

A BY-LAW TO AMEND ZONING BY-LAW NUMBER 85-2003 (Accessory Dwelling Units/Second Units).

WHEREAS the Council of the Corporation of the Town of Cobourg deems it advisable to amend By-Law Number 85-2003 as amended;

NOW THEREFORE the Municipal Council of the Corporation of the Town of Cobourg enacts as follows:

1. That By-law No. 85-2003, Section 5 is hereby amended by the addition of the following subsections:

5.28 ACCESSORY DWELLINGS

For the purposes of this section, the following provisions shall apply:

- *Dwelling, Accessory* shall mean one (1) additional dwelling unit that is located within a *single detached dwelling*, one unit of a *semi-detached dwelling* or one unit of a *townhouse dwelling*, or in a non-residential building.
- *Dwelling, Coach House* shall mean one (1) additional dwelling unit on a lot that is located within an *accessory building or structure*.
- Maximum density provisions within the underlying residential zone shall not apply to *accessory dwellings* nor to *coach house dwellings*.

5.28.1 Accessory Dwellings In a Residential Zone

Where permitted in a *single detached, semi-detached or townhouse dwelling*, a maximum of one *accessory dwelling* is permitted provided that:

- a) The *accessory dwelling use* is entirely within the same *building* as the *main use* on the same *lot*;
- b) The *use* is *accessory* to the *main use* on the same *lot*;
- c) The maximum *floor area* used for an *accessory dwelling* on a *lot* is 100 m² and shall not exceed 45% of the total *floor area* of the *building* (including *basement* or *cellar*);
- d) A maximum of 2 bedrooms is permitted in each *accessory dwelling*;
- e) An *accessory dwelling* is not permitted on a property where there is a *converted dwelling, duplex, garden suite or coach house* also situated;

- f) A minimum of 1 *parking space* is provided for the *accessory dwelling*, in addition to parking required for the *single detached, semi-detached or townhouse dwelling* in the area shown on Schedule "D" attached to this By-law. In all other areas, a minimum of 1 non-tandem *parking space* is provided for the *accessory dwelling*, in addition to parking required for the *single detached, semi-detached or townhouse dwelling*; and,
- g) The lot has a *minimum lot frontage* of 9.0 metres.

5.28.2 Coach Houses In a Residential Zone

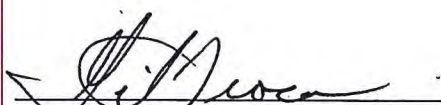
Where permitted on a residential lot containing a *single detached, semi-detached or townhouse dwelling*, a maximum of one *coach house dwelling* is permitted provided that:

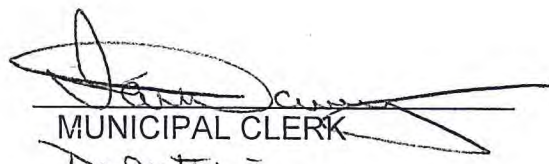
- a) The minimum distance from side and rear lot lines of 1.2 metres;
- b) The maximum *floor area* used for a *coach house dwelling* on a lot is 100 m² and shall not exceed 40% of the total *floor area* of the *main building* (including *basement or cellar*);
- c) A maximum of 2 bedrooms are permitted in a *coach house dwelling*;
- d) A *coach house dwelling* is not permitted on a property where there is a *converted dwelling, duplex, garden suite or an accessory dwelling* also situated;
- e) A minimum of 1 non-tandem *parking space* is provided for the *coach house dwelling*, in addition to parking required for the *single detached, semi-detached or townhouse dwelling*;
- f) The lot has a *minimum lot frontage* of 18.3 metres;
- g) The *coach house dwelling* is prohibited from future severance; and,
- h) Other provisions for Accessory Structures within the underlying residential zone apply.

2. That Schedule "D" attached hereto is hereby added as a new Schedule "D" to By-law No. 85-2003 and shall be made part of this by-law as fully and to all intents and purposes as though recited in full herein.

3. THIS BY-LAW shall come into force and effect upon final passing hereof, subject to the provisions of the *Planning Act*, R.S.O. 1990, c. P. 13.

READ a first, second and third time and finally passed in Open Council this 30th day of January, 2017.


MAYOR


MUNICIPAL CLERK
Deputy

SCHEDULE "D"

