

Small-Scale Housing

Quick Guide

What is small-scale housing?

Also called small-scale multi-unit housing (SSMUH), this type of housing was recently added to the Zoning Bylaw to allow up to 3 or 4 residential units on certain properties.

Can a property have small-scale housing?

- Confirm the property meets all of the criteria below, using the City's web map (maps.chilliwack.com):
 - In the Urban Growth Boundary
 - A lot size of less than 4,050m²
 - Connected to City water and sanitary sewer
 - In one of the following zones:
 - AL, AR, AS, RR, R1-A, R1-B, R1-C, R3, M1-A; or,
 - Single detached dwelling & duplex areas of CD Zones: 9, 11, 14, 16, 19, 21
- Contact the Planning Department (planning@chilliwack.com) to determine if the following limitations apply:
 - Protected by a Heritage Designation Bylaw as of December 7, 2023
 - In the designated Transit-Oriented Area
 - Has a covenant restricting density
 - In an Extension Area



Small-scale housing is allowed if all the criteria are met and no limitations apply.

How big can I build small-scale housing?

Existing zoning regulations (e.g., R1-A, R1-B, R3, etc.) set out rules for development including (but not limited to): setbacks, floor area ratio, building height, parking spaces, landscaping, and any required amenity areas.

What does small-scale housing look like?

Small-scale housing can combine many forms, including (but not limited to):

- Accessory Dwelling Unit (secondary suites, coach houses and/or garden suites)
- Single detached dwelling (with 1 secondary suite)
- Duplex (with 1 secondary suite per unit)
- A triplex or fourplex (as a townhouse or apartment)



Extension Areas

The Province granted the City extensions to delay SSMUH requirements in 2 areas of Chilliwack Proper until December 31, 2030. SSMUH permissions do not apply in these 2 areas until that time.

Can I just build a single detached house?

Yes. The new small-scale housing regulations add to existing Zoning rules. Any existing zoning permissions and regulations remain as before.

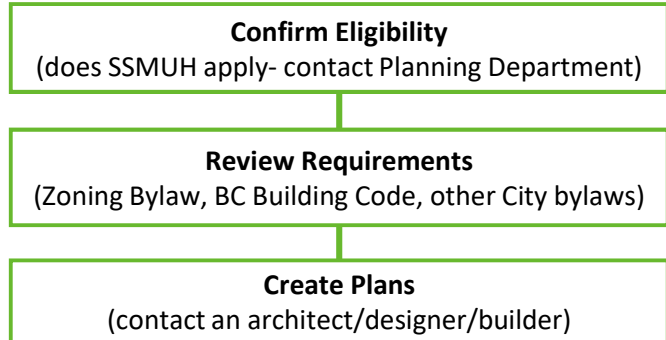
e.g., An R1-A zoned property is still allowed to have one single detached house.

An R1-B zoned property is still allowed to have one duplex building without any extra suites.

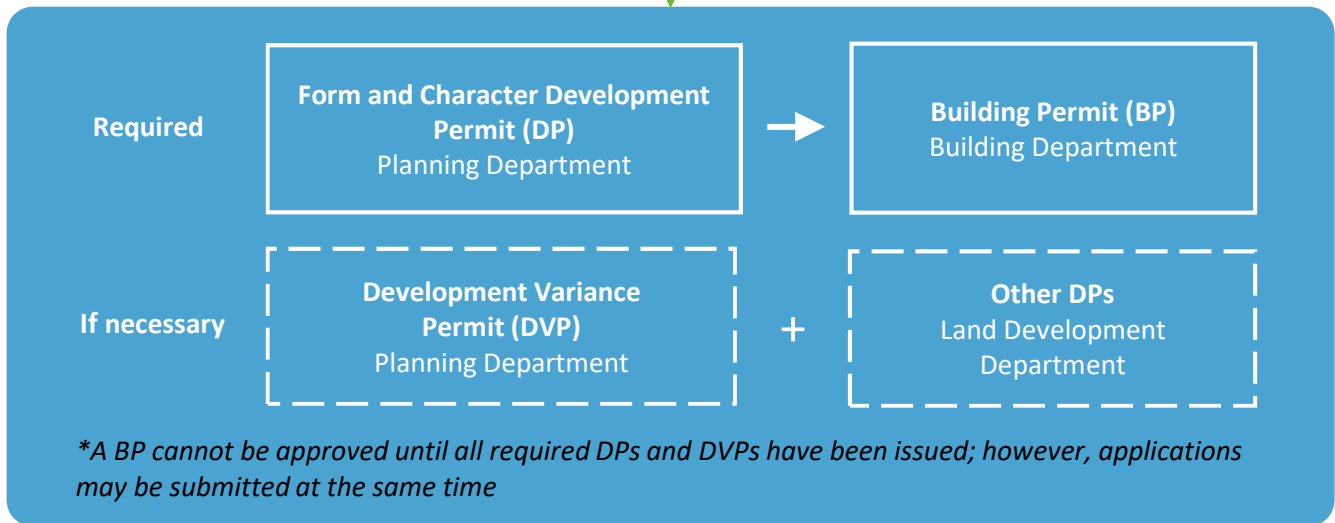
I want to redevelop a property with small-scale housing. What should I do next?



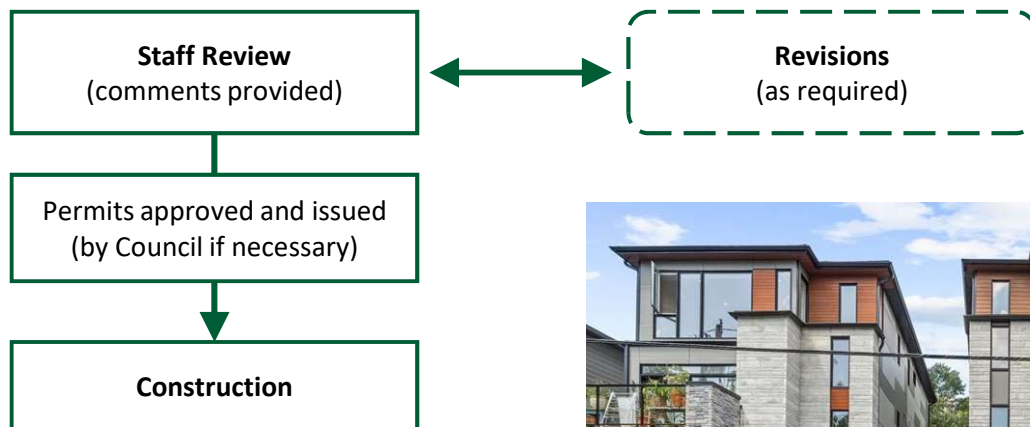
1 Research & Drafting



2 Submit Applications



3 Review & Approval



Disclaimer: This guide is not a legal document and does not include all applicable regulations. For further details, the applicable provincial law, City bylaws, plans, and policies should be referenced.