



GUIDE TO SMALL-SCALE, MULTI-UNIT HOUSING, R-3, R-4 AND R-6 ZONES

Pursuant with the Government of British Columbia's Small-Scale, Multi-Unit Housing (SSMUH) legislation, the City of Pitt Meadows updated the Zoning Bylaw to allow up to three to six units in most of its single family and duplex zones. As a result, many single family and duplex zoned properties are now in the Urban Residential R-3, R-4 or R-6 zones.

What is Small-Scale, Multi-Unit Housing?

SSMUH refers to a range of buildings and dwelling unit configurations that is intended to provide more affordable and attainable housing. Examples include:

- secondary suites;
- detached accessory dwelling units (ADUs), like garden suites;
- duplexes (side-by-side or up/down);
- triplexes and house-plexes;
- townhomes; and
- apartments.

The new SSMUH zones were created in compliance with the *Local Government Act* and Provincial Policy Manual. The zones allow:

- up to 3 units in the Urban Residential R-3 Zone;
- up to 4 units in the Urban Residential R-4 Zone; and
- up to 6 units in the Urban Residential R-6 Zone.



This guide is provided for convenience; is not exhaustive; and is not a bylaw. It is a guide prepared to assist you in understanding the requirements for creating a SSMUH development. For details and legal documents, you must consult relevant bylaws and provincial legislation.

Planning & Development Services

604-465-2428
info@pittmeadows.ca

Hours: 8:30 a.m. - 4:30 p.m.
(Monday to Friday)

Things to Consider Before Submitting an Application for a Building Permit

- **Zoning Regulations**
 - Check the Zoning Bylaw to confirm that the property is zoned Urban Residential R-3, R-4 or R-6. The proposed development must meet all the regulations as set out in the Zoning Bylaw.
 - There are new parking requirements for the R-3 and R-4 zones, and although parking is not required for SSMUH developments in the R-6 zone, it is strongly encouraged.
- **Registered Legal Documents**
 - Applicants and/or property owners are required to provide a copy of the State of Title Certificate to the property (see details on how to obtain a State of Title at tsa.ca/property-owners/how-can-i-order-a-state-of-title-certificate).
 - Some properties may have restrictions that limit/restrict secondary suites, garden suites or additional units; and/or regulate siting; height; or density.
 - The Provincial housing legislation and City Zoning Bylaw do not over-ride restrictive covenants, therefore additional uses on the property may not be permitted.
- **Other site considerations**
 - Other site considerations may apply, such as environmental, floodplain or other requirements.
- **Development Permits**
 - SSMUH developments may require a Ground Oriented Residential Development Permit to regulate the form and character of the building(s).
 - Other Development Permits may also be required (such as Wildfire Hazard, Riparian Areas, or Slope Hazard). Some Development Permits require Council approval, while others have been delegated to the Director of Planning and Development. If a Development Permit is required, it must be approved before the City can issue a building permit.
- **Engineering Requirements**
 - SSMUH developments are required to satisfy City engineering requirements (i.e. water metres, servicing upgrades, groundwater/hydrology testing may be required).
 - Road dedication (if required) may be taken as a condition of building permit issuance.
- **Building Code**
 - SSMUH development must comply with the B.C. Building Code.
- **Amenity Cost Charges (ACCs) and Development Cost Charges (DCCs)**
 - ACC and DCC charges may apply to new dwelling units and are collected prior to issuance of the building permit.
- **Check with City Staff**
 - Check with City staff to confirm the requirements that apply.



Process:

Applicant to check Registered Legal Documents to determine if restrictions apply to the property



Applicant to work with City staff to confirm:

- that registered legal documents permit the proposed use and/or process for discharging or amending (if required);
- compliance with Zoning Bylaw; and
- whether Development and/or Development Variance Permits are required



Applicant to apply for, and be issued:

- Development Permit(s) and/or
- Development Variance Permit (if required)



City to provide list of Engineering requirements to applicant



Applicant to apply for Building Permit



Applicant to:

- satisfy City and Building Code requirements
- pay ACCs and DCCs (if required)