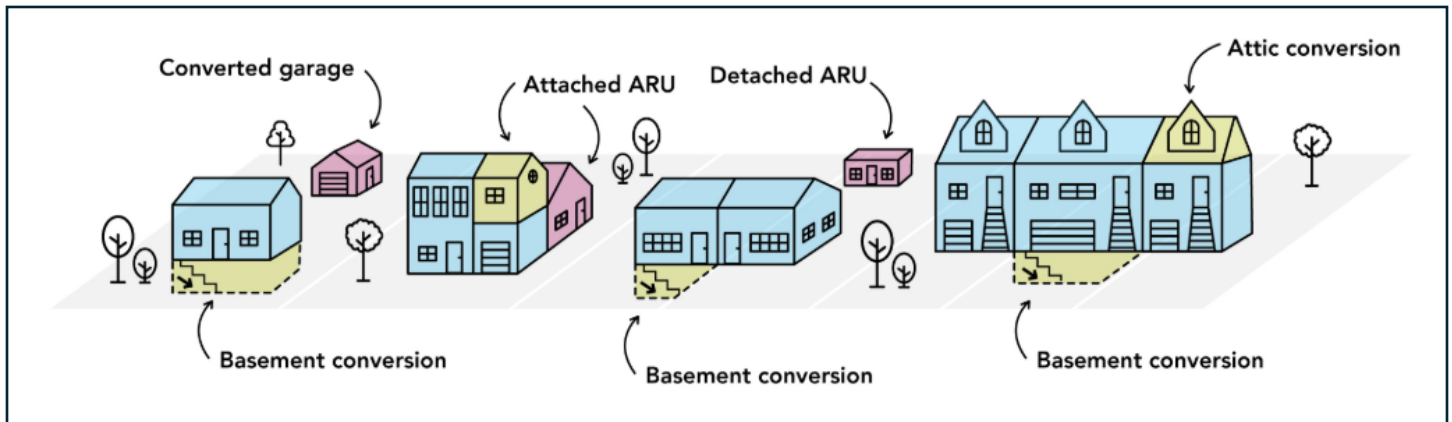


## Additional Residential Units (ARUs)

### What is an ARU?

An ARU is a separate dwelling unit supporting an independent living arrangement with its own kitchen and washroom 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 can come in a variety of forms including converting space in your existing home (including your basement, attic or attached garage), an addition to your existing home, constructing a new detached building on your property (including a tiny home) or converting an existing shed or detached garage. They can be located in a single-detached, semi-detached, duplex or townhouse dwelling, and/or in a detached building. Below are examples of ARUs:



### Where is an ARU allowed?

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 generally permitted in residential zones, 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.). The City of Stratford recently updated its Zoning By-law to clarify requirements for ARUs, which replace garden suites and second suites.

### What permits are required?

The Ontario Building Code sets out requirements for buildings including dwelling units for matters such as fire separations, fire alarms, room height and size, window size and egress as well as plumbing. A building permit will be required 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?**

One (1) parking space is required for each ARU.

### **Can an ARU be used as a short-term rental?**

Short-term rentals (defined as a rental period less than 28 consecutive days) are not permitted in ARUs.

### **Does an ARU require a new mailing address?**

An ARU will require a separate address to distinguish the primary dwelling unit from any Additional Residential Unit through the assignment of unit numbers from the City's Building Division.

### **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.

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### **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](mailto: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](mailto:planning@stratford.ca) or by calling 519.271.0250 ext. 345