

OXFORD COUNTY

# ADDITIONAL RESIDENTIAL UNITS TOWNSHIPS

PUBLIC MEETING

COUNTY COUNCIL  
SEPTEMBER 14, 2022



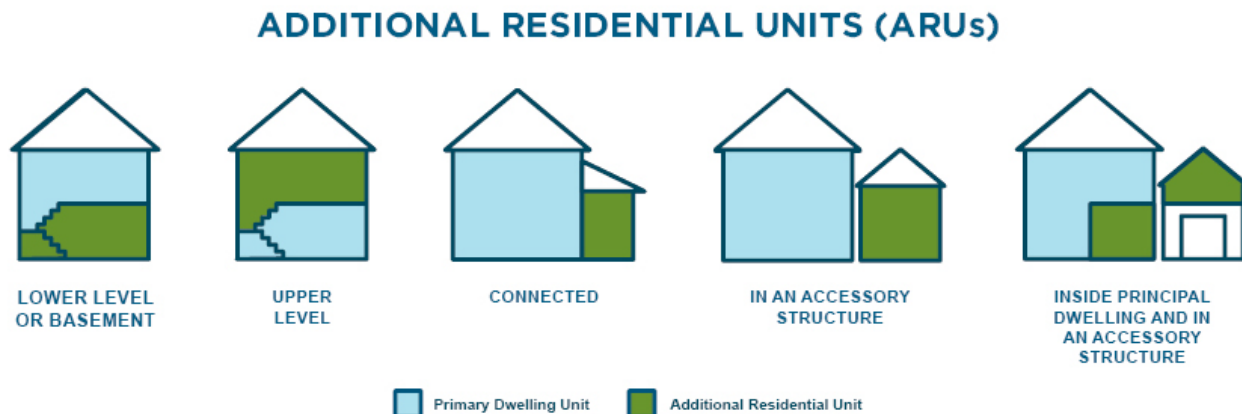
# INTRODUCTION

- The *Planning Act* requires that municipalities enact Official Plan (OP) policies and Zoning provisions that allow for an Additional Residential Unit (ARU) in:
  - a single detached, semi-detached or row house dwelling; and
  - within a building or structure ancillary to such dwellings
- County Council directed staff to proceed with drafting OP policies to address ARUs in rural areas
- Planning staff subsequently prepared draft policies and consulted with Township staff and Councils, County staff and the public
- There were number of revisions to the draft policies that resulted from the comments received

# DEFINITION OF AN ARU

Definition previously approved by County Council:  
(OPA 271, February 23, 2022)

*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*



# DRAFT POLICIES - SERVICED VILLAGES

- up to two ARUs per lot (i.e. one in the principal dwelling and/or one in an ancillary structure)
- municipal water & wastewater services – must be connected and confirm adequate capacity is available
- subject to various other criteria applicable to all ARUs

# DRAFT POLICIES – VILLAGES & RURAL CLUSTERS

- one ARU per lot in the principal dwelling or in an ancillary (detached) structure in residential designations
- min. lot area of 0.6 ha (1.48 ac) for unit in ancillary structure
- must demonstrate adequacy of private services (i.e., on-site septic)
- where there is municipal water supply – must connect and confirm adequate capacity
- subject to various other criteria applicable to all ARUs

# DRAFT POLICIES – FARMS & RURAL RESIDENTIAL

- up to two ARUs per lot (i.e. one in the principal dwelling and/or one in an ancillary structure)
- minimum lot area of 0.6 ha (1.48 ac) for unit in ancillary structure
- where a lot contains more than one dwelling, only one permitted to have ARU (i.e. max. of two per farm unit)
- ARUs in an ancillary structure on a farm subject to a minor variance process to address locational and other criteria
- subject to various other criteria applicable to all ARUs

# DRAFT POLICIES - CRITERIA FOR ALL ARUS

- ARU(s) must be clearly secondary to the principal dwelling
- max. gross floor area (GFA) of all ARUs is 50% of the GFA principal dwelling on the lot, to a maximum of:
  - 100 m<sup>2</sup> (1,076 ft<sup>2</sup>) within a settlement; and
  - 140 m<sup>2</sup> (1,506 ft<sup>2</sup>) outside of a settlement (i.e. farm or RR lot)
- must have adequate lot area for parking, landscaping, stormwater management, and outdoor amenity space.
- share driveway and parking area
- adequate access for occupants and emergency response

# DRAFT POLICIES - ARU IN ANCILLARY STRUCTURE

- structure to be located in rear or interior side yard, except on farms
- minimize potential impacts on adjacent properties
- max. distance of 30 m from principal dwelling on a farm and not negatively impact the agricultural operations on the farm or nearby farms
- must comply with MDS I



# OTHER MATTERS

- Townships may require site plan approval for ARUs
- ARU policies to be implemented through comprehensive municipally initiated amendments to the Zoning By-law (i.e. site specific zoning amendments not generally permitted)
- ARUs cannot be severed from the lot containing the principal dwelling
- revise Garden Suite policies to allow such units to remain for up to 20 years, as permitted by the Planning Act

# NEXT STEPS

1. Review any further public input received and consult with MMAH on process
2. Prepare final draft of the amendment
3. County Council approval of amendments
4. Consultation with Townships and the public regarding zoning provisions for each Township
5. Public Meetings and Township Council consideration of Zoning By-law Amendments

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QUESTIONS

