

Additional Residential Unit Guide Township of Springwater

INFORMATION GUIDE

(October 4, 2022)



Disclaimer: This guide was created for information purposes only and should not be considered a substitute for the design or construction of your project. For a complete list of requirements, please consult the current edition of the Ontario Building Code and a design professional.

Additional Residential Unit Guide

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1. Introduction

The following guide has been developed to aid homeowners in the process of obtaining a building permit for the development of an Additional Residential Unit within the Township of Springwater. This guide provides specific information pertaining to the preparation of an application and the issuance of a building permit. For more information and forms, please visit <https://www.springwater.ca/en/living-here/building-permits-and-applications.aspx>

2. Ontario Building Code and Additional Residential Units

The Ontario Building Code provides a minimum set of standards to ensure the life, safety, health, and structural integrity of a building for its occupants. Building Services is responsible for reviewing Building Permit Applications to ensure they meet these minimum requirements. Prior to commencing the development of your Additional Residential Unit, you must obtain a building permit (for new or proposed construction) or change of use permit (to change existing space only; no proposed construction). A completed application including all information and drawings must be submitted to Building Services. A list of documents required upon submission is listed later in this guide.

Although there are provisions for a homeowner to complete certain design activities, we strongly recommend using a designer who is experienced and qualified under the Ontario Building Code. The homeowner, however, is ultimately responsible for ensuring a building permit is obtained and all required municipal inspections according to their inspection agreement are completed.

3. Township of Springwater Zoning By-law and Additional Residential Units

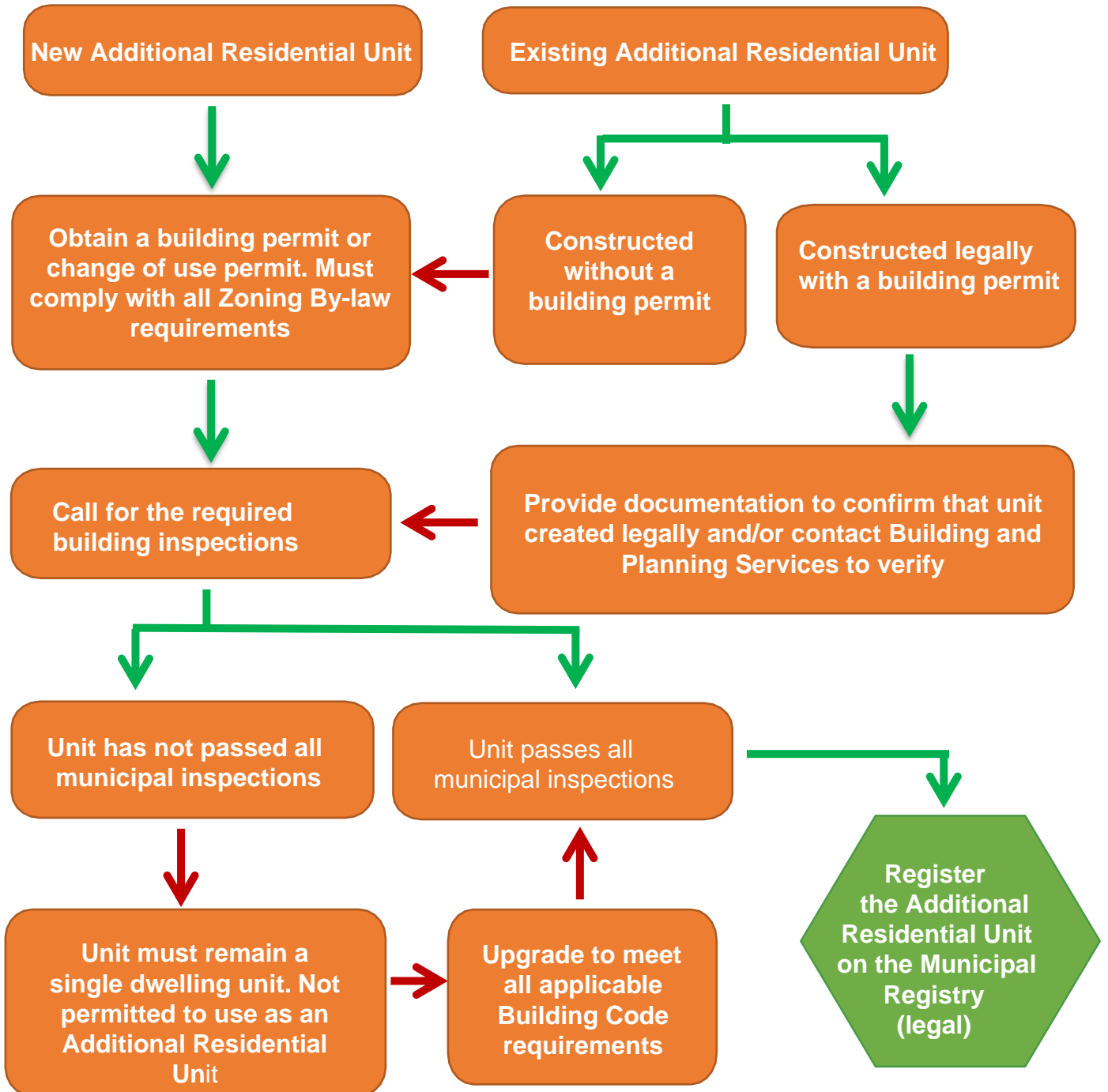
The Township of Springwater's Zoning By-law permits Additional Residential Units on properties that are zoned to permit a single detached dwelling, a semi-detached dwelling and townhouse dwellings. Additional Residential Units are permitted to be contained within the Primary Dwelling or within a Detached Accessory Building on the same lot as the Primary Dwelling, and subject to meeting all of the provisions outlined in the Township's Zoning By-law, which can be found in Section 11. Zoning By-law Appendix.

4. How Do I Make My Additional Residential Unit Legal?

For an Additional Residential Unit to be legal, it must be registered with the Township of Springwater. To register your unit, it must comply with the Township's Zoning By-law and the Ontario Building Code. See chart on next page.

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5. Process to Register Your Additional Residential Unit



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A building permit provides official permission from the Township to start construction of your Additional Residential Unit project. The issued Building Permit means the municipality has reviewed your project and is satisfied that the proposed work meets the requirements of the Ontario Building Code and other regulating documents such as the Zoning By-law.

It is important to ensure that minimum safety requirements are met to prevent an increased level of risk to the occupants of the building. Existing Additional Residential Units constructed without a permit will require a building permit and inspections to ensure the construction meets the requirements of the Building Code. This must happen prior to registering the Additional Residential Unit.

6. How Much Does It Cost?

Building permit fees are applicable and are based on the estimated value of the proposed work where repurposing existing space, **OR** by cost per square foot for newly constructed spaces. Please refer to the current Building Permits and Related Fees – Schedule C, for related fees. Development Charges are applicable for Additional Residential Units that do not meet the exemption rules provided in Section 12 of By-law 2018-045, as amended by By-law 2021-117.

7. How Can I Apply for A Building Permit?

To submit your application to Building Services, a completed [Building Permit Application](#) shall be accompanied submitted through the Township of Springwater [Web Portal](#) with other required support documents. The following forms and drawings are typically required to ensure that the proposed project complies with all relevant by-laws and regulations.

APPLICATION FORMS:

- a) [Building Permit Application](#) form, called Application for a Permit to Construct or Demolish [6 pages; signatures required on pages 2 & 6 (by owner/applicant) and page 3 (by designer)].
- b) [Septic Change of Use](#) **or** [Septic Application](#) form: If your dwelling is supported by a standalone septic system, a [Septic Change of Use Application](#) will need to be completed. If the proposed creation of an Additional Residential Unit results in any component of the septic system being undersized, a [Septic Application](#) form will need to be submitted, to replace part or all of your septic system, along with compensating construction.

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ARCHITECTURAL DRAWINGS:

- a) **Elevations** show the exterior walls of each side of the home and are typically identified by the direction the wall faces. (i.e., north, west, etc.). An Elevation drawing should include:
- Drawing scale or measurements
 - Extent of new and existing construction
 - Vertical and horizontal dimensions of walls, windows, and doors above grade
 - Grade level
 - Exterior cladding (e.g., siding materials)
 - Decks, stairs, porches, landings, handrails, guards, etc.
 - Roof shape, slope and finishing material
 - Exterior lighting
- b) **Floor Plans** are drawings illustrating the floor layout as viewed from above. One Floor Plan is required for each floor of the house to ensure that the safety of one unit does not impact that of another unit. Floor Plans should include:
- Use and dimensions of rooms and spaces (bathroom, kitchen, bedroom, etc.)
 - Extent of new construction, including new construction within existing building areas
 - Size, type and location of exterior and interior walls and partitions
 - All structural elements, including beams (wood, steel, etc.), columns, structural walls, etc.
 - Dimensions and location of all openings (doors and windows)
 - Location, dimensions, and direction of all stairs
 - Heating system details
 - Smoke and carbon monoxide alarm locations
 - Fire and sound separation construction details
 - Location of plumbing fixtures
 - Ductwork location, bulkheads and fire dampers or protection, existing and proposed
- c) **Other Support documents:**
- i. **Mechanical drawings** provide information about the heating capacity and calculations of the proposed furnace. A complete heat loss and duct design must be provided for new construction only, unless otherwise requested by Building Services.

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- ii. **Site Plan** is a drawing of the property identifying the location of all structures on the property, including their dimensions and distances to the property lines and other structures. A Site Plan should include:
 - Drawing scale
 - North arrow
 - Lot lines and dimensions
 - Existing and proposed construction and dimensions
 - Setbacks to Lot lines
 - Proposed changes to existing grade
 - Parking spaces including driveway dimensions (measured to lot line, not the street)
 - Entrances and pathways serving both dwelling units
 - Septic location *(as applicable)*
- i. **Proof of ownership of [Letter of authorization](#) from property owner.**
- ii. **Entrance Permit Application** will be required if you are adding a secondary entrance for access to the additional dwelling unit. If you are on a Municipal road you will need to submit an [Road Entrance Permit Application](#). If you are on a County of Simcoe or Provincial Highway, you will need to apply to the appropriate authority and include a copy of their approval with your application. *(If applicable)*
- iii. **Lot Grading Plan** including Tree Preservation, for building area. *(If applicable)*
- iv. **Nottawasaga Valley Conservation Authority (NVCA) approval.** *(If applicable)*

NOTE: Be sure to check with your builder or contractor to ensure there are no additional covenants or requirements (e.g. lot grade plans to be done by a specific engineer, inclusion of tree preservation areas, fencing, etc.) in the Subdivision Agreement that could negatively impact your permit submission.

Upon submission, Building Officials/Plans Examiners from Building Services will review your application. The examiner may request additional information or if is complete, be able to review and sign off on the project. Generally, this is done within 10 business days depending on volume of new submissions. When it has been determined that the project complies with the minimum requirements of the Ontario Building Code and all Applicable Law requirements (Planning, for example) are met, a permit can be issued, and construction may commence.

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During construction, you will need to request a series of building inspections (by Building Services Staff) as per the Inspections List on your Building Permit Card.

NOTE: Inspections requested by 3:00 pm on any business day can be booked for the following business day. Inspections requested after 3:00 pm will be booked for two business days later. Inspections can be requested as follows:

by email to: building@springwater.ca,

- online at: <https://forms.springwater.ca/Forms/BuildingInspectionRequest>
- by phone, please call: 705-728-4784 ext. 2017.
- Via online portal: <https://portal.springwater.ca/CityViewPortal> **Note:** A Portal Account is required for this option.

On the day of an inspection, a building inspector will inspect your project to ensure that it has been constructed in accordance with the Building Code and, is in general conformance with the approved plans reviewed by the Township of Springwater Plans Examiner. The inspector will ask you to fix items that do not meet the Building Code and may require that you book a re-inspection to ensure deficiencies have been corrected

Note: The Township does not conduct pre-purchase inspections. For a review of a property you may be interested in purchasing, please consult a registered design professional. However, if you have questions or concerns about a planned or existing Additional Residential Unit, you can contact Building Services.

8. Building Code Requirements

The Ontario Building Code provides two different scenarios that apply to your property, depending on when your home was constructed. Part 9 of the Building Code applies to new construction, including new Additional Residential Units. Part 9 also applies to an addition to your home that is intended to contain all or a portion of your Additional Residential Unit. If your home is greater than five years old, compliance alternatives in part 11 may be substituted for a requirement in part 9 of the Building Code.

The following tables outline some of the requirements of the Building Code related to Additional Residential Units, with relevant Part 11 alternatives. All relevant sections of the Building Code apply, and in the case of a discrepancy between the tables below and the original text of the Building Code, the Building Code shall govern.

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8.1 Minimum Room Size Requirements

Required Space	Minimum Area
Open Concept Bachelor Apartment	
Living, dining, kitchen and sleeping space	13.5 m ² (145.3 ft ²)
Other Partitioned Apartments	
Living room	13.5 m ² (145.3 ft ²)
Living room combined with a kitchen and dining area (not intended for more than two persons)	11.0 m ² (118.4 ft ²)
Dining area	7.0 m ² (75.4 ft ²)
Dining area if combined with one other space	3.25 m ² (34.9 ft ²)
Kitchen areas separate, or in combination	4.2 m ² (45.2 ft ²)
	3.7 m ² (39.8 ft ²) (Sleeping accommodations for not more than two persons)
Master bedroom (unit must contain one)	9.8 m ² (105.5 ft ²)
	8.8 m ² (94.7 ft ²) if built-in closet is provided
Other bedrooms	7.0 m ² (75.4 ft ²)
	6.0 m ² (64.6 ft ²) if built-in closet is provided
	4.2 m ² (45.2 ft ²) if bedroom is combined with any other space
Bathroom	Sufficient space to accommodate a toilet, sink, and bathtub or shower stall

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8.2 Minimum Required Ceiling Height

Rooms and Combined Spaces	New Builds and Houses Less than 5 Years Old	Houses More Than 5 Years Old
Living room	2.3 m (7'-7") over at least 75% of the required floor area with a clear height of 2.1 m (6'-11') at any point	Minimum 1950 mm (6'-5") over the required floor area or minimum room height, not less than 2030 mm (6'-8") over at least 50% of the required floor area
Living room combined with a kitchen and dining area		
Dining area	2.3 m (7'-7") over at least 75% of the required floor area with a clear height of 2.1 m (6'-11') at any point	
Dining area if combined with other spaces		
Kitchen	2.3 m (7'-7") over at least 75% of the required floor area with a clear height of 2.1 m (6'-11') at any point	
Master bedroom	Clear height of 2.1 m (6'-11") at any point	
Bedroom	Clear height of 2.1 m (6'-11") at any point	

8.3 Minimum Window Requirements for Natural Light

Location	New Builds and Houses Less than 5 Years Old	Houses More Than 5 Years Old
Laundry room, kitchen, and bathroom	Window not required	Window not required
Living and dining rooms	10% of floor area	5% of floor area
Bedrooms and other finished rooms	5% of floor area	5% of floor area (where not used for means of egress)

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8.4 Minimum Door Width Requirements

Door Location	Requirements
Entrance doors to dwelling	810 mm x 1980 mm (31.9 in x 77.9 in)
Stairs to floor level containing finished space	810 mm x 1980 mm (31.9 in x 77.9 in)
Utility rooms	810 mm x 1980 mm (31.9 in x 77.9 in)
Walk-in closets	610 mm x 1980 mm (24.0 in x 77.9 in)
Bedrooms and exterior balconies	760 mm x 1980 mm (29.9 in x 77.9 in)
Bathrooms	610 mm x 1980 mm (24.0 in x 77.9 in)

8.5 Smoke and Carbon Monoxide Alarms

Requirements	New Builds and Houses Less than 5 Years Old	Houses More Than 5 Years Old
<p>SMOKE ALARMS</p> <ul style="list-style-type: none"> Required to be contained within each unit, on every storey, in any hallway serving bedrooms, in every bedroom and in every shared means of egress and common area in the house 	<ul style="list-style-type: none"> Must be hardwired Must be interconnected within the suite Must have a visual signaling component (strobe light) 	<ul style="list-style-type: none"> May be battery-operated Existing may be acceptable but smoke alarms should be replaced every 10 years or as per manufacturer's instructions. Recommended upgrade at time of renovation or change of use

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Requirements	New Builds and Houses Less than 5 Years Old	Houses More Than 5 Years Old
<p>CARBON MONOXIDE ALARMS</p> <ul style="list-style-type: none"> • Must be installed adjacent to all sleeping areas where a fuel-burning appliance is installed and/or an attached or built-in garage • In the service room if the appliance is located in the service room, not the suite 	<ul style="list-style-type: none"> • Must be hardwired • Must be interconnected within the suite 	<ul style="list-style-type: none"> • May be battery-operated or plugged into an electrical outlet

8.6 Fire Separation and Sound Protection Between Units

Fire-Resistance Rating (FRR) – The time in minutes or hours that an assembly will withstand the passage of flame and the transmission of heat when exposed to fire.

Sound Transmission Class (STC) – Single number rating of the airborne sound attenuation of a building assembly separating two adjoining spaces, taking into account only the direct sound transmission path.

Apparent Sound Transmission Class (ASTC) – Single number rating of the airborne sound attenuation of building assemblies separating two adjoining spaces, taking into account both the direct and flanking sound transmission paths.

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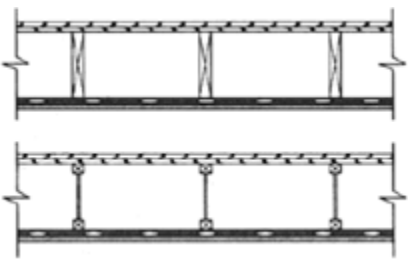
New Builds and Houses Less than 5 Years Old	Houses More Than 5 Years Old
<p>1. If both units have only one storey:</p> <ul style="list-style-type: none"> • <u>45 minute</u> fire separation required between units • <u>45 minute</u> fire rating required to protect supporting structure (columns, loadbearing walls, beams, etc.) • <u>1 hour</u> fire separation – service room or sprinkler protection <p>2. If either unit has more than one storey:</p> <ul style="list-style-type: none"> • <u>1 hour</u> fire separation required between the units • <u>1 hour</u> fire rating required to protect supporting structure (columns, loadbearing walls, beams, etc.) <p>3. Sound Transmission Classification of at least 50, or Apparent Sound Transmission rating of not less than 47</p>	<ul style="list-style-type: none"> • <u>30 minute</u> fire separation required between units • <u>30 minute</u> fire separation required to protect supporting structure (columns, loadbearing walls, beams, etc.) • <u>5 minute</u> horizontal where: smoke alarms installed in each unit and in common areas and interconnected • Waived where building is sprinklered • Existing floor/wall may be considered acceptable for protection of airborne noise • <u>30 minute</u> fire separation of service room or smoke alarms in each unit and common area and interconnected or service room sprinklered

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Common Floor and Wall Assemblies (Consult MMAH Supplementary Standard SB-3 for all tables and associated notes)

Floor Assembly:

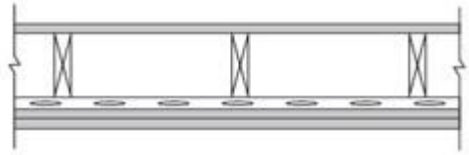
Assembly Number	Description ⁽²⁾⁽³⁾⁽⁴⁾	Fire Resistance Rating ⁽⁵⁾⁽⁶⁾⁽⁷⁾⁽⁸⁾	Typical Sound Transmission Class ⁽⁵⁾⁽⁶⁾⁽⁹⁾⁽¹⁰⁾	Typical Impact Insulation Class ⁽⁵⁾⁽⁹⁾⁽¹¹⁾
F10 ⁽¹³⁾	<ul style="list-style-type: none"> • One subfloor layer of 11 mm sanded plywood, or OSB or waferboard • One Subfloor layer of 15.5 mm plywood, or OSB or waferboard, or 17 mm tongue and groove lumber • On wood joists or wood I-joists spaced not more than 610 mm o.c. • With or without absorptive material in cavity • Resilient metal channels spaced 305 mm, 406 mm, or 610 mm o.c. • One layer of gypsum board on ceiling side 			
F10c	F10 with: <ul style="list-style-type: none"> • Absorptive material in cavity • Resilient metal channels spaced 406 mm o.c. • 15.9 mm Type X gypsum board 	30 min [45 min] ⁽¹⁷⁾	51	42
F10d	F10 with: <ul style="list-style-type: none"> • Absorptive material in cavity • Resilient metal channels spaced 610 mm o.c. • 15.9 mm Type X gypsum board 	30 min [45 min] ⁽¹⁵⁾	53	45
F10e	F10 with: <ul style="list-style-type: none"> • Wood I-joists spaced 406 mm o.c. • Absorptive material in cavity • Resilient metal channels spaced 406 mm o.c. • 15.9 mm Type X gypsum board 	1 hr ⁽¹⁹⁾	53 ⁽¹⁹⁾	44

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Assembly Number	Description ⁽²⁾⁽³⁾⁽⁴⁾	Fire Resistance Rating ⁽⁵⁾⁽⁶⁾⁽⁷⁾⁽⁸⁾	Typical Sound Transmission Class ⁽⁵⁾⁽⁶⁾⁽⁹⁾⁽¹⁰⁾	Typical Impact Insulation Class ⁽⁵⁾⁽⁹⁾⁽¹¹⁾
F10f ⁽²⁰⁾	F10 with: <ul style="list-style-type: none"> • Wood I-joists spaced 406 mm o.c. • Absorptive material in cavity • Resilient metal channels spaced 305 mm o.c. • 15.9 mm Type X gypsum board 	1 hr ⁽¹⁹⁾	52 ⁽¹⁹⁾	43


Wall Assembly:

W4	<ul style="list-style-type: none"> • 38 mm x 89 mm wood studs spaced 406 mm or 610 mm o.c. • 89 mm thick absorptive material⁽⁶⁾ • Resilient metal channels on one side spaced 406 mm or 610 mm o.c. • Two layers of gypsum board on resilient metal channel side • One layer of gypsum board on either side 			
W4a	W4 with: <ul style="list-style-type: none"> • Studs spaced 406 mm o.c. • 15.9 mm Type X gypsum board⁽⁷⁾ 	1 hr	1 hr [1.5 hr] ⁽⁸⁾	51
W4b	W4 with: <ul style="list-style-type: none"> • Studs spaced 610 mm o.c. • 15.9 mm Type X gypsum board⁽⁷⁾ 	1 hr	1 hr [1.5 hr] ⁽⁸⁾	54

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8.7 Heating and Ventilation

<p style="text-align: center;">New Builds and Houses Less than 5 Years Old</p>	<p style="text-align: center;">Houses More Than 5 Years Old</p>
<ul style="list-style-type: none"> • Primary and Additional Residential Units may share heating / cooling system provided a smoke detector is installed in the supply or return air duct that would turn off the fuel supply and electrical power to the heating system when activated • Dampers on ductwork may be required 	<ul style="list-style-type: none"> • Existing heating/cooling system may service both units provided a smoke detector is installed in the supply or return air duct that would turn off the fuel supply and electrical power to the heating system when activated • Dampers are not required
<div style="display: flex; align-items: center;">  <div style="margin-left: 20px;"> <p>A typical in-duct smoke detector</p> </div> </div>	

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8.8 Minimum Plumbing Facilities




Kitchen sink	<ul style="list-style-type: none">• Hot and cold-water supply required
Laundry facilities	<ul style="list-style-type: none">• Hot and cold-water connections required for washing machine• Laundry may be located in a common (fire separated) area of the building• Dryer exhaust must vent directly outdoors
Bathroom with lavatory, toilet, bathtub, or shower stall	<ul style="list-style-type: none">• Hot and cold-water supply required• Provisions shall be made for the future installation of grab bars around toilet and bath or shower area

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8.9 Egress Requirements

New Builds and Houses Less than 5 Years Old	Houses More Than 5 Years Old
<p>1. Dedicated Exit (not shared with other unit) without having to go up or down more than one floor</p> <p>2. Shared Exit with a fire resistance rating of 45 minutes (one storey units) or 1 hour (two storey unit) and must have second and separate means of egress</p> <p>Note: If the <u>exit door</u> from a unit is not at the same floor level as the bedroom, an egress window is also required that:</p> <ul style="list-style-type: none"> • Is openable from the inside without tools, • Provides an individual, unobstructed open portion having a minimum area of 0.35 m² (3.8 ft²) with no dimension less than 380 mm (15”) and does not require additional support to stay open, and • Except for basement windows, has a maximum sill height of 1 metre. 	<p>1. Dedicated Exit (not shared with other unit) with reasonable access to grade</p> <p>2. Shared Exit with a fire resistance rating of 30 minutes, with smoke alarms in both units and common areas that are interconnected, and if the bedroom is not at the same level, provides an egress window as listed for new houses</p> <p>Note: An egress window is not required where a door on the same floor level as the unit, provides direct and separate access to the exterior.</p> <div style="display: flex; align-items: center; justify-content: center;">  <div style="margin-left: 20px;"> <p>45 mm thick solid core door; 20 min fire protection rating required</p> </div> </div>

9. Electrical Safety and Inspections

The Electrical Safety Code, produced by Ontario’s Electrical Safety Authority (ESA), has further requirements for adding an Additional Residential Unit. You will need to get a separate Electrical Permit to do the electrical work in your unit, which will be inspected by the ESA.



**Electrical
Safety
Authority**

We recommend you hire a licensed electrical contractor to do the work. They can get the electrical permit and arrange inspections for you. For more information, contact the ESA at 1-877-ESA-SAFE or esasafe.com

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10. Contact Information

For information regarding Building Permit Applications, please contact the Building Services, available Monday through Friday, 8:30 am to 5:30 pm at 705-728-4784 Ext. 2017 or building@springwater.ca

For information regarding the Township's Zoning By-law requirements, please contact Planning, available Monday through Friday, 8:30 am to 5:30 pm at 705-728-4784 Ext. 2019 or planning@springwater.ca

For information regarding Development Charges, please contact Finance, available Monday through Friday, 8:30 am to 5:30 pm at 705-728-4784 Ext 2024 or finance@springwater.ca

11. Zoning By-law Appendix

“Additional Residential Unit” shall mean a separate and self-contained dwelling unit that is subordinate to the Primary Dwelling and located within the same building or within a Detached Accessory Building on the same lot as the Primary Dwelling.

“Primary Dwelling” shall mean the main dwelling unit to which Additional Residential Units may be subordinate.

Additional Residential Units shall be developed in accordance with the following provisions:

- a. Additional Residential Units shall be permitted on lands zoned to permit a single detached, semi-detached or townhouse dwelling, or located within a Detached Accessory Building on the same lot as the Primary Dwelling.
- b. A maximum of two Additional Residential Units shall be permitted on a lot—one within the same building as the Primary Dwelling and one located in a Detached Accessory Building to the Primary Dwelling.
- c. In accordance with the Off-Street Parking Requirements for residential use, two parking spaces per Additional Residential Unit are required to be provided and maintained on-site for the sole use of the occupant of an Additional Residential Unit and may include tandem parking spaces.
- d. Additional Residential Units shall be appropriately serviced and shall comply with all applicable health and safety standards, including but not limited to those set out in the Ontario Building Code and the Ontario Fire Code.

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- e. Additional Residential Units shall not be permitted on a lot that is used for a Bed and Breakfast or Group Home.
- f. Additional Residential Units shall not be permitted within the Residential Seasonal (RS) Zone.
- g. A separate entrance shall be required for Additional Residential Units, which shall be located on the rear or side of the Primary Dwelling; this does not limit the ability to utilize existing entrances on the front main wall of the Primary Dwelling.
- h. A home occupation shall not be permitted within an Additional Residential Unit.

Additional Residential Unit within a Primary Dwelling:

- a. An Additional Residential Unit within a Primary Dwelling shall not exceed 40% of the Gross Floor Area of the Primary Dwelling.
- b. Notwithstanding the above provision, if the proposed Additional Residential Unit is to be located in the lower half (basement) of the Primary Dwelling, the unit shall not exceed 50% of the Gross Floor Area of the Primary Dwelling.
- c. A separate entrance shall be required for the Additional Residential Unit and shall be located on the rear or side of the Primary Dwelling; this does not limit the ability to utilize existing entrances on the front main wall of the Primary Dwelling.
- d. All other provisions of the respective zones are complied with.

Additional Residential Unit within a Detached Accessory Building:

- a. An Additional Residential Unit within a Detached Accessory Building shall not exceed 40% of the total Gross Floor Area of the Primary Dwelling, to a maximum of the permitted accessory building floor area for the applicable zone or a maximum 115 m² (1,238 ft²), whichever is the lesser.
- b. The floor area calculation will include the Gross Floor Area of the Detached Accessory Building when utilized for an Additional Residential Unit and will include any parking areas.
- c. The maximum Building Height of an Additional Residential Unit contained within a Detached Accessory Building is two storeys and shall not exceed the height of the Primary Dwelling.
- d. The applicable setbacks for the Primary Dwelling within the applicable zone apply to an Additional Residential Unit contained within a Detached Accessory Building on a residential lot.

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- e. An Additional Residential Unit in a Detached Accessory Building may occupy a Yard other than a Front Yard or required Exterior Side Yard.
- f. Notwithstanding the above provision, in the Agricultural (A) and Residential Conversion (RC) Zones, an Additional Residential Unit contained within a Detached Accessory Building may be located in the Front Yard of the Primary Dwelling and the unit shall comply with the applicable Front Yard setback requirements for the Primary Dwelling.
- g. A minimum of 1.5 metres shall be provided between the Additional Residential Unit in a Detached Accessory Building on the same lot, and any other structures permitted on the lot.
- h. Crawlspace foundations are permitted in an Additional Residential Unit to be located in a Detached Accessory Building for the purpose of containing mechanical/utility equipment (heating, cooling, plumbing, electrical, etc.), provided the same does not allow for human habitation and that same foundation does not exceed 1.8 metres in total height. Crawlspace foundations are not included in the floor area of the Additional Residential Unit.
- i. All other provisions of the respective zones are complied with.
- j. Development Charges only apply to Additional Residential Units that do not meet the exemption rules.