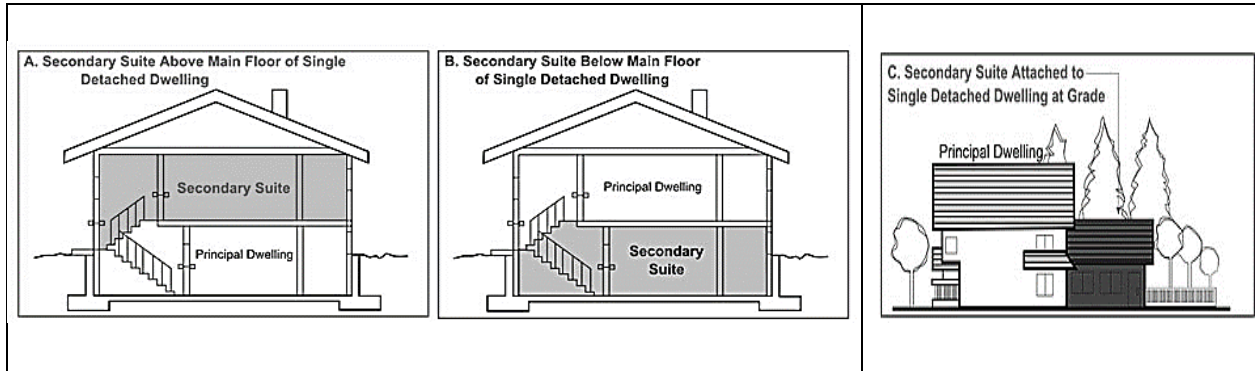


## **SECONDARY DWELLING UNITS SUMMARY ON ZONING BY-LAW REGULATIONS**

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### **DEFINITION**

**Secondary dwelling unit** is a separate permanent self-contained second unit which is subordinate in size and located in the same building as the principal dwelling unit of a single detached, link-detached, semi-detached, or townhouse dwelling. Its creation does not result in the creation of a semi-detached dwelling or duplex dwelling.



### **ZONES PERMITTING A SECONDARY DWELLING UNIT**

A Secondary Dwelling Unit is a permitted use in Zones 1, 2, 2a, 3, 4, 4a, 4b, 4c, 4d, 5, and 5a subject to conformity with subsection 6.39.

### **GENERAL REGULATIONS ON SECONDARY DWELLING UNITS (SECTION 6.39)**

In any zone where a Secondary Dwelling Unit is permitted, such Secondary Dwelling Unit shall only be permitted in conformity with the following:

- 6.39.1 A maximum of one (1) Secondary Dwelling Unit may be permitted per lot. In the case of a condominium unit, only one (1) Secondary Dwelling Unit shall be permitted per condominium unit.
- 6.39.2 A Secondary Dwelling Unit shall be permitted within any zone in association with a single-detached or linked-detached dwelling, semi-detached dwelling, or townhouse dwelling.
- 6.39.3 The unit must be connected to municipal services where such services are available. However, where municipal services are not available, a unit may be connected to private services subject to approval.
- 6.39.4 The creation of the unit must not result in any new doorway entrance added to the front wall of the principal dwelling unit. An internal lobby or vestibule with a common doorway entrance in the front wall is permitted.

- 6.39.5 Stairs above ground may be permitted only in the rear yard to access a second unit on the second storey if there is a deck connected to the second storey entrance with a minimum size of 15 m<sup>2</sup> (150 ft<sup>2</sup>).
- 6.39.6 Basement access and basement wells are permitted only in the rear yard and must not exceed a maximum area of 5 m<sup>2</sup> (50 ft<sup>2</sup>), in addition to the stairs.
- 6.39.7 The unit, if located at or above grade shall not be larger than 40% of the gross floor area of the principal dwelling or 110 m<sup>2</sup> (1,184 ft<sup>2</sup>), whichever is lesser. If located in the basement of the principal dwelling the unit may occupy the entire basement area.
- 6.39.8 The maximum driveway width for all zones is equal to the greater of:
- i. the garage door width plus 2.0 m (6.6 ft), provided that:
    - a. in the case of a lot with a lot width less than 10.1 m (33 ft), a minimum 25% soft landscaping is provided in the front or exterior yard in which the driveway is located;
    - b. in the case of a lot with a lot width of 10.1 m (33 ft) or greater, a minimum 40% soft landscaping is provided in the front or exterior side yard in which the driveway is located;
  - ii. up to 6.1 m (20 ft) provided a minimum 40% soft landscaping is provided in the front or exterior side yard in which the driveway is located.
- 6.39.9 A Secondary Dwelling Unit shall not be permitted in an area regulated by the Grand River Conservation Authority unless a permit is obtained. The unit shall not be permitted within a Core Environmental Feature as identified in the Township of North Dumfries Official Plan.
- 6.39.10 Where a Secondary Dwelling Unit is located on a lot, neither a Coach House, Garden Suite, nor any rooming units such as a bed and breakfast or group home are permitted on that lot.