



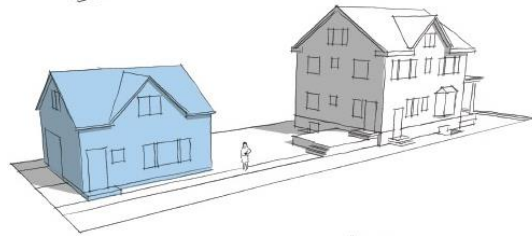
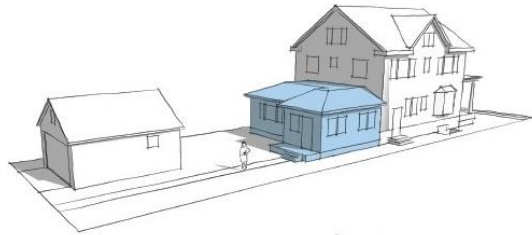
Accessory Dwelling Unit Information

What is an Accessory Dwelling Unit?

An accessory dwelling unit (ADU) is a separate dwelling unit associated within a single detached, or semi-detached dwelling.

An accessory dwelling unit may be contained within a single detached, or semi-detached dwelling (Interior).

An accessory dwelling unit may also be located within an accessory structure on the same lot as a single detached, or semi-detached dwelling (Detached).



Regulations for Detached Accessory Dwelling Units

Permitted in the Following Zones:	Max Gross Floor Area Size Regulations
Village Residential One (R1)	Lot size: 0 ha. (0 ac.) to 0.2 ha. (0.5 ac.) ADU size: 0 to 56 m ² (0 to 600 ft ²)
Village Residential Two (R2)	
Shoreline Residential (SR)	Lot size: 0.24 ha. (0.51 ac.) to 0.4 ha. (1.0 ac.) ADU size: 0 to 74 m ² (0 to 800 ft ²)
Agricultural (A)	
Rural (RU)	Lot size: Greater than 0.41 ha. (1.1 ac.) ADU size: 0 to 111 m ² (0 to 1200 ft ²)
Limited Service Residential (LSR)	

Minimum Gross Floor Area for Detached Accessory Dwelling Units

The minimum gross floor area of the detached accessory dwelling unit shall be no less than 37.0 m² (400.0 ft²) excluding the settlement areas of Port McNicoll and Victoria Harbour with full municipal services.

Maximum Height Regulations

The maximum height of a detached accessory dwelling unit shall be 4 metres (13.12 feet) unless located above an accessory structure such as a detached garage – In such case, the maximum height shall be 6 metres (19.6 feet) in total.

Maximum Lot Coverage and Dwelling Setback Regulations

The maximum lot coverage for all detached accessory buildings and structures shall be 10%.

Dwelling Setback Regulations

The minimum distance between a principal dwelling unit and a detached accessory dwelling unit shall be 5 metres (16.4 feet).

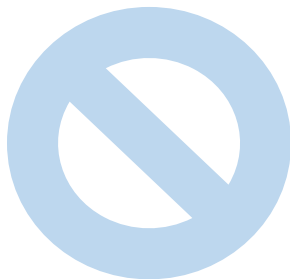
Property Line Setback Regulations

For the lands that are zoned R1, R2, SR, and LSR, a detached accessory dwelling unit may be erected and used in an interior side and/or rear yard provided that it shall be no closer than 2 metres (6.5 feet) to the interior side or rear yard lot line.

For the lands that are zoned RU and A, a detached accessory dwelling unit may be erected and used in an interior side and/or rear yard provided that it shall be no closer than 3 metres (9.8 feet) to the interior side and/or rear yard lot line.

For the lands that are zoned R1, R2, SR, LSR, RU, and A, a maximum of one (1) detached accessory dwelling unit may be permitted to be located in the front yard but must follow the required front yard setback of the main dwelling.

Prohibited Uses



- A detached ADU shall not be permitted to have an attached garage, unless the ADU is attached to the rear of the garage.
- No home occupation or home industry shall be permitted within a detached ADU.
- A detached ADU shall be confined to a single storey, unless located above a detached accessory structure.
- Accessory dwelling units are not permitted in the Grandview Beach/Paradise Point Development Area.
- A detached ADU shall not be permitted unless anchored to a permanent foundation.

ADU's Contained Within the Main Dwelling not on Full Municipal Services will be subject to the following provisions:

- An additional dwelling unit contained within an accessory structure shall be a permanent structure anchored to a permanent foundation.
- An accessory dwelling unit located at, or above grade shall not be larger than 50% of the gross floor area of the principal dwelling or 93 m² (1001 ft²), whichever is lesser. If located in the basement of the principal dwelling the second accessory dwelling unit may occupy the entire basement area.
- For an accessory dwelling unit contained within the main building, the zone provisions in the underlying zone with respect to lot area, lot frontage, lot coverage, required yards, and building height shall apply.

Accessory Dwelling Units within the Port McNicoll and Victoria Harbour Settlement Areas with Full Municipal Services will be subject to the following provisions:

- Accessory dwelling units are permitted within any legally permitted single detached, semi-detached dwelling. An accessory dwelling unit may also be permitted within an accessory building on the same lot for a maximum total of three dwelling units on a lot.
- An accessory dwelling unit located at, or above grade shall not be larger than 50% of the gross floor area of the principal dwelling or 93 m² (1001 ft²), whichever is lesser. If located in the basement of the principal dwelling the second accessory dwelling unit may occupy the entire basement area.