

BILL 44: RESTRICTED ZONES & DENSITY MINIMUMS*

	Secondary Suite or ADU	Minimum 3 units: Lots <280m ² Minimum 4 units: Lots >280m ²	Minimum 6 units**
Must be permitted where?	<p>All lots in single-detached residential zones in all municipalities and regional district electoral areas.</p> <p>Lots larger than 4,050m²</p> <p>Lots which are not connected to a municipal sewer <u>or</u> water system</p>	<p>Lots in single-family and duplex zones in municipalities >5000 people that are:</p> <ul style="list-style-type: none"> - Within an Urban Containment Boundary (UCB), OR - If no UCB, all single-detached/duplex zones 	<p>Same areas as for 3 to 4 units and:</p> <ul style="list-style-type: none"> - Within 400 metres of a prescribed bus stop** - Greater than 280m²

* Pursuant to Bill 44, which added [Section 481.3 of the Local Government Act](#), and [Section 2 of the Local Government Zoning Bylaw Regulation](#)

**A bus stop is a bus stop for the purposes the minimum 6-unit requirement required by S.481.3(5)(a) of the LGA. (Note: nowhere in Peachland meets this criteria and so the 6 unit minimum does not apply):

- a) at least every 15 minutes, on average, between the hours of 7 a.m. and 7 p.m., Monday to Friday;
- b) at least every 15 minutes, on average, between the hours of 10 a.m. and 6 p.m. on Saturdays and Sundays.

BILL 44 – EXEMPTIONS

Exempt from <u>ALL</u> SSMUH density requirements	Exempt from requirement to permit 3 to 6 units. Must still allow secondary suite <u>or</u> ADU.
Areas within a rural land use bylaw under section 457 of the Local Government Act	Land that is not connected to a water <u>or</u> sewer system.
Land which is subject to a hazardous condition and where the Local Government has obtained a report from a qualified professional which certifies that increasing the density would significantly increase the threat or risk from a hazardous condition and the threat cannot practically be mitigated.	Land that is serviced by a private utility (water <u>or</u> sewer)
Lands in a local trust area under the <i>Islands Trust Act</i>	Parcels of land larger than 4,050m ²
	Land protected under S.12.1(2) of the Heritage Conservation Act
	Land designated as protected under a heritage designation bylaw per S.611 of the LGA (as of Dec. 7, 2023)
	Land subject to a heritage revitalization agreement per S. 586 of LGA (as of Dec. 7, 2023) that restricts use or density otherwise required by SSMUH.
	Land within a Transit-Oriented Area