

Additional Residential Units (ARUs)

What is an ARU?

Additional Residential Units (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. As shown below, ARUs come in many forms and can be located within the primary dwellings, within other structures, or as standalone structures.



Where can I build an ARU in Middlesex Centre?

If you are in an area that has full municipal services (water and sanitary sewers) such as Ilderton or Kilworth-Komoka, the Planning Act allows up to two ARUs on a lot. You should consult with Building Services on applying for a building permit.

If you are NOT in an area that receives full municipal servicing (that is, you have a septic system and/or a private well) ARUs are not permitted under the Middlesex Centre Official Plan and Zoning By-law. You would need to apply to the municipality for an amendment to add an ARU. However, we anticipate this will be changing as the new Official Plan, currently under appeal at the Ontario Land Tribunal, will allow for ARUs in unserviced areas. Please contact Planning Services for more information.

How big (or how small) can I build an ARU?

Generally, ARUs cannot be greater than half of the floor area of the existing house.

Where on my lot can I build an ARU?

ARUs cannot be constructed within a front yard, or within an external side yard (in the case of a corner lot). They should be located within 40m (130ft) of the closest portion of the principal dwelling on the lot.

What about Tiny Homes?

A tiny home is an example of an ARU. The Province updated the Building Code to allow tiny homes as small as 17.5m² (188ft²). These structures would need to follow the applicable regulations for ARUs.

Need More Information?

This information is general in nature and may not apply to all properties in Middlesex Centre. As indicated above, contact Building Services or Planning Services for details about your specific property.

Municipality of Middlesex Centre

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