



## REQUEST FOR DECISION

Zoning Amendment Bylaw No. 1851-2024 (Electoral Area A)  
Bill 44 Housing Amendments

**Meeting Date:** April 24, 2024

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**To:** SLRD Board of Directors

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### RECOMMENDATIONS:

THAT Bylaw No. 1851-2024, cited as “Squamish-Lillooet Regional District Electoral Area A Bylaw No. 670, 1999, Amendment Bylaw No. 1851-2024”, be introduced and given first, second, and third reading.

THAT pursuant to Section 52(3)(a) of the Transportation Act, Bylaw No. 1851-2024, cited as “Squamish-Lillooet Regional District Electoral Area A Bylaw No. 670, 1999, Amendment Bylaw No. 1851-2024”, be sent to the Ministry of Transportation and Infrastructure for their approval prior to adoption of the bylaw.

### RELEVANT POLICIES:

#### SLRD Policies and Bylaws

[Squamish-Lillooet Regional District Electoral Area A Zoning Bylaw No. 670, 1999](#)

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

#### Provincial Policies and Legislation

[Local Government Act](#)

[Provincial Policy Manual & Site Standards](#)

### KEY INFORMATION:

In response to provincial legislative changes under Bill 44-2023, which sets out new requirements for local governments with respect to small scale multi-residential housing, this report is bringing forward an amendment to the Electoral Area A Zoning Bylaw No. 670, 1999.

Bill 44-2023 requires that a minimum of 1 secondary suite and/or 1 detached accessory dwelling unit is permitted in all zones that are not identified as being within the urban containment boundary as per the SLRD Regional Growth Strategy. Zones located within the urban containment boundary are subject to higher density standards, however there are no zones within Electoral Area A within this boundary.

Electoral Area A Bylaw No. 670, 1999 is proposed to be amended under Amendment Bylaw No. 1851-2024 with the following general changes (see Appendix A):

- Adding a definition of “accessory dwelling unit”;
- Revising the definition of “accessory building” to specify that the use does not include accessory dwelling units;

- Adding the “accessory dwelling unit” as a conditional use to all single family residential zones;
- Revising the definition of “secondary suite” to increase maximum unit size;
- Adding the “secondary suite” use to all single family residential zones;
- Increasing height and setting a maximum parcel coverage to applicable residential zones as per the Provincial Policy Manual & Site Standards.

Under Section 464(4) of the *Local Government Act*, the SLRD is 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

For zoning 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 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.

No standard agency referrals are proposed given that these SSMUH amendments are non-negotiable requirements of the Province.

### **ANALYSIS:**

#### Secondary Suites

The Electoral Area A zoning bylaw defines “secondary suite” as an additional dwelling unit contained within a single family dwelling, with a number of conditions that restrict the secondary suite to certain built forms, and specifies the maximum size as 90 m<sup>2</sup> or 40% of habitable floor space. In order to increase available rentals for small families, the definition of secondary suites is proposed to be amended to increase the maximum size from 90 m<sup>2</sup> to 110 m<sup>2</sup>.

Residential zones that already permit secondary suites include the RR1, RR2, RR4, and the R1 zone. The R2, R3 and R5 zones do not currently permit secondary suites and will be amended to include this use, which will affect a total of 300 parcels in Electoral Area A.

#### Accessory dwelling units

“Accessory dwelling unit” is currently not defined in the zoning bylaw, however there are a number of non-residential zones (C1, C2, C3, C4, C5, C6, M1, M2, and P1) that permit this use. The following definition is proposed: “a dwelling unit that is ancillary to- and detached from- the 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.” The use conditions will be further described in the General Regulations section of the zoning bylaw.

The accessory dwelling unit use is proposed to be added to all single family residential zones, with the primary condition being a parcel size of at least 1 ha. Parcels of any size that are

serviced by both municipal sewer and water, as is the case for Bralorne, will also be permitted an accessory dwelling unit as an alternative to a secondary suite or a duplex. This will apply to a total of 296 private residential parcels.

Parking

Parking regulations require 2 off-street parking spaces for a single family dwelling, 1 space for a secondary suite, and will be amended to require 1 space for accessory dwelling units as well.

Provincial Policy Manual & Site Standards

The Provincial Policy Manual includes site standards that apply to lots where a secondary suite and/or an accessory dwelling unit will be permitted. The following site standards apply, and the Electoral Area A Zoning Bylaw has been reviewed for consistency with these recommended standards:

Zoning Bylaw Parameter	Recommended Benchmark Regulation	Electoral Area A ZB Current Regulation	Recommended Amendments
Front Lot Line Setback	Minimum of 5-6 metres	<ul style="list-style-type: none"> <li>• RR1 – 7.5 m</li> <li>• RR2 – 7.5 m</li> <li>• RR4 – 7.5 m</li> <li>• R1 – 5 m</li> <li>• R2 – 7.5 m</li> <li>• R3 – 7.5 m</li> <li>• R5 – 7.5 m</li> </ul>	No amendments proposed.
Rear Lot Line Setback	Minimum of 6m for principal buildings, minimum of 1.5m for ADUs	<ul style="list-style-type: none"> <li>• RR1 – 4.5 m</li> <li>• RR2 – 4.5 m</li> <li>• RR4 – 7.5 m</li> <li>• R1 – 3 m</li> <li>• R2 – 4.5 m</li> <li>• R3 – 4.5 m</li> <li>• R5 – 4.5 m</li> </ul>	No amendments proposed as smaller rear lot line setbacks are in place to reflect smaller average parcel size.
Side Lot Line Setbacks	Minimum of 1.2m	<ul style="list-style-type: none"> <li>• RR1 – 4.5 m</li> <li>• RR2 – 4.5 m</li> <li>• RR4 – 7.5 m</li> <li>• R1 – 1.5 m</li> <li>• R2 – 4.5 m</li> <li>• R3 – 1.5 m</li> <li>• R5 – 1.5 m</li> </ul>	No amendments proposed.
Maximum Height	Maximum building height of 11 metres to the mid-point of a pitched roof or highest point of a flat roof on principal buildings, at least 8 metres for accessory dwelling units	<ul style="list-style-type: none"> <li>• RR1 – no restriction</li> <li>• RR2 – no restriction</li> <li>• RR4 – 8.5 m</li> <li>• R1 – 11 m</li> <li>• R2 – 11 m</li> <li>• R3 – 11 m</li> <li>• R5 – 11 m</li> </ul>	Establish a maximum height of 11 m for all principal buildings in all residential zones, and a maximum height of 8 m for accessory dwelling units.
Maximum Number of Storeys	3 storeys for principal buildings, 2 storeys for accessory dwelling units	No regulations mandating a maximum number of storeys.	Specify a maximum of 3 storeys for single family dwellings and 2 storeys for auxiliary dwelling units.

Maximum Lot Coverage	25-40%	<ul style="list-style-type: none"> <li>• RR1 – no restriction</li> <li>• RR2 – no restriction</li> <li>• RR4 – 5%</li> <li>• R1 – 33%</li> <li>• R2 – 33%</li> <li>• R3 – 33%</li> <li>• R5 – 33%</li> </ul>	Establish 33% parcel coverage in the RR1 and RR2 zone. RR4 reflects a site specific rezoning where the 5% parcel size is appropriate.
Parking	1 space per dwelling unit	2 per SFD, 1 per secondary suite	Require 1 off-street parking space per accessory dwelling unit.

No changes are proposed for the following zones: R4 (multi-family residential), C1, C2, C3, C4, C5, C6, M1, M2, and P1.

**REGIONAL IMPACTS:**

The amendments contained in Zoning Amendment Bylaw No. 1851-2024 are specific to Electoral Area A. Similar amendments are being undertaken for all other electoral areas.

**OPTIONS:**

Option 1 (Preferred Option)

Give Amendment Bylaw No. 1851-2024 first, second, and third reading and direct staff to send 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.

**NEXT STEPS:**

If the Recommendation is approved, staff will refer the bylaw to MOTI for their approval. Following the notice period, staff will bring the bylaw back before the SLRD Board for adoption prior to the June 30, 2024 deadline to update zoning bylaws.

**ATTACHMENTS:**

**Appendix A:** DRAFT Squamish-Lillooet Regional District Electoral Area A Bylaw No. 670, 1999, Amendment Bylaw No. 1851-2024

Prepared by: A. Koterniak, Planner Analyst

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

Approved by: H. Paul, Chief Administrative Officer

**APPENDIX A**

**SQUAMISH-LILLOOET REGIONAL DISTRICT  
BYLAW NO. 1851-2024**

A bylaw of the Squamish-Lillooet Regional District to amend Squamish-Lillooet Regional District Electoral Area A Zoning Bylaw No. 670, 1999

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**WHEREAS** the Board of the Squamish-Lillooet Regional District wishes to amend Squamish-Lillooet Regional District Electoral Area A Zoning Bylaw No. 670, 1999;

**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 A Zoning Bylaw No. 670, 1999, Amendment Bylaw No. 1851-2024”.
2. Squamish-Lillooet Regional District Electoral Area A Zoning Bylaw No. 670, 1999 is amended as follows:

- (a) By adding the following to the summary of amendments table:

1851-2024	Required amendments to align with new Provincial housing regulations under Bill 44	DATE OF ADOPTION
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- (b) By replacing the following definition in **SECTION 1 – DEFINITIONS**:

**ACCESSORY BUILDING** means a building or structure that is subordinate, customarily incidental and exclusively devoted to the principal building or use permitted on the same parcel such as a garage, carport or storage shed.

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.

- (c) By adding the following definition **SECTION 1 – DEFINITIONS**:

**ACCESSORY DWELLING UNIT** 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

- (d) By inserting an **Accessory Dwelling Units** section to **SECTION 4 – GENERAL REGULATIONS** after the **Accessory Buildings** section and renumbering all subsequent sections:

4.12 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 an SLRD sewer and water system;
- (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 110m<sup>2</sup>, and the maximum gross floor area of the accessory building in which it is contained shall not exceed 200m<sup>2</sup>;
- (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.

(e) By replacing the following definition in **SECTION 1 – DEFINITIONS**:

**SECONDARY SUITE** means an additional dwelling unit contained within a single family dwelling. Secondary suites are not permitted in a duplex. The following conditions apply to a secondary suite:

- Has a total floor space of not more than 90 m<sup>2</sup> in area
- Has a floor space less than 40% of the habitable floor space of the building
- Is located within a building of residential occupancy containing only one other dwelling unit
- Is located in and part of a building which is a single real estate entity (i.e. a single title)

with the following definition:

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

(f) By adding a **Secondary Suites** section to **SECTION 4 – GENERAL REGULATIONS** after the **Accessory Dwelling Unit** section and renumbering all subsequent sections:

4.13 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 110m<sup>2</sup> 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*.

(g) By removing all instances of the term *auxiliary dwelling* and replacing with the term *accessory dwelling*.

(h) By adding the following row to the table in **SECTION 5 – PARKING REGULATIONS** Table 1 under *Single family dwelling*:

<i>Accessory dwelling unit</i>	1
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(i) By adding the following to subsection 6.1 in **Section 6 – RR1 – RURAL RESOURCE ZONE (8 ha)** under *single family dwelling*:

- *accessory dwelling unit*, subject to Section 4.12;

(j) By adding “principal building” to subsection 6.2.6 in **Section 6 – RR1 – RURAL RESOURCE ZONE (8 ha)** to read as follows:

.6	Maximum <i>height</i>	
	• principal building	11 m or 3 storeys
	• cannabis production facility	10 m

(k) By renumbering subsection 6.2.8 to 6.2.9 in **Section 6 – RR1 – RURAL RESOURCE ZONE (8 ha)**.

(l) By inserting subsection 6.2.8 to the **Regulations** table in **Section 6 – RR1 – RURAL RESOURCE ZONE (8 ha)** to read as follows:

.8	Maximum <i>parcel coverage</i>	33%
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(m) By adding the following to the permitted uses subsection 7.1 in **Section 7 – RR2 – RURAL RESOURCE ZONE (8 ha)** under *single family dwelling*:

- *accessory dwelling unit*, subject to Section 4.12;

(n) By adding “principal building” to subsection 7.2.6 in **Section 7 – RR2 – RURAL RESOURCE ZONE (8 ha)** to read as follows:

.6	Maximum <i>height</i>	
	• principal building	11 m or 3 storeys
	• cannabis production facility	10 m

(o) By renumbering subsection 7.2.8 to 7.2.9 in **Section 7 – RR2 – RURAL RESOURCE ZONE (8 ha)**.

(p) By inserting subsection 7.2.8 to the **Regulations** table in **Section 7 – RR2 – RURAL RESOURCE ZONE (8 ha)** to read as follows:



.8	Maximum <i>parcel coverage</i>	33%
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(q) By adding the following to the permitted uses in subsection 7B.1 in **Section 7B – RR4 – RURAL RESOURCE 4 ZONE** under *single family dwelling*:

- *accessory dwelling unit*, subject to Section 4.12;

(r) By changing the Maximum Height of *principal building* in **Section 7B.3 – RR4 – RURAL RESOURCE 4 ZONE** from “8.5 m” to “11 m or 3 storeys”.

(s) By removing the following from the permitted uses in subsection 8.1 in **Section 8 – R1 RESIDENTIAL ZONE I**:

- *duplex* subject to Section 8.2.2. below;
- *secondary suite*, permitted only within a single family dwelling;

(t) By adding the following permitted uses to subsection 8.1 in **Section 8 – R1 RESIDENTIAL ZONE I** under *single family dwelling*:

- *accessory dwelling unit*, subject to Section 4.12, OR *secondary suite*, subject to Section 4.13, OR *duplex* subject to Section 8.2.2. below;

(u) By deleting the following subsections 8.2.3 and 8.2.4 from subsection 8.2 in **Section 8 – R1 RESIDENTIAL ZONE I**:

.3	Maximum Number of <i>Single Family Dwelling</i> or <i>Duplexes</i> per Parcel	1
.4	Maximum Number of Secondary Suites per Single Family Dwelling	1

(v) By adding the following subsection 8.2.3 to subsection 8.2 in **Section 8 – R1 RESIDENTIAL ZONE I** and renumbering subsections 8.2.5 to 8.2.7 accordingly:

.3	Maximum number of dwelling units per parcel	2
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(w) By adding the following to the permitted uses in subsection 9.1 in **Section 9 – R2 ZONE – RESIDENTIAL ZONE II** under *single family dwelling*:

- *accessory dwelling unit*, subject to Section 4.12;
- *secondary suite*, subject to Section 4.13;

(x) By adding the following to the permitted uses in subsection 9B.1 in **Section 9B – R5 ZONE – RESIDENTIAL ZONE V** under *single family dwelling*:

- *accessory dwelling unit*, subject to Section 4.12;
- *secondary suite*, subject to Section 4.13;



- (y) By adding the following to the permitted uses in subsection 10.1 in **Section 10 – R3 ZONE – RESIDENTIAL TOURIST ACCOMODATION ZONE** under *single family dwelling*:
  - *accessory dwelling unit*, subject to Section 4.12;
  - *secondary suite*, subject to Section 4.13;
- (z) By changing the Maximum Height of *principal building* in **Sections 8.2.6, 9.2.4, 9B.2.4, and 10.4** from “11 m” to “11 m or 3 storeys”.
- (aa) By ensuring all zones where *secondary suite* is a permitted use are referencing **SECTION 4 – GENERAL REGULATIONS** as such:
  - *secondary suite*, subject to Section 4.13;

READ A FIRST TIME this	day of	, 2024
READ A SECOND TIME this	day of	, 2024
READ A THIRD TIME this	day of	, 2024
PER s.52 (3)(a) of the Transportation Act, APPROVED by the MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this	day of	, 2024
ADOPTED this	day of	, 2024

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Jen Ford  
Chair

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Angela Belsham  
Corporate Officer