

FREQUENTLY ASKED QUESTIONS

Q: What is an Accessory Dwelling Unit (ADU)?

A: An Accessory Dwelling Unit, referred to as an ADU, is an attached or detached residential unit that is entirely independent from the main dwelling. This may include tiny houses, garden suites, basement suites, granny suites, or mobile homes.

Q: Am I permitted an ADU on my property?

A: ADUs are only permitted in the following Zones: A, R-1, R-2, R-3, R-4, R-5, R-6, R-7, MU-1, MU-3, MU-4, C-2. To find your zone, please use our Zoning By-law map on our website, or call us anytime at 519-669-1647 or 1-877-969-0094.

Q: How many ADUs are permitted on my property?

A: Up to two (2) ADU's are permitted in all permitted zones. Only one (1) ADU may be detached from the primary dwelling unit. In A and R-1 zones, Accessory Buildings and a detached ADU do not share the same maximum building coverage that are shared in all other zones.

Q: How long will the process take?

A: The zoning compliance review can take up to four weeks, although usually less, after which the Zoning Compliance Certificate may be issued. The initial building permit review may take up to 15 business days, depending on the proposal and existing building type.

Q: How much will it cost?

A: Although costs can vary significantly, the average cost to build an ADU ranges from \$100 to \$300 or more per square foot, whether it's attached, detached, or a conversion, in addition to the Township fees.

Q: How do I apply/what do I need to apply?

A: There are two major steps when applying for an ADU: Obtaining the Zoning Compliance Certificate through Planning staff and applying for a Building Permit for construction. To begin the application process, follow the steps in this information package and submit initial drawings and plans to the Township alongside the completed ADU Zoning Compliance Certificate Application also found in this package.

Q: Can I build an ADU above an accessory building?

A: In Agricultural Zones (A) and in Residential 1 Zones (R-1) only, an ADU is permitted above an Accessory Building. However, additional provisions apply, including increased height permissions, and additional setback requirements from property lines.

Q: Where can I place the entrance to my ADU?

A: The entrance may be located in most areas. It is preferred that it be in the backyard as side yards must have enough space for walkways, landings, and must not encroach into protected swales. A side yard should have 1.2 metres (4 ft) to accommodate an at grade entrance, and more for a below grade entrance.
