TOWN OF ERIN

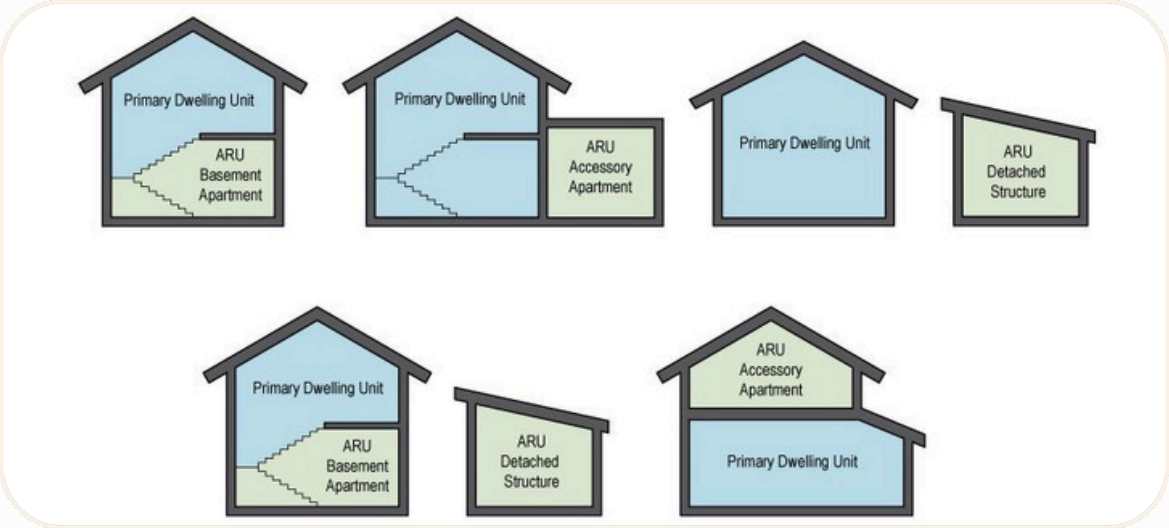
ADDITIONAL RESIDENTIAL DWELLING UNIT

PLANNING & DEVELOPMENT
2025

PLANNING

What is an Additional Residential Unit?

An Additional Residential Unit (ARU), is a type of dwelling that is provided as a secondary dwelling unit on a property where there s a primary dwelling unit. ARUs can be inside an existing house, added on or located in a detached accessory structure. Please see below, for the different types of ARU configurations.



Zoning and Other Approvals

Properties in the Town of Erin are subject to the Comprehensive Zoning By-07-67 as amended. The following provisions reflect the changes under Bill 23, More Homes Built Faster Act, 2022, which received Royal Assent on November 28, 2022, and was further amended by Bill 97, which received Royal Assent on June 8, 2023.

For the zoning designation of a property please visit the County of Wellington's Interactive Map or contact the Town's Planning Department.

The requirements and criteria may vary depending on the location of the property - located within the Greenbelt or Environmental Protection Zone, within the Source Water Protection Area, located within regulated area of a Conservation Authority.

The following are some of the zoning requirements to consider for an Additional Residential Unit;

- Additional residential dwelling units shall be subject to the policies within the Greenbelt Plan;
- The maximum floor area shall not exceed 50% of the floor area of the primary residence up to a maximum of 130m^2;
- The height of the additional residential unit shall not exceed the height of the main building;
- The ARU shall not contain more than two bedrooms;
- Additional residential dwelling units shall only be permitted provided that adequate water and sanitary services and servicing capacity is available to the satisfaction of the Town of Erin. Where municipal services are available, both the primary residential dwelling unit and the additional residential dwelling unit(s) on the same lot shall be connected to municipal water and sanitary services of adequate size.
- An additional residential dwelling unit shall only be permitted on a lot fronting on an open and municipally maintained street.
- One parking space must be provided for each additional residential dwelling unit, in addition to the minimum of 2 parking spaces required for the main dwelling.

Please note, based on the location of the ARU, additional zoning provisions may apply. For more information contact the Planning Department or visit the Town's Zoning By-law.

BUILDING

The process to begins by having an application submitted to the Town's Building Department by the registered owner of the property or a person authorized by the owner. Please be advised, all applications are submitted through Cloud Permit.

How do I get a Building Permit?
A building permit is required to establish your Additional Residential Unit. There may be different Ontario Building Code Requirements for your project depending on if you are renovating a within the Primary Dwelling to create the new unit, if you are putting an addition on your house, converting an accessory structure, or building a completely separate detached unit.

What Documents will I need for my Building Permit Application?

- Building Permit Application
- Detailed Site Plan
- Construction Drawings
- Lot Grading Plan (if applicable)
- Additional approvals / information may be required

Fees & Charges
Payment of fees is done at time of application (by cash, cheque, credit, or debit). Upon the issuance of the building permit for the new building containing an ARU, building inspectors will inspect key stages of construction to ensure that the construction complies with the building permit documentation and the applicable Zoning By-law and Ontario Building Code requirements.

For Ontario Building Code requirements regarding Additional Residential Units or assistance with a building permit application, please contact our Building Department at building@erin.ca.

OTHER FREQUENTLY ASKED QUESTIONS

Can I have more than (1) ARU on my property? Two Additional Residential Units are permitted per property subject to being hooked on to adequate water and sewage services and can adhere to all applicable laws.

Will Minimum Distance Setbacks (MDS) apply to an ARU?
A Minimum Distance Separation Setback Calculation is required when your property is in a rural or agricultural area, outside of one of our settlement areas within the Official Plan. Applicants are required to provide the information necessary for Town of Erin Planning Staff to review a Minimum Distance Setback Calculation.
It may recommended to hire a Land Use Planning Consultant or Qualified Professional to undertake the calculation on the behalf of the Property Owner.

Will an ARU affect my property taxes? Yes. Your property taxes will subject to change because you are adding a use and/or structure to your property. Please contact, the Municipal Property Assessment Corporation for more information on a property assessment and incremental increase to your property taxes. For more information, please visit www.mpac.ca.