

Regulation		<i>Accessory Buildings or Structures in a Residential Zone</i>	<i>Accessory Buildings or Structures in a Commercial, Institutional or Open Space Zone</i>	<i>Accessory Buildings or Structures in an Employment Zone</i>
	All other Residential Zones	100m ² or 8% of the lot area, whichever is less, provided the <i>lot coverage</i> shall not exceed the maximum <i>lot coverage</i> requirement for all <i>buildings</i> and <i>structures</i> in the respective <i>zone</i>		
Minimum setback from <i>main building</i> ⁽¹⁾		1.5 metres	3 metres	

⁽¹⁾ No projection shall be permitted into this required setback. This setback does not apply to a balcony, deck, fence, patio, porch, roof-mounted solar panels, satellite dish/antenna, steps, sunroom, walkway or other accessory structure normally appurtenant to a *main building*.

3.2 ACCESSORY DWELLINGS AND DWELLING UNITS

3.2.1 Accessory Dwelling Units

The following regulations apply to *accessory dwelling units*:

- a) *Accessory dwelling units* shall be located within a *main building* containing an *existing principal use*, or within a residential *accessory building*, on a *lot* where both the *principal use* and an *accessory dwelling unit* are permitted by the applicable *zone* above the ground floor and remain a secondary use to the *accessory building*. (Bylaw 2018-61) An area of no greater than 10 square metres on the ground floor is permitted to be used for entrance purposes to the above ground floor accessory dwelling unit. (Bylaw 2020-97)
- b) A maximum of one (1) *accessory dwelling unit* is permitted on a *lot*, except where permitted otherwise by the applicable *zone*.
- c) *Accessory dwelling units* shall comply with the regulations of the applicable *zone*.
- d) A *main building* that is used for an *accessory dwelling unit* shall comply with the regulations of the applicable *zone*.
- e) On a *lot* that is not serviced by municipal sewage services and/or municipal water services, an *accessory dwelling unit* shall not be permitted unless the *lot* has a minimum *lot area* of 0.4 hectare and the private sewage services and/or private water services are approved for the *lot* with adequate capacity for the *accessory dwelling unit* and any other *uses* on the *lot*. **Accessory dwelling units shall not be permitted to have separate septic systems. (By-law 2021-70).**
- f) Parking for *accessory dwelling units* shall be provided in accordance with Section 3.12.
- g) Where permitted in a Residential Zone, or as an *accessory use* to a *dwelling* that is permitted as a *principal use* in any other *zone*, an *accessory dwelling unit* shall be in accordance with the following additional regulations:
 - i. An *accessory dwelling unit* shall be located within a *single detached dwelling*, *semi-detached dwelling* or an *accessory building* on the same *lot* as a *single detached dwelling* or *semi-detached dwelling*;

- ii. An *accessory dwelling unit* shall have a minimum *floor area* of 40 square metres and a maximum *floor area* of the lesser of 100 square metres or 40% of the *floor area* of the *main building*. For the purposes of this Subsection, the floor area shall include all area within a *basement* but shall not include a *private garage* or *attic*. (Bylaw 2018-61)
 - iii. An *accessory building* that is used for an *accessory dwelling unit* shall comply with the requirements of Section 3.1, except that the maximum *height* of an *accessory building* that contains an *accessory dwelling unit* above the first *storey* shall be 8 metres;
 - iv. The residential appearance and character of the *dwelling* as a *single detached dwelling* or *semi-detached dwelling* shall be maintained, and any separate entrance and exit for the *accessory dwelling unit* shall be oriented toward the *exterior side lot line*, *interior side lot line*, or *rear lot line*, and not located on the front façade of the *dwelling*. (By-law 2019-63)
 - v. An *accessory dwelling unit* shall not be permitted on a *lot* that is *used* for a *bed and breakfast establishment*, *boarding or rooming house*, *garden suite* or *group home*.
 - vi. A *home occupation* shall not be permitted within the *accessory dwelling unit*.
 - vii. For the purposes of satisfying the required parking for an *accessory dwelling unit*, tandem parking shall be permitted within a permitted *parking area* or *driveway*, including a *driveway* in a required *front yard* that has a minimum depth of 6m.
 - viii. Access to the required parking for the *accessory dwelling unit* shall be provided from the same *driveway* that provides access to the primary *dwelling unit* on the *lot*. (Bylaw 2018-61)
- h) Where permitted in a *Commercial Zone*, an *accessory dwelling unit* is only permitted within the same *building* as a permitted *art gallery*, *commercial school*, *dry cleaning/laundry depot*, *financial institution*, *office* including a *medical office*, *personal service shop*, *private club*, *restaurant*, *retail store*, *service shop* or *studio*, and shall be located above the first *storey* of the *commercial building*.

3.2.2 Accessory Farm Dwellings

The following regulations apply to *accessory farm dwellings*:

- a) An *accessory farm dwelling* shall be located on a *lot* having a minimum *lot area* of 10 hectares and containing a permitted *agricultural use* and an associated *single detached dwelling*, where permitted by the applicable *zone*.
- b) A maximum of one (1) *dwelling unit* shall be permitted within an *accessory farm dwelling* in addition to the primary *single detached dwelling* on the *lot*.
- c) An *accessory farm dwelling* shall be located within one (1) of following:
 - i. An *accessory building* or *structure* in accordance with Section 3.1 excluding Clause 3.1 (b), that is within 50 metres of the primary *single detached dwelling* on the *lot* not exceeding 100 square metres (not including the *basement*)(By-law 2019-63); or
 - ii. An *accessory dwelling unit* in accordance with Subsection 3.2.1; or
 - iii. A *garden suite* in accordance with Subsection 3.2.4.
- d) Access to the required parking for the *accessory farm dwelling* shall be provided from the same *driveway* that provides access to the primary *single detached dwelling* on the *lot*.
- e) Prior to the issuance of a building permit the owner is to provide an undertaking to the Township stating that the *accessory farm dwelling* is not eligible for future severances and that the permanent *main dwelling* and the *accessory farm dwelling* is required for the operation of the farm and will be occupied by a full time employee of the farm operations (By-law 2019-63).

3.2.3 Dwelling Units

The following regulations apply to *dwelling units*:

- a) Except where specifically permitted otherwise in this By-law, a maximum of one (1) *dwelling unit* is permitted on a *lot*.
- b) No *person* shall *erect*, use or occupy any *building* or *structure* as a *dwelling unit* unless a *building* permit has been issued for the *building* intended to be *erected* or used for residential purposes, such *building* has been completed and finished in all respects in accordance with the plans and specification approved for the *building* permit, and such *building* is serviced with a municipal sewage services and municipal water services or, where permitted by the applicable *zone*, private sewage services and private water services approved for the *lot* upon which the *building* is located.
- c) No truck, bus, coach, street car body or structure of any kind, other than a *dwelling unit erected* and used in accordance with this and all other By-laws of the *Municipality*, shall be used for human habitation, whether or not the same is mounted on wheels or other form of mounting or foundation.
- d) No *dwelling unit* shall in its entirety be located in a *basement* unless the finished floor level of such *basement* is above the level of the sanitary or storm sewer serving the *building* or *structure* in which such *basement* is located and provided further that the floor level of such *basement* is not more than 1.2 metres below the *average finished grade*.

3.2.4 Garden Suites

The following regulations apply to *garden suites*:

- a) A *garden suite* shall be subject to Temporary Use By-law and, as a condition to passing a by-law authorizing a *garden suite*, the owner of the *lot* shall enter into an agreement pursuant to the Planning Act with and satisfactory to the *Municipality* dealing with such matters related to the temporary use of the *garden suite* as the Council considers necessary, including:
 - i. The installation, maintenance and removal of the *garden suite*;
 - ii. The period of occupancy of the *garden suite* by any of the *persons* named in the agreement; and
 - iii. The monetary or other form of security that the council may require for actual or potential costs to the *Municipality* related to the *garden suite*.
- b) A *garden suite* shall be accessory to and located on the same *lot* used for a *single detached dwelling* where permitted by the applicable *zone*.
- c) A maximum of one (1) *garden suite* shall be permitted on a *lot*.
- d) A *garden suite* shall not exceed a maximum *floor area* of 100 square metres.
- e) Access to the required parking for the *garden suite* shall be provided from the same *driveway* that provides access to the *single detached dwelling* on the *lot*.