

2024 Zoning Bylaw Update: Conformance with Bill 44 – Housing Statutes

SUMMERLAND – In conformance with the province’s enacted housing legislation, from the Fall 2023 sitting of the BC Legislature, the District of Summerland has recently adopted Zoning Bylaw updates ahead of the mandated deadline from the province of **June 30, 2024**.

Following a technical review of the housing legislation and drafting of three (3) proposed new “Residential Urban - RU” zones, the proposed zoning bylaw amendments were consulted with the public through feedback from online submissions and in-person public open houses, committee review, and Council review, and ultimately adopted into the District’s Zoning Bylaw by Council on June 11, 2024. The three (3) new zones are designed to conform to required legislation to allow for a maximum of four (4) residential units (i.e. multi-unit housing) on all existing single family residential and duplex zoned lots with access to full servicing (water and sanitary sewer).

In addition, the 2024 zoning bylaw update included a number of other changes to the zoning bylaw to improve the effectiveness and interpretation of the bylaw, including:

- Tweaks to the “Short Term Rental” definition and specific use regulations for Short Term Rentals to be consistent with *Bill 35: The Short Term Rental Accommodations Act*.
- Review and changes to Section 6.0 “Parking & Loading” including reduction of parking requirements for new developments in the Downtown, and increase in the cash-in-lieu fee for parking
- Administrative amendments to help with bylaw enforcement, interpretation clarity, and to reduce the number of requested variances being submitted to the District.

To review the new Zoning Bylaw, please visit the District’s zoning webpage here:

www.summerland.ca/planning-building/zoning

To review your new zoning for your property, please access the District’s GIS spatial viewer, click on the “Planning Information” layer, and search for your property address here:

www.summerland.ca/planning-building/gis-mapping/spatial-viewer

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