



ACCESSORY DWELLING UNITS EXPLAINED

“Accessory Dwelling Unit (ADU)” is a separate dwelling unit that is located within the structure of a detached or semi-detached dwelling unit and which is clearly subordinate or incidental to the principal dwelling.

“Dwelling Unit” is a room or group of rooms to be used by one family that functions as a single independent housekeeping unit in which cooking facilities, living quarters and sanitary facilities are provided for the exclusive use of those residing within the unit only, and with a private entrance from outside the building or from a common hallway or stairway inside.

RULES FOR ADU’S:

- Accessory Dwelling Units must be registered. See the Building Division and Legislative Services for additional information on this process. building@newmarket.ca or call 905-953-5300 ext.2400 for ADU information contact. adu@newmarket.ca or call 905-895-5793
- Accessory Dwelling Units are only permitted in detached and semi-detached dwellings. They are NOT permitted in accessory buildings or detached garages.
- Accessory Dwelling Units are NOT permitted in the Environmental Protection Open Space (OS-EP) Zone or within the Floodplain and Other Natural Hazards (FP-NH) Zone as determined by the Lake Simcoe Region Conservation Authority.

ZONING REQUIREMENTS:

- The primary dwelling unit must be serviced by full municipal water and sewer services.
- Adding the ADU cannot change the external appearance of the front façade of the dwelling or any other façade facing a street.
- Four (4) parking spaces must be provided.
- Each parking space must be approximately 2.6m by 5m.
- Parking spaces must be on the driveway.
- Parking area in a garage does not count.

CONTACT the Planning Division for additional information
planning@newmarket.ca
905-953-5300 Ext. 2450

This summary is prepared for information purposes and convenience only. For accurate reference, Zoning By-law 2010-40 as amended should be consulted. Some properties in Newmarket are subject to different Zoning By-laws, confirmation can be obtained from the Planning Division.