

**CASE STUDY COMPARISON - ADDITIONAL ZONE PROVISIONS FOR CONSIDERATION**



<b>Home Occupations</b>	
<p><b>City of Cambridge Existing Zoning Provisions</b> ZBL 108-18 Passed June 12, 2018 Parent ZBL 150-85</p>	<p>Secondary Dwelling Unit may not be located in a principal dwelling unit used for a home occupation.</p>
<p><b>London</b> ZBL Z.-1- 212896 Passed December 8, 2020 Parent ZBL Z.-1</p>	<p>A home occupation shall not be permitted in association with an Additional Residential Unit.</p>
<p><b>Richmond Hill</b> ZBL 13-21 Passed March 24, 2021 Parent ZBL - Various</p>	<p>A home occupation shall not be permitted within an Additional Residential Unit.</p>
<p><b>City of Cambridge Recommendation</b></p>	<p><b>Retain Existing Zoning Provision:</b> <b>An Additional Residential Unit is not permitted on lot where the primary dwelling is used for a home occupation.</b></p>

<b>Existing Use/Conversion Clause</b>	
<p><b>Hamilton</b> ZBL 21-071 Passed May 12, 2021 Parent ZBL 05-200</p>	<p>A legally established accessory building existing as of May 12, 2021 in a Downtown (D5) Zone, Institutional Zone, Commercial and Mixed Use (C1) Zone or Transit Oriented Corridor (TOC3) Zone may be converted to a Detached Secondary Dwelling Unit on a lot containing a single detached dwelling, semi-detached dwelling, and street townhouse dwelling subject to the following provisions:</p> <ol style="list-style-type: none"> <li>1. The number of required parking spaces for the principal dwelling shall be provided and maintained on the lot in accordance with the applicable provisions of this by-law.</li> <li>2. Any additions over 10% of the existing gross floor area of the legally established accessory building to create a Detached Secondary</li> </ol>

	Dwelling Unit shall be in accordance with the identified zone provisions for a Detached Secondary Dwelling Unit.
<b>London</b> ZBL Z.-1- 212896 Passed December 8, 2020 Parent ZBL Z.-1	An Additional Residential Unit that existed as of the date of passage of the ZBL (December 8, 2020) may continue to be used for that purpose if a building permit has been issued and if the unit complies with the regulations of the Fire Protection and Prevention Act.
<b>Barrie</b> (Proposed ZBLA) Public Mtg June 15, 2021 Parent ZBL 2009-141	Any existing lot or building is exempt from meeting current zoning standards, save and except parking requirements, when adding dwelling units within the existing building, provided the use is permitted in the zone in which it is located.  New construction or additions to existing buildings, including the conversion of a detached accessory building into a Detached accessory Dwelling Unit must comply with all applicable development standards.
<b>Kingston</b> ZBL 2019-87 - and – ZBL 2021-063  Parent ZBL 8499 et al.	A Second Residential Unit is permitted within in a legal non-complying building/principal dwelling unit; if the principal dwelling is in a legal non-complying building, a Second Residential Unit may be attached to the principal dwelling provided it conforms to the provisions of the ZBL and does not increase the non-compliance; detached SRU may be permitted in association with a principal dwelling in a non-complying building if the detached building complies with the ZBL.
<b>City of Cambridge Recommendation</b>	<b>Recommend that Cambridge could include an existing use clause similar to any of those identified above as applied to existing detached accessory buildings that may be converted into an Detached Additional Residential Unit or any existing Detached Additional Residential Units.</b>

<b>Built Form</b>	
<p><b>Guelph</b> ZBL (2020) – 20555 Passed December 14, 2020 Parent ZBL (1995)14864</p>	<p>An accessory residential dwelling unit in a primary dwelling must have an interior access between floor levels and between the Additional Residential Dwelling Unit and the primary dwelling.</p>
<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>A maximum of 1 pedestrian entrance to the principal building shall be located on each street line façade (in the case of an attached additional dwelling(s))</p> <p>Additions to an existing single detached dwelling (for an additional dwelling unit attached) must be attached to the rear of the principal building and shall not extend not any side yard farther than the extent of the existing principal building and provided such addition does not exceed 25 % of the existing building GFA</p> <p>Detached Additional Dwelling Unit– In the case of a shed roof where the peak of the roof is more than 4.5 m from the highest elevation of the finished ground, the highest exterior wall shall not face a rear lot line or side lot line closer than 4.5 m, except where he lot line is a street line or lane.</p>
<p><b>Hamilton</b> ZBL 21-071 Passed May 12, 2021 Parent ZBL 05-200</p>	<p>The exterior appearance and character of the front façade of a single detached, semi-detached or street townhouse shall be preserved.</p> <p>No outside stairs above the first floor other an required exterior exit.</p> <p>Any separate entrance and exit to the Secondary Dwelling Unit shall be oriented towards the flankage lot line, interior side lot line or rear lot line.</p> <p>Balconies and rooftop patios are prohibited above the first storey.</p>
<p><b>Barrie</b> (Proposed ZBLA) Public Mtg June 15, 2021 Parent ZBL 2009-141</p>	<p>A Detached Accessory Dwelling may not have a basement or below grade living area.</p>
<p><b>City of Cambridge Recommendation</b></p>	<p><b>City of Cambridge could consider built form zoning provisions if deemed desirable to do so.</b></p>

## Additional Assorted Zoning Clauses for Additional Residential Units

### 1. Non-Severance Clause

- a) An accessory residential dwelling unit in a separate building on the same lot may not be severed from the primary dwelling. (Guelph)
- b) An Additional Dwelling Unit Detached may not be severed from the principal dwelling unit on the lot. (Kitchener)
- **City of Cambridge Recommendation – Include a zoning clause stating that an Additional Residential Unit in an accessory structure may not be severed from the primary dwelling unit on the same lot.**

### 2. Various Zone Clauses for Consideration

- a) A detached, semi-detached, or street townhouse dwelling with one/two secondary units shall not be considered a multiple dwelling. (Hamilton)
  - **City of Cambridge Recommendation – Include a zoning clause clarifying that a primary dwelling unit with one or two additional residential dwelling units shall not be interpreted to be any other form of dwelling defined in the By-law.**
- b) Second Residential Units are exempt from density calculations expressed as ‘dwelling units per net hectare’. (Kingston)
- c) Requirement for fencing up to a max height of 1.8 m. (Kingston)

A solid privacy fence with a minimum height of 1.8 metres shall be established in accordance with the following provisions:

- A. when the detached Second Residential Unit is situated within a rear yard only, the privacy fence shall be established along the interior side lot lines and rear lot lines adjacent to the rear yard;
- B. when the detached Second Residential Unit is situated within a side yard only, the privacy fence shall be established along the interior side lot line closest to the detached Second Residential Unit extending from the intersection of the interior side lot line with the rear lot line and shall extend to the nearest part of the principal residential unit measured to the front lot line; or
- C. when the detached Second Residential Unit is situated within a rear yard and a side yard, fencing shall be established in accordance with both subsections (A) and (B) above.

### 3. Restricted Uses

- **City of Cambridge Recommendation – Include a zoning clause restricting an Additional Residential Unit on a lot that contains a garden suite or a boarding, lodging or rooming house.**