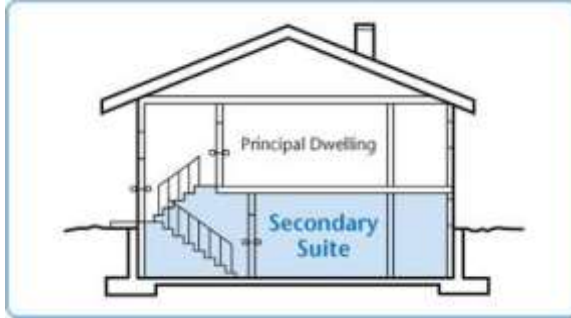




## Secondary Dwellings

### *Did You Know?*



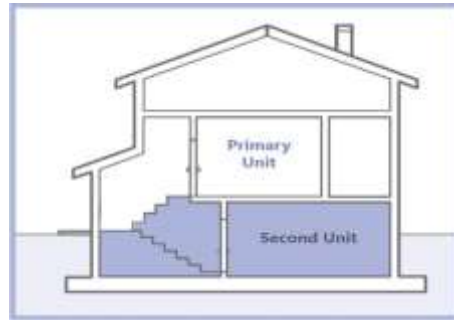
A maximum of one (1) interior or detached secondary dwelling is permitted in the R1-Residential First Density, R2 – Residential Second Density, and R3-Residential Third Density Zones, subject to specific provisions.

### **Good to Go:**

- It does not change the streetscape character along the road on which it is located;
- It is not a stand-alone, principal unit capable of being severed;
- It is located on the same lot as its principal dwelling unit;
- Both the principal dwelling and the secondary dwelling are connected to both municipal water and municipal sewage services;
- It is located on a lot that is compliant with respect to frontage or area, as per the Zoning By-law;
- The use of the building whereby the secondary dwelling unit is located in conforms to the Zoning By-law;
- The doorway entrance for the secondary dwelling is on the ground floor (except where Building and Fire Codes dictate otherwise);
- Vehicular access is provided directly from an open public road;
- The secondary dwelling unit does not eliminate a required parking space for the principal dwelling unit;
- Parking for the secondary dwelling is provided in accordance with the parking provisions of the Zoning By-law. The required parking may be stacked behind the required parking of the host dwelling in a driveway;
- The maximum width of a driveway does not exceed 40% of the lot frontage or 10 m, whichever is lesser;
- It does not form part of a bed & breakfast, emergency shelter, group home, rooming unit, or boarding house;

***Are you planning for interior or detached secondary dwellings?***

## Interior Secondary Dwellings:



<u>Located at or above-grade</u>	<u>Located entirely in a basement</u>
<ul style="list-style-type: none"> <li>• Cannot exceed 40% of the gross floor area of the principal dwelling</li> </ul>	<ul style="list-style-type: none"> <li>• May occupy the entire basement, regardless of size</li> </ul>

## Detached Secondary Dwellings:

### Good to Go:

- It is located above-grade
- The gross floor area is a minimum 40 m<sup>2</sup> (but does not exceed 40% of the gross floor area of the principal dwelling)
- There is a designated amenity area of 6 m<sup>2</sup>
- The maximum height of the accessory building in which the detached secondary dwelling is located is a min. 2 m less than the principal dwelling and as per Section 3.34.1 (b), the max. height of the accessory building also cannot exceed 7 m.
- The lot size for where the detached secondary dwelling is located is 1000 m<sup>2</sup> (min.)
- The lot for where the detached secondary dwelling is located does not have water frontage.

If you have any questions or require more information, please contact one of the following staff:

### City of Kenora Planning Department

Planning Analyst – Melissa Shaw via email: [mshaw@kenora.ca](mailto:mshaw@kenora.ca)