

Small-scale multi-unit housing



In the fall of 2023, the Government of British Columbia passed new housing legislation intended to close the gap between housing supply and demand in our province.

At their regular Council meeting held June 12, 2024, Council adopted an amended zoning bylaw to fulfill the requirements of the new housing legislation.

The City's zoning bylaw now reflects the prescribed Small-Scale Multi-Unit Housing (SSMUH) densities within the following zones:

- RS1/RS1m: Suburban Residential
- RS2/RS2m: Single Residential
- RS3: Single Residential
- RS4: Urban Residential
- RT1: Two-Unit Residential
- RT2: Two-Unit Residential
- Z9: Hill Avenue
- Z14: Fraser River Bench Lands Compact Community

The minimum number of SSMUH units is determined by the following characteristics of the parcels:

- A minimum of three (3) dwelling units must be permitted on each parcel of land 280 m² or less.
- A minimum of four (4) dwelling units must be permitted on each parcel of land greater than 280 m².

Exemptions to the minimum dwelling unit requirements of SSMUH include:

- Parcels of land that are not wholly or partly identified within Schedule B-4: Urban Area established by Official Community Plan Bylaw No. 8383, 2011;
- Lands that are not connected to a water or sewer system provided as a service by a municipality; or
- Parcels of land that are larger than 4,050 m² (0.4 ha); or
- Parcels of land within the following zones:
 - AR1: Rural Residential
 - AR2: Rural Residential
 - AR4: Rural Residential
 - AG: Greenbelt
 - AF: Agriculture and Forestry

Questions?

If you have questions please contact Development Services.

- Email: devserv@princegeorge.ca
- Phone: 250-561-7611

Visit princegeorge.ca/2024-housing-legislation for more information.

