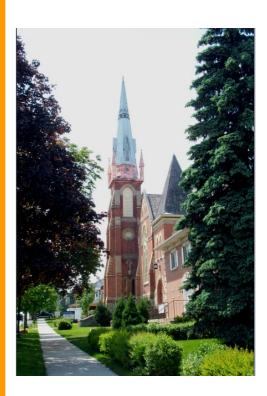
#### **Minor Variances**

If a minor variance is required:

- The application fee is \$800.
- It is approximately a 2 month process
- It is a public process.
- There is no guarantee of approvals



This pamphlet is intended to provide preliminary information only.
Processes may vary.
For more information, please see www.orangeville.ca





## **Planning Division**

#### **Contact:**

**Phone:** 519-941-0440 Ext. 2228

Fax: 519-941-5303

Email: planning@orangeville.ca

**Address:** 87 Broadway, Orangeville, ON, L9W 1K1



## Guide to Accessory Apartments



### In This Guide...

- Things to Consider
- People to Contact
- Zoning By-law requirements

## **Things to Consider**

- An accessory or secondary apartment is a separate dwelling unit in an existing home.
- They are permitted in all single detached and semi– detached dwellings subject to the zoning regulations.
- They provide rental units and affordable housing.
- In addition to the zoning regulations, they must comply with the Ontario Building Code, the Ontario Fire Code.



# **People to Contact**

**Planning Division** 

planning@orangeville.ca 519-941-0440 x 2228

Zoning By-law Requirements

**Building Division** 

519-941-0440 x 2228

**Building Code Requirements** 

**Fire Department** 

dvanalstine@orangeville.ca 519-941-3083 x 6530

Fire Code Requirements

Find more information www.orangeville.ca

## **Zoning By-law 22-90**

- A new entrance cannot be created in the front wall of the home.
- A total of three (3) parking spaces must be provided for the principal and accessory units. These can be provided in a garage, carport and/or a driveway and must be fully located on private property.
- A parking space is at least 2.7m (8.8ft) wide by 5.5m (18ft) long.
- There is a maximum driveway width and it is based on the width of the property. This may impact the ability to meet the required parking spaces on the property.
- If the requirements of the Zoning By-law cannot be met, a minor variance will be required.