

## Summary of Draft Zoning Regulations for ADUs

This summary provides an overview of the draft Zoning By-law (ZBL) regulations for additional dwelling units (ADUs). Please refer to the draft Zoning By-law Amendment (Appendix B) for the exact language and definitions being proposed.

### General Regulations

Where Permitted	<ul style="list-style-type: none"> <li>• On single-detached, semi-detached, semi-link and townhouse lots</li> <li>• Must have municipal servicing</li> <li>• Not within hazard lands and floodplain, unless permitted by conservation authority</li> </ul>
Number of Units	<ul style="list-style-type: none"> <li>• Maximum 3 ADUs on a lot</li> </ul>
Parking Spaces	<ul style="list-style-type: none"> <li>• 1 parking space for the principal dwelling unit plus 1 parking space for each ADU</li> <li>• Minimum size of a required parking space on a driveway shall be 2.55 m wide by 5.5 m in length</li> </ul>
Fire and Emergency Services Access	<ul style="list-style-type: none"> <li>• An unobstructed access with a minimum width of 1.2 m and minimum vertical clearance of 2.1 m from the street line to the primary entrance of an ADU</li> </ul>
Lot Coverage/Permeable Landscaping	<ul style="list-style-type: none"> <li>• For Low Density Residential Zones (RLD &amp; RLD1-7), the existing lot coverage requirements: <ul style="list-style-type: none"> <li>• Lot less than 660 m<sup>2</sup> - maximum 30%</li> <li>• Lot 660 - 830 m<sup>2</sup> - maximum 25%</li> <li>• Lot greater than 830 m<sup>2</sup> - maximum 20%</li> </ul> </li> <li>• For Medium Density Residential Zones (RMD1 &amp; RMD2), a lot that is proposing an ADU in an accessory building will be required to provide permeable landscaping: <ul style="list-style-type: none"> <li>• Single-detached, semi-detached &amp; semi-link lots - minimum 35% of the lot</li> <li>• Townhouse lots - minimum 25% of the lot</li> </ul> </li> </ul>
Other	<ul style="list-style-type: none"> <li>• Only 1 dwelling unit on a lot may be used as a short-term rental</li> </ul>

### Principal Building containing an ADU(s)

In addition to the general regulations summarized on page 1, the following regulations apply to a principal building containing one or more ADUs.

Number of Units	<ul style="list-style-type: none"> <li>Up to three ADUs permitted within the principal building, including the basement, if the lot has no ADU in an accessory building</li> </ul>
Heights	<ul style="list-style-type: none"> <li>The existing height regulations in the ZBL for single-detached, semi-detached, semi-link or townhouse dwellings</li> </ul>
Setbacks	<ul style="list-style-type: none"> <li>The existing setback regulations in the ZBL for single-detached, semi-detached, semi-link or townhouse dwellings</li> </ul>
Floor Area	<ul style="list-style-type: none"> <li>The floor area of each ADU located on the first storey or above shall not exceed 85 m<sup>2</sup>; and</li> <li>The total floor area of all ADUs located on the first storey or above, shall not cumulatively exceed a maximum of 50% of the floor area of the principal dwelling unit</li> <li>An ADU in a basement may occupy the entire basement</li> </ul>

### Accessory Building not including Detached Garage containing an ADU

In addition to the general regulations summarized on page 1, the following regulations apply to an accessory building, but not including a detached garage, containing an ADU.

Where Permitted	<ul style="list-style-type: none"> <li>Rear yard or interior side yard</li> </ul>
Number of Units	<ul style="list-style-type: none"> <li>Only 1 ADU is permitted in an accessory building</li> </ul>
Heights	<ul style="list-style-type: none"> <li>3.5 m in the case of a flat roof; or</li> <li>4.3 m in the case of a gable, hip, gambrel or mansard roof</li> </ul>
Setbacks	<ul style="list-style-type: none"> <li>no closer to an exterior side lot line than permitted for the principal building</li> <li>1.2 m from an interior side lot line</li> <li>1.5 m from a rear lot line</li> <li>3.5 m from the principal building</li> </ul>

Where Permitted	<ul style="list-style-type: none"> <li>• Rear yard or interior side yard</li> </ul>
Floor Area	<ul style="list-style-type: none"> <li>• gross floor area not more than 10% of the lot area or 110 m<sup>2</sup> , whichever is less</li> </ul>

### Detached Garage (One-Storey) containing an ADU

In addition to the general provisions summarized on page 1, the following regulations apply to a one-story detached garage containing an ADU.

Where Permitted	<ul style="list-style-type: none"> <li>• Rear yard or interior side yard</li> </ul>
Number of Units	<ul style="list-style-type: none"> <li>• Only 1 ADU is permitted in an accessory building</li> </ul>
Heights	<ul style="list-style-type: none"> <li>• 3.5 m in the case of a flat roof; or</li> <li>• 4.3 m in the case of a gable, hip, gambrel or mansard roof</li> </ul>
Setbacks	<ul style="list-style-type: none"> <li>• no closer to an exterior side lot line than permitted for the principal building</li> <li>• 1.2 m from an interior side lot line</li> <li>• 1.5 m from a rear lot line</li> <li>• 5.5 m from the principal building</li> </ul>
Floor Area	<ul style="list-style-type: none"> <li>• floor area of the building not more than 10% of the lot area or 145 m<sup>2</sup>, whichever is less; and</li> <li>• floor area of the ADU shall not exceed the floor area of the principal dwelling unit or 110 m<sup>2</sup>, whichever is less</li> </ul>

## Detached Garage (Two-Storeys) containing an ADU

In addition to the general provisions summarized on page 1, the following regulations apply to a two-story building containing an ADU located above a detached garage.

Where Permitted	<ul style="list-style-type: none"> <li>• Rear yard or interior side yard</li> </ul>
Number of Units	<ul style="list-style-type: none"> <li>• Only 1 ADU is permitted in an accessory building</li> </ul>
Heights	<ul style="list-style-type: none"> <li>• 6.0 m in the case of a flat roof; or</li> <li>• 7.0 m in the case of a gable, hip, gambrel or mansard roof</li> </ul>
Setbacks	<ul style="list-style-type: none"> <li>• no closer to an exterior side lot line than permitted for the principal building</li> <li>• 1.2 m from an interior side lot line</li> <li>• 2.5 m from a rear lot line</li> <li>• 5.5 m from the principal building</li> </ul>
Floor Area	<ul style="list-style-type: none"> <li>• floor area of the first storey of the building not more than 10% of the lot area or 110 m<sup>2</sup>, whichever is less; and</li> <li>• floor area of the ADU shall not exceed the floor area of the principal dwelling unit or 110 m<sup>2</sup>, whichever is less</li> </ul>