

SECTION 9: Housing

▲ 9.1 MUS – Multi-Unit: Small Scale

9.1.1 Purpose

To allow for a range of small-scale housing development up to 3 **Storeys** in **Height**, including detached, attached, and multi-unit housing on **Lots** under 4,050 m² (1 ac). This zone has **Site** and **Building** regulations that provide additional development flexibility in appropriate contexts, based on **Site** servicing and **Lot Area**.

9.1.2 Permitted Uses

Uses permitted as **Principal** or **Accessory Uses** in this zone are indicated with the symbol ● in the following table and **Uses** not listed are prohibited.



Use	Principal	Accessory
<i>Housing</i>		
Small Scale Housing	●	
Small Scale Multi-unit Housing	●	
<i>Commercial</i>		
Home Based Business		●
Short-term Rental Accommodation		●
<i>Community</i>		
Housing Care Centre	●	
Supportive Housing	●	
<i>Agricultural</i>		
Urban Agriculture		●



9.1.3 Density of Housing Use

The number and type of **Dwelling Units** on a **Lot** with characteristics indicated in the second, third, fourth and fifth columns of the following table must not exceed the number indicated in the right-hand column of the table.

Class	Community System		Inside the Urban Containment Boundary	Lot Area	Maximum Density
	Water	Sewer			
1	N/A	No	N/A	Any Lot Area	1 Dwelling Unit, plus 1 Secondary Suite
2	N/A	Yes	N/A	Any Lot Area	1 Dwelling Unit, plus 1 Secondary Suite, plus 1 Accessory Dwelling Unit
3	Yes	Yes	Yes	Up to 280 m ²	3 Dwelling Units
4	Yes	Yes	Yes	280 m ² to 4,050 m ²	The greater of: a) 4 Dwelling Units; or b) 60 Dwelling Units / ha (24 Dwelling Units / ac)
5 (within 400 m of a frequent Transit Route)	Yes	Yes	Yes	280 m ² to 4,050 m ²	The greater of: a) 6 Dwelling Units; or b) 60 Dwelling Units / ha (24 Dwelling Units / ac)

9.1.4 Subdivision Lot Area and Dimensions

Community Sewer System	Lot Area		Minimum Lot Width
	Minimum	Maximum	
Not Connected	Subdivision not permitted		
Connected	500 m ² (0.125 ac)	4,050 m ² (1 ac)	Interior Lot: 14 m Exterior Lot: 20 m



9.1.5 Siting of Buildings

Buildings and **Structures** must be sited at least the distance indicated in the following table from an abutting **Street**, **Lot**, **Laneway** or **Alley**, according to the character of the **Building** or **Structure** described in the right-hand column of the table.

Class 1

Lot Line Abutting a:	Minimum Setback		
	Dwelling Unit(s)	Accessory Building(s)	Garage or carport
Street	6.0 m	6.0 m	6.0 m
Laneway or Alley	6.0 m	1.5 m	N/A
Housing-based Lot	3.0 m	1.5 m	N/A
Non-housing-based Lot	3.0 m	1.5 m	N/A
Party Wall	0.0 m	0.0 m	N/A

Class 2

Lot Line Abutting a:	Minimum Setback		
	Dwelling Unit(s)	Accessory Building(s)	Garage or carport
Street	5.0 m	5.0 m	6.0 m
Laneway or Alley	1.5 m	1.5 m	N/A
Housing-based Lot	1.5 m	1.5 m	N/A
Non-housing-based Lot	3.0 m	1.5 m	N/A
Party Wall	0.0 m	0.0 m	N/A

Class 3

Lot Line Abutting a:	Minimum Setback		
	Dwelling Unit(s)	Accessory Building(s)	Garage or carport
Street	4.0 m	4.0 m	6.0 m
Laneway or Alley	1.5 m	1.5 m	N/A
Housing-based Lot	1.5 m	1.5 m	N/A
Non-housing-based Lot	3.0 m	1.5 m	N/A
Party Wall	0.0 m	0.0 m	N/A



Class 4

Lot Line Abutting a:	Minimum Setback		
	Dwelling Unit(s)	Accessory Building(s)	Garage or carport
Street	4.0 m	4.0 m	6.0 m
Laneway or Alley	1.5 m	1.5 m	N/A
Housing-based Lot	1.5 m	1.5 m	N/A
Non-housing-based Lot	3.0 m	1.5 m	N/A
Party Wall	0.0 m	0.0 m	N/A

Class 5

Lot Line Abutting a:	Minimum Setback		
	Dwelling Unit(s)	Accessory Building(s)	Garage or carport
Street	4.0 m	4.0 m	6.0 m
Laneway or Alley	1.5 m	1.5 m	N/A
Housing-based Lot	1.5 m	1.5 m	N/A
Non-housing-based Lot	3.0 m	1.5 m	N/A
Party Wall	0.0 m	0.0 m	N/A

9.1.6 Size of Buildings

Buildings and **Structures** of the type indicated in the left-hand column of the following table must not exceed the **Height** indicated in the right-hand column of the table.

Type	Maximum Height
Dwelling Unit(s)	11 m (3 Storeys)
Accessory Dwelling Unit(s)	8 m (2 Storeys)
Accessory Building(s)	4.5 m



9.1.7 Development Regulations

- .1 **Lots** in the classes indicated in the left-hand column of the following table must be provided with **Landscaping** to at least the extent indicated in the right-hand column of the table, and **Lot** classes shall be determined in accordance with the table in Section 9.1.3.

Class	Minimum Landscaping Area
1	50%
2	40%
3	25%
4	30%
5	25%

- .2 Maximum total length of any **Building Frontage** for new construction, and of additions including the length of an existing **Building Frontage**, is 30 m.
- .3 Where a proposed **Building** is located on a **Lot** abutting a **Laneway** or **Alley**, **Vehicle** access to the **Parking Area** serving the **Building** is only permitted from the **Laneway** or **Alley**.
- .4 Common **Buildings**, facilities and amenities in strata plans shall be treated as **Accessory Buildings** for the purposes of determining their permitted **Height** and siting.

