



Date: 13/06/2024

To: Chair and Directors, Cariboo Regional District Board

And To: Murray Daly, Chief Administrative Officer

From: Nigel Whitehead, Manager of Planning Services

Date of Meeting: Cariboo Regional District Board_Jun20_2024

File: 3360-20/20240027

Short Summary:

Small-Scale Multi-Unit Housing (SSMUH) Zoning Amendment Bylaws

South Cariboo Area Zoning Amendment Bylaw No. 5480, 2024

Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 5481, 2024

Quesnel Fringe Area Zoning Amendment Bylaw No. 5482, 2024

Voting:

Stakeholder Vote – Unweighted – All Electoral Areas

Memorandum:

Following the information memorandum on the Board's May 24, 2024 agenda (attachment 2), Zoning Amendment Bylaw No's 5480, 5481, and 5482 are presented for the Board's consideration of three readings and adoption. Adoption of these zoning bylaw amendments will ensure compliance with the provincial Small-Scale Multi-Unit Housing (SSMUH) legislation. In accordance with subsection 481.3(7) of the *Local Government Act*, the Board must consider the SSMUH Provincial Policy Manual & Site Standards prior to development or adoption of the applicable zoning amendment bylaws. Attachment 3 summarizes where CRD zoning regulations and procedures align or diverge from provincial guidelines and provide justification and/or reasoning for any divergence.

Notice of the proposed zoning amendment bylaws was provided on the CRD's website and posted in the June 5th and 12th editions of the Quesnel Observer, and the June 6th and 13th editions of the Williams Lake Tribune and 100 Mile House Free Press. At time of drafting, no public comments were received. Any comments supplied prior to the Board meeting will be presented to the Board as a late item. The necessary zoning bylaw amendments must be adopted by June 30, 2024 in accordance with 481.3(2) of the *Local Government Act*.

Policy Manual Review

A detailed review summary is provided as Attachment 3 and applicable sections of the policy manual are highlighted in Attachment 4. The most significant areas of divergence from provincial recommendations are highlighted below for the Board's consideration:

1. Setbacks: CRD property line setbacks are generally higher than provincial recommendations. Table 5 (p. 6) of Attachment 3 provides a specific comparison. Given the dominance of large, rural lot sizes, the present setbacks are not anticipated to impact development potential. Some lots, typically small lakefront properties, may have site constraints where variances can be considered on a case-by-case basis where additional density should be reviewed carefully given the potential impact on water quality.
2. Building Height/Storeys: Maximum height of buildings is slightly below the provincial recommendation (less than 0.5 m variance), however the method of measurement may impact the roof design of a third storey on designs where a peaked roof is desired. Current height regulations meet the context of the rural character expected in the CRD. Staff will monitor whether future amendments are recommended based on development proposals and variance requests. Staff are further working on Accessory Dwelling Unit (ADU) regulatory amendments that will recommend removal of a single storey limit on carriage houses, to be presented at a future Board meeting. This would bring the CRD carriage house regulations into alignment with member municipalities and provincial recommendations.
3. Lot Coverage: Maximum lot coverage in some cases is below the provincial recommendation; 10% - 40% CRD vs. 25% - 40% recommended. To date, staff have not encountered situations where maximum lot coverage would impede build-out of an additional ADU on a rural property. Properties where there may be lot coverage challenges, such as R 1 or R 2 zones, meet the provincial recommendation of 40% coverage. No change is recommended by staff.
4. Off-Street Parking Requirements: The recommended provincial site standards applicable to the CRD (i.e. Site Standards Package A) provides a minimum of one parking space per dwelling unit. CRD regulations require an additional parking space for the principal dwelling unit (i.e. 2 spaces), and one additional space for each ADU. Accordingly, this is above the provincial recommendation by one parking space, however staff consider the current requirements reasonable and reflective of vehicle ownership and use in the region.
5. On-site owner-occupation: CRD regulations currently require a property owner to reside on any property with an additional dwelling unit. The Provincial recommendation is to remove this requirement as it hinders rental opportunities and is legally dubious as to its enforcement in BC. Staff will bring this issue back to the Board for further consideration at a future meeting.

Attachments:

1. Proposed Zoning Amendment Bylaw Nos. 5480, 5481, 5482
2. Board Memorandum – May 24, 2024 Board Meeting
3. CRD SSMUH Summary Table
4. SSMUH Policy Manual

Financial Implications:

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Policy Implications:

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Alignment with Strategic Plan:

- Infrastructure and Asset Management:** To establish a systematic, predictable approach to managing the regional district's assets and infrastructure that builds on current asset management data and condition assessments.
- Enhanced Communications and Engagement:** To build trust and credibility of the regional district by enhancing our communications and engagement with citizens, stakeholders, and volunteers.
- Effective and Responsive Land Use Planning and Development:** To ensure our land use planning and development is responsive to future growth and housing needs, anticipates risks and hazards associated with climate change and provides efficient and consistent processes for landowners and developers.
- Relationships with First Nations:** To foster a healthy and inclusive region by building and strengthening our relationships with First Nations and embracing the principles of reconciliation.

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CAO Comments:

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Options:

1. Adopt the proposed bylaws;
2. Defer;
3. Deny.

Recommendation:

#1: That the Board confirms it has considered the Small-Scale, Multi-Unit Housing Provincial Policy Manual & Site Standards prior to consideration of South Cariboo Area Zoning Amendment Bylaw No. 5480, 2024, Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 5481, 2024, and Quesnel Fringe Area Zoning Amendment Bylaw No. 5482, 2024.

#2: That South Cariboo Area Zoning Amendment Bylaw No. 5480, 2024 be read a first, second, and third time this 20th day of June 2024.

#3: That South Cariboo Area Zoning Amendment Bylaw No. 5480, 2024 be adopted this 20th day of June 2024.

#4: That Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 5481, 2024 be read a first, second, and third time this 20th day of June 2024.

#5: That Williams Lake Fringe and 150 Mile House Area Zoning Amendment Bylaw No. 5481, 2024 be adopted this 20th day of June 2024.

#6: That Quesnel Fringe Area Zoning Amendment Bylaw No. 5482, 2024 be read a first, second, and third time this 20th day of June 2024.

#7: That Quesnel Fringe Area Zoning Amendment Bylaw No. 5482, 2024 be adopted this 20th day of June 2024.