

4.35 SECOND DWELLING UNITS (Amending By-law No. 4543-2019)

In addition to the other provisions of this By-law, the following provisions shall apply to second dwelling units and garden suites:

General Requirements of Second Dwelling Units:

- a.** Second dwelling units shall be permitted in zones where it is a conforming and complying residential use and within housing types or detached buildings as defined herein.
- b.** In both existing residential buildings and new residential buildings, second dwelling units shall be permitted.
- c.** A maximum of one (1) second dwelling unit shall be permitted on a lot.
- d.** A second dwelling unit shall not be permitted in a group home, boarding house or rooming house.
- e.** A maximum of one home business or one home rural business is permitted per lot.
- f.** A second dwelling unit shall not be permitted in a regulated floodplain regardless of the non-complying status of the existing dwelling unit.
- g.** A second dwelling unit shall be constructed in conformity with the Ontario Building Code to be suitable for habitation year round.
- h.** Second dwelling units shall be no smaller than the minimum dwelling unit area permitted by the Ontario Building Code.

Servicing of Second Dwelling Units:

- i.** In settlement areas, second dwelling units shall be permitted within a single-detached dwelling, semi-detached dwelling, a townhouse dwelling, as a detached second dwelling unit, or a second dwelling unit located in an accessory building or structure where sufficient municipal water and wastewater capacity is available. Where water and wastewater capacity is available, the second dwelling unit shall be connected to the principal dwelling unit as follows:

Water:

- I.** The second dwelling unit shall connect to the principal dwelling unit's water supply after the water meter and only one municipal water meter per lot is to be installed.

Sanitary:

- II.** The second dwelling unit shall connect to the principal dwelling unit's building drain anywhere on the private side where permitted by the Ontario Building Code. A clean out is to be permanently installed immediately upstream of the connection point.

- j.** In non-settlement areas, second dwelling units shall be permitted within a single detached dwelling, a detached second dwelling unit or a second dwelling unit located in an accessory building or structure where sufficient private water and wastewater services levels can be provided.

- k. In non-settlement areas, a Servicing Report to the satisfaction of the Director of Development Services is required for development on lots smaller than 1.25 hectares (3 acres).

Parking for Second Units:

- l. A minimum of one parking space shall be provided for a second dwelling unit.
- m. Tandem parking spaces to accommodate a second dwelling unit shall be permitted.

Entrances to Second Dwelling Units:

- n. Access from the public highway to the second dwelling unit shall be provided via an existing legal residential vehicle entrance; a second entrance to the lot will not be permitted for the second dwelling unit.
- o. A maximum of one (1) pedestrian doorway entrance facing the street is permitted per lot.
- p. Notwithstanding Section 4.35.o, a detached second dwelling unit or a second dwelling unit located in an accessory building or structure may have one (1) doorway facing the street.
- q. The pedestrian doorway entrance to a second dwelling unit that is located within the principal dwelling unit shall:
 - I. Be separate from the entrance to the principal dwelling unit, either as a separate exterior entrance or from a common indoor vestibule shared with the principal dwelling unit.
 - II. Be accessible from the street via a walkway or driveway.

Additional Provisions for Detached Second Dwelling Units or Second Dwelling Units located in an Accessory Building or Structure

- r. Notwithstanding the lot coverage requirements of Section 4.1.4.1, a second dwelling unit located in an accessory building or structure shall be subject to the applicable zone provisions for the lot coverage of all buildings and structures.
- s. Notwithstanding the maximum height requirement of Section 4.1.4.2., a second dwelling unit located in an accessory building or structure shall not exceed the maximum height of the principal dwelling unit permitted in the applicable zone.
- t. Notwithstanding the maximum yard requirement of 4.1.5, a detached second dwelling unit or a second dwelling unit located in an accessory building or structure shall meet the minimum yard provisions of the applicable zone.
- u. A detached second dwelling or a second dwelling unit located in an accessory building or structure in the Rural 1, 2, or 3 Zone shall be located no further than 60 metres (200 feet) from an existing building located within the existing farm envelope."