



SMALL-SCALE MULTI-UNIT HOUSING SUBDIVISION

The purpose of this FAQ is to provide information on frequent questions on how subdivision regulations are impacted by the Small-Scale Multi-Unit Housing Provincial Legislation.

1. **What is Small-Scale Multi-Unit Housing?**

Small-scale multi-unit housing is new Provincial Housing Legislation that requires local governments now allow up to four units on a lot, where historically only one or two housing units were allowed (example: single residential dwelling or duplex).

2. **Now that up to four units are permitted on a lot, can I stratify? (i.e. create separate title to each unit to sell the units individually, the lot remains as common property to the strata units).**

Yes. However, only 'principal' units can be stratified; i.e. not suites, carriage houses, accessory dwelling units, etc. Stratification must also occur at the time of construction, before the units are occupied, and all units must be stratified at the same time (unless a Phased Strata has been approved, see questions 5 for information on Phased Stratas).

3. **Do I have to stratify the units on my lot?**

All units can remain under the same ownership and used as rental units, or for other personal use.

4. **Can I stratify the units on my lot if one (or more) is an existing dwelling (i.e. previously occupied)?**

Potentially. This process would require a 'Strata Conversion' for the existing dwelling(s), which is an application process through the City. This process requires that the previously occupied units are brought up to substantially comply with current Building Code standards, which may be difficult. You can find more information about the strata conversion process on the Subdivision page of our website.

5. **Can I develop my strata units in phases (Phased Strata)?**

Potentially. In order to phase the strata, the first phase must contain two or more units, and the first and last phases must meet the minimum lot area/dimension/setback requirements of the zone.

6. Can I subdivide my lot?

The process to subdivide land has not change based on SSMUH. To subdivide, new parcels must meet the minimum lot area requirements of the zone and other subdivision requirements may apply, such as road dedication, park dedication, road construction including the reconstruction of existing road frontages, service installation, etc.

However, the ability to meet the minimum lot area does not guarantee that land can be subdivided. Other considerations may restrict subdivision such as viable buildable area, servicing, and environmental and other site constraints, may restrict subdivision. More information about the subdivision process can be found on the [Subdivision page](#) of our website.