



Municipality of North Perth

Additional Residential Units (ARUs) Guide

Do you have questions about adding an Additional Residential Unit (ARU) to your property? Review the information provided below to help with your ARU project. Our Building and Planning Staff can also answer questions and help guide you through the steps of adding an ARU to your property.

What are Additional Residential Units (ARUs)?

In 2019, the Province of Ontario passed Bill 108, the *More Homes, More Choices 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. ARUs come in many forms and can be located within the primary dwelling, within other structures or as a standalone structure.

ARUs are sometimes referred to as granny flats, in-law suites, secondary suites, laneway homes, and basement apartments. Below is a visual sample of ARUs:

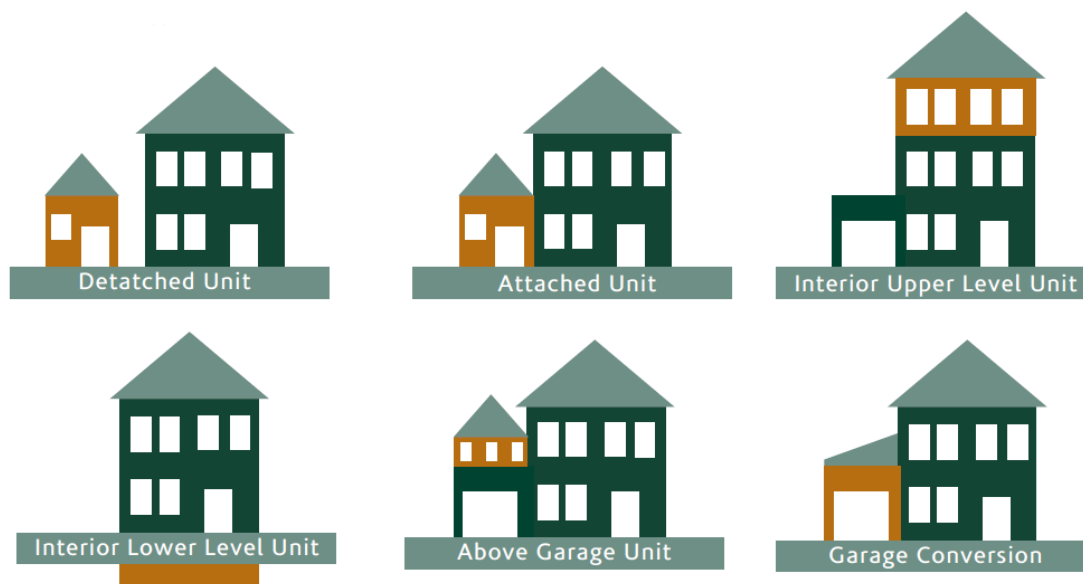


Figure 1: ARU Configuration Examples. Source: Perth County. ARU Fact Sheet. <https://www.perthcounty.ca/en/doing-business/resources/ARU-Fact-Sheet.pdf>

Benefits of ARUs

The development of ARUs in our community is one way that we can work together to provide flexible, affordable, and attainable housing options to meet the needs of current and potential residents.

ARUs have many benefits for both those seeking housing and property owners. Benefits include:

- Increasing the supply of attainable rental units in the community
- Providing rental income opportunities to make home ownership more affordable
- Increasing gentle housing density without promoting urban sprawl to agricultural lands
- Advancing environmental sustainability as ARUs are built on existing developed land
- Providing housing for family or friends who may need extra care (e.g., co-housing arrangements for older adults)

Municipalities are required through the [Provincial Policy Statement \(2020\)](#) to provide a diverse range and mix of housing types and ownership styles. This is where ARUs can make a difference and create a balance within the housing market in North Perth.

Number of ARUs Per Property

With recent changes to the Planning Act from Bill 23, *More Homes Built Faster Act*, up to three ARUs are permitted “as of right” on most serviced land zoned for one home in residential areas without needing a municipal by-law amendment.

Depending on the property in question, these three ARUs could be all within the existing residential structure or could take the form of a residence with an in-law suite or basement suite and a laneway home or garden home. These new units must be compliant with the Building Code and municipal by-laws. Units would be exempt from development charges and parkland dedication fees.

Please contact Building or Planning Staff to discuss the eligibility of an ARU(s) on your property.

ARU Registration

The Municipality of North Perth’s Additional Residential Unit Registration By-law requires all ARUs within the municipality to be registered. Failure to register an ARU is an offence under the by-law.

What are the benefits associated with registration?

- The registration’s inspection process will make your ARU safe
- Registration will help Fire Services and other Emergency Services in dispatching appropriate staff and equipment in calls for assistance.
- Your house/property will be officially recognized as having an ARU by the Municipality. This will assist in future real estate transactions.

- Your registered ARU will receive a municipal street number to ensure waste pick-up services and mail delivery.
- Prospective tenants will be able to verify whether an ARU rental unit has been registered with the Municipality.

How do I apply to register my ARU?

Property owner(s) of an ARU must obtain a building permit for each ARU on their property and complete all necessary final inspections. Apply to register your ARU(s) by submitting the following:

- Completed ARU registration application
- Payment of application registration fee as set out in the Municipality's Fees and Licences By-law
- All required information and documents set out in the application form and as deemed necessary by the Municipality

Once registration is complete, an ARU will stay registered for a period of three years. On an annual basis, the property owner of a registered ARU will be required to self-attest that the ARU has maintained adherence to all requirements under the ARU Registration By-law.

Failure to self-attest and/or adhere to the requirements of the ARU Registration By-law will result in ARU registration being revoked.

Contact Us to Learn More

If you are interested in building or converting your property to allow for ARUs, please contact the North Perth Building Division or the Perth County Planning Division to discuss next steps:

North Perth Building Services
620 Wallace Ave. S., Listowel
519-291-6825
nfreeland@northperth.ca

Perth County Planning Division
620 Wallace Ave. S., Listowel
519-271-0531 ext. 415
planning@perthcounty.ca