

Additional Residential Units (ARUs) in Ingersoll

Proposed Official Plan and Zoning By-law Amendments

The Town of Ingersoll has initiated amendments to the County Official Plan and the Town's Zoning By-law to allow for Additional Residential Units (ARUs) in the Town, as required by the Planning Act.

What are ARUs?

ARUs are smaller, self-contained dwelling units (i.e., with their own kitchen, bathroom and sleeping areas) that are inside, attached to, or in a detached accessory building on same property as a primary dwelling.

ARUs can take many forms, such as basement apartments, attached suites, tiny homes and coach houses, but they must be smaller than the principal dwelling and meet the requirements of the municipal Zoning By-law.

Draft Official Plan Policies

The intent of the proposed amendments to the Town of Ingersoll Land Use policies is to permit ARUs, while also establishing appropriate review criteria to inform and support the development of zoning provisions for the Town's Zoning By-law.

The proposed policy approach is generally described as follows:

- Referencing the term 'additional residential units' in the policies for residential uses, including replacement or amendment of various references to the term 'converted dwellings'. A definition of ARU(s) is already in the Official Plan, as follows:

Additional Residential Unit (ARU) means a separate, self-contained dwelling unit located within a single detached, semi-detached or street townhouse dwelling, or within a detached building ancillary to such dwelling, and which is located on the same lot as, and is clearly subordinate to, the principal dwelling.

- Require the Town to establish zoning provisions to allow for up to two ARUs in a single detached, semi-detached or street townhouse dwelling and/or in a structure ancillary to such dwellings, subject to confirmation of available water and wastewater servicing capacity and other development review criteria in the Official Plan can be met;
- Summary of Criteria for all ARUs:
 - the ARUs shall be clearly secondary and subordinate to the principal dwelling on the lot and have a cumulative gross floor area no greater than 50% of the gross floor area of the principal dwelling on the lot;
 - lots shall be large enough to accommodate the creation of the ARUs and provide adequate parking, landscaping, outdoor amenity areas and drainage; and,
 - there shall be adequate access to a public street for occupants and for emergency purposes.
- Summary of criteria for ARUs in detached ancillary structure:
 - shall be located to the rear or interior side yard; and,
 - cannot be severed from the lot containing the principal dwelling.

Draft Zoning By-law Provisions

The draft amendments to the zone provisions would amend the following sections of the Town's Zoning By-law: Section 4 [DEFINITIONS], Section 5 [GENERAL PROVISIONS], Section 6 [RESIDENTIAL TYPE 1 ZONE (R1)], Section 7 [RESIDENTIAL TYPE 2 ZONE (R2)], Section 8 [RESIDENTIAL TYPE 3 ZONE (R3)] and Section 11 [ENTREPRENEURIAL ZONE (EC)].

The proposed changes include:

- Add a definition of an 'additional residential unit' that reflects the definition in the Official Plan;
- Add ARUs as a permitted use in the 'Residential Type 1 Zone (R1)', 'Residential Type 2 Zone (R2)', 'Residential Type 3 Zone (R3)' and 'Entrepreneurial Zone (EC)';
- Amend the definition of 'converted dwelling' to differentiate that residential use from an ARU, permit up to four units per dwelling and remove converted dwelling as a permitted use in the 'Residential Type 2 Zone (R2)' and 'Entrepreneurial Zone (EC)';
- Establishment of General Provisions to provide criteria for an ARU within a single detached, semi-detached or street townhouse dwelling and/or within a building or structure ancillary to such dwellings as follows:
 - up to two ARUs per lot (i.e. up to two ARUs units in the principal dwelling, or one ARU in an ancillary structure and/or one ARU in the principal dwelling);
 - an ARU may be no greater than 50% of the gross floor area of the principal dwelling on the lot, to a maximum of 100 m² (1,076 ft²) to ensure the ARU is clearly subordinate to the main dwelling unit;
 - a minimum of 1 additional parking space shall be provided and the required ARU parking space may be a tandem parking space. Note: under the existing by-law provisions a maximum of 50% of the front yard of a lot can be used for parking purposes;
 - an ARU within a detached accessory structure shall comply with the provisions for accessory structures (e.g. location in rear or side yard, setbacks, building height, etc.);
 - ARUs and associated parking areas shall not be permitted:
 - within an area identified as the Upper Thames River Conservation Authority Regulation Limit unless approval is obtained from the Conservation Authority;
 - on any lot that does not have frontage onto a public street;
 - on any lot that is not connected to municipal services; or,
 - on any lot containing a boarding or lodging house, a group home, a converted dwelling, a duplex dwelling, a mobile home, or a bed and breakfast establishment.

If you have questions or want to keep up to date with the amendments, please see the County of Oxford website (<https://www.oxfordcounty.ca/en/services-for-you/additional-residential-units.aspx>) or contact:

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