

ZONING CHECKLIST, FAQs, AND HANDOUT **FOR ADDITIONAL RESIDENTIAL UNITS**

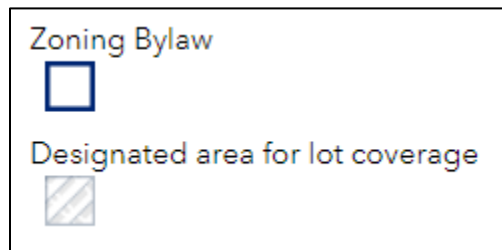
FREQUENTLY ASKED QUESTIONS

How do I find my property Zoning information?

Residents and applicants can look up a property's zone using the [Interactive Zoning Map](#). The full Zoning By-law text can be found in PDF format on the City's [Zoning Web Page](#).

Is my property in a Designated Area for lot coverage?

Designated areas are indicated on the Interactive Zoning Map linked above. Refer to the map legend to identify Designated Areas:



Who can help me understand my property Zoning regulations?

Property Owners are encouraged to hire a professional to prepare the required drawings and help navigate Zoning By-law regulations. Zoning Staff can help with general zoning questions; however, it is an applicant's responsibility to ensure that their application complies with all zoning requirements.

The Zoning Department has prepared a number of handouts for low-density residential zoning regulations to assist residents and applicants. These handouts should be read in conjunction with Zoning By-law 2020, as amended.

ZONING REGULATIONS – ADDITIONAL RESIDENTIAL UNITS

Definitions:

Additional Residential Unit

A self-contained dwelling unit which is located within, and/or on the same parcel of urban residential land as a principal dwelling unit in a detached dwelling, semi-detached dwelling, townhouse or street townhouse.

Parcel of Urban Residential Land

A parcel of land that is within an area of settlement on which residential use, other than ancillary residential use, is permitted by by-law and that is served by,

1. sewage works within the meaning of the *Ontario Water Resources Act* that are owned by,
 - i. a municipality,
 - ii. a municipal service board established under the *Municipal Act, 2001*,
 - iii. a city board established under the *City of Toronto Act, 2006*,
 - iv. a corporation established under sections 9, 10 and 11 of the *Municipal Act, 2001* in accordance with section 203 of that Act,or
 - v. a corporation established under sections 7 and 8 of the *City of Toronto Act, 2006* in accordance with sections 148 and 154 of that Act, and
2. a municipal drinking water system within the meaning of the *Safe Drinking Water Act, 2002*; ("parcelle de terrain urbain d'habitation").

Note: the definition of "parcel of urban residential land" means ARUs are not permitted on properties with private water or sewer services (e.g., well, cistern, septic).

Up to three Additional Residential Units are permitted on a parcel of urban residential land where one Detached Dwelling, Semi-Detached Dwelling, Street Townhouse, or Townhouse is permitted. Complete regulations are found in Zoning By-law 2020, as amended.

More information can be found on the City's Additional Residential Unit webpage:

<https://www.burlington.ca/en/building-and-renovating/additional-residential-units.aspx>

2.21 USES PERMITTED IN ALL ZONES

The following uses are permitted in all zones, subject to Part 1, Subsection 2.25 “Off-Street Parking and Loading Requirements”, Part 1, Subsection 2.26 “General Parking Provisions”, and any other regulations specified for the use and required elsewhere in the By-law;

(u) Additional Residential Units

- (i) Permitted in the R1, R2, R3, R4, R5, RM1, RM2, RM3, RM4, RM5, RH1, RH2, RH4, RH5, RO1, RO2, RO3, RO4, RAL1, RAL2, RAL3, RAL4, REV1, REV2, REV3, MXG, MXC, MXT, DRM, DRL, UCR1, UCR2, UCR3, URH, URM, RNA1, RNA2, RNA3, SNA, ONA, and DNA zones, and any exception numbers associated with these zones, and in the O2-195, O2-196, and O3-196 zones.
- (ii) Also permitted in a zone preceded by an H (Holding) zone prefix in an existing building lawfully permitted on the date the amending By-law creating the ‘H’ zoning was enacted.
- (iii) In addition to the principal dwelling unit, up to three Additional Residential Units are permitted on a parcel of urban residential land where one Detached Dwelling, Semi-Detached Dwelling, Street Townhouse, or Townhouse is permitted. For clarity, Additional Residential Units in association with a Townhouse are only permitted on a Parcel of Tied Land where one Townhouse is permitted.
- (iv) Only one Additional Residential Unit may be located within an Accessory Building.
- (v) Only one exterior entrance is permitted on each elevation of the principal building facing a street.
- (vi) Tandem parking spaces are permitted.
- (vii) Additional Residential Units shall not be included in the calculation of maximum density, maximum number of dwelling units, or minimum number of visitor parking spaces.
- (viii) Requirements for minimum floor area per dwelling unit and minimum floor area ratio shall not apply to lots with Additional Residential Units.
- (ix) Notwithstanding Part 1, Subsection 2.2 (b), the floor area of an Accessory Building containing an Additional Residential Unit is permitted up to a maximum of 80 m².
- (x) Notwithstanding Part 1, Subsection 2.2 (b), a lawfully existing Accessory Building is permitted to be converted to an Additional Residential Unit.

- (xi) Notwithstanding Part 2, Section 4.1, Table 2.4.1, requirements for a minimum 3 metre side yard shall not apply for the conversion of a lawfully existing attached garage into an Additional Residential Unit.
- (xii) Notwithstanding anything in this By-law for all buildings with Additional Residential Units the maximum lot coverage may be the greater of the applicable zone requirement or 45%.
- (xiii) Notwithstanding Part 2, Section 4.5, requirements for maximum floor area ratio shall not apply to properties with Additional Residential Units.
- (xiv) Exterior recladding of a building may project a maximum of 0.05 metres from the existing wall of the building.

2.25 OFF-STREET PARKING AND LOADING REQUIREMENTS

Table 1.2.6: Off-Street Parking Standards

USE	PARKING STANDARD
Detached Dwelling Semi-Detached Dwelling Duplex Dwelling	2 spaces per unit; one of which may be provided in an attached or detached garage Detached, Semi-detached and Duplex, on a parcel of tied land fronting onto a common element condominium road: 1.5 spaces per unit where 1 space shall be located on the parcel of tied land and 0.5 space per unit for visitor parking shall be located within the common element condominium block which contains the condominium roadway.
Additional Residential Unit	First unit: 0 spaces Second or third units: 1 space

2.26 GENERAL PARKING PROVISIONS

(1) Parking Space Size & Accessibility

- (a) Each parking space shall have a minimum width of 2.75 m and a minimum area of 16.5 m² and be readily accessible without obstructions at all times for parking and removal of a motor vehicle without the necessity of moving any other vehicle or obstruction. The minimum area of a parking space may include walkways for residential uses only.

DRAWING CHECKLIST – ADDITIONAL RESIDENTIAL UNITS

Zoning By-law Amendment 2020.494 permits **up to three** Additional Residential Units in addition to the principal dwelling unit in residential zones. Complete regulations are found under **Part 1, Section 2.21 Uses Permitted in All Zones (u)**.

All drawings must be **dimensioned in metric** or metric conversions provided

Site Plan Requirements	✓
Drawn to a metric scale and include a scale bar; recommended scales are 1:100, 1:200, 1:250 or 1:300	
Indicate location of exterior entrance for each unit and whether they are exclusive or shared	
Driveways, Walkways, and Parking: <ul style="list-style-type: none"> Label all driveways and walkways as “existing” or “proposed” Dimension driveway length Dimension driveway and walkway widths at the widest point, measured perpendicular to the direction of travel Dimension parking space length and width (minimum width 2.75 m, minimum area 16.5 m² per space) Parking spaces must be fully located within property boundaries 	
Floor Plan Requirements	✓
Provide floor plan for each floor, including basements or cellars	
Label all rooms, decks, porches, balconies	
Provide all outside dimensions for each floor including overall dwelling width and depth, outside garage width along front elevation, garage projection if applicable, and dimensions of all projections or changes in walls	
Provide unobstructed internal garage dimensions (width and depth measured from inside wall to inside wall)	
Outline or clearly highlight / indicate additional residential unit	
Elevation Drawing Requirements	✓
Provide all elevations (front, rear, right, and left)	
Indicate location of separate exterior entrance for additional dwelling unit	