



ADDITIONAL RESIDENTIAL UNITS

What is an Additional Residential Units (ARUs).

“Additional Residential Unit (ARU)” 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” Means living accommodation for a person or persons living together as a single housekeeping unit, in which both food preparation and sanitary facilities are provided for the exclusive use of the occupants of the unit.

Up to 3 units are allowed on a property which could be in the form of a primary unit with two additional residential units (ARUs) or 1 primary unit with 1 ARU and 1 detached ARU (ie: garden suite) subject to the following conditions:

ZONING REQUIREMENTS

- Adding the ARU cannot change the external appearance of the front façade of the dwelling or any other façade facing a street.
- The requirement is 2 parking spaces for the main dwelling and 1 additional parking space for each additional residential unit.
- Each parking space must be a minimum of 2.6m by 5m.
- Parking spaces must be provided exterior to any garages or covered structures (i.e. carport)
- The Municipal boulevard is not recognized as a legal parking space.
- The primary dwelling unit must be serviced by full municipal water and sewer services.

RULES FOR ARUs

- A Building Permit is required in order to begin any Additional Residential Unit building.permits@newmarket.ca.
- Additional Residential Units must be registered. See Legislative Services for additional information on this process. For ARU information call 905-895-5793
- Accessory Residential Units are permitted in detached, semi-detached and townhouse dwellings. They are NOT permitted in accessory buildings or garages.
- Additional Residential 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 (LSRCA). Please contact LSRCA directly for further assistance to determine if your property falls within a regulated area.

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.