



TOWN OF VIEW ROYAL

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December 4, 2025

Sent via Email

LETTER TO ALL BC MUNICIPAL COUNCILS

Dear Mayor and Council,

RE: Judicial Review of Provincial Housing Laws — Bills 44, 47, 13, 15, and M216

Municipalities across British Columbia are now subject to a suite of provincial housing laws — Bills 44, 47, 13, 15, and M216 — introduced and passed at remarkable speed, with limited consultation and, in some cases, under non-disclosure agreements that prevented open discussion. The timing of these Bills, released after the UBCM resolution deadline, removed the only coordinated opportunity for local governments to provide input or seek policy direction. As a result, councils were left without a meaningful role in shaping legislation that fundamentally alters their authority.

These Bills are not simply about housing supply. Individually and collectively, they alter how local democracy functions. Powers traditionally exercised by elected councils have shifted to prescriptive provincial requirements and external decision-makers. The cancellation of public hearings for many zoning decisions has further limited residents' ability to participate in community planning. Taken together, these changes raise serious questions about whether local governments can continue to operate as accountable democratic institutions.

View Royal Council has authorized the Mayor and CAO to explore a coordinated Judicial Review and to invite other municipalities to consider joining. The purpose of such a review is not to oppose housing, but to obtain clarity on whether the Province acted within lawful limits and whether proper democratic and procedural safeguards were respected.

A Judicial Review would seek answers to key questions:

- Whether these Bills, individually or combined, have eroded councils' capacity to govern and consult their residents.
- Whether eliminating public hearings is consistent with procedural fairness.
- Whether the Province exceeded its authority in reshaping core municipal land use powers.
- Whether the speed, secrecy, and timing of the legislative process met principles of responsible governance.
- What limits exist on unilateral changes to local democratic authority.

Without clarity, municipalities are left uncertain about their future role and accountability to their communities.

We invite your council to consider joining a coalition of municipalities to examine these issues together and to share the associated work and costs.

Sincerely,

A handwritten signature in black ink, appearing to be 'Sid Tobias', written over a light blue grid background.

Mayor Sid Tobias
Town of View Royal

Email: mayortobias@viewroyal.ca

or

c/o View Royal Town Hall
45 View Royal Avenue, Victoria BC V9B 1A6

Email: mayorandcouncil@viewroyal.ca

Attached: **Appendix with Sample Resolutions**

APPENDIX: **SAMPLE RESOLUTION FOR COUNCILS**

RE: Judicial Review of Provincial Housing Laws — Bills 44, 47, 13, 15, and M216

- THAT Council express its interest in joining a coalition of British Columbia municipalities and regional districts to evaluate and potentially pursue a coordinated Judicial Review of provincial housing legislation, including Bills 44, 47, 13, 15, and M216;
- AND THAT Council note concerns regarding the lack of consultation, the use of non-disclosure agreements, the timing of legislative release after the UBCM resolution deadline, the removal of public hearings, and the cumulative erosion of local democratic authority;
- AND THAT Council support the creation of a joint municipal working group to identify shared legal issues, coordinate information, and explore cost-sharing;
- AND THAT Council authorize the Mayor or designate to engage with participating municipalities and report back on legal options, partnership structures, and financial implications.