

APPENDIX A – ZONING PROVISION COMPARISON CHART

	Brant County	City of Woodstock (Draft)	Norfolk County	City of Ottawa	City of Belleville
Definition	<u>Additional Residential Unit (ARU):</u> A second residential dwelling unit self-contained that is either located within or attached to the primary dwelling unit or located within a detached accessory structure to the primary dwelling unit. An Additional Residential Unit is subordinate to the primary dwelling unit.	<u>Additional Residential Unit (ARU):</u> A self-contained living accommodation for an additional person or persons living together as a separate, single housekeeping unit, in which both food preparation and sanitary facilities are provided for the exclusive use of the occupants of the suite, located within the principal dwelling house on the lot or in a detached accessory structure on the lot.	<u>Accessory Residential Dwelling Units (ARDU):</u> A self-contained residential dwelling unit, supplemental to the permitted primary residential dwelling unit of the property, which has its own kitchen, bathroom.	<u>Secondary Dwelling Unit (SDU):</u> A separate dwelling unit subsidiary to and located in the same building as an associated principal dwelling unit; and its creation does not result in the creation of a semi-detached dwelling, duplex dwelling, three-unit dwelling. <u>Coach House:</u> A separate dwelling unit that is subsidiary to and located on the same lot as an associated principal dwelling unit but is contained in its own building that may also contain uses accessory to the principal dwelling.	<u>Second Unit Dwelling (SUD):</u> An additional dwelling unit located within a single detached dwelling, a dwelling unit of a semi-detached dwelling, or a dwelling unit of a townhouse dwelling. <u>Coach House:</u> An additional dwelling unit that is located in a building or structure that is located on the same lot and is accessory to a single detached dwelling containing only one dwelling unit, semi-detached dwelling containing only one dwelling unit or townhouse dwelling containing only one dwelling unit.
Zone and Primary Unit Requirements	A residential use is permitted as a principal use within the Zone Category of the lot; no other additional dwelling units or garden suites on the same lot	Not permitted in the R1 Zone; permitted in the R2 Zone on lots associated with a single-detached dwelling or semi-detached dwelling; primary dwelling cannot be a boarding or lodging house, a group home, a garden suite, a converted dwelling, a duplex dwelling, a mobile home, or a bed and breakfast establishment	ARDU shall be permitted in single detached, semi-detached, and street townhouses and located on the same lot as the primary dwelling; no other additional dwelling units or garden suites on the same lot; not permitted for a vacation home	An SDU/Coach House is permitted where any detached, linked-detached, semi-detached or townhouse dwelling in any zone where that dwelling type is a listed permitted use; SDU/Coach House cannot add a seventh bedroom or contain more than two bedrooms when the principal dwelling is an oversized dwelling; one SDU in the basement only for a duplex constructed before 2013; zoning by-law schedule restrictions for Coach House; Coach Houses not permitted for townhouses except corner units	An SUD/Coach House is permitted where any detached, semi-detached or townhouse dwelling is permitted; an SUD/Coach House is not permitted on a property where there is a converted dwelling, duplex dwelling, triplex dwelling, double duplex dwelling, semi-detached duplex dwelling, horizontal multiple attached dwelling, apartment dwelling, group housing, 3-unit housing, SUD or Coach House also situated
Servicing Requirements	Must have full municipal water and sanitary services, or private well and septic services (may require sharing of private services)	Only permitted where servicing can be adequately addressed	Only permitted in dwelling units connected to municipal or private water services and sanitary sewer system or private septic systems	Servicing from the principal dwelling and the principal dwelling must be serviced by a public or communal water and wastewater system; or from an existing well or septic system	No specific servicing-related restrictions

Severability	Cannot be severed	Cannot be severed	Cannot be severed	Cannot be severed	Cannot be severed
Permitted Number of Additional Residential Units	One	Two (One within the principal dwelling; one in a detached accessory structure);	One	One SDU or one Coach House	One SUD or one Coach House
Distance from Primary Dwelling	A detached additional residential unit must be located within 40.0 metres of the closest portion of the primary dwelling unit	No provisions	Maximum of 30 metres from the primary dwelling	No provisions	No provisions
Entrance Requirements	No provisions	Entrance must be separate and distinct from the entrance provided for the principal dwelling; must be at grade and have access to an unobstructed walkway if in the rear or side yard	The ARDU shall have its own exterior entrance separate from the exterior entrance to the primary dwelling unit, but shall not be permitted to face a public street or private road; and shall have no means of internal access to the primary dwelling unit, except that access to a primary and second dwelling through a common vestibule	Entrance for an SDU must be at grade but shall not be permitted to face a public street or private road	Entrance for an SUD shall not be permitted to face a public street or private road
Location in Yards	Not within the required front yard or exterior side yard	Same as principal residential use on the lot; must not be within areas identified as the Conservation Authority Regulation Limit on Schedule 'A' unless approved by the Conservation Authority	Cannot occupy any part of a front or exterior side yard, except an accessory building or structure in an Agricultural Zone (A) which shall occupy no part of a required front yard	SDU must follow same provisions as principal residential use on the lot; Coach House must not be within required front or exterior side yard; Coach houses must be in the rear yard for lots less than 0.4 hectares in area	SUD/Coach House must follow same provisions as principal residential use on the lot
Minimum Lot Size	The lot is a minimum size of 0.4 hectares in lot area when on private well and septic services	An ARU in a building or structure accessory to a residential use shall only be permitted on a lot that has a minimum lot area of 1000 m ²	Must follow applicable zone provisions unless a minor variance or Zoning By-law amendment is granted	0.4 hectares in Area D on Schedule 363 for Coach Houses	Must follow applicable zone provisions
Maximum Size	In a case where an additional residential unit is to be constructed on a property, the primary dwelling unit shall be considered whichever dwelling unit has the greatest gross floor area	No greater than 40% of the gross floor area of the principal dwelling on the lot, to a maximum of 100 m ²	Must not be larger than 45 percent of the usable floor area of the dwelling unit	SDU must not be greater in size than an amount equal to 40% of the gross floor area of its principal dwelling unit; if located in a basement, it may occupy the whole of the basement Coach House footprint must not be greater in size than the lessor of	The maximum floor area used for an accessory dwelling on a lot is 100 m ² and shall not exceed 45% of the total floor area of the building (including basement or cellar); except where the SUD is located entirely within the basement save and except for its

				an amount equal to 40% of the footprint of its principal dwelling unit; or 50 m ² where the principal dwelling has a footprint of less than 125 m ² or 40% of the yard in which it is located or 80 square metres in Area A, B and C on Schedule 1, or 95 square metres in Area D on Schedule 1; 50% of the footprint if combined with other accessory uses and less than 5% of the yard in the AG, EP, ME, MR, RC, RG, RH, RI, RR and RU Zones	entrance located on the ground floor; the maximum lot coverage of the Coach House dwelling shall not exceed 40% of the yard in which it is located
Maximum Lot Coverage	<p><u>Urban Residential Zones:</u> The lesser of 15% of the total lot area or 95m²</p> <p><u>All other Residential Zones:</u> The lesser of 15% of the total lot area or 140m²</p> <p><u>All other Zones:</u> 5% of the total lot area</p>	Same as principal residential use on the lot; up to 47% of the lot area in the R2 Zone.	A minimum of 50 percent of the front yard shall be maintained as landscaped open space	See maximum size above; SDU addition must not exceed applicable zone provisions	See maximum size above; SUD addition must not exceed applicable zone provisions
Maximum Height	<p>Must meet accessory building and structure:</p> <p><u>Urban Residential Zone:</u> 4.5m</p> <p><u>All other Residential Zones:</u> 5.0m</p> <p><u>All other Zones:</u> 7.0m</p>	Same as principal residential use on the lot; up to 11m in the R2 Zone	5 metres in an Urban Residential Zone (R1 to R6), 7 metres in the Resort Residential Zone (RR), 8 metres in the Agricultural Zone (A), and 6 metres in all other Zones	Coach house must be the lesser of the height of the principal dwelling; or 4.5 metres, except when above a garage where 6.1 metres is the maximum in the AG, EP, ME, MR, RC, RG, RH, RI, RR, RU, V1, V2, V3 and VM; in other zones, the lesser of the height of the principal dwelling; or 3.6 metres, except when the roof is flat when 3.2 metres is the maximum	No accessory building shall exceed one storey or 4.5 m. in height, whichever is the lesser
Setbacks	<p>ARU contained in or attached to principal dwelling must meeting requirements of applicable zone</p> <p>Detached ARU must conform to accessory building and structure provisions below:</p>	<p>ARU contained in or attached to principal dwelling must meeting requirements of applicable zone</p> <p>Detached ARU must conform to accessory building and structure provisions below:</p>	<p>ARU contained in or attached to principal dwelling must meeting requirements of applicable zone</p> <p>Detached ARU must conform to accessory building and structure provisions below:</p>	<p>ARU contained in or attached to principal dwelling must meeting requirements of applicable zone</p> <p>Detached ARU must conform to accessory building and structure provisions below:</p>	The greater of 1.2 metres from a lot line or the applicable zone provisions for a Coach House

	<p><u>Front Yard or Exterior Side Yard:</u> Must maintain requirement as contained in the applicable zone</p> <p><u>Rear and Side Yards:</u> As required for accessory structures in applicable</p> <p><u>Urban Residential Zone:</u> 1.2m</p> <p><u>All other Residential Zones:</u> 1.5m</p> <p><u>All other Zones:</u> 3.0m</p>	<p><u>Front Yard or Exterior Side Yard:</u> Must maintain requirement as contained in the applicable zone</p> <p><u>Rear and Side Yards:</u> 1.2m</p>	<p><u>Front Yard or Exterior Side Yard:</u> Must maintain requirement as contained in the applicable zone</p> <p><u>Rear and Side Yards:</u> 3.3 metres except when located in a garage on a common interior side lot line, or when the rear lot line is adjoining to a private or public lane, no separation distance is required; 6 metres required from a street line in the case of a through lot</p>	<p><u>Front Yard or Exterior Side Yard:</u> Must maintain requirement as contained in the applicable zone</p> <p><u>Rear and Side Yards:</u> 1 metre when facing a travelled lane or blank wall; 4 metres in other cases in Areas A, B, and C on Schedule 1;</p>	
Road Access Requirements	The additional residential unit has unobstructed access from the street and/or driveway	Not permitted on a lot that does not have frontage on an improved street	Not permitted on a lot that does not have frontage on an improved street	No new driveways may be created unless it is a corner lot for an SDU; for a Coach House, a driveway is only permitted when attached to a garage; a walkway must be provided to the street	The lot has frontage on an open public maintained road
Parking Requirements	One (1) additional parking space shall be provided	A minimum of 1 additional parking space shall be provided; parking in front yard must not reduce 50% landscaped open space requirement	One (1) off-street parking space shall be provided; parking in front yard must not reduce 50% landscaped open space requirement	Except in the case of an SDU within a duplex dwelling existing as of 2013, no parking is required for a SDU or Coach House, but where provided, parking must be in conformity with the parking provisions of the by-law, and must not be located in the front yard; Coach House must not remove a required parking space	A minimum of 1 parking space is provided; parking in front yard must not reduce 40% landscaped open space requirement