



Your home has more to give!

Thank you for attending the ARU Education Event!

Q. Are there size requirements for the ARU?

Generally, the ARU has to be smaller than the primary residence. The Ontario Building Code determines room size requirements. The Township's Zoning By-law will address overall lot coverage which will vary by zoning area. For a detached additional residential unit in the urban areas, the Zoning By-law is requiring a 50% maximum lot coverage of the detached additional residential unit and principal dwelling combined. Outside of the urban areas, the detached residential unit shall not exceed 40% of the footprint of the principal dwelling.

Q. If you build an ARU - does this impact your tax assessment and will increase your property taxes because you know have a potential additional home?

The Township reports building permit data to the Municipal Property Assessment Corporation (MPAC) and the assessed value of the improvements will be added to the property's total assessed value. The total municipal and education property taxes for a property are calculated by multiplying the assessed value of the property by the approved tax rate.

Q. What is the current percentage of a property that can be covered, like roof, driveway asphalt, shed roofs all added up compared to your lot size in Amherstview?

The maximum percentage of lot coverage on a property is regulated under the Zoning By-law and varies depending on the particular zone that the property is in.

Q. The example provided in the presentation was in an attic or basement or in an existing home... does this require an actual firewall between the units?

Fire separation is required to be installed between residential units, and for ARUs, between the primary residential unit and the secondary unit.

Q. If an urban home has municipal water but its own septic system - is that a problem?

The Township's Additional Residential Unit regulations will not permit an ARU on a property in the urban area that is on partial services. The additional unit must be on full municipal services if located within the urban settlement area.

Outside the urban areas, one additional residential unit could be permitted in the Rural, Rural Residential and Hamlet Residential Zones if it can be demonstrated that sufficient private water and sewage services is available to serve the additional residential unit along with the principal dwelling.

Q. Are there ARU requirements for windows and fencing?

Windows: There are minimum size requirements and also size restrictions. Minimum amount of window area (9.7.2.3 OBC) with electric lighting:

- Laundry, basement rec room, water-closet room and Kitchen have no minimum required window size.
- Living rooms and dining rooms - 10% of area served
- Bedrooms and other finished rooms not mentioned - 5% of area served

Window size restrictions come into play on the walls of the house that face a property line, most houses will be restricted to around 7-8% of the wall area depending on how close they are to the property line. This percentage is based on a 4' (1.2m) setback from the property line. If someone wants to put up a fence it would just need to comply with the Fence By-law 2002-33.

Q. If the property owner builds an ARU does the Township have to approve of the tenant?

Property owners always choose their own tenants. If the applicant of an ARU grant is also approved for the Affordability Rental Incentive (ARI), consent of the Tenant to verify their income information is required to ensure the household income is at or below the associated maximum thresholds as provided by Lennox and Addington County. A copy of the rental agreement/lease is also required for the ARI to ensure the rent amount is at or below the 100% Average Market Rent values also provided annually by the County.

Q. If you build an ARU on your property and receive the grant - complete the project. 1 year later you decide to sell your property - does this requirement to keep the unit rented for 15 years pass onto the new homeowner?

Yes, the agreement is registered on the property title at the owner's expense and must be disclosed to the purchaser as they will be bound by the same terms.

Q. Are there any areas within the Township where existing zoning would prohibit ARUs?

The Township's additional residential unit zone regulations will only permit additional residential units in residential zones in the urban settlement area where the property is on full municipal services. Properties in the urban area that are on private or partial services would not be permitted to have an additional residential unit. Outside of the urban area, they are only permitted in the Rural, Hamlet Residential and Rural Residential Zones.

Q. Does the Township provide the design for the ARU?

Property Owners must obtain their own design but there are [Ontario Building Code requirements](#) that they should adhere too. There are some sample designs for detached accessory dwelling units available from the [CMHC website](#). The Township is also preparing a Building Permit package for ARUs which will be posted on the Township website soon.

Q. Can companies receive the same benefits, affordability incentive and grant or just individuals?

ARU grants and the Affordability Rental Incentive is available to any property owner within Loyalist Township, including companies. However, the Township's incentive program does require the property owner to reside in the primary residence on the same property as the new ARU. Note that this is not a requirement for a separate Purpose-Built Rental grant more specifically designed for private developers and affordable and non-profit housing providers as the CIP applicant.

Q. Do neighbours need to approve if a property owner is putting in an ARU?

Neighbours do not need to approve any ARU that fits within current zoning for the property. If the ARU does not comply with current zoning regulations then a Zoning By-law Amendment or Minor Variance application is required. These applications require a public meeting and notification to surrounding neighbours to allow them an opportunity to provide comments on the application.

Q. Do basement ARUs still need 2 exits?

Yes, two exits are required.