
To: Mayor and Council
From: Paul Gipps, CAO

Meeting Date: August 19, 2025
Meeting Type: Regular Council Meeting

Prepared by: Megan Turcato, Planning Student
Department: Planning and Development

Title: Small-Scale Multiple-Housing First Year Implementation Summary
Description: Report for information

RECOMMENDATION

For information.

EXECUTIVE SUMMARY

This report provides an update on the use of Small-Scale Multiple Housing (SSMH) zoning in the District since it was implemented last year in response to provincial legislation.

As of July 2025, there were 1,208 lots in the District eligible for four units under SSMH. That is an increase of 26 lots compared to last year.

However, on lots eligible for up-to four units under SSMH, no building permits for three-plex or four-plex projects have been issued since the zoning changed. Between July 1, 2024 and July 31, 2025, building permits have been issued for four secondary suites and one single family home on lots eligible for up-to four units under SSMH. These five projects were all on separate lots. These projects are all in the RU1 zone which allowed a secondary suite prior to the SSMH zoning update.

BACKGROUND

In response to provincial legislation requiring municipalities to allow Small-Scale Multi-Unit Housing, Council adopted a zoning amendment on July 2, 2024.

With limited exemptions, the province requires that up to four units be allowed on lots that meet the following criteria:

- Formerly restricted to single-family dwellings, secondary suites, axillary suites and/or duplexes
- Within the Urban Containment Boundary
- Between 280 m² and 4,050 m² in size
- Connected to municipal water and sewer

Lots that are 280 m² or smaller are only required to permit up to three units. This does not apply in Lake Country as the District does not have any lots that are this size and meet all the other SSMH criteria.

ANALYSIS

When Council was considering the SSMH zoning amendment in June 2024, statistics were developed to show the scale of the SSMH zoning changes. Table 1 summarizes how the SSMH eligibility has changed over the last year.

TABLE 1: Lot Eligibility for SSMH

	2024	2025	Change
# Lots Currently Eligible for 4 Units	1,182 Lots	1,208 Lots	+26 Lots
# Lots with Future Potential for 3 or 4 Units	2,412 Lots	2,418 Lots	+6 Lots

The number of lots currently eligible for four units are those that are in formerly in restricted zones, < 4050m², within the Urban Containment Boundary and paying for municipal water and sewer. The lots with future potential for three or four units are those in formerly restricted zones that are within the Urban Containment Boundary.

Since the District's zoning was updated to include SSMH no owner has used the new zoning to build three or four units. On lots eligible for up to four units through SSMH, five building permits for new housing units were issued. Four of those permits were for secondary suites and one was for a single-family home. Each of these projects were located on a separate lot. Table 2 provides a summary of building permits issued on SSMH four-unit eligible lots.

TABLE 2: BUILDING PERMITS ISSUED FOR NEW HOUSING UNITS ON 4-UNIT ELIGIBLE LOTS

July 1, 2024 – July 31, 2025	
Single Family Home	1
Secondary Suite	4
Three Plex	0
Four Plex	0
Total	5

The five projects that involved new housing units were all in the RU1 zone. That zoned allowed a secondary suite prior to the SSMH zoning update.

While no three-unit or four-unit projects have yet come to fruition on SSMH lots, staff have received a modest number of inquiries about building under SSMH legislation. This is relatively new zoning and it may take some time for proponents to conceptualize projects under the new rules.

With the SSMH legislation the province aims to create "more housing options for people with middle incomes." SSMH can be looked at as a tool for housing creation not an end in itself. Creating more housing, especially more affordable housing, is an important objective and a complex issue. Meaningful progress will require coordination between and investment from all levels of government, the development community, and individual landowners; however, SSMH is an option that is now available should there be a demand to create this type of housing. As local property owners and developers become more familiar with the redevelopment potential of SSMH-eligible lots in the District, Lake Country can expect to see more associated development in the future.

FINANCIAL IMPLICATIONS

☒ None ☐ Budget Previously Approved ☐ Other (see below)

Respectfully Submitted,
Megan Turcato, Planning Student

Report Approval Details

Document Title:	Z0000334 - Small-Scale Multiple-Housing First Year Implementation Summary.docx
Attachments:	- ATTACHMENT A - Z0000334 - Lots currently eligible for 4 units.pdf - ATTACHMENT B - Z0000334 - Lots with future potential for 3 or 4 units.pdf
Final Approval Date:	Aug 13, 2025

This report and all of its attachments were approved and signed as outlined below:

Brian Zurek, Manager of Long Range Planning - Aug 8, 2025 - 12:12 PM

Jeremy Frick, Director of Development Approvals - Aug 13, 2025 - 11:46 AM

Reyna Seabrook, Director of Corporate Services - Aug 13, 2025 - 12:17 PM

Paul Gipps, Chief Administrative Officer - Aug 13, 2025 - 4:08 PM

Makayla Ablitt, Legislative & FOI Coordinator - Aug 13, 2025 - 4:46 PM