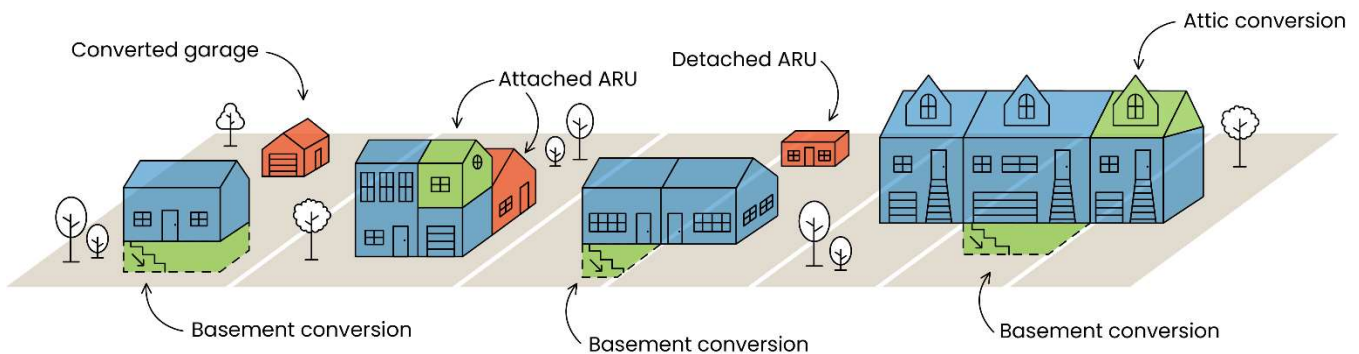




Additional Residential Units

From By-law amendment 2024-0098

Urban Residential Zones – Zoning Information Sheet



An Additional Residential Unit (ARU) is permitted within, or in a building detached from a Single detached, Semi detached or Townhouse dwelling.

A total of two additional residential units may be permitted on a lot in one of the following scenarios;

- Up to two additional residential units within the main residential building where the combined floor area of the units occupied no more than 60% of the total floor area of the main residential building; or up to 220 square metres of floor area, whichever is lesser; or
- One additional residential unit within the main residential building, occupying no more than 40% of the floor area of the main residential building, or 110 square metres of floor area, whichever is lesser; and/or one detached ARU no larger than 40% of the floor area of the main residential building, or 90 square metres of floor area, whichever is lesser

Notwithstanding the above, where an ARU is completely contained within the basement of the main residential building it may occupy the entire floor area of the basement.

For an addition to the main residential building to accommodate an ARU, the standards based on the Zone of the property shall apply; Halton Hills Comprehensive Zoning By-law 2010-0050.

Standards for detached ARU – Urban Residential Zones

Location	Interior or rear yard
Minimum Interior side yard setback	<ul style="list-style-type: none"> • 1.0 metre if no windows facing interior lot line • 2.0 metres if windows are facing interior lot line <p>Doors and balconies are not permitted facing interior lot line</p> <p>Above setbacks are required to be increased by 0.5 metres for each additional half storey above the first storey.</p>
Minimum Exterior side yard setback (Corner Lot)	<ul style="list-style-type: none"> • No closer to exterior side lot line than main residential building to exterior side lot line. <p>Balconies facing exterior side lot line are not permitted.</p>
Minimum Rear yard setback	<ul style="list-style-type: none"> • 1.5 metres if no windows are facing rear lot line • 7.5 metres if windows are facing rear lot line <p>Doors and balconies facing rear lot line are not permitted</p> <p>Above setbacks are required to be increased by 0.5 metres for each additional half storey above the first storey.</p>
Maximum Height	<ul style="list-style-type: none"> • 1.0 metre less than the top of the roof for the main residential building to a maximum of 6.5 metres
Maximum Floor Area	<ul style="list-style-type: none"> • 90 square metres or 40% of main residential building whichever is lesser.
Maximum Lot Coverage (Mature Neighbourhood only)	Within a Mature neighbourhood the lot coverage can be increased to 45% where a detached ARU is established
Maximum Lot Coverage	60% lot coverage including main residential building and all accessory buildings or structures.
Access	Clear and Unobstructed access must be provided into the rear yard from the front, interior or exterior yard of the same lot.

Parking Standards For ARU's:

- Main residential dwelling – 2 parking spaces
- ARU – 1 parking space each
- Parking space in a garage – 2.9 metres x 6.0 metres (single) / 5.5 x 6.0 metres (double)
- Parking on a driveway – 2.75 x 5.5 metres
- Maximum driveway width – 7.0 metres provided 40% of the front yard is maintained as soft landscaping.
- Minimum setback from interior side lot line to driveway – (Same as Single detached, Semi-detached or Townhouse dwelling) 0.6 or 1.0 or 1.2 metres
- Maximum one driveway per lot.