

Exhibit C, Secondary Suites Regulation Summary, Page 1 of 3

Secondary Suites Zoning By-law Regulation Summary

Where are Secondary Suites Permitted?

- Within a single detached dwelling, semi-detached dwelling, or row/townhouse dwelling (i.e. the Principal Dwelling) that is a permitted use in a Residential Zoning District; or,
- In a building that is accessory to one of these dwellings.
- Secondary suites are not permitted in areas affected by flood plain pursuant to the Provincial Policy Statement, 2014.
- Secondary suites located in proximity to erosion hazards or other natural hazards are subject to permit approval by the Otonabee Region Conservation Authority.
- Permission for secondary suites does not apply to areas that are regulated by Township Zoning By-laws which have been inherited through municipal boundary adjustments.

How many Secondary Suites are permitted?

- One secondary suite per Principal Dwelling unit.

Are Secondary Suites limited in size?

- Minimum Floor Area: 28 square metres (301 square feet);
- Maximum Floor Area: Less than the floor area of the Principal Dwelling;
- Maximum number of bedrooms: two.

Secondary Suites in Detached Accessory Buildings

Number of Principal Dwelling Units on Lot	Minimum Distance to Rear of Principal Dwelling	Minimum Distance from Side or Rear Lot Line	Maximum Height	Maximum combined coverage of Lot for all accessory buildings
1 or 2	1.2 metres (3.9 ft)	0.6 metres (2 ft)	4.3 metres (14.1 ft)	10%
3 to 15	2.4 metres (7.9 ft)	2.4 metres (7.9 ft)	4.3 metres (14.1 ft)	10%
Cumulative lot coverage of all accessory buildings plus coverage of the principal dwelling must comply with the overall lot coverage regulation of the applicable Residential Zoning District.				

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Fire Department Access

Fire Department access must be provided such that:

- An access route from a hydrant to a pumper vehicle plus an unobstructed path of travel for a firefighter from the vehicle to the primary entrance of a Secondary Suite does not exceed 90 metres (295 feet),
- An unobstructed path of travel for a firefighter from a pumper vehicle to the primary entrance of a Secondary Suite does not exceed 45 metres (147.6 feet).

Where these distances can not be achieved, an alternative firefighting or access solution is required that promotes public safety to the satisfaction of the Peterborough Fire Services and the City of Peterborough Building Services Division.

Municipal Water and Sewer

- Municipal water and sewer services are required;
- Private well and septic service may be used where permitted by the Zoning By-law and subject to Ontario Building Code compliance.

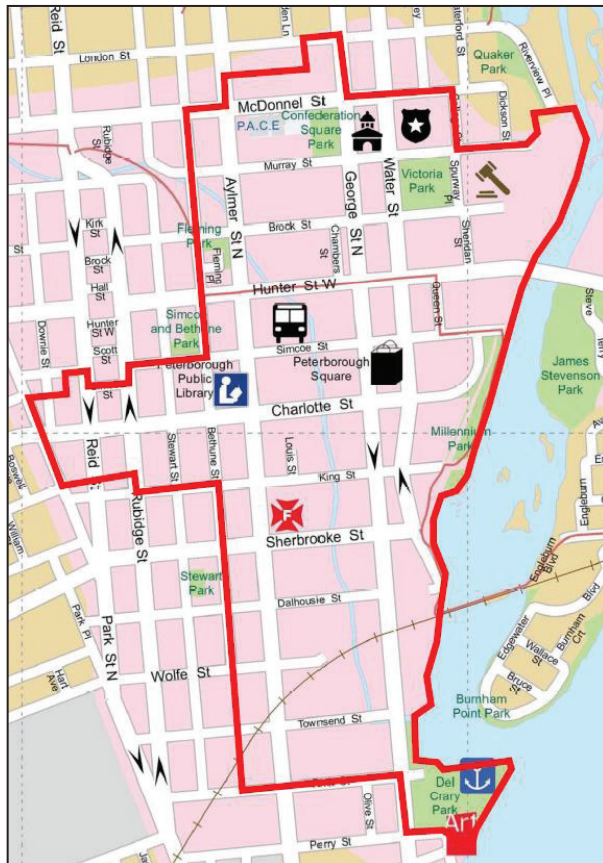
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Parking Requirements

Principal Dwelling Type	Parking Area 1	Parking Area 2	Parking Area 3
Single Detached	1 space for principal dwelling, 0 spaces for suite	1 space for principal dwelling, 1 space for suite	2 spaces for principal dwelling, 1 space for suite
Semi-detached	1 space per principal dwelling, 0 spaces per suite	1 space per principal dwelling, 1 space per suite	2 spaces per principal dwelling, 1 space per suite
Row/townhouse	1 space per principal dwelling, 0 spaces per suite	1.5 spaces per principal dwelling, 1 space per suite	1.75 spaces per principal dwelling, 1 space per suite

Tandem for a secondary suite parking is permitted in all parking areas.

Parking Area 1



Parking Areas 2 and 3

