

HAVE YOU HEARD...

... about the new provincial housing legislation?

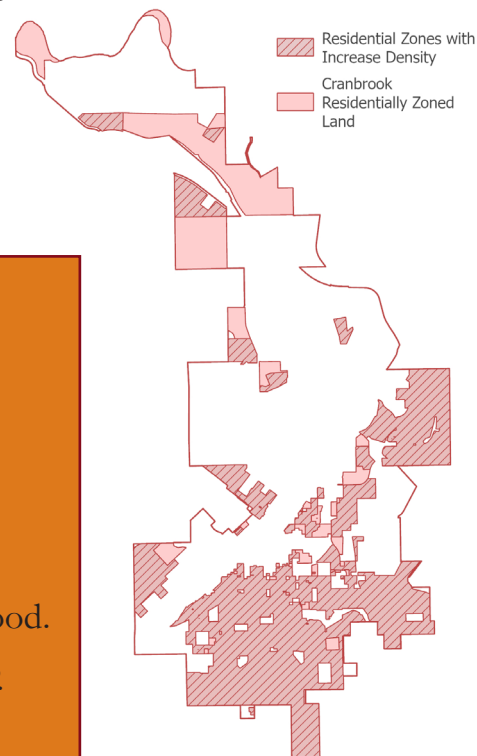


The province has made some legislative changes that **require** municipalities to allow for greater housing density across BC, known as Bill 44. This is done as an effort to remove barriers to some housing types that are often limited by zoning regulations. The province is now permitting more small-scale, multi-unit housing options, like townhomes, duplexes, triplexes, secondary suites and laneway homes, in low-density neighbourhoods across all BC municipalities, greater than 5,000.

SO, WHAT DOES THIS MEAN?



Overall, it means opportunity for more housing choices and fewer barriers to new multi-unit, small scale development, allowing for gentle density throughout our existing neighbourhoods. These changes may have impacts on your neighbourhood if you live in a low density residential area.



WHAT TO EXPECT IN CRANBROOK:

- More housing choice!
- A more predictable approvals process.
- Improved collaboration with local government.
- Up to 4 dwelling units on properties zoned for lower density.
- Possibly more accessory dwelling units being built in your neighbourhood.
- Fewer public hearings for zoning amendments that align with the OCP.
- Zoning bylaw update by June 2024 to allow for new housing forms.

As this legislation was only adopted in December 2023, City of Cranbrook staff are still learning how this legislation will be applied. The Province will be providing further guidance in the coming months. Stay tuned for more information as we learn together how these new changes affect our community.

FOR MORE INFORMATION:

- <https://news.gov.bc.ca/releaes/2023PREM0062-001706>
- https://news.gov.bc.ca/files/Housing_Tech_Brief_Nov_01_2023.pdf