

APPENDIX C – SUGGESTED ZONING

SECTION 5 – DEFINITIONS

“SECONDARY DWELLING UNIT” means a separate dwelling unit subsidiary to an associated principal dwelling unit in size and located either within the same building as the associated principal dwelling unit or in a building or structure ancillary to the associated principal dwelling unit.

SECTION 6.1 ACCESSORY USES, BUILDINGS AND STRUCTURES

In Section 6.1 Accessory Uses, Buildings and Structures, delete the provision regarding Secondary Dwelling Units (6.1 (6)) and renumber accordingly.

SECTION 9.2 MINIMUM PARKING SPACE RATES

In Section 9.2 Minimum Parking Space Rates, amend the Secondary Dwelling Unit parking rate to one (1) per secondary dwelling unit, which can be located in tandem to the required principal dwelling unit parking rate.

SECTION 8.16 SECONDARY DWELLING UNITS

- (1) A secondary dwelling unit is permitted in any detached, semi-detached, vertically separated triplex or fourplex, townhouse or duplex dwelling, or in a building or structure ancillary to a detached, semi-detached or duplex dwelling in any zone that permits any one or more of these dwelling types provided:
 - (a) the entrance (doorway) to the unit is provided in the side or rear yard and is not permitted within the front wall of the principal dwelling and for the purposes of exterior lots, the location of the entrance to the principal dwelling is considered the front wall;
 - (b) it is not a standalone, principal use capable of being severed;
 - (c) it must be located on the same lot as a principal dwelling unit;
 - (d) the principal dwelling unit has frontage on a road which is an improved road and is part of the Corporation's approved road system.
- (2) A secondary dwelling unit is not permitted on a lot that is legally non-complying with respect to lot width or lot area.

- (3) A secondary dwelling unit is not permitted where the existing residential use is a legal non-conforming use.
- (4) A maximum of one secondary dwelling unit is permitted per lot, except in the case of vertically attached principal dwelling units, one secondary dwelling unit is permitted per principal dwelling unit.
- (5) The gross floor area of a secondary dwelling unit is limited to an amount equal to 40% of the gross floor area of the principal dwelling unit.
- (6) Where a secondary dwelling unit is located on a lot, neither a garden suite nor any rooming units are permitted on that lot.
- (7) A detached secondary dwelling unit must be located within 40 metres of the principal dwelling unit and is subject to the performance standards outlined in Table 6.1 – Provisions for Accessory Uses, Buildings or Structures.
- (8) The secondary dwelling unit must be connected to the existing public or private water and sewer services for the principal dwelling unit subject to the following:
 - a) In the case of a lot on municipal services, servicing of the Secondary Dwelling Unit must be provided through the principal dwelling unit;
 - b) In the case of private well and septic system services, at least one of the private services is shared with the principal dwelling unit.