

Table 1 – Benchmarking for selected ARU Development Standards

Municipalities	Caledon (Proposed)	Guelph	Kitchener	Milton	Mississauga	North Grenville	Richmond Hill
Maximum Number of ARUs	3	3	3	Urban: 3, Rural: 1-3	2	2	3
Minimum Landscaped Area for a Lot containing a <i>Detached</i> ARU	50% of the rear yard	–	20% (front yard) 30% (rear yard)	Urban: 25% - 35%	–	–	50%
Maximum Number of Detached ARU	1	2	–	1	1	–	1
Maximum Floor Area of Detached ARU	Urban: 80 m ² , but not greater than ground floor area of main dwelling Rural: 110m ² , but not greater than ground floor area of main dwelling	No more than 30% of the yard or 45% of primary dwelling unit	80 m ²	Urban: 110 m ² , and not more than 10% of the floor area of principal dwelling Rural: 145 m ² , and not more than 50% of the floor area of principal dwelling	55 m ² - 10% of lot area, up to maximum 100 m ²	–	80.0 m ²
Maximum Building Height of a Detached ARU	Urban: 4.5 m Rural: No taller than the height of the main dwelling, or the existing zone, whichever is less	5.0 m - 6.1 m, Shall not exceed the overall heights of the primary dwelling unit	3 m - 6.0 m	Urban: 3.5 m - 4.3 m Rural: 6.0 m - 7.0 m	3.0 m - 6.8 m; 2 storeys; cannot be greater than the height of primary dwelling	4.5 m - 6 m, shall not exceed the maximum height of primary dwelling on the property	2 storeys, 6.0 m (main wall), 7.5 m (highest point on roof)
Minimum Building Separation between Main Dwelling and Detached ARU	3.0 m	3.0 m	5.0 m	Urban: 3.5 m	–	If Located in Rear Yard: 2.4 m	–
Minimum Interior Side Yard	Urban: 1.2 m Rural: 3.0 m	0.6 m - 1.5 m	0.6 m	Urban: 1.2 m, Rural: 6.0 m -7.5 m	0.6 m - 1.8 m	1.2 m	1.2 m
Minimum Exterior Side Yard	Existing zone requirement applies	–	4.5 m - 6.0 m	Urban: Zone Standard Applies Rural Areas: 6.0 m - 24.0 m	2.5 m - 4.5 m	6 m - 20 m	Setback of the principal dwelling
Minimum Rear Side Yard	Urban: 1.2 m Rural: 4.5 m	7.5 m or 20% of lot depth, whichever is less; 10 m	0.6 m	Urban: 1.5 m, Rural: 10.5 m – 15.0 m	1.8 m	1.2 m	1.2 m

Table 2 – Benchmarking for ARU Parking Requirements

Municipalities	Caledon (Proposed)	Guelph	Kitchener	Milton	Mississauga	North Grenville	Richmond Hill	Orangeville	Mississippi Mills	Orillia	North Bay	Collingwood	Stouffville
Minimum Required Parking Spaces, per ARU	1, except none for first ARU within 400 m of a transit station or stop	1-2, except none for first ARU	0.3 / dwelling unit - 0.6 / dwelling unit	1	–	1	0-1	1	1	1	0.5	1	1

Table 3 – Benchmarking for Multiplex Development Standards

Municipality	Caledon	Guelph	Hamilton	Kitchener	Milton	Mississauga
Minimum Lot Area	2 Dwelling Units: 295 sqm 3 or 4 Dwelling Units: 495 sqm	275 sqm - 460 sqm	300 sqm - 630 sqm	495 sqm	–	Interior Lot: 295 sqm Corner Lot: 415 sqm
Minimum Lot Frontage	Interior Lot: 9.75 m Corner Lot: 13.5 m 3 or 4 Dwelling Units: 19 m	9 m - 15 m	–	19.0 m - 30.0 m	30.0 m	Interior Lot: 9.75 m Corner Lot: 13.5 m
Maximum Number of Dwelling Units	4	4	–	4	–	–
Minimum Backyard Amenity Area	N/A	–	Not permitted in the side yard or on roof-top of dwelling	–	–	–
Maximum Building Area	45% - 50%	–	35% - 40%	FSR: 0.6 - 4.0	–	Permitted to increase up to an additional 10% from base zone requirement
Maximum Building Height	Flat Roof: 8.1 m Sloped Roof: 10.6 m	3 storeys	10.5 m	11.0 m - 25.0 m	12.5 m - 16.5 m	Flat Roof: 8.1 m Sloped Roof: 10.6 m
Maximum Driveway Setbacks	0.6 m	–	–	2.6 m - 3.0 m wide	–	3.0 m - 8.5 m wide (dependent on size of lot frontage)
Parking Area	1 space per dwelling unit	3 spaces for 4 units	–	Up to 3 requires parking spaces may be tandem parking spaces	–	–
Minimum Landscape Area	20%	0.5 m (35% of total lot area)	30%-40%	20%	30% - 35%	–
Minimum Front Yard	To Front Wall of Garage: 5.6 m To Front Wall of Main Building: 4.5 m	6.0 m – 10.0 m	4.0 m	3.0 m - 4.5 m	4.0 m	6.0 m
Minimum Interior Side Yard	1.2 m	0.6 m - 1.5 m	1.2 m, and a minimum aggregate of 3.5 m; 2 m	3.0 m - 4.5 m	3.0 m - 6.0 m	1.2 m
Minimum Exterior Side Yard	4.5 m	4.5 m - 10 m	3.0 m	3.0 m - 4.5 m	2.0 m - 4.0 m	4.5 m
Minimum Rear Yard	7.5 m	7.5 m or 20% of lot depth, whichever is less	7.5 m	7.5 m	7.5 m	7.5 m