

**Public Notice | Zoning Amendment Bylaw No. 738, 2024  
(Small-Scale Multi-Unit Housing Compliance)**

May 30, 2024

**Proposed Zoning Amendment: No Public Hearing to be Held.**

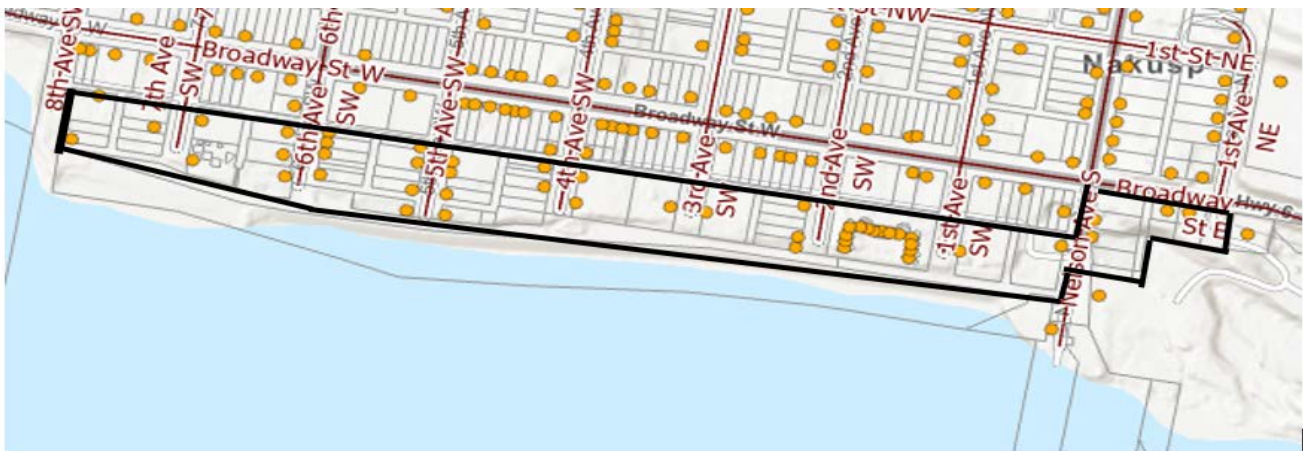
**Zoning Amendment Bylaw No. 738, 2024 (Small-Scale Multi-Unit Housing Compliance)**

NOTICE IS HEREBY GIVEN under Section 467 of the Local Government Act that the Village of Nakusp Council will consider first, second, third, and final readings for Zoning Amendment Bylaw No. 738, 2024 (Small-Scale Multi-Unit Housing Compliance) during the regular council meeting to be held at **6:30 pm on Monday, June 24, 2024, at the Emergency Services Building located at 300 8<sup>th</sup> Ave NW and Virtual**. Council is authorized under Section 135 of the Community Charter, to give this bylaw first, second, third, and final readings all at this one meeting. Please note the Province has forbidden any Public Hearings to be held on this matter.

**Purpose:** The proposed bylaw amendments will bring the Village of Nakusp Zoning Bylaw No. 729, 2023, into compliance with Bill 44 Housing Statutes, the new provincial legislation that received royal assent on December 7, 2023. The Village is required to update the Zoning Bylaw to allow all properties in Restricted Zones to be permitted a secondary suite or a detached accessory dwelling unit (i.e. carriage house). The only Restricted Zone that does not comply with the legislation is LD1- Lakeshore Development. LD-1 zone is being amended to allow Accessory Dwelling (Attached), Accessory Dwelling (Detached), and Duplexes. As well, the section 3.12.1(b), stating: "Accessory Dwelling Units are not permitted on a Parcel that contains a Bed and Breakfast use" will be removed since this can create conflicts with Bill 44 in specific circumstances. A conflict will result in the Village's Zoning Bylaw regulations being out of compliance with Provincial legislation.

**Subject Lands:** The proposed amendments to comply with Bill 44 will allow secondary suites to be permitted in the LD1- Lakeshore Development, shown outlined in black in the map below.

**Bylaw Reading:** Consideration of first, second, third, and final readings of the proposed bylaw is scheduled at the Regular Council Meeting on Monday, June 24, 2024, at 6:30 pm at the Emergency Services Building (300 8<sup>th</sup> Ave NW) and Virtual.



Dated this May 30, 2024.



Wayne Robinson, CAO