

### **3.3 DWELLING UNITS, ADDITIONAL SINGLE DWELLINGS & ATTACHED ACCESSORY DWELLING UNITS**

Except as permitted in this By-law, no more than one dwelling unit shall be permitted on any lot. Where permitted in this By-law, the following shall apply:

#### **3.3.1 Water and Sewage Services Required**

No person shall erect or use a building or structure for a residential use on any lands unless approved sewage disposal and water supply services are available to the lot.

#### **3.3.2 Additional Single Dwellings**

Where an additional single dwelling is permitted, such dwelling shall only be permitted where there is a site plan agreement between the owner and Township, and where such agreement includes buffering, servicing, separation distances and access.

A *guest cabin*, second storey loft in any building or structure, or pool house having a floor area greater than 20 m<sup>2</sup>, or accessory structure other than a garage or workshop, shall be considered an additional single dwelling, regardless of whether bedroom, kitchen facilities or bathrooms have been installed, and regardless of whether it is attached to a non-residential use or within an accessory structure.

Where a lot has less than 8 ha of land, such additional single dwelling shall comply with the following additional provisions:

- i) Minimum lot size shall be 1.0 ha
- ii) The gross floor area of the additional single dwelling shall be no more than 50% of the gross floor area of the principal single detached dwelling, and no more than 80 m<sup>2</sup>, and shall not exceed the lot coverage for all accessory structures in subsection 3.2.3.
- iii) Such dwelling shall only be permitted where there is a site plan agreement between the owner and Township, and where such agreement includes buffering, servicing, separation distances and access.

#### **3.3.3 Attached Accessory Dwelling Unit**

Where an attached accessory dwelling unit is permitted, the follow provisions shall apply;

- i) Minimum lot size shall be 0.4 ha
- ii) Water and septic services shall be adequately sized to allow for the accessory dwelling unit
- iii) Accessory dwelling unit and main dwelling shall be attached either through a common ceiling/floor or wall having a minimum face area of 12 m<sup>2</sup>. A common breezeway or any other form of roof connection or hallway shall not be considered attached.
- iv) An attached accessory dwelling unit will not be permitted if there is already a second dwelling unit, unless the lot has a minimum area of 8 ha

#### **3.3.4 Garden Suite**

A *Garden suite* may be permitted as a temporary use in all zones that permit a dwelling unit provided that:

- i) the unit is occupied by an immediate family member of the occupant of the primary residential use;
- ii) the lot has sufficient sewage and water services to accommodate the unit;
- iii) the unit has a minimum gross floor area of 45 sq m and a maximum of 75 sq m.
- iv) there is an agreement between the owner and Township that provides for the removal of the building when it is no longer required.

### **3.3.6 Mobile Homes**

*Mobile homes* may only be used as a dwelling unit as an additional single dwelling (ASD) in an Agricultural Zone that permits an ASD and may be permitted as a temporary use under a temporary use by-law and where there is an agreement between the owner and Township that provides for the removal of the *mobile home* when it is no longer required.

### **3.3.7 Habitation in Camping Trailers and Recreational Vehicles**

Except as may be permitted by this by-law, the use of a *recreational vehicle*, travel trailer, motor home, *mobile home*, truck camper, camper trailer or similar transportable unit such as a converted school or transit bus, for any residential purpose, whether permanently or on a temporary, intermittent or occasional basis, is prohibited.

### **3.3.8 Temporary Trailer Habitation during Dwelling Construction**

The placement of one motor home, travel trailer or camper for the purpose of providing temporary accommodation for an owner and the immediate family of an owner of a lot upon which a principal dwelling unit is being constructed may be permitted while the dwelling is being constructed, subject to:

- i) water and sewage services being provided in accordance with the requirements of the Dufferin County Building Department;
- ii) the unit being approved, and suitable for human habitation, and equipped with smoke detector(s);
- iii) the unit being removed on or before nine months following the date of issuance of the building permit for the principal dwelling by the Dufferin County Building Department.

### **3.3.9 Dwelling Units in Non-Residential Buildings**

Notwithstanding any other provision of this By-law to the contrary, no dwelling unit shall be located within a portion of a non-residential building which has flammable fluids or hazardous materials stored in bulk for commercial purposes or in conjunction therewith, and without limiting the generality of the foregoing, a dwelling unit shall not be permitted within a building used for a motor vehicle service station, a *motor vehicle repair garage*, a *motor vehicle body shop* or a marine service shop.

### **3.3.10 Minimum Floor Area of Dwelling Units**

Unless otherwise specifically permitted by this by-law, a dwelling unit shall have a minimum building floor area of 110 sq m, and a minimum combined building floor area, if more than one storey, of 140 sq m. Basement floor space shall not be permitted to form part of this minimum floor area requirement unless the ground level on the exterior of the dwelling is at or below the grade of the basement floor and there is a walk-out or entrance from the exterior to that level of the structure, in which case the area that is

considered habitable floor space may be included, but not more than 50 percent of the floor area on that level.

Where permitted, a detached unit accessory to a principal non-residential permitted use shall have a minimum building floor area of 110 sq m and an apartment unit accessory to a principal non-residential permitted use shall have a minimum building floor area of 90 sq m.