

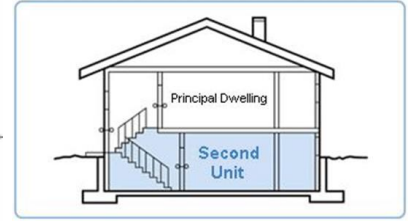


SECOND DWELLINGS INFORMATION SHEET

WHAT TYPES OF HOUSING ARE PERMITTED IN MULMUR?

1. APARTMENTS

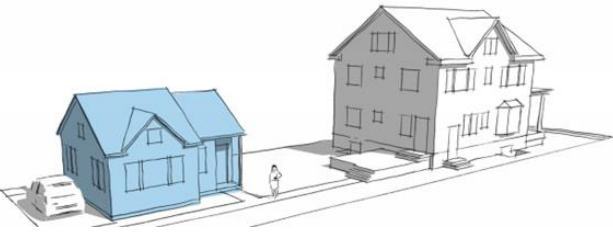
An apartment is connected to the main dwelling and would be permitted on smaller lots where homes are generally close together. Apartments could be a conversion of floor space within the existing house (such as in the basement or garage), or an addition.



2. ADDITIONAL DWELLINGS

Where a property is larger and buildings are more dispersed, there are greater opportunities to build second homes or a smaller house/apartment type unit that is not attached to the primary dwelling.

These properties have sufficient space for multiple vehicles and choices in building locations that are not close to neighbours. Apartment type units and smaller housing can include but are not limited to a unit in a detached garage, pool house, carriage house, bunkie, or guest cabin.



CAN THE NEW HOUSE GO ANYWHERE ON THE LOT?

Site Plan Control is a process that involves submitting a sketch (site plan) to the Township for approval. The Township ensures adequate buffering and setbacks are met and identifies preferred locations for driveways and parking areas.

Site plan approval is required for all second homes and accessory structures that are capable of housing an apartment. Site plans are registered on title to inform all future owners of agreements with respect to the property and the second dwelling.

The first house on a property or apartments within primary houses, would not be subject to site plan control, and would only require a building permit.

CAN I USE A TRAILER or MOBILE HOME AS A SECOND DWELLING?

No. The Township prohibits these, except in special circumstances.

IF I BUILD A SECOND DWELLING – CAN I SEVER IT OFF?

No. The Township prohibits the severances of second detached dwellings.

I LIVE IN THE NIAGARA ESCARPMENT. DOES THIS APPLY TO ME?

No. Please contact the NEC at 519-877-5191 or review the Niagara Escarpment Plan online.

HOW DO I FIND OUT IF MY EXISTING APARTMENT OR SECOND ACCOMODATION IS LEGAL?

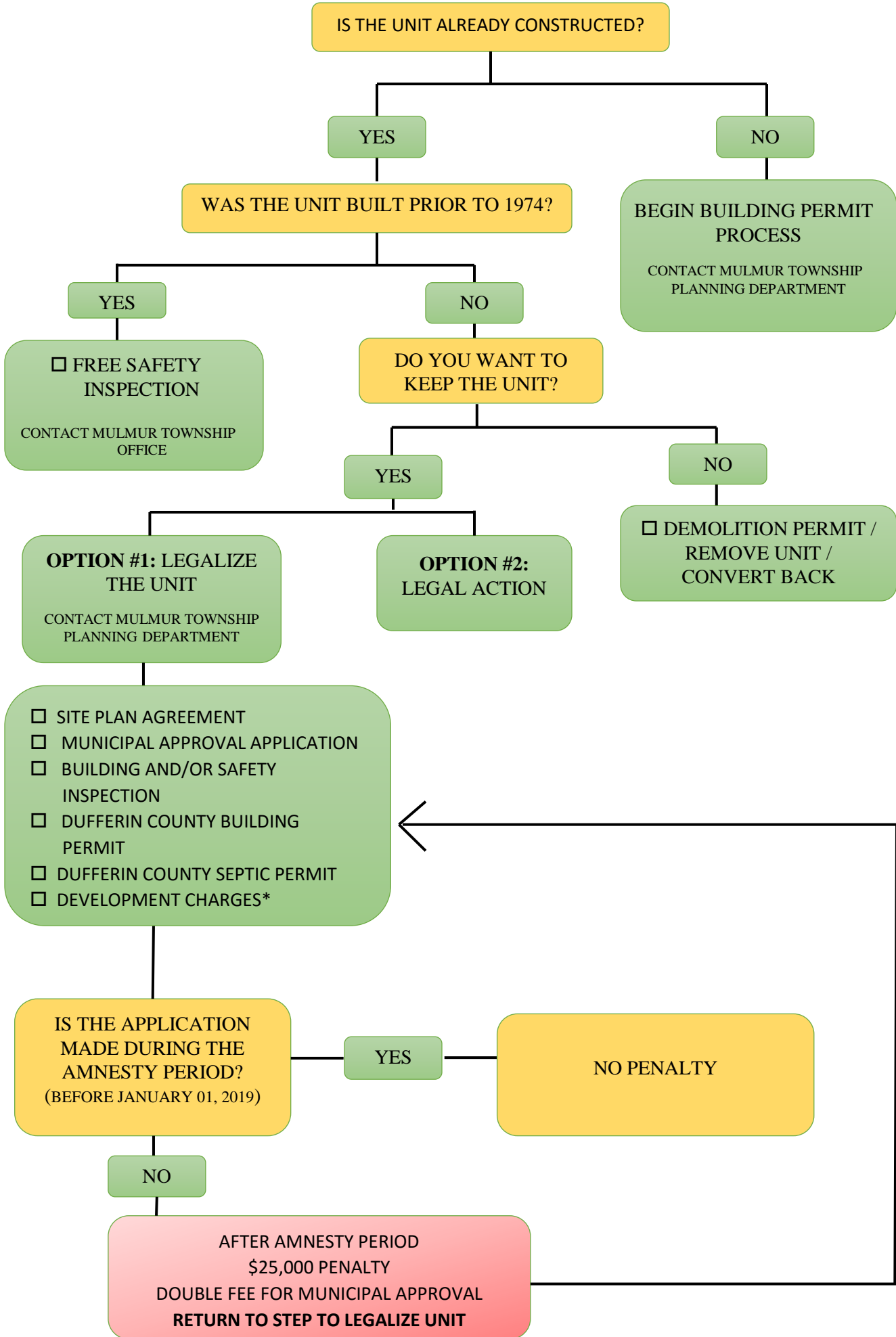
Call us at 705-466-3341. The Township is interested in working with you to make homes safe.

WHO GETS WHAT?

Zoning / Lot Size	One Single Detached	Additional Single Dwellings		One Accessory Unit/Apartment (attached/within single detached dwelling)	One Accessory Unit Apartment (if additional single dwelling does not exist)
		Any Size	Maximum 50% or 80m ²		
Agricultural, Rural, Rural Residential & Estate Residential lots 20 acres or larger	✓	✓		✓	
Agricultural, Rural, Rural Residential & Estate Residential lots less than 20 acres	✓		✓		✓
Hamlet Residential	✓			✓	
Recreational	✓				✓



SECOND DWELLINGS IN MULMUR CHECKLIST



*Development Charges are due for all detached residences constructed after November 05, 1991
 **NEC and NVCA processes and permits are not included and may apply