



REQUEST FOR DECISION
SSMUH (Bill 44 Housing Statutes Amendment Act)
Area D Zoning Amendment
(First, Second, Third Reading & MOTI Approval)

Meeting Date: April 24, 2024

To: SLRD Board

RECOMMENDATIONS:

THAT Bylaw No. 1854-2024, cited as "Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1854-2024", be introduced and given first, second, and third reading.

THAT pursuant to Section 52(3)(a) of the *Transportation Act*, Bylaw No. 1854-2024, cited as "Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1854-2024" be sent to the Ministry of Transportation and Infrastructure for their approval prior to adoption of the bylaw.

THAT the Board direct staff to apply to the Minister for an extension for the Britannia Beach Residential 1 (BBR1) and Britannia Beach Residential 2 (BBR2) Zones due to water reservoir capacity constraints in Britannia Beach.

KEY ISSUES/CONCEPTS:

The *Local Government Act* was amended on December 7, 2023, to require local governments to update their zoning bylaws to allow secondary suites or accessory dwelling units (ADUs) in all single-family zones and where applicable, permit a minimum of 3-6 units of small-scale, multi-unit housing (SSMUH) in zones otherwise restricted to single-family dwellings or duplexes. Zones restricted to single-family dwellings or duplexes as of December 7, 2023, are referred to as *Restricted Zones* in the legislation.

Through the SSMUH legislation, the Province aims to increase housing supply, create more diverse housing choices, and over time, contribute to more affordable housing across the province. Local governments are required to update their zoning bylaws before June 30, 2024 to comply with SSMUH legislation.

Amendment Bylaw No. 1854-2024 proposes amendments to the Electoral Area D Zoning Bylaw, providing for a secondary suite and/or accessory dwelling unit in all *Restricted Zones* (residential zones) and providing for some additional densities in the Master-Planned Communities.

Under section 464(4) of the *Local Government Act (LGA)*, local governments are prohibited from holding a public hearing for a zoning amendment bylaw proposed for the sole purpose of complying with the new housing legislation requirements. Notice has been provided in accordance with the LGA. No referrals are being recommended as part of the subject amendment bylaw, other than the referral for approval to Ministry of Transportation and



Infrastructure (MOTI), as other provincial agencies, neighbouring jurisdictions and First Nations (FNs) have no discretion for input or comments on the required amendments to comply with the SSMUH legislation.

As such, Amendment Bylaw No. 1854-2024 is being presented for consideration of three readings and referral to MOTI.

RELEVANT BYLAWS & DOCUMENTS:

[Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016](#)

[Squamish-Lillooet Regional District Electoral Area D Official Community Plan Bylaw No. 1135-2013](#)

[Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008](#)

[Local Government Act](#)

[Provincial Policy Manual & Site Standards](#)

[SSMUH – Toolkit for Local Governments \(March 2024\)](#)

[Local Government Housing Initiatives Small Scale Multi-Unit Housing - Extensions](#)

BACKGROUND

The Province of British Columbia has enacted Bill 44 Housing Statutes (Residential Development) Amendment Act, 2023 (Bill 44) as part of the overarching Homes for People action plan to address the housing crisis. It sets out new requirements for local governments with respect to small-scale multi-residential housing (SSMUH). Local governments must adopt zoning bylaws that align with the SSMUH legislation by June 30, 2024. Additionally, local governments must ensure new or amended bylaws adopted on or after June 30, 2024, comply with this legislation and must consider the Provincial Policy Manual & Site Standards document when they do so.

Public hearings are prohibited with respect to zoning bylaws associated with the implementation of the SSMUH legislation.

Previous Reports

[Small scale, multi-unit housing legislation \(Bill 44\) SSMUH – February 24, 2024 SLRD Board](#)

Previous Board Resolutions

At the February 24, 2024 SLRD Board meeting it was resolved:

THAT the Board approve the proposed approach to implementing the SSMUH legislation.

THAT staff be directed to bring back zoning bylaw amendments reflecting the approved approach for 1st, 2nd, and 3rd readings.

THAT staff be directed to hire a consultant to update the Housing Need and Demand Study.

Public Hearing Not Held

Changes introduced under Bill 44 now limit the discretion that was previously afforded to local governments. Specifically, amendments to section 464 now state that a local government cannot hold a public hearing in two circumstances: first, where a proposed zoning bylaw permits residential development that is consistent with an existing OCP; and second, where a proposed bylaw relates to small-scale multi-family housing developments. As such, the SLRD must not hold a public hearing on the proposed bylaw.

Notice

For zoning amendment bylaws for which public hearings are prohibited, notice must be published prior to first reading of bylaw. Notice has been provided as per the *LGA*. This includes:

- Newspaper Ads placed in the April 11 and 18 editions of the Pique Newsmagazine, the April 11 and 18 editions of the Squamish Chief and the April 10 and 17 editions of the Bridge River Lillooet News; and
- A Notice posted on the SLRD website, with information also available at the SLRD office front desk.

Legislation Overview

A minimum of **one secondary suite or one detached ADU** must be permitted on lots zoned for single-family use. Local governments may decide to permit either a secondary suite or ADU, or both a secondary suite and an ADU on a lot (note only secondary suites not ADUs should be permitted on parcels under 1 hectare that are not serviced by local government sewer systems).

Unless an exemption applies, **three to six dwelling units** must be allowed on each parcel of land zoned for single-family or duplex use that is:

- a) wholly or partly within an urban containment boundary established by a regional growth strategy, or
- b) if (a) does not apply, wholly or partly within an urban containment boundary established by an official community plan within a municipality with a population greater than 5,000 or
- c) if neither (a) or (b) apply, in a municipality with a population greater than 5,000.

Exemptions from the three- to six-unit minimum requirements on lots zoned for single-family and duplex use include:

- lands that are not connected to a water or sewer system provided as a service by a municipality or regional district (must be connected to both);
- parcels of land that are larger than 4,050 m² or lands in a zone for which the minimum lot size that may be created by subdivision is 4,050 m²;
- land that was protected, as of December 7, 2023, under the *Heritage Conservation Act*, or by bylaw under s. 611 of the *Local Government Act*; and
- land within a designated Transit-Oriented Area.

The table below outlines the situations in which the three- to six-unit requirements apply.

Minimum number of units	Characteristics of the parcels to which the requirements apply
Minimum of three units	A minimum of three (3) units must be permitted on each parcel of land 280 m ² or less in a <i>Restricted Zone</i> .
Minimum of four units	A minimum of four (4) units must be permitted on each parcel of land greater than 280 m ² in a <i>Restricted Zone</i> .
Minimum of six units	<p>A minimum of six (6) units must be permitted on each parcel of land in a <i>Restricted Zone</i> that is:</p> <ul style="list-style-type: none"> a) wholly or partly within 400 metres of a prescribed bus stop, and b) is 281 m² or greater in area. <p>One of the six units that must be permitted may be required to be affordable or special needs housing.</p>

See the [SSMUH Toolkit for Local Governments](#) (March 2024) for further details.

ANALYSIS

Restricted Zones

Areas subject to SSMUH requirements are referred to as *Restricted Zones*, defined in the legislation as follows:

A zone that, on the date that this section comes into force, or that would, but for this section, restrict the residential use and density of use permitted in the zone to:

(a) For the purposes of secondary suites and /or accessory dwelling units (ADUs), a zone in respect of which the permitted use would be restricted to detached single-family dwellings, or
(b) For the purposes of three to six units, a zone in respect of which the residential use would be restricted to:

- a. Detached single-family dwellings, or*
- b. Detached single-family dwellings and one additional housing unit located within the detached single-family dwelling or on the same parcel or parcels of land on which the detached single-family dwelling is located;*
- c. duplexes, or*
- d. duplexes with one additional housing unit located within each dwelling comprising the duplex and no more than 2 additional housing units on the same parcel or parcels of land on which the duplex is located.*

but does not include a manufactured home zone.

The Provincial Policy Manual & Site Standards document further confirms that, “the SSMUH legislation is intended to remove barriers to SSMUH housing in single-family and duplex zones. It is not intended to apply to non-residential zones like agriculture, commercial, and industrial



zones, even if these non-residential zones permit a single-family dwelling unit, like a caretaker unit.”

In Electoral Area D, the following zones are considered *Restricted Zones*:

- Rural Zones: RR1, RR2, RR3, RR4
- Residential Zones: BTR1 (Black Tusk), PR1 (Pinecrest)
- Residential (Britannia Beach) Zones: BBR1, BBR2, BBR3
- Residential (Furry Creek Zones): FCR1, FCR3
- Comprehensive Development Zones: CD1 (Porteau Cove), CD2 (Britannia Oceanfront), CD3 (Furry Creek)

Regional Growth Strategy

The SLRD Regional Growth Strategy (RGS) directs “growth and settlement development towards Member Municipalities and existing SLRD Master Planned Communities”. Areas designated as Urban or Master Planned Community are considered within the RGS Urban Containment Boundary.

Site Servicing

In Electoral Area D, the following zones have water and sewer systems:

- Black Tusk – water and sewer, but currently on a strata system
- Pinecrest – SLRD water and sewer
- Britannia Beach – SLRD water and sewer
- Furry Creek – SLRD water and sewer

SSMUH Densities

Local governments are required to update their zoning bylaws to permit the prescribed minimum SSMUH densities on single-family and duplex lots. In Electoral Area D, the following densities are applicable:

Secondary Suites & Accessory Dwelling Units	Application in Electoral Area D
<p>A minimum of 1 secondary suite and/or 1 detached accessory dwelling unit (ADU) must be permitted in all regional district electoral areas. Local governments may choose to do any of the following for single-family residential lots to which the higher density requirements for a minimum of 3-6 units do not apply:</p> <ul style="list-style-type: none"> • permit only one secondary suite, • permit only one ADU, • allow landowners to choose either a secondary suite or an ADU, or • permit the construction of both a secondary suite and an ADU. <p>Note: To mitigate risks related to groundwater contamination, only secondary suites, not accessory dwelling units, should be permitted on properties less</p>	<p><u>Zones:</u></p> <ul style="list-style-type: none"> • Rural Zones: RR1, RR2, RR3, RR4 • Residential Zones: BTR1 (Black Tusk), PR1 (Pinecrest) • Comprehensive Development Zone: CD1 (Porteau Cove) – due to lack of local government servicing <p><u>Densities:</u></p> <ul style="list-style-type: none"> • Secondary Suites permitted • ADUs permitted on parcels 1ha or greater

than one hectare in size that are not serviced by sewer systems operated by a local government.	
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<p>3-4 Housing Units</p> <p>The new legislation requires that 3-6 housing units be allowed under certain circumstances (only 3-4 housing units where no transit is in place). Whether the prescribed number of housing units must be permitted on a given lot is determined by a variety of factors, including:</p> <ul style="list-style-type: none"> • whether or not the lot is within an urban containment boundary (UCB) established by a regional growth strategy, • lot size (<4050m²), • whether a lot is serviced by local government water and sewerage systems • is wholly or partly within 400 metres of a prescribed bus stop (only 3-4 housing units are required where no bus stop within 400m) 	<p>Application in Electoral Area D (RGS-designated Master Planned Communities)</p> <p><u>Zones:</u></p> <ul style="list-style-type: none"> • Residential (Britannia Beach) Zones: BBR1, BBR2, BBR3 <p><u>Densities:</u></p> <ul style="list-style-type: none"> • Secondary suite OR ADU permitted • Parcels over 1.15 ha are permitted a cottage (as per current SLRD zoning regulations) • Note the SLRD will be applying for an extension due to lack of water capacity at Britannia Beach North. <p><u>Zones:</u></p> <ul style="list-style-type: none"> • Residential (Furry Creek Zones): FCR1, FCR3 • Comprehensive Development Zones: CD2 (Britannia Oceanfront), CD3 (Furry Creek) <p><u>Densities:</u></p> <ul style="list-style-type: none"> • The minimum number of dwelling units per parcel is 3 for parcels less than 280 m² and 4 for parcels 280 m² or greater up to 4050m². • Note this is only applicable to FCR3 and CD3 zones, as FCR1 and CD2 are already multi-family development that surpass the required densities.
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Building Type

As outlined by the Province, “Small-Scale Multi-Unit Housing (SSMUH) refers to a range of buildings and dwelling unit configurations that are intended to provide more affordable and attainable housing for middle-income families”. The following helps to illustrate how buildings and dwelling unit configurations could be implemented:

On parcels less than 280 m², up to three dwelling units are permitted and could include:

- Principal housing unit + secondary suite + ADU
- Duplex + ADU
- Duplex + one lock-off suite
- Townhouse (triplex)
- Three detached housing units

On parcels 280 m² – 4050m², up to four dwelling units are permitted and could include:

- Principal housing unit + secondary suite + detached ADUs x 2
- Duplex x 2
- Duplex with one lock-off suite in each unit
- Triplex + detached ADU • Fourplex
- Four townhouses
- Four detached housing units (e.g., a cottage court)

This type of flexibility is generally already provided for under the CD3 (Furry Creek) Comprehensive Zone. This type of flexibility is new for the FCR3 (Furry Creek Residential 3) Zone. In the Britannia Beach Residential Zones (BBR1, BBR2, BBR3), flexibility will be enabled by allowing for secondary suites or ADUs, with parcels over 1.15 ha also permitted a cottage.

Zone Review

Staff conducted a review of all zones in the Electoral Area D Zoning Bylaw No. 1350-2016, in relation to the SSMUH legislation, *Restricted Zones* (permitted uses), RGS designation, site servicing, and parcel sizes. The Provincial Policy Manual & Site Standards document also includes recommendations for site standards (height, setbacks, and parcel coverage requirements). Staff have generally recommended that the Provincial site standards be implemented, where applicable. This includes: increasing the maximum height of single family dwellings to 11m; relaxing some setback requirements; and removing floor space ratio requirements

See Appendix A: Zone Review for full details, including the required and recommended amendments to address the *Restricted Zones* and required densities.

See Appendix B: Amendment Bylaw for full details of the proposed site standards (height, setbacks and parcel coverage) by zone.

Britannia Beach North Extension

Staff recommend that the SLRD apply for an extension identifying the BBR1 and BBR2 (Britannia Beach) Residential Zones as unable to comply with the required densities as set out in the SSMUH legislation. The [Ministry of Housing Policy Bulletin](#) (February 2024) outlines the following guidance for extensions:

- *Requests for extensions related to infrastructure must be submitted to the Minister on or before June 1, 2024.*
- *Confirmation of the passing of a resolution by the council or board directing submission of an extension application is required to ensure that the application is authorized.*

The Provincial Bulletin also outlines the three categories for which a local government may apply for an extension:

1. *The local government is in the process of upgrading infrastructure that services the specific area or specific lots for which the extension is being requested; Ministry of Housing SSMUH Extensions Bulletin*
2. *The infrastructure that services the area where SSMUH would apply is such that compliance by June 30, 2024, is likely to increase a risk to health, public safety or the environment in that area; or*
3. *Extraordinary circumstances exist that otherwise prevent compliance in relation to the area.*

Staff suggest that category number 2 applies to the BBR1 and BBR2 (Britannia Beach) Residential Zones.

Parking Requirements

Section 5 of the Electoral Area D Zoning Bylaw outlines parking regulations. No changes are proposed to the current off-street parking space requirements, other than to add a one space requirement for cottages (currently missing from the bylaw) and a one space for accessory dwelling units.

Off-Street Parking Space Requirements:

- Single family dwelling: 2 spaces
- Secondary suite: 1 space
- Duplex: 4 spaces
- Townhouse: 2 spaces per dwelling unit, plus 1 visitor space per 5 units
- Apartment: 1.25 spaces per dwelling unit, plus 1 visitor space per 5 units
- Apartment, Village Commercial: 1.0 spaces per dwelling unit, plus 1 visitor space per 5 dwelling units
- (NEW) Cottage: 1 space
- (NEW) Accessory Dwelling Unit: 1 space

Staff also recommend the following policy be added to the Area D OCP Bylaw, as part of amendments associated with the SSMUH legislation to come:

Off-street parking requirements will be reduced to one space per dwelling unit in Howe Sound East neighbourhoods of Britannia Beach, Furry Creek and Porteau Cove, once regular (15 minute) transit service is in place.

New Definitions and General Regulations

The following new definition and general regulations section is proposed for ADUs, replacing the carriage house definition and references in the bylaw.

ACCESSORY DWELLING UNIT (ADU) means a *dwelling unit* that is ancillary to- and detached from- the principal dwelling unit or principal use and is located either above an accessory building or at grade. Includes, but is not limited to, coach houses, carriage houses, and laneway houses.

Accessory Dwelling Units

4.28 Where expressly permitted in residential zones, *accessory dwelling units* shall comply with the following regulations:

- (a) the minimum *parcel* size is 1 hectare, unless connected to SLRD sewer and water systems;
- (b) where two or more *dwelling units* are permitted on a parcel, each *dwelling unit* shall be serviced by an individual private water source or by a water supply system as defined under the *Drinking Water Protection Act* and *Drinking Water Protection Regulation*;
- (c) the gross floor area of an *accessory dwelling unit* shall not exceed 110m², and the maximum gross floor area of the accessory building in which it is contained shall not exceed 200m²;
- (d) the maximum height of an *accessory dwelling unit* is 8 metres and the maximum number of storeys for an *accessory dwelling unit* is two (2);
- (e) provide one (1) additional off-street parking space, unless otherwise noted in the zone;
- (f) form a single real estate entity with the principal dwelling unit. No strata titling will be permitted;
- (g) an *accessory dwelling unit* may be located above a detached *accessory building*, regardless of setbacks, if the detached accessory building was completed prior to June 30, 2024 in accordance with the required setbacks of the day and provided that the *accessory dwelling unit* does not further encroach into the setback area. It is the responsibility of the owner or applicant to provide sufficient evidence that the existing detached accessory building is legally non-conforming for siting; and,
- (h) not be permitted for use as a *short-term rental*.

The following existing definitions are being amended and a new secondary suite general regulations section added.

DUPLEX means a residential building consisting of two *dwelling units*, each of which is occupied or intended to be occupied by separate households.

SECONDARY SUITE means an additional *dwelling unit* contained within and forming part of a *single-family dwelling*.

Secondary Suites

4.29 Where expressly permitted in a zone, *secondary suites* shall comply with the following regulations:

- (a) be limited to one such unit per *dwelling unit*;
- (b) be located in a *single-family dwelling* to a maximum of 110m² or 40% of the gross floor area of the building, whichever is less;
- (c) not be permitted in a *duplex, townhouse or multiple unit residence*;
- (d) provide one (1) additional off-street parking space, unless otherwise noted in the zone;
- (e) form a single real estate entity with the principal dwelling unit. No strata titling will be permitted; and,
- (f) not be permitted for use as a *short-term rental*.

Next Steps

Amendment Bylaw No. 1854-2024 process steps include:

1. Notice – **Complete**
2. First, Second and Third Readings and MOTI Referral
3. Extension Application to the Minister of Housing
4. MOTI Approval
5. Adoption

Amendment Bylaw No. 1854-2024 must be adopted prior to June 30, 2024.

REGIONAL IMPACTS:

Zoning Amendment Bylaw No. 1854-2024 is specific to Electoral Area D. Similar amendments are being undertaken for all SLRD Electoral Areas, and implications of the SSMUH legislation may have regional impacts.

OPTIONS:

Option 1 (PREFERRED OPTION)

Give Amendment Bylaw No. 1854-2024 first, second, and third reading and direct staff to refer the bylaw to MOTI for approval prior to adoption.

Option 2

Refer back to staff for more information or revision before giving the bylaw readings.

FOLLOW UP ACTION: If approved by the Board, proceed with initiating the referral process to MOTI for approval and submit an extension application to the Province regarding required densities and lack of water servicing capacity at Britannia Beach North.



REQUEST FOR DECISION
SSMUH (Bill 44 Housing Statutes Amendment Act)
Area D Zoning Amendment
(First, Second, Third Reading & MOTI Approval)

ATTACHMENTS:

Appendix A: Electoral Area D Zone Review Table

Appendix B: Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1854-2024

Prepared by: C. Dewar, Senior Planner

Reviewed by: K. Needham, Director of Planning & Development Services

Approved by: H. Paul, Chief Administrative Officer

Appendix A: Electoral Area D Zone Review

The following zone review includes all zones in the Electoral Area D Zoning Bylaw No. 1350-2016, and specifically outlines required and recommended amendments to address the *Restricted Zones* under the new SSMUH legislation (Bill 44). It should be noted that the SSMUH legislation seeks to provide housing options that are ground-oriented and compatible in scale and form with established single-family and duplex neighbourhoods. The Provincial Policy Manual & Site Standards document further confirms that, “the SSMUH legislation is intended to remove barriers to SSMUH housing in single-family and duplex zones. It is not intended to apply to non-residential zones like agriculture, commercial, and industrial zones, even if these non-residential zones permit a single-family dwelling unit, like a caretaker unit.”

In preparing, amending, or adopting a zoning bylaw to permit the use and density required by the SSMUH legislation, a local government must consider any applicable guidelines for SSMUH, including the [Provincial Policy Manual & Site Standards](#).

ELECTORAL AREA D ZONE REVIEW							
Zone	SFD permitted	Secondary Suites permitted	ADUs permitted	Other residential uses permitted	Minimum Parcel Area for New Subdivision	Required Under SSMUH/ Bill 44	Proposed Changes
RURAL ZONES							
RR1 (Rural Resource 1)	Yes	Yes	No	n/a	2ha	Secondary suite and/or ADU (ADU only on parcels over 1ha)	<p>No changes required under new legislation</p> <p>Recommended Amendments:</p> <ul style="list-style-type: none"> - Allow ADUs on parcels greater than 1ha - GFA amendments for Secondary Suites/ADU to apply - Update parcel coverage provisions and setbacks, as per the Site Standards recommended in the Provincial Policy Manual

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ELECTORAL AREA D ZONE REVIEW							
Zone	SFD permitted	Secondary Suites permitted	ADUs permitted	Other residential uses permitted	Minimum Parcel Area for New Subdivision	Required Under SSMUH/ Bill 44	Proposed Changes
RR2 (Rural Resource 2)	Yes	Yes	Carriage house	n/a	8ha	Secondary suite and/or ADU (ADU only on parcels over 1ha)	<p>No changes required under new legislation</p> <p>Recommended Amendments:</p> <ul style="list-style-type: none"> - Amend to replace carriage house term with ADU for consistency - GFA amendments for Secondary Suites/ADU to apply - Update parcel coverage provisions and setbacks, as per the Site Standards recommended in the Provincial Policy Manual
RR3 (Rural Resource 3)	Yes	Yes	Carriage house	n/a	16ha	Secondary suite and/or ADU (ADU only on parcels over 1ha)	<p>No changes required under new legislation</p> <p>Recommended Amendments:</p> <ul style="list-style-type: none"> - Amend to replace carriage house term with ADU for consistency - GFA amendments for Secondary Suites/ADU to apply

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Zone	SFD permitted	Secondary Suites permitted	ADUs permitted	Other residential uses permitted	Minimum Parcel Area for New Subdivision	Required Under SSMUH/ Bill 44	Proposed Changes
RR4 (Rural Resource 4)	Yes	No	Carriage house	n/a	40ha	Secondary suite and/or ADU (ADU only on parcels over 1ha)	<p>No changes required under new legislation</p> <p>Recommended Amendments:</p> <ul style="list-style-type: none"> - Amend to replace carriage house term with ADU for consistency - GFA amendments for Secondary Suites /ADU to apply - Update parcel coverage provisions and setbacks, as per the Site Standards recommended in the Provincial Policy Manual
RESIDENTIAL ZONES							
BTR1 (Black Tusk Residential 1)	Yes	No	No	n/a	40ha	Secondary suite and/or ADU	<p>Required Amendments:</p> <ul style="list-style-type: none"> - Amend to allow for secondary suites and/or ADUs <p>Recommended Amendments:</p> <ul style="list-style-type: none"> - Amend to allow for secondary suites - Increase maximum height of SFD to 11m as per the Site Standards

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Zone	SFD permitted	Secondary Suites permitted	ADUs permitted	Other residential uses permitted	Minimum Parcel Area for New Subdivision	Required Under SSMUH/ Bill 44	Proposed Changes
							recommended in the Provincial Policy Manual
PR1 (Pinecrest Residential 1)	Yes	No	No	n/a	10ha	Secondary suite and/or ADU	<p>Required Amendments:</p> <ul style="list-style-type: none"> - Amend to allow for secondary suites and/or ADUs <p>Recommended Amendments:</p> <ul style="list-style-type: none"> - Amend to allow for secondary suites - Increase maximum height of SFD to 11m as per the Site Standards recommended in the Provincial Policy Manual
BBR1 (Britannia Beach Residential 1)	Yes	Yes, except secondary suite is not a permitted use for parcels that have Lower Crescent and Shaughnesy Place street/civic addresses	No	n/a	2000m ²	3-4 dwelling units per parcel	<p>Required Amendments:</p> <ul style="list-style-type: none"> - lots less than 280m² must be permitted to have at least 3 dwelling units, while those equal to or greater than 280m² up to 4050m² must be permitted to have at least 4 dwelling units - SLRD intends to apply for an extension due to limited water servicing capacity of the reservoir

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							<p>Recommended Amendments:</p> <ul style="list-style-type: none"> - Amend to allow for secondary suites OR ADUs for all streets - GFA amendments for Secondary Suite to apply - Remove floor space ratio provisions (create buildable area through setbacks and height regulations instead as recommended in Provincial Policy Manual) - Update parcel coverage provisions and setbacks, as per the Site Standards recommended in the Provincial Policy Manual
BBR2 (Britannia Beach Residential 2)	Yes	Yes, subject to Section 5	No	Cottage permitted on parcels 1.15ha and greater	2.5ha	3-4 dwelling units per parcel	<p>Required Amendments:</p> <ul style="list-style-type: none"> - lots less than 280m² must be permitted to have at least 3 housing units, while those equal to or greater than 280m² up to 4050m² must be permitted to have at least 4 units

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							<ul style="list-style-type: none"> - SLRD intends to apply for an extension due to limited water servicing capacity of the reservoir <p>Recommended Amendments:</p> <ul style="list-style-type: none"> - Amend to allow for secondary suites OR ADUs - GFA amendments for Secondary Suite/ADU to apply - Update parcel coverage provisions and setbacks, as per the Site Standards recommended in the Provincial Policy Manual
BBR3 (Britannia Beach Residential 3)	Yes	Yes, subject Section 5		Cottage permitted on parcels 1.15ha and greater	where a parcel is serviced by a community water and sewerage system: 4,000 m2 where a parcel is not	n/a parcel is >4050m2	<p>No changes required under new legislation</p> <p>Recommended Amendments:</p> <ul style="list-style-type: none"> - Amend to allow for secondary suites OR ADUs

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					serviced by a community water and sewerage system: 1 ha		<ul style="list-style-type: none"> - GFA amendments for Secondary Suite/ADU to apply - Update parcel coverage provisions and setbacks, as per the Site Standards recommended in the Provincial Policy Manual
FCR1 (Furry Creek Marina Residential 1)	Yes	No	No	Duplex Townhouse	Maximum number of dwelling units is 74	3-4 dwellings units per parcel	No changes required under new legislation
FCR3 (Furry Creek Uplands Residential 3)	Yes	Yes	No	Duplex allowed on 4 specific parcels	<p>where a parcel is serviced by a community water and sewerage system: 5,000 m²</p> <p>where a parcel is not serviced by a community water and sewerage system: 1 ha</p>		<p>Required Amendments:</p> <ul style="list-style-type: none"> - lots less than 280m² must be permitted to have at least 3 housing units, while those equal to or greater than 280m² up to 4050m² must be permitted to have at least 4 units <p>Recommended Amendments:</p> <ul style="list-style-type: none"> - Allow duplex, ADUs and lock off suites as permitted uses

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ELECTORAL AREA D ZONE REVIEW							
Zone	SFD permitted	Secondary Suites permitted	ADUs permitted	Other residential uses permitted	Minimum Parcel Area for New Subdivision	Required Under SSMUH/ Bill 44	Proposed Changes
							<ul style="list-style-type: none"> - Add parcel size provisions to guide number of units - Increase GFA of Secondary Suite/ADUs - Update parcel coverage provisions and setbacks, as per the Site Standards recommended in the Provincial Policy Manual - Note covenants set max number of units, so likely no implications
COMPREHENSIVE DEVELOPMENT ZONES							
CD-1 (Porteau Cove Comp. Dev. 1)	Yes	Yes	No	n/a	n/a	Secondary suite and/or ADU (ADU only on parcels over 1ha)	<p>No changes required under new legislation</p> <p>No changes required under new legislation as lands are not currently connected to LG water or sewer systems</p>
CD2 (Britannia Oceanfront Comp. Dev. 2)	No	No	No	Townhouse Apartment (74 units in total)	n/a	n/a	<p>No changes required under new legislation</p>
CD3 (Furry Creek Comp. Dev. 3)	Yes	Yes	Limited to SFD lots at least 700 m2 in area	SFD Duplex Townhouse	Various	3-4 dwellings units per parcel	<p>Required Amendments:</p> <ul style="list-style-type: none"> - lots less than 280m² must be permitted to have at least 3 housing units, while those equal

Appendix A: Electoral Area D Zone Review

ELECTORAL AREA D ZONE REVIEW							
Zone	SFD permitted	Secondary Suites permitted	ADUs permitted	Other residential uses permitted	Minimum Parcel Area for New Subdivision	Required Under SSMUH/ Bill 44	Proposed Changes
				Townhouse, stacked Apartment Secondary suite Lock-off suite			<p>to or greater than 280m² up to 4050m² must be permitted to have at least 4 units</p> <p>Recommended Amendments:</p> <ul style="list-style-type: none"> - Allow ADU under Single Family Dwelling Uses and Standards (replace section 16.3.6.1 (d)) - Allow ADU under Multiple Unit and Duplex Uses and Standards - Remove floor space ratio provisions (create buildable area through setbacks and height regulations instead as recommended in Provincial Policy Manual) - Add parcel size provisions to guide number of units - Note section 219 Land Development Agreement (Covenant) sets the maximum number of dwelling units to 750

Appendix A: Electoral Area D Zone Review

ELECTORAL AREA D ZONE REVIEW							
Zone	SFD permitted	Secondary Suites permitted	ADUs permitted	Other residential uses permitted	Minimum Parcel Area for New Subdivision	Required Under SSMUH/ Bill 44	Proposed Changes
							dwelling units and 120 non-market affordable dwelling units
COMMERCIAL & INDUSTRIAL ZONES							
FCC1 (Furry Creek Commercial 1)	No	No	No	Dwelling unit	where a parcel is serviced by a community water and sewerage system: 5,000 m ² where a parcel is not serviced by a community water and sewerage system: 2 ha	n/a	n/a - SSMUH requirements are only applicable in restricted zones
FCC2 (Furry Creek Golf Course Commercial 2)	No	No	No	n/a	62ha	n/a	n/a - SSMUH requirements are only applicable in restricted zones
BC1 (Backcountry Commercial 1 S2S Gondola)	No	No	No	Dwelling unit for caretaker use	68ha	n/a	n/a - SSMUH requirements are only applicable in restricted zones

Appendix A: Electoral Area D Zone Review

ELECTORAL AREA D ZONE REVIEW							
Zone	SFD permitted	Secondary Suites permitted	ADUs permitted	Other residential uses permitted	Minimum Parcel Area for New Subdivision	Required Under SSMUH/ Bill 44	Proposed Changes
BC2 (Backcountry Commercial 2)	No	No	No	Employee housing, associated with the commercial recreation business operating from the Alexander Falls site, maximum of 2 dwelling units	1ha	n/a	n/a - SSMUH requirements are only applicable in restricted zones
BC3 (Backcountry Commercial 3 Whistler Olympic Park)	No	No	No	custodian or caretaker residences, maximum 2 dwelling units	262ha	n/a	n/a - SSMUH requirements are only applicable in restricted zones
BC4 (Backcountry Commercial 4 Canadian Wilderness Adv.)	No	No	No	employee housing, only in association with the operations within the BC4 zoned Crown land tenure, maximum of	4,000ha	n/a	n/a - SSMUH requirements are only applicable in restricted zones

Appendix A: Electoral Area D Zone Review

ELECTORAL AREA D ZONE REVIEW							
Zone	SFD permitted	Secondary Suites permitted	ADUs permitted	Other residential uses permitted	Minimum Parcel Area for New Subdivision	Required Under SSMUH/ Bill 44	Proposed Changes
				12 dwelling units			
BC5 (Backcountry Commercial 5 Black Tusk Helicopter)	No	No	No	Commercial cabin, maximum 10 people	0.165 ha	n/a	n/a - SSMUH requirements are only applicable in restricted zones
CRC1 (Commercial Retreat Centre 1)	No	No	No	Retreat centre Auxiliary residential unit Caretaker unit	15ha	n/a	n/a - SSMUH requirements are only applicable in restricted zones
CRC2 (Commercial Retreat Centre 2)	Yes	No	No	Commercial lodging, maximum 50 beds Employee housing, associated with employment at the Brew Creek Centre, 1 dwelling unit per 10 guest beds	2-4ha depending on servicing	n/a	n/a - SSMUH requirements are only applicable in restricted zones

Appendix A: Electoral Area D Zone Review

ELECTORAL AREA D ZONE REVIEW							
Zone	SFD permitted	Secondary Suites permitted	ADUs permitted	Other residential uses permitted	Minimum Parcel Area for New Subdivision	Required Under SSMUH/ Bill 44	Proposed Changes
CRC3 (Commercial Retreat Centre 3)	No	No	No	Commercial lodging Retreat centre Tourist accommodation, limited to cabins and cottages Employee housing, associated with employment at the Sea to Sky Retreat Centre	12ha	n/a	n/a - SSMUH requirements are only applicable in restricted zones
CRC4 (Commercial Retreat Centre 4 Evans Lake Education)	No	No	No	Retreat centre Accommodation for educational guests Employee housing, associated	12ha	n/a	n/a - SSMUH requirements are only applicable in restricted zones

Appendix A: Electoral Area D Zone Review

ELECTORAL AREA D ZONE REVIEW							
Zone	SFD permitted	Secondary Suites permitted	ADUs permitted	Other residential uses permitted	Minimum Parcel Area for New Subdivision	Required Under SSMUH/ Bill 44	Proposed Changes
				with employment at the Evans Lake Forest Education Centre, maximum 4 dwelling units			
IND1 (Industrial 1 Commercial Run of River Project)	No	No	No	n/a	<ul style="list-style-type: none"> • where a parcel is serviced by a community water and sewerage system: 5,000 m² • where a parcel is not serviced by a community water and sewerage system: 2 ha 	n/a	n/a <ul style="list-style-type: none"> - SSMUH requirements are only applicable in restricted zones
INSTITUTIONAL & PARK ZONES							
PS1 (Park Space 1)	No	No	No	n/a	-	n/a	n/a <ul style="list-style-type: none"> - SSMUH requirements are only applicable in restricted zones

Appendix A: Electoral Area D Zone Review

ELECTORAL AREA D ZONE REVIEW							
Zone	SFD permitted	Secondary Suites permitted	ADUs permitted	Other residential uses permitted	Minimum Parcel Area for New Subdivision	Required Under SSMUH/ Bill 44	Proposed Changes
Public and Institutional 1 Zone	No	No	No	n/a	<ul style="list-style-type: none"> • where a parcel is serviced by a community water and sewerage system: 5,000 m² • where a parcel is not serviced by a community water and sewerage system: 2 ha 	n/a	<p>n/a</p> <ul style="list-style-type: none"> - SSMUH requirements are only applicable in restricted zones
AGRICULTURE ZONES							
AGR1 (Agriculture 1)	Yes	Yes	No	<ul style="list-style-type: none"> -Farm employee residence, subject to conditions -Temporary farm worker housing, subject to conditions 	40 ha	n/a	<p>n/a</p> <ul style="list-style-type: none"> - SSMUH requirements are only applicable in restricted zones - GFA amendments to secondary suites will apply, but total GFA of farm residence remains the same (350m²)
AGR2 (Agriculture 2)	Yes	Yes	No	<ul style="list-style-type: none"> -Farm employee residence, subject to conditions 	40 ha	n/a	<p>n/a</p> <ul style="list-style-type: none"> - SSMUH requirements are only applicable in restricted zones

Appendix A: Electoral Area D Zone Review

ELECTORAL AREA D ZONE REVIEW							
Zone	SFD permitted	Secondary Suites permitted	ADUs permitted	Other residential uses permitted	Minimum Parcel Area for New Subdivision	Required Under SSMUH/ Bill 44	Proposed Changes
				-Temporary farm worker housing, subject to conditions -Tourist accommodation, subject to conditions			- GFA amendments to secondary suites will apply, but total GFA of farm residence remains the same (350m ²)

**SQUAMISH-LILLOOET REGIONAL DISTRICT
BYLAW NO. 1854-2024**

A bylaw of the Squamish-Lillooet Regional District to amend Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016

WHEREAS the Board of the Squamish-Lillooet Regional District wishes to amend Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016;

NOW THEREFORE, the Regional Board of the Squamish-Lillooet Regional District, in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as “Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1854-2024”.
2. Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016 is amended as follows:

(a) Section 1 – Definitions is amended:

- (i) By amending the definition of DUPLEX, and SECONDARY SUITE, to read as follows:

DUPLEX means a residential building consisting of two *dwelling units*, each of which is occupied or intended to be occupied by separate households.

SECONDARY SUITE means an additional *dwelling unit* contained within and forming part of a *single-family dwelling*.

- (ii) By deleting the definitions ACCESSORY BUILDING and ACCESSORY OR ACCESSORY USE and replacing with the following definition:

ACCESSORY BUILDING, STRUCTURE OR USE means any permanent or temporary building, structure or use customarily associated with and subordinate to the principal building, structure or use located on the same lot and includes greenhouses, sheds, shipping containers, detached garages and vehicle tents, but explicitly excludes an *Accessory Dwelling Unit*.

- (iii) By deleting the definition of CARRIAGE HOUSE and adding the following definition:

ACCESSORY DWELLING UNIT (ADU) means a *dwelling unit* that is ancillary to- and detached from- the principal dwelling unit or principal use and is located either above an accessory building or at grade. Includes, but is not limited to, coach houses, carriage houses, and laneway houses

(b) By adding a new Section 4.28 Accessory Dwelling Units as follows:

4.28 Where expressly permitted in residential zones, *accessory dwelling units* shall comply with the following regulations:

- (a) the minimum parcel size is 1 hectare, unless connected to SLRD sewer and water systems;

- (b) where two or more *dwelling units* are permitted on a parcel, each *dwelling unit* shall be serviced by an individual private water source or by a water supply system as defined under the *Drinking Water Protection Act* and *Drinking Water Protection Regulation*;
- (c) the gross floor area of an *accessory dwelling unit* shall not exceed 110m², and the maximum gross floor area of the accessory building in which it is contained shall not exceed 200m²;
- (d) the maximum height of an *accessory dwelling unit* is 8 metres and the maximum number of storeys for an *accessory dwelling unit* is two (2);
- (e) provide one (1) additional off-street parking space, unless otherwise noted in the zone;
- (f) form a single real estate entity with the principal dwelling unit. No strata titling will be permitted;
- (g) an *accessory dwelling unit* may be located above a detached *accessory building*, regardless of setbacks, if the detached accessory building was completed prior to June 30, 2024 in accordance with the required setbacks of the day and provided that the *accessory dwelling unit* does not further encroach into the setback area. It is the responsibility of the owner or applicant to provide sufficient evidence that the existing detached accessory building is legally non-conforming for siting; and,
- (h) not be permitted for use as a *short-term rental*.

(c) By adding a new Section 4.29 Secondary Suites as follows:

4.29 Where expressly permitted in a zone, *secondary suites* shall comply with the following regulations:

- (a) be limited to one such unit per *dwelling unit*;
- (b) be located in a *single-family dwelling* to a maximum of 110m² or 40% of the gross floor area of the building, whichever is less;
- (c) not be permitted in a *duplex, townhouse or multiple unit residence*;
- (d) provide one (1) additional off-street parking space, unless otherwise noted in the zone;
- (e) form a single real estate entity with the principal dwelling unit. No strata titling will be permitted; and,
- (f) not be permitted for use as a *short-term rental*.

(d) By adding the following rows to the table in 5.14 TABLE 2 REQUIRED OFF STREET & BICYCLE PARKING SPACES under **1.0 Dwellings**:

COLUMN I Class of Building or Use	COLUMN II Off Street Parking Spaces	COLUMN III Off Street Loading Spaces
1.0 Dwellings		
<i>Accessory Dwelling Unit</i>	1	No Requirement
<i>Cottage</i>	1	No Requirement

(e) By deleting *carriage house* under the list of **Permitted Uses** in the SECTION 7 – RURAL ZONES (RR2, RR3, RR4) and deleting Sections 7.2.3.11, 7.3.3.11, 7.4.3.11.

(f) By adding *accessory dwelling unit* under the list of **Permitted Uses** in the SECTION 7 – RURAL ZONES (RR1, RR2, RR3, RR4) as follows:

- *accessory dwelling unit*, subject to Section 4.28

Highlighted areas indicate changes in the **Regulations** tables

(g) By replacing the **Regulations** table in the RR1 Zone Section 7.1.3 with the following:

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions	2 ha
.2	Maximum number of <i>dwelling units</i> per <i>parcel</i>	on parcels less than 1 ha: <ul style="list-style-type: none"> • 1 <i>single family dwelling</i> • 1 <i>secondary suite</i> on parcels 1 ha or greater: <ul style="list-style-type: none"> • 1 <i>single family dwelling</i> • 1 <i>secondary suite</i> • 1 <i>accessory dwelling unit</i>
.3	Minimum <i>setback</i> <ul style="list-style-type: none"> • from front <i>parcel line</i> • from all other <i>parcel lines</i> 	4.5 m 2 m
.4	Maximum <i>height</i> of <ul style="list-style-type: none"> • <i>principal building</i> • <i>accessory dwelling unit</i> • <i>accessory building</i> 	11 m or 3 storeys 8 m or 2 storeys 5 m
.5	Maximum <i>parcel coverage</i>	33 %

(h) By replacing the **Regulations** table in the RR2 Zone Section 7.2.3 with the following:

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions	8 ha
.3	Maximum number of <i>dwelling units</i> per <i>parcel</i>	on parcels less than 1 ha: <ul style="list-style-type: none"> • 1 <i>single family dwelling</i> • 1 <i>secondary suite</i> on parcels 1 ha or greater: <ul style="list-style-type: none"> • 1 <i>single family dwelling</i> • 1 <i>secondary suite</i> • 1 <i>accessory dwelling unit</i>
.4	Minimum <i>setback</i> <ul style="list-style-type: none"> • from all <i>parcel lines</i> 	7.5 m
.5	Minimum <i>setback</i> for <i>accessory dwelling units</i> <ul style="list-style-type: none"> • from front <i>parcel line</i> • from side <i>parcel line</i> • from rear <i>parcel line</i> 	6 m 1.5 m 1.5 m
.5	Maximum <i>height</i> of	

COLUMN I Matter to be Regulated		COLUMN II Regulations
	<ul style="list-style-type: none"> principal building accessory dwelling unit accessory building 	11 m or 3 storeys 8 m or 2 storeys 6 m
.6	Minimum setback for cannabis production facility (from all parcel lines)	15 m
.7	Maximum height for a cannabis production facility	15 m
.8	Maximum gross floor area for a cannabis production facility	2,500 m ²
.9	Maximum parcel coverage <ul style="list-style-type: none"> Where a parcel is 1 ha or less, the maximum parcel coverage shall be 	5 % 25%

(i) By replacing the **Regulations** table in the RR3 Zone Section 7.3.3 with the following:

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum parcel area for new subdivisions	16 ha
.2	Maximum number of dwelling units per parcel	on parcels less than 1 ha: <ul style="list-style-type: none"> 1 single family dwelling 1 secondary suite on parcels 1 ha or greater: <ul style="list-style-type: none"> 1 single family dwelling 1 secondary suite 1 accessory dwelling unit
.3	Minimum setback <ul style="list-style-type: none"> from all parcel lines 	7.5 m
.4	Minimum setback for accessory dwelling units <ul style="list-style-type: none"> from front parcel line from side parcel line from rear parcel line 	6 m 1.5 m 1.5 m
.5	Maximum height of <ul style="list-style-type: none"> principal building accessory dwelling unit accessory building 	11 m or 3 storeys 8 m or 2 storeys 6 m
.6	Minimum setback for cannabis production facility (from all parcel lines)	15 m
.7	Maximum height for a cannabis production facility	15 m
.8	Maximum gross floor area for a cannabis production facility	2,500 m ²
.9	Maximum parcel coverage <ul style="list-style-type: none"> Where a parcel is 1 ha or less, the maximum parcel coverage shall be 	5 % 25%

(j) By replacing the **Regulations** table in the RR4 Zone Section 7.4.3 with the following:

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions	40 ha
.2	Maximum number of <i>dwelling units</i> per parcel	on parcels less than 1 ha: <ul style="list-style-type: none"> • 1 <i>single family dwelling</i> • 1 <i>secondary suite</i> on parcels 1 ha or greater: <ul style="list-style-type: none"> • 1 <i>single family dwelling</i> • 1 <i>secondary suite</i> • 1 <i>accessory dwelling unit</i>
.3	Minimum <i>setback</i> <ul style="list-style-type: none"> • from all <i>parcel lines</i> 	7.5 m
.4	Minimum <i>setback for accessory dwelling units</i> <ul style="list-style-type: none"> • from <i>front parcel line</i> • from <i>side parcel line</i> • from <i>rear parcel line</i> 	6 m 1.5 m 6 m
.5	Maximum <i>height</i> of <ul style="list-style-type: none"> • <i>principal building</i> • <i>accessory dwelling unit</i> • <i>accessory building</i> 	11 m or 3 storeys 8 m or 2 storeys 6 m
.6	Minimum <i>setback for cannabis production facility</i> (from all <i>parcel lines</i>)	15 m
.7	Maximum <i>height for a cannabis production facility</i>	15 m
.8	Maximum <i>gross floor area for a cannabis production facility</i>	2,500 m ²
.9	Maximum <i>parcel coverage</i>	25 %

(k) By adding *secondary suite* under the list of **Permitted Uses** in the SECTION 8 – RESIDENTIAL ZONES (BTR1 – Black Tusk Residential and PR1 – Pinecrest Residential) as follows:

- *secondary suite*, subject to Section 4.29

(l) By increasing the maximum height of *single family dwelling* in the **Regulations** table in the BTR1 Zone Section 8.1.3.5 and PR1 Zone Section 8.2.3.4 to 11m.

(m) By replacing *secondary suite* with *secondary suite* OR *accessory dwelling unit* under the list of **Permitted Uses** in the SECTION 9 – RESIDENTIAL (BRITANNIA BEACH) ZONES (BBR1, BBR2, BBR3) as follows:

- *secondary suite*, subject to Section 4.29 OR *accessory dwelling unit*, subject to Section 4.28

(n) By replacing the **Regulations** table in the BBR1 Zone Section 9.1.3 with the following:

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions	2,000 m ²

COLUMN I Matter to be Regulated		COLUMN II Regulations
.2	Maximum number of <i>single family dwellings</i> per parcel	1
.3	Maximum number of <i>secondary suites or accessory dwelling units</i> per parcel	1
.4	Maximum number of <i>accessory buildings</i> per parcel	2
.5	Minimum <i>setback</i> for <i>single family dwelling</i> <ul style="list-style-type: none"> • from <i>front parcel line</i> • from <i>exterior side parcel line</i> • from <i>interior side parcel line</i> • from <i>rear parcel line</i> 	5.6 m 4.5 m 2.1 m 5.6 m
.6	Minimum <i>setback</i> for <i>accessory dwelling units</i> <ul style="list-style-type: none"> • from <i>front parcel line</i> • from <i>exterior side parcel line</i> • from <i>interior side parcel line</i> • from <i>rear parcel line</i> 	6 m 1.5 m 1.5 m 1.5 m
.7	Minimum <i>setback</i> for <i>accessory buildings</i> <ul style="list-style-type: none"> • from <i>front parcel line</i> • from <i>exterior side parcel line</i> • from <i>interior side parcel line</i> • from <i>rear parcel line</i> 	4.5 m 4.5 m 2.1 m 2.1 m
.8	Maximum <i>height</i> of <ul style="list-style-type: none"> • <i>single family dwelling</i> • <i>accessory dwelling unit</i> • <i>accessory building</i> 	11 m or 3 storeys 8 m or 2 storeys 4.5 m
.9	Maximum <i>parcel coverage</i> for parcels <ul style="list-style-type: none"> • less than 1,215 m² in size • more than 1,215 m² in size 	50% 40%

(o) By replacing the **Regulations** table in the BBR2 Zone Section 9.2.3 with the following:

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions	2.5 ha
.2	Maximum number of <i>dwelling units</i> per parcel	on <i>parcels</i> less than 1 ha: <ul style="list-style-type: none"> • 1 <i>single family dwelling</i> • 1 <i>secondary suite or accessory dwelling unit</i> on <i>parcels</i> 1 ha or greater: <ul style="list-style-type: none"> • 1 <i>single family dwelling</i> and 1 <i>cottage</i> • 1 <i>secondary suite or accessory dwelling unit</i>
.3	Maximum number of <i>accessory buildings</i> per parcel	2

COLUMN I Matter to be Regulated		COLUMN II Regulations
.4	Minimum <i>setback</i> for <i>single family dwelling</i> or <i>cottage</i> <ul style="list-style-type: none"> from <i>front parcel line</i> from <i>exterior side parcel line</i> from <i>interior side parcel line</i> from <i>rear parcel line</i> 	6 m 1.5 m 1.5 m 6 m
.5	Minimum <i>setback</i> for <i>accessory dwelling units</i> <ul style="list-style-type: none"> from <i>front parcel line</i> from <i>exterior side parcel line</i> from <i>interior side parcel line</i> from <i>rear parcel line</i> 	6 m 1.5 m 1.5 m 1.5 m
.6	Minimum <i>setback</i> for <i>accessory buildings</i> <ul style="list-style-type: none"> from <i>front parcel line</i> from <i>exterior side parcel line</i> from <i>interior side parcel line</i> from <i>rear parcel line</i> 	3.6 m 4.5 m 2.1 m 2.1 m
.7	Maximum <i>height</i> of <ul style="list-style-type: none"> <i>single family dwelling</i> <i>cottage</i> <i>accessory dwelling unit</i> <i>accessory building</i> 	11 m or 3 storeys 8 m or 2 storeys 8 m or 2 storeys 4.5 m
.8	Maximum <i>gross floor area</i> of <ul style="list-style-type: none"> <i>single family dwelling</i> <i>cottage</i> <i>secondary suite or accessory dwelling unit</i> 	465 m ² 140 m ² 110m ²
.9	Maximum <i>parcel coverage</i>	40%

(p) By replacing the **Regulations** table in the BBR3 Zone Section 9.3.3 with the following:

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for new subdivisions	<ul style="list-style-type: none"> where a parcel is serviced by a community water and sewerage system: 4,000 m² where a parcel is not serviced by a community water and sewerage system: 1 ha
.2	Maximum number of <i>dwelling units</i> per <i>parcel</i>	on <i>parcels</i> less than 1 ha: <ul style="list-style-type: none"> 1 <i>single family dwelling</i> 1 <i>secondary suite or accessory dwelling unit</i> on <i>parcels</i> 1 ha or greater: <ul style="list-style-type: none"> 1 <i>single family dwelling</i> and 1 <i>cottage</i>

COLUMN I Matter to be Regulated		COLUMN II Regulations
		<ul style="list-style-type: none"> 1 secondary suite or accessory dwelling unit
.3	Maximum number of accessory buildings per parcel	2
.4	Minimum setback for single family dwelling or cottage <ul style="list-style-type: none"> from front parcel line from exterior side parcel line from interior side parcel line from rear parcel line 	6 m 1.5 m 1.5 m 6 m
.5	Minimum setback for accessory dwelling units <ul style="list-style-type: none"> from front parcel line from exterior side parcel line from interior side parcel line from rear parcel line 	6 m 1.5 m 1.5 m 1.5 m
.6	Maximum height of <ul style="list-style-type: none"> single family dwelling cottage accessory dwelling unit accessory building 	11 m or 3 storeys 8 m or 2 storeys 8 m or 2 storeys 4.5 m
.7	Maximum number of residential parcels in the BBR3 zone	26
.8	Maximum parcel coverage	35%
.9	Maximum gross floor area of single family dwelling	465 m ²
.10	Maximum gross floor area of cottage	140 m ²
.11	Maximum gross floor area of accessory building used for parking	55 m ²
.12	Maximum combined gross floor area of a cottage and parking use	195 m ²

(q) By deleting Section 10.3.2.1 and adding *duplex*, *lock-off suite*, and *accessory dwelling unit*, subject to Section 4.28 under the list of **Permitted Uses** in the SECTION 10.3 – RESIDENTIAL (FURRY CREEK) ZONES (FCR3).

(r) By replacing the **Regulations** table in the FCR3 Zone Section 10.3.3 with the following:

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum parcel area for new subdivisions	<ul style="list-style-type: none"> where a parcel is serviced by a community water and sewerage system: 5,000 m² where a parcel is not serviced by a community water and sewerage system: 1 ha

COLUMN I Matter to be Regulated		COLUMN II Regulations
.2	Minimum number of <i>dwelling units</i> per parcel	<ul style="list-style-type: none"> parcels less than 280 m²: 3 parcels 280 m² or greater to 4050m²: 4
.4	Maximum <i>gross floor area</i> of <ul style="list-style-type: none"> <i>single family dwelling</i> <i>duplex</i> <i>accessory dwelling unit</i> 	465 m ² 500 m ² 110 m ²
.5	Minimum for <i>single family dwelling and duplex setback</i> <ul style="list-style-type: none"> from <i>front parcel line</i> from <i>rear parcel line</i> from <i>interior side parcel line</i> from <i>exterior side parcel line</i> from golf course, where applicable 	6 m 5 m 1.5 m 1.5 m 10 m
.6	Minimum setback for <i>accessory dwelling units</i> <ul style="list-style-type: none"> from <i>front parcel line</i> from <i>exterior side parcel line</i> from <i>interior side parcel line</i> from <i>rear parcel line</i> 	6 m 1.5 m 1.5 m 1.5 m
.7	Maximum <i>height</i> of <ul style="list-style-type: none"> <i>single family dwelling</i> <i>duplex</i> <i>accessory dwelling unit</i> <i>accessory building</i> 	11 m or 3 storeys 11 m or 3 storeys 8m or 2 storeys 5 m
.8	Minimum separation distance between <i>buildings</i>	3 m
.9	Maximum combined <i>gross floor area</i> of <i>day nursery use</i> located in <i>single family dwelling</i> and/or <i>accessory building</i>	50 m ²
.10	Maximum <i>parcel coverage</i> for parcels <ul style="list-style-type: none"> less than 1,215 m² in size more than 1,215 m² in size 	50 % 40%

(s) By replacing Section 16.3.6.1 (d) under the CD3 (Furry Creek) Zone Single Family Uses and Standards with:

(d) *accessory dwelling unit, subject to Section 4.28*

(t) By adding *accessory dwelling unit* to Section 16.3.7.1 under the CD3 (Furry Creek) Zone Multiple Unit and Duplex Uses and Standards as follows:

(e) *accessory dwelling unit, subject to Section 4.28*

(u) By deleting Floor Space Ratio from the title of Section 16.3.13. to read “Parcel Area, Parcel Coverage, Height and Siting” and deleting the Maximum Floor Space Ratio provisions from the tables.

(v) By adding a minimum number of units provision after Section 16.3.13.5 as follows:

