



## The Corporation of the Village of Salmo

### COMMITTEE OF THE WHOLE MEETING

A Committee of the Whole Meeting of the Council of the Village of Salmo to be held in Council Chambers at 423 Davies Avenue, Salmo, B.C. on **Tuesday, November 21, 2023 at 6:00 p.m.**

*The public may attend in person or electronically. The electronic link will be available on our website on Tuesday.*

#### AGENDA:

**1. Call to Order**

**2. Adoption of Agenda**

**RECOMMENDATION:**

That the draft agenda of Committee of the Whole Meeting of Tuesday, November 21, 2023 be adopted as presented.

**3. Zoning Bylaw Updates**

**(1) RECOMMENDATION:**

That Council direct staff to:

- (a) Include Bill 44 and the impacts of this legislation in our Strategic Planning session agenda.
- (b) Prepare amendments to *Zoning Bylaw #717, 2023* to include the newly introduced requirements of Bill 44.
- (c) Bring forward these amendments to Council in a draft version of *Zoning Bylaw #717* for discussion at a Committee of the Whole Meeting in the new year.

**4. Public Input**

**5. Adjournment**

Given under my hand this 16<sup>th</sup> day of November 2023 and posted in accordance with Section 127 of the *Community Charter*.

Originally Signed By:

Ange Qualizza

CAO/Corporate Officer





# The Corporation of the Village of Salmo

## Committee of the Whole

Report Date: November 16, 2023

Meeting Date: November 21, 2023

From: CAO Qualizza

Subject: Zoning Bylaw Update

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### 1. PURPOSE

To provide Council an opportunity to discuss the proposed Zoning Bylaw update considering the new legislation, Bill 44: *Housing Statutes (Residential Development) Amendment Act, 2023*.

### 2. DISCUSSION

The proposed legislation will require local governments to update their bylaws to accommodate housing zoning requirements.

Significant details of the legislation will be further defined via regulation and guidelines, with a policy manual being scheduled to be released in December of 2023 that will set clear 'provincial expectations in terms of setbacks, height restrictions, parking and lot coverage'.

Additionally, we received confirmation directly from the Ministry of Housing that there will be specific communication coming for communities under 5,000 in December of this year, and funding will be announced in January to support local governments meeting these requirements.

The interim timelines released relating to OCP, zoning and Housing Needs Report (HNR) changes are:

- January 2024 – Housing Needs Report instructions to be provided to local governments.
- June/ July 2024 – OCP/zoning review/update instructions to be provided to municipalities.
- January 1, 2025 (date subject to regulation) – local governments must have completed their interim HNR.
- December 31, 2025 (date subject to regulation) Municipalities must have completed their review and update of their OCPs and zoning bylaws (based on interim HNR).

We know that regulations may be made to exempt certain local governments, or a class of local governments from OCP and HNR related requirements, but this information has not been released.

### 3. BACKGROUND

Under the *Local Government Act*, a Zoning Bylaw is the principal way that local governments can regulate land use. A Zoning Bylaw consists of a set of rules that determine how land can and cannot be used, what can and cannot be built within each zone, and sets out the regulations intended to ensure the orderly development of the community and avoids conflicts between incompatible uses.

Council gave first reading to a draft Zoning Bylaw on December 13, 2022 in a Regular Meeting of Council. In August of 2023, Council rescinded first reading of *Zoning Bylaw #717, 2023*.

Currently, *Zoning Bylaw #489, 2001* is in effect.

4. **ANAYLISIS**

With significant details yet to be released regarding Bill 44, and with scarce resources available to the Village of Salmo, it would be appropriate to pause advancing an updated Zoning Bylaw for adoption to ensure we capture the entirety of the proposed new Zoning requirements the Province has introduced.

With Council participating in a Strategic Planning session in January, it would be an ideal time to discuss and resource a work plan to advance the entirety of Bill 44 requirements.

With the Province committing to a complete information package on timelines, policy guidelines and details of the Zoning requirements for communities under 5,000 coming in December, it would be very appropriate to discuss advancing this work at our Strategic Planning session.

5. **RECOMMENDATION**

That Council direct staff to:

- (a) Include Bill 44 and the impacts of this legislation in our Strategic Planning session agenda.
- (b) Prepare amendments to *Zoning Bylaw #717, 2023* to include the newly introduced requirements of Bill 44.
- (c) Bring forward these amendments to Council in a draft version of *Zoning Bylaw #717* for discussion at a Committee of the Whole Meeting in the new year.

Respectfully submitted,

CAO Qualizza