



SMALL-SCALE MULTI-UNIT HOUSING:

INFORMATION GUIDE

AUGUST, 2024

LOOKING TO ADD DWELLING UNITS TO YOUR PROPERTY?

What is Small-Scale Multi-Unit Housing in Kent?

On June 10, 2024, the District of Kent adopted Bylaw No. 1737 which creates a Small-Scale Multi-Unit Housing (RS1) Zone to replace the District's existing single-dwelling and two-dwelling residential zones. The new zone provides landowners with greater housing options and development flexibility on applicable lots.

Small-scale multi-unit housing includes a range of building typologies and housing tenure options. Those now permitted in the Small-Scale Multi-Unit Housing (RS1) Zone include:

- > Single-dwelling
- > Two dwelling
- > Secondary Suites
- > Detached Accessory Dwelling Units
- > Townhouses
- > Apartments

As a result of these zoning changes, if your lot is in the Small-Scale Multi-Unit Housing (RS1) Zone, and you meet certain conditions, you can now build up to four dwelling units without the need to rezone your property. For example, this means that where previously only a single-dwelling was permitted, a landowner can now build up to four apartment units.

Looking to see if you are eligible to build small-scale multi-unit housing on your lot?

Follow this guide which will take you through the steps you need to find out.



Considering a secondary suite or a detached accessory dwelling unit? Curious about building a duplex, townhouses, or even an apartment building? Recent changes to the District of Kent's Zoning Bylaw now permit landowners on applicable single-dwelling and duplex lots, to build up to four dwelling units.

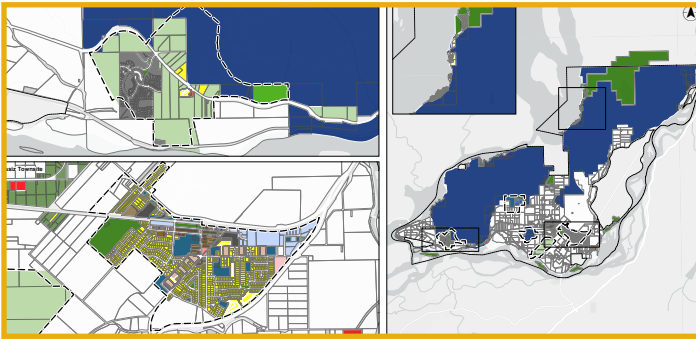
This guide provides information on small-scale multi-unit housing in the District, who is eligible, and what you need to think about before applying to develop your property.

NEED HELP UNDERSTANDING WHAT THE NEW ZONING CHANGES MEAN FOR YOU?

We understand that navigating the development planning process can sometimes be confusing, particularly when policies and zoning regulations change over time. To understand what the introduction of the small-scale multi-unit housing zone means for you, follow these four easy steps.

1. Is my property zoned RS1?

Check the zoning map to identify whether your property is in the Small-Scale Multi-Unit Housing (RS1) Zone.



2. How many dwelling units can I build?

Review key conditions to determine how many dwelling units you can build on your property.



3. Have I checked the RS1 zone regulations?

Become familiar with the Small-Scale Multi-Unit Housing (RS1) Zone and understand how things such as setbacks, building heights and parking requirements will impact development of your property.



4. How do I apply?

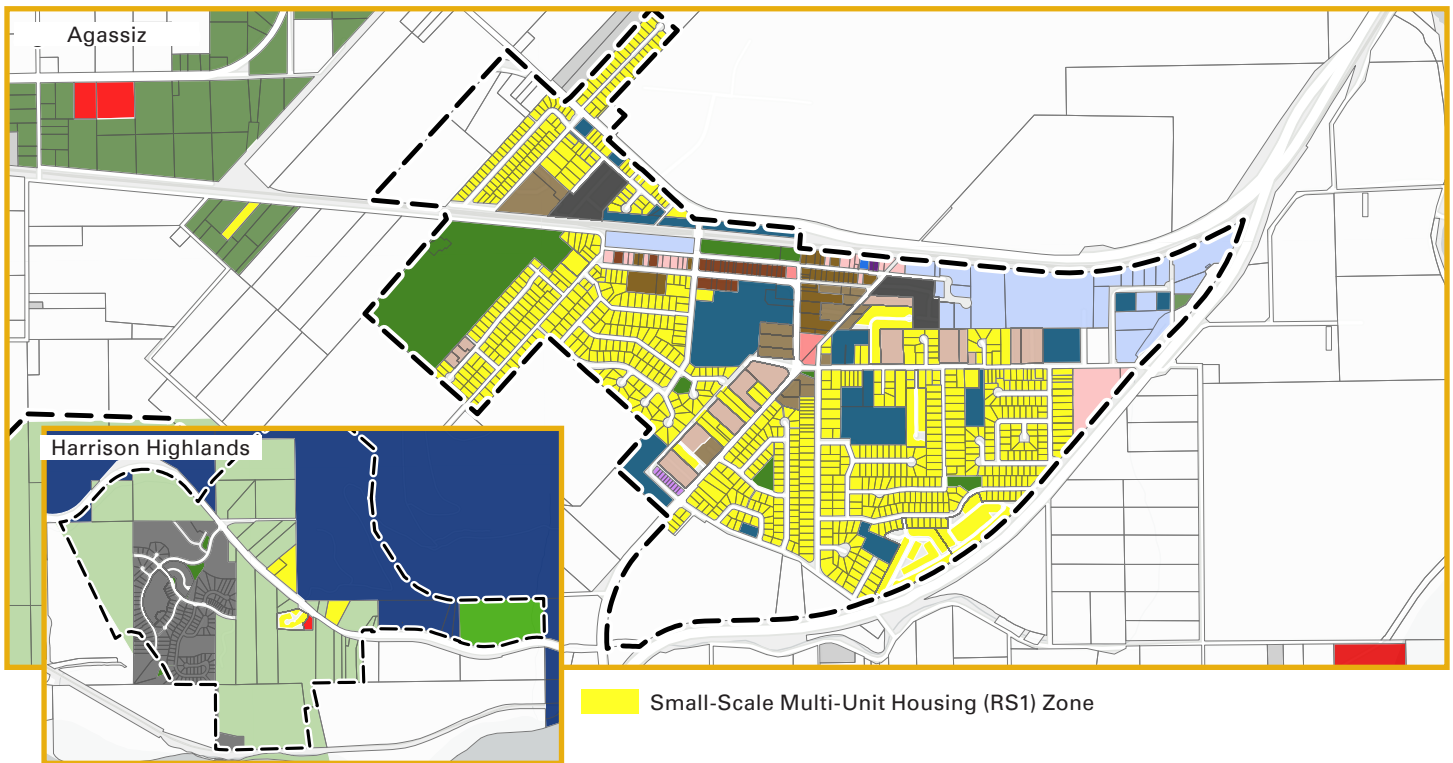
Plan your next steps. Whether that is arranging a call with a municipal planner, speaking to an architect, or submitting a development permit or building permit application. Understanding application requirements and costs better prepares you for success.



STEP 1: IS MY PROPERTY ZONED RS1?

To take advantage of small-scale multi-unit housing, the first step is to determine if your property is zoned RS1. If your property is highlighted in yellow on the following map, then it is zoned RS1.

Note, there are no properties outside of Agassiz or Harrison Highlands that are zoned RS1.



Is my property zoned RS1?

Yes

Proceed to step 2.

No

Refer to the lot's zoning to understand development options.



Want to be sure or need more information?

- > Explore the **District of Kent's Online Mapping** (<https://www.kentbc.ca/en/living-here/mapping-and-gis.aspx>) to view your property's zoning and other useful information.

STEP 2: HOW MANY DWELLINGS CAN I BUILD?

Before you decide how many dwelling units you want to build on your property, there are two key conditions you must first consider. If you answer 'No' to one of the following conditions, you will only be able to build a maximum of two or three dwelling units on your property.

Is my property more than 280 square metres in size?

Yes

Permitted up to four dwelling units.

No

Permitted up to three dwelling units.

Good news, almost all applicable properties in the District of Kent are greater than 280 square metres in size.

Is my property fully connected to both an approved community sanitary sewer and water system?

Yes

Permitted up to four dwelling units.

No

Permitted a maximum of two dwelling units - see below.

The Small-Scale Multi-Unit Housing (RS1) zone requires full connection to an approved community sanitary sewer and water system to build up to four dwelling units on a lot. Interested in connecting your property to District services? Contact [E: engineering@kentbc.ca](mailto:engineering@kentbc.ca) **P: 604-796-2235** for more information. Once you are fully connected you are eligible to build up to four dwelling units without the need for a rezoning application.



Partially Serviced?

- > Only connected to an approved community water system? You are permitted a maximum of one single-dwelling and one secondary suite.
- > Only connected to an approved sewer system? You are permitted a maximum of one single-dwelling and one secondary suite or detached accessory dwelling unit.

STEP 3: HAVE I REVIEWED THE RS1 ZONE?

Once you've determined how many units are permitted on your property, your next step is to understand what regulations in the Small-Scale Multi-Unit Housing (RS-1) Zone you need to factor into your future development. These regulations are designed to provide development flexibility. It is important that you are familiar with all regulations before you design your future property layout.

Do you need an overview of the key regulations in the RS1 zone?

Can I build four single-detached dwellings?	A maximum of one principal building is permitted on a lot. This means you cannot build four single-dwellings on a lot for example. All other buildings on a lot must be accessory dwelling units.
What maximum building height is permitted?	11 metres for principal buildings and seven metres for detached accessory dwelling units.
Is there a minimum lot width and depth?	The minimum lot width is 12 metres. There are no minimum lot depths, but the minimum lot size is 360 square metres.
Are there density requirements?	There are no gross floor areas restrictions for a principal building, but detached accessory dwelling units are restricted to a maximum of 112 square metres.
What is the maximum site coverage?	The maximum site coverage for all buildings and structures is 50%. Also, no more than 70% of a lot can be covered by impervious surfaces.
What are the setbacks for a principal building?	A principal building must have a minimum front lot line setback of 4.5 metres (six metres from a garage), rear lot line setback of four metres, exterior side lot line of 2.5 metres and interior side lot line of 1.2 metres.
How many secondary suites are permitted?	A maximum of one secondary suite per single-dwelling and one per each two-dwelling unit.
How much parking is required?	A minimum of two parking spaces are required for single and two-dwelling residential units, 1.5 spaces per townhouse unit, one space per apartment unit, and one space per accessory dwelling unit.

Have you reviewed the Small-Scale Multi-Unit Housing (RS1) Zone?

Yes

Time to move to step four and the application requirements.

No

Please take time to review the RS1 zone at the link provided below.



Need a copy of the RS1 Zone?

- > You can find a copy of the Small-Scale Multi-Unit Housing (RS1) Zone [here](https://www.kentbc.ca/uploads/14/Doc_636880026085067630.pdf)

STEP 4: HOW DO I APPLY?

The final step is to understand what application you need to submit, what information you should provide and how much it costs. All the information you need to start the application process is below. There are six Development Permit Areas in the District of Kent, each with guidelines that inform development in those areas. Want to see if your property is within a Development Permit Area? Find out on the District of Kent's [Online Mapping Tool](https://www.kentbc.ca/en/living-here/mapping-and-gis.aspx) (<https://www.kentbc.ca/en/living-here/mapping-and-gis.aspx>)

Is my property in a Development Permit Area?

Yes

A development permit will be required prior to any subdivision of land or building permit. Here is a link to the [development permit application form and submission checklist](https://www.kentbc.ca/en/business-and-development/resources/Documents/form_dv_Development-Permit-Application.pdf) (https://www.kentbc.ca/en/business-and-development/resources/Documents/form_dv_Development-Permit-Application.pdf) and [application fees](https://www.kentbc.ca/uploads/14/Doc_638445440587083558.pdf?ts=638549037196438092) (https://www.kentbc.ca/uploads/14/Doc_638445440587083558.pdf?ts=638549037196438092)

No

No development permit approval needed – proceed to subdivision or building permit application.



Looking to subdivide your property?

- > The Small-Scale Multi-Unit Housing (RS1) Zone has a minimum lot size requirement of 360 square metres, meaning you need a lot size of at least 720 square metres to create two lots. You should get subdivision approval before applying for a building permit.
- > For subdivision application information, contact [E: planning@kentbc.ca](mailto:planning@kentbc.ca) [P: 604-796-2235](tel:604-796-2235)
- > Here is a link to the [application fees](https://www.kentbc.ca/uploads/14/Doc_638445440587083558.pdf?ts=638549037196438092) (https://www.kentbc.ca/uploads/14/Doc_638445440587083558.pdf?ts=638549037196438092)



Want to submit a building permit application?

- > Got everything you need to submit a building permit application? Know your flood construction levels? Are you removing trees? Understand your engineering requirements?
- > Here is a link to the [building permit application form and submission checklist](https://www.kentbc.ca/uploads/19/Doc_637048521178909291.pdf) (https://www.kentbc.ca/uploads/19/Doc_637048521178909291.pdf) and [application fees](https://www.kentbc.ca/uploads/14/Doc_638445440587083558.pdf?ts=638549037196438092) (https://www.kentbc.ca/uploads/14/Doc_638445440587083558.pdf?ts=638549037196438092)



Outstanding questions?

- > It is always worth checking with municipal staff before you submit to make sure you have everything you need. You can email a municipal planner at [E: planning@kentbc.ca](mailto:planning@kentbc.ca) or call [P: 604-796-2235](tel:604-796-2235).

WHAT DOES SMALL-SCALE MULTI-UNIT HOUSING LOOK LIKE?

The Small-Scale Multi-Unit Housing (RS1) Zone permits a range of building typologies and lot layout configurations and is designed to provide flexibility in building siting, size, and height to meet different housing needs and budgets. Take the time to understand what is possible on your lot.

Curious about what four dwelling units look like on a typical sized lot in the RS1 zone?

The following pages show a few examples of lot configurations that comply with the RS1 zone. These examples showcase new build/infill options in the form of townhouses or apartments, and options involving changes to an existing home, such as adding a secondary suite, or a detached accessory dwelling unit.



Still have questions?

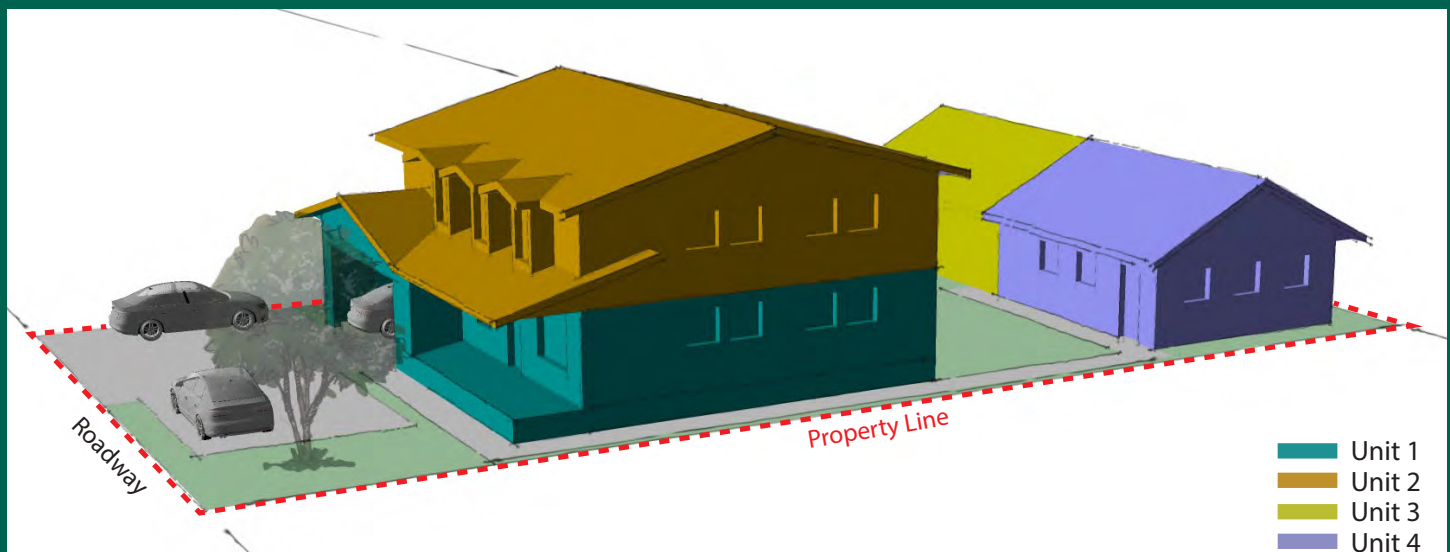
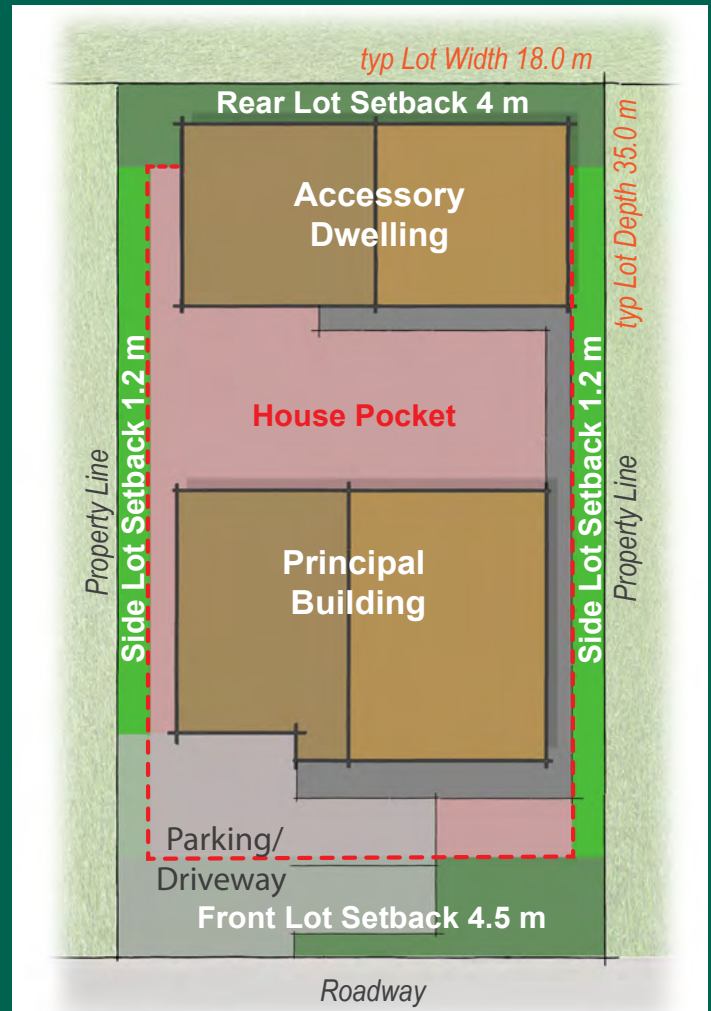
- > If you have any questions about whether your proposed lot layout would comply with the RS1 zone, you are encouraged to contact the District's Development Services Department at [E: \[planning@kentbc.ca\]\(mailto:planning@kentbc.ca\)](mailto:planning@kentbc.ca) or [P: 604-796-2235](tel:604-796-2235) to check with a planner.

DEVELOPMENT POTENTIAL OPTION 1 - SINGLE FAMILY DWELLING

Development of Small-Scale Multi-Unit Housing may occur within existing houses and lots in a variety of ways. Allowing for different building typologies will enable a range of housing and layout options.

The figures shown are conceptual only. Each lot may be designed differently based on the owner's preference, existing conditions, lot dimensions, and house plan.

Development Assumptions	Development Potential
> 4.5m front lot setback	> Ideal for existing homes
> 4.0m rear lot setback	> Potential for 1-4 units
> 1.2m side lot setback	> The # of units may be limited due to parking
> 5 parking stalls required	> Least costly option
> Up to 50% lot coverage	> Reduced site design
> Max. 3 storey height	> Most efficient use of existing structures
> Regulations must comply with Zoning Bylaw	> Reduced impact to adjacent neighbours
> Accessory dwelling units	> Preserve existing streetscape

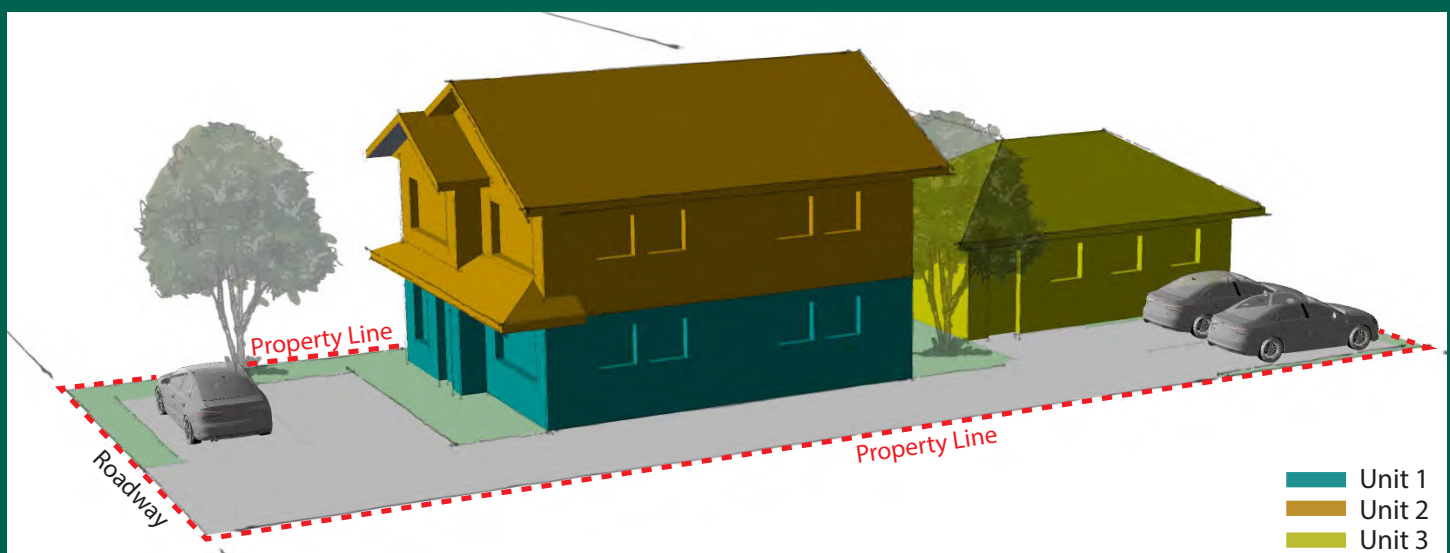
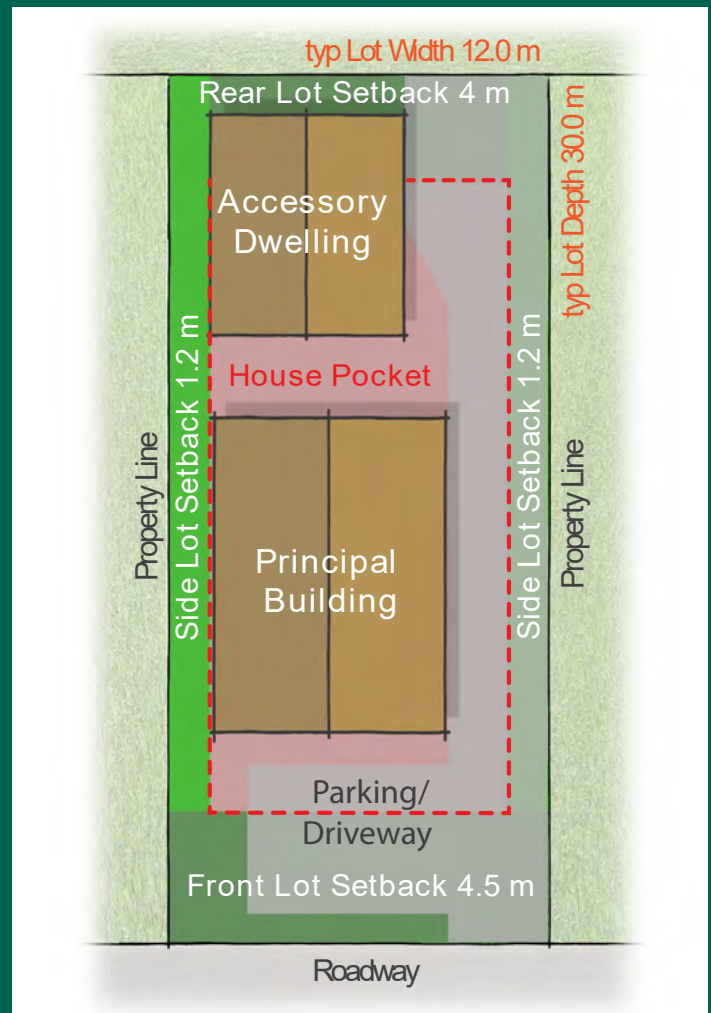


DEVELOPMENT POTENTIAL OPTION 2 - SINGLE FAMILY DWELLING (SMALL LOT)

Development of Small-Scale Multi-Unit Housing may occur within existing houses and lots in a variety of ways. Creating secondary suites or adding detached accessory dwelling units will enable different housing and layout options.

The figures shown are conceptual only. Each lot may be designed differently based on the owner's preference, existing conditions, lot dimensions, and house plan.

Development Assumptions	Development Potential
<ul style="list-style-type: none"> > 4.5m front lot setback > 4.0m rear lot setback > 1.2m side lot setback > 4 parking stalls required > Up to 50% lot coverage > Max. 3 storey height > Regulations must comply with Zoning Bylaw > Accessory dwelling units 	<ul style="list-style-type: none"> > Ideal for new lots or subdivision of existing lots > Potential for 1-4 units > Opportunities for accessory dwelling units > The # of units may be limited due to parking > Reduced impact to adjacent neighbours

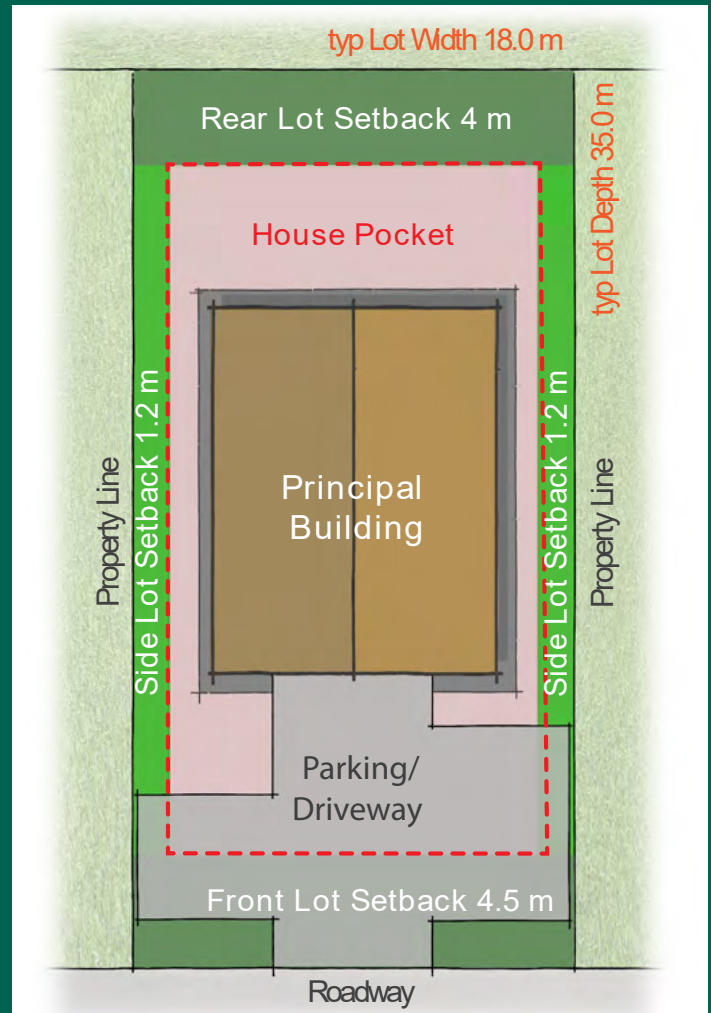


DEVELOPMENT POTENTIAL OPTION 3 - DUPLEX WITH SECONDARY SUITES

Development of Small-Scale Multi-Unit Housing may occur within existing houses and lots in a variety of ways. Creating secondary suites or adding detached accessory dwelling units will enable different housing and layout options.

The figures shown are conceptual only. Each lot may be designed differently based on the owner's preference, existing conditions, lot dimensions, and house plan.

Development Assumptions	Development Potential
<ul style="list-style-type: none"> > 4.5m front lot setback > 4.0m rear lot setback > 1.2m side lot setback > 6 parking stalls required > Up to 50% lot coverage > Max. 3 storey height > Regulations must comply with Zoning Bylaw > Accessory dwelling units 	<ul style="list-style-type: none"> > Ideal for teardown or new builds > Potential for 1-4 units > Increased efficiency for the lot and units > Increased floor space for each unit > Opportunity to incorporate garages or additional parking

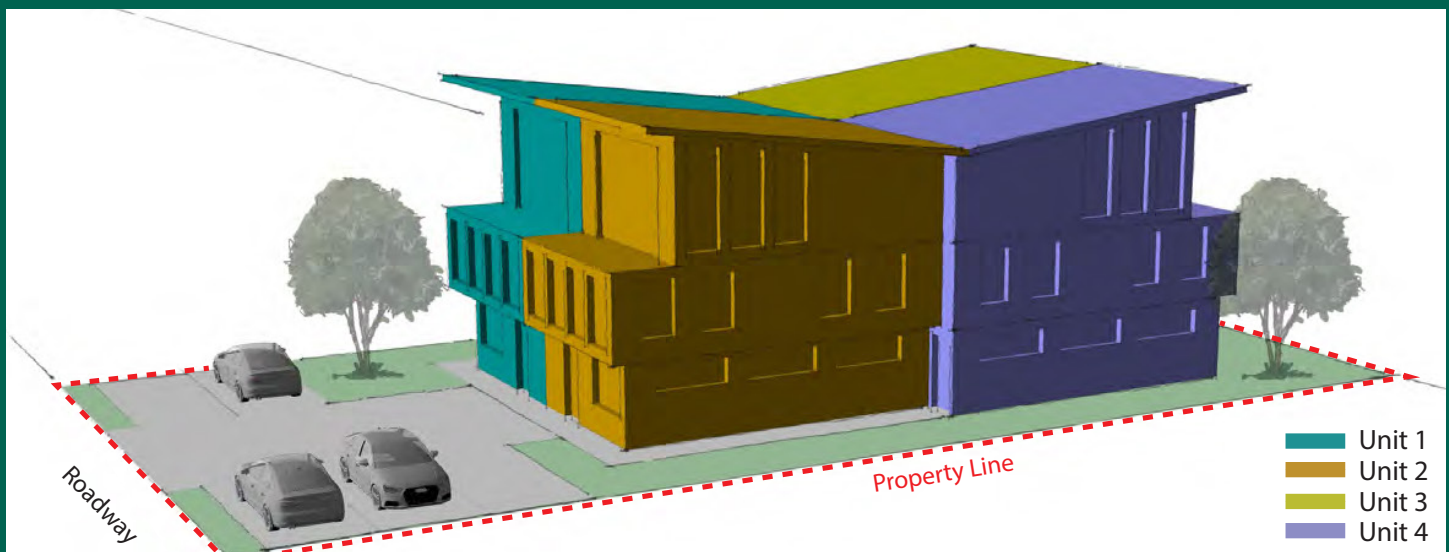
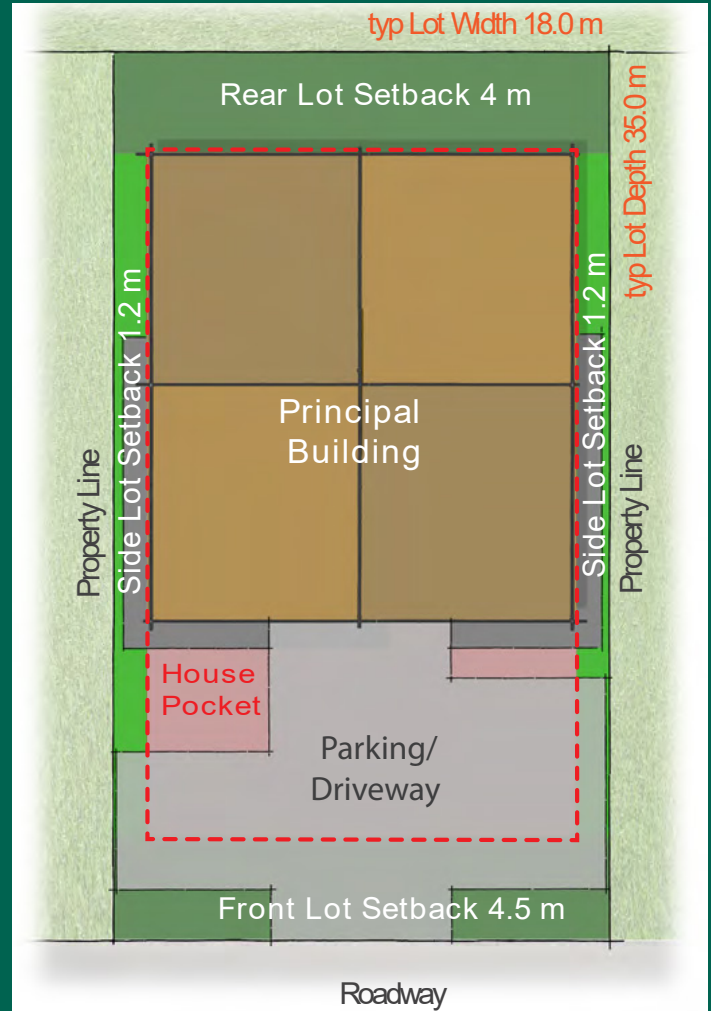


DEVELOPMENT POTENTIAL OPTION 4 - TOWNHOUSE

Development of Small-Scale Multi-Unit Housing may occur within existing houses and lots in a variety of ways. Allowing for different building typologies will enable a range of housing and layout options.

The figures shown are conceptual only. Each lot may be designed differently based on the owner's preference, existing conditions, lot dimensions, and house plan.

Development Assumptions	Development Potential
<ul style="list-style-type: none"> > 4.5m front lot setback > 4.0m rear lot setback > 1.2m side lot setback > 6 parking stalls required > Up to 50% lot coverage > Max. 3 storey height > Regulations must comply with Zoning Bylaw 	<ul style="list-style-type: none"> > Ideal for teardown or new builds > Potential for 1-4 units > Increased efficiency for the lot and units > Increased floor space for each unit > Opportunity to incorporate garages or additional parking

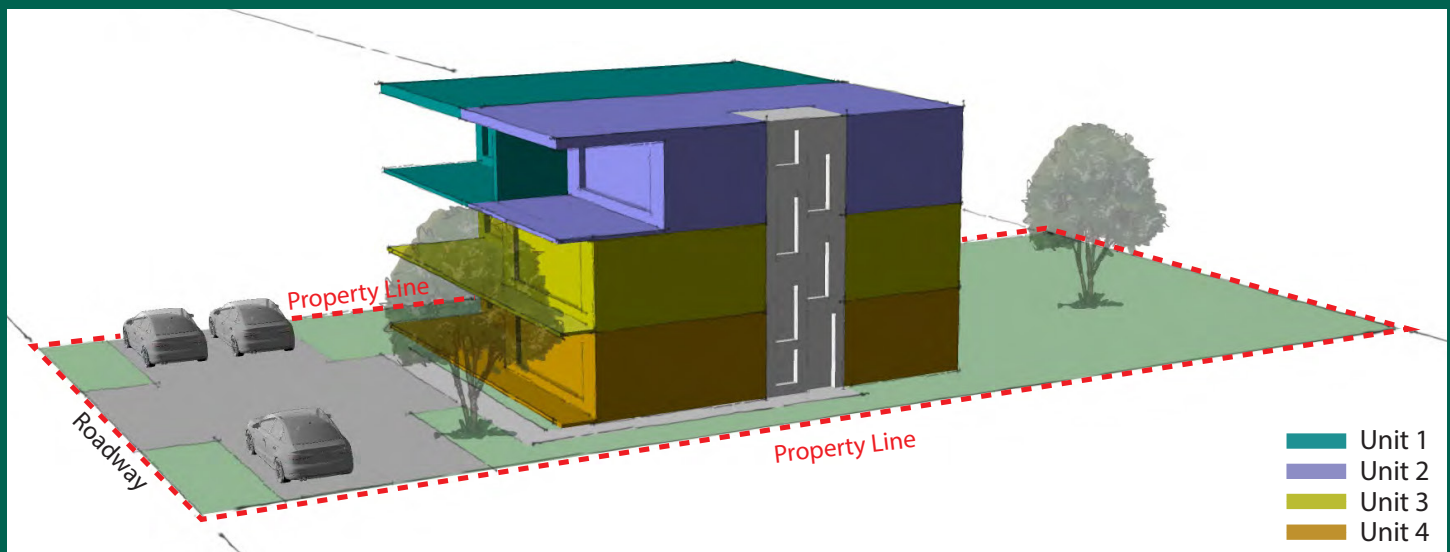
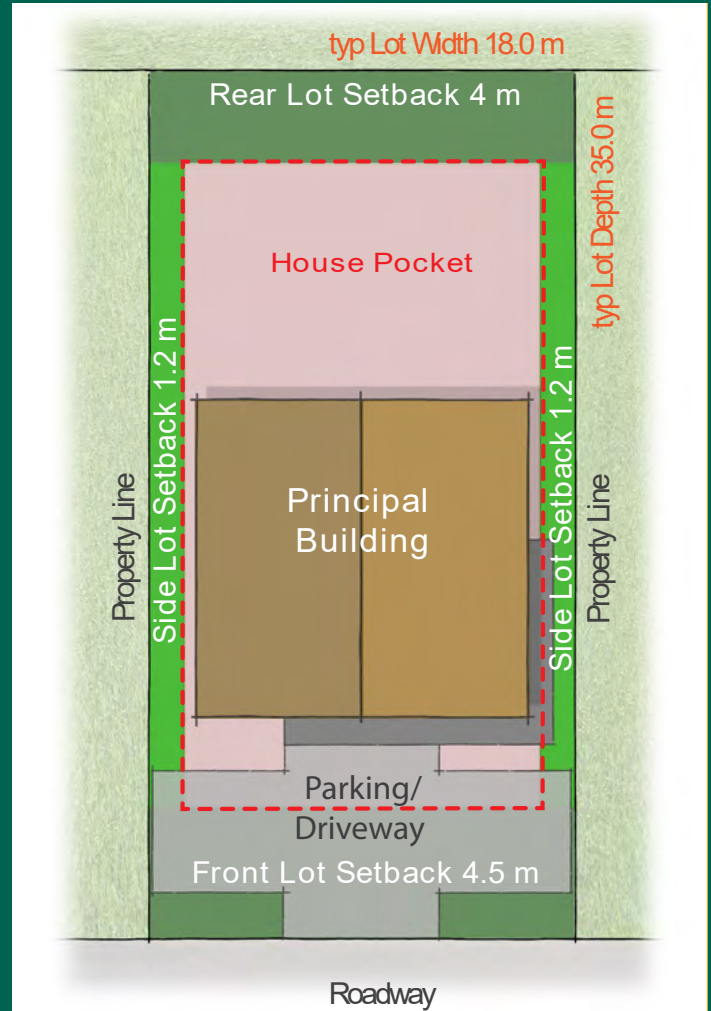


DEVELOPMENT POTENTIAL OPTION 5 - APARTMENT

Development of Small-Scale Multi-Unit Housing may occur within existing houses and lots in a variety of ways. Allowing for different building typologies will enable a range of housing and layout options.

The figures shown are conceptual only. Each lot may be designed differently based on the owner's preference, existing conditions, lot dimensions, and house plan.

Development Assumptions	Development Potential
> 4.5m front lot setback	> Ideal for teardown or new builds
> 4.0m rear lot setback	> Potential for 1-4 units
> 1.2m side lot setback	> Increased efficiency for the lot and units
> 4 parking stalls required	> Increased floor space for each unit
> Up to 50% lot coverage	> Opportunity to incorporate garages or additional parking
> Max. 3 storey height	
> Regulations must comply with Zoning Bylaw	



- Unit 1
- Unit 2
- Unit 3
- Unit 4