

For more information:

**Building Code and
Permit Submissions:**

Building Division
building@orangeville.ca
519-941-0440 x 2228

Zoning Requirements:

Planning Division
planning@orangeville.ca
519-941-0440 x 2228
orangeville.ca/planning

Fire Code Requirements:

Orangeville Fire Services
519-941-3083

Please note that while this guide has been updated to reflect changes to land use planning rules introduced under the provincial More Homes Built Faster Act, 2022. Where there are any conflicts between the Planning Act and the Town's Zoning By-law regarding requirements for additional residential units, the regulations of the Planning Act prevail to the extent of the conflict.

Residents should contact Town staff for confirmation about ARU requirements, and/or to verify whether an existing ARU has been established in compliance with By-law and code requirements.



Town of Orangeville Planning Division

Guide to Additional Residential Units



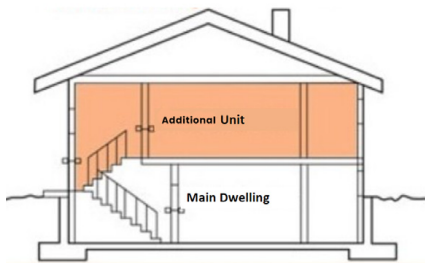
Zoning By-law requirements

An Additional Residential Unit (ARU) is an independent, self contained dwelling unit that has its own kitchen, bathroom facilities, and sleeping areas and is in addition to a primary residential unit on a residential lot containing a single detached house, semi-detached house, linked dwelling or townhouse.

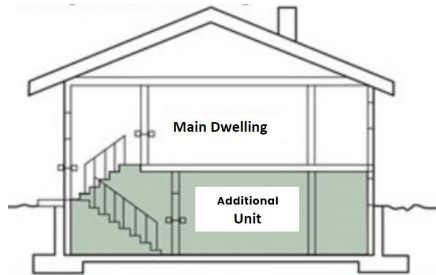
Fully serviced residential lots may have up to three dwelling units, which can be a combination of:

- Main dwelling + 1 ARU within the main dwelling (total of 2 units)
- Main dwelling + 2 ARUs within the main dwelling (total of 3 units)
- Main dwelling + 1 ARU in a detached accessory building (total of 2 units)
- Main dwelling + 1 ARU within the main dwelling + 1 ARU in a detached accessory building (total of 3 units)

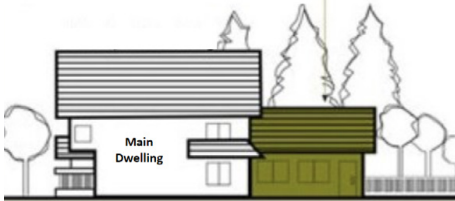
Additional Unit on Upper Storey within Main Dwelling



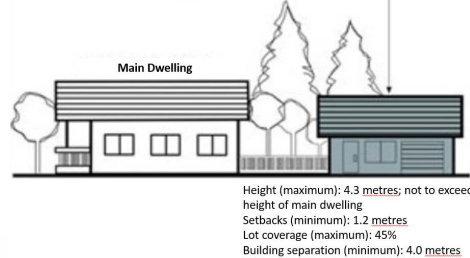
Additional Unit as a basement apartment within Main Dwelling



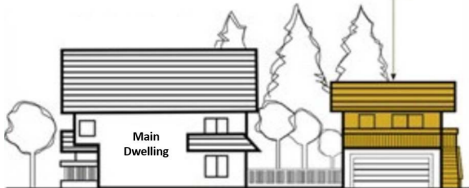
Additional Unit attached to Main Dwelling



Detached Additional Residential Unit

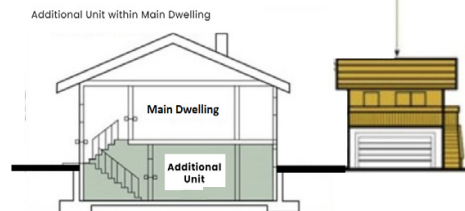


Additional Residential Unit above Detached Garage



Height (maximum): 6.1 metres; not to exceed height of main dwelling
Setbacks (minimum): 1.5 metres;
3.0 metres where second floor window overlooks adjacent residential lot.
Lot coverage (maximum): 45%
Building separation (minimum): 4.0 metres

Additional Unit within detached Additional Structure (above a garage or occupying entire structure)



- A minimum 1.2 metre wide unobstructed pedestrian access shall be provided from the nearest street or lane to the entrance of the unit.
- A maximum of two (2) bedrooms are permitted in ARUs.
- A minimum of one (1) additional parking space must be provided for each ARU, in addition to the minimum parking required for the dwelling located on the same lot. These can be provided in a garage, carport and/or a driveway.
- The minimum width required for a parking space associated with an ARU is 2.6 metres. All spaces must be 5.5 metres in length, free of any obstructions, and remain available for vehicle parking year-round.
- There is a maximum driveway width restriction, which depends on the width of the property. This may impact the ability to provide the minimum number of spaces required.
- Roadways and other public parking areas cannot be relied upon to accommodate private resident parking needs.
- Detached ARUs have specific height, setback, lot coverage and building separation requirements, referenced in the images above.
- Decks above 1.2 metres in height are not permitted in interior or exterior side yards.
- If any regulations of the Zoning By-law cannot be met, please contact the Planning Division.

Things to Consider

Additional Residential Units within residential dwellings provide rental units and affordable housing options. They also help with home ownership affordability.

In addition to meeting Zoning regulations, ARU's must comply with the Ontario Building Code, the Ontario Fire Code, and Conservation Authority regulations. A Building Permit is required. There are Building Code requirements for:

- Minimum floor area sizes
- Window openings, doorway widths and ceiling heights
- Fire protection and separation
- Heating and ventilation
- Plumbing facilities
- Unit access and egress

All Additional Residential Units must be connected to municipal water and sanitary services through the main dwelling, which is especially important for ARUs in detached buildings.