

▲ 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 Housing, Duplex Housing, Semi-Detached Housing, Row Housing** and **Townhouses** 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**. (Bylaw 6012)



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 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	250 m ² (0.125 ac) <i>(Bylaw 6012)</i>	4,050 m ² (1 ac)	Interior Lot: 7 m Exterior Lot: 12 m <i>(Bylaw 6012)</i>

9.1.5 Siting of Buildings

- .1 **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.
- .2 For a **Garage** or carport that does not have an entry facing a **Street**, the setback from the **Street** shall be the same as the setback for a **Dwelling Unit**. *(Bylaw 6012)*

Class	Lot Line Abutting a:	Minimum Setback		
		Dwelling Unit(s)	Accessory Building(s)	Garage or carport
1	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
2	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
3	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
4	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
5	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 following table must be provided with **Landscaping** to at least the extent indicated, and **Lot** classes shall be determined in accordance with the table in Section 9.1.3. For developments with 5 **Dwelling Units** or greater per **Site**, the **Dwelling Units** must be provided with **Amenity Areas** of at least the extent indicated in the table. (Bylaw 6012)

Class	Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)
1	50%	N/A
2	40%	N/A
3	25%	N/A
4	30%	5 m ² / studio Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom
5	25%	5 m ² / studio Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom
For developments with 20 Dwelling Units or greater per Site , a minimum of 4 m ² per Dwelling Unit of the required Amenity Area must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required Setbacks . (Bylaw 6012)		

- .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 **Vehicle** access must be from an abutting **Laneway** where a **Laneway** is available. Where no **Laneway** is available, access shall be from the lower classification of road. One **Vehicle** access per **Site** shall be permitted, or as determined by the **Director of Planning & Community Services**. (Bylaw 6012)

- .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.
- .5 A 1.5 m wide, lit, and clearly marked pathway from the **Street** to the main entrance of **Dwelling Units** must be provided. *(Bylaw 6012)*
- .6 Notwithstanding Subdivision Regulations of Section 9.1.4, development is considered to be on a **Community Sewer System** in Canadian Lakeview Estates as per the area defined by the “Bella Vista West Neighbourhood Plan Amendment Bylaw Number 5243, 2010”. *(Bylaw 6051)*