



Date: 27/02/2025

To: Chair and Directors, Cariboo Regional District Board

And To: Murray Daly, Chief Administrative Officer

From: Gerald Pinchbeck, Manager of Communications

Date of Meeting: Cariboo Regional District Board_Feb28_2025

File: 0360-20/2025/NCLGA

Short Summary:

AIS – NCLGA Resolution – Accessory Dwellings in the ALR

Voting:

Corporate Vote - Unweighted

Memorandum:

At its January 24, 2025 meeting, the Board directed staff to prepare a resolution on this subject.

Resolutions which call for increased accessory dwelling footprints in the ALR have been endorsed by UBCM in the past.

- [2014-B115 Secondary Dwellings \(Spallumcheen\)](#) – “...allow a permanent second residence to a maximum size of 2,000 square feet within a home plate footprint...”
- [2017-B139 Single Wide Mobile Homes as a Second Dwellings on Agricultural Properties \(Nanaimo RD\)](#) – “...amend (ALR) policies to allow for the siting of other types of factory built, movable dwellings outside of the CSA Z240 series standards.”
- [2019-B168 ALR Use Regulation \(East Kootenay RD\)](#) – “...reinstate the previous provisions of the legislation which facilitated the construction of additional dwellings for farm help, manufactured homes for immediate family members, accommodation above an existing farm building, or a second single family dwelling.”

The CRD’s resolution in comparison to the previously endorsed resolutions is modest in its objectives. Its primary aim is to allow for standard-sized manufactured homes as secondary dwellings on parcels under 40-hectares within the ALR. Further, the proposed resolution addresses recent policy changes which the prior resolutions do not consider due to their age. Overall, the recommended resolution appears to be consistent with and builds upon existing UBCM policy positions.

Attachments:

Accessory Dwellings in the ALR – NCLGA Resolution Backgrounder

Financial Implications:

None.

Policy Implications:

None.

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.

Significant portions of the CRD are included in the ALR. This results in limitations to how the CRD can plan for community growth, housing needs, and maintain control over the development process. Ensuring that ALR lands can be reasonably developed to standards similar for non-ALR parcels in the CRD ensures consistency in the decisions made by the CRD.

CAO Comments:

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Options:

1. Endorse the recommendation;
2. Propose an alternate resolution;
3. Other action.

Recommendation:

That the following resolution be approved for submission to the 2025 NCLGA Convention:

Accessory Dwellings in the Agricultural Land Reserve

WHEREAS manufactured homes are recognized as a common, affordable, and readily available form of housing across the province, particularly in rural areas, having limited long term impact to underlying soil conditions due to their surface mounted design;

AND WHEREAS on Dec 31, 2021, in an effort to provide housing flexibility in the ALR, the province permitted a second dwelling unit to be constructed within the ALR to a maximum of

90 sq. m. on parcels of 40 hectares or less in size, which represents a non-standard, customized manufactured home, often preventing the construction of flexible additional housing within the ALR;

THEREFORE, be it resolved that NCLGA and UBCM call on the Province of B.C. to amend the ALC Act and associated regulations accordingly to permit the construction of either a 90 sq. m. accessory dwelling unit or a standard-sized manufactured home up to a maximum 148 sq. m. total floor area on parcels under 40 ha within the ALR.