

REGIONAL DISTRICT OF NORTH OKANAGAN

Extract from the Minutes of a Meeting of the

Board of Directors

Held on

Wednesday, April 17, 2024

Bylaw 3001 - Zoning Amendment
Bylaw 3008 - Silver Star Zoning Amendment
Provincial Housing Regulations (Bill 44)

Moved and seconded

That notice be given in accordance with Section 467 of the *Local Government Act* that Zoning Amendment Bylaw No. 3001, 2024, which proposes to amend the *Regional District of North Okanagan Zoning Bylaw No. 3000, 2023* to comply with Provincial Housing Regulations (Bill 44), will be considered for First Reading at a future meeting; and further,

That notice be given in accordance with Section 467 of the *Local Government Act* that Silver Star Zoning Amendment Bylaw No. 3008, 2024, which proposes to amend the *Silver Star Zoning Bylaw No. 1926, 2004* to comply with Provincial Housing Regulations (Bill 44), will be considered for First Reading at a future meeting.

CARRIED

REGIONAL DISTRICT OF NORTH OKANAGAN

BYLAW No. 3001

WHEREAS pursuant to Section 479 of the *Local Government Act*, the Board of the Regional District of North Okanagan may, by Bylaw, divide the whole or part of the Regional District into zones, name each zone, establish boundaries for the zones and regulate uses within those zones;

AND WHEREAS the Board has created zones, named each zone, established boundaries for these zones and regulated uses within those zones by Bylaw No. 3000, being the "*Regional District of North Okanagan Zoning Bylaw No. 3000, 2023*" as amended;

AND WHEREAS the Board is required to amend Bylaw No. 3000 to comply with Provincial Housing Regulations (Bill 44);

NOW THEREFORE, the Board of the Regional District of North Okanagan in open meeting assembled, hereby **ENACTS AS FOLLOWS**:

1. This Bylaw may be cited as "**Zoning Amendment Bylaw No. 3001, 2024**".
2. *Regional District of North Okanagan Zoning Bylaw No. 3000, 2023* is amended as follows:
 - a. Section 3.24.1 by deleting the words "on lots that are 0.4 ha and larger" and adding the words "For properties that are not within the Residential Small-Scale, Multi-Unit Housing (R.8) zone," before the words "secondary suites".
 - b. Section 3.24.2 by deleting this section in its entirety.
 - c. Section 3.25.2 by deleting the words "comply with Section 3.25.1 above and the following" with the words "be connected to community water and community sewer systems".
 - d. Sections 3.25.2.a through to Section 3.25.2.f by deleting these sections in their entirety.
 - e. Section 3.26.2 by deleting the words "must comply with Section 3.26.1 above and".
 - f. Section 3.28.1 by adding the words "Residential Small-Scale, Multi-Unit Housing (R.8)" before the words "and Small Holding (S.H)".
 - g. Section 8.1.11 by reducing the minimum number of parking spaces required for "1-4 Family Dwellings" from "2 per dwelling unit" to "1.5 per dwelling unit" and for "Secondary Dwellings" from "2 per dwelling unit larger than 90 m²" to "1.5 per dwelling unit larger than 90 m²".
 - h. Section 15.1.2.i by deleting this section in its entirety.
 - i. Sections 15.1.5.a and 15.1.5.b by deleting these sections in their entirety.
 - j. Section 15.1.5.c by deleting the words "0.4 ha or greater".
 - k. Section 15.1.7.a by deleting the words "dwellings and".
 - l. Section 15.1.7 by adding Section 15.1.7.c: "the lesser of 11 m or three storeys for dwellings".
 - m. Section 15.1.9.c by replacing the words "7.5 m" with "6 m".
 - n. Section 15.2.2.i by deleting this section in its entirety.
 - o. Sections 15.2.3.a and 15.2.3.b by deleting these sections in their entirety.

- p. Section 15.2.3.c by deleting the words “0.4 ha or greater but”.
- q. Section 15.2.5.a by deleting the words “dwellings and”.
- r. Section 15.2.5 by adding Section 15.2.5.c: “the lesser of 11 m or three storeys for dwellings”.
- s. Section 15.2.7.c by replacing the words “7.5 m” with “6 m”.
- t. Section 15.3.2.h by replacing the word “secondary” with “additional”.
- u. Section 15.3.3 by adding the words “one single family dwelling and one secondary suite” after the words “more than”.
- v. Sections 15.3.3.a and 15.3.3.b by deleting these sections in their entirety.
- w. Section 15.3.4 by adding Section 15.3.4.c: “For properties less than 1,300 m²: four dwelling units which may be attached or detached”.
- x. Section 15.3.6.a by replacing the words “the lesser of 10 m or two storeys for dwellings” with “8 m for additional dwellings”.
- y. Section 15.3.6.b by replacing the words “multi-family use” with “dwellings”.
- z. Section 15.3.8.c.iii by adding the words “additional dwellings and” before the words “accessory residential”.
- aa. Sections 15.3.8.c.i through 15.3.8.c.iii by replacing the word “front” with “rear”.
- bb. Section 15.3.12.a by deleting the words “for single family dwellings”.
- cc. Sections 15.3.12.b and 15.3.12.d by deleting these sections in their entirety.
- dd. Section 15.3.12.e by replacing the words “35 m” with “30 m”.
- ee. Section 15.3.13.a by deleting the words “for single family dwellings”.
- ff. Sections 15.3.13.d, 15.3.13.e and 15.3.13.f by deleting these sections in their entirety.
- gg. Section 15.3.13.h by replacing the words “1,900 m²” with “1,300 m²”.
- hh. Section 15.7.4 by replacing the word “buildings” with “dwellings”.
- ii. Section 15 by adding Section 15.8 as the Residential Small-Scale, Multi-Unit Housing (R.8) zone attached as Schedule “A”.
- jj. Sections 16.1.3.a, 16.2.5.a, 16.3.4.a and 16.4.4.a by deleting these sections in their entirety.
- kk. Sections 16.1.3.b, 16.2.5.b, 16.3.4.b and 16.4.4.b by deleting the words, “0.4 ha or greater but”.
- ll. Sections 18.2.3 by replacing the word “lease” with “strata” and deleting the words “allowed per lot”.
- mm. Sections 18.2.4 and 18.2.5 by replacing the word “lease” with “strata”.
- nn. By renumbering sections accordingly.
- oo. The zoning of the properties shown in cross-hatched on attached Schedules “B” and “C” attached to and forming part of this Bylaw are changed on Schedule “A” of the *Regional District of North Okanagan Zoning Bylaw No. 3000, 2023* from the Residential Single Family (R.1) zone and the Residential Two Family (R.2) zone to the Residential Small-Scale, Multi-Unit Housing (R.8) zone.

Advertised on this 13th day of May, 2024
this 14th day of May, 2024

Read a First, Second and Third Time this day of , 2024

**Approved by Minister of Transportation and
Infrastructure** this day of , 2024
(Transportation Act s. 52(3))

ADOPTED this day of , 2024

Chair

Deputy Corporate Officer

15.8 **RESIDENTIAL SMALL-SCALE, MULTI-UNIT HOUSING (R.8) ZONE**

Use Regulations

1. The following [principal uses](#) and no others shall be permitted in the Residential Small-Scale, Multi-Unit Housing (R.8) zone:
 - a. [Single family dwellings](#), [two family dwellings](#), [three family dwellings](#) and [four family dwellings](#)
2. The following [accessory uses](#) and no others shall be permitted in the Residential Small-Scale, Multi-Unit Housing (R.8) zone:
 - a. [Accessory buildings and structures](#)
 - b. [Boarding house](#)
 - c. [Minor group homes](#)
 - d. [Home occupation](#)
 - e. [Secondary suites](#)
 - f. [Additional dwellings](#)
 - g. [Unenclosed parking and storage](#)

Density Regulations

3. The number of [dwellings](#) allowed per [lot](#) must not be more than:
 - a. For properties that are not connected to community water and community sewer systems which are provided as a service by a local government: one single family dwelling and one secondary suite.
 - b. For properties that are connected to [community water and community sewer systems](#) which are provided as a service by a local government: four dwelling units which may be attached or detached.
4. The minimum [lot area](#) of lots created within this zone must meet the requirements in [Section 15.1.10](#) below.

Development Regulations

5. The height of [buildings](#) and [structures](#) must not exceed:
 - a. 8 m for additional dwellings;
 - b. the lesser of 12 m or three [storeys](#) for [dwellings](#);
 - c. 6 m for all other [accessory buildings or structures](#).
6. [Lot coverage](#) must not be greater than 40% for all buildings and structures including [accessory buildings and structures](#) which must not have a lot coverage greater than 7.5%.
7. All buildings and structures must comply with the following [setbacks](#):
 - a. Not less than 6 m for [exterior side](#) and [front lot lines](#) to all entrances to garages and carports.

Schedule "A" attached to and forming part of Bylaw No. 3001, 2024

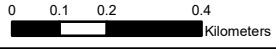
- b. Not less than 4.5 m for exterior side and front lot lines for all other buildings and structures.
- c. Not less than 6 m for a [rear lot line](#) except additional dwellings and [accessory buildings and structures](#) must not be less than 2 m to a rear lot line.
- d. Not less than 2 m for [interior side lot lines](#).

Subdivision Regulations


- 8. Lots created by subdivision within this zone must have a [lot frontage](#) of not less than 18 m except that pie shaped lots must have a lot frontage of not less than 9 m provided that the average lot width throughout a depth of 30 m measured along a perpendicular line commencing at the centre of the property on the frontage [road](#) complies with the requirements above.
- 9. Lots created by subdivision within this zone must have an area of not less than:
 - a. 560 m² where the lot is connected to [community water and community sewer systems](#) which are provided as a service by a local government.
 - b. 1 ha where the lot is not connected to community water and community sewer systems which are provided as a service by a local government.
 - c. Notwithstanding the above, the panhandle portion of lots subdivided within this zone that have a width of less than 14 m shall not be calculated as part of the minimum lot area.




1:16,000



Schedule "B" to accompany the Zoning Amendment Bylaw No. 3001,2024

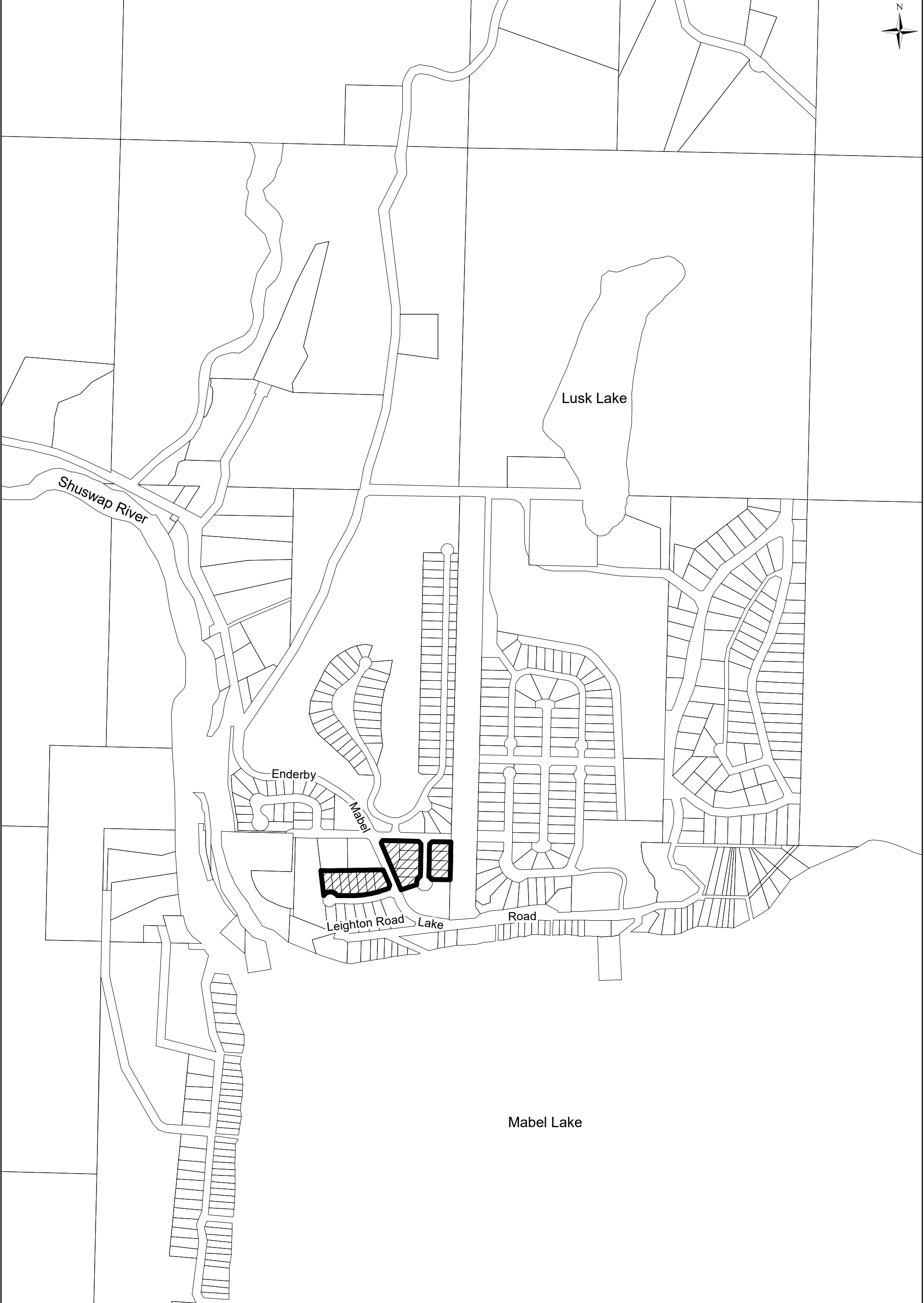
 - Properties changed from the Residential Single Family (R.1) zone to the Residential Small Scale, Multi-Unit Housing (R.8) zone


 - Properties changed from the Residential Two Family (R.2) zone to Residential Small Scale, Multi-Unit Housing (R.8) zone

I hereby certify this to be a true and correct copy of Schedule "B" attached to and forming part of
"Zoning Amendment Bylaw No. 3001,2024"

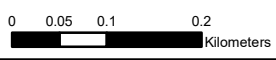
Dated at Coldstream, B.C. this _____ day of _____, 2024

 Corporate Officer



Schedule "C" to accompany Zoning Amendment Bylaw No. 3001, 2024
 - Properties changed from the Residential Single Family (R.1) zone to the Residential Small Scale, Multi-Unit Housing (R.8) zone
 I hereby certify this to be a true and correct copy of Schedule "C" attached to and forming part of the
"Zoning Amendment Bylaw No. 3001, 2024"
 Dated at Coldstream, B.C. this _____ day of _____, 2024

1:8,000



Corporate Officer

REGIONAL DISTRICT OF NORTH OKANAGAN

BYLAW No. 3008, 2024

WHEREAS pursuant to Section 479 [Zoning bylaws] of the *Local Government Act*, the Board of the Regional District of North Okanagan may, by Bylaw, divide the whole or part of the Regional District into zones, name each zone, establish boundaries for the zones and regulate uses within those zones;

AND WHEREAS the Board has created zones, named each zone, established boundaries for these zones and regulated uses within those zones by Bylaw No. 1926, 2004, being the “*Silver Star Zoning Bylaw No. 1926, 2004*” as amended;

AND WHEREAS the Board is required to amend Bylaw No. 1926 to comply with Provincial Housing Regulations (Bill 44);

NOW THEREFORE, the Board of the Regional District of North Okanagan in open meeting assembled, hereby **ENACTS AS FOLLOWS**:

1. This Bylaw may be cited as “***Silver Star Zoning Amendment Bylaw No. 3008, 2024***”.
2. *Silver Star Zoning Bylaw No. 1926, 2004* is amended as follows:
 - a. Section 501.1 by listing “suites” as a permitted use in the Residential Single Family (R.1) zone.
 - b. Section 501.2 by adding the words “with or without one suite” after the words “one single dwelling”.
 - c. Table #1 in Section 803 is amended by adding a requirement to provide 0.5 parking space for a suite in the Residential Single Family (R.1) zone.
 - d. By renumbering sections accordingly.

Advertised on	this	13th	day of	May, 2024
	this	14th	day of	May, 2024

Read a First, Second and Third Time	this		day of	, 2024
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Approved by Minister of Transportation and Infrastructure <i>(Transportation Act s. 52(3))</i>	this		day of	, 2024
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ADOPTED	this		day of	, 2024
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Chair

Deputy Corporate Officer



REGIONAL
DISTRICT
NORTH
OKANAGAN

STAFF REPORT

TO: Board of Directors

FROM: Planning Department

SUBJECT: Zoning Bylaw Amendments - Provincial Housing Regulations (Bill 44)

File No: 24-0138-B-TA
24-0139-CSS-TA

Date: March 27, 2024

RECOMMENDATION:

That notice be given in accordance with Section 467 of the *Local Government Act* that Zoning Amendment Bylaw No. 3001, 2024, which proposes to amend the *Regional District of North Okanagan Zoning Bylaw No. 3000, 2023* to comply with Provincial Housing Regulations (Bill 44), will be considered for First Reading at a future meeting; and further,

That notice be given in accordance with Section 467 of the *Local Government Act* that Silver Star Zoning Amendment Bylaw No. 3008, 2024, which proposes to amend the *Silver Star Zoning Bylaw No. 1926, 2004* to comply with Provincial Housing Regulations (Bill 44), will be considered for First Reading at a future meeting.

SUMMARY:

Bill 44 *Housing Statutes (Residential Development) Amendment Act* was brought into force in December 2023. The Act prescribes, among other things, the minimum number of housing units required to be permitted on certain parcels of land that are zoned for residential use. Specifically and as it applies to the Regional District, the Act prescribes that the Regional District zoning bylaws be amended to permit:

- one single family dwelling and one secondary suite or one additional dwelling on each parcel of land that is currently zoned to permit only one single family dwelling and is not connected to a water and sewer system which is provided as a service by a local government; and
- up to four dwellings on each parcel of land that is currently zoned to permit only one or two dwellings, is within an urban containment boundary established by the Regional Growth Strategy and is connected to a water and sewer system which is provided as a service by a local government.

The Act requires the above changes to be made by June 30, 2024. To address this requirement, staff recommend that notice be given in accordance with Section 467 of the *Local Government Act* that Zoning Amendment Bylaw No. 3001 and Zoning Amendment Bylaw No. 3008, which propose to amend the Regional District Zoning Bylaw and Silver Star Zoning Bylaw to comply with Provincial Housing Regulations (Bill 44), will be considered for First Reading at a future meeting.

BACKGROUND:

Overview of Bill 44: Regional District Context

Bill 44 *Housing Statutes Amendment Act* prescribes, among other things, the minimum number of housing units required to be permitted on certain parcels of land that are zoned for residential use. Specifically, the Act prescribes that “restricted zones” within Regional District zoning bylaws be amended to permit:

- one single family dwelling and one secondary suite or one additional dwelling on each parcel of land that is currently zoned (“restricted”) to permit only one single family dwelling and is not connected to a community water and sewer system which is provided as a service by a local government; and
- up to four dwellings on each parcel of land that is currently zoned (“restricted”) to permit only one or two dwellings, is within an urban containment boundary established by a Regional Growth Strategy and is connected to a community water and sewer system which is provided as a service by a local government.

In preparing and adopting zoning amendment bylaws to permit the use and density required by Bill 44, Regional Districts must consider the Provincial Policy Manual and Site Standards on Small-Scale, Multi-Unit Housing (December 14, 2023).

There are circumstances set out in Bill 44 under which certain parcels of land are exempt from the requirement to amend a zoning bylaw to allow up to four dwellings. These exemptions include:

- land that is protected under Section 12.1(2) of the Heritage Conservation Act (which includes archeological sites, known and unknown);
- land that is protected under a heritage designation protection bylaw;
- land that is not connected to water and sewer systems provided as a service by a municipality or regional district;
- land within a zone of which the minimum lot size that may be created by subdivision is 4050 m²;
- a parcel of land that is larger than 4050 m².

Additional circumstances under which parcels are exempt from the requirements of Bill 44 include:

- lands that are within a manufactured home zone;
- lands that are not within a “restricted zone”, which includes zones that restrict the residential use and density of use to less than prescribed in the legislation;
- lands which are subject to the Agricultural Land Reserve Regulations; and
- lands that are subject to a hazardous condition.

A local government may apply for extensions to the June 30, 2024 deadline for specific parcels or areas under the following conditions:

- the local government is in the process of upgrading infrastructure that services the specific parcels or areas for which the extension is being requested;
- the infrastructure that services the specific parcels or area is such that compliance by the deadline is likely to increase a risk to health, public safety or the environment in the area; or
- extraordinary circumstances exist that otherwise prevent compliance in relation to the specific parcels or area.

Local governments may request an extension to the June 30, 2024 deadline by submitting an application to the Province. The application must be submitted on or before June 1, 2024 and must include required documentation (such as a report by a qualified professional attesting to the infrastructure need and risk). Extensions only apply to the specific parcels or areas impacted.

Public Notice

Bill 44 brought changes to the *Local Government Act* which state that:

- a local government is prohibited from holding a Public Hearing on a zoning amendment bylaw proposed for the sole purpose of complying with the small-scale multi-unit housing requirements; and
- if a local government is prohibited from holding a Public Hearing, it must provide notice of the proposed date of the First Reading of the applicable zoning amendment bylaw.

Properties within the Regional District affected by Bill 44

The Regional District Zoning Bylaw and the Silver Star Zoning Bylaw must be amended to permit one single family dwelling and one secondary suite or one additional dwelling on each parcel of land that is currently zoned to permit only one single family dwelling and is not connected to a community water and sewer system which is provided as a service by a local government. There are no exemptions to this requirement, however, the Provincial Policy Manual and Site Standards recommend that only secondary suites and not additional dwelling units be permitted on lots that are less than 1 ha and are not serviced by sewer systems operated by a local government.

There are two areas within the Regional District where the three and four unit housing provisions of Bill 44 would apply where both water and sewer systems provided by a local government are available. This includes properties that are located within the Mabel Lake Water and Sewer Service Areas and the Swan Lake Corridor where properties are within both the Greater Vernon Water Utility Service Area and the North Okanagan Wastewater Recovery Service Area (when the service becomes available).

As the sewer system at Silver Star is currently privately owned, the three and four unit housing provisions of Bill 44 do not apply.

The RDNO Utilities Department is currently conducting studies to assess the capacities of the Mabel Lake Water and Sewer Service Areas and the Greater Vernon Water Utility Service Area. Assessments completed to date indicate that these services are at or nearing capacity. Developers will need to make infrastructure upgrades to accommodate the densities required by Bill 44. The RDNO Utilities Department is not proposing at this time to recommend an extension to the June 30, 2024 deadline.

DISCUSSION:

The Provincial Policy Manual and Site Standards on Small-Scale, Multi-Unit Housing provides recommendations on how to bring zoning regulations into compliance with Bill 44. This includes recommendations outlined in Tables 5 and 6 (see Attachment A) on building setbacks, height, lot coverage and parking spaces. The Provincial Policy Manual and Site Standards was considered in drafting the following proposed amendments to the RDNO Zoning Bylaw and the Silver Star Zoning Bylaw.

Proposed Amendments to RDNO Zoning Bylaw No. 3000:

Staff recommend the following changes to the RDNO Zoning Bylaw in order to comply with Bill 44:

- Remove regulations that prohibit secondary suites on rural and residential zoned properties that are less than 0.4 ha and are not connected to a community water and community sewer system. Zoning Bylaw No. 3000 currently permits secondary suites on all rural and residential zoned properties which are 0.4 ha and larger;

- Remove regulations that restrict the size of secondary suites to 90 m² on properties that are less than 0.4 ha. Zoning Bylaw No. 3000 currently does not restrict the size of secondary suites on properties which are 0.4 ha and greater;
- Reduce the minimum number of parking spaces required for “1-4 Family Dwellings” from “2 per dwelling unit” to “1.5 per dwelling unit” and for “Secondary Dwellings” from “2 per dwelling unit larger than 90 m²” to “1.5 per dwelling unit larger than 90 m²”;
- Increase the maximum allowable height of dwellings in the Single Family Residential (R.1) and Two Family Residential (R.2) zones from “10 m or two stories” to “11 m or three stories”;
- Decrease the minimum allowable rear year setback of buildings in the Single Family Residential (R.1) and Two Family Residential (R.2) zones from “7.5 m” to “6 m”;
- Add a new zone entitled “Residential Small-Scale, Multi-Unit Housing (R.8) Zone” which allows up to four dwelling units on properties that are connected to a community water and sewer system which is provided as a service by a local government;
- Establish the maximum allowable height of dwellings in the R.8 zone as the “lesser of 12 m or three stories” for single, two, three and four family dwellings. Also establish the minimum setback for such dwellings as 4.5 m-6 m from exterior side and front lot lines, 6 m from rear lot lines and 2 m from side lot lines;
- Establish the maximum allowable height of additional dwellings in the R.8 zone as the “8 m”. Also establish the minimum setback for such dwellings as 4.5 m to 6 m from exterior side and front lot lines, 2 m from rear lot lines and 2 m from side lot lines;
- Establish the minimum lot size that may be created by subdivision in the R.8 zone as 560 m²;
- As shown on Schedule “A” attached to Zoning Amendment Bylaw No. 3001, rezone properties in the Mabel Lake Water and Sewer Service Areas and the Swan Lake Corridor where they are within both the Greater Vernon Water Utility Service Area and the North Okanagan Wastewater Recovery Service Area (when the service becomes available) from the R.1 and R.2 zones to the R.8 zone;
- Leave the zoning as is for the following properties within these service areas:
 - properties zoned Small Holding (S.H), Country Residential (C.R), and Non-Urban (N.U) as the minimum lot size standard in these zones is greater than 4050 m²;
 - properties that are larger than 4050 m²;
 - properties that are not in a ‘restricted zone’, including the Residential Multi-Family (R.3) zone, the Residential Manufactured Home Subdivision (R.4) zone, Residential Manufactured Home Community (R.4) zone, Residential Seasonal Single Family (R.6) zone, Residential Dwelling and Recreational Vehicle (R.7) zone, Comprehensive Development zones, Commercial zones and Industrial zones;
 - properties that are subject to the Agricultural Land Reserve Regulations;
 - properties that contain a known archeological site under the Heritage Conservation Act;
 - properties within the Swan Lake Service Area that are designated as Mixed Commercial / Light Industrial in the Electoral Areas “B” and “C” Official Community Plan;
- Revise the R.1, R.2 and R.3 zones so that the regulations within these zones are consistent with the proposed new R.8 zone.

Staff note that Zoning Bylaw No. 3000 currently does not allow secondary dwellings to be stratified. Should the Board wish to increase flexibility related to secondary dwellings which are not within the Agricultural Land Reserve, the Bylaw could also be amended to remove the provisions which prohibit stratification of secondary dwellings.

Staff also note that several housekeeping amendments are proposed to address errors within the Mabel Lake Comprehensive Development (CD.2) zone and the Residential Multi-Family (R.3) zone.

Proposed Amendments to Silver Star Zoning Bylaw No. 1926:

Staff recommend the following changes to the Silver Star Zoning Bylaw in order to comply with Bill 44:

- List “suites” as a permitted use in the Residential Single Dwelling (R.1) zone and add a provision to limit the number of dwellings to “one single dwelling with or without a suite”. This affects 25 properties in the ‘Cabin Colony’ area.
- Add a requirement to provide 0.5 parking space for a suite in the R.1 zone.

Staff note that the BC Building Code no longer requires a suite to be limited in size (total or percentage of the building). Should the Board wish to increase flexibility related to suites, the Bylaw could also be amended to remove the provisions which requires suites be no more than 30% of the size of the dwelling.

Public Notice

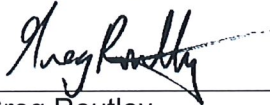
In keeping with the provisions of Bill 44, a notice will be posted in accordance with the new provisions of Section 467 of the *Local Government Act* to advise the public that the Board of Directors will consider giving First Reading to Zoning Amendment Bylaw No. 3001 and Zoning Amendment Bylaw No. 3008 at a future meeting.

Submitted by:



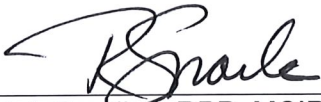
Jennifer Miles, RPP, MCIP
Planner II

Reviewed by:



Greg Routley
Deputy Planning Manager

Endorsed by:



Rob Smailes, RPP, MCIP
General Manager, Planning and Building

Approved for Inclusion:



David Sewell
Chief Administrative Officer

2. Site standards package A

2.1 Where should it apply?

This group of zoning bylaw regulations is intended for lots in *Restricted Zones* that are **required to permit a secondary suite and/or an accessory dwelling unit** in addition to the principal residence. Lots and jurisdictions to which this requirement applies include:

- the lands within a regional electoral area that are not identified in an urban containment boundary established by a regional growth strategy or that are wholly outside of the boundary,
- the portions of municipalities or municipalities that are wholly outside of urban containment boundaries, and
- municipalities with populations less than 5,000 that do not have urban containment boundaries.

There is no size limit for the lots to which the requirement for a secondary suite and/or accessory dwelling unit applies. (To mitigate risks related to groundwater contamination, only secondary suites, not accessory dwelling units, should be permitted on properties less than one hectare in size that are not serviced by sewer systems operated by a local government).

Lands in the Agricultural Land Reserve that are zoned for single-family use must also permit secondary suites and/or an accessory dwelling unit, subject to the 2021 changes to the *Agricultural Land Commission Act* and *Agricultural Land Reserve Use Regulation*. Further information can be found at: [Housing in the ALR](#).

2.2 Objectives

The objectives of the benchmark zoning bylaw regulations in Table 5 include:

- recognizing and maintaining consistency with the rural and semi-rural characteristics of the lots and jurisdictions to which they will apply,
- discouraging and mitigating the impacts of sprawl, and
- providing flexibility on the lot for various building forms and configurations.

Table 5: Recommended zoning regulations for lots requiring a minimum of 2 units

Zoning Bylaw Parameter	Recommended Benchmark Regulation	Considerations
Front Lot Line Setback	Minimum of 5 – 6 metres	This front lot line setback maintains some consistency with conditions in most rural and semi-rural areas.
Rear Lot Line Setback	Minimum of 6 metres for principal buildings Minimum of 1.5 metres for ADUs	
Side Lot Line Setbacks	Minimum of 1.2 metres	This minimum requirement will enable flexibility for a large range of lot sizes, configurations, and building types. Larger distances from property lines are likely to be used by builders or developers to meet BC Building Code requirements for combustible buildings, and to accommodate drive aisles to back of the property (if used).
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	A universal height limit that permits three stories regardless of the method of measurement, site gradient, or roof style is recommended to help improve the viability and diversity of SSMUH housing forms.
Maximum Number of Storeys	3 storeys for principal dwellings 2 storeys for accessory dwelling units	In smaller lot settings, permitting 3 stories may reduce the loss of trees, green space, or farmland. In larger lot settings, large distances between adjacent dwellings mitigate relative height and privacy concerns.
Maximum Lot Coverage	25-40%	Relatively low lot coverages will help limit the size and cost of new units on large lots. 25% may be appropriate for large lots and up to 40% for smaller lots.
Off-Street Parking Requirements	One space per dwelling unit	

3. Site standards package B

3.1 Where should it apply?

This suite of zoning bylaw regulations is intended for lots in *Restricted Zones* that are **required to permit three or four units** and are typically sized single-family and duplex lots that are **generally less than 1,215 m² in size**. This number may vary depending on typical lot sizes in communities. An appropriate threshold should be identified at which larger setbacks and lower lot coverage limits would apply, with the objective of providing an upper limit on the size of new units to improve their affordability, while ensuring three- to four-bedroom units that could accommodate families are still possible.

SSMUH requirements specify that lots less than 280 m² must be permitted to have at least 3 housing units, while those equal to or greater than 280 m² must be permitted to have at least 4 units. The recommended zoning regulations below are appropriate for lots on which either 3 or 4 housing units are permitted.

3.2 Objectives

The objectives of the recommended zoning bylaw regulations in Table 6 include:

- improving the economic and spatial viability of establishing new units on typically sized single family and duplex lots to contributed to increased housing supply and affordability;
- contributing to street, neighbourhood and urban vibrancy through smaller front yard setbacks;
- maintaining adequate pervious surfaces to reduce impacts on stormwater services and water resources, Increase opportunities for tree retention and planning, and improve onsite livability for residents;
- reducing sprawl, auto-dependency, greenhouse gas emissions from transportation, and improving the viability of transit through gentle densification in existing neighbourhoods; and
- providing flexibility on lots for various building forms and configurations, which will contribute to a greater diversity of housing types and improved project viability.

Table 6: Recommended zoning regulations for lots requiring a minimum of 3 or 4 units that are less than 1,215m² in size

Zoning Bylaw Parameter	Recommended Benchmark Regulation	Considerations
Front Lot Line Setback	Minimum of 2 metres	A front lot line setback of 4-6 metres may be warranted if there are no sidewalks or public boulevards for trees, or to accommodate stormwater infrastructure or future road or right-of-way dedications.
Rear Lot Line Setback	Minimum of 1.5 metres for ADUs or main buildings	Actual rear lot line setbacks will approximate 5 meters if parking in rear is required due to parking requirements and lot configuration.
Side Lot Line Setbacks	Minimum of 1.2 metres	Actual side setbacks will approximate 3 meters if parking in rear is required due to parking requirements and lot configuration.
Maximum Height	Maximum building height of 11 metres to the mid-point of a pitched roof or highest point of a flat roof	A universal height limit that permits three stories regardless of the method of measurement, site gradient, or roof style is recommended to help improve the viability and diversity of SSMUH housing forms.
Maximum Number of Storeys	3	
Maximum Lot Coverage	50%	Onsite parking requirements will contribute significantly to impervious surface coverage on lots. Impervious coverages exceeding 60% may require on-site stormwater retention and/or treatment.
Off-Street Parking Requirements	Maximum 0.5 space/unit if lot is within 800 m of transit stop with a bus at a minimum frequency of every 15 minutes (measured between 7am – 7pm) Maximum 1 space/unit otherwise	Other factors that could be used to set parking requirements include proximity to services (e.g., designated village or town centres), walk scores, and the availability of on-street or other parking alternatives. Higher maximum parking requirements (e.g., 1.5 spaces/unit) may be appropriate in smaller communities with no or limited public transportation, or for example, where on-street parking is impractical due to snow removal requirements.