

Additional Residential Units - Municipal Scan Analysis Tables

Terminology

	Accessory Dwelling	Coach House	Secondary Suite/ Second Unit	Garden Suite (not portable or temporary)	Laneway Suite	Additional Residential Unit	Additional Dwelling Unit	Additional Dwelling Unit (Detached)	Converted Dwelling
Milton	X	X							
Halton Hills	X								
Toronto			X	X	X				
Brampton			X	X		X			
Richmond Hill						X			
Cambridge						X			
Kitchener							X	X	
Hamilton							X	X	X
Clarington							X		
Brant						X			
King (Rural)						X			

Number of Units & Locations

	Maximum # of Additional Residential Units (ARUs)	Permitted within Detached, Semi-detached and Townhouse	Permitted within Detached Accessory Building or Structure	Permitted in Rural Zones
Milton	1	Only within Detached and Semi-link	No	No
Halton Hills	1	Yes	No	Yes
Toronto	2 (More than 2 in the R zone)	Yes (max 1 unit except in R zone, where more than 1 unit permitted)	Yes (max 1 unit)	N/A
Brampton	2	Yes (max 1 unit)	Yes (max 1 unit in the rear or interior side yard)	Yes
Richmond Hill	2 (1 in ORM and agricultural zone)	Yes (max 1 unit)	Yes (max 1 unit, only permitted above detached garage abutting lane)	Yes
Cambridge	2 (1 in some residential zones)	Yes (max 2 units, ARU in detached accessory structure not permitted if 2 ARUs in principal building; only 1 ARU permitted in basement)	Yes (max 1 unit in the rear, interior side, or exterior side yard, not permitted if only 1 ARU permitted on lot)	N/A
Kitchener	2	Yes (max 1 unit within semi and townhouse, max 2 units within single detached dwelling and only permitted in existing buildings on lots with minimum 395 sqm area and 13.1m frontage)	Yes (max 1 unit in the rear and interior side yard on lots with minimum 395 sqm area and 13.1m frontage)	N/A
Hamilton	2 (1 in rural area)	Yes (max 1 unit)	Yes (max 1 unit in the rear and interior side yard, not permitted in rural zones)	Yes
Clarington	2 (1 if in ORM)	Yes	Yes	Yes
Brant	1	Yes	Yes	Yes
King (Rural)	2 (1 if in ORM)	Only within single detached dwelling	Yes (max 1 unit in rear or interior side yard, not permitted in ORM Countryside zone)	Yes

Floor Area

	ARU(s) within Detached, Semi-detached and Townhouse	ARU within Detached Accessory Building or Structure	ARU attached to Garage
Milton	<ul style="list-style-type: none"> • Urban - 85m² • Rural - 65m² 	<ul style="list-style-type: none"> • Not permitted 	<ul style="list-style-type: none"> • Not specified
Halton Hills	<ul style="list-style-type: none"> • The lesser of 40% or 110 m² of floor area • Or the floor area of a basement within permitted dwelling types 	<ul style="list-style-type: none"> • Not permitted 	<ul style="list-style-type: none"> • Not specified
Toronto	<ul style="list-style-type: none"> • No more than 45% of the interior floor area of the primary dwelling unit for all secondary suites • May occupy the whole of the basement 	<ul style="list-style-type: none"> • Laneway Suite - maximum length is 10m and width is 8m (80m²); Garden Suite - 60m² or 40% of rear yard • interior floor area must be less than the gross floor area of the residential building on a lot 	<ul style="list-style-type: none"> • Not specified
Brampton	<ul style="list-style-type: none"> • GFA of second unit shall not exceed GFA of principal dwelling unit 	<ul style="list-style-type: none"> • 80m² on a lot in a Residential Hamlet, Residential Estate or Agricultural zone • 35m² on a lot in all other Residential zones 	<ul style="list-style-type: none"> • Lesser of 48 m² or the GFA of the detached garage; combined GFA of detached garage with garden suite above not exceed lesser of 96m² or twice the area of the garage
Richmond Hill	<ul style="list-style-type: none"> • Not exceed 40m² (430.57ft²) 	<ul style="list-style-type: none"> • Not exceed 40m² (430.57ft²) 	<ul style="list-style-type: none"> • ARU attached at grade level: ARU max 40m² and garage max 40m²; ARU above garage: detached garage max 55m² if enclosed stair access or 40m² if unenclosed
Cambridge	<ul style="list-style-type: none"> • Max GFA of the ARU(s) singularly or cumulatively not exceed 40% of GFA of the primary dwelling unit • May occupy entire basement 	<ul style="list-style-type: none"> • Not exceed 40% of GFA of the primary dwelling unit but in no case may be larger than 80 m²; and not exceed 10% of the lot area 	<ul style="list-style-type: none"> • Not Specified
Kitchener	<ul style="list-style-type: none"> • Not Specified 	<ul style="list-style-type: none"> • Not exceed 50% of the building floor area of primary house on the same lot, or 80 m², whichever is less 	<ul style="list-style-type: none"> • Not Specified
Hamilton	<ul style="list-style-type: none"> • Not Specified. 	<ul style="list-style-type: none"> • maximum GFA shall not exceed the lesser of 75 m² or the GFA of the principal dwelling; and not exceed 70% of GFA of the principal dwelling when the GFA of principal dwelling is 105m² or less 	<ul style="list-style-type: none"> • Not Specified

	ARU(s) within Detached, Semi-detached and Townhouse	ARU within Detached Accessory Building or Structure	ARU attached to Garage
Clarington	<ul style="list-style-type: none"> • floor area of ADU must be less than floor area of principal dwelling unit 	<ul style="list-style-type: none"> • floor area of ADU must be less than floor area of principal residential unit 	<ul style="list-style-type: none"> • Not Specified
Brant	<ul style="list-style-type: none"> • Not Specified 	<ul style="list-style-type: none"> • Lesser of 95m² or 15% of total lot area in Urban Residential zones • Lesser of 140m² or 15% of total lot area in all other Residential Zones • 5% of the total lot area in all other Zones 	<ul style="list-style-type: none"> • Not Specified
King (Rural)	<ul style="list-style-type: none"> • not exceed 50% of the gross floor area of the principal dwelling 	<ul style="list-style-type: none"> • GFA not exceed 50% of the gross floor area of the principal dwelling, or 85.0 m², whichever is less 	<ul style="list-style-type: none"> • Not Specified

Height

	Maximum Height of Detached Accessory Building or Structure with an ARU
Milton	<ul style="list-style-type: none"> • ARU not permitted in accessory structures. • 3.0m for accessory buildings in RLD, RLD1-7, RMD1&2 zones • 3.7m for accessory buildings in RE & RV:
Halton Hills	<ul style="list-style-type: none"> • ARU not permitted in accessory structures. • 3.5m to highest point of roof in Urban residential zones for accessory buildings
Toronto	<ul style="list-style-type: none"> • 4m if located 5m to less than 7.5m from primary residential building • 6.3m for the laneway suite and 6.0m for the garden suite if located 7.5m or more from primary residential building: • 2 storeys maximum
Brampton	<ul style="list-style-type: none"> • Lesser of 7.5m or height of principal building in Residential Hamlet, Residential Estate or Agricultural zones. • Lesser of 4.5m or height of principal building in all other Residential zones. • Lesser of 7.5m or height of principal dwelling for a detached garage with a garden suite above.
Richmond Hill	<ul style="list-style-type: none"> • 4.2m (13.8 ft) maximum height of detached accessory structure • 8.5m (27.9 ft) maximum height of detached garage containing an ARU • 2 storeys maximum
Cambridge	<ul style="list-style-type: none"> • 4.5m maximum
Kitchener	<ul style="list-style-type: none"> • 4.5m maximum for structure with hip, gable, shed, mansard roofs • 3.0m for flat roof
Hamilton	<ul style="list-style-type: none"> • 6.0m maximum
Clarington	<ul style="list-style-type: none"> • 5.25m maximum in Urban Residential zones

	Maximum Height of Detached Accessory Building or Structure with an ARU
	<ul style="list-style-type: none"> • 6.5m maximum in Agricultural zones
Brant	<ul style="list-style-type: none"> • 4.5m maximum in Urban Residential zones • 5.0m maximum in all other Residential zones • 7.0m in all other zones
King (Rural)	<ul style="list-style-type: none"> • 4.5m maximum in any Commercial, Institutional, or Residential zone except the Rural Residential zone • 7.0m maximum in Rural Residential zone • 7.0m maximum in any other zone

Setbacks - For Buildings or Structures with ARU(s)

	Front Yard (minimum)	Interior Side Yards (minimum)	Rear Yard (minimum)	Exterior Side Yard (minimum)
Milton	<ul style="list-style-type: none"> Regular setbacks for dwellings apply 	<ul style="list-style-type: none"> Regular setbacks for dwellings apply 	<ul style="list-style-type: none"> Regular setbacks for dwellings apply 	<ul style="list-style-type: none"> Regular setbacks for dwellings apply
Halton Hills	<ul style="list-style-type: none"> Regular setbacks apply 	<ul style="list-style-type: none"> Regular setbacks apply 	<ul style="list-style-type: none"> Regular setbacks apply 	<ul style="list-style-type: none"> Regular setbacks apply
Toronto	<ul style="list-style-type: none"> Regular setbacks for dwellings and accessory structures apply. 	<ul style="list-style-type: none"> 0m for laneway suite if rear lot line does not abut a street/lane and if no openings in rear main wall of ancillary building 1.0m for laneway suite in all other cases Greater of 1.5m and 10% of lot frontage to a maximum of 3m for garden suite if side lot line does not abut a street and no openings in side main wall of ancillary building 	<ul style="list-style-type: none"> 0m for laneway suite if rear lot line does not abut a street or lane and there are no openings in rear main wall of ancillary building 1.0m for laneway suite in all other cases Greater of 1.5m and half the height of the ancillary building for garden suite 1.5m for garden suite in all other cases 	<ul style="list-style-type: none"> Regular setbacks for dwellings and accessory structures apply.
Brampton	<ul style="list-style-type: none"> Regular setbacks apply 	<ul style="list-style-type: none"> 1.8m for garden suites 	<ul style="list-style-type: none"> 2.5 for garden suites 	<ul style="list-style-type: none"> Regular setbacks apply
Richmond Hill	<ul style="list-style-type: none"> Regular setbacks apply 	<ul style="list-style-type: none"> 1.2m for at least one side yard 1.2m for any side yard that has access door to attached or detached ARU 	<ul style="list-style-type: none"> 1.2m for any rear yard that has access door to detached ARU 	<ul style="list-style-type: none"> Regular setbacks apply
Cambridge	<ul style="list-style-type: none"> Regular setbacks apply 	<ul style="list-style-type: none"> Regular setbacks apply 	<ul style="list-style-type: none"> 1.2m 3.0m if accessory building located on a through lot & accessed by laneway 	<ul style="list-style-type: none"> Regular setbacks apply
Kitchener	<ul style="list-style-type: none"> Regular setbacks apply 	<ul style="list-style-type: none"> 1.2m on each side for detached and duplex buildings on lots containing a detached ARU; 2.5m on one side for semi, semi duplex & townhouses 0.6m for a detached ARU 	<ul style="list-style-type: none"> 0.6m for a detached ARU 	<ul style="list-style-type: none"> Regular setbacks apply
Hamilton	<ul style="list-style-type: none"> Regular setbacks apply 	<ul style="list-style-type: none"> 1.2m for detached ARU 	<ul style="list-style-type: none"> 1.2m for detached ARU 	<ul style="list-style-type: none"> Not closer than principal dwelling
Clarington	<ul style="list-style-type: none"> Regular setbacks apply 	<ul style="list-style-type: none"> 1.8m for detached ARU 	<ul style="list-style-type: none"> 1.8m for detached ARU 	<ul style="list-style-type: none"> Regular setbacks apply
Brant	<ul style="list-style-type: none"> Regular setbacks apply 	<ul style="list-style-type: none"> Regular setbacks apply 	<ul style="list-style-type: none"> Regular setbacks apply 	<ul style="list-style-type: none"> Regular setbacks apply

	Front Yard (minimum)	Interior Side Yards (minimum)	Rear Yard (minimum)	Exterior Side Yard (minimum)
King (Rural)	<ul style="list-style-type: none"> • Detached ARU no closer to street line than main building 	<ul style="list-style-type: none"> • 1.2m for detached ARU 	<ul style="list-style-type: none"> • 1.2m for detached ARU 	<ul style="list-style-type: none"> • Detached ARU no closer to street line than main building

Setbacks - Separation between Primary Building and Accessory Structure with an ARU

	Minimum Separation between Primary Building and Accessory Structure with an ARU
Milton	<ul style="list-style-type: none"> • N/A
Halton Hills	<ul style="list-style-type: none"> • N/A
Toronto	<ul style="list-style-type: none"> • 5.0m if the height of the ancillary building is no greater than 4.0 metres; and • 7.5m if the height of the ancillary building is greater than 4.0 metres.
Brampton	<ul style="list-style-type: none"> • 3.0m
Richmond Hill	<ul style="list-style-type: none"> • Regular setbacks apply, if any
Cambridge	<ul style="list-style-type: none"> • Regular setbacks apply: 1m
Kitchener	<ul style="list-style-type: none"> • Regular setbacks apply, if any
Hamilton	<ul style="list-style-type: none"> • 7.5m if detached ARU is in rear yard • 4.0m if detached ARU is in interior side yard • 5.0m from front façade of principal dwelling to detached ARU
Clarington	<ul style="list-style-type: none"> • Regular setbacks apply, if any
Brant	<ul style="list-style-type: none"> • Regular setbacks apply, if any
King (Rural)	<ul style="list-style-type: none"> • Regular setback apply: 1.8m

Access

	Access Regulations
Milton	<ul style="list-style-type: none"> • None specified
Halton Hills	<ul style="list-style-type: none"> • None specified
Toronto	<ul style="list-style-type: none"> • A pedestrian entrance leading exclusively to a secondary suite is permitted in a front wall of a townhouse; and • not permitted in a front wall of a detached house or semi-detached house
Brampton	<ul style="list-style-type: none"> • Minimum 1.2m wide unobstructed pedestrian path of travel from door of ARU to front wall of the principle dwelling, the public street or private laneway at the rear of the property
Richmond Hill	<ul style="list-style-type: none"> • An ARU shall not be accessed from within a garage, whether attached to or detached from a primary dwelling unit
Cambridge	<ul style="list-style-type: none"> • ARU only be permitted on a lot fronting on an open and municipally maintained street or road • If direct access to ARU from interior side yard, entrance to ARU must be minimum 1.2m away from interior side lot line and no stairs permitted within the 1.2 metres • Minimum 1.2m wide clear and maintained pedestrian path from street line to entrance of detached ARU
Kitchener	<ul style="list-style-type: none"> • Maximum of one pedestrian entrance on each street line facade to the principal building • Minimum 1.1m wide unobstructed walkway from street or lane to detached ARU, walkway not located within required parking space
Hamilton	<ul style="list-style-type: none"> • No outside stairway above the first floor other than a required exterior exit • Maximum of one entrance permitted on the front façade of a dwelling containing an ARU (exceptions for some locations) • Minimum 1.0m wide and 2.1m clearance in height unobstructed path from street line to entrance of detached ARU
Clarington	<ul style="list-style-type: none"> • Entrances for an ARU within principal building may be through a common door in the front building façade • Separate entrances for ARU or the principal dwelling must be accessed via the rear or side yard
Brant	<ul style="list-style-type: none"> • ARU shall have unobstructed access from street or driveway, including obstructions posed by potential flooding and erosion hazard
King (Rural)	<ul style="list-style-type: none"> • For ARU in detached accessory building, 1.2m wide unobstructed pedestrian access to entrance of ARU unless access is provided directly from street or lane • Entrance to ARU within principal dwelling: <ul style="list-style-type: none"> ○ shall be separate from main entrance of principal dwelling, either as: separate exterior entrance located on side or rear wall of principal dwelling; via an attached garage; or from indoor common vestibule ○ shall be accessible from minimum 1.2m wide unobstructed lard landscaped surface walkway or from a driveway ○ a new entrance not permitted on same wall as main entrance to principal dwelling unit

Parking

	Minimum Parking Required
Milton	<ul style="list-style-type: none"> • 1 space per accessory dwelling unit in addition to required parking for main dwelling unit.
Halton Hills	<ul style="list-style-type: none"> • 1 space per dwelling unit in addition to the requirement for the detached, semi, or townhouse unit.
Toronto	<ul style="list-style-type: none"> • 1 space for each secondary suite in excess of one • If lot has laneway suite, no parking required for primary dwelling unit and any ARUs • No parking required for garden suite • 2 bicycle parking spaces for laneway suite or garden suite
Brampton	<ul style="list-style-type: none"> • 1 space if a lot contains both a second unit and a garden suite • No additional parking required when only one ARU is proposed • 2 spaces required for each single-detached, semi-detached, and street townhouse principal dwelling unit
Richmond Hill	<ul style="list-style-type: none"> • 1 space for each ARU • 1 space for the second ARU if the primary dwelling has 2 existing spaces • No space required for ARUs where parking not required for primary dwelling unit
Cambridge	<ul style="list-style-type: none"> • 1 space for each ARU
Kitchener	<ul style="list-style-type: none"> • 1 space for each detached ARU or 0 where lot is located within 800m of a LRT station
Hamilton	<ul style="list-style-type: none"> • 1 space for each ARU
Clarington	<ul style="list-style-type: none"> • 1 parking space for each additional dwelling unit or garden suite
Brant	<ul style="list-style-type: none"> • 1 additional parking space for an ARU
King (Rural)	<ul style="list-style-type: none"> • 1 space for each ARU in addition to minimum required for principal dwelling

Coverage

	Maximum Overall Lot Coverage	Maximum Coverage of Accessory Buildings & Structures	Minimum Landscaped Open Space
Milton	<ul style="list-style-type: none"> • No special regulation for ARU 	<ul style="list-style-type: none"> • Detached ARU not permitted 	<ul style="list-style-type: none"> • No special regulation for ARU
Halton Hills	<ul style="list-style-type: none"> • No special regulation for ARU 	<ul style="list-style-type: none"> • Detached ARU not permitted 	<ul style="list-style-type: none"> • No special regulation for ARU
Toronto	<ul style="list-style-type: none"> • Ancillary building containing a laneway suite or garden suite is not included in the overall calculation of lot coverage 	<ul style="list-style-type: none"> • 30% covered by all ancillary buildings including laneway suite • 20% covered by all ancillary buildings including garden suite 	<ul style="list-style-type: none"> • 60% of area between rear main walls of residential building and front main wall of laneway suite for lot frontage 6.0m or less; 85% for lot frontage greater than 6.0m • 25% of area between rear main wall of residential building and rear lot line for frontage 6.0m or less; 50% for lot frontage greater than 6.0m
Brampton	<ul style="list-style-type: none"> • No special regulation for ARU 	<ul style="list-style-type: none"> • No special regulation for ARU 	<ul style="list-style-type: none"> • No special regulation for ARU
Richmond Hill	<ul style="list-style-type: none"> • No special regulation for ARU 	<ul style="list-style-type: none"> • No special regulation for ARU 	<ul style="list-style-type: none"> • No special regulation for ARU
Cambridge	<ul style="list-style-type: none"> • No special regulation for ARU 	<ul style="list-style-type: none"> • No special regulation for ARU 	<ul style="list-style-type: none"> • No special regulation for ARU
Kitchener	<ul style="list-style-type: none"> • No special regulation for ARU 	<ul style="list-style-type: none"> • No special regulation for ARU 	<ul style="list-style-type: none"> • 20% for two attached ADUs
Hamilton	<ul style="list-style-type: none"> • No special regulation for ARU 	<ul style="list-style-type: none"> • 25% for all accessory buildings and ARU 	<ul style="list-style-type: none"> • 12m² in rear yard
Clarington	<ul style="list-style-type: none"> • No special regulation for ARU 	<ul style="list-style-type: none"> • Lesser of 10% coverage for the ARU or the zone regulation's lot coverage maximum 	<ul style="list-style-type: none"> • No special regulation for ARU
Brant	<ul style="list-style-type: none"> • No special regulation for ARU 	<ul style="list-style-type: none"> • No special regulation for ARU 	<ul style="list-style-type: none"> • No special regulation for ARU
King (Rural)	<ul style="list-style-type: none"> • No special regulation for ARU 	<ul style="list-style-type: none"> • No special regulation for ARU 	<ul style="list-style-type: none"> • No special regulation for ARU

Servicing

	ARU(s) must be Connected to Municipal Servicing	Permit Private Servicing for ARU(s)	No Servicing Requirement Specified for ARU(s) within Official Plan or Zoning
Milton	X		
Halton Hills	X (in Urban Area)	X (in Rural Area)	
Toronto			X (except for severance of a lot containing an ARU into two lots)
Brampton	X	X	
Richmond Hill			X (zoning specifies that ARUs are exempted from servicing allocation requirement; official plan requires ARUs to meeting Provincial building code)
Cambridge	X (where available)	X	
Kitchener	X		
Hamilton		X	Zoning and official plan only address servicing for ARUs in rural area, but not urban area
Clarington			X
Brant	X (where available)	X	
King (Rural)			X

Other Regulations for ARUs

	Home Occupation	Other Accessory Uses	Other Regulations
Milton	No restriction for home occupation in a dwelling with ARU or in ARU, but not permitted in accessory building	No regulations	The OP requires registration of ARU, but no requirement in zoning by-law
Halton Hills	No restriction for home occupation in a dwelling with ARU or in ARU, but not permitted in accessory building	No regulations	The OP requires registration of ARU, but no requirement in zoning by-law
Toronto	Permitted in detached ARU if it is exclusively and separately occupied as a principal residence; no restriction for home occupation in a dwelling with ARU or in an attached ARU	Permitted: Short-term rental in detached ARU if it is exclusively and separately occupied as a principal residence	Additions and exterior alterations; angular plane; decks, platform, and amenities; permitted encroachments; architectural feature; equipment; solar energy device
Brampton	Only permitted in single detached dwelling or in building or garage accessory to single detached dwelling, except office which can be in any dwelling unit	Not Permitted: ARU on same lot as lodging house or supporting housing	Not Permitted: Balconies and rooftop patios not permitted for detached ARU; Permitted: Detached ARU in converted shipping container ARUs shall be registered Detached ARU shall not be severed
Richmond Hill	Not Permitted: home occupations uses not permitted within ARUs		
Cambridge	Not Permitted: ARU not permitted on a lot containing home occupation	Not Permitted: ARU not permitted on a lot containing garden suite, bed and breakfast, or board, lodging or rooming house	Not Permitted: Basement or other habitable space below grade in detached ARU Comply with Ontario Building and Fire Code Detached ARU shall not be severed
Kitchener	Permitted, only a few home businesses permitted in a dwelling with an ARU or within an ARU as compared to single and semi-detached dwelling		Detached ARU shall not be severed
Hamilton	Permitted, only a few home businesses permitted in a dwelling with an ARU or within an ARU as compared to single and semi-detached dwelling		Converted Dwellings
Clarington	In Urban Zoning by-law: Permitted within an ARU subject to the home occupation (multi-residential) regulations In Oak Ridges Moraine Zoning By-law: Permitted, but restricted to business or admin office with no		ARU Must be registered Detached ARU shall not be severed. In no case shall an additional dwelling unit be considered a residence surplus to a farm operation

	Home Occupation	Other Accessory Uses	Other Regulations
	delivery of goods, no clients coming to dwelling, and no employees who reside on different lot		
Brant	No restriction for home occupation in a dwelling with ARU or in ARU, but home occupations not permitted in accessory buildings except in rural zones	Not Permitted: In official plan policy, ARU not permitted on lot with similar housing form, such as a garden suite or mobile home.	Comply with Ontario Building and Fire Code Regulations for detached ARU on lands outside settlement area boundary Detached ARU shall not be severed on a lot within Agricultural Designation
King (Rural)	Some zones permit both ARU and home occupation, but some do not. Home occupation not permitted in accessory building.	Not Permitted: ARU in principal dwelling in conjunction with bed and breakfast	Not Permitted: ARU within building used to keep livestock