

Collingwood Zoning By-law

- 4.39.9 Any internal display and sale of goods and materials accessory to the home occupation shall not be more than a maximum of 10 m² of the area used by the home occupation.
- 4.39.10 The home occupation shall be conducted within any part of the dwelling unit, or within a fully enclosed detached accessory building on the same lot as the dwelling unit, but may not be carried on in both at any given time.
- 4.39.11 A home occupation shall be a maximum of 25% of the gross floor area of the dwelling unit.
- 4.39.12 A home occupation conducted within a detached accessory building shall be a maximum of 20 m² of the floor area of the detached accessory building.

4.40 Accessory Apartments

Accessory Apartments (some provisions not applicable due to Bill 23)

- 4.40.1 An accessory apartment may be constructed on a lot in compliance with the following provisions.
- 4.40.2 An accessory dwelling unit shall only be constructed inside of a single detached or a semi-detached dwelling on a lot with a minimum lot frontage of 10.0 m on a public street.
- 4.40.3 The number of accessory apartments permitted inside of a single detached or semi-detached dwelling shall be a maximum of one (1).
- 4.40.4 An accessory apartment shall not be permitted where a second unit already exists on the lot.
- 4.40.5 The maximum floor area of an accessory apartment shall be 40% of the gross floor area of the single detached dwelling or semi-detached dwelling.
- 4.40.6 An accessory apartment shall have an independent and direct access to the exterior of the dwelling but may have a shared hallway with dwelling.
- 4.40.7 An accessory apartment shall only be permitted within a dwelling that is connected to both a municipal water supply and municipal sanitary sewer.
- 4.40.8 An accessory apartment may be permitted within a dwelling where a municipal water supply system and/or a municipal sanitary sewer are unavailable, provided that it can be demonstrated to the satisfaction of the Town that the applicable provisions of the Ontario Building Code are met.

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- 4.40.9 .An accessory apartment shall not cause the total number of dwelling units built on a lot to exceed the density limits set out on Schedule “C” of the Town’s Official Plan entitled Residential Density Plan, or as may be otherwise permitted.

Second Units (some provisions not applicable due to Bill 23)

- 4.40.10 .A second unit, such as coach house or a garden suite, may be constructed on a lot in compliance with the following provisions.
- 4.40.11 .A second unit shall only be constructed inside of a detached accessory building on a lot with a minimum lot frontage of 15.0 m on a public street and a minimum lot area of 550 m²
- 4.40.12 .The number of second units permitted in association with a single detached dwelling shall be a maximum of one (1).
- 4.40.13 .A second unit shall not be permitted where an accessory apartment already exists on the lot.
- 4.40.14 .A second unit shall range in size from a minimum gross floor area of 35 m² to a maximum of 75 m² but shall not exceed 40% of the gross floor area of the single detached dwelling nor any other applicable lot coverage provisions for single detached dwelling and detached accessory buildings.
- 4.40.15 .A second unit shall have an independent and direct access to the exterior of the accessory building but may have a shared hallway with the accessory building.
- 4.40.16 .The entrance for a second unit and any associated encroachments shall not be located adjacent to any yard that is less than 4.0 m.
- 4.40.17 .A minimum 1.2 m unobstructed hard surfaced walkway shall be provided from required parking to the entrance to the second unit.
- 4.40.18 .A second unit shall only be permitted where the associated dwelling is connected to both a municipal water supply and a municipal sanitary sewer.
- 4.40.19 .A second unit may be permitted where a municipal water supply system and/or a municipal sanitary sewer are unavailable, provided that it can be demonstrated to the satisfaction of the Town that the applicable provisions of the Ontario Building Code are met.
- 4.40.20 .A second unit shall not cause the total number of dwelling units built on a lot to exceed the density limits set out on Schedule “C” of the Town’s Official Plan entitled Residential Density Plan, or as may be otherwise permitted.