



# Additional Residential Units (ARUs) in Tillsonburg

March 6, 2024



# Summary

- The Provincial Government amended various legislation and regulations to focus on **increasing housing affordability, availability/supply and mix/range**.
- One of the ways the Province is addressing this is to expand as-of-right permissions regarding **Additional Residential Units (ARUs)**.
- The ARU By-law was passed by local Council and is now in force.





# What are ARUs?

Self-contained residential units (bedroom, bathroom, kitchen).

Opportunities for smaller footprint housing.

Intended to be secondary to the principal dwelling on the lot.

Can be within the principal dwelling and/or in an accessory structure.

“An Additional Residential Unit (ARU) is a dwelling unit located within the principal dwelling on the lot or in a permanent detached accessory building on the lot, and which is secondary and subordinate to the principal dwelling on the lot. Additional residential unit(s) shall not include a trailer, a mobile home, a motor home, or recreational vehicle.”

# What are the Planning Act regulations regarding ARUs?

- **Location of ARUs:** On any parcel of urban residential land on properties with single detached, semi detached, and rowhouse (townhouse) dwellings.
- **Number of ARUs:** Maximum of 2 ARUs on a lot in a single detached, semi-detached, or street fronting house dwelling, and/or within a building or structure accessory to the principal dwelling.
- **Parking:** Each ARU must have one dedicated parking space; ARU parking may be a tandem space. Municipalities cannot require more than one space per ARU.
- **Occupancy:** May be occupied by any person.

# ARUs in Tillsonburg: Options

## ADDITIONAL RESIDENTIAL UNITS (ARUs)



LOWER LEVEL  
OR BASEMENT



UPPER  
LEVEL



CONNECTED



IN AN ACCESSORY  
STRUCTURE



INSIDE PRINCIPAL  
DWELLING AND IN  
AN ACCESSORY  
STRUCTURE

# ARUs in Tillsontown

**Zones:** Residential Zones: Low Density Residential – Type 1 (R1 and R1a), Type 2 (R2), Type 3 (R3) and the Entrepreneurial Zone (EC)

**Structures:** Single detached, semi-detached, townhouse dwellings.

**Size of ARUs:**

- secondary and subordinate to the principal dwelling unit ;
- cumulative gross floor area no greater than 50% of the principal dwelling on the lot, except that the entire basement of the principal dwelling may be used.

**Services:** Wastewater and water supply infrastructure must be adequate to serve residential units (requirement to submit an ARU Sewage and Water System Capacity Confirmation Form).

# ARUs in Tillsongburg

**Entrances:** Distinct entrances per residential unit.

**Compliance with Zoning Provisions:**

- ARUs must comply with underlying zoning of the property (e.g. setbacks, height, parking); and,
- detached ARUs must be in accordance with the General Provisions for Accessory Uses, Buildings, and Structures (Section 5.1).

**Parking:** One dedicated parking space per ARU must be provided; can be a tandem parking space. Cannot require more than one parking space per ARU.

**Detached ARUs:** Can be in the rear or interior side yard.

# ARUs in Tillsonburg – Frequently Asked Questions (FAQs)

---

## Can ARUs be severed?

- No. Official Plan policies state that ARUs cannot be severed from the principal dwelling unit.

## Can a detached ARU be in a front yard?

- No. Detached ARUs must be in the side or rear yard

## Are there only certain areas of Tillsonburg that permit ARUs?

- Any property in Tillsonburg zoned R1, R2, R3, or EC is eligible for ARUs.

## Does the property owner need to live in the principal dwelling unit?

- No. Like any residential property, zoning does not legislate who lives in a dwelling.



# ARUs in Tillsonburg – Frequently Asked Questions (FAQs)

---

## **Is servicing for ARUs done on a ‘first come, first served’ basis?**

- Yes. Servicing for ARUs is confirmed via the ARU Sewage & Water Capacity Confirmation Form.

## **Can ARUs be on a lot that has a Duplex or Triplex?**

- No. Only properties with single detached, semi detached, and townhouses are eligible for ARUs.

## **Do detached ARUs have to look a certain way or follow specific design guidelines?**

- No. ARUs are considered ‘Accessory Structures’ so they need to be constructed as per the provisions in the Zoning By-law. These provisions deal with height, location on the property, and size. The Town of Tillsonburg does not have any legislation that mandates design of Accessory Structures.

# ARUs in Tillsonburg – Frequently Asked Questions (FAQs)

---

## Are there specific requirements for entrances to ARUs?

- Yes. ARU entrances must be separate and distinct from the principal dwelling unit.
- Entrances for **ARUs within or attached to the principal dwelling** can be accessed:
  - from the outside of the *building*; or,
  - from a common hallway or stairway from inside the *building*.
- Entrances for **detached ARUs**:
  - External access to ARUs must always be a continuous and unobstructed minimum pathway of 0.9 m (36”) in width from the front lot line to the entrance of the ARU; and/or in the case of a through-lot, from the front or rear lot line.
  - All external pathways to ARUs must include a minimum 0.86 m (34”) wide continuous hard surface path (e.g. walkway).

## Can center units in a townhouse block support ARUs?

- Yes. All ARU Zoning Provisions apply, and every situation is different. Provisions include:
  - ARUs must have a distinct entrance; and,
  - 1 (one) parking space must be provided for each ARU.