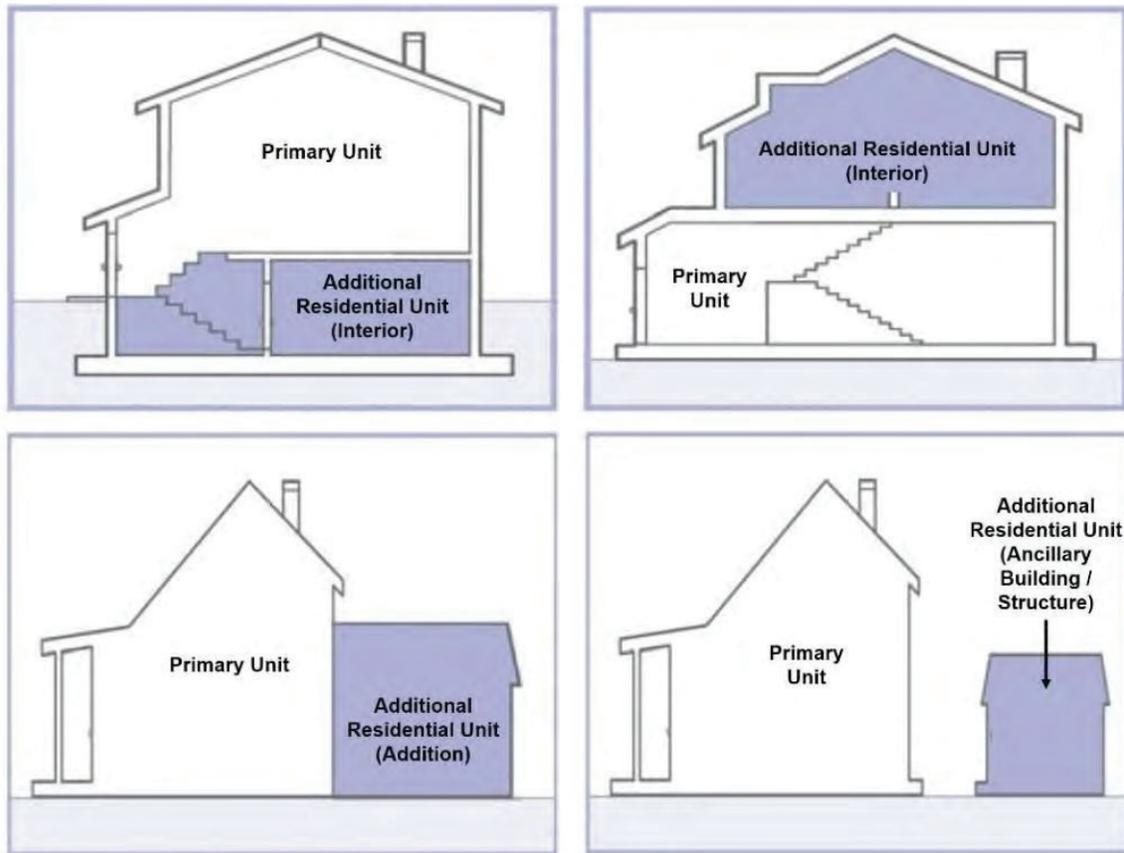


## 4.2 Additional Residential Units



Source: Ministry of Municipal Affairs and Housing, 2019

1. A maximum of one (1) Additional Residential Unit, as herein defined, shall be a permitted Use within all Single-Detached Dwellings, Semi-Detached Dwellings, and Rowhouse (i.e. Townhouse) Dwellings, except in Accessory Dwellings.
2. A maximum of one (1) Additional Residential Unit, as herein defined, shall be a permitted Use in a Building or Structure ancillary to and located on the same Lot as a Single-Detached Dwelling, Semi-Detached Dwelling, and Rowhouse (i.e. Townhouse) Dwelling.
3. An Additional Residential Unit shall not be established prior to obtaining a Building permit, and shall comply with the Ontario Building Code and Fire Code, as amended.
4. An Additional Residential Unit shall only be permitted where adequate public or private water and sanitary sewer services are available.

5. Where an Additional Residential Unit is established in a Building or Structure that is ancillary to a permitted Single-Detached Dwelling, Semi-Detached Dwelling, or Rowhouse (i.e. Townhouse) Dwelling, the following provisions shall apply:
  - a. The Additional Residential Unit shall be subject to the minimum setback and maximum Building Height provisions for the main Dwelling Unit in the Zone in which it is located, except that:
    - i. The Additional Residential Unit shall have a minimum Rear Yard setback of 1.2 m; and
    - ii. An Additional Residential Unit in a Building or Structure that is ancillary to a permitted Semi-Detached Dwelling or Rowhouse (i.e. Townhouse) Dwelling shall have a minimum setback of 1.2 m from an Interior Side Yard Lot Line for the main Dwelling.
  - b. An Additional Residential Unit in a Building or Structure that is ancillary to a permitted interior Rowhouse (i.e. Townhouse) Dwelling Unit shall require a separate access (i.e. not through the main Dwelling), either through an access easement or a rear lane;
  - c. An Additional Residential Unit is not exempt from the maximum Lot Coverage provisions of the Zone in which it is located.
6. An Additional Residential Unit shall not exceed 40% of the gross floor area of the main Dwelling Unit, except that when located in a Basement, it may occupy the whole of the Basement, provided that the finished storey of such Basement is located above the level of the sanitary or storm sewer serving the Building or Structure in which such Basement is located, or provided that the Additional Residential Unit is serviced by an appropriate sewage pumping facility.
7. The establishment of an Additional Residential Unit shall not result in any new doorway entrance added to the front wall of the main Dwelling Unit.
8. Provision (7) of this Section does not:
  - a. Prohibit an internal lobby or vestibule within a common doorway entrance in the front wall;
  - b. Prohibit the creation of an Additional Residential Unit within a main Dwelling Unit that already contains more than one (1) doorway entrance in the front wall;

- c. Require the removal of a doorway entrance to a main Dwelling Unit that already contains more than one (1) doorway entrance in the front wall; nor
  - d. Prohibit the addition of one (1) doorway entrance along the front wall of a main Dwelling Unit on a Corner Lot where there is no doorway entrance along that front wall, but where there is a doorway entrance along the exterior side wall of the main Dwelling Unit.
9. The main Dwelling Unit and the Additional Residential Unit must share the parking area and Yards provided for the main Dwelling Unit, and no new Driveway may be established.
  10. Parking shall be provided for an Additional Residential Unit in accordance with Parking provisions in this By-law.
  11. The establishment of an Additional Residential Unit must not reduce the number of Parking Spaces provided for the main Dwelling Unit below the minimum required by this By-law.
  12. Notwithstanding any other provision in this By-law, the required Parking Space for an Additional Residential Unit may be provided as a Tandem Parking Space with the required Parking Space for the main Dwelling Unit.

### 4.3 Automobile Service Stations, Gas Bars, and Retail Propane / Compressed Natural Gas Transfer Facilities

Where Automobile Service Stations, Automobile Gas Bars and Retail Propane/Compressed Natural Gas Transfer Facilities are permitted in this By-law, the following provisions shall apply.

1. The minimum Lot Frontage shall be 38 m.
2. The minimum Yard requirements for the main Building shall be as listed in Table 4-1:

**Table 4-1: Minimum Yard Requirements for Automobile Service Stations, Gas Bars, and Retail Propane / Compressed Natural Gas Transfer Facilities**

Provision	Requirement
Front Yard Depth	6 m
Exterior Side Yard Width	6 m