

Small Scale Multi-Unit Housing (SSMUH)

Excerpts from Stage 3 Report & Draft Zoning

abbotsfwd 2050

Spring 2025 Stage 3 Engagement

DRAFT HIGHLIGHTS | Small-Scale Multi-Unit Housing (SSMUH)



Provincial legislation requires that the City allow at least 3-4 units (depending on lot size) on all residential lots within the Urban Development Boundary. In response, new land use designations have been developed to replace designations that previously supported fewer housing units.

Note: The majority of properties with a SSMUH designation will also be rezoned to permit the required housing. This means that applicants will only need to obtain a building permit prior to construction.

New
(OCP)

New Land Use designations

Replace existing single detached and duplex land use designations with new SSMUH designations.

Previous Designation	New Designation
Urban 3 - Infill	SSMUH 1
Urban 4 - Detached	SSMUH 2
Urban Large Lot	SSMUH 3
Suburban	SSMUH 4

New
(OCP)

Development Permit not required

To accelerate new housing, the OCP's Multi-Unit Residential Development Permit Guidelines will no longer apply to developments of four units or less. This means that SSMUH developments can proceed straight to the building permit application stage.

Many of the provisions that are typically evaluated through a form & character development permit will be incorporated into zoning regulations and evaluated through building permit.

New
(OCP)

Diverse housing options

To support housing diversity, SSMUH land use designations enable the following housing types, to a maximum of 4 units per lot.

	SSMUH 1	SSMUH 2	SSMUH 3	SSMUH 4
Single Detached	✓	✓	✓	✓
Duplex	✓	✓	✓	✓
Townhouse (3-4 unit)	✓			
Secondary Suite	✓	✓	✓	✓
Garden Suite	✓	✓	✓	✓
Coach House	✓	✓	✓	✓

New
(Zoning)

Consolidate existing zones into new SSMUH zones

Rezone SSMUH-eligible properties to new zones that align with the applicable land use designation.

Examples include, but are not limited to:

Land Use Designation	Existing Zoning	New Zoning
SSMUH 1	RS3-i, RS3-ig, RS4-i	SSMUH 1
SSMUH 2	RS3, RS4	SSMUH 2
	RS5, RS6	SSMUH 2g
SSMUH 3	RS1	SSMUH 3
SSMUH 4	SR	SSMUH 4

This means that SSMUH development will not require a rezoning and can go straight to the building permit application stage.

New
(Zoning)

Increase minimum lot size to accommodate 4 units per lot

The 2016 OCP supports the creation of new properties as small as 300 m². Now that 4 units must be allowed on all properties, a new minimum size of 495 m² ensures that new properties created in the future are big enough to accommodate the necessary housing as well as trees, grass, stormwater management, and on-site parking.

New
(Zoning)

Increase opportunities for home ownership (stratification)

To create new opportunities for home ownership, in SSMUH 1 areas, all housing types can be individually owned (stratified) except for secondary suites. In SSMUH 2, 3, and 4, principal dwelling units (e.g. duplex) can be independently owned while accessory dwelling units (e.g. garden suite) cannot be stratified.

	SSMUH 1	SSMUH 2	SSMUH 3	SSMUH 4
Single Detached	✓	✓	✓	✓
Duplex	✓	✓	✓	✓
Townhouse (3-4 unit)	✓	-	-	-
Secondary Suite	x	x	x	x
Garden Suite	✓	x	x	x
Coach House	✓	x	x	x

☒ Strata ☒ Non-Strata ☐ Not applicable

Note: The BC Building Code requires that Secondary Suites be part of the same real estate entity as the principal unit within which they are located.

New
(Zoning)

Bigger buildings to accommodate more housing

Allow larger buildings as more housing units are added to a property. For example, the size of a single detached house is not proposed to change from existing rules, but a duplex could be slightly larger than a single detached house, and, where permitted, a 3 or 4 unit townhouse could be larger still.

New
(Zoning)

Make sure there is enough parking

Existing parking requirements are not proposed to change. SSMUH developments will require ~1.5 parking spaces per unit, on average. A property with 4 units requires 6 on-site parking spaces.

New
(Zoning)

Retain space for trees, yards, and stormwater management

New limitations on the amount of hard/impervious surfaces on a property, in combination with a maximum amount of paved driveway, will make sure that there is space for trees, yards, and stormwater management.

New
(Zoning)

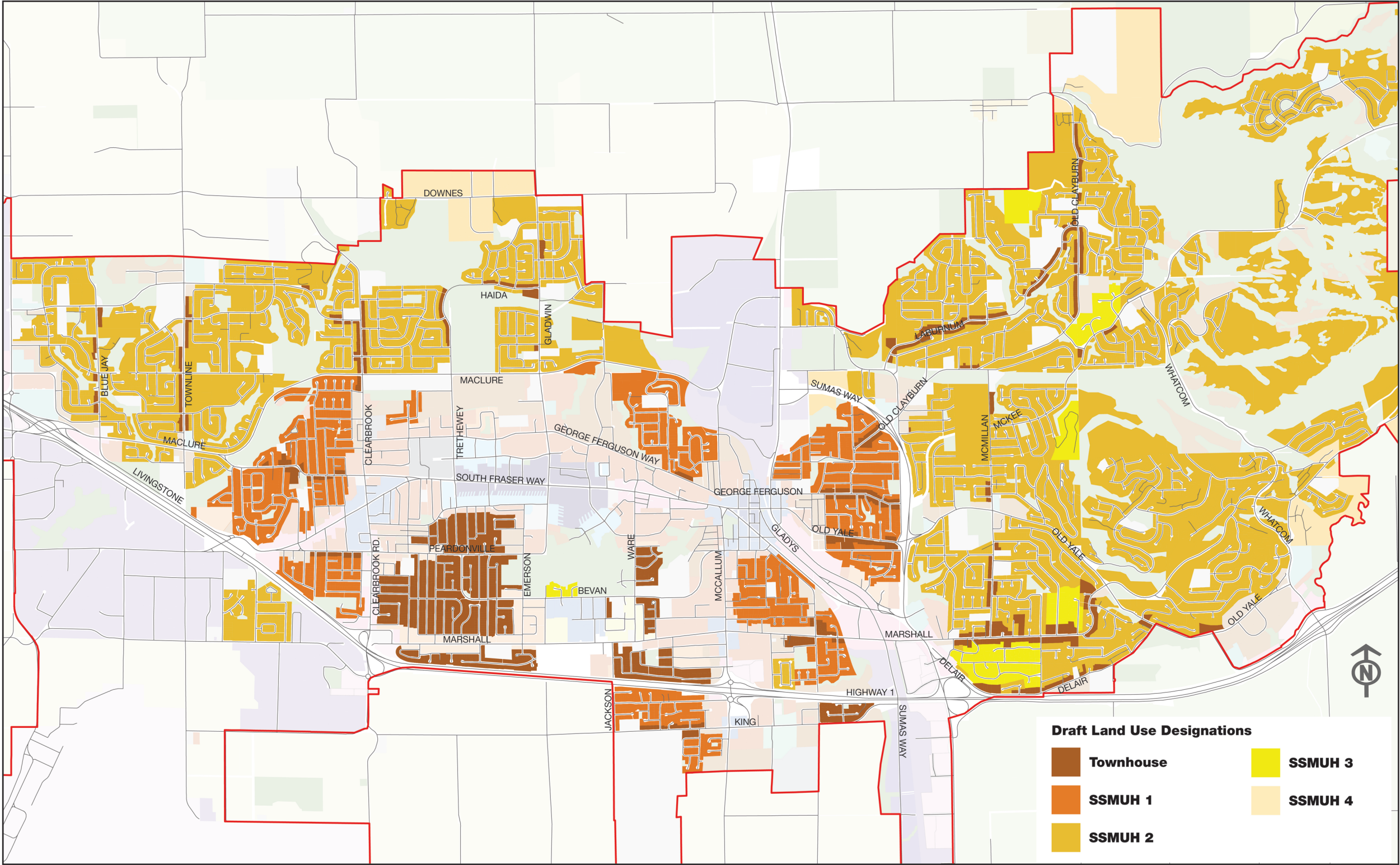
Flexible zoning to support diverse, liveable, family-friendly housing

Throughout SSMUH areas, new zoning regulations are designed to create flexibility for a variety of new housing types, with the goal of increasing the supply of diverse, liveable, family-friendly housing.

The table below offers a snapshot of select SSMUH zoning regulations. For a full review of draft SSMUH zoning, see Attachment B.

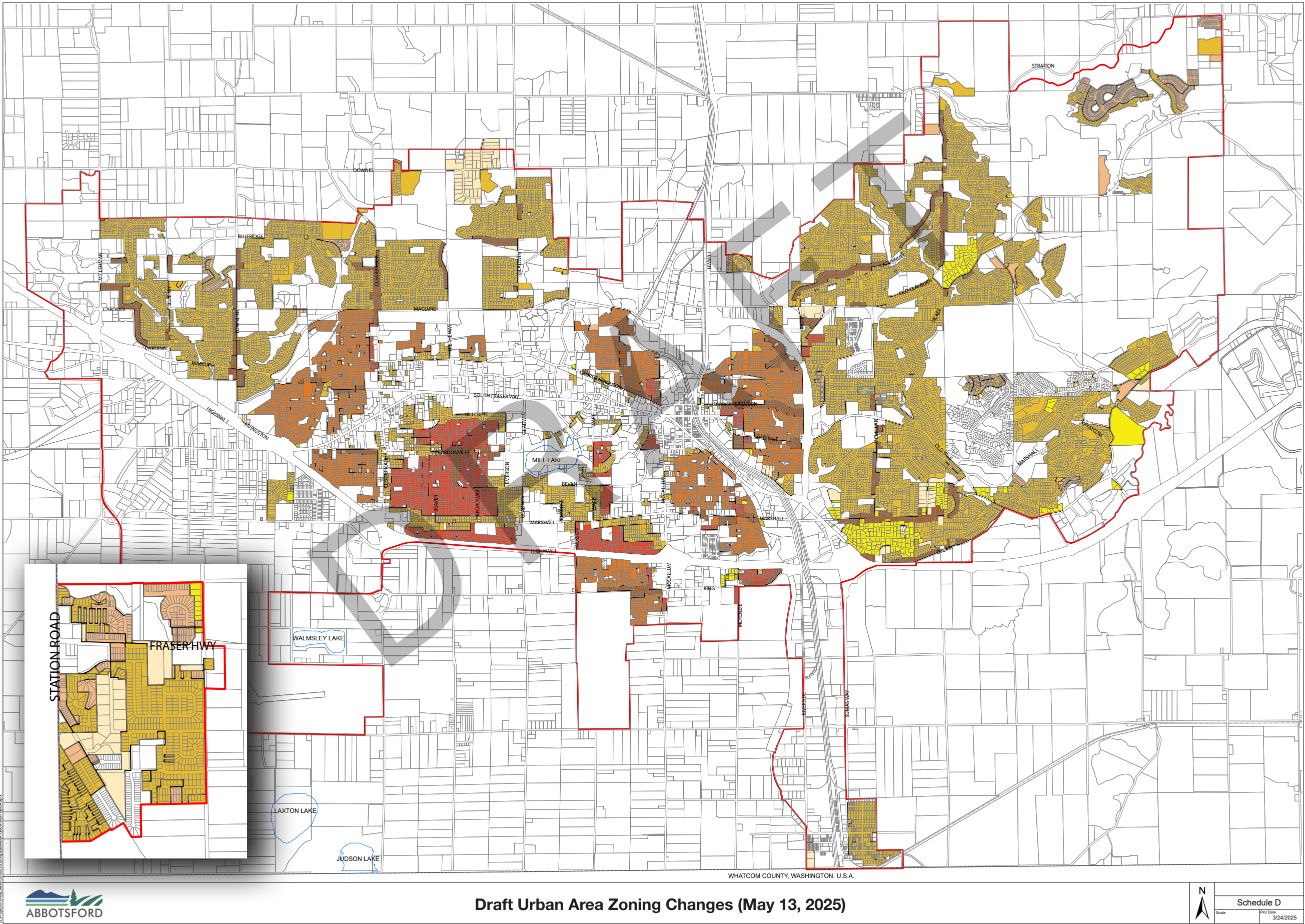
	SSMUH 1	SSMUH 2	SSMUH 3	SSMUH 4
Density (FSR)	1.2	0.65	0.65	0.65
Height	11m	9.5m	9.5m	9.5m
Lot Coverage	50%	40%	33%	20%
Front Setback	3m	6m	6m	6m
Rear Setback	4m	6m	7.5m	7.5m
Side Setback	1.2m	1.2m	1.8m	1.8m
Lot Size	495m ²	495m ²	1,620m ²	4,000m ²
Lot Width	16.5m	20m	30m	25% of lot depth

Map 6: Small Scale Multi-Unit Housing (SSMUH) Areas & New Townhouse Properties



Permitted Residential Uses on SSMUH-Eligible Lots

SSMUH 1 	☒ Single Detached ☒ Duplex ☒ Townhouse (< 5 units) ☐ Townhouse (5 + units) ☒ Secondary Suite ☒ Garden Suite / Coach House
SSMUH 2, 3, & 4 	☒ Single Detached ☒ Duplex ☐ Townhouse (< 5 units) ☐ Townhouse (5 + units) ☒ Secondary Suite ☒ Garden Suite / Coach House
Townhouse (local roads) 	☒ Single Detached ☒ Duplex ☒ Townhouse (< 5 units) ☒ Townhouse (5 + units) ☒ Secondary Suite ☒ Garden Suite / Coach House
Townhouse (major corridors) 	☒ Single Detached ☒ Duplex ☐ Townhouse (< 5 units) ☒ Townhouse (5 + units) ☒ Secondary Suite ☒ Garden Suite / Coach House



Legend

- Townhouse 1
- Townhouse 2
- SSMUH 1
- SSMUH 2
- SSMUH 2g
- SSMUH 3
- SSMUH 4

Notes:
This draft Zoning Bylaw map is provided for information and community engagement purposes only and is subject to change through subsequent stages of the project.

Further, the City is preparing a transition policy to address rezoning applications that are currently in-stream.

Working Draft Zoning Bylaw Amendments

New SSMUH Zones

DRAFT

356 - SSMUH 1 Zone

SSMUH 1

OCP LAND USE	INTENT
SSMUH 1	The SSMUH 1 zone is intended to enable small-scale residential development on urban Lots designated SSMUH 1 in the OCP.

Note to Reviewer: This zone will replace the following zones on lands identified as SSMUH 1 in the Draft OCP:

- RS3-i
- RS3-ig
- RS4-i

356.1 Permitted Uses

Permitted Uses Table for SSMUH 1 Zone	
Principal Uses	
.1	Boarding House
.2	Duplex
.3	Residential Care
.4	Single Detached Dwelling
.5	Supported Housing
.6	Townhouse
Accessory Uses	
.7	Bed and Breakfast
.8	Boarding
.9	Coach House
.10	Garden Suite
.11	Home Occupation – Level 1
.12	Home Occupation – Level 2
.13	Secondary Suite

356.2 Site Specific Permitted Uses and Densities

- .1 A Residential Care licensed under the applicable enactments for a maximum number of children in care at any time of 10 children, or the maximum set out in the definition of Residential Care in Section 120, whichever is greater, shall be permitted on the following Lot(s):
(B/L 3106-2020)

- a. PID: 002-419-513
Legal Description:
Lot 582 Section 19 Township 16 New Westminster District Plan 54612

Editorial Note
Known civically as: 3180 Crown Ct

(B/L 3159-2021)

356.3 Development Regulations

Development Regulations Table for SSMUH 1 Zone	
Column I	Column II

Last Modified:

Section 356-Page 1 of 6
Zoning Bylaw No. 2400-2014



.1 Density (maximum)	a. Two Dwelling Units on Lots 4,050 m² or greater in size; and b. Three Dwelling Units on Lots 280 m² or less in size; and c. Four Dwelling Units on Lots greater than 280 m² but less than 4,050 m² in size. a. Floor Space Ratio: (i) Single Detached Dwelling – 0.5, excluding the floor area of a Garden Suite or Coach House (ii) Duplex – 0.65, including the floor area of a Garden Suite or Coach House (iii) Townhouse – 1.2
.2 Minimum Setbacks (Front Lot Line)	a. Principal Building – 3.0 m, except 6.0 m where a garage faces a Front Lot Line b. Accessory Building or Structure – 6.0 m
.3 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 4.0 m b. Garden Suite – 1.5 m c. Accessory Building with Coach House – 1.5 m on a Lot with rear lane access and 4.0 m on a Lot without rear lane access d. Accessory Building or Structure – 1.0 m
.4 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.2 m, except 4.0 m where a Dwelling Unit faces an Interior Side Lot Line or an Exterior Side Lot Line b. Garden Suite – 1.2 m c. Accessory Building with Coach House – 1.2 m d. Accessory Building or Structure – 1.0 m
.5 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 3.0 m, except 6.0 m where a garage faces an Exterior Side Lot Line b. Garden Suite – 3.0 m

	c. Accessory Building with Coach House Coach House - 3.0 m d. Accessory Building or Structure – 3.0 m
.6 Minimum Setbacks between Buildings	a. Between Buildings containing residential Uses – 6.0 m, except 2.4 m between side Building Faces b. Between Buildings containing residential Uses and Accessory Buildings or Structures – 1.5 m
.7 Height (maximum)	a. Townhouse – 11.0 m or three Storeys, whichever is less b. Single Detached Dwelling or Duplex – 8.5 m or 3 Storeys, whichever is less c. Accessory Building or Structure – 4.5 m d. Garden Suite – 4.5 m or one Storey, whichever is less, except 7.5 m or two Storeys, whichever is less, where the rear Building Face is Setback a minimum of 4.0 m from the Rear Lot Line e. Accessory Building with Coach House – 7.5 m or two Storeys, whichever is less
.8 Maximum vertical distance of Basement above ground	f. 1.4 m above average Finished Grade
.9 Lot Coverage for all Buildings and Structures (maximum)	a. 40%, except 50% for Townhouse
.10 Lot Coverage for all Impermeable Surfaces (maximum)	b. 60%, except 75% for Townhouse

356.4 Subdivision Regulations

Subdivision Regulations Table for SSMUH 1 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. Interior Lot – 495 m² b. Corner Lot – 585 m² c. Through Lot – Not permitted

Last Modified:

Section 356-Page 3 of 6
Zoning Bylaw No. 2400-2014

	d. Panhandle Lot – Not permitted
.2 Lot Width (minimum)	a. Interior Lot – 16.5 m b. Corner Lot – 19.5 m c. Through Lot – Not permitted d. Panhandle Lot – Not permitted
.3 Lot Depth (minimum)	a. Interior Lot – 30.0 m b. Corner Lot – 30.0 m c. Through Lot – Not permitted d. Panhandle Lot – Not permitted

356.5 Landscaping

- .1 Refer to section 140 for all requirements pertaining to landscaping.
- .2 Notwithstanding section 140, any off-street parking area or Maneuvering Aisle shall be separated from a directly abutting Lot by a landscaped area of not less than 1.2 m in width, consisting of any combination of grass, trees, shrubs, plants, and flowers.

356.6 Off-Street Parking

- .1 Refer to section 150 for all requirements pertaining to off-street parking.
- .2 Notwithstanding section 150, the minimum number of off-street Parking Spaces required for a Townhouse is 1.5 spaces per Dwelling Unit and Visitor Parking Spaces are not required.

356.7 Conditions of Use

All Development

- .1 For any development resulting in additional principal Dwelling Units on a Lot abutting an Arterial Road or a Collector Road, the minimum roadway width measured from the centre line of the adjacent highway to the property line must be at least half the right-of-way width requirement as described in Table 7.1 of the Development Bylaw, 2022. If roadway width does not meet the minimum then a road dedication is required.
- .2 Where the Lot Width is less than 20.0 m, a driveway shall have a maximum width of 6.0 m total paved area extending from the Front Lot Line or Exterior Side Lot Line to the Garage on the Lot, except where the Lot includes 3 or 4 Dwelling Units, in which case the maximum width is 9.0 m.

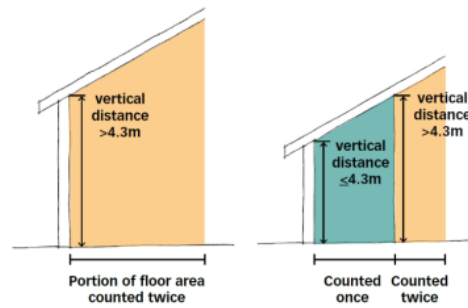
- .3 Where the Lot Width is 20.0 m or greater, a driveway may have a maximum width of 6.0 m total paved area extending from the Front Lot Line or Exterior Side Lot Line to the Garage on the Lot, except where the Lot includes 3 or 4 Dwelling Units, in which the case the maximum width is 11.0 m.

Townhouse

- .1 Where a Building Face of a Townhouse faces a Street it must include the following design techniques:
- an easily identifiable main pedestrian entrance;
 - building articulation to minimize the perception of massing, eliminate large blank walls, provide visual interest, and accentuate main entrances facing the Street;
 - variations in building materials, colours, rooflines, and other architectural elements; and
 - the integration of vertical elements and breaks in the façade of a Building.

Single Detached Dwelling and Duplex

- .1 Notwithstanding section 120, a maximum of 2 Single Detached Dwellings are permitted on a Lot with a Lot Width of at least 20.0 m.
- .2 A Duplex with attached garages shall comply with the following:
- One attached garage is permitted per principal Dwelling Unit; and
 - Attached garage width shall not exceed 4.0 m per principal Dwelling Unit, measured between the interior faces of the side walls of the garage.
- .3 On lands designated SSMUH 1 in the Official Community Plan, a Single Detached Dwelling or Duplex consisting of more than one Storey, **built after the date of adoption of this bylaw**, shall have reduced massing at the uppermost Storey, to be achieved as follows:
- The Gross Floor Area of the uppermost Storey shall not exceed 80% of the Gross Floor Area of the Storey immediately below;
 - The front or one or more side Building Face(s) of the uppermost Storey shall be recessed by a minimum of 1.2 m from the Building Face(s) of the Storey immediately below;
 - For the purpose of measuring the recessed area of the uppermost Storey, structural supports of covered verandahs, porches, patios, entranceways shall be considered part of the Building Face(s);
 - The rear Building Face of the uppermost Storey shall not project beyond the rear Building Face of the Storey immediately below, except for permitted projections into Setbacks as specified in Section 140; and
 - Any portion of floor area above which there is a vertical distance that exceeds 4.3 m, measured from the surface of the floor to the underside of the ceiling, shall be counted twice in the calculation of Gross Floor Area.



Accessory Units

- .1 A Garden Suite shall:
 - a. be limited to one such Use per Lot;
 - c. be limited to a total maximum floor area not greater than 15% of the Lot Area, or 100 m², whichever is less;
 - d. not be located in a Building with a floor area that exceeds 15% of the Lot Area, or 100 m², whichever is less;
 - e. not be located between the Principal Building and the Front Lot Line;
 - f. not include a Basement; and
 - g. not be operated where there is a Residential Care Use, Supported Housing Use, Boarding Use, Bed and Breakfast, or Coach House on the Lot.
- .2 A CSA A277 or Z240 approved Manufactured Home may be permitted as a Garden Suite.
- .3 A Coach House shall:
 - a. be limited to one such Use per Lot;
 - b. be limited to a total maximum floor area not greater than:
 - i. the total floor area of the detached garage(s); or
 - ii. 15% of the Lot Area; or
 - iii. 100 m², whichever is less;
 - e. not be located between the Principal Building and the Front Lot Line; and
 - f. not be operated where there is a Residential Care Use, Supported Housing Use, Boarding Use, Bed and Breakfast, or Garden Suite on the Lot.

Home Occupation

- .1 A Home Occupation – Level 2 shall:
 - a. not be operated where there is a Duplex, Townhouse, or more than one Single Detached Dwelling on the Lot.

357 - SSMUH 2 Zone

SSMUH 2

OCP LAND USE	INTENT
SSMUH 2	The SSMUH 2 zone is intended to enable small-scale residential development on urban Lots designated SSMUH 2 in the OCP.

Note to Reviewer: This zone will replace the following zones on lands identified as SSMUH 2 in the Draft OCP:

- RS3
- RS3-A
- RS4

This zone will also be strategically applied to SSMUH-eligible lots that are envisioned for higher in the Draft OCP, e.g. Apartment

357.1 Permitted Uses

Permitted Uses Table for SSMUH 2 Zone
Principal Uses .1 Boarding House .2 Duplex .3 Residential Care .4 Single Detached Dwelling .5 Supported Housing
Accessory Uses .6 Bed and Breakfast .7 Boarding .8 Coach House .9 Garden Suite .10 Home Occupation – Level 1 .11 Home Occupation – Level 2 .12 Secondary Suite

357.2 Site Specific Permitted Uses and Densities

- .1 Notwithstanding section 357.1, an Accessory Residential Use and a pre-School licensed under the applicable enactments for a maximum of 25 children in attendance at any time and no other Uses shall be permitted on the following Lot:

- a. PID: 025-408-135
 Legal Description:
 Lot 3 Section 17 Township 13 NWD Plan LMP53371

Editorial Note
Known civically as: 3459 Goldfinch St (B/L 3159-2021)

- .2 A maximum Density of 0.55 Floor Space Ratio shall be permitted for a Single Detached Dwelling on the following Lot:

- a. PID: 018-855-717
 Legal Description:
 Lot A Section 24 Township 13 NWD Plan LMP17942

Editorial Note
Known civically as: 3183 Curlew Dr (B/L 3159-2021)

Last Modified:

Section 357-Page 1 of 6
 Zoning Bylaw No. 2400-2014



357 - SSMUH 2 Zone

SSMUH 2

- .3 An Accessory Child Care Centre licensed under the applicable enactments, for a maximum of 40 children in attendance at any time shall be permitted on the following Lot:

- a. PID: 025-408-135

Legal Description:

Lot 3 Section 25 Township 13 New Westminster District Plan LMP53371. (B/L 2311-2014, 3159-2021)

Editorial Note
Known civically as: 3459 Goldfinch St

- .4 A Residential Care licensed under the applicable enactments for a maximum number of children in care at any time of 10 children, or the maximum set out in the definition of Residential Care in Section 120, whichever is greater, shall be permitted on the following Lot:

- a. PID: 017-508-479

Legal Description:

Lot 55 District Lot 204 Group 2 New Westminster District Plan LMP1893

Editorial Note
Known civically as: 34511 Thoreau Ave

(B/L 3159-2021)

357.3 Development Regulations

Development Regulations Table for SSMUH 2 Zone	
Column I	Column II
.1 Density (maximum)	a. Two Dwelling Units on Lots 4,050 m² or greater in size; and b. Three Dwelling Units on Lots 280 m² or less in size; and c. Four Dwelling Units on Lots greater than 280 m² but less than 4,050 m² in size. d. Floor Space Ratio: (i) Single Detached Dwelling – 0.5, excluding the floor area of a Garden Suite or Coach House (ii) Duplex – 0.65, including the floor area of a Garden Suite or Coach House
.2 Minimum Setbacks (Front Lot Line)	a. Principal Building – 6.0 m b. Accessory Building or Structure – 6.0 m

Last Modified:

Section 357-Page 2 of 6
Zoning Bylaw No. 2400-2014



.3 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 6.0 m b. Garden Suite – 1.5 m c. Accessory Building with Coach House – 1.5 m d. Accessory Building or Structure – 1.0 m
.4 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.2 m b. Garden Suite – 1.2 m c. Accessory Building with Coach House – 1.2 m d. Accessory Building or Structure – 1.0 m
.5 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 3.0 m, except 6.0 m where a garage faces an Exterior Side Lot Line b. Garden Suite – 3.0 m c. Accessory Building with Coach House – 3.0 m d. Accessory Building or Structure – 3.0 m
.6 Minimum Setbacks between Buildings	a. Between Buildings containing residential Uses – 6.0 m b. Between Building containing residential Uses and Accessory Building or Structure – 1.5 m
.7 Height (maximum)	a. Principal Building – 9.5 m or three Storeys, whichever is less b. Garden Suite – 4.5 m or one Storey, whichever is less c. Accessory Building with Coach House – 7.5 m or 2 Storeys, whichever is less d. Accessory Building or Structure – 4.5 m
.8 Lot Coverage for all Buildings and Structures (maximum)	a. 40%
.9 Lot Coverage for all Impermeable Surfaces (maximum)	b. 60%

357.4 Subdivision Regulations

Subdivision Regulations Table for SSMUH 2 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. Interior Lot – 495 m ² b. Corner Lot – 585 m ² c. Through Lot – Not permitted d. Panhandle Lot – Not permitted
.2 Lot Width (minimum)	a. Interior Lot – 20.0 m b. Corner Lot – 23.0 m c. Through Lot – Not permitted d. Panhandle Lot – Not permitted
.3 Lot Depth (minimum)	a. Interior Lot – 24.5 m b. Corner Lot – 24.5 m c. Through Lot – Not permitted d. Panhandle Lot – Not permitted

357.5 Landscaping and Off-Street Parking

- .1 Refer to sections 140 and 150 for all requirements pertaining to landscaping and off-street parking.
- .2 Notwithstanding section 140, any off-street parking area or Maneuvering Aisle shall be separated from a directly abutting Lot by a landscaped area of not less than 1.2 m in width, consisting of any combination of grass, trees, shrubs, plants, and flowers.

357.6 Conditions of Use

All Development

- .1 For any development resulting in additional principal Dwelling Units on a Lot abutting an Arterial Road or a Collector Road, the minimum roadway width measured from the centre line of the adjacent highway to the property line must be at least half the right-of-way width requirement as described in Table 7.1 of the Development Bylaw, 2022. If roadway width does not meet the minimum then a road dedication is required.

Last Modified:

Section 357-Page 4 of 6
Zoning Bylaw No. 2400-2014

- .2 A driveway shall have a maximum width of 6.0 m total paved area extending from the Front Lot Line or Exterior Side Lot Line to the Garage on the Lot, except where the Lot includes 3 or 4 Dwelling Units, in which case the maximum width is 11.0 m.

Single Detached Dwelling and Duplex

- .1 Notwithstanding section 120, a maximum of 2 Single Detached Dwellings are permitted on a Lot with a Lot Width of at least 24.0 m.
- .2 A Duplex with attached garages shall comply with the following:
 - a. One attached garage is permitted per principal Dwelling Unit; and
 - b. Attached garage width shall not exceed 4.0 m per principal Dwelling Unit, measured between the interior faces of the side walls of the garage.

Accessory Units

- .1 A Garden Suite shall:
 - a. be part of the same real estate entity as the Principal Building to which it is accessory;
 - b. be limited to one such Use per Lot;
 - c. be limited to a maximum floor area not greater than 15% of the Lot Area, or 100 m², whichever is less;
 - d. not be located in a Building with a floor area that exceeds 15% of the Lot Area, or 100 m², whichever is less;
 - e. not be located between the Principal Building and the Front Lot Line;
 - f. not include a Basement;
 - g. not be operated where there is a Residential Care Use, Supported Housing Use, Boarding Use, Bed and Breakfast, or Coach House on the Lot.
- .2 A CSA A277 or Z240 approved Manufactured Home may be permitted as a Garden Suite.
- .3 A Coach House shall:
 - a. be part of the same real estate entity as the Principal Building to which it is accessory;
 - b. be limited to one such Use per Lot;
 - c. only be permitted on a Lot with rear lane access;
 - d. be limited to a maximum floor area not greater than:
 - i. the total floor area of the detached garage; or
 - ii. 15% of the Lot Area; or
 - iii. 100 m², whichever is less;
 - e. not be located between the Principal Building and the Front Lot Line; and

- f. not be operated where there is a Residential Care Use, Supported Housing Use, Boarding Use, Bed and Breakfast, or Garden Suite on the Lot.

Home Occupation

.1 A Home Occupation – Level 2 shall:

- a. not be operated where there is a Duplex or more than one Single Detached Dwelling on the Lot.

DRAFT

358 - SSMUH 2 Greenfield Zone

SSMUH 2(g)

OCP LAND USE	INTENT
SSMUH 2,3, & 4	The SSMUH 2(g) zone is intended to enable small-scale residential development on greenfield Lots designated SSMUH 2, SSMUH 3, and SSMUH 4 in the OCP.

Note to Reviewer: This zone will replace the following zones on lands identified as SSMUH 2 in the Draft OCP:

- RS5
- RS5-A
- RS6
- RS6-C

358.1 Permitted Uses

Permitted Uses Table for SSMUH 2(g) Zone	
Principal Uses	
.1	Boarding House
.2	Duplex
.3	Residential Care
.4	Single Detached Dwelling
.5	Supported Housing
Accessory Uses	
.6	Bed and Breakfast
.7	Boarding
.8	Coach House
.9	Garden Suite
.10	Home Occupation – Level 1
.11	Home Occupation – Level 2
.12	Secondary Suite

358.2 Site Specific Permitted Uses and Densities

358.3 Development Regulations

Development Regulations Table for SSMUH 2(g) Zone	
Column I	Column II
.1 Density (maximum)	a. Two Dwelling Units on Lots 4,050 m² or greater in size; and b. Three Dwelling Units on Lots 280 m² or less in size; and c. Four Dwelling Units on Lots greater than 280 m² but less than 4,050 m² in size. d. Floor Space Ratio: (i) Single Detached Dwelling or Duplex – 0.65, excluding the floor area of a Garden Suite or Coach House
.2 Minimum Setbacks (Front Lot Line)	a. Principal Building – 3.0 m, except 6.0 m where a garage faces a Front Lot Line

Last Modified:

Section 358-Page 1 of 5
Zoning Bylaw No. 2400-2014

	b. Accessory Building or Structure – 6.0 m
.3 Minimum Setbacks (Rear Lot Line)	a. Principal Building with lane access – 11.5 m b. Principal Building without lane access – 4.5 m c. Garden Suite – 1.5 m d. Accessory Building with Coach House – 1.5 m e. Accessory Building or Structure – 1.0 m
.4 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.2 m b. Garden Suite – 1.2 m c. Accessory Building with Coach House – 1.2 m d. Accessory Building or Structure – 0.6 m
.5 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 3.0 m, except 6.0 m where a garage faces an Exterior Side Lot Line b. Garden Suite – 3.0 m c. Accessory Building with Coach House – 3.0 m d. Accessory Building or Structure – 3.0 m
.6 Minimum Setbacks between Buildings	a. Between Buildings containing residential Uses – 6.0 m, except 2.4 m between side Building Faces b. Between Building containing residential Uses and Accessory Building or Structure – 1.5 m
.7 Height (maximum)	a. Principal Building – 9.5 m or three Storeys, whichever is less b. Garden Suite – 4.5 m or one Storey, whichever is less c. Accessory Building with Coach House – 7.5 m or two Storeys, whichever is less d. Accessory Building or Structure – 4.5 m

.8 Lot Coverage for all Buildings and Structures (maximum)	a. 45%
.9 Lot Coverage for all Impermeable Surfaces (maximum)	b. 65%

358.4 Subdivision Regulations

Subdivision Regulations Table for SSMUH 2(g) Zone	
Column I	Column II
.1 Lot Size (minimum)	a. Interior Lot – 495 m ² b. Corner Lot – 585 m ² c. Through Lot – Not permitted d. Panhandle Lot – Not permitted
.2 Lot Width (minimum)	a. Interior Lot – 20.0 m b. Corner Lot – 23.0 m c. Through Lot – Not permitted d. Panhandle Lot – Not permitted
.3 Lot Depth (minimum)	a. Interior Lot – 24.5 m b. Corner Lot – 24.5 m c. Through Lot – Not permitted d. Panhandle Lot – Not permitted

358.5 Landscaping and Off-Street Parking

- .1 Refer to sections 140 and 150 for all requirements pertaining to landscaping and off-street parking.
- .2 Notwithstanding section 140, any off-street parking area or Maneuvering Aisle shall be separated from a directly abutting Lot by a landscaped area of not less than 1.2 m in width, consisting of any combination of grass, trees, shrubs, plants, and flowers.

358.6 Conditions of Use

All Development

- .1 For any development resulting in additional principal Dwelling Units on a Lot abutting an Arterial Road or a Collector Road, the minimum roadway width measured from the centre line of the adjacent highway to the property line must be at least half the right-of-way width requirement as described in Table 7.1 of

Last Modified:

the Development Bylaw, 2022. If roadway width does not meet the minimum then a road dedication is required.

- .2 A driveway shall have a minimum width of 6.0 m total paved area extending from the Front Lot Line or Exterior Side Lot Line to the Garage on the Lot, except where the Lot includes 3 or 4 Dwelling Units, in which case the maximum width is 11.0 m.

Single Detached Dwelling and Duplex

- .1 Notwithstanding section 120, a maximum of 2 Single Detached Dwellings are permitted on a Lot with a Lot Width of at least 24.0 m.
- .2 A Duplex with attached garages shall comply with the following:
 - a. One attached garage is permitted per principal Dwelling Unit;
 - b. A maximum of two attached garages are permitted per Lot; and
 - c. Attached garage width shall not exceed 4.0 m per principal Dwelling Unit, measured between the interior faces of the side walls of the garage.

Accessory Units

- .1 A Garden Suite shall:
 - a. be part of the same real estate entity as the Principal Building to which it is accessory;
 - b. be limited to one such Use per Lot;
 - c. be limited to a total maximum floor area not greater than 15% of the Lot Area, or 100 m², whichever is less;
 - d. not be located in a Building with a floor area that exceeds 15% of the Lot Area, or 100 m², whichever is less;
 - e. not be located between the Principal Building and the Front Lot Line;
 - f. not include a Basement;
 - g. not be operated where there is a Residential Care Use, Supported Housing Use, Boarding Use, Bed and Breakfast, or Coach House on the Lot.
- .2 A CSA A277 or Z240 approved Manufactured Home may be permitted as a Garden Suite.
- .3 A Coach House shall:
 - a. be part of the same real estate entity as the Principal Building to which it is accessory;
 - b. be limited to one such Use per Lot;
 - c. only be permitted on a Lot with rear lane access;
 - d. be limited to a total maximum floor area not greater than:
 - i. the total floor area of the detached garage; or
 - ii. 15% of the Lot Area; or
 - iii. 100 m², whichever is less.
 - e. not be located between the Principal Building and the Front Lot Line;

Last Modified:

- f. not be operated where there is a Residential Care Use, Supported Housing Use, Boarding Use, Bed and Breakfast, or Garden Suite on the Lot.

Home Occupation

.1 A Home Occupation – Level 2 shall:

- a. not be operated where there is a Duplex or more than one Single Detached Dwelling on the Lot.

DRAFT

359 - SSMUH 3 Zone

SSMUH 3

OCP LAND USE	INTENT
SSMUH 3	The SSMUH 3 zone is intended to enable small-scale residential development on large Lots designated SSMUH 3 in the OCP.

Note to Reviewer: This zone will replace the following zones on lands identified as SSMUH 3 in the Draft OCP

- RS1

359.1 Permitted Uses

Permitted Uses Table for SSMUH 3 Zone	
Principal Uses	
.1	Boarding House
.2	Duplex
.3	Residential Care
.4	Single Detached Dwelling
.5	Supported Housing
Accessory Uses	
.6	Bed and Breakfast
.7	Boarding
.8	Coach House
.9	Garden Suite
.10	Home Occupation – Level 1
.11	Home Occupation – Level 2
.12	Secondary Suite

359.2 Site Specific Permitted Uses

n/a

359.3 Development Regulations

Development Regulations Table for SSMUH 3 Zone	
Column I	Column II
.1 Density (maximum)	a. Two Dwelling Units on Lots 4,050 m² or greater in size; and b. Three Dwelling Units on Lots 280 m² or less in size; and c. Four Dwelling Units on Lots greater than 280 m² but less than 4,050 m² in size. d. Floor Space Ratio: (i) Single Detached Dwelling – 0.5, excluding the floor area of a Garden Suite or Coach House e. (ii) Duplex – 0.65, including the floor area of a Garden Suite or Coach House

Last Modified:

Section 357-Page 1 of 4
Zoning Bylaw No. 2400-2014

.2 Minimum Setbacks (Front Lot Line)	a. Principal Building – 6.0 m b. Accessory Building or Structure – 6.0 m
.3 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 7.5 m b. Garden Suite – 1.5 m c. Accessory Building with Coach House – 4.5 m d. Accessory Building or Structure – 1.0 m
.4 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.8 m b. Garden Suite – 1.8 m c. Accessory Building with Coach House – 1.8 m d. Accessory Building or Structure – 1.0 m
.5 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 4.5 m b. Garden Suite – 4.5 m c. Accessory Building with Coach House – 4.5 m d. Accessory Building or Structure – 4.5 m
.6 Minimum Setbacks between buildings	a. Between Buildings containing residential Uses – 6.0 m b. Between Building containing residential Uses and Accessory Building or Structure – 1.5 m
.7 Height (maximum)	a. Principal Building – 9.5 m or three Storeys, whichever is less b. Garden Suite – 4.5 m or one Storey, whichever is less c. Accessory Building with Coach House – 7.5 m or 2 Storeys, whichever is less d. Accessory Building or Structure – 4.5 m
.8 Lot Coverage (maximum)	a. 33%
.9 Lot Coverage for all Impermeable Surfaces (maximum)	a. 50%

359.4 Subdivision Regulations

Subdivision Regulations Table for SSMUH 3 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. 1,620 m ²
.2 Lot Width (minimum)	a. 30.0 m
.3 Lot Depth (minimum)	n/a

359.5 Landscaping and Off-Street

Refer to sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

359.6 Conditions of Use

All Development

- .1 For any development resulting in additional principal Dwelling Units on a Lot abutting an Arterial Road or a Collector Road, the minimum roadway width measured from the centre line of the adjacent highway to the property line must be at least half the right-of-way width requirement as described in Table 7.1 of the Development Bylaw, 2022. If roadway width does not meet the minimum then a road dedication is required.
- .2 A driveway shall have a maximum width of 6.0 m total paved area extending from the Front Lot Line or Exterior Side Lot Line to the Garage on the Lot, except where the Lot includes 3 or 4 Dwelling Units, in which case the maximum width is 11.0 m.

Single Detached Dwelling and Duplex

- .1 A Duplex with attached garages shall comply with the following:
 - a. One attached garage is permitted per principal Dwelling Unit; and
 - b. Attached garage width shall not exceed 4.0 m per principal Dwelling Unit, measured between the interior faces of the side walls of the garage.

Accessory Units

- .1 A Garden Suite shall:
 - a. be part of the same real estate entity as the Principal Building to which it is accessory;
 - b. be limited to one such Use per Lot;
 - c. be limited to a maximum floor area not greater than 15% of the Lot Area, or 100 m², whichever is less;
 - d. not be located in a Building with a floor area that exceeds 15% of the Lot Area, or 100 m², whichever is less;
 - e. not be located between the Principal Building and the Front Lot Line;
 - f. not include a Basement;

- g. not be operated where there is a Residential Care Use, Supported Housing Use, Boarding Use, or Bed and Breakfast on the Lot.
- .2 A CSA A277 or Z240 approved Manufactured Home may be permitted as a Garden Suite.
- .3 A Coach House shall:
 - a. be part of the same real estate entity as the Principal Building to which it is accessory;
 - b. be limited to one such Use per Lot;
 - c. be limited to a maximum floor area not greater than:
 - i. the total floor area of the detached garage; or
 - ii. 15% of the Lot Area; or
 - iii. 100 m², whichever is less;
 - d. not be located between the Principal Building and the Front Lot Line; and
 - e. not be operated where there is a Residential Care Use, Supported Housing Use, Boarding Use, Bed and Breakfast, or Garden Suite on the Lot.

Home Occupation

- .1 A Home Occupation – Level 2 shall:
 - a. not be operated where there is a Duplex on the Lot.

360 - SSMUH 4 Zone

SSMUH 4

OCP LAND USE	INTENT
SSMUH 4	The SSMUH 4 zone is intended to enable small-scale residential development on suburban Lots designated SSMUH 4 in the OCP.

Note to Reviewer: This zone will replace the following zones on lands identified as SSMUH 3 or SSMUH 4 in the Draft OCP:

- SR

360.1 Permitted Uses

Permitted Uses Table for SSMUH 4 Zone	
Principal Uses	
.1 Duplex	
.2 Residential Care	
.3 Single Detached Dwelling	
.4 Supported Housing	
Accessory Uses	
.5 Accessory Produce Sales	
.6 Bed and Breakfast	
.7 Boarding	
.8 Coach House	
.9 Garden Suite	
.10 Home Occupation – Level 1	
.11 Home Occupation – Level 3	
.12 Secondary Suite	

360.2 Site Specific Permitted Uses

n/a

360.3 Development Regulations

Development Regulations Table for SSMUH 4 Zone	
Column I	Column II
.1 Density (maximum)	a. Two Dwelling Units on Lots 4,050 m ² or greater in size; and b. Three Dwelling Units on Lots 280 m ² or less in size; and c. Four Dwelling Units on Lots greater than 280 m ² but less than 4,050 m ² in size. d. Floor Space Ratio – n/a
.2 Minimum Setbacks (Front Lot Line)	a. Principal Building – 6.0 m b. Coach House – 6.0 m c. Accessory Building or Structure – 6.0 m
.3 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 7.5 m

Last Modified:

Section 360-Page 1 of 4
Zoning Bylaw No. 2400-2014

	b. Coach House – 7.5 m c. Garden Suite – 7.5 m d. Accessory Building or Structure – 1.0 m
.4 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.8 m b. Coach House – 1.8 m c. Garden Suite – 1.8 m d. Accessory Building or Structure – 1.0 m
.5 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 4.5 m b. Coach House – 4.5 m c. Garden Suite – 4.5 m d. Accessory Building or Structure – 4.5 m e. Garage with driveway access across Exterior Side Lot Line – 6.0m
.6 Minimum Setbacks between Buildings	a. Between Buildings containing residential Uses – 6.0 m b. Between Buildings containing residential Uses and Accessory Building or Structure – 1.5 m
.7 Height (maximum)	a. Principal Building – 9.5 m or three Storeys, whichever is less b. Coach House or Accessory Building or Structure – 7.5 m or two Storeys, whichever is less c. Garden Suite – 4.5 m or one Storey, whichever is less
.8 Lot Coverage (maximum)	a. 20%
.9 Lot Coverage for all Impermeable Surfaces (maximum)	a. 30%

360.4 Subdivision Regulations

Subdivision Regulations Table for SSMUH 4 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. 0.4 ha
.2 Lot Width (minimum)	a. 25% of Lot Depth
.3 Lot Depth (minimum)	n/a

Last Modified:

Section 360-Page 2 of 4
Zoning Bylaw No. 2400-2014

360.5 Landscaping and Off-Street Parking

Refer to sections 140 and 150 for requirements pertaining to landscaping and off-Street parking.

360.6 Conditions of Use

All Development

- .1 For any development resulting in additional principal Dwelling Units on a Lot abutting an Arterial Road or a Collector Road, the minimum roadway width measured from the centre line of the adjacent highway to the property line must be at least half the right-of-way width requirement as described in Table 7.1 of the Development Bylaw, 2022. If roadway width does not meet the minimum then a road dedication is required.
- .2 A driveway shall have a maximum width of 6.0 m total paved area extending from the Front Lot Line or Exterior Side Lot Line to the Garage on the Lot, except where the Lot includes 3 or 4 Dwelling Units, in which case the maximum width is 11.0 m.

Accessory Units

- .1 A Garden Suite shall:
 - a. be part of the same real estate entity as the Principal Building to which it is accessory;
 - b. be limited to one such Use per Lot;
 - c. be limited to a maximum floor area not greater than 15% of the Lot Area, or 100 m², whichever is less;
 - d. not be located in a Building with a floor area that exceeds 15% of the Lot Area, or 100 m², whichever is less;
 - e. not be located between the Principal Building and the Front Lot Line;
 - f. not include a Basement;
 - g. not be operated where there is a Residential Care Use, Supported Housing Use, Boarding Use, or Bed and Breakfast on the Lot.
- .2 A CSA A277 or Z240 approved Manufactured Home may be permitted as a Garden Suite.
- .3 A Coach House shall:
 - a. be part of the same real estate entity as the Principal Building to which it is accessory;
 - b. be limited to one such Use per Lot;
 - c. be limited to a maximum floor area not greater than:
 - i. the total floor area of the detached garage; or
 - ii. 15% of the Lot Area; or
 - iii. 100 m², whichever is less;
 - d. not be operated where there is a Residential Care Use, Supported Housing Use, Boarding Use, or Bed and Breakfast, on the Lot.

Last Modified:

Home Occupation

- .1 A Home Occupation – Level 3 shall:
 - a. not be operated where there is a Duplex on the Lot.

DRAFT