

Accessory Residential Dwelling Units - Summary Tables of Proposed Changes

Official Plan

Before	After
ARДУ only permitted within the primary dwelling in Urban Areas	ARДУ permitted in primary dwelling or in accessory structures on properties in Urban Areas, Hamlet Areas, and Agricultural Areas
Municipal services required	Municipal or private services required
Detailed criteria for units	Detailed criteria removed, only being included in the Zoning By-Law
(New policy)	ARДУ cannot be severed from the primary dwelling in Agricultural area

Zoning By-Law

Before	After
'Accessory Apartment' defined	Definition removed, references in 14.557 and 14.831 replaced with ARДУ definition
Accessory building cannot contain a dwelling unit or a habitable room	An accessory building can contain an accessory residential dwelling unit, subject to the ARДУ criteria
ARДУ only permitted within primary dwelling	ARДУ permitted within primary dwelling or in accessory building
Municipal services required	Municipal or private services required
Maximum 2 bedrooms in an ARДУ	(Removed)
(New provision)	Max size of ARДУ in accessory building is 50% of the footprint area of the primary dwelling, excluding any uncovered decks and porches, to a maximum 10% lot coverage in combination with any other accessory buildings or structures on the property
ARДУ permitted in R1, R2 and R3 Zones	ARДУ permitted in R1, R2, R3, R4, RH, and A zones

AR DU in accessory building - proposed provisions	
Parking space	1
Area	Up to 50% footprint of primary dwelling, max 10% lot coverage (including any other access. buildings)
Height	5m in Urban Areas, 6 metres in Hamlet/Agricultural Areas (same as accessory storage buildings)
Front yard	No close than primary dwelling in Urban or Hamlet, not in required 13m front yard in Agricultural but can be closer to the road than the primary dwelling (same as accessory storage buildings)
Side yard	1.2m (same as accessory storage buildings)
Rear yard	1.2m unless backing on a lane, then 0m (same as accessory storage buildings)
Front yard open space	50%

*No significant change to units inside the dwelling, other than also being allowed in Hamlet and Agricultural Areas