

PH3.1 Attachment 2

Attachment 2: Jurisdictional Scan of Secondary Suite Zoning Regulations

| Municipality | Definition | Permitted Building Types | Number Permitted | Size Requirements | Additions, External Alteration & Access | Parking Requirements |
|----------------|---|--|--|---|---|--|
| Toronto | Secondary Suite means self-contained living accommodation for an additional person or persons living together as a separate single housekeeping unit, in which both food preparation and sanitary facilities are provided for the exclusive use of the occupants of the suite, located in and subordinate to a dwelling unit | Detached house and semi-detached house City-wide. Townhouse if it is in the R zone. | One in in most residential zones. R zone permits more than one. | The interior floor area of a secondary suite must be less than the interior floor area of the dwelling unit. Where more than one secondary suite is permitted, size restrictions in place. | Additions or exterior alterations to a building to accommodate a secondary suite permitted if it does not alter or add to a main wall or roof that faces a street. Some exceptions for a porch or a basement extension under a porch; a balcony; and a dormer. | One parking space for each secondary suite. Where more than one secondary suite is permitted: no parking space required for the first secondary suite; and one space required for each additional secondary suite. Parking spaces may be the front driveway as a tandem. |

| Municipality | Definition | Permitted Building Types | Number Permitted | Size Requirements | Additions, External Alteration & Access | Parking Requirements |
|--------------------|---|--|------------------|--|---|--|
| Mississauga | Second Unit means an accessory dwelling unit with its own kitchen, sanitary facilities and bedroom(s) /sleeping area. | Detached dwelling; semi-detached; townhouse dwelling; linked dwelling; Street townhouse; and a townhouse dwelling on a CEC - private road in a Residential zone subject to conditions. | One | Minimum gross floor area-residential of a second unit shall be 35 m ² . A second unit shall not occupy more than 50% of the gross floor area of the dwelling within which it is located. | An addition to facilitate a second unit shall not alter the existing use of the subject dwelling as defined by this by-law A new pedestrian entrance facing a street, a private road or a CEC - private road, to facilitate a second unit, shall not be permitted. A deck located above the first storey to facilitate an entrance to a second unit shall not be permitted. | One additional parking space for the second unit. Tandem parking permitted. |
| Brampton | Second Unit , shall mean an accessory self-contained residential dwelling unit within a single detached, semidetached or townhouse dwelling, with its own cooking facility, sanitary | Single detached dwelling; semi-detached dwelling; and townhouse dwelling. | One | Maximum Floor Area for a second unit: (i) 75% of the gross residential floor area of the principal unit in a one-storey dwelling unit; | Access to a second unit may be permitted through a garage or common vestibule; or through a door located in the side yard or rear yard. | One additional parking space for the second unit. Tandem parking permitted. |

| Municipality | Definition | Permitted Building Types | Number Permitted | Size Requirements | Additions, External Alteration & Access | Parking Requirements |
|----------------|--|---|------------------|---|---|--|
| | facility and sleeping area. | | | (ii) 45% of the gross residential floor area of the principal unit in all other dwelling types. | | |
| Vaughan | Secondary Suite means an accessory dwelling unit which is located within a Single Family Detached Dwelling, Semi-detached Dwelling or Street Townhouse Dwelling Unit. | Single family detached dwelling; semi-detached dwelling; or street townhouse dwelling unit. | One | Minimum floor area of 35 m ² . Shall not exceed 45 % of the total gross floor area of dwelling unit within which it is located. | Separate entrance, not on the same wall as the main entrance of the main dwelling unit, either as separate exterior entrance located on the side or rear wall of a dwelling, or from a common indoor vestibule. Must be accessible from the street by an unobstructed hard landscaped surface walkway. | One additional parking space for the secondary suite. Silent on tandem parking. |
| Ottawa | Secondary Dwelling Unit means a separate dwelling unit subsidiary to and located in the same building as an associated principal dwelling unit; and its | Detached dwelling, linked-detached or semi-detached or townhouse dwelling. Coach houses also permitted | One | If located at or above grade, must not be greater in size than an amount equal to 40% of the gross floor area of its | Must not result in any new doorway entrance added to the front wall. Side entrance on a corner permitted. | No additional parking space required. |

| Municipality | Definition | Permitted Building Types | Number Permitted | Size Requirements | Additions, External Alteration & Access | Parking Requirements |
|----------------|---|--|------------------|---|--|---------------------------------|
| | creation does not result in the creation of a semi-detached dwelling, duplex dwelling, three-unit dwelling. | ancillary to above building types, if there is no secondary dwelling unit in principal building. | | principal dwelling unit. If located in a basement, it may occupy the whole of the basement. | May not change the streetscape character along the road on which it is located. | |
| London | Secondary Dwelling Unit means a dwelling unit ancillary and subordinate to a primary dwelling unit, in which food preparation, eating, living, sleeping and sanitary facilities are provided for the exclusive use of the occupants thereof. | Single detached dwellings; semi-detached dwellings; street townhouse dwellings. Also permitted in accessory buildings adjacent to above permitted building types if no secondary dwelling unit in principal building. | One | Minimum gross floor area of 25 m ² . Gross floor area of a secondary dwelling unit shall not be greater than 40% of the combined total gross floor area of the primary dwelling unit and the secondary dwelling unit. | Exterior alterations permitted for entrance within the side or rear of primary dwelling. | No additional parking required. |
| Markham | Dwelling Unit, Secondary means a dwelling unit that has a floor area that is less than the floor area of the other unit in the same building. | Single or semi-detached dwelling. | One | Maximum floor area of the secondary dwelling unit is no more than 45% of floor area of the | No more than one dwelling entrance is contained within any main wall facing a street line. The entrance to either the principal | No additional parking required. |

| Municipality | Definition | Permitted Building Types | Number Permitted | Size Requirements | Additions, External Alteration & Access | Parking Requirements |
|-------------------|---|---|------------------|--|---|---|
| | | | | principal dwelling. Minimum floor area of 35m ² . | or secondary dwelling unit is not contained within the garage door. | |
| Guelph | Accessory Apartment means a Dwelling Unit located within and subordinate to an existing Single Detached Dwelling, Semi-Detached Dwelling or a Link Dwelling; | Single Detached Dwelling or Semi-Detached Dwelling. | One | The Accessory Apartment shall not exceed 45% of the total Floor Area of the Building and shall not exceed a maximum of 80 m ² in Floor Area, whichever is lesser. | The external appearance of all Building facades and outdoor Amenity Areas shall be preserved except dual service meters are permitted. Interior access is required between floor levels and between the Accessory Apartment and the host Dwelling Unit. The Accessory Apartment shall not contain more than two bedrooms. | One additional parking required for the accessory apartment. |
| Burlington | Accessory Dwelling Unit One, self-contained dwelling unit created through converting part of, or adding on to, one existing | Detached dwelling only. | One | Minimum Floor Area of 42 m ² and maximum of 100 m ² . Floor Area of the accessory | The accessory dwelling unit shall have its own exterior entrance separate from the exterior entrance to the principal dwelling | One additional parking space required for the accessory dwelling unit |

| Municipality | Definition | Permitted Building Types | Number Permitted | Size Requirements | Additions, External Alteration & Access | Parking Requirements |
|-----------------|---|---|------------------|---|--|--|
| | detached dwelling unit. | | | dwelling unit shall not be in excess of 40% of the total floor area of the residential building. | unit. The separate entrance to the accessory dwelling unit shall not be located on any elevation of the building facing a street. Access to a principal and accessory unit through a common vestibule is permitted. | |
| Oakville | Dwelling, Accessory means a second dwelling unit subordinate to the main dwelling unit on a lot. | Detached dwelling and semi-detached dwelling. | One | Maximum floor area of the lesser of 40% of the residential floor area of the detached dwelling or semi-detached dwelling or 75.0 m ² . For the purposes of this subsection, residential floor area shall include all area within a basement. | Any separate entrance and exit to the accessory dwelling shall be oriented toward the flankage lot line, interior side lot line, or rear lot line. | One additional parking space required. |