

Additional Dwelling Units

What is an ADU?

An Additional Dwelling Unit is a self-contained dwelling unit with a private kitchen, bathroom facilities and sleeping areas. It can be located in your house or on your property, above a garage or in a coach house.

ADUs may be newly constructed or created from converting an accessory building, like your garage.

The illustration shows the different ways to include these types of dwellings on your property.



ADU Checklist

Here is a checklist summarizing the important things to consider when adding a second unit to your house:

Building Code Requirements

- Age of your House
- Location of Your Second Unit
- Room Size and Floor Area
- Ceiling Heights
- Windows (egress, size & location)
- Sound Transmission
- Plumbing
- Heating and Ventilation
- Electrical Facilities and Lighting
- Fire Safety
- Smoke Alarms
- Carbon Monoxide (CO) Alarms
- Exits

Municipal Zoning and Other By-Laws

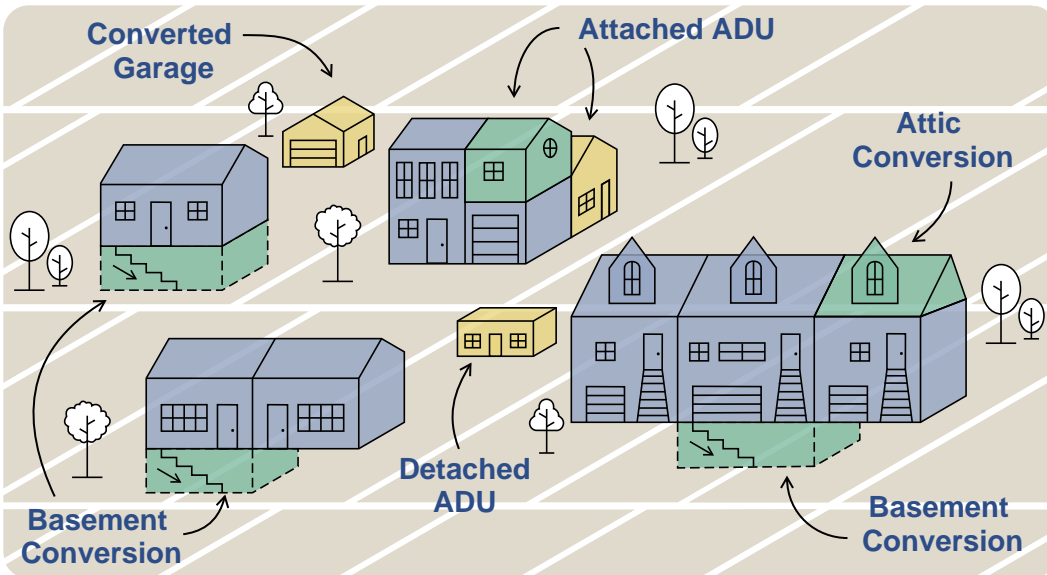
- Zoning Standards
- Parking
- Building Permit
- Inspections

Getting a Building Permit

The homeowner or their agent can apply for one at your local building department. You will need to submit:

- A completed application form and supporting documents
- Construction drawings
- Payment of the building permit fee

For information on how to apply for a building permit, including application steps and fees, please visit the Township's website.



Ontario Building Code Considerations

All Additional Dwelling Units (ADUs) must comply with the Ontario Building Code and require a Building Permit before construction begins.

The Ontario Building Code sets minimum standards for building design and construction to ensure health, safety, and fire protection for residents and the community.

A licensed designer (BCIN), architect, or qualified contractor can help guide you through the design and permit application process.

Municipal and Zoning Considerations

All ADUs, whether attached or detached, must comply with the Township's Zoning By-law.

The Zoning Bylaw states exactly how land can be used and where buildings can be located.

The Bylaw permits up to 3 dwelling units on many residential lots subject to requirements such as:

- minimum lot size (area and width)
- minimum number of parking spaces
- minimum building setbacks
- maximum lot coverage
- maximum area/footprint of the ADU
- maximum building height

Don't Forget Your Building Permit!

For any questions regarding permit requirements, or if you are unsure if a permit is required for your construction project please visit, or contact us.



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