

Additional Dwelling Units and coach Houses (Section 133)

(By-law 2023-435)

- 133.** (1) (a) Subject to subsections (2) through (19), a coach house and/or additional dwelling units are permitted on a lot containing a detached dwelling, linked-detached dwelling, semi-detached dwelling, townhouse dwelling or duplex dwelling.
- (b) Despite (a), in Area D on Schedule 1, a phased development is permitted where a coach house may exist prior to the establishment of a dwelling type listed in (a), provided the servicing requirements of subsection (7) are met and that 133(1)(a) is satisfied upon the completion of all the phases of development.
- (2) An additional dwelling unit or coach house must be located on the same lot, or portion of a lot as its associated principal dwelling unit, whether or not that parcel is severed.
- (a) In the case of a semi-detached, linked-detached, or townhouse dwelling, the regulations of this section apply to each portion of a lot on which each principal dwelling unit is located, whether that parcel is to be severed.
- (3) (a) Where permitted, in no case may the sum of all principal dwelling units, additional dwelling units, and coach houses located on a lot, or portion of a lot associated with the principal dwelling unit where the lot is not severed, exceed three units.
- (b) Despite (a), no more than one unit is permitted as a coach house.
- (c) Despite (a) and (b), where a property is not serviced by municipal water, sewerage and drainage systems that have adequate capacity, a maximum of either one additional dwelling unit or one coach house is permitted.
- (d) Despite (a) and (b), where located in Area D on Schedule 1, a coach house is not permitted on a lot that is less than 0.4 hectares in area, and not serviced by both a public or communal water system and public or communal wastewater system.
- (4) Where an oversized dwelling unit is permitted on a lot containing additional dwelling units and/or coach houses:
- (a) the maximum cumulative number of bedrooms permitted in all principal and additional units on the lot is twelve.
- (b) despite (a), an oversize dwelling unit is not permitted within a coach house.
- (5) Parking and driveways serving an additional dwelling unit and/or coach house are subject to the following:
- (a) In the case of a corner lot, a new driveway may be created in a yard which abuts a street and which does not contain a driveway for the principal dwelling unit.
- (b) Except in the case of subsection (5)(a), and despite 100(5), a parking space for an additional dwelling unit or coach house must be located in a permitted driveway associated with the principal dwelling unit and may be in tandem with the principal dwelling unit's parking space.

Coach Houses

- (6) A coach house must be located:
- (a) in the rear yard for lots less than 0.4 hectares in area (By-law 2017-231) (By-law 2017-322)
- (b) in the case of a lot with frontage on both a street and a travelled public lane, in the yard adjacent to the travelled public lane.
- (7) A coach house must be serviced:
- (a) Within Areas A, B and C on Schedule 1, from the principal dwelling, and the principal dwelling must be serviced by a public or communal water and wastewater system;
- (b) Within Area D on Schedule 1,

- (i) by sharing at least one of either the well or septic system servicing the principal dwelling, or
 - (ii) from the principal dwelling serviced by a private septic system, private well, communal water system or communal wastewater system.
- (8) The maximum permitted height of a building containing a coach house:
 - (a) in the AG, EP, ME, MR, RC, RG, RH, RI, RR, RU, V1, V2, V3 and VM Zones, is the lesser of:
 - (i) the height of the principal dwelling; or
 - (ii) 4.5 metres.
 - (iii) despite (ii), where the building containing a coach house also includes a garage containing a parking space established in accordance with Part 4 of this by-law, the building may have a maximum height of 6.1 metres. (By-law 2017-231)
 - (b) in any other zone, is the lesser of:
 - (i) the height of the principal dwelling; or
 - (ii) 3.6 metres, except for a coach house with a flat roof, which has a maximum building height of 3.2 metres; (By-law 2017-231)
 - (c) Section 64 - Permitted Projections Above the Height Limit does not apply to a building containing a coach house, except with respect to:
 - (i) chimneys
 - (ii) flagpoles
 - (iii) ornamental domes, skylights or cupolas, provided that the cumulative horizontal area occupied by such features does not exceed 20% of the footprint of the coach house.
- (9) Required setbacks from lot lines for a coach house are as follows:
 - (a) from the front lot line, the minimum setback must be equal to or greater than the minimum required front yard setback for the principal dwelling.
 - (b) from the corner side lot line, the minimum setback must be equal to or greater than the minimum required corner side yard setback for the principal dwelling.
 - (c) from the interior side lot line,
 - (i) Within Areas A, B, and C on Schedule 1, where the interior side lot line abuts a travelled lane or where no entrance or window faces the interior side lot line, the maximum permitted setback is 1 metre (By-law 2017-231)
 - (ii) in all other cases, the minimum required setback is 4 metres
 - (d) from the rear lot line,
 - (i) where the rear lot line abuts a travelled lane or where no entrance or window faces the rear lot line, the maximum permitted setback is 1 metre
 - (ii) in all other cases, the minimum required setback is 4 metres.
 - (e) Where an easement exists which prevents a coach house from complying with a maximum setback, the maximum setback may be increased only to such a point so as to accommodate the easement, and 0% fenestration is permitted on any wall less than 4 m from a property line that also faces that property line. (By-law 2021-215)

- (f) Despite the above, where located in Areas A, B or C of Schedule 1, where a wall of the coach house faces an interior side lot line or rear lot line that abuts a non-residential use, the minimum setback from the interior side lot line or rear lot line is 1.2 metres. (By-law 2022-103)
 - (g) A coach house must be a distance of at least 1.2 m away from any other building located on the same lot.
- (10) The **footprint** of a building containing a coach house excluding an accessory use which services the primary dwelling and the coach house building, may not exceed the lesser of: (By-law 2017-231)
 - (a) 40 per cent of the **footprint** of the principal dwelling, or where the principal dwelling has a **footprint** of 125 square metres or less, 50 square metres;
 - (b) 40 per cent of the area of the yard in which it is located;
 - (c) 80 square metres in Area A, B and C on Schedule 1, or 95 square metres in Area D on Schedule 1.
- (11) The total **footprint** of a building containing a coach house plus all accessory buildings and structures in a yard may not exceed:
 - (a) in the AG, EP, ME, MR, RC, RG, RH, RI, RR and RU Zones, 5 per cent of the area of the yard in which they are located, or
 - (b) in any other zone, 50 per cent of the area of the yard in which they are located.
- (12) A walkway must be provided from a driveway, public street or travelled lane to the coach house, and such walkway:
 - (a) must be at least 1.2 metres in width;
 - (b) must not exceed 1.5 metres in width;
 - (c) no person may park a vehicle on any part of a walkway under this subsection, other than that part of the walkway that encroaches on a permitted driveway.
- (13) A vehicle associated with a coach house may be parked in tandem in the driveway of the principal dwelling.
- (14) The roof of a building containing a coach house:
 - (a) may not contain any rooftop garden, patio, terrace or other amenity area;
 - (b) despite (a), may contain a vegetative green roof provided it is not designed or equipped for use as an amenity area.
 - (c) when located on a property in Areas A, B or C on Schedule 1, must not be a shed style roof. (By-law 2017-231)
- (15) Where located entirely in the rear yard, all or part of an accessory building existing as of September 14, 2015 may be altered to contain a coach house in accordance with the following:
 - (a) the building envelope may be enlarged in accordance with this subsection, and subsections (8)(a), (8)(b) and (9) do not apply except as set out in this subsection;
 - (b) the building including any enlargement must continue to be located entirely within the rear yard;

- (c) no part of the building that is not located within the building envelope of the original accessory building as it existed on September 14, 2015, may exceed the applicable maximum permitted building height in subsection (8);
 - (d) no window or entrance is permitted on any wall facing and within 4 metres of a lot line.
- (16) Where not located entirely in the rear yard, all or part of an accessory building existing as of September 14, 2015 may be altered to contain a coach house in accordance with the following:
 - (a) the building may not be enlarged beyond the building envelope of the accessory building as it existed on September 14, 2015;
 - (b) subsections (6), (8)(a), (8)(b), and (9) do not apply except as set out in this subsection; and
 - (c) no window or entrance is permitted on any wall facing and within 4 metres of a lot line.
- (17) Despite subsection (9), where an accessory building existing as of September 14, 2015 exceeds the permissible footprint in subsection (10), all or part of the accessory building may be altered to contain a coach house in accordance with subsections (16) or (17) provided that:
 - (a) after the addition of the coach house, the building envelope has not been enlarged beyond the envelope existing on September 14, 2015; and
 - (b) the gross floor area of the coach house does not exceed 80 square metres, if located within Areas A, B or C on Schedule 1, or 95 square metres in Area D on Schedule 1. (By-law 2016-356)
- (18) Clause 3(1)(b) of Section 3 does not apply to a coach house.