

Date: 17/05/2024

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_May24_2024

File: 6410-01

Short Summary:

Small-Scale Multi-Unit Housing (SSMUH) Legislation & Required Zoning Bylaw Amendments

Background:

As a result of 2023's Bill 44 amendments to the *Local Government Act (LGA)*, section 481.3 establishes new minimum density requirements – known as Small-Scale Multi-Unit Housing (SSMUH) - throughout the province. Firstly, to note, the SSMUH requirements do not apply to Rural Land Use Bylaws. Within the CRD, the additional 3, 4, or 6 dwelling units per residential lot do not apply, as the CRD does not have a Regional Growth Strategy, nor are there Urban Containment Boundaries established within any of the CRD's Official Community Plans, nor do we have any specified transit stops. Accordingly, the SSMUH requirement which applies to the CRD is the SSMUH "floor" of requiring a minimum of one additional dwelling unit, such as a secondary suite, in any "restricted zone." In the CRD's context, a "restricted zone" is any zone which limits the permitted residential use of the property to a detached single-family dwelling. The new *Local Government Act* section requires that all local government zoning bylaws be brought into compliance by June 30, 2024.

In 2018, the CRD Board adopted comprehensive zoning and rural land use bylaw amendments allowing accessory dwelling units (ADU's) in all residential and rural zones. A handful of special exception zones were not included (most likely unintentionally) in these amendments, and therefore are classified as "restricted zones" within the context of the amended *Local Government Act*. After review of the affected zoning bylaws and property zoning database, there are approximately 50 to 60 parcels that may be considered a "restricted zone."

Rather than amend each of the affected special exception zones, staff intend to bring forward proposed text amendments to the General Provisions sections of the Quesnel Fringe Area Zoning Bylaw, Williams Lake Fringe and 150 Mile House Area Zoning Bylaw and South Cariboo Area Zoning Bylaw. The proposed amendments will provide clarity that a minimum of one secondary suite within a single-family dwelling is permitted in any provincially designated "restricted zone," developed in accordance with the existing standards within the applicable

zoning bylaw. See attached markup of the Secondary Suite and Detached ADU section for a draft example.

The above discussed amendments are legislatively required. The Board is authorized to give three readings and adoption to the amendments at a single meeting (expected for the June 20 Board Meeting). The amendments are exempted from the consistency rule with OCP's. A public hearing is prohibited on the amendments; however, public notice is required of the Board's intent to consider the amendments. Public notice will be provided in the Quesnel Observer, Williams Lake Tribune, and 100 Mile House Free Press newspapers in the two weeks prior to the June 20 Board meeting, and also posted on the CRD's website and in our offices as required by the *Local Government Act*.

In accordance with subsection 481.3(7) of the *Local Government Act*, the Board must consider the BC Small-Scale, Multi-Unit Housing Policy Manual and Site Standards document when developing or adopting the proposed zoning bylaw amendments. The policy manual is attached for initial review by the Board. Staff have highlighted the portions of the manual that are broadly applicable to the CRD's context. A detailed summary of specific considerations will be developed by staff and provided to the Board at the June 20 meeting.

Moving forward, local governments are prohibited from considering zoning bylaw amendments which would create new or additional "restricted zones."

Attachments:

1. BC Small-Scale, Multi-Unit Housing Policy Manual and Site Standards (highlighting by CRD staff)
2. Draft Amended Bylaw - Markup