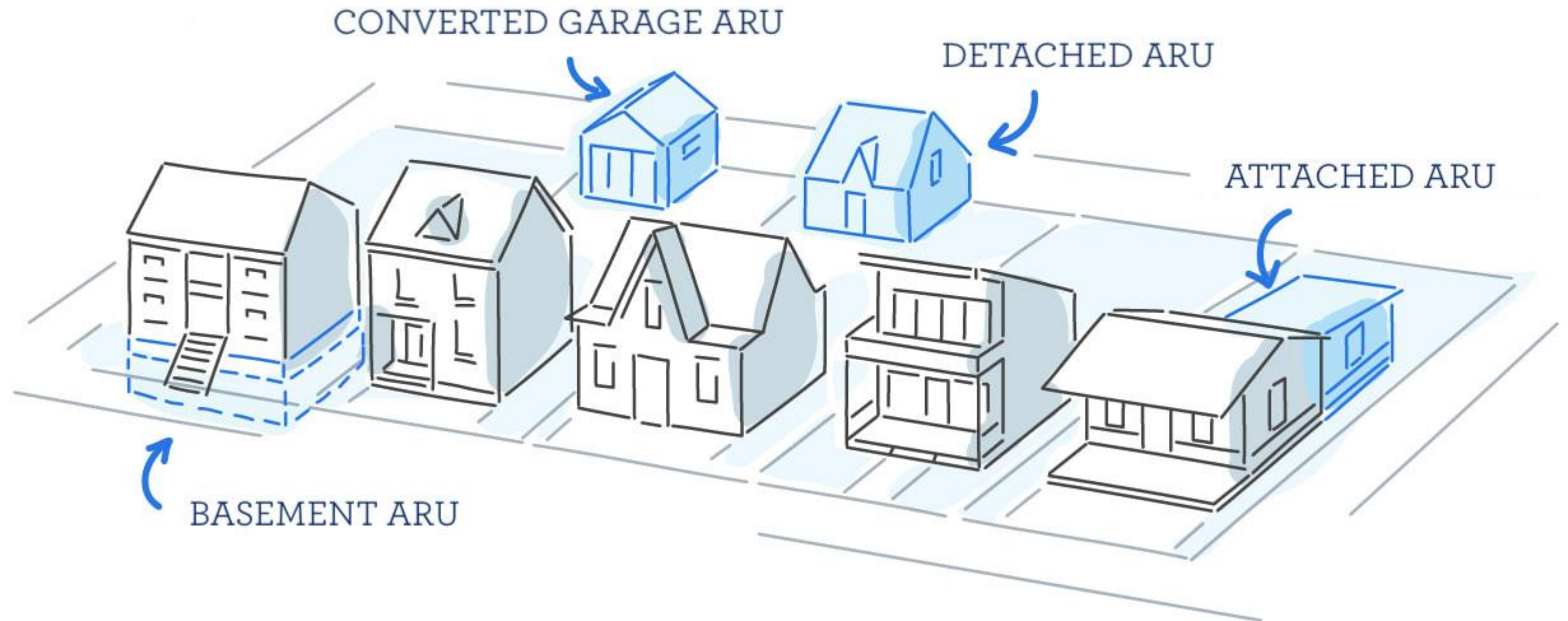


Additional Residential Units (ARUs)

SOK Talk Tobermory
October 18 2023

ARUs - What are they?



Why would people make them?



Financial Benefits



People Benefits



Community Benefits



Environmental Benefits

Planning Act Change you may have heard about (Bill 23, 2022)

Additional Residential Units on Residential Lots in Settlement Areas with Municipal Water and Sewer Service*

As of November 28, 2022, three (3) residential units are a permitted use on a “parcel of Urban Residential Land” although the local zoning by-law may not include this in the list of permitted uses.

Lots that are not a “parcel of urban residential land” remain subject to the zoning provisions of the zoning by-law.

A Parcel of urban residential land is:

- A parcel of Land
- That is located in a settlement area
- Where residential uses are permitted in the zoning by-law as a primary use (not just as an “ancillary” or secondary use)
- **Serviced by both municipal drinking water and municipal sewage works**

*This is a summary of the legislation - For more information see Section 1 and Section 35.1 of the Planning Act.

Previous Planning Act Change (Bill 108, 2019)

- Directed Additional Residential Units be permitted broadly where residential uses are permitted
- Implemented in Bruce County Official Plan by Amendment in 2021
- Implemented in Northern Bruce Peninsula by Amendment to the Local Official Plan and Zoning By-law in June 2022
- A few permits have been issued to date in NBP

Additional Residential Units in Northern Bruce Peninsula

- Regulation through Section 6.3.15 of Zoning By-law 2002-54, as amended in June 2022.
- Consolidated copy [online](#) at [Planning | Municipality of Northern Bruce Peninsula \(northbrucepeninsula.ca\)](http://Planning|MunicipalityofNorthernBrucePeninsula(northbrucepeninsula.ca))

Key Points*:

- Not permitted on undersized lots
- In the R2 zone lot must be 4000 sq m, max of 1 ARU, must be within the primary dwelling**
- In RU1 and RU2 zone, lot must be 4000 sq m for 1 ARU or 6000 sq m for 2 ARUs
- In R1, R3 and R4 zone up to 2 ARU permitted subject to lot area requirements

*paraphrase only - refer to the by-law and confer with zoning administrator.

**Niagara Escarpment Plan has similar provisions for areas subject to Development Control

ARU Key Points*

- ARU must be smaller than primary dwelling
 - Detached ARU Must also be at least 70 sq m
 - Apartment ARU sizes are 40 sq m (bachelor) 60 sq m (1 Bedroom (BR) 70 sq m (2 BR) 90 sq m (3 BR) +10 sq m per BR thereafter
- Must be constructed for year-round use
- No new driveway
- 1 parking space per ADU required
- Must meet yard setbacks and lot coverage provisions for a residential use, except side/rear yards for detached ARU are reduced to 1.5m
- Detached ARU Must be at least 2m from the primary dwelling and within 50m of the primary dwelling (in the RU1/RU2 zone)

*paraphrase only - refer to the by-law and confer with zoning administrator.

Resources to consider

- [Web Page: Additional Residential Units | Bruce County](#)

Step By Step Guide

This Step-by-Step guide contains key information on the pathways for homeowners to create additional residential units in Bruce County. It includes key information on how to get started, design considerations, financial considerations, and the municipal approvals process.

1. [Getting Started](#)

2. [Design Requirements](#)

3. [Financial Considerations](#)

4. [The Municipal Approvals Process](#)

[Landlord 101](#)