

ADDITIONAL RESIDENTIAL UNIT ZONING REGULATIONS – RESIDENTIAL LOTS

	On Residential Lots with Full Municipal Sewer and Water Service	On Residential Lots without Full Municipal Sewer and Water Service
Maximum # of Dwelling Units	3	3
Configuration of Dwelling Units	1 Primary Dwelling Unit 2 ARUs located within the primary dwelling (1) OR 1 Primary Dwelling Unit 1 ARU located within the primary dwelling (1) 1 ARU in a detached accessory structure (2)	1 Primary Dwelling Unit 1 ARU located within the primary dwelling (1) 1 ARU in a detached accessory structure (2)
Unobstructed Walkway	An unobstructed walkway that is a minimum 1.0 metre in width shall be provided from a street or sidewalk to the principal entrance of each Additional Residential Unit, where the principal entrance is not located on a façade that faces a public street. (3)	
Unobstructed Access	An Additional Residential Unit shall have unobstructed access from the street or the driveway.	
Parking	One parking space is required for the Primary Dwelling Unit. (4) One parking space is required for each Additional Residential Unit; provided and maintained for the sole use of the occupant of the Additional Residential Unit. A parking space that is provided and maintained for the sole use of the occupant of an Additional Residential Unit may be a tandem parking space.	
Detached ARU Setback from dwelling	An Additional Residential Unit that is in a detached accessory structure shall be at least 4m from another dwelling on the property.	
Detached ARU Severance Not Permitted	An Additional Residential Unit that is in a detached accessory structure shall not be severed from the lot containing the primary dwelling.	

Notes:

(1) An Additional Residential Unit located within the primary dwelling, or attached thereto, must meet the applicable zone requirements.

(2) An Additional Residential Unit located within a detached accessory structure must meet the requirements set out in Table 4B Accessory Building Regulations.

(3) The 1.0m unobstructed walkway requires a setback of 0.6m from the interior side property line, therefore an interior side yard of 1.6m is required for compliance.

(4) The location of residential parking spaces must comply with 5.3.1 Residential Zone Parking.

ADDITIONAL RESIDENTIAL UNIT ZONING REGULATIONS – AGRICULTURAL LOTS

	Additional Residential Unit (Attached) on an Agricultural Lot	Additional Residential Unit (Detached) on an Agricultural Lot
Maximum # of Dwelling Units	3	
Configuration of Dwelling Units	1 Primary Dwelling 1 Additional Residential Unit (Attached) 1 Additional Residential Unit (Detached)	
Maximum Floor Area	Less than or equal to the gross floor area of the dwelling already in the building.	Less than or equal to the gross floor area of the single detached dwelling that is a principal building, but in no case greater than 186 m ² . In the event that the principal building contains an Additional Residential Unit (attached), then the gross floor area of the additional dwelling unit (detached) shall be no greater than the smallest dwelling unit already in the building.
Parking	One parking space is required for the primary dwelling unit and for each additional residential unit.	
Private Entrance	An Additional Residential Unit shall have a separate private entrance.	
Driveway Access	No additional driveway access shall be created. Must share the driveway access of the existing Farm Building Cluster.	
Accessory Building	N/A	The Additional Residential Unit (Detached) must comply with the provisions for accessory buildings (Table 4B). Notwithstanding Table 4B, the maximum accessory building height shall be 8.0 m.
Severance	N/A	The Additional Residential Unit (Detached) shall not be severed from the lot containing the single detached dwelling.
Minimum Distance Separation	N/A	The Additional Residential Unit (Detached) shall comply with MDS requirements, except where such dwelling unit is located no closer to existing manure storage, or anaerobic digesters, or livestock facilities than the existing dwelling on the same lot.
Location	N/A	The Additional Residential Unit (Detached) shall be located within the Farm Building Cluster and no more than 61 m from the existing single detached dwelling on the lot.