

Bill 44 Housing Statutes Fact Sheet



Bill 44 was introduced by the Province of BC on November 30, 2023, legislating all local governments to allow for more small-scale multi-unit housing.

Why is this happening?

- Single family homes have become increasingly unaffordable.
- Zoning regulations that exclusively permit single family homes often cover 70-85% of privately held land.
- Multifamily homes are less expensive, but the old rules did not allow multifamily homes on single family lots. Additionally, the rezoning process can be lengthy and complicated, creating further delays in constructing the homes.
- With the removal of the old zoning regulations for single family lots, this will increase the available housing supply in a shorter period of time.

What does it do?

- Allows for one secondary suite or carriage home to be built in a single-family lot without municipal sewer and water connections.
- Allows three or four units on lots zoned for single family or duplexes.
- Removes the requirement for public hearings for rezonings for residential projects that are consistent with the Official Community Plan. If the OCP includes a potential zoning change, the owner can apply to change it without public input. This means that public input must be taken during the OCP updates and not during individual rezoning applications.

How will it work?

- Three units permitted on single family lots less than 280 sq. m. (3014 sq ft or a lot 55ft x 54.5ft approximately).
- Four units permitted on single family lots more than 280 sq. m.
- Reduced setbacks to allow for larger buildings.
- The zoning has been amended to allow for multifamily units on a single family or duplex zoned lot.

What are the changes to the Housing Needs Reports, Official Community Plan, Zoning, and Public Hearings?

- Local government must use the standard provincial method to identify housing needs currently and over the next 20 years.
- Official community plans need to be updated every 5 years forecasting housing needs for the next 20 years.
- Phase out public hearings for zoning changes that are consistent with the OCP, this includes residential/commercial projects that are 50% housing.
- These changes are required by Dec 31, 2025.