

ADDITIONAL DWELLING UNIT DRAFT ZONING BY-LAW

Delete:

“SECOND UNIT” means a separate dwelling unit that is smaller in area than the primary dwelling unit and is located either in the same building as the primary dwelling or in an accessory building, or part thereof, which is located on the same lot as the primary dwelling unit. (2018-43)

Amend:

“ACCESSORY BUILDING” means a detached building which is normally and naturally incidental, subordinate and exclusively devoted to the principal use of a lot and located on the same lot as the main building which is not used for human habitation except where permitted as an additional dwelling unit.

Add:

“ADDITIONAL DWELLING UNIT” means a dwelling unit contained within a detached dwelling unit, semi-detached dwelling unit, duplex dwelling unit, or an on-street townhouse dwelling unit, or within an accessory building accessory to a detached dwelling unit, in a semi-detached dwelling unit, duplex dwelling unit, or an on-street townhouse dwelling unit located on the same property.

“PARCEL OF RURAL LAND” means a parcel of land that is outside the urban area boundary on which residential use, other than ancillary residential use, is permitted by by-law and which is served by private sewer and water services.

“PARCEL OF URBAN RESIDENTIAL LAND” means a parcel of land that is within the urban area boundary on which residential use, other than ancillary residential use, is permitted by a zoning by-law and which is served by municipal sewer and water services as defined in the Planning Act, R.S.O 1990, C.P.13

Delete 5.12 and 5.13

Amend 4.19.1 to add:

Additional Dwelling Unit: 1 space for each additional dwelling unit, which may be provided in tandem.

4.45 ADDITIONAL DWELLING UNITS:

4.45.1 PARCEL OF URBAN RESIDENTIAL LAND: additional dwelling units may be permitted in a detached dwelling unit, semi-detached dwelling unit, duplex dwelling unit, or an on-street townhouse dwelling unit where the dwelling type is

permitted on lands zoned R1A, R1B, R1C, R1D, R1E, R1F, R2, R3, DC, DH, DTC, and TRM. The following additional provisions shall apply:

- a) two additional dwelling units may be permitted on a parcel of urban residential land subject to the regulations of 4.45.3 and 4.45.4. This may be either:
 - i. two additional dwelling units within a detached dwelling unit, semi-detached dwelling unit, or an on-street townhouse dwelling unit;
 - ii. one additional dwelling unit in a detached dwelling unit, semi-detached dwelling unit, or an on-street townhouse dwelling unit and one additional dwelling unit in an accessory building to a detached dwelling unit, semi-detached dwelling unit, or an on-street townhouse dwelling unit; or
 - iii. one additional dwelling unit in a duplex dwelling unit or one additional dwelling unit in an accessory building to a duplex dwelling unit.

For clarity, this provision permits a maximum of three dwelling units in total on a lot as shown in the Table below:

Dwelling Type	Dwelling Units – Maximum		
	Existing Dwelling Unit	Accessory Building	Total
Detached Dwelling Unit	3	0	3
Semi-Detached Dwelling Unit	3	0	3
Duplex Dwelling Unit	3	0	3
On-Street Townhouse Dwelling Unit	3	0	3

Dwelling Type	Dwelling Units – Maximum		
	Existing Dwelling Unit	Accessory Building	Total
Detached Dwelling Unit	2	1	3
Semi-Detached Dwelling Unit	2	1	3
Duplex Dwelling Unit	2	1	3
On-Street Townhouse Dwelling Unit	2	1	3

4.45.2 PARCEL OF RURAL LAND: an additional dwelling unit may be permitted in a detached dwelling unit where the following dwelling type is permitted on lands zoned A or R and the following additional provisions shall apply:

- a) one additional dwelling unit shall be permitted on a parcel of rural land subject to the provisions of 4.45.3, 4.45.4 and 4.45.5. This may be either:
 - i. one additional dwelling unit within a detached dwelling unit, or
 - ii. one additional dwelling unit in an accessory building to a detached dwelling unit.

For clarity, this provision permits a maximum of two dwelling units in total on a lot shown in the Table below:

Dwelling Type	Dwelling Units – Maximum		
	Existing Dwelling Unit	Accessory Building	Total
Detached Dwelling Unit	2	0	2

Dwelling Type	Dwelling Units – Maximum		
	Existing Dwelling Unit	Accessory Building	Total
Detached Dwelling Unit	1	1	2

4.45.3 PARKING: Parking and access requirements in accordance with section 4.19.1.

4.45.4 ADDITIONAL DWELLING UNITS IN ACCESSORY BUILDINGS:

Additional dwelling units in an accessory building are subject to the following provisions:

- (a) The accessory building containing an additional dwelling may be permitted in a rear or interior side yard provided the unit shall be a minimum of 1.2 metres from the rear and side lot lines, save and except for unsupported canopies, eaves or gutters which may project a distance of not more than 0.45 metres into this setback;
- (b) No roofed-over porch or deck shall be closer than 1.2 metres from the rear lot line;
- (c) The total lot coverage of all accessory buildings and accessory structures on a lot shall not exceed 93 square metres, and in no case shall the total lot

coverage of all buildings and structures exceed the maximum lot coverage regulation of the specific zone;

- (d) An accessory building containing an additional dwelling unit shall not exceed 7 metres in height, but in no event shall any part of the walls or supporting posts, excluding any gable or dormer, exceed 5.5 metres in height; and
- (e) The balance of regulations applicable to the zone the additional dwelling unit is located.

4.45.5: PARCEL OF RURAL LAND ADDITIONAL DWELLING UNIT PROVISIONS: the following provisions apply to rural additional dwelling units:

- a) An additional dwelling unit cannot be located within a building or structure used for any agricultural use;
- b) An additional dwelling unit must be in accordance with Section 4.32 Minimum Distance Separation Formula;
- c) An additional dwelling unit in an accessory building in a rural zone shall be located no more than 10 metres from the detached dwelling; and,
- d) All other regulations of 4.45.4 apply.

Amend Zone Provisions:

7.1.1(R1A)	ADD: (f) Additional dwelling unit(s) subject to the provisions of Section 4.45
7.2.1 (R1B)	ADD: (f) Additional dwelling unit(s) subject to the provisions of Section 4.45
7.3.1 (R1C)	ADD: (f) Additional dwelling unit(s) subject to the provisions of Section 4.45
7.4.1 (R1D)	ADD: (f) Additional dwelling unit(s) subject to the provisions of Section 4.45
7.5.1 (R1E)	ADD: (f) Additional dwelling unit(s) subject to the provisions of Section 4.45
7.5.1 (R1F)	ADD: (f) Additional dwelling unit(s) subject to the provisions of Section 4.45
7.5A.1	ADD: (f) Additional dwelling unit(s) subject to the provisions of Section 4.45
7.7.1 (R2)	ADD: (h) Additional dwelling unit(s) subject to the provisions of Section 4.45
7.8.1 (R3)	ADD: (j) Additional dwelling unit(s) subject to the provisions of Section 4.45
7.16.1 (TRM)	ADD: (h) Additional dwelling unit(s) subject to the provisions of Section 4.45
8.3.1. (DC)	ADD: (g) Additional dwelling unit(s) subject to the provisions of Section 4.45
8.8.1 (DTC)	ADD: (f) Additional dwelling unit(s) subject to the provisions of Section 4.45
12. 1	ADD: (f) Additional dwelling unit(s) subject to the provisions of Section 4.45

13.1	ADD: (f) Additional dwelling unit(s) subject to the provisions of Section 4.45
15.1 (DH)	ADD: (l) Additional dwelling unit(s) subject to the provisions of Section 4.45

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