

## Proposed Regulations for Second Dwelling Units

The following sections identify proposed regulations for each typology of Second Dwelling Units. Proposed Regulations are subject to change pending public engagement review and considerations.

### 1.0 Proposed Regulations for Second Dwelling Units located Internal to the Principal or Main Dwelling Unit

Second Dwelling Units located Internal or Addition to the Principal or Main Dwelling Unit					
	Permitted	Setback and Height	Additional Entrance	Maximum Unit Size	Parking Requirement per SDU
Single Detached	Yes	No, as per Zoning regulations on lot	Side and rear (Citywide) Side, rear, and Front (Lower Hamilton)	Up to 50% of floor area of Main Dwelling	1 space citywide, possible no requirement in Lower City.
Semi-Detached	Yes	No, as per Zoning regulations on lot	Side and rear (Citywide) Side, rear, and Front (Lower Hamilton)	Up to 50% of floor area of Main Dwelling	1 space citywide, possible no requirement in Lower City.
Townhouse	Yes	No, as per Zoning regulations on lot	Side and rear (Citywide for End Unit) No (Interior Unit)	Up to 50% of floor area of Main Dwelling	1 space citywide, possible no requirement in Lower City.

## 2.0 Proposed Regulations for Newly Constructed Detached Second Dwelling Units

Newly Constructed Second Dwelling Units (Table 1 of 2)							
	Permitted	Setback	Maximum Height	Maximum Unit Size	Maximum Lot Coverage	Minimum Distance from rear of Main Dwelling	Minimum distance from Front Lot Line
Single Detached	Yes	1.0 m	6.0 m	50.0 sq m	25 Percent of Entire Lot	7.5 m	Up to half the depth of the Main Dwelling from the rear.
Semi-Detached	Yes	1.0 m	6.0 m	50.0 sq m	25 Percent of Entire Lot	7.5 m	Up to half the depth of the Main Dwelling from the rear.
Townhouse	Yes	1.0 m	6.0 m	50.0 sq m	25 Percent of Entire Lot	7.5 m	Up to half the depth of the Main Dwelling from the rear.

Newly Constructed Second Dwelling Units (Table 2 of 2)			
	Windows above First Floor	Balconies, Rooftops, and Porches on Second Floor	Parking Requirement per SDU
Single Detached	Minimum 1.5 m from property line	Only Exterior Fire Escape Stairs as required in the Ontario Building Code.	1 space citywide, possible no requirement in Lower City.
Semi-Detached	Minimum 1.5 m from property line	Only Exterior Fire Escape Stairs as required in the Ontario Building Code.	1 space citywide, possible no requirement in Lower City.
Townhouse	Minimum 1.5 m from property line	Only Exterior Fire Escape Stairs as required in the Ontario Building Code.	1 space citywide, possible no requirement in Lower City.

### 3.0 Proposed Regulations for Converted Detached Second Dwelling Units

Converted Second Dwelling Units							
	Permitted	Setback	Maximum Height	Maximum Unit Size	Maximum Lot Coverage	Minimum Distance from rear of Main Dwelling	Minimum distance from Front Lot Line
Single Detached	Yes	Vacuum Clause	Vacuum Clause	50 sq m	Vacuum Clause	Vacuum Clause	Vacuum Clause
Semi-Detached	Yes	Vacuum Clause	Vacuum Clause	50 sq m	Vacuum Clause	Vacuum Clause	Vacuum Clause
Townhouse	Yes	Vacuum Clause	Vacuum Clause	50 sq m	Vacuum Clause	Vacuum Clause	Vacuum Clause

Note: Additions to expand an existing accessory building for the purposes of the converted detached Second Dwelling Unit will be required to meet the proposed regulations found in newly constructed detached Second Dwelling Units.

#### 4.0 Required “Fire” Regulations for Detached Second Dwelling Units

Required “Fire” Regulations	
Maximum Distance between Front Lot Line and detached SDU	Maximum 40 metres linear distance
Minimum Width of Unobstructed Path	Minimum 1.0 metres unobstructed. Obstructions include downspouts, rocks, parking spaces, unopened gates and fences, railings, pillars, stairs and steps, and trees and shrubs.
Minimum Height of Unobstructed Path	Minimum 2.6 metres from grade unobstructed. Obstructions include downspouts, gutters, and roofing.
Minimum Distance of detached SDU and Principal Dwelling in the Side Yard	Minimum 3.0 metres.