

ACCESSORY APARTMENT

Means a secondary dwelling unit, which is accessory to the principal use on the lot.

4.1 ACCESSORY APARTMENTS

A maximum of one *accessory apartment* unit is permitted in a *single detached, semi-detached, townhouse dwelling* or within a detached accessory building to a *single detached, semi-detached, or duplex dwelling* but is not permitted on the same lot used for a *short term accommodation*.

4.1.1 Accessory Apartment Dwelling Within a Primary Dwelling

An *accessory apartment* unit is permitted to be located in a *single detached, semi-detached, duplex or townhouse dwelling* provided that:

- a) The *use* is *accessory* to the principle use on the same *lot*;
- b) The maximum floor area of the *accessory apartment unit* is not greater than 50% of the *gross floor area* of the main *dwelling unit*; and,
- c) The maximum number of bedrooms per unit is 2.

4.1.2 Accessory Apartment Dwellings Within a Detached Structure (Urban)

An *accessory apartment* unit is permitted to be located in a detached *accessory structure* to a *single detached, semi-detached or duplex dwelling* provided that:

- a) The *use* is *accessory* to the principle use on the same *lot*;
- b) The maximum floor area of the *accessory apartment dwelling* is not greater than 50% of the *gross floor area* of the main *dwelling unit*; [ZBA 2019-41]
- c) The maximum number of bedrooms per unit is 2;
- d) The *use* is located in accordance with the *yard setbacks* applicable to the main *dwelling* in the applicable *zone*;
- e) The *use* does not exceed the maximum *lot coverage* for *accessory structures*;
- f) The *use* does not exceed a maximum *height* of 4.5 metres;
- g) The *use* shares the same driveway entrance as the main *dwelling unit*; and,
- h) An *accessory apartment unit* does not already exist within the primary *dwelling* on the same *lot*. [ZBA 2019-41]

4.1.3 Accessory Apartment Dwellings Within a Detached Structure (Rural)

An *accessory apartment* unit is permitted to be located in a detached *accessory structure* to a *single detached dwelling* provided that:

- a) The requirements of Section 4.1.2 are met;
- b) The *lot* is not less than 0.8 hectares in size;
- c) The *use* is located not more than 50 metres from the primary *dwelling*; and,
- d) The *use* complies with *Minimum Distance Separation* requirements.