

**CASE STUDY COMPARISON - NUMBER OF UNITS**



<p><b>City of Cambridge Recommendation</b></p>	<ul style="list-style-type: none"> <li>• Section 16(3) of the Planning Act provides for:             <ul style="list-style-type: none"> <li>(a) The use of 2 additional residential units in a detached house, semi-detached house, or rowhouse; and,</li> <li>(b) The use of an additional residential unit in a building or structure ancillary to a detached house, semi-detached house, or rowhouse.</li> </ul> </li>   <li>• <b>Permit 2 Additional Residential Units per lot</b> Such units may be located either within the primary dwelling unit and/or in an accessory structure on the lot. However, not more than one Additional Residential Unit shall be permitted in an accessory structure on a lot.</li>   <li>• <b>Include a zoning provision that a primary dwelling unit with one or two Additional Residential Units shall not constitute any other type of dwelling otherwise defined in the ZBL (ie. duplex, triplex etc.)</b></li> </ul>
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**Case Study Comparisons:**

<p><b>Guelph</b> ZBL (2020) – 20555 Passed December 14, 2020 Parent ZBL (1995)14864</p>	<p>Number of Additional Residential Units Permitted – 2</p> <ul style="list-style-type: none"> <li>(i) Within a primary dwelling unit;</li> <li>(ii) Within an accessory structure.</li> </ul>
<p><b>Kitchener</b> ZBL 2021-040 Passed April 26, 2021</p> <p>ZBL 2019-51 (CRoZBy Stage 1) Passed April 29, 2019 - and – Proposed CRoZBy Stage 2</p> <p>Parent ZBL 85-1 + 2019-51</p>	<p>ZBL stipulates that no more than 2 Additional Residential Units may be permitted on a single lot.</p> <p>The ZBL provides for 2 scenarios:</p> <ol style="list-style-type: none"> <li>1. May have 2 Additional Residential Units within a single detached primary dwelling unit provided that the primary dwelling unit is an existing building; or,</li> <li>2. May have 1 Additional Residential Unit within a primary dwelling unit and 1 Additional Residential Unit in a detached building on the same lot as the primary dwelling unit.</li> </ol> <p>Regardless, only 1 Detached Additional Residential Unit is permitted per lot.</p>

<p><b>Hamilton</b> ZBL 21-071 Passed May 12, 2021 Parent ZBL 05-200</p>	<p>Number of Secondary Dwelling Units Permitted – 2</p> <ul style="list-style-type: none"> <li>(i) Within a principal dwelling unit;</li> <li>(ii) Within an accessory structure.</li> </ul>
<p><b>London</b> ZBL Z.-1- 212896 Passed December 8, 2020 Parent ZBL Z.-1</p>	<p>Number of Additional Residential Units Permitted – 2</p> <ul style="list-style-type: none"> <li>(i) Within a primary dwelling unit;</li> <li>(ii) Within an accessory structure.</li> </ul>
<p><b>Barrie</b> (Proposed ZBLA) Public Mtg – June 15, 2021 Parent ZBL 2009-141</p>	<p>Existing Permission for Second Suite - 1 per lot (within a principal dwelling unit)</p> <p>Proposed Permission for Detached Accessory Unit – 1 per lot</p>
<p><b>Kingston</b> ZBL 2019-87 - and – ZBL 2021-063</p> <p>Parent ZBL 8499 et al.</p>	<p>Number of Second Residential Units Permitted – 2</p> <ul style="list-style-type: none"> <li>(i) Within a principal dwelling unit;</li> <li>(ii) Within a detached building on the same lot as the principal dwelling.</li> </ul> <p>Note – A Second Residential Unit is not permitted on a lot containing 2 or more dwelling units (ie. triplex), a garden suite, boarding house, or lodging house</p>
<p><b>Richmond Hill</b> ZBL 13-21 Passed March 24, 2021 Parent ZBL - Various</p>	<p>Number of Additional Residential Units Permitted – 2</p> <ul style="list-style-type: none"> <li>(i) No more than 1 Additional Residential Unit within a primary dwelling unit;</li> <li>(ii) No more than 1 Additional Residential Unit within either a detached accessory structure; or, above a detached garage that has a side lot line or rear lot line abutting a lane.</li> </ul>
<p><b>City of Cambridge Existing Zoning Provisions</b> ZBL 108-18 Passed June 12, 2018 Parent ZBL 150-85</p>	<p>Number of Secondary Units Permitted – 2</p> <ul style="list-style-type: none"> <li>(i) Within a principal dwelling unit;</li> <li>(ii) Within an accessory structure.</li> </ul> <p>However, need clarity between the permissions above and Section 3 of ZBL 108-18 which states that “...no secondary dwelling unit shall be permitted where b) a secondary dwelling unit already exists on the lot;”</p>