



## STAFF REPORT

To: Fraser Valley Regional District Board

From: Julie Mundy, Planner I

Date: 2025-12-11

File: 3920-20 1728, 2024  
3920-20 1791, 2025  
6410-20-041

**Subject: Zoning Amendment Bylaw 1728, 2024 and 1791, 2025 for Small Scale Multi-Unit Housing Requirements**

**Reviewed by:** Katelyn Hipwell, Manager of Planning  
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Jennifer Kinneman, Chief Administrative Officer

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### RECOMMENDATION

**THAT** the Fraser Valley Regional District Board give 2<sup>nd</sup> and 3<sup>rd</sup> readings to *Fraser Valley Regional District Zoning Amendment Bylaw No. 1728, 2024*;

**AND THAT** the Fraser Valley Regional District Board adopt *Fraser Valley Regional District Zoning Amendment Bylaw No. 1728, 2024*;

**THAT** the Fraser Valley Regional District Board give 2<sup>nd</sup> and 3<sup>rd</sup> reading to *Fraser Valley Regional District Cultus Lake Park Zoning Amendment Bylaw No. 1791, 2025*;

**AND THAT** the Fraser Valley Regional District Board adopt *Fraser Valley Regional District Cultus Lake Park Zoning Amendment Bylaw No. 1791, 2025*.

### BACKGROUND

The FVRD Board considered 1<sup>st</sup> readings for zoning amendment Bylaws 1728, 2024 and 1791, 2025 on November 27, 2025. The staff report can be found [here](#).

- The purpose of Bylaw No. 1728, 2024 is to allow small scale multi-unit housing within areas regulated by Fraser Valley Regional District Zoning Bylaw No. 1638, 2021.
- The purpose of Bylaw No. 1791, 2025 is to allow small scale multi-unit housing within areas regulated by Cultus Lake Park Zoning Bylaw No. 1375, 2025

The proposed bylaw changes are generally limited to those required to meet provincial Small Scale Multi-Unit Housing (SSMUH) requirements. In the FVRD electoral areas, these requirements are to permit at least one secondary suite or accessory dwelling unit (ADU) on every parcel zoned to allow a single detached dwelling.

## DISCUSSION

### Impacts of Small Scale Multi-Unit Housing (SSMUH)

FVRD retained Urban Systems to assist in evaluating the potential impacts of SSMUH in the electoral areas. The work included projecting realistic SSMUH uptake scenarios, assessing the capacity of existing water and sewer systems, and reviewing groundwater risks associated with on-site septic systems. The final report from Urban Systems report found that most FVRD water and sewer systems have adequate capacity for the anticipated SSMUH growth, and that the additional density is not expected to create hazardous conditions related to the provision of water, sewer, or on-site services. The Urban Systems report has been shared with the FVRD Board as a separate agenda item.

Staff recommend a compliant, but cautious approach to permitting SSMUH – secondary suites will be permitted in all single-family zones regardless of parcel size, however, additional dwelling units will be limited to one secondary unit per lot rather than allowing both suites and accessory dwelling units (ADUs) on all lots. **This approach is consistent with the Province's *Policy Manual & Site Standards* (2024).**

The existing Zoning Bylaw 1638, 2021 includes regulations for ADUs, such as siting requirements, minimum servicing requirements, and minimum lot sizes. These regulations have been retained. However, the previous geographic restrictions for ADUs in Electoral Areas E and F have been removed for consistency across the electoral areas.

### Public Notification

Local governments are prohibited from holding a public hearing for zoning amendments made solely to comply with SSMUH requirements. Although a public hearing is not permitted, the *Local Government Act* requires notice to be published prior to first reading of the bylaws.

This notification was published on the FVRD website and Facebook page on November 13, 2025. Notice was also placed on the FVRD public notice board. All notification requirements under the *Local Government Act* and the FVRD Public Notice Bylaw have been met.

### Cultus Lake Park Board

In consultation with the Cultus Lake Park Board, the proposed zoning bylaw amendment implements the minimum requirements under the provincial legislation. Changes to Cultus Lake Park Zoning Bylaw No. 1375, 2025 are limited to the inclusion of secondary suites in residential zones, and no amendments to allow accessory dwelling units are included.

### Next Steps

FVRD received an extension to implement SSMUH requirements from the original date of June 30, 2024, to December 31, 2025. Adoption of the zoning bylaws under consideration will bring FVRD into compliance with provincial legislation.

If the Board adopts Bylaw 1728, 2024 and Bylaw 1791, 2025, FVRD staff will notify the provincial Planning and Land Use Management Branch that the required zoning bylaw updates are now complete in accordance with the extended deadline.

## **COST**

The province provided Housing Capacity Funding to FVRD to support and supplement local government activities and projects to meet the new housing legislative requirements. This grant was used to support Urban Systems in their servicing capacity analysis for SSMUH. Work performed under the grant funding must be completed by December 31, 2025, and all financial reporting must be completed by February 14, 2026.

There are no additional costs associated with the implementation of the zoning bylaw amendments.

## **CONCLUSION**

FVRD is required to make zoning bylaw changes to comply with new provincial legislation and can not unreasonably restrict the provincially mandated density. FVRD must allow at least one secondary suite or accessory dwelling unit on every parcel zoned for a single detached dwelling.

The completed growth projections and assessment of FVRD water and sewer systems support the conclusion that SSMUH uptake scenarios can generally be accommodated by existing system capacities. Additionally, the reporting to date does not indicate that hazardous conditions to people or the environment would be created through implementation of SSMUH.

Consequently, staff recommend adoption of the bylaws under consideration. Adoption of *Fraser Valley Regional District Zoning Amendment Bylaw No. 1728, 2024* and *Fraser Valley Regional District Cultus Lake Park Zoning Amendment Bylaw No. 1791, 2025* will bring FVRD into compliance with provincial legislation for small scale multi-unit housing.