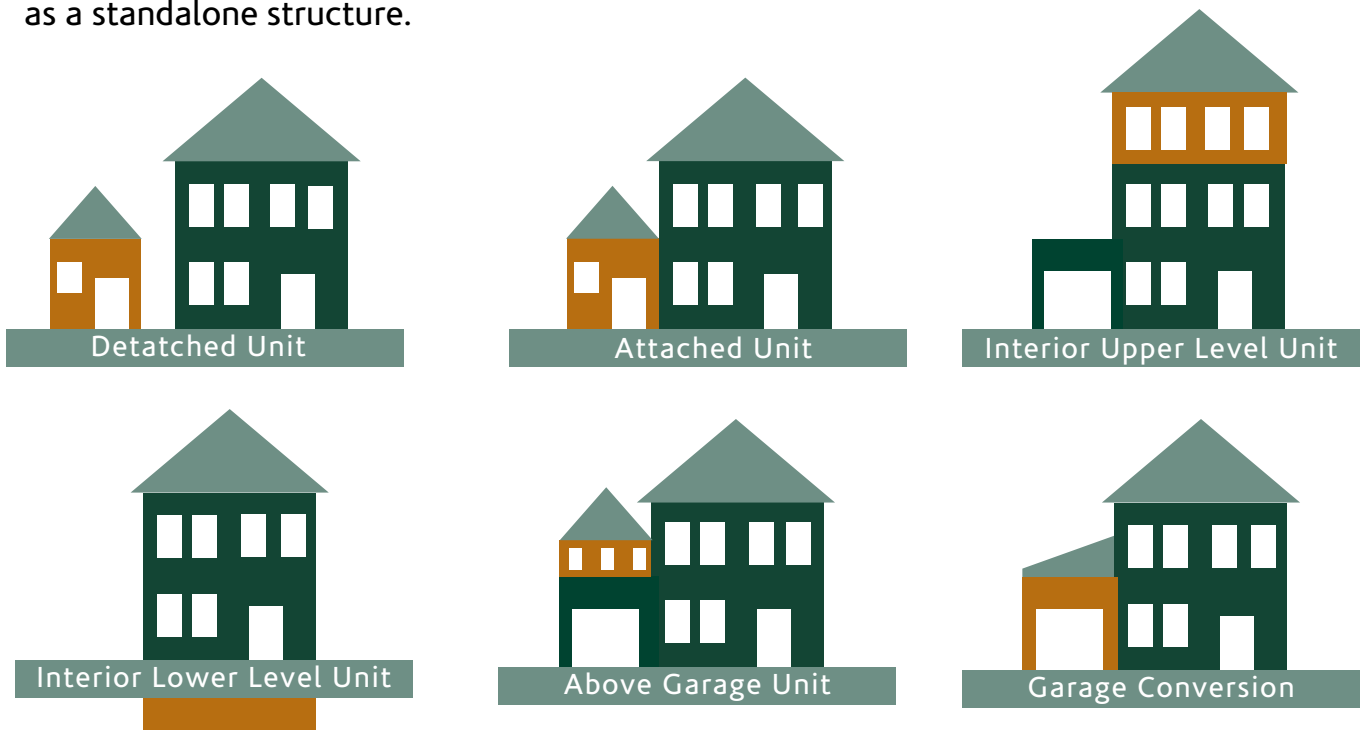


Additional Residential Unit (ARU) Fact Sheet

What is an ARU?

In 2019, the Province of Ontario passed Bill 108, the More Homes, More Choice Act, to authorize the use of additional residential units (ARUs) and encourage the development of more housing options in our communities.

ARUs are self-contained units with a private kitchen, bathroom facilities and sleeping areas. ARUs are different from other residential uses because they are clearly accessory to the primary dwelling on the property in both use and appearance. As shown below, ARUs come in many forms and can be located within the primary dwellings, within other structures or as a standalone structure.



Where can I build an ARU?

In Perth County, ARUs are permitted in most residential and agricultural zones. Consideration will be given at the time of inquiry to the lot area and servicing capacity of the property, which may limit the options available for an ARU.

Perth County Planning Division

1 Huron Street, Stratford, ON, N5A 5S4

Phone: 519-271-0531 Toll Free: 1-800-463-8275 Fax: 519-271-6265

Email: planning@perthcounty.ca

How many ARUs can I build on a single lot?

The County permits one ARU per lot either in the primary dwelling or in an accessory structure. Pursuant to the More Homes More Choice Act, the County of Perth will be updating the Official Plan to allow either two ARUs in the primary dwelling or one ARU in the primary dwelling and one ARU in an accessory building for a total of two ARUs per lot.

What is the appropriate size for an ARU?

The local zoning by-laws establish lot coverage maximums that vary according to the respective zone. Any new ARU will be required to address the zoning requirements and servicing requirements. When you have this information, you can begin to design your ARU to fit your needs, and the site specific requirements of your property.

Please contact the County of Perth Planning Department to determine the ARU options the zoning on your property permits.

What about Tiny Homes?

Recently, the Province updated the Building Code to allow “tiny homes” as small as 188 ft². A tiny home is an example of a detached ARU. The County of Perth will consider zoning bylaw updates to align with this change to the Building Code.

Currently, a type of temporary detached dwelling, referred to as a “garden suite”, is permitted through a temporary zoning by-law amendment for a period up to 20 years.



Perth County Planning Division

1 Huron Street, Stratford, ON, N5A 5S4

Phone: 519-271-0531 Toll Free: 1-800-463-8275 Fax: 519-271-6265

Email: planning@perthcounty.ca