

## Zoning Clearance Certificate Requirements – Low Density Residential

### ACCESSORY DWELLING UNITS

<b>Checklist to be submitted with Consolidated Pre-Building Permit Application</b>
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Zoning Requirements	Applicant's response	Staff review (√ or n/a)
Zoning of property: only permitted in <b>R1.1, R1.2, R2.1, R2.2, R2.3, R2.4, R3.1</b> and <b>R3.2</b> zones		
Type of dwelling: only permitted in <b>detached dwellings</b>		
Lot Width: <b>minimum lot width of 15 m required</b> <ul style="list-style-type: none"> <li>• <u>Exception</u>: Accessory dwelling units on lots less than 15 m in width may be permitted if the dwelling was established and contained an attached garage with a minimum internal width of 6 m prior to April 28, 2008</li> </ul>		
<b>Floor area of accessory unit: minimum 42 m<sup>2</sup>; maximum 100 m<sup>2</sup></b> <ul style="list-style-type: none"> <li>• Only a finished basement, or portion thereof, are considered in the floor area calculation</li> <li>• Common areas can be excluded from accessory unit floor area</li> </ul>		
Accessory unit as percent of total floor area: <ul style="list-style-type: none"> <li>• The floor area of the accessory dwelling unit cannot be more than 40% of the total floor area of the entire residential building</li> </ul>		
<b>Area of rear yard amenity space: minimum 135 m<sup>2</sup> required</b> <ul style="list-style-type: none"> <li>• Includes open spaces, patios and balconies</li> <li>• Excludes area occupied at grade by buildings, parking and driveways</li> </ul>		
<b>Front yard landscaped open space: minimum 50%</b> <ul style="list-style-type: none"> <li>• Maximum 50% of the lot area between a street line and the building elevation facing a street may be used for driveways, walkways and patios</li> </ul>		
The accessory dwelling unit shall have its <b>own exterior entrance separate</b> from the exterior entrance to the principal dwelling unit. <ul style="list-style-type: none"> <li>• The separate entrance to the accessory dwelling unit shall not be located on any elevation of the building facing a street.</li> <li>• Access to a principal and accessory unit through a common vestibule is permitted.</li> </ul>		
<b>Number of Parking Spaces: 3 parking spaces are required</b> (2 for the principal dwelling and 1 for the accessory unit) <ul style="list-style-type: none"> <li>• <u>Exception</u>: <b>4 parking spaces are required if:</b> <ul style="list-style-type: none"> <li>⇒ the lot fronts on a Major Arterial Road, Arterial Road or Collector Road (unless lay-by parking exists on the street in front of the lot); or</li> <li>⇒ the lot is a parcel of tied land fronting on a common element road; or</li> <li>⇒ the lot fronts on a street listed in Part 2, Table 2.3.1.1</li> </ul> </li> </ul>		

<p><b>Tandem Parking:</b></p> <ul style="list-style-type: none"> <li>• principal dwelling and accessory unit spaces cannot be tandem</li> <li>• <b>if 3 spaces are required</b> (one space can be in a garage) <ul style="list-style-type: none"> <li>⇒ 2 spaces for principal dwelling (can be tandem)</li> <li>⇒ 1 space for accessory unit</li> </ul> </li> <li>• <b>If 4 spaces are required</b> (two spaces can be in a garage) <ul style="list-style-type: none"> <li>⇒ 2 spaces for principal dwelling (can be tandem)</li> <li>⇒ 2 spaces for accessory unit (can be tandem)</li> </ul> </li> </ul>		
<p>Parking for the principal dwelling and the accessory dwelling unit shall not be permitted in that portion of the rear yard defined as the area between the extension of the two lines projected backward from the two side walls of the dwelling</p>		

<b>Site Plan/Survey Requirements</b> (Plans must be prepared in metric)	<b>Applicant's initials or n/a</b>	<b>Staff review (✓ or n/a)</b>
Copy of an existing survey issued by an Ontario Land Surveyor (OLS) <ul style="list-style-type: none"> <li>• The survey is used for reference purposes and must include legible property dimensions</li> </ul>		
<b>Site Plan prepared in metric and printed to scale</b> with legible dimensions; recommended scales are 1:100, 1:200, 1:250 and 1:300		
Provide lot width and depth dimensions		
Show location of <b>separate exterior entrance</b> for accessory dwelling unit		
Provide dimensions and calculations for <b>front yard landscaped area</b> as a percent of total front yard area		
Provide dimensions and calculations for <b>rear yard amenity area</b>		
<ol style="list-style-type: none"> <li>1. List total floor area of <b>building</b> measured from outside wall to outside wall</li> <li>2. List total floor area of <b>accessory unit</b> measured from outside wall to outside wall OR outside wall to midpoint of shared wall</li> <li>3. Calculate floor area of accessory unit as a percentage of total building floor area</li> </ol>		
<p><b>Driveways and walkways:</b> see Part 1, Section 2.24 of Zoning By-law</p> <ol style="list-style-type: none"> <li>1. Dimension driveway length and width (width is measured at the widest point and perpendicular to the direction of travel)</li> <li>2. Dimension walkway widths at the widest point and perpendicular to the direction of travel</li> </ol>		
<p><b>Parking Spaces:</b> show parking space locations and dimensions</p> <ul style="list-style-type: none"> <li>• minimum width is 2.75 m and minimum area is 16.5 m<sup>2</sup> per space</li> <li>• label parking spaces “A” for accessory unit; and “P” for principal dwelling unit</li> </ul>		

<b>Floor Plan Requirements</b> (Metric dimensions must be included)	<b>Applicant's initials or n/a</b>	<b>Staff review (√ or n/a)</b>
Provide floor plan for each floor, including basement		
Label all rooms, decks, porches, balconies		
Provide all outside dimensions		
If the basement is partially finished, provide internal dimensions and floor area for the finished section measured from outside wall to end of finished floor space or to midpoint of internal wall separating finished and unfinished space		
If applicable, provide internal dimensions of common/shared areas measured from outside wall to midpoint of internal wall		
Provide internal garage dimensions (width and depth) measured from inside wall to inside wall		
Show location of separate exterior entrance for accessory unit		
Outline accessory dwelling unit		

<b>Elevation Drawing Requirements</b>	<b>Applicant's initials or n/a</b>	<b>Staff review (√ or n/a)</b>
Provide all elevations (front, rear, right, and left)		
Show location of separate exterior entrance for accessory unit		

Definitions:

**Accessory Dwelling Unit**

One self-contained dwelling unit created through converting part of or adding on to one existing detached dwelling unit.

**Dwelling Unit**

A self-contained room or suite of rooms located in a building or structure that is operated as a housekeeping unit and is used or intended for use as residential premises by one household and which contains kitchen and bathroom facilities that are intended for the exclusive use of that household . . .

Notes:

1. If applicable, Committee of Adjustment File No. \_\_\_\_\_ Date of decision: \_\_\_\_\_

**Note: Variance must clear appeal period and be final approved prior to issuance of Zoning Clearance Certificate**

2. See Zoning By-law 2020, Part 2, Residential Zones Tables 2.3.1 and 2.3.1.1, and Part 16, Definitions, for complete information on accessory dwelling units