

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 am I permitted on my property?

A: Up to two (2) ADU's are permitted in all zones. Only one (1) ADU may be detached from the primary dwelling unit. In A and R-1 zones, an Accessory building is permitted in addition to the maximum building size of the ADU, but not in other zones.

Q: How long will the process take?

A: The zoning compliance review can take up to six weeks, 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 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 accessory building and an ADU?

A: In Agricultural Zones (A) and In Residential 1 Zones (R-1), a single detached accessory building is permitted and can have a maximum total size of 112 square metres over and above a permitted Accessory Dwelling Unit (ADU).

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

A: The entrance may be located anywhere. 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, which may not always be possible. A side yard should have 5 ft to accommodate an at grade entrance, and more for a below grade entrance.
