

ACCESSORY APARTMENT REGULATIONS – RESIDENTIAL LOTS

	Full Municipal Services Residential Lot	Municipal Sewer Residential Lot	Private Services Residential Lot
Minimum Lot Area	325 m ² (3,498 ft ²)	743 m ² (7,998 ft ²)	1,858 m ² (20,000 ft ²)
Minimum Lot Frontage	11 m (36 ft)	20 m (65.6 ft)	No minimum
Maximum # of Dwelling Units	3	2	
Maximum Floor Area	45% of the Floor Area of the principal dwelling but no more than 100 m ² (1,076 ft ²). In this context “Floor Area” means the total Floor Area of the building measured from the exterior face of outside walls, or centre line of common walls, including cellars and basements with a floor to ceiling height of at least 1.95 m (6.4 ft) Floor Area does not include stairs, landings, cold cellars, garages and carports.		
Maximum # of Bedrooms	2	2	
Parking	<p>Each Accessory Apartment shall have one parking space that is provided for and maintained for the sole use of the occupant of the Accessory Apartment.</p> <p>A parking space that is provided and maintained for the sole use of the occupant of an Accessory Apartment may be a tandem parking space.</p>		
Front Yard Parking	In no case shall parking areas occupy more than 50% of the width of the front yard, or more than 50% of the total area of the front yard.		
Permitted Alterations and Additions	<p>a) Additions to accommodate the installation of an Accessory Apartment are permitted but shall not project closer to a front lot line or an exterior side lot line than the existing dwelling.</p> <p>b) Exterior staircases shall be located in a rear yard and shall not be visible from the street.</p>		
Accessory Buildings	<p>Accessory Apartments are permitted as of right in a detached building.</p> <p>The detached building must comply with the Table 4B under Section 4.2 Accessory Building Regulations.</p>	<p>Accessory Apartments are not permitted as of right in a detached building, but may be considered through application to the Committee of Adjustment.</p>	
MDS Requirements	N/A	<p>The Accessory Apartment in a detached building 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.</p>	

ADDITIONAL RESIDENTIAL UNIT REGULATIONS – AGRICULTURAL LOTS

	Additional Residential Unit (Attached) on an Agricultural Lot	Additional Residential Unit (Detached) on an Agricultural Lot
Maximum # of Dwelling Units	3 in the configuration of: Main 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.
Maximum # of Bedrooms	No maximum.	No maximum.
Parking	One parking space that is provided and maintained for the sole use of the occupant of the Additional Residential Unit.	
Private Entrance	An Additional Residential Unit shall have a separate private entrance.	
Driveway Access	No additional driveway access shall be created.	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.
MDS Requirements	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.