APPENDIX C

Second Suite Permissions in Other Greater Golden Horseshoe Communities

	Newmarket	Clarington	Burlington	Guelph	Barrie	Pickering	Toronto	Ajax
Town-wide	Since 2003	Since 1997	2007 pending	Since 1995	No	Since 2004	Since 2000 (Metro Area)	Since 2003
Town-wide New	No	No	No	No	Since 2003	No	No	No
Development only								
Dwelling Type	Singles/Semis/Towns	Singles/Semis only	Singles only	Singles/Semis only	Singles only	Singles/Semis only	Singles/Semis only but must be at least 5 years old	Singles/Semis only
Min GFA	No	40m2 (431 sq ft)	42m2	32 m2 for second suite 32 m2 principal unit	No	No	No	25 m2
Max GFA	No but must be secondary in size to principal unit	No	100m2 Floor area of second suite shall not be in excess of 40% of total floor area	Not greater than 45% of total floor area Maximum 100m2 Maximum 2 bedrooms	No	100m2	No but must be secondary in size to principal unit	No but must be secondary in size to principal unit
Min Frontage	No	No	15 m	No	12m	No	No	No
Min Lot Area	No	No	No but 135m2 minimum rear yard amenity area	No	400m2	No	No	No
Parking	4 exterior spaces on property Front yard parking restrictions	1 space for second suite	1 space (in tandem not permitted) for second suite except for certain streets where 2 spaces(in tandem permitted) required for second suite	1 space (in tandem permitted) for second suite	4 internal/external spaces on property Double wide driveway including tandem parking	3 spaces on property	1 space per second suite and where 2 spaces required for property 1 space can be used for second suite	1 space for second suite
Servicing	Municipal Water/Sewer	Municipal Water/Sewer	Municipal Water/Sewer	Municipal Water/Sewer Dual Servicing permitted	Municipal Water/Sewer	Municipal Water/Sewer Not permitted in rural	Municipal Water/Sewer	Municipal Water/Sewer
External Appearance	No change to residential character of the dwelling unit or adverse impact on neighbourhood		Separate exterior entrance required except on front elevation where common vestibule only permitted	Preserve front façade Maintain single entity, ie. rear yards not to be divided	Separate entrance required		No addition or substantial alteration to exterior appearance of front or side of the dwelling facing street	
Registration	Mandatory	Mandatory	Proposed	Mandatory	Mandatory	Mandatory	Not required	Mandatory
Fee	\$500	\$100	Proposed	\$100	Min \$150, Max \$775	\$500	No	Building Permit Fee
Amnesty Period	Grandfathered registered units exempted from new registration by-law for period of 10 years	14 month grace period after by-law enacted 1 year from date of purchase 181 units now inspected and registered	Proposed by-law recommends fee and registration – 6 month amnesty period	5 year period without fee to encourage existing units to be legalized 75% or 650 units now inspected and registered	No 10% or 148 now inspects and registered	6 month reduced fee	No	No
Inspection of older existing second suites	Fire	Emergency Services	Fire	Fire Prevention Office	Fire for grandfathered only	Fire	Fire	Fire
Inspection of new second suites	Building	Building	Building	Building	Building	Building	Building	Building