

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: J. Zaffino, Chief Administrative Officer

DATE: January 4, 2024

RE: Electoral Area “H” Zoning Bylaw No. 3065 – SSMUH Compliance (H2024.005-ZONE)

Administrative Recommendation:

THAT the Electoral Area “H” Zoning Bylaw No. 3065, 2024, be read a third time.

Purpose:

It is being proposed to introduce a new zoning bylaw for Electoral Area “H” in order to comply with new provincial requirements for Small-Scale Multi-Unit Housing (SSMUH) in the *Local Government Act*.

Background:

At its meeting of February 22, 2024, the Planning and Development (P&D) Committee of the Board considered a series of proposed amendments to the various Electoral Area zoning bylaws in order to achieve SSMUH Compliance.

On April 22, 2024, the Regional District provided written notification to approximately five (5) property owners of industrially zoned land and approximately 23 property owners of commercially zoned land advising of the Project and offering an opportunity to review the zoning of their land.

On May 28, 2024, an electronic Public Information Meeting (PIM) was held via the Webex platform and was attended by approximately two (2) members of the public.

On May 30, 2024, an in-person PIM was held at the Princeton Library and was attended by approximately four (4) members of the public.

At its meeting of June 13, 2024, the P&D Committee consider an Administrative Report that provided an assessment of the draft zoning bylaw against the Board’s “Land Use Bylaw Transition Policy” (2016).

At its regular meeting of June 13, 2024, the Board approved 1st and 2nd reading of the Electoral Area “H” Zoning Bylaw and directed that a public hearing be scheduled for its meeting of July 4, 2024.

Approval from the Ministry of Transportation and Infrastructure (MoTI) is required prior to adoption as the proposed bylaw applies to lands within 800 metres of a controlled access highway (i.e. Highway 3).

Analysis:

Administration considers that the introduction of a new Electoral Area “H” Zoning Bylaw will improve ease of use by the public as well as staff, ensure compliance with provincial SSMUH requirements and

is also an opportune time to address internal inconsistencies and conflicts that may have arisen within the bylaw following its adoption in 2013.

Further to the Board's "Land Use Bylaw Transition Policy", the most "significant" policy change between the current zoning bylaw and Draft Zoning Bylaw No. 3065 is seen to be in relation to ensuring SSMUH Compliance.

The other proposed changes are generally considered to be more minor in nature and generally reflect directions set by the Board in relation to other electoral area zoning bylaws.

In summary, Administration is supportive of the Electoral Area "H" Zoning Bylaw No. 3065, and is recommending in favour of the bylaw.

Alternatives:

1. THAT first and second reading of the Electoral Area "H" Zoning Bylaw No. 3065, 2024, be rescinded and the bylaw abandoned.

Respectfully submitted:



C. Garrish, Senior Manager of Planning