

Constructing an Accessory Apartment in an Existing House

An accessory apartment is permitted within any single detached dwelling or semi-detached dwelling located in a R1, R2, R5, OSR-A, OS-ORM, AG-A, AG-B or AG-ORM Zone, except in the geographical area identified as Schedule “H” (see attached) in the City of Oshawa Zoning By-law No. 60-94.

If your property is **not** located in the restricted area, the following zoning criteria must be met;

- That main dwelling is a permitted use in the zone in which it is located;
- The maximum number of accessory apartments permitted on a lot is one (1); and
- A minimum lot frontage of 11 metres shall be provided.

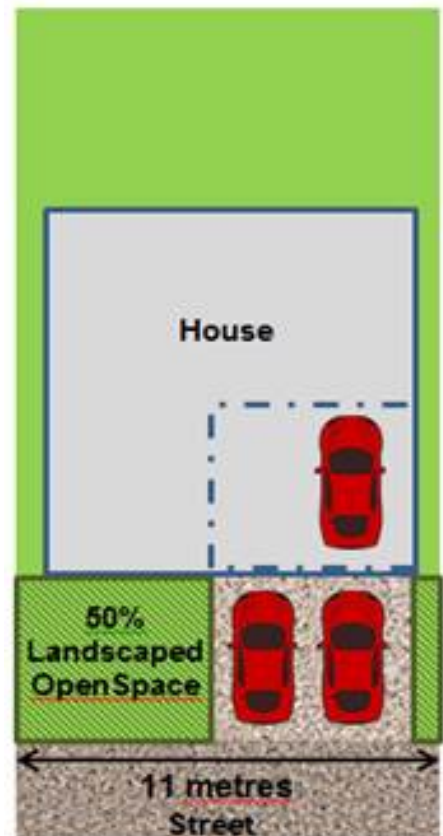
To determine how your property is zoned, please click the link to our mapping system <https://www.oshawa.ca/residents/maps.asp>. Input the address and then click on the property to determine the zone category. Using the measuring tool, measure the lot frontage to determine if the property meets the minimum required 11.0 m lot frontage

How Many Parking Spaces are required?

One (1) additional parking space is required for an accessory apartment, in addition to the minimum parking requirements (2 spaces) for the existing single detached dwelling or semi-detached dwelling. In total, three (3) parking spaces are required.

Each parking space must be a minimum 2.75 m x 5.75 m in size. 2 of the 3 parking spaces must have direct access to the street at all times. A typical scenario would be 2 cars parked side by side in a driveway, and a third space located along the side of the building or in an attached garage.

Where 2 spaces are provided side by side on an 11 metre lot, the owner should be able to maintain 50% of the front yard as landscaped open space.



Access Permits

The new parking space for the Accessory Apartment must be directly accessible to the street. Often, this requires the a curb cut which has to be approved by the City of Oshawa for City streets or the Regional Municipality of Durham for Regional roads. Please contact Service Oshawa at service@oshawa.ca regarding Access Permits for city streets and contact the Regional Municipality of Durham at <https://www.durham.ca/en/living-here/regional-road-maintenance.aspx#Driveway-entrances> for curb cuts for regional roads.

Building Code Requirements

The Ministry of Municipal Affairs and Housing has prepared a guide called Adding a Second Unit in an Existing House. This guide is a reference tool; however, we recommend that you contact a qualified designer to assist you with the required building permit drawings to ensure that your accessory apartment complies with the Ontario Building Code requirements. Please see the link to the Ministries website <https://www.ontario.ca/page/housing-innovation>

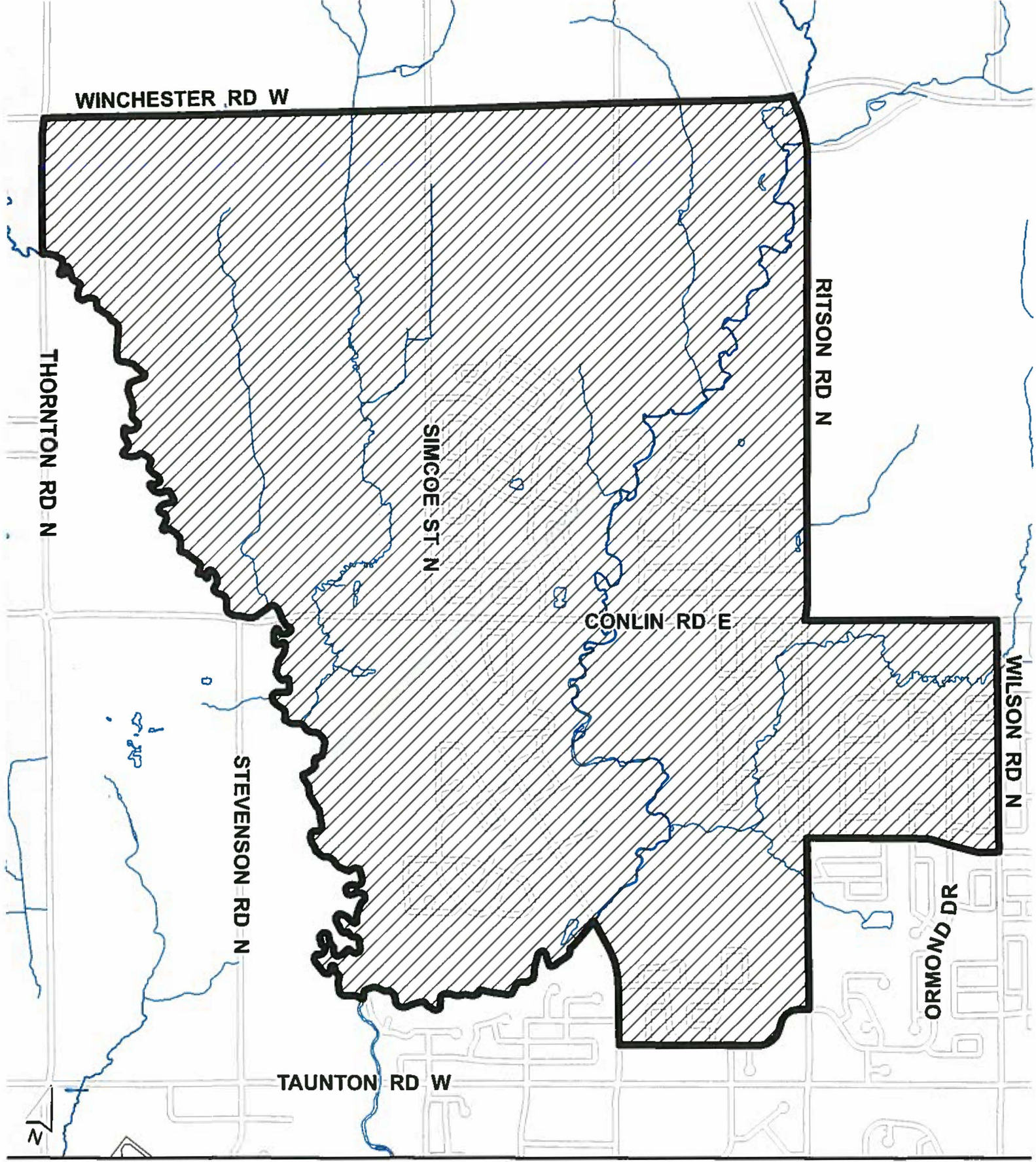
A building permit is required to construct an accessory apartment. Here is a link <https://www.oshawa.ca/residents/building-and-renovating.asp> to the Building Services webpage for information on how to apply for a building permit.

Central Lake Ontario Conservation Authority (CLOCA)

Your property may be located within Central Lake Ontario Conservation Authority (CLOCA) regulated lands. Here is the link to the CLOCA website <https://www.cloca.com/inquiries-permits> to determine if your property is located within their controlled areas.

Ministry of Transportation (MTO)

Your property may be located within the Ministry of Transportation (MTO) Highway Corridor controlled area. Here is the link to the MTO website <https://www.hcms.mto.gov.on.ca/PermitsControlledArea> to determine if your property is located within their controlled areas.



Legend:



Area subject to Article 5.12.5 of this By-law

Schedule H

Accessory Apartments
Restricted Area