

Applicable Fees for Accessory Units

Scenario	Applicability of EDC's
Adding an accessory unit within the footprint of a proposed new dwelling (ex. basement, above garage, attached to, etc.)	EDCs are applicable for each unit.
Adding an accessory unit within the footprint of an existing dwelling (basement, attached to, etc.)	EDCs not applicable as long as total Gross Floor Area (GFA) of proposed accessory unit or units is not larger than the GFA of existing dwelling, and number of exempt units not exceeded.
Adding an accessory unit that will exceed footprint of existing dwelling unit	EDCs are applicable for each unit.
Adding an accessory unit in a proposed new detached garage	EDCs are applicable for each unit.
Adding an accessory unit in a proposed new attached garage to an existing dwelling	EDCs not applicable as long as total GFA of proposed accessory unit or units is not larger than the GFA of existing dwelling, and number of exempt units not exceeded.
Adding an accessory unit in an existing attached garage to an existing dwelling	EDCs not applicable as long as total GFA of proposed accessory unit or units is not larger than the GFA of existing dwelling, and number of exempt units not exceeded.
Adding an accessory unit in an existing detached garage	EDCs are applicable for each unit.
A secondary modular dwelling for seasonal farm workers	EDCs are applicable as long as modular dwelling has kitchen and washroom facilities included for the exclusive use of the occupant of the modular dwelling.
Supportive Housing containing multiple units with a common kitchen facility	EDCs are applicable based on number of kitchen facilities. With a single common kitchen facility, this would constitute one dwelling unit and therefore would be subject to one EDC.
Supportive Housing containing multiple units containing separate washroom and kitchen facilities for exclusive use of the person(s) living in the unit	EDCs are applicable for each unit.

As a general rule, an addition to an existing dwelling that will contain an accessory dwelling unit **will not be** subject to EDCs provided,

1. addition is attached to the existing dwelling rather than free standing;
2. total size (i.e. in case of 2 ADUs, combined GFA) not greater than existing dwelling and the size limitations are met;
3. regardless if the addition is horizontal or vertical, (i.e. adding a second or third floor).;
4. number of exempt units not exceeded. (see chart below)

Number of Additional Dwelling Units Subject to Exemption by Unit Type and Subject to Size Restrictions

Detached	Maximum units 2. Total GFA of unit or units is less than GFA of original dwelling
Semi-detached, Townhouse & Apartment	Maximum units 1. Total GFA of unit is less than GFA of original dwelling

NOTE: If building permit is applied for the first ADU, and it meets the above noted criteria, the ADU will be exempt. However, if a second ADU is applied for, and the total GFA of the two units combined is larger than the main dwelling, EDC will be eligible. If Building Permits for both ADUs are applied at the same time, the total GFA of the combined units shall be less than the main dwelling to be eligible for exemption.

"Dwelling unit" means a room or suite of rooms used, or designed or intended for use by one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such person or persons, and shall include, but is not limited to, a dwelling unit or units in an apartment, group home, mobile home, duplex, triplex, semi-detached dwelling, single detached dwelling, stacked townhouse and townhouse.

"Existing" means Occupancy Permit has been provided and the dwelling is habitable.

"Exempt" refers to number of units where EDCs are not charged; exceeding that number, EDCs are charged

"SF" means Single Family Detached dwelling

"SD" means Semi-detached dwelling

"TH" means Townhouse attached dwelling

"APT" means Apartment dwelling