



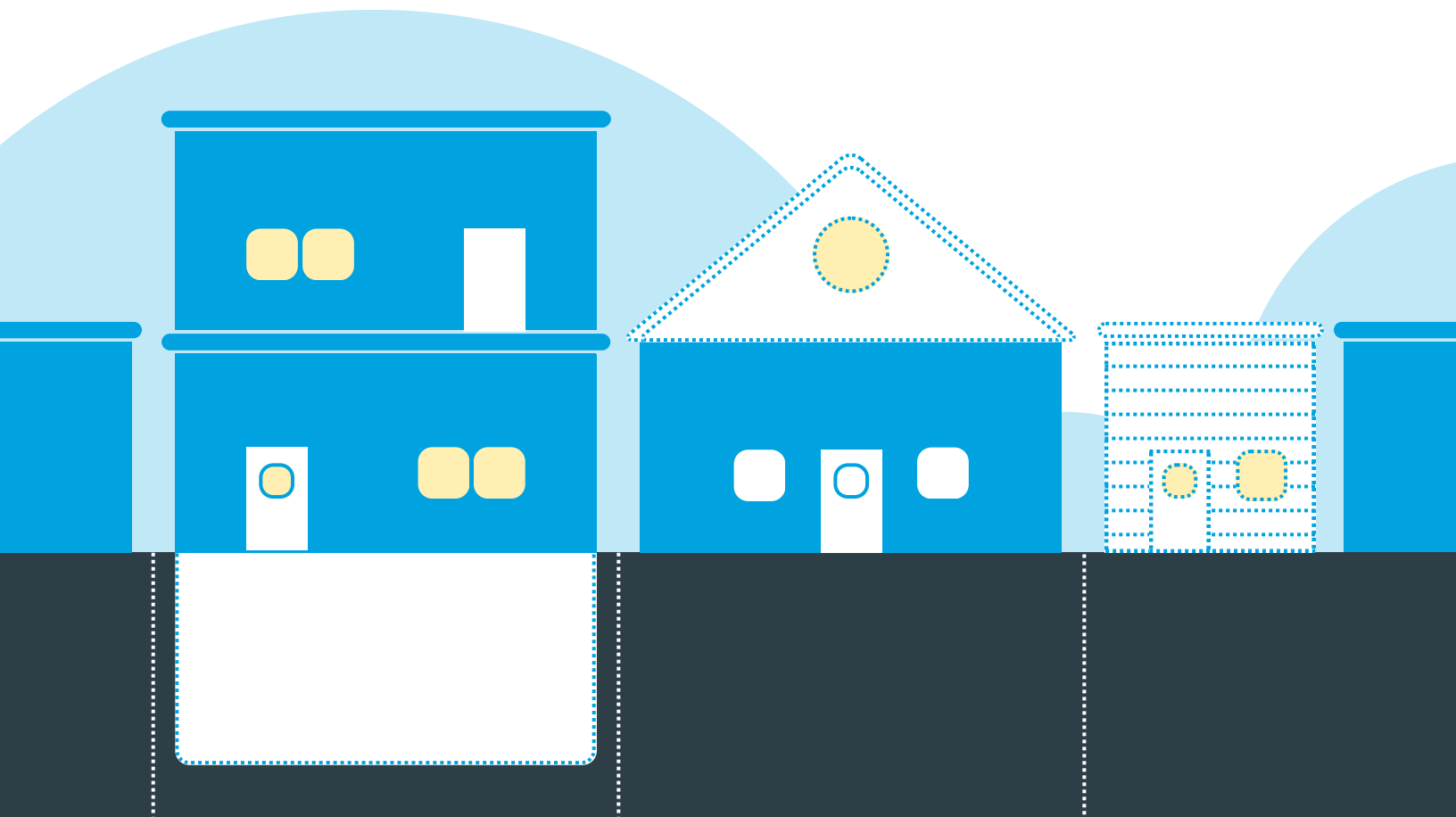
City of Niagara Falls  
[niagarafalls.ca](http://niagarafalls.ca) | 905-356-7521  
4310 Queen Street, Niagara Falls, ON



April 2025

# Additional Dwelling Units

## Information & Application Guide



# Table of Contents

<a href="#"><u>What are Additional Dwelling Units?</u></a>	<a href="#"><u>3</u></a>
<a href="#"><u>Where are ADUs Permitted?</u></a>	<a href="#"><u>5</u></a>
<a href="#"><u>What Regulations Apply?</u></a>	<a href="#"><u>9</u></a>
<a href="#"><u>Application Process</u></a>	<a href="#"><u>14</u></a>
<a href="#"><u>How to Legalize an ADU</u></a>	<a href="#"><u>15</u></a>
<a href="#"><u>Frequently Asked Questions (FAQ)</u></a>	<a href="#"><u>16</u></a>
<a href="#"><u>Key Terms</u></a>	<a href="#"><u>19</u></a>
<a href="#"><u>Appendix A - Building Permit Required Drawings and Forms</u></a>	<a href="#"><u>23</u></a>
<a href="#"><u>Appendix B - Fire/Emergency Access Requirements</u></a>	<a href="#"><u>26</u></a>
<a href="#"><u>Appendix C - Determining if a Parcel is within or outside of the Urban Area Boundary</u></a>	<a href="#"><u>27</u></a>
<a href="#"><u>Appendix D - Determining a Parcel's Zoning</u></a>	<a href="#"><u>30</u></a>



**Disclaimer:** The information contained in this guide was compiled based on information available at the time this guide was produced.

While this guide can be used to help plan your ADU project, the information it describes, including regulations and costs, is subject to change. If you wish to pursue an ADU project, it is recommended that you confirm information in this guide with Planning and Building Staff prior to proceeding.



For more information or assistance with your project, please contact the City of Niagara Falls Planning or Building Department.

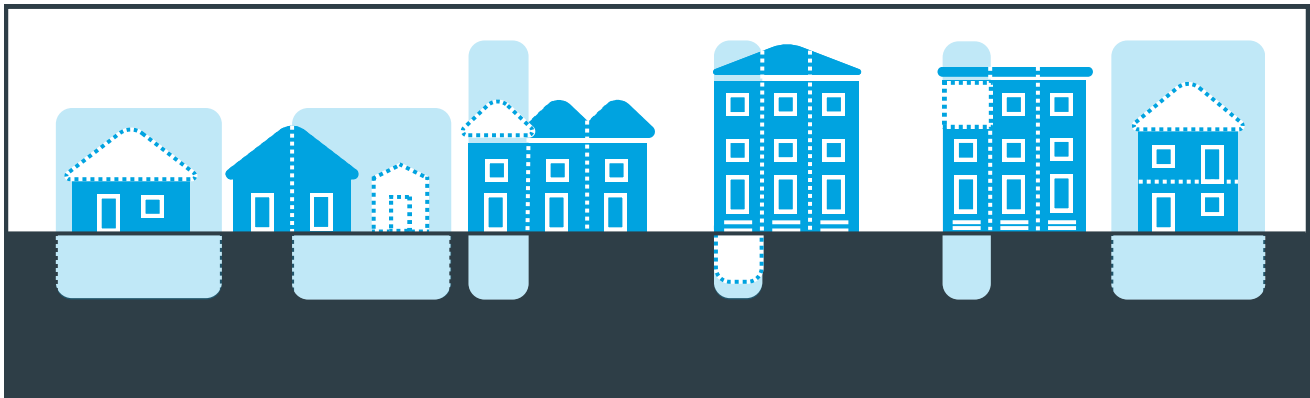
**Planning:** [planning@niagarafalls.ca](mailto:planning@niagarafalls.ca) OR 905-356-7521 ext. 4330

**Building:** [building@niagarafalls.ca](mailto:building@niagarafalls.ca) OR 905-356-7521 ext. 4001

# What are Additional Dwelling Units?

 **Tip:** Click on *blue, italicized* words to find the definitions of key terms.

*Additional Dwelling Units (ADUs)* are a separate *dwelling unit* from the main dwelling unit. ADUs are located either in the same building as the main dwelling unit or in an *accessory building*, or part thereof, that is located on the same lot as the main *dwelling*.



ADUs are separate living spaces from the main dwelling unit that have a kitchen, a bathroom, and sleeping and sanitary facilities. They can take many forms, including:

- being attached to the main dwelling (for example, a basement conversion or addition)
- a detached housing unit (for example, a converted detached garage or in an accessory building)

As ADUs are not permitted to be *severed* from the main dwelling, the ownership of these units coincides with the ownership of the main dwelling. However, they can be rented to other individuals. ADUs can be a significant resource for the rental market and are a step towards addressing affordable housing in urban and rural areas.

An ADU may also be referred to as a:

- Secondary Dwelling Unit
- Accessory Apartment
- In-law Suite
- Garden Suite
- Basement Apartment
- Garage Suite

## Benefits of ADUs

- Provide an opportunity to alleviate the cost of homeownership through a supplementary income stream
- Diversify housing stock to include smaller units, which helps meet the needs of a variety of residents, including seniors, young families, and singles
- Enable gentle densification within existing neighbourhoods

## Types of ADUs

### 1. Interior/Attached ADU

An interior or attached ADU is an ADU that shares a physical connection, such as a wall, with the main dwelling unit. This makes the ADU an integral part of the main dwelling.

- **Example:** A basement apartment or an addition to the main dwelling



Interior Converted  
Basement or Attic ADU



Attached Above-  
Garage ADU



Attached ADU

### 2. Exterior/Detached ADU

A detached ADU is an ADU within an accessory building that is separate from the main dwelling unit but located on the same property.

- **Example:** A detached garage converted to an ADU or an accessory building containing an ADU



Detached ADU



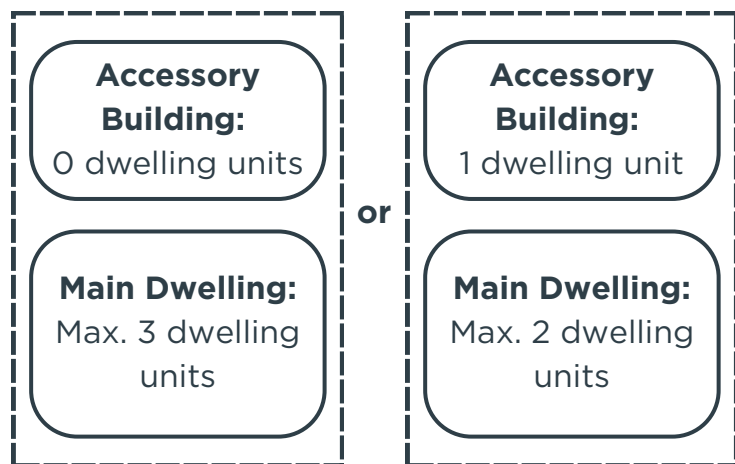
# Where are Additional Dwelling Units Permitted?

Under Zoning By-law 79-200, the following permissions apply:

## On a Parcel of Urban Residential Land:

A **maximum of 2 ADUs** can be located on a *parcel of urban residential land*, which is a parcel of land within the *Urban Area* Boundary on which residential use, other than ancillary residential use, is permitted and which is served by municipal sewer and water services, subject to meeting all zoning regulations.

**A maximum total of 3 dwelling units is allowed on a parcel of urban residential land or a parcel of rural land.**



## On a Parcel of Rural Land:

A **maximum of 2 ADUs** can be located on a *parcel of rural land*, which is a parcel of land outside the Urban Area Boundary on which residential use is permitted and which is served by private sewer and water services, subject to meeting all zoning regulations.



For a guide on how to check whether your project is on a parcel of urban residential land or rural land, please see [Appendix C](#).

# Where are Additional Dwelling Units Permitted?

## On a Parcel of Urban Residential Land:

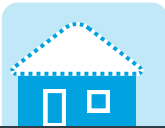

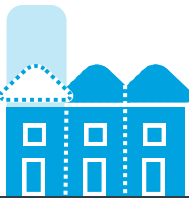

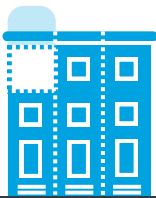
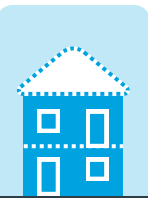
### Permitted Zones


An ADU is permitted in any residential zone, as long as a *detached dwelling*, *semi-detached dwelling* unit, *townhouse dwelling* unit, *back-to-back townhouse dwelling* unit, *on-street townhouse dwelling* unit, or *duplex dwelling* is permitted.



For a guide on how to check your parcel's zoning and whether the above permissions apply, please see [Appendix D](#).

### Permitted in a...

					
<b>Detached dwelling</b>	<b>Semi-detached dwelling unit</b>	<b>Townhouse dwelling unit</b>	<b>Back-to-back townhouse dwelling unit</b>	<b>On-street townhouse dwelling unit</b>	<b>Duplex dwelling unit</b>

 **And in an accessory building** to any of the above (except for a back-to-back townhouse dwelling unit).

# Where are Additional Dwelling Units Permitted?

## On a Parcel of Urban Residential Land:

### Maximum Number of ADUs

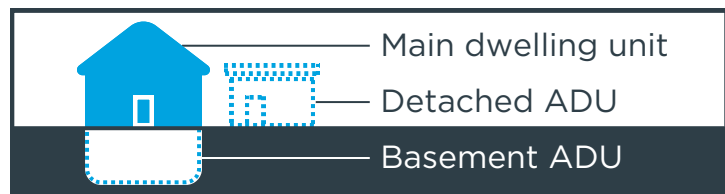
- **Maximum number of total dwelling units per lot:** 3 (main dwelling unit plus any ADUs)
- **Maximum number of ADUs per lot:** 2 (unless lot has a duplex dwelling)
- **Maximum number of ADUs per lot for lots with a duplex dwelling:** 1

### Arrangement of the Maximum Number of ADUs



#### Option 1:

Two interior/attached ADUs



#### Option 2:

One interior/attached ADU **AND** one exterior/detached ADU

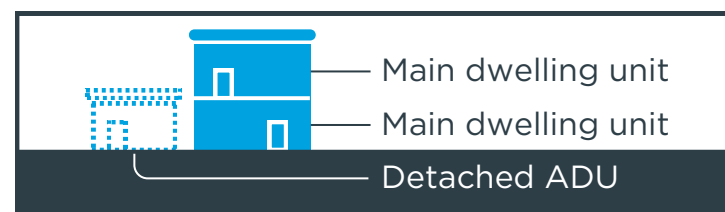
- **Note:** Detached ADUs are not permitted for back-to-back townhouses.

### Arrangement of the Maximum Number of ADUs for Lots with a Duplex Dwelling



#### Option 1:

One interior/attached ADU



#### Option 2:

One exterior/detached ADU

# Where are Additional Dwelling Units Permitted?

## On a Parcel of Rural Land:

### Permitted Zones

Agricultural (A) and Rural (R)



To check which zone your parcel is in, please use our [Interactive Zoning Map](#). For more detailed instructions, please see [Appendix D](#).

### Permitted in a...



Detached dwelling



Accessory building to a detached dwelling

### Maximum Number of ADUs

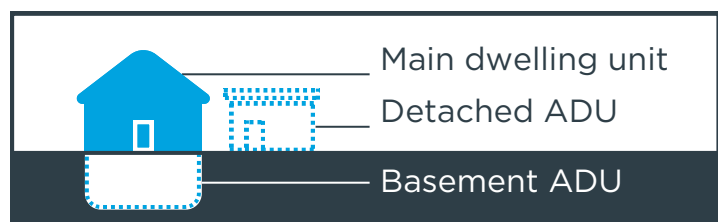
- **Maximum number of total dwelling units per lot:** 3 (main dwelling units plus any ADUs)
- **Maximum number of ADUs per lot:** 2

### Arrangement of the Maximum Number of ADUs



#### Option 1:

Two interior/attached ADUs



#### Option 2:

One interior/attached ADU **AND** one exterior/detached ADU

# What Regulations Apply?

## Parking

1 parking space per ADU is required, which may be provided in tandem. On-street parking is not permitted.

## Servicing

- **Urban Residential Parcel:** An ADU must connect to existing municipal infrastructure.
- **Rural Parcel:** An ADU must connect to the existing septic system if it was constructed with the capacity to accommodate the additional flows. If not, a new septic system will need to be constructed.

## Detached ADUs

### 1. Fire/Emergency Access

- A **minimum 1.0m-wide unobstructed path of travel** shall be provided from the public street to the entry of the ADU. The path shall:
  - Be on the same property as the main dwelling
  - Have an overhead clearance of not less than 2.1m
  - Not contain any projections
  - Be not more than 45m measured from the public street to the entry of the detached ADU



See [Appendix B](#) for detailed fire/emergency access requirements.



**Please note:** The fire/emergency access provisions are Ontario Building Code requirements, not Zoning By-law provisions. If you cannot comply with these provisions, a detached ADU will not be permitted.

# What Regulations Apply?

## Detached ADUs

### 2. Unit Identification

- All ADUs will be assigned a numeric identifier (e.g., 1, 2, 3) in accordance with the municipal civic addressing policy. This numbering system will apply to all units on the property, including detached ADUs.
- For each unit:
  - The assigned number must be clearly affixed to the main access door of the unit.
  - If all unit entrances are not clearly visible from the street, reflective wayfinding/emergency access signage is required.
- Wayfinding/Emergency Access Signage Requirements:
  - Must be reflective for visibility in low-light conditions.
  - Must be mounted on the primary building or on a pole at the front of the property, and in any other location(s) needed to ensure emergency services can quickly locate the ADU.
  - Must indicate the numbers of all units on the property.
  - For detached ADUs, the identifier must include the notation:
    - "RY" for rear or side yard units (e.g., RY3).
  - Must include directional arrows (← or →) to show the fire route to a detached ADU if it is not directly visible from the front of the property.

# What Regulations Apply?

## Detached ADUs

### 3. Emergency Contact Information

- Emergency contact information (phone number and email address) for the property owner must be provided. The Building Services Division will forward this information to the Fire Prevention Division at [fireprevention@niagarafalls.ca](mailto:fireprevention@niagarafalls.ca).
- A copy of the building permit placard and the approved site plan must also be included and sent to Fire Prevention.

### 4. Servicing

- The detached ADU shall be serviced from the water and sanitary connection in the existing detached principal dwelling type. Separate services to municipal services are not permitted.
- The water service pipe from the property line to the main dwelling is to be sized in accordance with the Ontario Building Code and shall include the number of fixture units for both the existing main dwelling **AND** the detached ADU.
- The water service pipe from the main dwelling to the detached ADU is to be sized in accordance with the Ontario Building Code.
- A shut-off valve is to be provided in both the main dwelling **AND** the detached ADU.

# What Regulations Apply?

## Detached ADUs

### 5. Setbacks

- ADUs are not permitted to be in a front or exterior yard.
- A **landscaped strip** is required within the required side yard adjacent to the accessory building containing the ADU. It shall include grass, flowers, shrubbery, and other landscaping; a surfaced walk; and may include a visual barrier.
- Unsupported canopies, eaves, or gutters may project not more than 0.45m into the minimum setbacks listed below.

Yard	Minimum Setback
Rear yard	1.2m plus any required road allowances (applies to decks and roofed-over one-storey porches as well)
Interior side yard	1.2m plus any required road allowances
Side yard abutting a street line or reserve (for <b>corner lots only</b> )	4.5m plus any required road allowances



Required road allowances are listed in [Section 4.27, Table 1](#) of [Zoning By-law 79-200](#).



For a detached **rural** ADU, see additional regulations on [Page 13](#).



# What Regulations Apply?


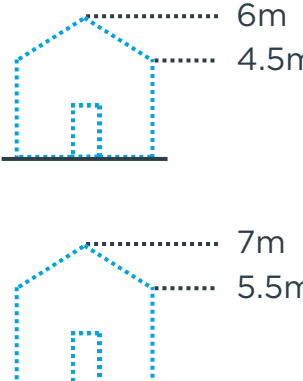
## Detached ADUs

### 6. Lot Coverage

- The maximum *lot coverage* for all accessory buildings and structures on a lot, including a detached ADU, is **93 m<sup>2</sup>**, provided that it does not exceed the maximum total lot coverage permitted for the zone.
- The total lot coverage (main dwelling plus any accessory buildings and structures) **may not exceed the maximum lot coverage permitted for the specific zone.**\*

\*Except in the R4 zone, where a maximum lot coverage of 45% is permitted for lots with ADUs

### 7. Height

	Maximum Height of ADU Walls and Supporting Posts	Maximum Height of ADU with Pitched Roof	
Urban Residential Parcel	4.5m	6m	
Rural Parcel	5.5m	7m	

### 8. Openings

- Openings are not permitted at a height above 4.5m on a façade facing an interior side lot line or a rear lot line.

# What Regulations Apply?

## Detached ADUs

### 9. Detached Rural ADUs

- Not permitted within a building or structure used for any agricultural use
- Must be located no more than 15m from the detached dwelling
- Must meet Minimum Distance Separation (MDS) requirements (see Section 4.32 of [Zoning By-law 79-200](#) and [Minimum Distance Separation \(MDS\) formulae](#))
- Must meet fire/emergency access requirements (see [Appendix B](#))

## What if my proposal doesn't meet the regulations? What can I do?

If your property or project doesn't meet zoning requirements needed to permit an ADU, you may consider applying for a minor variance from the Committee of Adjustment.

If you are considering a minor variance application for your project, it is best to contact Planning staff about your variance application to learn more about the application requirements, process, and fee.



For more information, please contact the **Secretary-Treasurer of the Committee of Adjustment** at **(905) 356-7521 ext. 4362**.

If your property or project doesn't meet the fire/emergency access requirements indicated above, you may consider and must be successful with a Building Code Commission ruling upon submission of your building permit application.



For more information, please contact the **Building Department** at [building@niagarafalls.ca](mailto:building@niagarafalls.ca) OR **(905) 356-7521 ext. 4001**.

# Application Process

## Step 1: Research and Plan

Ensure ADUs are permitted on your property and will conform to zoning regulations by using this guide and by consulting the City's [Zoning By-law](#).

## Step 2: Drawings

Prepare the necessary construction drawings and forms ([Appendix A](#)).

## Step 3: Building Permit Application

Submit a building permit application with all necessary drawings and forms on [CityView](#).



On January 6, 2025, the City implemented a new standard practice: reviewing each project's zoning compliance and building permit application simultaneously. The Zoning Compliance Fee still applies, but you no longer need to apply for a Zoning Compliance Certificate.

If you prefer to have zoning compliance reviewed before applying for a building permit, the option to apply for a Zoning Compliance Certificate remains available. Please see [Zoning Compliance Certificate](#) for more information.

## Step 4: Fees

Pay the necessary [Building Permit Fees](#) associated with your project.

## Step 5: Permit Issuance & Construction

Once a permit has been issued, you can begin construction for your project.

## Step 6: Inspections

Ensure all necessary inspections have been scheduled and completed.

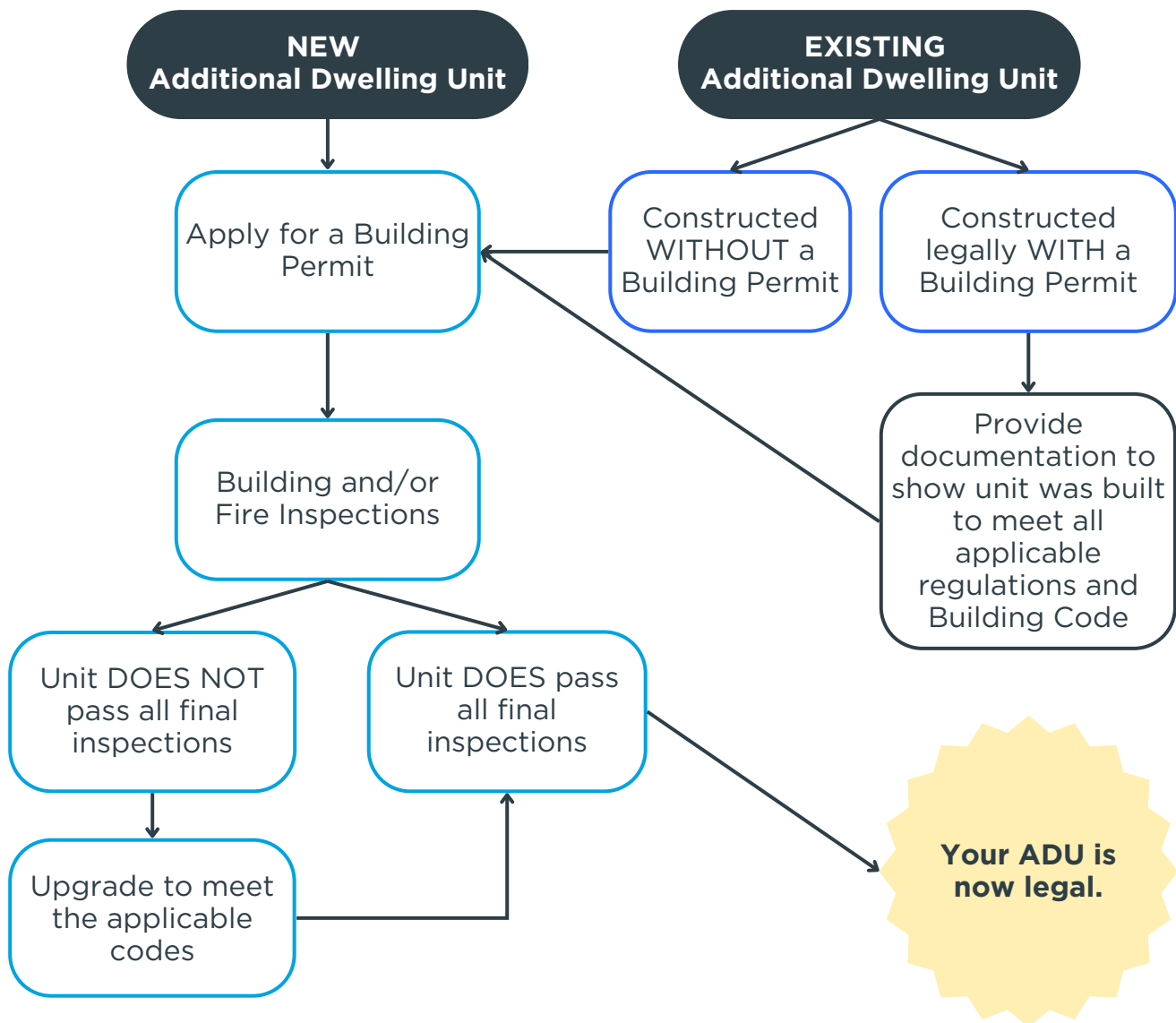
## Step 7: Occupancy Permit Issuance

Once the Building Inspector has issued the Occupancy Permit, you now have a legal ADU!

# How to Legalize an ADU

To be legal, your ADU must have a building permit from the City of Niagara Falls. The ADU must comply with all of the regulations under the City's Zoning By-law, the Ontario Building Code, the Ontario Fire Code, and the Ontario Electrical Safety Code.

**Below is an overview of the process:**



# Frequently Asked Questions (FAQ)

## 1. How many ADUs can I have on my property?

If your property is **within the Urban Area Boundary** and has a detached dwelling, semi-detached dwelling, duplex dwelling, townhouse dwelling, back-to-back townhouse dwelling, or on-street townhouse dwelling as a permitted use, you are permitted to have **up to 2 ADUs\*** on your property to a maximum total of 3 dwelling units on a single lot.

If your property is **outside of the Urban Area Boundary** and has a detached dwelling as a permitted use, you are permitted to have **up to 2 ADUs** on your property to a maximum total of 3 dwelling units on a single lot.

\*Up to 1 ADU if your property has a duplex dwelling



For more information, please see the section [Where are Additional Dwelling Units Permitted?](#) in this guide.



To check whether your project is within or outside of the Urban Area Boundary, please use our interactive map: [The Niagara Falls Viewer](#). For more detailed instructions, please see [Appendix C](#).

## 2. Do I need to provide parking for my ADU?

Yes, 1 parking space is required per ADU and may be provided in tandem. On-street parking does not satisfy parking requirements and is not permitted.

## 3. Do I need a permit to build an ADU?

Yes, a building permit is required to build an ADU. For more information, please contact the **Building Department** at [building@niagarafalls.ca](mailto:building@niagarafalls.ca) OR (905) 356-7521 ext. 4001.

# FAQ

## 4. Do Development Charges apply to ADUs?

No; to encourage the supply of smaller housing units, the Province of Ontario has exempted Development Charges and parkland dedication requirements for ADUs (under Bill 23).

## 5. What kind of fees will apply to an ADU project?

Building permit fees will apply to an ADU project. Building permit fees are calculated based on a rate for the finished floor area. There are different fees for an interior/attached ADU (within the main dwelling) and a detached/exterior ADU (in an accessory building). To determine which fee rate would apply, please see [Building Permit Fees](#).



For more information, please contact the **Building Department** at [building@niagarafalls.ca](mailto:building@niagarafalls.ca) OR (905) 356-7521 ext. 4001.

## 6. Do ADUs need a separate address?

While the property may have the same municipal address, additional units will be identified with a unit address. A unit address will be assigned by the City following a Building Permit application being made. This address will be assigned a unit identifier to the property to ensure the safety of the people residing in any dwelling units and for emergency response.

A municipal unit identification sign must be clearly visible from and affixed to the front of the property. A wayfinding sign may also be required for a detached ADU that is not visible from the front of the property. An ADU's unit address **must** be assigned and displayed by the time of occupancy.

## 7. Can ADUs be severed and sold separately?

No; the City's Official Plan prohibits the severance of ADUs from the main dwelling. Staff will not be able to support severance applications based on the City's Official Plan policies and Provincial policies.

# FAQ

## 8. Can I rent out my ADU as a vacation rental (e.g. Airbnb) or a bed and breakfast?

ADUs in residential zones cannot be used as a Vacation Rental Unit (VRU). Vacation Rental Units are only permitted in designated zones: the Tourist Commercial (TC), General Commercial (GC), and Central Business (CB) Zones. If an ADU is located in one of the above zones, it may be able to be used as a VRU, but it must meet all of the City's VRU policies and zoning requirements. For more information on the City's VRU policies, please see [Vacation Rental Units](#).

Under the [Zoning By-law](#), a bed and breakfast must be located in the dwelling or dwelling unit that is the primary residence of the owner. Since your ADU is not your primary residence, it cannot be operated as a bed and breakfast.

## 9. Will ADUs affect my property taxes?

Property taxes are based on the value of your property. Your property taxes may be affected by the creation of an ADU as the number of dwelling units on a property contributes to its valuation. Please contact the Municipal Property Assessment Corporation for more information on your property's assessment. More information can be found at [www.mpac.ca](http://www.mpac.ca).

## 10. How is garbage collected for my ADU?

The property owner will need to contact Niagara Region's Waste Management Services to request the commencement of garbage collection for each new ADU once it's needed. This can be done online at [Commencement of Garbage, Recycling and Organics Collection - Niagara Region, Ontario](#).

Through this process, the property owner would need to provide proof from the City that the ADU is recognized as being a legally established. This proof is usually in the form of either a Building Permit and/or Occupancy Permit for each new ADU. Each unit on the property will also need a unique address identifier to allow for waste collection bins and cans to be clearly labelled. This practice improves the waste collection team's ability to verify whether waste collection limits for the property are being met.

# Key Terms

## Additional Dwelling Unit

means a dwelling unit contained within a detached dwelling, semi-detached dwelling unit, duplex dwelling unit, townhouse dwelling unit, back-to-back townhouse dwelling unit, or on-street townhouse dwelling unit or within an accessory building accessory to a detached dwelling, semi-detached dwelling unit, duplex dwelling unit, townhouse dwelling unit, or on-street townhouse dwelling unit located on the same property.

## Accessory Building

means a detached building which is normally and naturally incidental, subordinate, and exclusively devoted to the principal use of a lot and located on the same lot as the main building. It is not used for human habitation except when permitted as an additional dwelling unit.

## Back-to-back Townhouse Dwelling

means a building containing four or more dwelling units divided by vertical common walls above grade and a common rear wall.

## Detached Dwelling

means a building containing one dwelling unit.

## Duplex Dwelling

means a building divided horizontally into two primary dwelling units, each with an entrance to the exterior that is independent or through a vestibule.

## Dwelling

means a building used or capable of being used as the residence of one or more persons but does not include a hotel, motel, or other tourist establishment; a mobile home; or a trailer.



# Key Terms

## Dwelling Unit

means a self-contained set of rooms occupied or designed to be occupied as an independent and separate self-contained unit and shall include a kitchen with cooking facilities and bathroom facilities that are intended for the use of the unit only.

## Lot Coverage

means that percentage of the lot area covered by the ground level area of all buildings and structures, including accessory buildings and accessory structures, on the lot measured to the outside of all exterior walls or sides, but does not include decks.

## On-Street Townhouse Dwelling

means a building divided vertically into three or more primary dwelling units and having frontage on an improved street.

## Parcel of Rural Land

means a parcel of land that is outside the Urban Area Boundary on which residential use is permitted and which is served by private sewer and water services.

## Parcel of Urban Residential Land

means a parcel of land that is within the Urban Area Boundary on which residential use, other than ancillary residential use, is permitted and which is served by municipal sewer and water services.

## Semi-Detached Dwelling

means a building divided vertically into two dwelling units, each with an independent entrance to the exterior.

# Key Terms

## Severance/Severed

means the authorized separation of a piece of land to create a new lot or parcel of land.

## Townhouse Dwelling

means a building containing three or more separate dwelling units having a common wall between each two adjacent dwelling units, each of which has an independent entrance.

## Urban Area

means the area of the City so delineated on Schedule “A” of the City’s [Official Plan](#) wherein urban development is to take place and further which will promote a sense of community identity, encourage urban development to be located south of the Niagara Escarpment, and reduce urban pressure on agricultural lands.



**City of Niagara Falls**  
[niagarafalls.ca](http://niagarafalls.ca) | 905-356-7521  
4310 Queen Street, Niagara Falls, ON



**ADU Information & Application Guide**

# Appendices



# Appendix A - Building Permit Required Forms and Drawings



All standard forms noted below can be found here: [Application Forms Building](#). Building permit applications are to be **submitted online** through [CityView](#).

## Required Forms

Please include the following as part of your application package:

- Application for a Permit to Construct or Demolish
  - Submit Schedule 1 if drawings are completed by the homeowner or a BCIN designer.
- Application for Permit Supplemental Data
- Applicable Law Checklist
  - If any agency approval is required, proof of approval(s) must be submitted to the City before the permit application is approved.
  - More information for each agency, including their permit process, is available on the Applicable Law Checklist.
- Authorized Agent Form (if the applicant is not the owner)
- Plumbing Data Form
  - If any alterations are to be completed for any site servicing components, a site servicing permit application is required. This application would require the submission of a separate set of all the forms listed on this page.
  - The ADU construction permit will only be issued after or in tandem with the site servicing permit.
- Applicable fee(s) paid as per current [Building Permit Fee Schedule](#) (paid at the time of a complete application)

# Required Drawings

Drawings must accurately describe the construction proposed so that anyone reading them could construct the project. Please include the following as part of your application package:

## 1. Site Plan

- Depicts the complete property and all buildings and structures (including porches, decks, sidewalk(s), etc.)
- Includes scale, north arrow, existing and proposed lot coverage, dimensions of buildings and structures, and distances from buildings and structures to property lines
- Shows sufficient parking spaces for the additional dwelling unit as per the [Zoning By-law](#)
- **For Detached ADUs:** Shows unobstructed path of travel (see [Appendix B](#))

## 2. Architectural Drawings

### a) Floor plans

- Floor plans of all existing and proposed floors in the building are provided
- Each floor plan shows interior layout and structural components, including windows, doors, smoke and carbon monoxide alarms, and fire separation details

### b) Elevations (where entrances/exits and egress windows/doors are proposed)

- Are thoroughly dimensioned and scaled
- Show proposed locations of entrances/exits and egress windows/doors
- Include the grade level, exterior cladding, and all existing and proposed construction

### c) Drawing of proposed ADU

- Is thoroughly dimensioned and scaled
- Shows existing and proposed construction, ceiling height(s), use of each room, stair location(s), smoke and carbon monoxide alarms, locations and sizes of windows and doors, and chosen Egress option
- Shows width, location, and lintel size of all openings
- Shows dimensions and glazed areas of windows for proposed ADU

# Required Drawings

## 3. Applicable Sections and Construction Details

- Show fire separation details, fire-rated door assemblies, and egress window/door and escape window details

## 4. Structural Plan

- If below-grade walkout is proposed, provides details of walkout (completed and stamped by a Professional Engineer)
- If below-grade walkout is proposed, notes cost of walkout separately (which will determine the building permit fee)

## 5. HVAC Design

- A complete HVAC report is required for all ADUs to show that the HVAC system can carry the load of a new dwelling unit. This must be completed by a Qualified Designer or Professional Engineer and include the following:
  - Schedule 1 form (from Application for a Permit to Construct or Demolish) if BCIN designer is different from that of the architectural drawings
  - HVAC plans (drawings)
  - Heating and cooling load calculations
  - Mechanical Ventilation Design Summary Form



To view **sample drawings**, please visit

<https://niagarafalls.ca/pdf/planning/additional-dwelling-units/adu-conversion-sample-drawings.pdf>.



If you have further questions, please contact the **Building Department** at [building@niagarafalls.ca](mailto:building@niagarafalls.ca) OR (905) 356-7521 ext. 4001.

# Appendix B - Fire/Emergency Access Requirements

In order to provide fire department/emergency access to a detached additional dwelling unit, a **minimum 1.0m-wide unobstructed path of travel** shall be provided from the public street to the entry of the additional dwelling unit.

## The minimum 1.0m-wide path of travel to the detached additional dwelling unit shall:

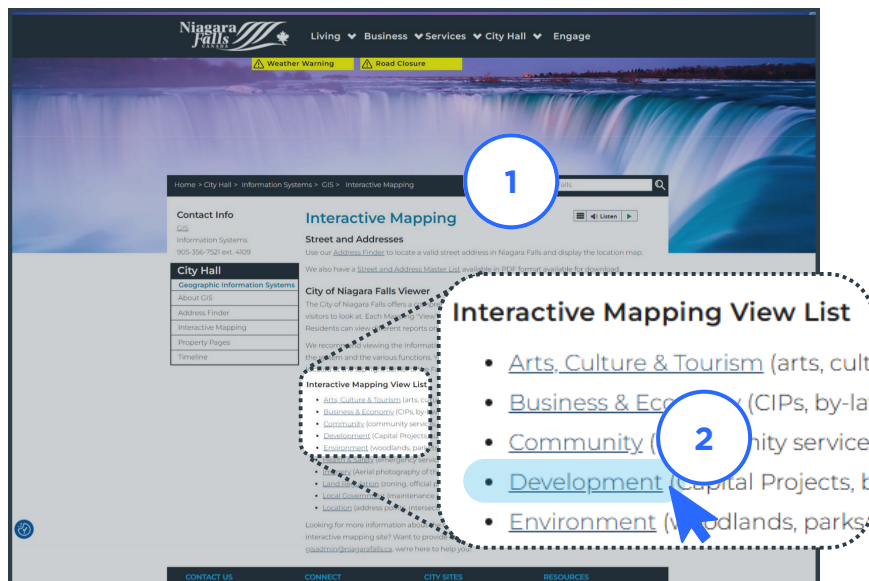
- Be on the same property as the principal building and not through an adjacent alley or any public or private ways
- Have an overhead clearance of not less than 2.1m
- Not contain any projections (e.g. chimney, bay window, window well, HVAC unit, utilities, downspout/roof leader, hose bib, mounted hose rack, exhaust outlet or air intake, etc.)
- Be not more than 45m measured from the public street to the entry of the detached additional dwelling unit
- Be maintained clear, free, and accessible under all climatic conditions to provide access for firefighting/emergency operations. The access shall not be obstructed by vehicles, gates, fences, building materials, vegetation, signs, or any other form of obstruction in accordance with the Ontario Fire Code. This includes but is not limited to ice and snow accumulations.
- Have an approved emergency access sign clearly posted on the property, located at the entry of the access and in accordance with Fire Prevention sign requirements



**Note:** These fire/emergency access provisions are not Zoning By-law regulations. These are Ontario Building Code requirements, and if you cannot comply with these provisions, a detached ADU will not be permitted.

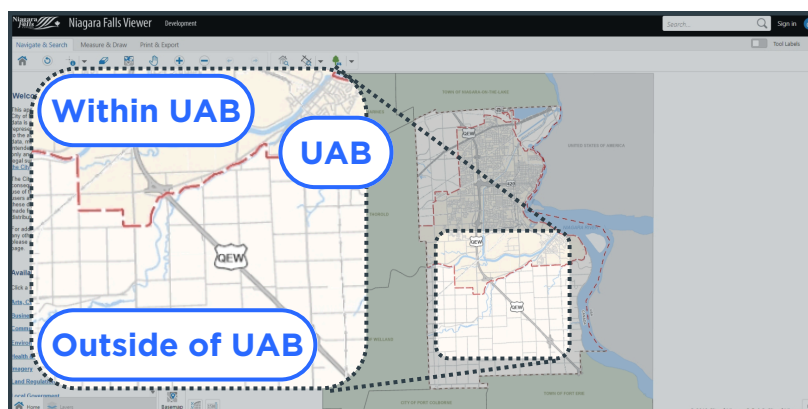
# Appendix C - Determining if a Parcel is within or outside of the Urban Area Boundary

## Steps (Desktop)



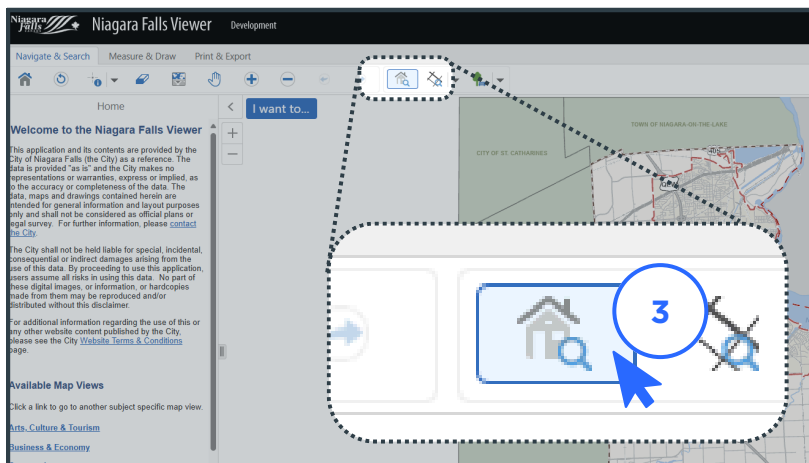
1. Please visit [Interactive Mapping](#).

2. Scroll down to the “Interactive Mapping View List” section and click on the link for the “**Development**” map view.



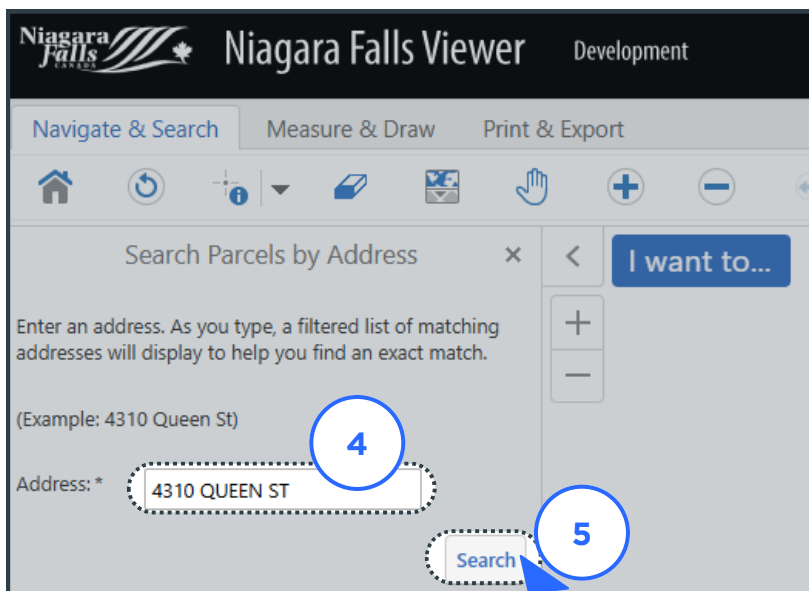
In the Development map view, the **dashed red line** represents the Urban Area Boundary (UAB). The area shaded darker yellow is within the UAB, while the area shaded lighter yellow is outside the UAB.





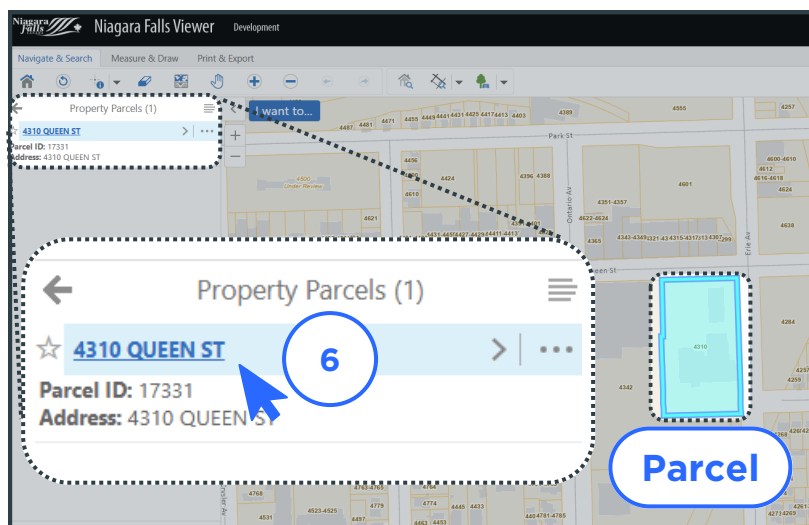
3. To find a parcel's location using its address, click on the **parcel search** button in the ribbon.

The button will look like an icon of a house and magnifying glass.

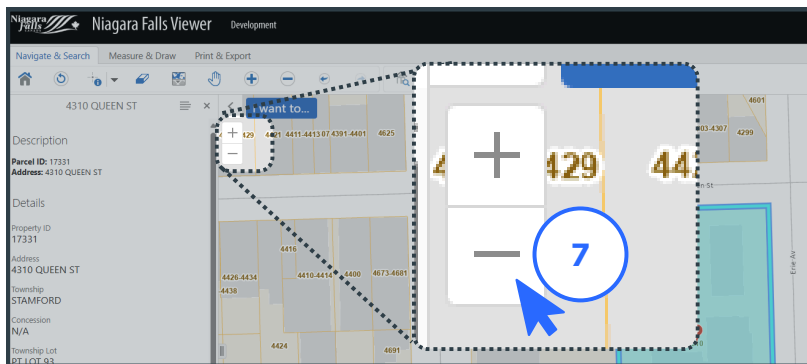


4. In the search bar in the top left area of the screen, enter your address of interest.

5. Press "Search."



6. In the Property Parcels pane, click on the title of your desired parcel. This will ensure that Falls Viewer keeps track of your parcel's location even as you zoom out during the next step.



7. Click on the zoom out button to the right of the parcel description pane. Repeat until your parcel and the UAB are both shown on your screen.



8. Determine if the parcel is within or outside of the UAB by comparing its location to the **dashed red line**.



For additional assistance, please contact the **Planning Department** at [planning@niagarafalls.ca](mailto:planning@niagarafalls.ca) OR 905-356-7521 ext. 4330.

**Disclaimer:** The Falls Viewer is a helpful tool for exploring zoning and property information, but it is not always 100% accurate. It should be used as a preliminary reference only. For official interpretation or confirmation, please contact City staff directly.

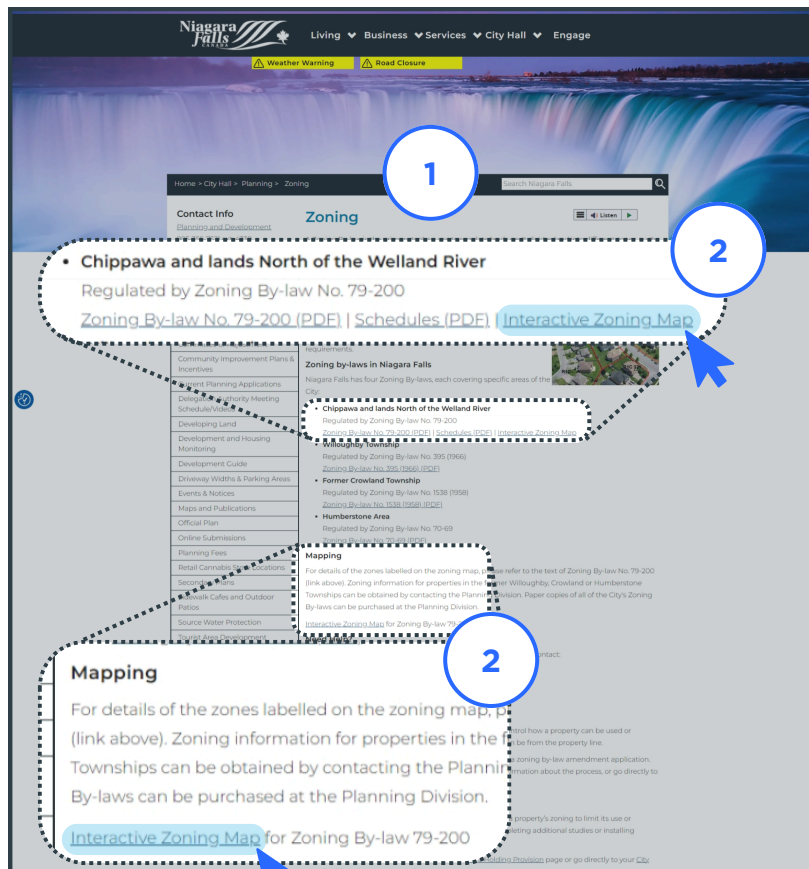
# Appendix D - Determining a Parcel's Zoning

## Steps (Desktop)

1. To begin, visit [Zoning](#).

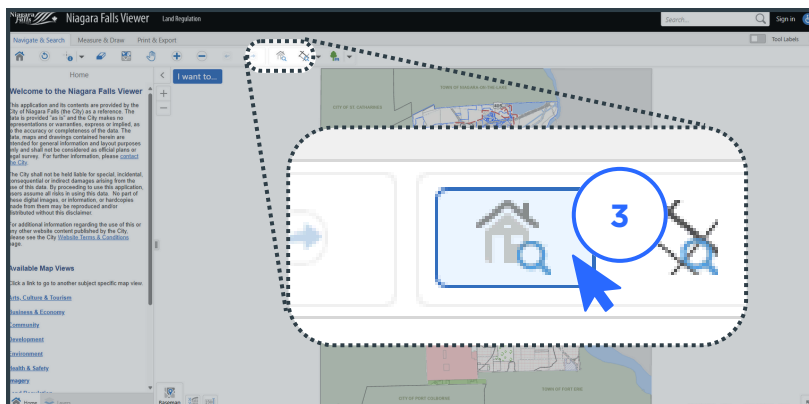
2. Click on the **“Interactive Zoning Map”** link in either of the following sections:

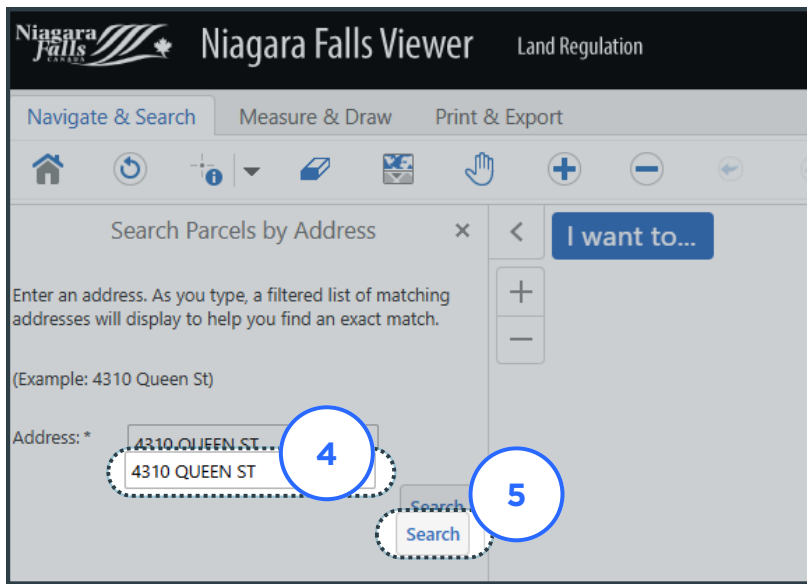
- Under the “Zoning by-laws in Niagara Falls” section and the “Chippawa and lands North of the Welland River” subsection
- Under the “Mapping” section



The blue lines on the map represent the outlines of different zones.

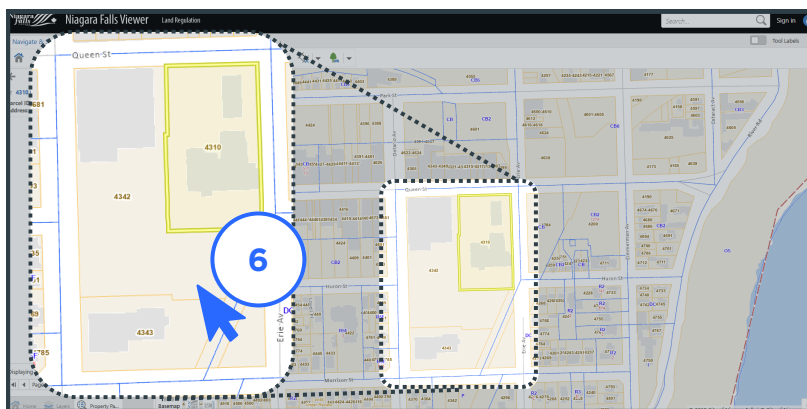
3. To find a parcel's location using its address, click on the **parcel search button** in the ribbon. The button will look like an icon of a house and magnifying glass.





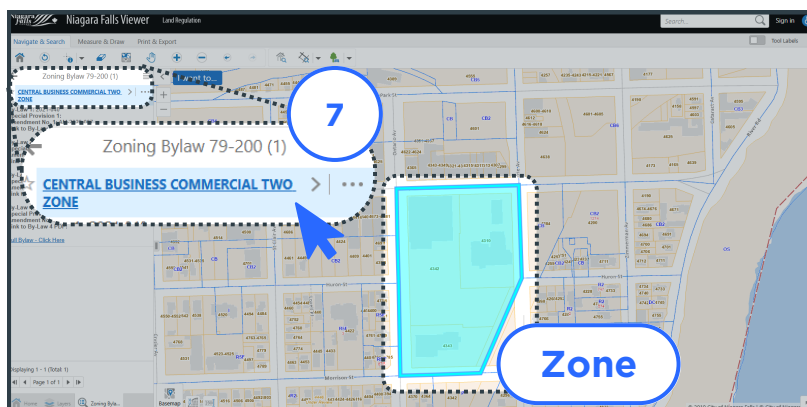
4. In the search bar in the top left area of the screen, enter your address of interest.

5. Press “Search.”

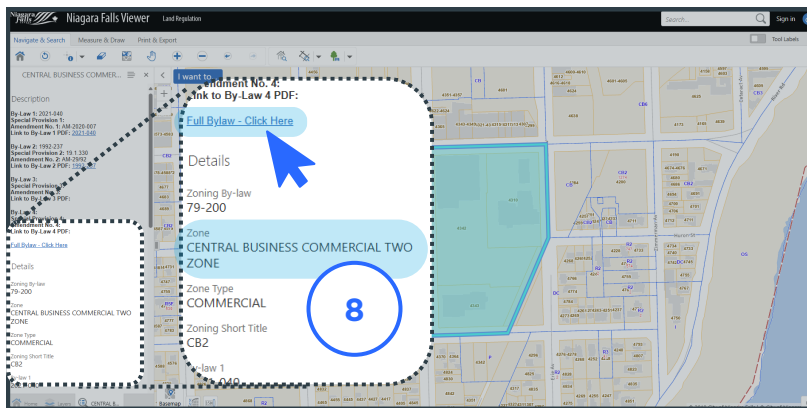


The yellow line outlines the address’ parcel.

6. To find the zoning of the parcel, look for the **blue outline** inside which your parcel of interest is found. This is the outline of the zone that your parcel is in. Click anywhere inside the blue zone outline to view the applicable zoning.



7. In the left pane, click on the Zone title. You may need to first click “Zoning By-law 79-200” in the left pane before being able to see the Zone title.



8. In the zoning information pane on the left of the page, **note the name of the Zone.**

To view the permissions for the Zone, **click on the “Full By-law” link.**

9. Finally, search in the Table of Contents of the Zoning By-law for the section on that Zone. To determine whether any residential uses are allowed in the Zone, review the list titled “Permitted Uses” for any residential uses (e.g., a detached dwelling, a townhouse dwelling).

10. If you notice in Step 8 that there are “Amendments” (these represent Zoning By-law Amendments) associated with your selected area, review the “Permitted Uses” lists, if any, found in the linked documents for residential uses.



For additional assistance, please contact the **Planning Department** at [planning@niagarafalls.ca](mailto:planning@niagarafalls.ca) OR 905-356-7521 ext. 4330.

**Disclaimer:** The Falls Viewer is a helpful tool for exploring zoning and property information, but it is not always 100% accurate. It should be used as a preliminary reference only. For official interpretation or confirmation, please contact City staff directly.



**City of Niagara Falls**  
[niagarafalls.ca](http://niagarafalls.ca) | 905-356-7521  
4310 Queen Street, Niagara Falls, ON

