

[RELEVANT SECTION] SECONDARY DWELLING UNIT AND SECONDARY DWELLING UNIT – DETACHED

For lands within a [SPECIFIC ZONES], a maximum of one Secondary Dwelling Unit shall be permitted within a Single Detached Dwelling, a Semi-Detached Dwelling or Street Townhouse Dwelling.	This regulation has been maintained but has been reorganized to the Secondary Dwelling Unit Section of the General Provision.
For lands within a [SPECIFIC ZONES], a maximum of one Secondary Dwelling Unit – Detached shall be permitted on a lot containing a Single Detached Dwelling, a Semi-Detached Dwelling or a Street Townhouse Dwelling.	This regulation has been maintained but has been relocated to the Secondary Dwelling Unit – Detached Section of the General Provisions.
Section 4.5a) shall not apply to a Secondary Dwelling Unit – Detached.	This regulation relates to limiting the number of dwelling units on a lot. The regulation has been deleted as the SDU/SDU-Detached are specifically permitted and there is no contravention to this regulation.
A Secondary Dwelling Unit shall be permitted in each semi-detached or street townhouse dwelling unit on a non-severed lot.	These regulations have been combined with regulations a)/b) above. The permissions for SDU/SDU-Detached have been summarized in one with the applicable zones to provide clear and simplified direction on locational and use permissions.
A single detached dwelling on one lot containing one Secondary Dwelling Unit, Secondary Dwelling Unit – Detached, or both, shall not be considered a duplex or triplex.	
A semi-detached dwelling on one lot containing one Secondary Dwelling Unit, one Secondary Dwelling Unit – Detached, or both, shall not be considered a triplex or multiple dwelling.	
A street townhouse dwelling on one lot containing one Secondary Dwelling Unit, one Secondary Dwelling Unit – Detached, or both, shall not be considered a triplex or multiple dwelling.	
Parking shall be provided:	Parking regulations apply to both SDU and SDU-Detached. To avoid duplication

<p>1) In accordance with Section 5 of this by-law; and,</p> <p>2) Notwithstanding clause (h)1), no additional parking space shall be required for any secondary dwelling unit dwelling on a lot, provided the number of legally established parking spaces, which existed on May 12, 2021, shall continue to be provided and maintained.</p>	<p>of the regulation these provisions have been relocated to the general section which applies to both SDU and SDU-Detached.</p> <p>While parking is required to be provided in accordance with the relevant parking section for each Zoning By-law the SDU/SDU-Detached parking requirement has been modified to clarify that no additional parking is required for the SDU/SDU-Detached as long as the required existing parking for the principal dwelling is not changed.</p>
<p>Notwithstanding [RELEVANT PARKING SECTION], parking for a Secondary Dwelling Unit and Secondary Dwelling Unit – Detached may be provided in the required front yard in accordance with Section 5 of this by-law.</p>	<p>Parking for the SDU/SDU-Detached is permitted within the front yard. This provision has been further modified to limit front yard parking for an SDU/SDU-Detached to a maximum of 2 parking spaces to limit the impact to the existing front yard landscaping. While some Zoning By-laws have specific requirements for front yard landscaping establishing a specific percentage as a result of including an SDU/SDU-Detached caused conformity issues for the existing condition. Modifications are proposed to reorganize and simplify the provision and reduce conformity issues.</p>
<p>Parking for a Secondary Dwelling Unit and/or Secondary Dwelling Unit – Detached shall maintain a minimum of 50% landscaped area in the Flankage Yard.</p>	<p>This regulation has been created to support maintaining the majority of the flankage yard as landscaped area while allowing for driveway access. This regulation has been established in the former Municipal Zoning By-laws that do not already require a percentage of the total lot area to be landscaped.</p>
<p>Notwithstanding [RELEVANT PARKING SECTION], permeable pavers may also be permitted.</p>	<p>This provision has been removed from the SDU/SDU-Detached regulations and the applicable Parking Section of each Zoning By-law has been amended to include permeable pavers as an</p>

	appropriate form of stable surface for parking areas.
Notwithstanding Section 5.6a) and c), for a lot containing a Secondary Dwelling Unit, a Secondary Dwelling Unit - Detached, or both, identified in Special Figure 24 to Schedule “F”, no additional parking space or spaces shall be required, provided the number of legally established parking spaces, which existed as of May 12, 2021, shall continue to be provided and maintained.	This regulation has been deleted. The parking regulations for SDU/SDU-Detached have been modified City Wide so that no additional parking is required for an SDU/SDU-Detached where the existing required parking is provided and maintained on-site.
A Secondary Dwelling Unit – Detached shall only be permitted in a Rear and interior Side Yard.	This regulation has been relocated to the SDU-Detached section.
<p>In the case of a through lot, a Secondary Dwelling Unit – Detached shall be permitted, in accordance with the following provisions:</p> <ul style="list-style-type: none"> i) A lot shall not be considered a through lot when abutting a laneway. ii) Where a lot abuts two streets that are not a laneway, the front lot line shall be deemed to be the lot line where the front entrance of the existing principal dwelling faces, and the lot line opposite the front lot line shall be deemed the rear lot line, and all other lot lines shall be deemed the side lot lines. 	Where applicable, the permissions relating to Through Lots have been carried forward. These regulations contemplate different restrictions as it relates to the locational permissions for SDU-Detached.
There shall be no outside stairway above the first floor other than a required exterior exit.	This regulation has been carried forward and added to the SDU-D section.
Any separate entrance and exit to the Secondary Dwelling Unit shall be oriented toward the interior Side Lot Line or Rear Lot Line, or in the case of a	This regulation has been carried forward though the language has been simplified to establish a maximum of one entrance on a front façade.

corner lot, the street frontage where the principal entrance is not located on.	<p>The existing regulation specified the entrance location for an SDU. The concern relates to how many entrances are located on a front façade, not which unit is being accessed by the entrance. The language adds clarity to the intent to avoid unnecessary Minor Variance applications.</p> <p>Zoning By-law 05-200 (and Zoning By-law No. 6593) includes a specific regulation to allow two entrances on the front façade for a specific area. This regulation has been carried forward.</p>
Notwithstanding [RELEVANT SDU REGULATION] an additional entrance may be located on the front façade of the building for lands identified on [RELEVANT MAP]. [APPLICABLE TO ZONING BY-LAW NOS. 05-200 AND 6593]	
<p>A minimum landscaped area shall be provided and maintained in the rear yard for each Secondary Dwelling Unit – Detached on the lot, in accordance with the following provisions:</p> <p>i) A landscaped area of 8.0 square metres for each dwelling unit less than 50.0 square metres; and,</p> <p>ii) A landscaped area of 12.0 square metres for each dwelling unit 50.0 square metres or more.</p>	<p>This regulation has been relocated to the SDU-Detached section and modified to require 12.0 square metres of landscaped area for every SDU-D on a lot.</p>
<p>A Secondary Dwelling Unit and Secondary Dwelling Unit- Detached shall contain a maximum of two bedrooms.</p> <p>[ONLY APPLICABLE TO ZONING BY-LAW NO. 6593]</p>	<p>This regulation has been carried forward.</p>

[RELEVANT SECTION OF ZONING BY-LAW] REGULATIONS FOR SECONDARY DWELLING UNIT - DETACHED

A legally established accessory building existing as of May 12, 2021 in a Downtown (D5) Zone, Institutional (I1) Zone, Institutional (I2) Zone, Commercial and Mixed Use (C1) Zone or Transit Oriented	This regulation has been carried forward.
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Corridor (TOC3) Zone may be converted to a Secondary Dwelling Unit - Detached on a lot containing an existing single detached dwelling, semi-detached dwelling, and street townhouse dwelling subject to the following provisions:		
1)	The number of required parking spaces for the principal dwelling shall be provided and maintained on the lot in accordance with the applicable provisions of this by-law.	This regulation has been deleted. The parking regulation for SDU/SDU-D establish that required parking must be maintained on site. If the required parking for the principle dwelling is removed as a result of converting an Accessory Building to an SDU-D the required parking would need to be provided elsewhere on-site.
2)	Any additions over 10% of the existing gross floor area of the legally established accessory building to create a Secondary Dwelling Unit – Detached shall be in accordance with [RELEVANT ACCESSORY BUILDING SECTION] of this Zoning By-law;	This regulation has been modified to remove reference to the Accessory Building regulations. The Accessory Building regulations include a provision clarifying that an SDU-D is not to be considered an Accessory Building and this section should not refer to those sections to avoid interpretation issues. The sections referenced relate to encroachment permissions which have been addressed separately in the SDU-D section.
A Secondary Dwelling Unit – Detached in a Downtown (D5) Zone, Institutional (I1) Zone, Institutional (I2) Zone, Commercial and Mixed Use (C1) Zone or Transit Oriented Corridor (TOC3) Zone shall be subject to the following provisions:		This regulation has been relocated and carried forward.
A Secondary Dwelling Unit – Detached shall only be permitted in a Rear and interior Side Yard.		This regulation has been combined with other regulations to clarify which zones permit an SDU-D.
Notwithstanding [RELEVANT ACCESSORY BUILDING REGULATIONS] shall apply.		This regulation has been deleted. The Accessory Building regulations include a provision clarifying that an SDU-D is not to be considered an Accessory Building and this section should not refer to those sections to avoid interpretation issues. The sections referenced relate to encroachment permissions which have

	been addressed separately in the SDU-D section.
A minimum 1.2 metres Interior Side Yard shall be provided which shall be unobstructed and not contain structures, walkways, sidewalks, hard surfaced material, and landscaping other than sod or ground cover.	This regulation has been carried forward and simplified.
A minimum 1.2 metres Rear Yard shall be provided which shall be unobstructed and not contain structures, walkways, sidewalks, hard surfaced material, and landscaping other than sod or ground cover.	This regulation has been carried forward and simplified.
Notwithstanding Section 4.33.1 b) 2) and 3), permeable pavers may be permitted where a parking space and driveway abut a laneway or street.	This regulation has been removed as the relevant Parking Section of each Zoning By-law has been updated to allow permeable pavers as an appropriate stable surface for parking areas.
A minimum setback from a Swale, Ditch or Drainage Management System measured from the upper most interior edge of the swale's slope of 1.0 metres shall be provided and maintained.	This regulation has been removed. The minimum interior Side Yard and Rear Yard has been established to manage maintenance and drainage concerns. The required interior Side Yard and Rear Yards are required to have soft landscaping to allow for the appropriate drainage of the site.
A Secondary Dwelling – Detached shall not be permitted within a swale or ditch.	This regulation has been removed. The minimum interior Side Yard and Rear Yard setbacks provide protection for any swale or ditch.
Notwithstanding [RELEVANT SDU-D REAR YARD SETBACK SECTION], where the entrance to the Secondary Dwelling Unit - Detached faces a laneway, the Rear Yard may be reduced to a minimum 0.3 m.	This regulation has been deleted. The minimum Rear Yard has been applied consistently for all SDU-D at 1.2 metres.
An unobstructed path with a minimum 1.0 metre width and minimum 2.1 metres height clearance from a Front Lot Line or a Flankage Lot Line to the entrance of the	This regulation has been carried forward.

Secondary Dwelling Unit – Detached shall be provided and maintained.	
A maximum height of 6.0 metres shall be permitted.	This regulation has been carried forward.
Balconies and rooftop patios are prohibited above the first storey.	This regulation has been combined with the maximum building height.
The maximum Gross Floor Area shall not exceed the lesser of 75.0 square metres or the Gross Floor Area of the principal Single Detached Dwelling, the Semi-Detached Dwelling Unit or the Street Townhouse Dwelling Unit.	This regulation has been carried forward and combined with the maximum lot coverage permitted for the combination of all Accessory Buildings on the lot and an SDU-D.
The maximum lot coverage of all Accessory Buildings and a Secondary Dwelling Unit - Detached shall be 25% of the total lot area.	This regulation has been combined with the maximum gross floor area permissions for an SDU-D
A minimum distance of 7.5 metres shall be required between the rear façade of principal dwelling and Secondary Dwelling Unit – Detached.	This regulation has been carried forward and combined with other building separation requirements.
Where a Secondary Dwelling Unit – Detached is located in an Interior Side Yard; <ul style="list-style-type: none"> i) A minimum distance of 4.0 metres shall be provided between the principal dwelling and a Secondary Dwelling Unit – Detached; and, ii) A Secondary Dwelling Unit – Detached shall be set back a minimum 5.0 metres from the front façade of the principal dwelling. 	These regulations have been carried forward and combined with other building separation requirements.
Each of the landscaped areas in Subsection 4.33r) shall be screened on two sides by a visual barrier that has a minimum height of 0.3 metres.	This regulation has been removed. There are no requirements for the principal dwelling to provide visual barriers. While a landscaped area is required to be provided for the benefit of the SDU-D, screening the area would be a preference of the property owner.

<p>An Additional Dwelling Unit – Detached shall not be located closer to the flankage street than the principal dwelling.</p>	<p>This regulation has been created to regulate the location of an SDU-D on a corner lot.</p>
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