



REQUEST FOR DECISION

SSMUH (Bill 44 Housing Statutes Amendment Act) Electoral Area A, B, C & D Zoning Amendments (Adoption)

Meeting Date: June 26, 2024

To: SLRD Board

RECOMMENDATIONS:

THAT Bylaw No. 1851-2024, cited as "Squamish-Lillooet Regional District Electoral Area A Zoning Bylaw No. 670, 1999, Amendment Bylaw No. 1851- 2024", be adopted.

THAT Bylaw No. 1852-2024, cited as "Squamish-Lillooet Regional District Electoral Area B Zoning Bylaw No. 1300-2013, Amendment Bylaw No. 1852- 2024", be adopted.

THAT Bylaw No. 1853-2024, cited as "Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1853- 2024", be adopted.

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 adopted.

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.

Amendment Bylaw No. 1851-2024, Amendment Bylaw No. 1852-2024, Amendment Bylaw No. 1853-2024 and Amendment Bylaw No. 1854-2024 (the Amendment Bylaws) propose amendments to the SLRD zoning bylaws, 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 (Electoral Area D, Howe Sound East).

Ministerial Order No. M113, passed on May 10, 2024, now exempts all zoning bylaws made for the purpose of SSMUH from Section 52(3)a) approval under the *Transportation Act* as long as they are limited to residential use and the density does not exceed the minimum required density under the SSMUH legislation and regulations. As such Ministry of Transportation and Infrastructure (MOTI) approval is not required for the subject Amendment Bylaws.

The Amendment Bylaws are being presented for consideration of adoption. Local governments are required to update their zoning bylaws before June 30, 2024 to comply with SSMUH legislation.

As per Board direction, SLRD staff submitted an extension application for North Britannia. Local governments are required to notify the Minister of Housing as soon as is practical following adoption of zoning amendment bylaws to implement SSMUH.

RELEVANT BYLAWS:

[SLRD Zoning Bylaws](#)

[SLRD Official Community Plan Bylaws](#)

[SLRD Regional Growth Strategy Bylaw No. 1062, 2008](#)

PROVINCIAL DOCUMENTS:

[Provincial Policy Manual & Site Standards](#)

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

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

[Local Government Housing Initiatives Small Scale Multi-Unit Housing Policy Update:](#)

[Controlled Access Highways Referrals](#)

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 Report and Board Resolutions \(February 24, 2024\)](#)

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

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.



Electoral Area A Amendment Bylaw No. 1851-2024 – Previous Board Report and Board Resolutions (April 24, 2024)

[Area A – First, Second and Third Readings Report](#)

THAT Bylaw No. 1851-2024, cited as “Squamish-Lillooet Regional District Electoral Area A Zoning 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 Zoning 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.

Electoral Area B Amendment Bylaw No. 1852-2024 – Previous Board Report and Board Resolutions (April 24, 2024)

[Area B – First, Second and Third Readings Report](#)

THAT Bylaw No. 1852-2024, cited as “Squamish-Lillooet Regional District Electoral Area B Zoning Bylaw No. 1300-2013, Amendment Bylaw No. 1852- 2024”, be introduced and given first, second, and third reading.

THAT pursuant to Section 52(3)(a) of the Transportation Act, Bylaw No. 1852- 2024, cited as “Squamish-Lillooet Regional District Electoral Area B Zoning Bylaw No. 1300-2013, Amendment Bylaw No. 1852-2024”, be sent to the Ministry of Transportation and Infrastructure for their approval prior to adoption of the bylaw.

Electoral Area C Amendment Bylaw No. 1853-2024 – Previous Board Report and Board Resolutions (April 24, 2024)

[Area C – First, Second and Third Readings Report](#)

THAT Bylaw No. 1853-2024, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1853- 2024”, be introduced and given first, second, and third reading.

THAT pursuant to Section 52(3)(a) of the Transportation Act, Bylaw No. 1853- 2024, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1853-2024”, be sent to the Ministry of Transportation and Infrastructure for their approval prior to adoption of the bylaw.

Electoral Area D Amendment Bylaw No. 1854-2024 – Previous Board Report and Board Resolutions (April 24, 2024)

[Area D – First, Second and Third Readings Report](#)

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.

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).

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

- wholly or partly within an urban containment boundary established by a regional growth strategy; and
- connected to local government water and sewerage services.

In the SLRD, only the Master Planned Communities in Howe Sound East meet the characteristics for the three to four dwelling unit density requirements, as per the table below.

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> .

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

ANALYSIS

The following section provides analysis of new information. For analysis of the SSMUH in relation to SLRD zoning bylaws, the regional growth strategy, servicing, as well as updated parking requirements and definitions, see the previous staff reports linked above. **The Amendment Bylaws proposed for adoption have not changed since they received first, second and third reading on April 24, 2024.** See Appendix A-D for the Amendment Bylaws.

Controlled Access Highway Referrals

Under s. 52 (3) of the Transportation Act, local governments must receive MOTI approval for zoning bylaw amendments and proposed developments within an 800-metre radius of a controlled access highway. According to a [Provincial bulletin](#), *to ensure that local government compliance with SSMUH is not delayed by this approval process, a Ministerial Regulation now exempts all zoning bylaws made for the purpose of SSMUH (Section 481.3 of the Local Government Act) as long as they are limited to residential use and the density does not exceed the minimum required density under the SSMUH legislation and regulations.*

Ministerial Order No. M113 was passed on May 10, 2024. The order also applies to any future amendments made to comply with SSMUH.

North Britannia Extension

The SLRD submitted an extension application for North Britannia, following the April 24, 2024 Board meeting. This application identified the Britannia Beach Residential Zones (BBR1 and BBR2) as unable to comply with the required densities as set out in the SSMUH legislation and requested an extension under category 2 (see below). The application identified limited water reservoir capacity, limited fire service, and highlighted the proposed new SSMUH densities (secondary suites or ADUs rather than 3-4 units). The application also highlighted the development opportunities already approved or in process in Howe Sound East (Furry Creek Neighbourhood, South Britannia Neighbourhood, Porteau Cove Neighbourhood) – all yet to be developed.

Staff received email confirmation that the SLRD's application for an extension is being processed but have yet to receive a response. It was communicated that local governments are still required to pass zoning bylaw amendments for all applicable restricted zones that are not covered by the extension application.

The [Provincial Extensions Bulletin](#) (February 2024) outlined 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.*

The SLRD applied under category number 2 for North Britannia (BBR1 and BBR2 Zones).

Notification to the Minister

The SSMUH legislation requires local governments to notify the Minister of Housing in writing that zoning bylaw amendment(s) necessary for compliance with the SSMUH requirements have been adopted, as soon as is practicable after the last bylaw(s) have been adopted.

Local governments have been instructed to attach a copy of the bylaw or provide a hyperlink to the bylaw(s) with the notification. As mentioned above, local governments that have applied for an extension to the SSMUH compliance deadline for part of their community are still required to provide notice of compliance for areas of their community not included in their extension request.

Next Steps

1. Notice – **Complete**
2. First, Second and Third Readings and MOTI Referral – **Complete**
3. Extension Application to the Minister of Housing – **Complete**
4. MOTI Approval – **N/A** (no longer required as per May 10, 2024 Ministerial Order)
5. Adoption
6. Notification to the Minister of Housing

SSMUH Amendment Bylaws must be adopted prior to June 30, 2024, and local governments must notify the Minister of Housing as soon as is practical after the SSMUH Amendment Bylaws have been adopted.

REGIONAL IMPACTS:

The Zoning Amendment Bylaws are specific to each Electoral Area. However, 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)

Adopt Squamish-Lillooet Regional District Electoral Area A Zoning Bylaw No. 670, 1999, Amendment Bylaw No. 1851- 2024

Adopt Squamish-Lillooet Regional District Electoral Area B Zoning Bylaw No. 1300-2013, Amendment Bylaw No. 1852- 2024.

Adopt Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1853- 2024.

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



Option 2

Refer back to staff for more information or revision before adopting the bylaws, although it is noted that any delay to adopting these bylaws at this June 26, 2024 Board meeting will have the result of the SLRD not being in compliance with the June 30, 2024 deadline in SSMUH legislation.

FOLLOW UP ACTION: If approved by the Board, notify the Minister of Housing in writing that the final zoning bylaw amendments necessary for compliance with the SSMUH requirements have been adopted. Refer bylaws to staff for consolidation.

ATTACHMENTS:

- Appendix A:** Squamish-Lillooet Regional District Electoral Area A Zoning Bylaw No. 670, 1999, Amendment Bylaw No. 1851- 2024
- Appendix B:** Squamish-Lillooet Regional District Electoral Area B Zoning Bylaw No. 1300-2013, Amendment Bylaw No. 1852- 2024
- Appendix C:** Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1853- 2024
- Appendix D:** 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: K. Clark, Deputy Chief Administrative Officer

**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

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
-----------	--	------------------

- (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 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.

(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 m² 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 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*.

(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
--------------------------------	---

(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%
----	--------------------------------	-----

(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%
----	--------------------------------	-----

(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
----	---	---

(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	24 th day of	April, 2024
READ A SECOND TIME this	24 th day of	April, 2024
READ A THIRD TIME this	24 th day of	April, 2024
ADOPTED this	day of	, 2024

 Jen Ford
 Chair

 Angela Belsham
 Corporate Officer

**SQUAMISH-LILLOOET REGIONAL DISTRICT
BYLAW NO. 1852-2024**

A bylaw of the Squamish-Lillooet Regional District to amend Squamish-Lillooet Regional District Electoral Area B Zoning Bylaw No. 1300-2013

WHEREAS the Board of the Squamish-Lillooet Regional District wishes to amend Squamish-Lillooet Regional District Electoral Area B Zoning Bylaw No. 1300-2013;

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 B Zoning Bylaw No. 1300-2013, Amendment Bylaw No. 1852-2024”.
2. Squamish-Lillooet Regional District Electoral Area B Zoning Bylaw No. 1300-2013 is amended as follows:

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

1852-2024	Required amendments to align with new Provincial housing regulations under Bill 44	DATE OF ADOPTION
-----------	--	------------------

(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 4.12 to **SECTION 4 – GENERAL REGULATIONS** after the **Accessory Buildings** section 4.11 and renumbering SECTION 4 accordingly:

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 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.

(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 m² 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 inserting a **Secondary Suites** section 4.13 to **SECTION 4 – GENERAL REGULATIONS** after the **Accessory Dwelling Unit** section 4.12 and renumbering SECTION 4 accordingly:

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 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*.

(g) 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
--------------------------------	---

(h) By inserting the following permitted use to subsection 9.1 in **Section 9 – RR4 – RURAL RESOURCE 4 ZONE** after *single family dwelling*:

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

(i) By inserting the following permitted use to subsection 9.1 in **Section 10 – RR5 – RURAL RESOURCE 5 ZONE** after *single family dwelling*:

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

(j) By inserting the following permitted use to subsection 9.1 in **Section 11 – R1 – RESIDENTIAL 1 ZONE** after *single family dwelling*:

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

(k) By changing the Maximum Height of “principal building” in **Section 9.2.5, 10.2.5 and 11.2.5** from “12 m” to “12 m or 3 storeys”.

(l) By ensuring all zones where *secondary suite* is a permitted use reference **SECTION 4 – GENERAL REGULATIONS** as such:

- *secondary suite*, subject to Section 4.13;

READ A FIRST TIME this	24 th day of	April, 2024
READ A SECOND TIME this	24 th day of	April, 2024
READ A THIRD TIME this	24 th day of	April, 2024
ADOPTED this	day of	, 2024

Jen Ford
Chair

Angela Belsham
Corporate Officer

**SQUAMISH-LILLOOET REGIONAL DISTRICT
BYLAW NO. 1853-2024**

A bylaw of the Squamish-Lillooet Regional District to amend Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002

WHEREAS the Board of the Squamish-Lillooet Regional District wishes to amend Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002;

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 C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1853-2024”.
2. Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002 is amended as follows:

(a) By adding the following to the SUMMARY OF AMENDMENTS table:

1853-2024	Required amendments to align with new Provincial housing regulations under Bill 44	DATE OF ADOPTION
-----------	--	------------------

(b) By removing the definitions of *accessory building* and *accessory or accessory use* in **SECTION 1 – DEFINITIONS**.

(c) By adding the following definition of *accessory building, structure or use* to **SECTION 1 – DEFINITIONS**:

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*.

(d) By adding the following definition of *accessory dwelling unit* to **SECTION 1 – DEFINITIONS**:

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.

(e) By removing the following definition of auxiliary use:

AUXILIARY USE means an *accessory use*.

(f) By replacing the current definition of *duplex* in **SECTION 1 – DEFINITIONS** with the following definition:

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

- (g) By replacing the current definition of *secondary suite* in **SECTION 1 – DEFINITIONS** with the following definition:

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

- (h) By replacing all instances of the term *auxiliary* with the term *accessory*.
- (i) By replacing all instances of the term *carriage house* with the term *accessory dwelling unit*.
- (j) By removing the following note in Section 3.8 Gross Floor Area for Carriage Houses:

[Note: See section 11.1.2(5) for the maximum *gross floor area* for *carriage houses* and the *auxiliary dwelling unit* portion of a *carriage house*.]

- (k) By inserting the following Section 3.26 **Accessory Dwelling Units** to **SECTION 3 – GENERAL REGULATIONS**, and renumbering all subsequent sections:

Accessory Dwelling Units

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

- .1 the minimum *parcel* size is 1 hectare.
- .2 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*;
- .3 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;
- .4 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);
- .5 one (1) additional off-street *parking space* must be provided for an *accessory dwelling unit*;
- .6 the *accessory dwelling unit* shall form a single real estate entity with the *principal dwelling unit*. No strata titling will be permitted;

- .7 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
- .8 an *accessory dwelling unit* is not permitted for use as a *short-term rental*.

(l) By adding the following Section 3.27 **Secondary Suites** to **SECTION 3 – GENERAL REGULATIONS**, and renumbering all subsequent sections:

Secondary Suites

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

- .1 be limited to one such unit per *dwelling unit*;
- .2 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;
- .3 not be permitted in a *duplex* or *multiple unit residence*;
- .4 provide one (1) additional off-street *parking space*, unless otherwise noted in the *zone*;
- .5 form a single real estate entity with the *principal dwelling unit*. No strata titling will be permitted; and
- .6 not be permitted for use as a *short-term rental*.

(m) By amending the table in **SECTION 4 – PARKING AND LOADING REGULATIONS** under Section 4.3 **Number of Parking & Loading Spaces** 4.3.6 **Required Off-Street Parking and Loading Spaces** by adding an additional row under **1.0 Dwellings** as follows:

<i>Accessory Dwelling Unit</i>	1	No Requirement.
--------------------------------	---	-----------------

(n) By amending provision 5.1.1 (2)(a) under **Permitted Uses** in **SECTION 5.1 – RR1 ZONE – RURAL 1** to read as follows:

- (a) One *cottage*, or a second *dwelling unit* to create a *duplex*, or an *accessory dwelling unit*;

(o) By amending provision 5.1.8 (3) under **Dwellings Per Parcel** in **SECTION 5.1 – RR1 ZONE – RURAL 1** to read as follows:

(3) In the RR1_{Res(sd)} (single dwelling) sub zone, no more than one *dwelling*, which may include a *secondary suite*, is permitted on any *parcel* of less than 1ha.

(p) By amending provision 5.1.10 (1) under **Siting Requirements** in **SECTION 5.1 – RR1 ZONE – RURAL 1** to read as follows:

- (1) No *structure* shall be located within the *setbacks* prescribed below:
- (a) Front – 6 metres
 - (b) Rear – 6 metres, except 1.5 metres for *accessory dwelling units*
 - (c) Side – 1.5 metres

(q) By amending the table under Section 5.1.14 **Height Regulations** in **SECTION 5.1 – RR1 ZONE – RURAL 1** to read as follows:

5.1.14 On a parcel in located in the RR1 Zone, the following height regulations apply:

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Maximum height for <i>single family dwelling</i>	11m, or 3 storeys, whichever is less
.2	Maximum height for <i>duplex</i>	11m, or 3 storeys, whichever is less
.3	Maximum height for <i>accessory dwelling unit</i>	8m, or 2 storeys, whichever is less
.4	Maximum height for <i>farm buildings</i>	15m
.5	Maximum height for <i>accessory buildings and structures</i>	6m

(r) By adding the following use under Section 5.2.1 **Permitted Uses** in **SECTION 5.2 – RR2 ZONE – RURAL 2**:

(f) *accessory dwelling unit*

(s) By amending Section 5.2.3 **Siting Requirements** under **SECTION 5.2 – RR2 ZONE – RURAL 2** to read as follows:

No *structure* shall be located within the *setbacks* prescribed below:

- (1) Front – 6 metres
- (2) Rear – 6 metres, except 1.5 metres for *accessory dwelling unit*
- (3) Side – 1.2 metres

(t) By amending the table in Section 5.2.8 **Height Regulations** under **SECTION 5.2 – RR2 ZONE – RURAL 2** to read as follows:

5.2.8 On a parcel in located in the RR2 Zone, the following height regulations apply:

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Maximum height for <i>single family dwelling</i>	11m, or 3 storeys, whichever is less
.2	Maximum <i>height</i> for <i>accessory dwelling unit</i>	8m, or 2 storeys, whichever is less
.3	Maximum height for <i>farm buildings</i>	15m
.4	Maximum height for <i>accessory buildings and structures</i>	6m

- (u) By adding the following use to Section 5.3.1 (1) **Permitted Uses** in **SECTION 5.3 – RR3 ZONE – RURAL 3**:

(f) *accessory dwelling unit*

- (v) By amending provision 5.3.3 (1) under Section 5.3.3 **Siting Requirements** in **SECTION 5.3 – RR3 ZONE – RURAL 3**:

(1) No structure shall be located within the setbacks prescribed below:

- (a) Front - 6 metres
- (b) Rear - 6 metres, except 1.5 metres for *accessory dwelling unit*
- (c) Side – 1.2 metres

- (w) By amending the table in Section 5.3.7 **Height Regulations** in **SECTION 5.3 – RR3 ZONE – RURAL 3** to read as follows:

5.3.7 On a parcel located in the RR3 Zone, the following height regulations apply:

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Maximum height for <i>single family dwelling</i>	11m, or 3 storeys, whichever is less
.2	Maximum <i>height</i> for <i>accessory dwelling unit</i>	8m, or 2 storeys, whichever is less
.3	Maximum height for <i>farm buildings</i>	15m
.4	Maximum height for <i>accessory buildings and structures</i>	6m

- (x) By adding the following use to Section 5.4.3 **Permitted Uses** in **SECTION 5.4 – RR PON ZONE – PONDEROSA ESTATES**:

.1 Strata Lots – Permitted Uses:
(d) *Secondary suite*

- (y) By amending Section 5.4.6 **Height** in **SECTION 5.4 – RR PON ZONE – PONDEROSA ESTATES** to read as follows:

5.4.6 **Height**

- .1 No *principal building* shall exceed 11 metres, or 3 storeys, whichever is less, in *height*.
 - .2 No *accessory building* shall exceed 6 metres in *height*.
- (z) By adding the following use under Section 5.5.3 **Permitted Uses** in **SECTION 5.5 – RR MCG ZONE – MCGILLIVRAY FALLS**:
- .1 Private Sites – Permitted Uses:
(e) *secondary suite*
- (aa) By amending Section 5.5.6 **Height** under **SECTION 5.5 – RR MCG ZONE – MCGILLIVRAY FALLS** to read as follows:
- 5.5.6 Height**
- .1 No *principal building* shall exceed 11 metres, or 3 storeys, whichever is less, in *height*.
 - .2 No *accessory building* shall exceed 6 metres in *height*.
- (bb) By adding the following use under Section 5.6.5 Permitted Uses in **SECTION 5.6 – RR BIR ZONE – BIRKENHEAD LAKE ESTATES**:
- .2(2) Permitted Uses:
(e) *secondary suite*
- (cc) By amending provision 5.6.5.2(2)c) under Section 5.6.5 **Permitted Uses** in **SECTION 5.6 – RR BIR ZONE – BIRKENHEAD LAKE** to read as follows:
- c) one *accessory building* provided the *gross floor area* does not exceed 10m².
- (dd) By adding a new Section 5.6.6 **Height** to **SECTION 5.6 – RR BIR ZONE – BIRKENHEAD LAKE** as follows:
- Height**
- 5.6.6 .1 No *principal building* shall exceed 11 metres, or 3 storeys, whichever is less, in *height*.
- .2 No *accessory building* shall exceed 3.5 metres in *height*.
- (ee) By amending Section 5.7.7 **Height** in **SECTION 5.7 – RR LLHJ ZONE – LILLOOET LAKE – HEATHER JEAN ZONE** to read as follows:
- 5.7.7 No *principal building* shall exceed 11 metres, or 3 storeys, whichever is less, in *height*.
- (ff) By amending the table in Section 7.1.7 **Height Regulations** in **SECTION 7.1 – R1 ZONE – RESIDENTIAL 1** to read as follows:
- 7.1.7 On a parcel located in the R1 Zone, the following height regulations apply:

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Maximum height for <i>single family dwelling</i>	11m, or 3 storeys, whichever is less
.2	Maximum height for <i>duplex</i>	11m, or 3 storeys, whichever is less
.3	Maximum height for <i>accessory buildings and structures</i>	6m

- (gg) By replacing “(b) auxiliary dwelling unit, as per s. 11.1.2” under Section 11.1.1 (1) **Permitted Uses** in **SECTION 11.1 – CD1 ZONE – COMPREHENSIVE DEVELOPMENT 1 – WEDGEWOODS ESTATES** with “(b) *accessory dwelling unit*”.
- (hh) By replacing “(l) *carriage house*” under Section 11.1.1 (1) **Permitted Uses** in **SECTION 11.1 – CD1 ZONE - COMPREHENSIVE DEVELOPMENT 1 – WEDGEWOODS ESTATES** with “(l) *secondary suite*”.
- (ii) By amending provision 11.1.2 (2) (b) under Section 11.1.2 **Density** in **SECTION 11.1 – CD1 ZONE – COMPREHENSIVE DEVELOPMENT 1 – WEDGEWOODS ESTATES** to read as follows:
- (b) No more than one *single family dwelling* and one *secondary suite* located within the *single family dwelling* or one *accessory dwelling unit* may be located on a parcel.
- (jj) By amending provision 11.1.2 (2) (c) under Section 11.1.2 **Density** in **SECTION 11.1 – CD1 ZONE – COMPREHENSIVE DEVELOPMENT 1 – WEDGEWOODS ESTATES** to read as follows:
- (c) a *secondary suite* or *accessory dwelling unit* permitted under 11.2(2)(b) must not exceed 110 square metres in area; and
- (kk) By removing provision 11.1.2 (3) under Section 11.1.2 **Density** in **SECTION 11.1 – CD1 ZONE – COMPREHENSIVE DEVELOPMENT 1 – WEDGEWOODS ESTATES**, and renumbering subsequent provisions.
- (ll) By removing provision 11.1.2 (5) under Section 11.1.2 **Density** in **SECTION 11.1 – CD1 ZONE – COMPREHENSIVE DEVELOPMENT 1 – WEDGEWOODS ESTATES**, and renumbering subsequent provisions.
- (mm) By amending provision 11.1.2 (6) under Section 11.1.2 **Density** in **SECTION 11.1 – CD1 ZONE – COMPREHENSIVE DEVELOPMENT 1 – WEDGEWOODS ESTATES** to read as follows:
- (6) On a parcel with an *accessory dwelling unit*, no more than 1 additional *accessory building* up to a *maximum gross floor area* of 20m² shall be permitted.
- (nn) By amending the table under Section 11.1.9 in **SECTION 11.1 – CD1 ZONE – COMPREHENSIVE DEVELOPMENT 1 – WEDGEWOODS ESTATES** to read as follows:

11.1.9 On a parcel in located in the CD-1 Zone, the following height regulations apply:

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Maximum height for <i>single family dwelling</i>	11m, or 3 storeys, whichever is less
.2	Maximum height for <i>accessory dwelling unit</i>	8m, or 2 storeys, whichever is less
.3	Maximum height for <i>accessory buildings and structures</i>	6m

READ A FIRST TIME this 24th day of APRIL, 2024
READ A SECOND TIME this 24th day of APRIL, 2024
READ A THIRD TIME this 24th day of APRIL, 2024
ADOPTED this day of , 2024

Jen Ford
Chair

Angela Belsham
Corporate Officer

**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

(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 setback 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 setback for <i>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 setback for <i>cannabis production facility</i> (from all <i>parcel lines</i>)	15 m
.7	Maximum <i>height</i> for a <i>cannabis production facility</i>	15 m
.8	Maximum <i>gross floor area</i> for a <i>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</i> or <i>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</i> or <i>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</i> or <i>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 <i>secondary suite</i> or <i>accessory dwelling unit</i>
.3	Maximum number of <i>accessory buildings</i> per <i>parcel</i>	2
.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	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
.7	Maximum number of residential <i>parcels</i> in the BBR3 <i>zone</i>	26
.8	Maximum <i>parcel coverage</i>	35%
.9	Maximum <i>gross floor area</i> of <i>single family dwelling</i>	465 m ²
.10	Maximum <i>gross floor area</i> of <i>cottage</i>	140 m ²
.11	Maximum <i>gross floor area</i> of <i>accessory building</i> used for parking	55 m ²
.12	Maximum combined <i>gross floor area</i> of a <i>cottage</i> and parking <i>use</i>	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 <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: 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</i> and <i>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:

.6 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.

(w) By adding a maximum gross floor area for accessory dwelling units under the Gross Floor Area Section 16.3.14.2 as follows:

.3 The maximum *gross floor area* for an *accessory dwelling unit* is 110 m², with a maximum height of 8 m or 2 storeys.

READ A FIRST TIME this	24 th day of	April, 2024
READ A SECOND TIME this	24 th day of	April, 2024
READ A THIRD TIME this	24 th day of	April, 2024
ADOPTED this	day of	, 2024

Jen Ford
Chair

Angela Belsham
Corporate Officer