



HAVE YOU HEARD...

SMALL-SCALE, MULTI-UNIT HOUSING (SSMUH) REGULATIONS



WHAT IS THE SSMUH REGULATION?

Small-Scale Multi-Unit Housing is new Provincial Housing Legislation that requires local governments to allow up to three or four units on a lot, where historically only one or two housing units were allowed (example: single residential dwelling or duplex). In order to comply with provincial legislation, Bill 44, *Cranbrook Zoning Bylaw Amendment No. 4161, 2024* was adopted by Cranbrook City Council on June 10, 2024. It should now be easier for property owners and home builders to create Small-Scale, Multi-Unit Housing (SSMUH) that fit into existing neighborhoods.

HOW TO KNOW IF SSMUH REGULATION APPLIES TO YOUR PARCEL?

The SSMUH regulations (*Zoning Bylaw Amendment 4161, 2024*) only apply to a parcel that meets all the following conditions:

- The parcel is connected to municipal water and sanitary services.
- The parcel size is between 280m² and 4,050m².
- The parcel is zoned one of the following residential districts: R-1, R-3, R-7, CD-1, or CD-3. See [Cranbrook City Viewer](#) to confirm zoning.
- The parcel is not subject to hazardous conditions, confirmed by a registered qualified professional.
- The parcel is not heritage designated in the Heritage Bylaw No. 3899, 2017, prior to December 7, 2023. Check [Cranbrook City Viewer](#) to verify if there is a building or structure on your parcel that is heritage designated.
- The property is not subject to a restrictive heritage covenant, prior to December 7, 2023. Check the land title for your property to verify if there is a restrictive covenant to protect a heritage feature on the property. Land titles and covenants can be acquired from the LTSA website. If such a covenant exists, the SSMUH regulation does not apply.

In general terms, *Zoning Bylaw Amendment 4161, 2024* incorporated the following changes:

- 🏠 Amalgamated 5 residential zones into 1,
- 🏠 Increased maximum density on affected parcels,
- 🏠 Added “Accessory Dwelling Unit” as a permitted use.
- 🏠 Changes to siting requirements, like minimum setbacks and maximum building heights.

IF YOUR PARCEL CHECKS ALL THE BOXES ABOVE, WHAT DOES THE SSMUH REGULATION MEAN FOR YOU?

- 🏠 Altered setbacks - See Section 7.12 of Zoning Bylaw for details.
- 🏠 New accessory dwelling units will tie into the existing water and sanitary services on your parcel.
- 🏠 Properties that span multiple parcels, wanting to build an accessory dwelling unit will be required to consolidate the parcels, or bind all parcels by title.
- 🏠 Increased Density:
 - 🏠 For a parcel less than 280m², max 3 dwelling units.
 - 🏠 For a parcel greater than 280m², max 4 dwelling units.
 - 🏠 Max 1 secondary suite per primary dwelling unit.
 - 🏠 Max 1 accessory dwelling unit per parcel.

FAQs

WHAT PARCELS HAVE BEEN PRE-ZONED TO R-1?

- Properties that were previously zoned:
 - Single Family Residential, RS;
 - Single Family Extended Residential, R-1;
 - Two Family Residential, RD;
 - Three and Four Family Residential, R-2;
 - Residential Cluster Zone: R-3;
 - Comprehensive Development Zone 8 – Single Family Residential – Secondary Suite.

See [Cranbrook City Viewer](#) to confirm zoning.

WHAT ARE SOME FACTORS I NEED TO CONSIDER WHEN DESIGNING FOR 3 TO 4 DWELLING UNITS ON MY LOT?

- Environmental constraints such as tree retention, watercourses & steep slopes.
- Site constraints such as setbacks, lot configuration and lot size.
- On-site parking requirements.
- BC Building Code and City of Cranbrook Building Bylaw requirements such as sprinkling.
- Utility servicing such as sewer, water, storm, & fire flows.

CAN EACH UNIT HAVE A HOME-BASED BUSINESS?

The zoning bylaw does not regulate how many home-based businesses may operate on a parcel. If operating out of an Accessory Dwelling Unit or secondary suite, a home-based business cannot exceed 40% of the total living floor area.

CAN I STRATIFY THE UNITS ON MY PROPERTY?

There are no changes to the Provincial Strata Regulations. However, it is important to keep the following in mind:

- Two or more dwelling units, (excluding secondary suites and accessory suites), contained within the same building, on the same lot, can be stratified.
- Provincial strata conversion requirements still require all existing buildings meet current building code requirements at time of stratification.
- The City will not consider strata applications for occupied buildings, if the vacancy rate is below 5%, in accordance with the Strata Conversion Guidelines (Schedule Q) in the *Subdivision & Development Servicing Bylaw No. 3633*.

AM I REQUIRED TO APPLY FOR A DEVELOPMENT PERMIT?

A development permit that addresses the form and character of a development is not required for residential developments less than 5 dwelling units. A development permit may be required if your lot is subject to any other Development Permit Areas including:

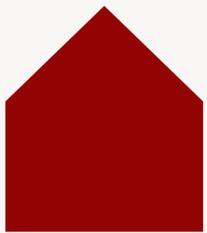
- Natural Environment Development Permit Areas
 - Joseph Creek
 - Aquifer Protection
 - Environmentally Sensitive
 - Geothermal
- Hazardous Conditions Development Permit Areas
 - Steep Slopes
 - Wildfire
- Baker Hill Development Permit Area



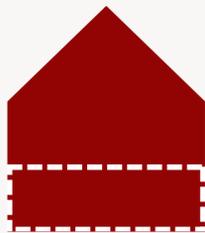
BUILDING FORMS & DENSITIES PERMITTED IN THE R-1 ZONE

A maximum of 3 or 4 dwelling units are permitted on R-1 Residential parcels.

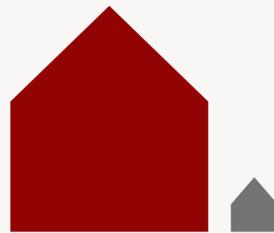
Below are illustrative examples of the possibilities of building forms combinations. The unit arrangement is not prescribed.



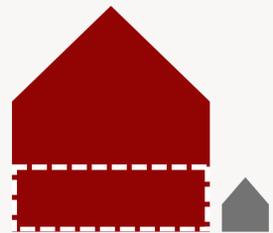
Single Family Dwelling



Single Family Dwelling &
Secondary Suite



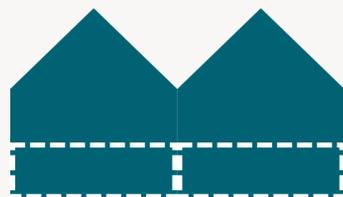
Single Family Dwelling &
Accessory Dwelling Unit



Single Family Dwelling, Accessory
Dwelling Unit & Secondary Suite



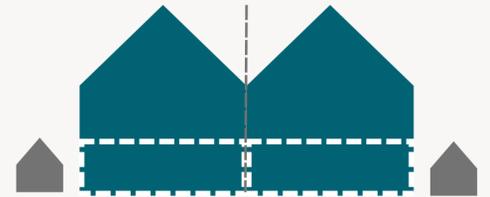
Two Family Dwelling



Two Family Dwelling &
Secondary Suite



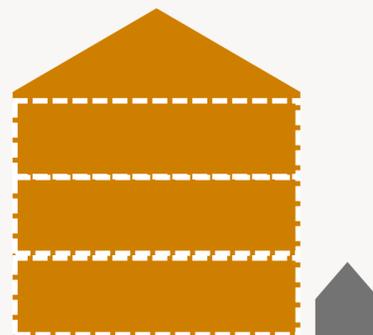
Two Family Dwelling &
Accessory Dwelling Units



Two Family Dwelling, Accessory Dwelling Unit
& Secondary Suite



Three Family Dwelling



Three Family Dwelling & Accessory Dwelling Unit



Four Family Dwelling