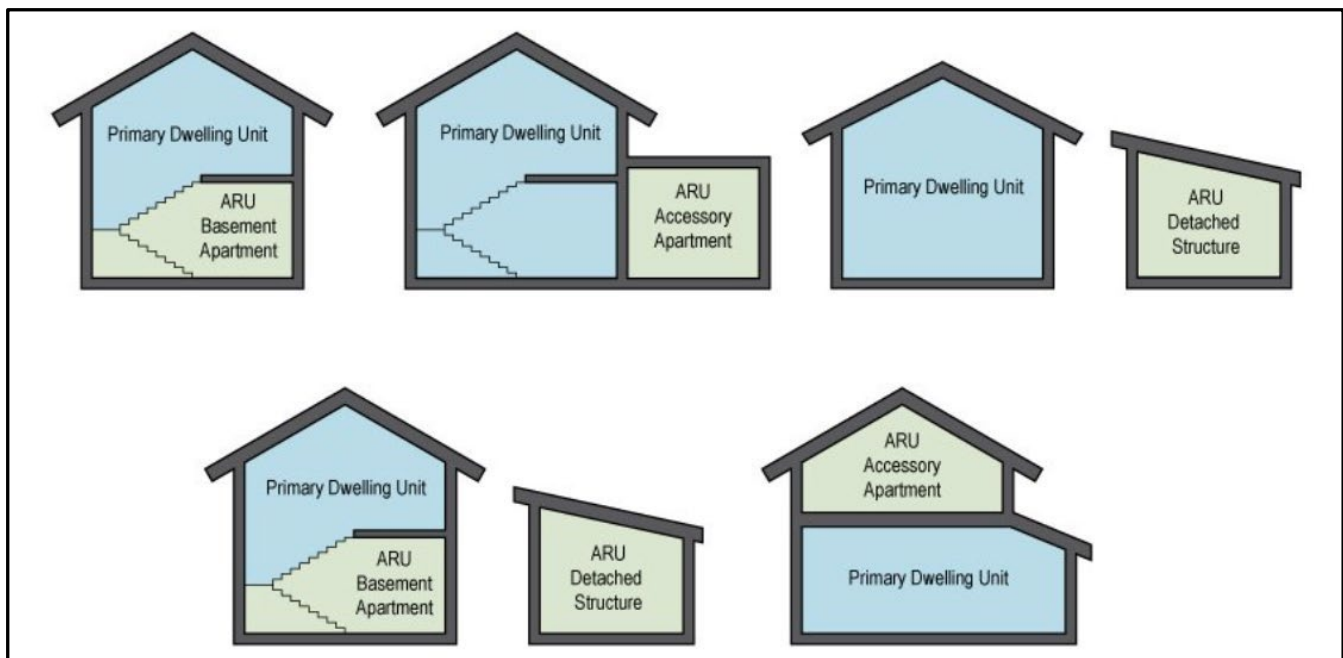


ADDITIONAL RESIDENTIAL UNITS

In 2022, the Province of Ontario published the Housing Affordability Task Force Report which provided several recommendations to increase the supply of housing. One of the key recommendations encourages the development of Additional Residential Units (ARUs) as a housing option. Through the More Homes Built Faster Act, 2022, changes were made to the Planning Act to speed up the framework for ARUs.

What are ARUs?

ARUs are separate dwelling units with their own cooking, eating, living, sleeping and sanitary facilities. ARUs are different from other residential uses because they are clearly secondary to the main dwelling on the property in terms of use and appearance. ARUs come in a variety of forms including secondary suites, basement apartments, coach houses and tiny homes. Up to three (3) units on each residential lot including the primary unit may be permitted subject to compliance. They can be located in a main dwelling including a single-detached, semi-detached or townhouse dwelling, and/or in a detached structure like a garage. Below are graphic examples of ARUs:



Is a planning approval required?

Up to 3 units per lot (3 units in the main building or 2 units in the main and 1 in an accessory building/garage) are permitted "as of right", provided the property is serviced by municipal water and sanitary sewers and the zoning provisions of the City's Zoning By-law can be met (i.e. setbacks, height, floor area, etc.).



Under the City's current Zoning By-law, ARUs are recognized as "Second Suites" or "Garden Suites". Additional planning approvals may be required to accommodate the additional ARU(s) on a property, especially where the zoning permits duplexes or triplexes (R2 and R3 zoning categories).

The City is currently initiating a Housekeeping Amendment to the Comprehensive Zoning By-law to address errors and omissions and update terminology to be consistent with provincial legislation, ultimately removing barriers to property owners to construct these units.

What permits are required?

To establish an ARU, you will need a building permit from the City's Building Division. You will also need a permit from the Electrical Safety Authority (ESA).

Is an ARU subject to development charges?

ARUs are exempt from development charges.

What are the requirements for parking?

No more than one (1) off-street parking space is required for each ARU.

Can I rent out an ARU?

The Municipality has generally no authority over the occupants of a dwelling including whether the ARU is owner occupied or tenant occupied. However, short-term rentals, defined as any rental period less than 28 consecutive days, are not permitted in ARUs.

How will my property taxes be affected?

An increase in property taxes would be generally based on the Municipal Property Assessment Corporation's (MPAC) assessment of your property.

Need more information?

The Province has provided a guide to help homeowners plan and build ARUs which is available through the following link:

<https://www.ontario.ca/page/add-second-unit-your-house>

Should you have any building related questions, please contact the City's Building Division at building@stratford.ca or by calling 519.271.0250 ext. 345

Should you have any planning related questions, please contact the City's Planning Division at planning@stratford.ca or by calling 519.271.0250 ext. 345