



## Township of Elizabethtown-Kitley

# Interested in a Second Dwelling or Second Dwelling Unit?

(August 2020)

**Second Dwelling or Dwelling Unit: permitted on residential lots that abut a public road (*not* where a lot has access by private right-of-way)**



Figure 1: Small & Large House

### **Second Dwellings or Dwelling Units (Section 3.21):**

- ▶ permitted where a dwelling is a main use on a property (R1, R2, RE, LC, I, RU and AG zones)
- ▶ can only be permitted on a lot that abuts an “improved street” a publicly year-round maintained road (a second dwelling or dwelling unit is not permitted via right-of-way access)
- ▶ must be connected to the same water/sewage system as the main dwelling (septic system requires health unit approval)
- ▶ must use the same driveway as the main dwelling on the lot
- ▶ must provide for one new parking space
- ▶ maximum floor area (of the second dwelling or dwelling unit), as measured by exterior dimensions cannot exceed 65% of the floor area of the principal dwelling to:
  - a maximum of 80 sq.m. (861 sq.ft.) on a lot zoned R1, R2 and RE
  - a maximum of 95 sq.m. (1022 sq.ft.) on a lot zoned RU and AG

### **AND For a Second Dwelling:**

- An “existing” (as of the date of the zoning by-law) detached accessory building may be partially or fully converted but no window shall face an interior side or rear lot line that abuts another lot unless the building location meets the required dwelling setback in that zone.
- A “new” detached building as a second dwelling may be constructed provided it meets all applicable zone provisions related to a new dwelling construction in the applicable zone the above policies under Section 3.21 and it also must be:
  - A maximum height of 7.5 m;
  - Not built greater than:
    - 9 m from the main dwelling on a lot zoned RU or AG and;
    - 5 m from the main dwelling on a lot zoned R1, R2 or RE.

### **OR For a Second Dwelling Unit:**

If an addition is proposed, the addition must meet all the setbacks for a dwelling in the applicable zone the above policies under Section 3.21 and the second unit;

- cannot occupy the whole of a storey;
- shall share (at least) two of the following with the main dwelling:
  - an entrance to the building;
  - parking area location;
  - outdoor amenity space.
- must meet all applicable Building Code requirements, i.e. fire separation

~ For full/accurate reference, Zoning By-law 13-21, as amended, including applicable zone provisions needs to be referenced ~

**Contact Us** -speak with our Planning & Development Department at 613-345-7480 or 1-800-492-3175 or email us at [mail@ektwp.ca](mailto:mail@ektwp.ca)