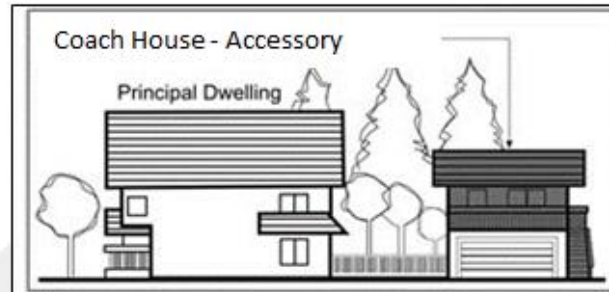
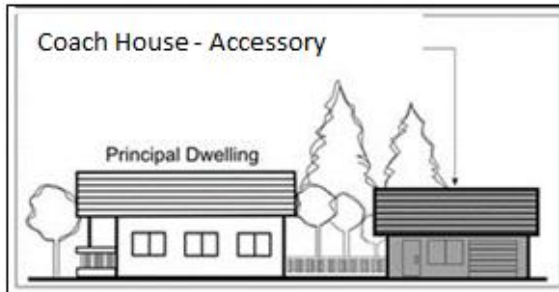


COACH HOUSES (ACCESSORY APARTMENTS) SUMMARY OF ZONING BY-LAW REGULATIONS

DEFINITION

A coach house is a separate permanent self-contained second dwelling unit, subordinate in size and accessory to the principal dwelling unit. The unit may be a free-standing structure attached to or above a detached garage or other accessory structure.



ZONES PERMITTING A COACH HOUSE

A coach house is permitted in Zones 1, 2, 2a, 3, 4, 4a, 4b, 4c, 4d, 5, and 5a subject to conformity with subsection 6.40.

GENERAL REGULATIONS ON COACH HOUSES (SECTION 6.40)

In any zone where a coach house is permitted, such coach house shall only be permitted in conformity with the following:

- 6.40.1 A maximum of one (1) coach house may be permitted per lot.
- 6.40.2 A coach house shall only be permitted within a zone in association with a single detached dwelling.
- 6.40.3 The coach house may not be severed from the lot containing the principal dwelling.

- 6.40.4 Water and sewer services must be connected to the principal residence where municipal services are available. However, where municipal services are not available, a coach house may be connected to private services subject to approval.
- 6.40.5 A coach house must be located on a lot with a minimum lot width of 16 m (54 ft), a lot depth of 40 m (131 ft), and a lot area of 640 m² (7,074 ft²).
- 6.40.6 The coach house and any associated driveway and parking areas may not exceed a lot coverage of more than 40% of the rear yard;
- 6.40.7 The size of the coach house must:
- i. not be greater in size than 40% of the footprint of the principal dwelling unit or 110 m² (1,184 ft²), whichever is lesser;
- 6.40.8 If the coach house is attached to or above a detached garage:
- i. the building height cannot exceed that of the principal dwelling and in no case shall be more than 5.2 m (17 ft) in height; however, if the lot is greater than 0.4 hectares (1 acre), then the height shall be no more than 6.1 m (20 ft); and
 - ii. the coach house cannot be closer to the street line than the front wall of the principal dwelling located on the same lot.
- 6.40.9 If the coach house is a free-standing structure or forms part of an accessory structure (other than a detached garage):
- i. the height cannot exceed the height of the principal dwelling, and in no case shall be more than 3.6 m (11.8 ft) in height except for a coach house with a flat roof, which has a maximum building height of 3.2 m (10.5 ft); however, if the lot is greater than 0.4 hectares (1 acre), then the height shall be no more than 6.1 m (20 ft); and
 - ii. the coach house must be located in the rear yard.
- 6.40.10 A basement is not permitted.
- 6.40.11 A coach house cannot be within 4 m (13 ft) of any building on an adjoining lot and cannot be within 1.5 m (4.9 feet) from any interior or rear lot line.
- 6.40.12 A coach house may not be permitted within any building lines established by this By-law.

- 6.40.13 Where an accessory structure existed as of April 23, 2018 and does not comply with the minimum required height, interior and rear yard setbacks or building lines, it may be converted to a coach house if it complies with all other provisions of this section and does not encroach further into the building lines as established by this By-law.
- 6.40.14 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 minimum 40% soft landscaping is provided in the front or exterior side yard in which the driveway is located; or
 - 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.
- 6.40.15 At least one unobstructed pathway must be provided at a minimum width of 1.2 m (3.93 ft) and a maximum width of 1.5 m (4.9 ft) between the coach house and a public street.
- 6.40.16 The roof of a building containing a coach house may not contain an amenity area.
- 6.40.17 A coach house 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.
- 6.40.18 Where a coach house is located on a lot, neither a Garden Suite, Secondary Dwelling Unit, nor any rooming units such as a bed and breakfast or group home are permitted on that lot.