

SSMUH Zone Summary Table

	Small Lot SSMUH Zone	Medium Lot SSMUH Zone	Transit Lot SSMUH Zone	Waterfront Lot SSMUH Zone
Minimum Lot Size	250m ²	280m ²	280m ²	500m ²
Minimum Lot Width	8.5m	10m	10m	15m
Minimum Lot Width Corner Lot	10m	13m	13m	15m
Minimum Lot Depth	27m	27m	27m	35m
Minimum Dwelling Unit Size	25m ²	25m ²	25m ²	25m ²
Maximum Dwelling Unit Size	250m ²	250m ²	250m ²	250m ²
Maximum Dwelling Units	3	4	6	4
Minimum Building Width ¹	6m	7m	7m	7m
Front Lot Line Setback (min) ²	2m	4m	2m	4m
Rear Lot Line Setback (min) ³	1.5-6m	1.5-6m	1.5m	7.5m
Side Lot Line Setbacks (min) ⁴	1.2-3m	1.2-3m	0-1.2m ⁵	1.5
Combined Side Lot Line Setback		3m	0-1.2m ⁵	4.5m
Maximum Height	11m	11m	11m	11m
Maximum FAR				
Maximum Storeys	3	3	3	3
Maximum Lot Coverage	50%	40%	60%	30%
Maximum Principal Buildings per Lot	2	2	2	2
Minimum Building Separation	2.5m	2.5m	2.5m	2.5m
Off-Street Parking Requirements (max)	1 per unit	1 per unit	0-0.5 per unit ⁶	1 per unit

¹ - Will likely need different minimum building widths for smaller principle buildings like DADUs.

² - Consultation with Engineering raround details relating to accommodation of servicing infrastructure or future road right of way requirements

³ - 1.5m for buildings smaller or equal in size to an existing DADU, 6m for larger building, consideration to be made in DP for positioning of rear parking in case of 2 principal buildings

⁴ - 3m on one side if rear parking is required

⁵ - 0m for party wall in fee-simple row house configurations. More may be needed for combustible buildings. Fire/Building departments will be consulted

⁶ - Depends on whether the site is in a Provincially-recognized frequent transit area (0 spaces) or a Township one (0.5 spaces)