

4.35 Second Units and Garden Suites

In addition to the other provisions of this By-law, the following provisions shall apply to second units and garden suites:

4.35.1 A second unit shall be permitted subject to the following regulations:

- a. In both existing residential buildings and in new residential buildings, second units shall be permitted.
- b. In settlement areas, second units shall only be permitted in a single detached house, a semi-detached house, a townhouse, or in a detached accessory building where sufficient water and wastewater services can be provided.
- c. In non-settlement areas, second units shall only be permitted in a single detached house or in a detached accessory building where sufficient private water and wastewater services levels can be provided.
- d. Parking shall be provided on site in accordance with Section 5
- e. A second unit shall be permitted where adequate municipal emergency service levels can be sustained.
- f. Second units shall be permitted in zones where it is a permitted residential use, and in housing types as defined herein
- g. Second units shall not be permitted in the Limited Service Residential (LSR) Zone.

For Second Units located inside a primary dwelling:

- h. Maximum Gross Floor Area of less than 50% of the Gross Residential Floor Area of the dwelling unit in which it is located.
- i. Second Units shall be no smaller than the minimum dwelling size allowed by the Ontario Building Code.
- j. A second unit must be constructed to be suitable for habitation year round.

For Second Units located in a detached accessory building:

- k. For second units located in an accessory building, the size of the unit shall not exceed 60m².
- l. Second Units located in an accessory building shall be no smaller than the minimum dwelling size allowed by the Ontario Building Code.
- m. For a second unit located in an accessory building, the accessory building will be included in a sites overall lot coverage.
- n. An accessory building containing a second unit in Rural 1, 2, or 3, Zones, shall be no closer than 7.5 metres from interior side yard and rear yard lot lines. All other provisions of the Rural 1, 2, and 3 Zones shall apply.
- o. An accessory building containing a second unit in all other Zones shall be built no closer than 7.5 metres from rear yard lot lines if the required setback in the Zone is greater than 7.5 metres. All other provisions of the Zone shall apply.

- p. Existing accessory buildings that are not in compliance with their front, rear, and side yard setback may still be used for the purpose of a second unit.
- q. A second unit in an accessory building must be constructed to be suitable for habitation year round.

For zones where second units are a permitted use, all other provisions of the Zone and Zoning By-law 1816-2006, as amended, shall apply.

4.35.2 A garden suite shall be permitted subject to the following regulations:

- a. The size of a garden suite shall not exceed 60m² and shall be no smaller than the minimum size allowed by the Ontario Building Code.
- b. Shall be permitted on lots large enough to accommodate.
- c. Shall be permitted where adequate water and sanitary service levels can be sustained.
- d. For Garden Suites in Rural 1, 2, or 3, Zones, they can be located 7.5 metres from interior side yard and rear yard lot lines. All other provisions of the Rural 1, 2, and 3 Zones shall apply.
- e. A garden suite shall be constructed to be habitable year round.
- f. Shall be subject to, and must be in compliance with the same setbacks for the primary dwelling. The setbacks for accessory buildings do not apply.
- g. Garden suites will be included in a sites overall lot coverage.

For zones where garden suites are a permitted use, all other provisions of the Zone and Zoning By-law 1816-2006, as amended, shall apply.