



Staff Report

Date: September 13, 2024
To: D. Fish, Chief Administrative Officer
From: C. Wentland, Planning/Economic Development Officer
Subject: Repealing Zoning Bylaw of the Regional District of Skeena “A”, 1971

RECOMMENDATION:

THAT the Staff Report entitled “Repealing Zoning Bylaw of the Regional District of Skeena “A”, 1971” be received;

AND THAT the Board perform First Reading to the North Coast Regional District Mainland Zoning Repealing Bylaw No. 695, in conjunction with its Solid Waste Management Plan, Financial Plan, and the provincial guidelines established under the Housing Statutes Amendment Act (Small-Scale Multi-Unit Housing), 2023;

AND THAT the Board waive the Public Hearing pursuant to s.467 of the Local Government Act.

PURPOSE:

To present to the Board the proposed North Coast Regional District Mainland Zoning Repealing Bylaw No. 695 and to proceed with First Reading in conjunction with its Solid Waste Management Plan, Financial Plan, and the provincial guidelines established under the Housing Statutes Amendment Act (Small-Scale Multi-Unit Housing), 2023.

SUMMARY:

In late 2023, the Province of BC passed the Housing Statutes Amendment Act (Small Scale Multi-Unit Housing), 2023 known as Bill 44. Under this legislation, all local governments in the Province were required to upzone residential land to accommodate residential growth, and required to waive public hearings which were solely related to residential growth and compliant with OCPs. Companion legislation for Transit-Oriented Development and Development Finance were also adopted. Under the suite of legislation, the NCRD must amend zoning bylaws to meet the requirements no later than June 30, 2024.

Due to the age and state of the bylaw, and changes to administrative boundaries which have occurred, staff advise that mapping the area of interest contained in the bylaw is a complex task which would require access to historical lot lines and other points described in the bylaw’s text. No mapping exists for this bylaw, and it has been unadministrated for an unknown amount of time.

Having developed new Official Community Plans for the affected Electoral Areas, zoning bylaws along the described corridor of Highway 16 which affect Electoral Areas A and C must be consistent with the new OCPs. Without the opportunity to identify administrative boundaries, and without a desire from the Electoral Areas to maintain the bylaw, staff are recommending that the bylaw be repealed. Should the communities in these Electoral Areas determine in the future that they would like to adopt a new zoning bylaw, staff will work with residents, stakeholders and Directors to have a zoning bylaw developed which reflect new legislative requirements, existing administrative boundaries, and the will of the communities.

Despite waiving the Public Hearing, staff will engage with provincial ministries and stakeholders prior to Second Reading to bring feedback to the Board’s attention.

ATTACHMENTS:

- Attachment A: Mainland Zoning Repealing Bylaw No. 695 (proposed)

STRATEGIC PRIORITIES:

Housing	Board Governance	Shared Services
Economy	North Coast Community	

- Housing Priority 1: The NCRD will work in partnership with First Nations, industry, not-for-profit societies and governments to increase the supply of stable and affordable housing on Haida Gwaii and the Mainland.
 - Action 5: Identify, examine and –if feasible –implement options for direct NCRD involvement in developing housing supply
- North Coast Community Priority 2: The NCRD will update land use policy (i.e., Official Community Plans) and regulatory (i.e., zoning bylaws) frameworks in the Electoral Areas.
 - Action 2: Monitor and amend policies as needed.

RECOMMENDATION:

THAT the Board perform First Reading to the North Coast Regional District Mainland Zoning Repealing Bylaw No. 695, in conjunction with its Solid Waste Management Plan, Financial Plan, and the provincial guidelines established under the Housing Statutes Amendment Act (Small-Scale Multi-Unit Housing), 2023,

AND THAT the Board waive the Public Hearing pursuant to s.467 of the Local Government Act