



Planning your Additional Residential Unit (ARU)

Middlesex County - Township of Lucan Biddulph

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Introduction

As communities evolve and housing demands shift, homeowners are looking for creative living options. In response, Middlesex County and its local municipalities are making it easier for property owners to include additional residential units to properties in both Urban and Rural areas, offering property owners more options to adapt, invest, and grow.

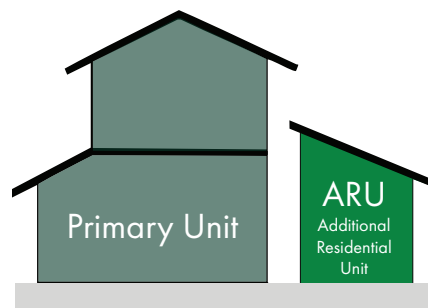
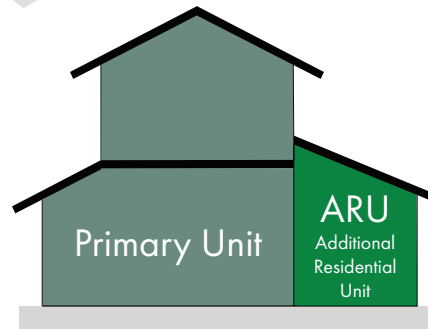
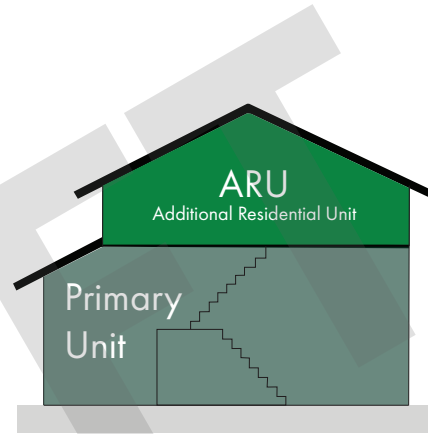
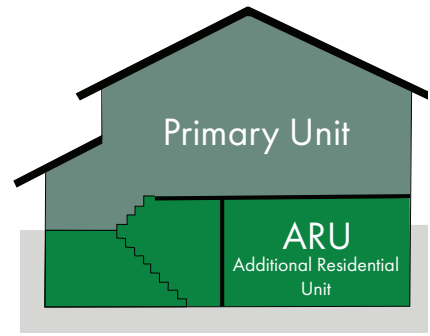
What are Additional Residential Units?

Additional Residential Units (ARUs) are separate units that are smaller, and secondary to an existing house. They are designed to function independently, with their own kitchen, bathroom, sleeping area, and entrance. ARUs can be located within, or attached to an existing house, or located in a separate structure. These units can take various forms, such as a basement apartment, a unit above a garage, a detached garden suite, or a converted portion of the main house.

Why build an Additional Residential Unit?

These units are adaptable, making them ideal for changing household needs over time. Whether used to accommodate family members or to generate rental income, ARUs help expand affordable housing options, increase housing diversity, and support more inclusive, sustainable neighbourhoods.

- **Age-in-Place & Family Support:** Provide independent living space for aging parents, adult children, or extended family members.
- **Financial Gains:** Generate rental income, increase property value, and help off-set mortgage or maintenance costs.
- **Flexibility:** Supporting family, hosting guests, or supplying a rental unit.
- **Community Benefits:** Contribute to local housing targets.



At-a-Glance Eligibility

There are several factors that determine if your property qualifies for one or multiple ARUs. All ARUs need to meet the requirements of the [Ontario Building Code](#) and [Ontario Fire Code](#) and require an approved building permit to be established.

In general, ARUs are permitted in all areas of the Municipality, subject to certain conditions based on if you are connected to municipal water AND wastewater (sewer) service, or if you are on private/partial services (if you have a septic system and/or a well).

Here is a summary of key zoning by-law considerations when planning your project:

I am connected to municipal water AND wastewater (sewers)

I'd like to build an ARU within or attached to my house

- ARU must be less than 85% of your existing house
- Total coverage on the lot for all buildings cannot exceed 55%
- Must have 1 additional parking space per ADU (usually 2 spaces per house, plus 1 per ADU)

I'd like to build an ARU in a detached structure

- Total coverage on the lot for all buildings cannot exceed 55%
- Cannot be within a front or exterior side yard for corner lots
- Must have 1 parking space for an ARU in addition to base zone
- Must have a 1.5m pathway from driveway (emergency access)

I have a septic system and/or well

I'd like to build an ARU within or attached to my house

- Generally subject to underlying zone regulations, and Building Code requirements

I'd like to build an ARU in a detached structure

- Must be within 30m (100ft) of your existing house
- Cannot be greater than 75% of your existing house (Max 120m²/1,292ft²)
- Cannot be more than 7m tall
- Cannot be in front yard, or exterior side yard for corner lots
- *Must use the existing driveway/road entrance*
- *Confirm that your septic and well can service the new unit, or that your lot is big enough for a second system*

More details on zoning regulations are provided at the end of this guide.

If your project meets the regulations in the zoning by-law, you can go right to submitting your Building Permit Application.

What if my property does not meet zoning regulations?

If your property or project cannot meet the zoning by-law requirements you may be able to apply for a [Zoning By-law Amendment](#) or [Minor Variance](#) application. You will be required to demonstrate why your project cannot meet the existing zoning requirements.



Planning staff will review your project to determine if a minor variance is appropriate, or if the proposal requires a zoning by-law amendment. Learn more about planning and development applications here: [Planning Services](#).

Floodplain/Conservation Authority Regulated Areas or Environmentally Sensitive Areas

ARUs generally cannot be located in environmentally sensitive areas, floodplain, or other hazard areas. Use the County's Interactive Mapping to determine possible restrictions. If you are located within an area regulated by a Conservation Authority, you will be required to obtain a permit from them prior to receiving your building permit. It is recommended that you reach out to the appropriate Conservation Authority early to discuss your project.



Building Permit Process

All ARUs must be constructed in accordance with the Ontario Building Code and require a Building Permit. Visit the municipality's [Building Permits](#) website to learn about how to apply for a building permit, building permit fees, and the review process.



The specific Ontario Building Code requirements for your project will vary depending on the type of work involved, such as renovating an existing home, adding a new extension, converting an accessory building, repurposing a garden suite, or constructing a detached structure. Submission requirements and applicable fees may also differ based on the property type and building design.

What will Impact my Budget?

- **Design Services:** You will likely need to hire the services of a professional designer that is knowledgeable in the Ontario Building Code to prepare the required drawings to receive a Building Permit. This generally includes a qualified designer with a Building Code Identification Number (BCIN), or other professionals such as licensed architects, or engineers. Working with a knowledgeable professional is strongly recommended and can significantly speed up the Building Permit review process.
- **Septic System Designer/Professional and/or Well company (if applicable):** If you are currently on a well and/or septic system, you may need to engage a professional to confirm if your existing system will be able to service the new unit, or if your property can accommodate an additional system.
- **Building permit fees:** Current building permit fees are found in the [Fees and Charges By-Law](#). Fees are determined by the square footage of the project and are paid at the time the building permit is issued.
- **Development Charges:** ARUs are not subject to Development Charges.

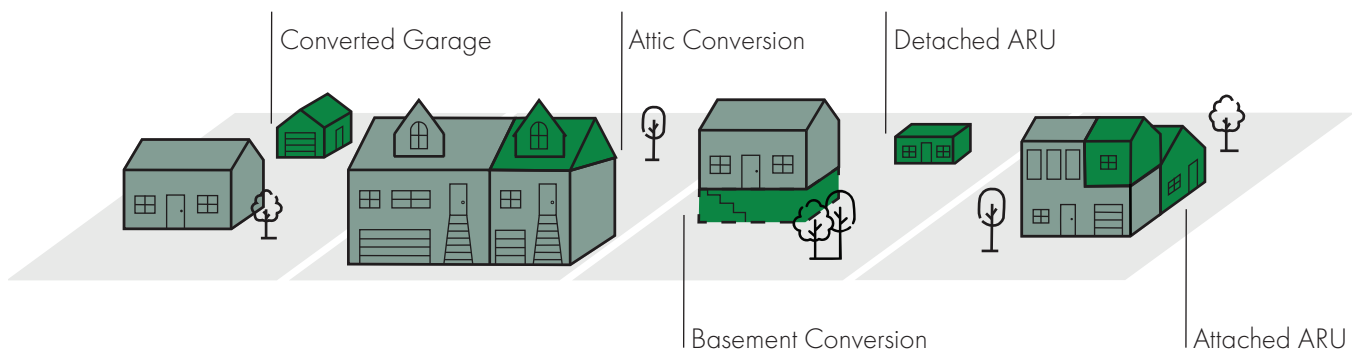
Other frequently asked questions

Will my ARU affect my property taxes?

Your property taxes are based on MPACs assessment of your property, which may increase when you create an ARU, similar to when you make other property improvements. Information regarding assessment and property taxes is provided by the Municipal Property Assessment Corporation (MPAC) at <https://www.mpac.ca/>.

Does my ARU need a separate address?

No. A new municipal address will not be required for ARUs created on the same property as an existing dwelling. However, a new unit number will need to be



created in part to ensure emergency services can locate the unit. A new unit number will be provided to you with existing property at the time that a building permit is issued.

Can an ARU be severed and sold separately?

No. ARUs cannot be severed and sold separately from the primary unit.

Do I need insurance on my ARU?

It is recommended that you contact your insurance company to discuss insurance options.

Can I build a new, larger house on my property, and use my existing house as an ARU?

ARUs are intended to be subordinate, or secondary to the main house on a lot. The new zoning permissions do not permit the construction of two separate main houses on one property, as this could have a significant negative impact on our important agricultural land base. Since ARUs are limited in size, if your existing house is less than 140m²/1500 ft², you may be able to convert it to an ARU and construct a new house, provided you meet all other zoning requirements. Review the Zoning By-law and discuss with municipal staff.

Are there any grants or incentives available to help offset the construction of an ARU?

Yes. If your project meets all zoning and other eligibility requirements, you may be eligible for a grant through our Community Improvement Program (CIP). See the [CIP Page](#) for more information, or contact a municipal staff member.

Contact Us

Please note that the information above is a general summary and individual property requirements may vary. To get more information about building a new ARU please contact dfitzgerald@middlesex.ca.

Township of Lucan Biddulph

519-227-4491

Website: lucanbiddulph.on.ca

Planning Services: dfitzgerald@middlesex.ca

Building Services: masuttim@middlesexcentre.ca



Appendix A - Zoning Compliance

Middlesex County - Township of Lucan Biddulph

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Appendix A

Zoning Compliance

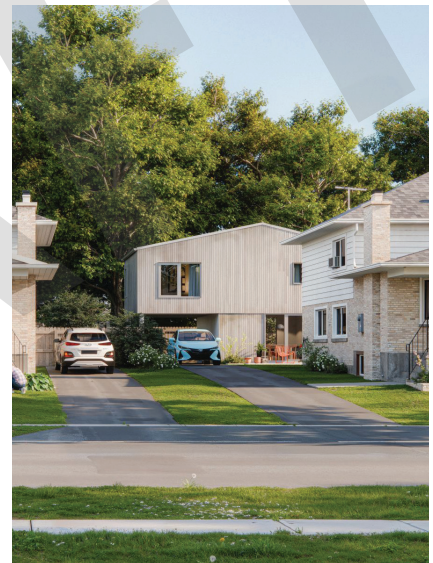
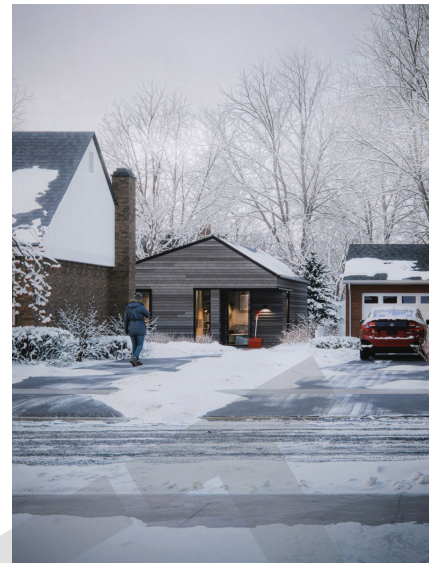
All ARUs must comply with the applicable regulations in the [Township of Lucan Biddulph Comprehensive Zoning By-law](#). The Zoning By-law controls land development and how it's used, including:

- What uses are permitted on the property
- Where buildings can be located on the property
- Minimum building setbacks
- Maximum building heights
- Other site-specific regulations

Use the County's Interactive Public Middlesex Map to locate your property and the zone code.

The regulations for ARUs are found in the [Township of Lucan Biddulph Comprehensive Zoning By-law](#) and listed below:

- In any zone that permits a single detached dwelling, semi-detached dwelling, townhouse or street townhouse dwelling, a maximum of two ARUs shall be permitted per lot.
- A maximum of two ARUs shall be permitted within a principal dwelling provided that an ARU in a detached accessory building is not provided on the same lot.
- A maximum of one ARU shall be permitted in a detached accessory building, provided there is no more than one ARU within the principal dwelling.
- The accessory building shall not be permitted to be located within a front yard or exterior side yard.
- A 1.5 m wide unobstructed pedestrian access shall be provided to the entrance unless access is provided directly from a street or lane.
- No ARU shall be permitted within a building that is used to keep livestock.
- A detached ARU shall not be permitted where a garden suite is existing on a lot.

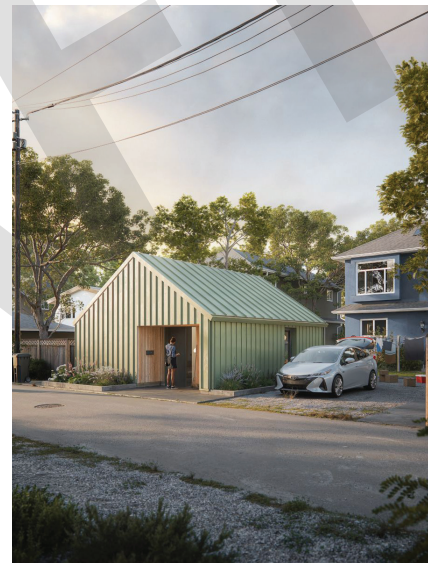


- A detached additional residential unit shall be located within 30.0 metres of the closest portion of the principal dwelling on the lot.
- Each ARU shall have one additional parking space provided in addition to the minimum number of parking spaces for the principal dwelling on the lot.
- An ARU or part thereof shall not be permitted within hazard lands.
- Any Hamlet Residential, Agricultural or Surplus Residence zone:
 - The gross floor area of the ARU shall not exceed 50% of the gross floor area of the principal dwelling, or 85.0 m², whichever is less.
 - Water and wastewater services required for the additional residential unit shall be shared with the principal dwelling on the lot.
- Maximum lot coverage of 10% or 110 m², whichever is less, in urban residential zones
- Maximum lot coverage of 10% or 165 m² in the Surplus Residential zone
- Maximum lot coverage of 3% or 120 m²/165 m² (depending on lot size) for Agricultural zones
- Building height for accessory uses is also restricted to 5.5 m in Urban Residential or Community Residential zones, 7.0 m in Hamlet Residential or Surplus Residential zones, and the applicable maximum height of residential uses in other zones.

What if my property does not meet zoning regulations?

If your property or project cannot meet the zoning by-law requirements you may be able to apply for [Zoning By-law Amendment](#) or [Minor Variance](#) application. You will be required to demonstrate why your project cannot meet the existing zoning requirements.

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