

Municipality	Official Plan	Zoning By-law
Halton Hills	<p><b>Accessory Apartment (subject to OPA 10)</b></p> <p>Means a self-contained apartment within a single detached, semi-detached, or townhouse dwelling unit.</p> <p><b>D1.3.1.6 Accessory Apartments</b></p> <p>An accessory apartment is permitted subject to the regulations of the Zoning By-law and the following criteria:</p> <ul style="list-style-type: none"> <li>a) the accessory apartment shall comply with the Ontario Building and Fire Codes;</li> <li>b) adequate parking is available on the lot for both dwelling units and minimizes the loss of outdoor amenity areas or landscaping;</li> <li>c) the accessory apartment is designed and located in such a manner to not have a negative impact on the character of the surrounding neighbourhood and to that end any building addition shall be compatible with the massing, height, and setbacks of adjacent dwelling units; and,</li> <li>d) municipal water and wastewater facilities are adequate and available.</li> </ul> <p>Accessory apartments shall not be subject to the density provisions of this Plan. As a condition of approval, the Town shall require that dwelling units containing an accessory apartment be registered in accordance with the provisions of the Municipal Act.</p> <p><b>D1.3.2.3 Complementary Uses</b></p> <p>Complementary uses that are permitted subject to certain criteria in the Medium Density Residential Area designation include:</p> <ul style="list-style-type: none"> <li>a) home occupations subject to Section D1.3.1.4 of this Plan;</li> <li>b) local parkland subject to Section F7.3.4 of this Plan; and,</li> <li>c) accessory apartments in townhouse dwellings subject to Section D1.3.1.6 of this Plan.</li> </ul>	<p><b>Dwelling, Accessory</b> means:</p> <p>An accessory dwelling unit that is located within a single detached dwelling unit or in a non-residential building.</p> <p>Table 5.2 – 1 parking space required for an accessory unit</p> <p>Table 6.1 – Accessory units permitted in LDR1, RCO and UR zones with Provision: Permitted only within single detached dwellings and provided the accessory dwelling unit occupies no more than 70.0 square metres of floor area and provided the lot has a lot frontage of 11.0 metres or greater.</p> <p>Table 7.1 - Accessory units permitted in DC1 and DC2 zones with Provision: In a single detached dwelling, one accessory dwelling unit is permitted provided the dwelling has a floor area of no more than 70.0 square metres.</p> <p>Section 5.2.14 states the maximum width for a ground oriented dwelling unit is 7m, provided the yard on which the driveway is located (front or exterior side) has a minimum of 40% soft landscaping.</p>

Cambridge	<p>Section 2.8.2.8</p> <p>Secondary Residential Unit</p> <p>8. The City will permit the establishment of a secondary residential unit within or attached to the existing residential buildings in all zones where residential uses are permitted without an amendment to the City's Zoning By-law. Secondary residential units must be established in accordance with the following criteria:</p> <p>a) appropriate parking arrangements can be accommodated on the property;</p> <p>b) no separate access to a municipal road is required;</p> <p>c) the secondary residential unit is compatible with neighbouring residential properties and the surrounding residential neighbourhood;</p> <p>d) adequate potable water and wastewater treatment is available to accommodate the secondary residential unit;</p> <p>e) the secondary residential unit is subordinate in scale and function to the main dwelling unit; and</p> <p>f) compliance with the City's minimum standards of maintenance and occupancy, and any other applicable legislation.</p>	<p>Zoning By-law Amendment 108-18 does the following:</p> <p>Creates definition - Secondary Dwelling Unit, also known as a secondary suite or secondary residential unit: a separate dwelling unit containing bathroom and kitchen facilities that is subordinate to a legally existing residential structure.</p> <p>Establishes parking requirements – 1 spot for a 1-bedroom unit and 2 spots for a 2-bedroom unit in addition to prescribed parking requirements.</p> <p>Permits the use in 15 of 16 Residential zones.</p> <p>Specifications include:</p> <ul style="list-style-type: none"> <li>• 11m lot frontage (15m for corner lots)</li> <li>• 450m<sup>2</sup> minimum lot area</li> <li>• Floor area maximum of 40% of dwelling including basement</li> <li>• Direct or shared entrance permitted</li> <li>• No separate access to municipal roads (second driveway)</li> <li>• Must be connected to municipal water and sewer or have proof private services can accommodate the unit</li> <li>• 2 bedroom maximum</li> <li>• Min. distance from interior lot line to unit entrance 1.2m</li> <li>• Min. distance from exterior lot line entrance to unit 6m</li> <li>• Parking for accessory unit permitted between regulatory building line and street line</li> </ul>
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<p>Markham</p>	<p>Under 4.1.1 – General Policies:</p> <p>4.1.2.6 To support further diversification of the housing stock tenure by:</p> <p>a) encouraging the construction of rental and shared housing with a full mix and range of unit types and sizes; and</p> <p>b) providing for the establishment of secondary suites within existing and new permitted dwelling types in accordance with Section 3.5.22 of the Regional Official Plan and subject to appropriate zoning, development criteria and standards.</p> <p>Under 8.2 – Residential:</p> <p>8.2.1.2 In addition to the uses listed in Section 8.1.1, the following uses may be provided for in all ‘Residential’ designations:</p> <p>vi. secondary suite in accordance with Section 8.13.8.</p> <p>8.2.2.1 On lands designated ‘Residential Estate’ to:</p> <p>d) provide opportunities for one secondary suite per lot on condition that landscape characteristics are protected and that parking and servicing requirements are met.</p> <p>8.2.2.2 That notwithstanding the policy of Section 8.2.1.2:</p> <p>b) a secondary suite, in accordance with Section 8.13.8, may be permitted on each lot provided that water and wastewater are adequate to meet demand and requirements regarding parking are met.</p> <p>8.3.1.2 To provide for the following uses, in addition to the uses listed in Section 8.1.1, in all ‘Mixed Use’ designations:</p> <p>k) secondary suite in accordance with Section 8.13.8;</p> <p>8.6.1.2 To provide for the following uses on lands designated ‘Greenway’: (under appeal)</p> <p>d) secondary suite in accordance with Section 8.13.8;</p> <p>8.8.1.2 To provide for the following uses on lands designated ‘Countryside’:</p> <p>b) secondary suite in accordance with Section 8.13.8;</p>	<p>***OP policies on Secondary Suites not brought into ZBL 177-96 as of now***</p>
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	<p><b>8.13.8 Secondary Suite</b></p> <p>It is the policy of Council:</p> <p>8.13.8.1 That in considering an application to amend the zoning by-law to permit the establishment of a secondary suite where provided for in this Plan, Council shall be satisfied that an appropriate set of development standards are provided for in the zoning by-law including:</p> <ul style="list-style-type: none"> <li>a) the building type in which the secondary suite is contained;</li> <li>b) the percentage of the floor area of the building type devoted to the secondary suite;</li> <li>c) the number of dwelling units permitted on the same lot;</li> <li>d) the size of the secondary suite;</li> <li>e) the applicable parking standards; and</li> <li>f) the external appearance of the main dwelling</li> </ul>	
Guelph	<p>34. In addition to the requirements of policy 4.4.1.33, the following policies apply to the renovation of, intensification of, conversion to, development and redevelopment of residential uses.</p> <p>2. Residential intensification, comprising the building of a new single/semi/duplex on an existing vacant lot, or adding an accessory apartment to an existing single/semi/duplex building or the creation of a new lot by consent for a single/semi/duplex dwelling, may be permitted provided that the new building or structure is floodproofed to an elevation no lower than one metre below the regulatory flood level; and:</p> <ul style="list-style-type: none"> <li>i) the habitable floor space is constructed to an elevation equal to, or greater than the ground floor elevation of adjacent buildings, but in no case lower than one metre below the regulatory flood level;</li> <li>ii) mechanical, electrical and heating equipment will be located no lower than one metre below the regulatory flood level;</li> <li>iii) basements will only be permitted in instances where</li> </ul>	<p>"Accessory Apartment" means a Dwelling Unit located within and subordinate to an existing Single Detached Dwelling, Semi-Detached Dwelling or a Link Dwelling;</p> <p>Parking Requirements: Semi or Single detached with an Accessory Apartment: 3</p> <p>Any Accessory Apartment shall be developed in accordance with the following provisions:</p> <p>4.15.1.1 The external appearance of all Building facades and outdoor Amenity Areas shall be preserved except dual service meters are permitted.</p> <p>4.15.1.2 An Accessory Apartment shall only be permitted within a Single Detached Dwelling or Semi-Detached Dwelling.</p> <p>4.15.1.3 A maximum of one Accessory Apartment shall be permitted in a Single-Detached Dwelling or in each half of a Semi-Detached Dwelling, provided that the Single-detached Dwelling or Semidetached Dwelling is a conforming Use in the Zone in which it is located.</p> <p>4.15.1.4 Parking for the Accessory Apartment shall be developed in</p>

	<p>the elevation of the basement floor is greater than the elevation of one metre below the regulatory flood level. In instances where this basement floor level elevation cannot be achieved, a crawl space of a maximum height of 1.2 metres may be permitted to facilitate servicing; and</p> <p>iv) access is available to the site at an elevation no lower than one metre below the safe access level.</p> <p><b>7.2 Affordable Housing</b></p> <p>The City recognizes the importance of housing, including affordable housing, in meeting the needs of the city's existing and future residents.</p> <p><b>Objectives</b></p> <p>d) To recognize the role of existing housing and accessory apartments in providing choices for a full range of housing, including affordable housing.</p> <p><b>7.2.1 Affordable Housing Targets</b></p> <p>4. While not part of the annual affordable housing target, the creation of approximately 90 accessory apartment units annually will be encouraged.</p> <p><b>9.2.3 Accessory Apartments</b></p> <p>1. The City shall provide for the creation of accessory apartments in low density residential designations.</p> <p>2. The Zoning By-law will provide specific regulations for accessory apartments.</p> <p><b>Accessory Apartment means:</b></p> <p>a dwelling unit located within and subordinate to an existing single detached dwelling or semi-detached dwelling.</p> <p>Accessory Apartments also included in definition of Residential Intensification.</p>	<p>accordance with Section 4.13.</p> <p>4.15.1.4.1 Notwithstanding Sections 4.13.2.1 and 4.13.3.1 the required off-street Parking Space for an Accessory Apartment may be stacked behind the required off-street Parking Space of the host Dwelling in the driveway. A maximum of 2 Parking Spaces are permitted in a stacked arrangement.</p> <p>4.15.1.5 The Accessory Apartment shall not exceed 45% of the total Floor Area of the Building and shall not exceed a maximum of 80 square metres in Floor Area, whichever is lesser.</p> <p>4.15.1.6 Interior access is required between floor levels and between the Accessory Apartment and the host Dwelling Unit.</p> <p>4.15.1.7 The Accessory Apartment shall not contain more than two bedrooms.</p> <p>Table 4.25 – Lodging House Type cannot contain an AD.</p> <p>Under Section 5, ADs permitted in: R.1A, R.1B, R.1C, and R.1D; and R.2 zones</p>
Brampton	<p><b>3.2.8.2 Second Units</b></p> <p>a) Second units shall be permitted within single detached dwellings, semidetached dwellings and townhouses that are on full municipal services provided they are in accordance with</p>	<p>Aligns with Brampton's OP:</p> <p>Second Units permitted where single detached, semis and townhouses are permitted.</p>

	<p>the Zoning By-Law and subject to the following criteria:</p> <ul style="list-style-type: none"> <li>i) A maximum of one second unit is permitted per dwelling, and which is accessory to the main dwelling;</li> <li>ii) A second unit must be in compliance with the Ontario Building Code and/or Fire Code and Property Standards By-Law and other applicable approval requirements;</li> <li>iii) Alterations to the exterior building design of the principal dwelling must be consistent with its existing design, style and materials;</li> <li>iv) A second unit shall not be permitted in a residential dwelling situated within a floodplain;</li> <li>v) A second unit shall have no negative impact on stormwater management and site drainage; and,</li> <li>vi) Adequate on-site parking is provided in accordance with the requirements of the Zoning By-law.</li> </ul> <p>b) The Chief Building Official may consider an application for the registration of a second unit in a detached, semi-detached or townhouse dwelling on private sanitary servicing where the sewage system has been upgraded to meet the regulations of the Ontario Building Code, and shall be subject to the criteria established in Section 3.2.8.2a) of this Plan.</p> <p>c) Zoning By-Law regulations shall be established and all second units shall be in accordance with the Zoning By-Law. Zoning regulations for second units may include, but are not limited to:</p> <ul style="list-style-type: none"> <li>i) Dwelling types;</li> <li>ii) Parking and yard requirements;</li> <li>iii) Maximum floor areas;</li> <li>iv) Landscaped open space or amenity area requirements.</li> </ul> <p>d) Where an application for a second unit fails to conform to any of the requirements of the implementing zoning by law, a zoning by-law amendment shall be required.</p>	
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Oakville	Nothing to date.	<p><b>4.1 Accessory Dwelling Units</b></p> <p><b>4.1.1 Residential Zones</b></p> <p>Where an accessory dwelling is permitted in a Residential Zone, the following regulations apply:</p> <ul style="list-style-type: none"> <li>a) A maximum of one accessory dwelling is permitted on a lot.</li> <li>b) An accessory dwelling is only permitted within a detached dwelling and semi-detached dwelling.</li> <li>c) Notwithstanding subsection (b) above, an accessory dwelling is permitted within an accessory building on a corner lot in the Residential Uptown Core (RUC) Zone.</li> <li>d) An accessory dwelling shall have a maximum floor area of the lesser of 40% of the residential floor area of the detached dwelling or semi-detached dwelling or 75.0 square metres. For the purposes of this subsection, residential floor area shall include all area within a basement. (2016-023)</li> <li>e) Any separate entrance and exit to the accessory dwelling shall be oriented toward the flankage lot line, interior side lot line, or rear lot line.</li> </ul> <p>Subsections (b) and (d) above do not apply to an accessory dwelling that legally existed on or before November 16, 1995.</p> <p><b>4.1.2 Commercial Zones</b></p> <p>Where an accessory dwelling is permitted in a Commercial Zone, the following regulations apply:</p> <ul style="list-style-type: none"> <li>a) An accessory dwelling is only permitted within the same building as a permitted retail, service commercial, or office use.</li> <li>b) An accessory dwelling is not permitted on a first storey unless it legally existed on the effective date of this By-law. Notwithstanding this, ancillary residential uses are permitted on the first storey.</li> </ul> <p><b>**Accessory dwellings permitted in all RL zoned and Residential Uptown Core zone (RUC), with one parking space per unit required.</b></p> <p>Also permitted in Central Business District (CBD), Greenbelt (GB) and Parkway Belt Complementary Use (PB2) zones</p>
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Burlington	<p>Accessory Dwelling Unit in OP only referred to as a whole unit accessory to farm operations or places of worship.</p> <p>Current OP review is looking to permit them in rural areas.</p>	<p><b>Accessory Dwelling Unit</b></p> <p>One self-contained dwelling unit created through converting part of, or adding on to, one existing detached dwelling unit.</p> <p>R Zone Permitted Uses (Low Density):</p> <p>Footnote to Table 2.3.1:</p> <p>a) Permitted in all R1 zones, all R2 zones, and in R3.1 and R3.2 zones only, subject to the following regulations:</p> <p>Permitted in a detached dwelling only</p> <p>Lot Width: 15 m</p> <p>Notwithstanding the above, an accessory dwelling unit is permitted within a detached dwelling that existed on the date of enactment of this by-law that is situated on a lot with a width of less than 15 metres, only provided that as of the date of enactment of By-law 2020.244 (April 28, 2008), the dwelling contained an existing garage with a minimum width of 6 m.</p> <p>Floor Area of accessory dwelling unit: 42 m<sup>2</sup> minimum; 100 m<sup>2</sup> maximum.</p> <p>Floor Area of the accessory dwelling unit shall not be in excess of 40% of the total floor area of the residential building.</p> <p>For purposes of this footnote, a finished basement forming part of a dwelling unit is defined as floor area.</p> <p>Total Rear Yard Amenity Area for the principal dwelling unit and accessory dwelling unit: 135 m<sup>2</sup> minimum</p> <p>The accessory dwelling unit shall have its own exterior entrance separate from the exterior entrance to the principal dwelling unit. The separate entrance to the accessory dwelling unit shall not be located on any elevation of the building facing a street. Access to a principal and accessory unit through a common vestibule is permitted.</p> <p>Refer to Part 1, Section 2.24 for driveway widths on a lot containing an accessory dwelling unit.</p> <p>Driveway Width on a lot containing an accessory dwelling unit: 6 m minimum; 7.35 m maximum.</p>
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Milton	<p>Under Permitted Uses in Residential Area (Section C6.5.1.2):</p> <p>c) Coach houses, deemed to be an accessory dwelling, shall be permitted on hybrid roads for dwelling units which do not front on the hybrid road.</p>	<p><b>4.10 ACCESSORY DWELLING UNITS (113-2017)</b></p> <p>An accessory dwelling unit is permitted in a single detached dwelling or a semi-link dwelling only, provided that:</p> <p>i) Only 1 accessory dwelling unit shall be permitted per lot and shall be located within the main dwelling unit;</p> <p>ii) A minimum of 1 parking space per accessory dwelling unit is provided in addition to the required parking for the main dwelling unit;</p> <p>iii) The dwelling must be on full municipal water and wastewater services; and,</p> <p>iv) The accessory dwelling unit shall not exceed a maximum size of 85m<sup>2</sup>.</p> <p>Note: Accessory Dwellings not defined in Milton rural area ZBL</p>
Centre Wellington	<p>OP (Elora and Fergus only) only states Accessory Apartments are permitted in the Residential Transition Area.</p> <p>Under Wellington County OP:</p> <p><b>4.4.6 Second Units</b></p> <p>Second units, also known as accessory or basement apartments, secondary suites or in-law suites are self-contained residential units with separate kitchen, bathroom and sleeping facilities.</p> <p>Second units increase the stock of affordable rental housing; provide home owners with additional incomes; and offer alternative housing options for elderly and young adult family members.</p> <p>Second units are not the same as garden suites because garden suites are temporary residences. Garden suites are addressed in Section 4.4.7 of this Plan.</p> <p>It is the policy of this Plan to authorize:</p> <p>a) The use of two residential units in a detached house, semi-detached house or rowhouse if no building or structure ancillary to a detached house, semi-detached house or rowhouse contains a residential unit; and</p>	<p><b>Accessory Apartment</b> shall mean a dwelling unit which is subordinate to an existing single-detached or a semi-detached dwelling.</p> <p><b>4.1 ACCESSORY APARTMENTS</b></p> <p>Wherever an accessory apartment is permitted by this bylaw, such an accessory apartment shall only be constructed or used in accordance with the following:</p> <p>For dwellings with Municipal Sewer and Water Services: Min Lot Area of 325m<sup>2</sup> and min frontage of 11m.</p> <p>For dwellings with Municipal Sewer only: Min lot area of 743m<sup>2</sup> and min frontage of 20m.</p> <p>Private services: Min lot area of 1858m<sup>2</sup> and no min frontage.</p> <p><b>Max floor area of an Accessory Apartment:</b> 45% of the Floor Area of the Principal Dwelling But No More Than 100 m<sup>2</sup> (1,076 ft<sup>2</sup>). 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.</p> <p><b>Max number of bedrooms:</b> 2</p>

	<p>b) The use of a residential unit in a building or structure ancillary to a detached house, if the detached house contains only one single residential unit, subject to the provisions set out below.</p> <p><b>4.4.6.1 Second Units Within a Main Residence</b></p> <p>One second unit may be allowed in a single detached, semi-detached or rowhouse dwelling on a property, provided that a second unit does not already exist on the property.</p> <p>Local Municipalities may enact zoning provisions to address the following matters:</p> <ul style="list-style-type: none"> <li>a) that safe road access can be provided;</li> <li>b) the establishment of a second unit does not require the creation of an additional driveway access;</li> <li>c) that adequate off-street parking can be provided on site for both the main residence and second unit without detracting from the visual character of the area;</li> <li>d) that any exterior alterations to the main residence, necessary to accommodate the second unit, are made in the side or rear yards;</li> <li>e) that adequate amenity areas are provided for the main residence and second unit;</li> <li>f) the second unit meets the applicable Building Code, Fire Code and local property regulations;</li> <li>g) that adequate water and sewage disposal services can be provided to the second unit; and,</li> <li>h) whether a garden suite and second unit will not be permitted on the same lot.</li> </ul> <p>A second unit will not be allowed in a dwelling located in hazardous lands.</p>	<p><b>Front yard parking:</b> 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.</p> <p><b>Permitted alterations and additions:</b> 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. b) Exterior staircases shall be located in a rear yard and shall not be visible from the street.</p> <p><b>Accessory buildings:</b> Accessory apartments are not permitted as of right in a detached building, but may be considered through application to the Committee of Adjustment.</p> <p>1 parking space required for Accessory Apartment units</p> <p>Permitted in Residential and Agricultural zones</p>
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