



planning@erca.org

P.519.776.5209

F.519.776.8688

360 Fairview Avenue West
Suite 311, Essex, ON N8M 1Y6

August 4, 2022

Mr. Enrico De Cecco
Town of Tecumseh
Junior Planner
917 Lesperance Road
Tecumseh, Ontario, N8N 1W9

Dear Mr. De Cecco:

RE: Additional Residential Units (ARUs) – Notice of Public Meeting
PROPOSED HOUSEKEEPING ZONING BY-LAW AMENDMENT
Applicant: Town of Tecumseh

The following is provided as a result of our review of the [Notice of Public Meeting](#) to consider amendments to the Town of Tecumseh Zoning By-Law(s) being By-law 1746, 2065 and 85-18. To amend the Zoning By-law(s) with regard to the adoption of expanded provisions for Additional Residential Units (ARUs).

These changes are being proposed in response to Ontario's provincial legislation, *Bill 108 – More Homes, More Choice Act, 2019*. This legislation requires that municipalities allow opportunities for additional dwelling units "as of right".

This "as-of-right" policy requires a housekeeping Zoning By-law amendment (Application/File: D19 ARU) to the Town's existing three zoning by-laws (By-law 1746, 2065 and 85-18), in order to specifically permit ARUs as a permitted use in each of the respective residential zones and to also establish general zone regulations with respect to ARUs. The ARU zoning regulations will establish standards for the number of ARUs per property, location/setbacks, size/height, lot coverage, services, parking and other requirements. The regulations will apply to both ARUs within an existing dwelling and stand-alone ARUs and address ARUs proposed on properties within and outside of the settlement areas of the Town. The Tecumseh OP policies establish that the Zoning By-law shall permit ARUs as-of-right in the settlement areas, while site-specific zoning by-law amendments are required in order to introduce an ARU within the Town's agricultural areas. These policies authorize the use of an ARU in a detached house, semi-detached house or row house, as well as in a structure ancillary to one of these dwelling types.

Lands subject to limitations identified in the *Provincial Policy Statement (i.e. natural hazards and/or areas subject of natural heritage)* should not be deemed appropriate to contain Additional Residential Units.

It would suitable to add in a requirement in the By-law, if not proposed, that the applicable Conservation Authority be satisfied that the proposed additional unit(s) is not located within a hazard area and that a permit is obtained from the Authority, if required. This requirement should apply to units within dwellings and for units with that are within accessory/ancillary buildings. No Additional Residential Units shall be located within the Essex Region Conservation Authority (ERCA) regulated areas unless approved by the ERCA.

Additional Residential Units (ARUs) – Notice of Public Meeting

August 4, 2022

If you have any questions or require any additional information, please contact the undersigned.

Sincerely,

A handwritten signature in blue ink that reads "Kim Darroch".

Kim Darroch, B.A., M.PL., RPP, MCIP
Team Lead, Planning Services