

By-laws by Area Municipalities to Implement Additional Residential Unit Permissions in Principal and Accessory Structures				
Standard (Additional Residential Unit located in an Accessory Building)	City of Kitchener	City of Kingston	City of Windsor	City of London (Draft)
Severing Lots	Shall not be severed from the lot containing the primary dwelling	n/a	Shall not be severed from the lot containing the primary dwelling	Shall not be located on a separate lot from the primary unit it is accessory to
Servicing	Shall be connected to full municipal services	Shall be connected to municipal services or private water and sewerage systems approved by the authority having jurisdiction	Municipal sanitary sewer, municipal electrical service and municipal water service shall be provided	n/a
Minimum Gross Floor Area	n/a	n/a	40 square metres	25 square metres
Maximum Gross Floor Area	40% of the gross floor area of the single detached dwelling, semi-detached dwelling or street townhouse dwelling on the same lot)	Equal to or less than the gross floor area of the principal dwelling unit	100 square metres	45% of the combined total gross floor area of both the primary and dwelling unit
Minimum Lot Area	395.0 square metres or in accordance with applicable regulations in Table 7-2, 7-3 or 7-4	n/a	n/a	n/a
Minimum lot width	13.1 metres	n/a	n/a	n/a

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Minimum setback to a rear lot line	0.6 metres	<p>Shall comply with the minimum setbacks applicable to the principle dwelling</p> <p>For units located in the rear or interior side yard, a minimum setback of 1.20 metres is required, provided that the unit does not exceed the maximum accessory structure height in the applicable by-law and further provided that a solid privacy fence with a maximum height of 1.8 metres is established</p>	<p>1.20 metres</p> <p>Alterations or additions to an existing garage to convert to an additional residential unit, the setback only applies to the portion of the building being altered</p>	Must meet the requirements of the zone which apply to accessory or ancillary structures

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Minimum setback to an interior lot line	0.6 metres	<p>Shall comply with the minimum setbacks applicable to the principle dwelling</p> <p>For units located in the rear or interior side yard, a minimum setback of 1.20 metres is required, provided that the unit does not exceed the maximum accessory structure height in the applicable by-law and further provided that a solid privacy fence with a maximum height of 1.8 metres is established</p>	1.20 metres	Must meet the requirements of the zone which apply to accessory or ancillary structures

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Location of an additional residential unit	Shall not be located in the front yard or exterior side yard	Shall not be located in the front yard or exterior side yard	n/a	Rear yard or interior side yard
Maximum Building Height	6.0 metres Maximum height of the shortest interior wall of a building containing an additional dwelling unit (detached) shall be 3 metres	Must comply with the maximum height applicable to the principal dwelling unit in the Zone in which such use is located	6.0 metres (Flat roof) 8.0 (Pitched roof) Prohibited from exceeding the building height of the main building	Must meet the requirements of the zone which apply to accessory or ancillary structures
Access to Unit	An unobstructed walkway that is a minimum 1.1 metres in width shall be provided from a driveway, street or lane to the additional dwelling unit (detached)	Access to a detached unit shall be in accordance with the Ontario Building Code	There shall be direct pedestrian access between said dwelling unit and a highway	n/a
Minimum Side Yard Setback of a Principal Building on a Lot Containing an Additional Residential Unit (Detached)	The principal building shall be located a minimum of 2.5 metres from the side lot line nearest to where an unobstructed walkway is provided.	n/a	n/a	n/a

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	This provision does not apply if the additional unit (detached) has direct access from a street or lane at the rear or exterior side yard			
Driveway	n/a	The use of a separate Driveway to provide unobstructed access to a detached unit may be provided where the Driveway and parking space requirements are met	n/a	A new additional driveway in association with an additional dwelling unit is not permitted