

**Appendix E –  
Section 481.3 (1) in Local Government Act [*Zoning bylaws and small-scale multi-family housing*]**

- 481.3 (1) In this section:
- "**manufactured home zone**" means a zone in respect of which the only permitted residential use is for manufactured homes as defined in section 673 [definitions in relation to Part 17];
- "**restricted zone**" means,
- (a) for the purposes of subsection (3), a zone in respect of which the permitted residential use would, but for this section, be restricted to detached single-family dwellings, and
  - (b) for the purposes of subsections (4) and (5), a zone in respect of which the permitted residential use would, but for this section, be restricted to
    - (i) detached single-family dwellings,
    - (ii) detached single-family dwellings with one additional housing unit located within the detached single-family dwelling or on the same parcel or parcels of land on which the detached single-family dwelling is located,
    - (iii) duplexes, or
    - (iv) duplexes with one additional housing unit located within each dwelling comprising the duplex or no more than 2 additional housing units on the same parcel or parcels of land on which the duplex is located, but does not include a manufactured home zone.
- (2) Subject to an exemption under section 481.4 or set out in the regulations, a zoning bylaw adopted on or after June 30, 2024 must permit the use of land, buildings and other structures, and the density of use, required under this section to be permitted.
- (3) A local government must exercise the powers under section 479 to permit the use and density of use necessary to accommodate one or both of the following on land within a restricted zone:
- (a) at least one additional housing unit within a detached dwelling that would otherwise be a single-family dwelling;
  - (b) at least one additional housing unit within another building on the same parcel or parcels of land on which a detached single-family dwelling is located.
- (4) A local government must exercise the powers under section 479 to permit the use and density of use necessary to accommodate at least the prescribed number of housing units on the following land within a restricted zone:
- (a) each parcel of land wholly or partly within an urban containment boundary established by a regional growth strategy applicable to the municipality or regional district, as the case may be;
  - (b) if paragraph (a) does not apply, each parcel of land that is
    - (i) within a municipality the population of which is greater than the prescribed population, and
    - (ii) wholly or partly within an urban containment boundary established by an official community plan of the local government;
  - (c) if neither paragraph (a) nor paragraph (b) applies, each parcel of land within a municipality the population of which is greater than the prescribed population.
- (5) Despite subsection (4), the minimum number of housing units that must be permitted by the council of a municipality on a parcel of land referred to in paragraph (a), (b) or (c) of that subsection is the greater number prescribed for the purposes of this subsection if the parcel of land is
- (a) wholly or partly within a prescribed distance from a bus stop in relation to which the prescribed requirements are met, and
  - (b) at least the prescribed size.
- (6) If the Lieutenant Governor in Council makes regulations respecting the siting, size, dimension, location or type of housing unit required to be permitted under this section, a

local government must exercise the powers under section 479 in accordance with those regulations.

- (7) In developing or adopting a zoning bylaw to permit the use and density of use required under this section to be permitted, a local government must consider applicable guidelines, if any, under section 582.1 [provincial policy guidelines related to small-scale multi-family housing], 2023-45-12 (B.C. Reg. 262/2023)."<sup>1</sup>

---

<sup>1</sup> [Laws Publications - Government](#)