

I want to add one or more dwelling units to my property.

OUTSIDE the Urban Containment Boundary

- Single Family Dwelling
- 1 Secondary Suite
- There are additional regulations in Section 5.24 of the [Zoning Bylaw](#)
- Maximum of 2 units on the lot
- *RS Zones outside of the Urban Containment Boundary can choose between 1 Secondary Suite or 1 Garden Suite. Maximum of 2 units on the lot.*

INSIDE the Urban Containment Boundary

If the lot is wholly or partly within the Urban Containment Boundary, it is considered to be inside.

Option 1

- Single Family Dwelling
- 1 Secondary Suite and 1 Garden Suite
- Single Family Dwelling is regulated under the applicable zoning; Garden Suite is regulated under Schedule H
- See [Garden Suites webpage](#)
- See Eligibility Requirements below (Section 5.35 of the [Zoning Bylaw](#))

Option 2

- Small-Scale Multi-Unit Housing (SSMUH) is permitted in most residential zones
- There are additional criteria in Section 5.37 of the [Zoning Bylaw](#)
- Minimum of 1 Houseplex
- Maximum of 3-6 units depending on lot size and location
- See [SSMUH webpage](#)
- See Eligibility Requirements below (Section 5.37 of the [Zoning Bylaw](#))

Schedule G Eligibility

**See the [SSMUH Guide](#) for information on using SaanichMap to determine lot eligibility*

5.37 Small-Scale Multi-Unit Housing

- a) Small-Scale Multi-Unit Housing is permitted only on those lots where all of the following conditions are met:
- ii. The lot must be within a zone which includes “Small-Scale Multi-Unit Housing” as a permitted use;
 - iii. The lot must be within the Urban Containment Boundary;
 - iv. The lot must be within the Sewer Service Area;
 - v. If the lot is within the Primary Growth Area, the lot must be less than 4,050 m²;
 - vi. The lot must not be within any Transit Oriented Area, as established by the Transit Oriented Area Bylaw, 2024, No. 10015, as may be amended or replaced from time to time.
- b) Small-Scale Multi-Unit Housing use:
- i. Must contain at least one houseplex on the lot; and
 - ii. May support a maximum of one single family dwelling.

For greater clarity, a single family dwelling with a secondary suite and/or a garden suite does not constitute Small-Scale Multi-Unit Housing.

- c) Notwithstanding any other provision of this Bylaw, Small-Scale Multi-Unit Housing shall be subject to the regulations set out in Schedule “G”.

Schedule H Eligibility

5.35 Garden Suites

- a) A garden suite permitted under this bylaw is subject to the regulations prescribed in Schedule H.
- b) No garden suite is permitted on any lot unless all of the following conditions are satisfied:
 - i. The lot must be an RS or RD zoned lot;
 - ii. The lot must be within the Sewer Service Area and/or within the Urban Containment Boundary;
 - iii. The lot must have a minimum area of 400 m²;
 - iv. The lot must be a minimum of 12 m wide; and
 - v. The principal building on the lot must be a single family dwelling.
- c) No more than one garden suite is permitted on a lot.
- d) Bed and breakfast use is prohibited in a garden suite.
- e) Short-term rental use is prohibited in a garden suite.
- f) Boarding use is prohibited in a garden suite.
- g) The garden suite shall not be sited or located on a separate titled parcel from the single family dwelling.

Additional Considerations:

- Are there any encumbrances listed on title, such as covenants, easements or right-of-ways?
- Are there any Development Permits that need discharging, amending or applying for?
- Is the lot located in a Floodplain or Streamside Development Permit area?
- Is the lot on the Heritage register?
- Is the lot located in the Agricultural Land Reserve?
- Upgrades to servicing may be required, e.g. storm, sewer and water. Contact development@saanich.ca
- Are any trees bylaw protected or impacted by the development? A Tree Cutting Permit and/or arborist report may be required. Contact parks@saanich.ca