

A COMPREHENSIVE GUIDE TO ADDITIONAL RESIDENTIAL UNIT (ARU) DEVELOPMENT

Saugeen Shores

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PART I: WHAT ARE ADDITIONAL RESIDENTIAL UNITS

Introduction

An Additional Residential Unit (ARU) is a self-contained residence, with kitchen and bathroom facilities, on a property with a single-detached house, semi-detached house or townhouse. They can be inside or outside your home. Depending on where they are located, they can be referred to as basement suites, laneway homes, garden suites, tiny homes, in-law suites or granny flats.

Previously, ARUs were referred to as Secondary Dwelling Units, since only one could be added to a property. Now, up to three (3) ARUs are allowed per property, including up to three (3) within the main house and up to two (2) detached from the main house for larger properties.

ARUs can help provide much-needed housing supply, while maintaining the charm of existing neighbourhoods. The Town reworked our policies to ensure the suitable implementation of ARUs in Saugeen Shores. We created this guide to help our residents learn about ARUs, and walk through some of the considerations and best practices involved in creating them. Visit www.saugeenshores.ca/ARU to learn more.



Objectives

For Saugeen Shores, key benefits of Additional Residential Units (ARUs) include:

Afordability

ARUs contain all the necessities but are smaller in size, and are more afordable to own, rent, and maintain for both homeowners and tenants.

Financial Benefts

ARUs can provide rental income and help homeowners relieve financial burdens related to mortgage payments and maintenance costs.

Accommodating Family Members & Aging in Place

ARUs provide a way for families to keep loved ones close by, while giving each member more space and privacy. Many seniors also look to downsize when it becomes difcult to live in larger homes. ARUs can be more accessible, and thus prolong independent living for seniors.

Optimize Existing Infrastructure

ARUs make efficient use of existing services, such as water and electricity, with little impact on the surrounding neighbourhood.

Safety

The new regulations will help bring existing informal arrangements up to the Building, Electrical, and Fire Codes, which will enhance safety for both residents and neighbours of ARUs.

Sensitive Density

ARUs can help provide much-needed housing supply, while maintaining the charm of existing neighbourhoods.

Supply Housing

ARUs can provide both young adults who are moving out and downsizing seniors an opportunity to stay in the community they love. They also provide more housing options to everyone in the community.

Sustainability

ARUs are smaller and utilize existing services. They are more energy-efficient, optimize the use of land and minimize the environmental footprint of new housing.

Types of ARU'S

Within your home, an ARU could be in the form of a basement suite, an upstairs suite, or an addition. As a part of an accessory structure, an ARU can be converted from an existing garage or pool house or built as a new coach house or granny flat.

Renovating Your Home

Example: Second Floor Suite

A retiree renovated his semi-detached home to add an ARU. He was starting to have trouble climbing stairs, so he renovated the frst foor to create a bedroom and an accessible bathroom, then added a kitchen on the second foor to create another unit to rent out. Instead of creating a separate entrance from the outside of the house, he renovated the front hall into a shared entrance and made sure to have the entrance soundproofed with additional fire separations.





An Addition To Your Home

Example: Rear Addition

A young couple built an addition to the back of their home to create an ARU. They were expecting their first baby, so they prepped a guest suite for when parents come to visit and help out. They designed the addition with the same height and look as the main house so that it blends in nicely.

Converting an Existing Accessory Structure

Example: Existing Pool House

A family in Port Elgin converted their underutilised pool house into an ARU. Their grandmother was having a hard time keeping up with the maintenance of her old house, so they agreed it would be a good time for her to downsize and move closer to the family. As the pool house was not built as a place to live, its interior was gutted and replaced with suitable insulation and wiring. Servicing was extended from the main house to supply power and to add water and wastewater connections. The bedroom, bathroom, and kitchen components of the unit were built to accessibility standards to help their grandmother live independently with ease. They also installed a new walkway with lighting and a gentle ramp to the door to ensure their grandmother can access the unit freely if she needed to use a wheelchair or other mobility aids.





A New Accessory Structure

Example: Coach House with a Garage

A couple in Southampton built a coach house with a garage underneath to create an ARU. Their friend moved back to the area and was looking for a new place, so they worked out to host him in a separate unit on their property. As the couple had two cars and their friend had another, they decided to include a new garage with this unit to provide sufcient parking. Servicing was extended from the main house to supply power and to add water and wastewater connections. They added a separate, private meter for the ARU to keep utility payments simple, which also helps if they decide to take new tenants when their friend moves out.

Frequently Asked Questions

Can I Have an ARU?

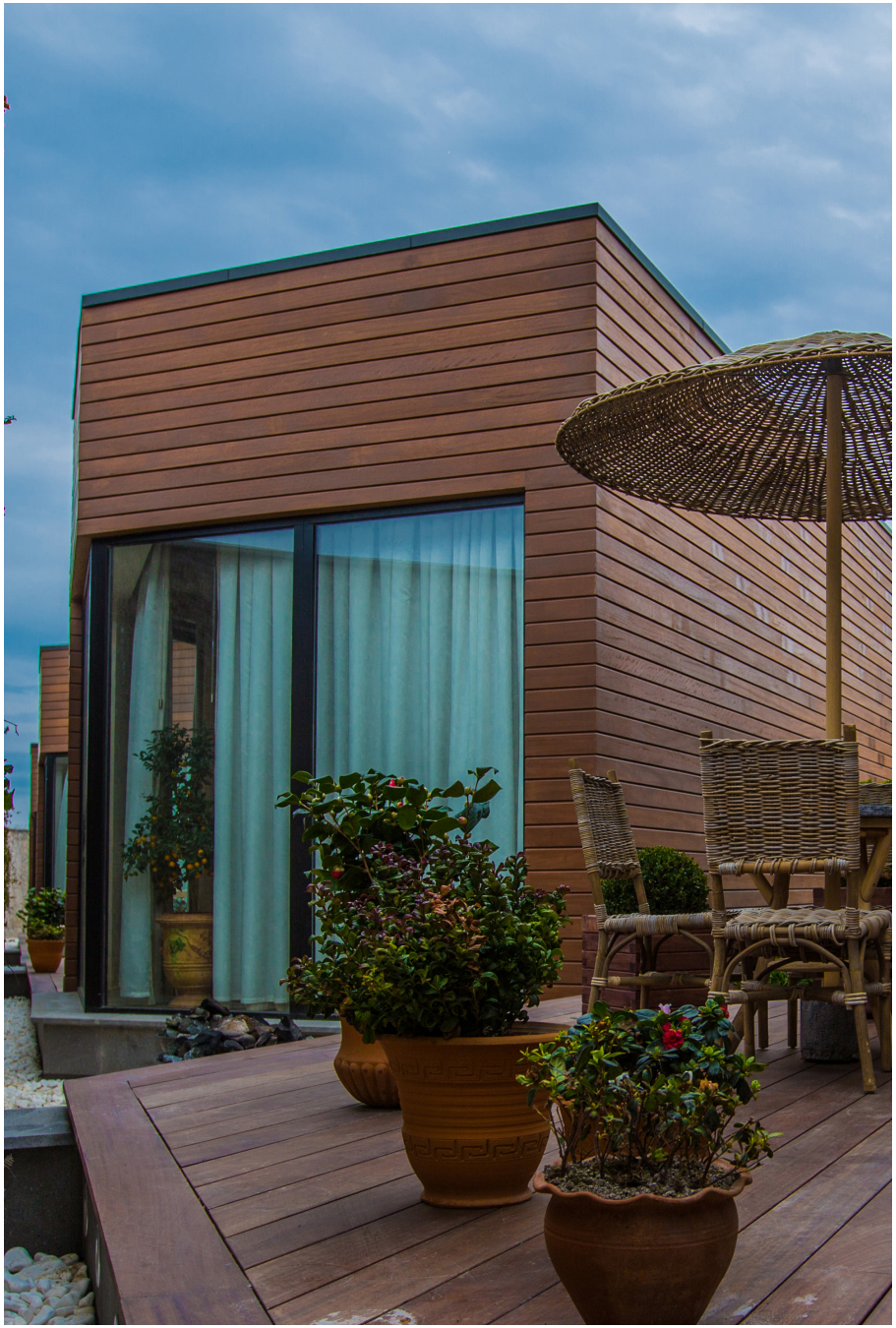
The Town's new regulations allow ARUs on legally conforming lots in any zone, where the main building is a single-detached house, a semi-detached house, duplex, triplex or street townhouse, subject to the following conditions.

1. For lots in Agricultural (A) zones, lot areas smaller than 0.4 hectares in size with private on-site sewage disposal must be supported by a Nitrate study[1].

2. For lots outside of Agricultural (A) zones that are partially or not connected to municipal services, the lot area must be greater than 0.4 hectares or it must be shown that private servicing is supported by a Nitrate Study. ARUs are not permitted on non-conforming lots. For example, an ARU is not allowed on a lot with an existing bungalow in an Environmental Protection (EP) zone, since no new residential units should be added in environmentally sensitive areas. In the case where a property does not, but is really close to meeting the requirements, an option could be to pursue a Minor Variance from the Zoning.

[1] Nitrate Study is a groundwater quality impact assessment that will demonstrate that the development can be accommodated on the lot without adverse impacts to groundwater.





How Many ARUs Can I Have?

For lots in Agricultural (A) zones, one (1) ARU is permitted. The ARU can either be within, attached to, or detached from the main building. The ARU is permitted in addition to temporary residences for seasonal or part-time farm operations.

For lots that are partially or not connected to municipal services outside of Agricultural (A) zones:

• one (1) ARU is permitted if the lot is larger than 0.4 hectares or if a Nitrate Study can show that private servicing is supported at the location.

• two (2) ARUs are permitted if the lot is larger than 0.6 hectares or if a Nitrate Study can show that private servicing is supported at the location.

The ARU can either be within the main building or an accessory building.

Where Can my ARU Be?

For an ARU within the main house, it can be anywhere within the house, as long as it is properly self-contained with its own kitchen and bathroom facilities. For ARUs in an addition or an accessory structure, where they can be situated depends on the zone of your property, the size and shape of your property, and the location of any openings such as windows and doors.

Properties with ARUs in the principal building have the same requirements on minimum lot area, lot frontage, lot coverage, and setbacks as per their respective zones. Properties with ARUs as detached structures have the same requirements, except for the rear yard setback. Detached ARUs have a minimum rear yard setback of three (3) metres. Table 2 provides examples of where ARUs can be in residential areas, consult the Zoning By-law.



Table 2. Setbacks for detached ARUs in R1, R2, R3, & R4, zones

Zone	Front Yard	Exterior Side Yard	Interior Side Yard	Rear Yard
R1	6.0 m	4.5 m	1.2 m No setback is required between the common wall divides residential units as in a semi-detached house or street townhouse	3.0 m
R2, R3, & R4	4.5 m	4.5 m	1.2 m No setback is required between the common wall divides residential units as in a semi-detached house or street townhouse	3.0 m

For ARUs in rural and agricultural areas, a Minimum Distance Setback (MDS), which represents the minimum distance between new development and existing livestock facilities, must be maintained. See MDS Formulae and Guidelines from the Ministry of Agriculture, Food, and Rural Affairs for more details. The Ministry also ofers AgriSuite, which contains online tools to calculate the MDS based on the number and type of livestock, the type of manure system, the size of the lot, etc.

Can I Have a Mobile or Temporary ARU?

A temporary ARU is often referred to as a Garden Suite and is governed via a temporary use by-law. An existing Garden Suite may be converted into a permanent ARU, please consider the potential costs and verify the requirements with our building staff.

Mobile homes and recreational trailers are not permitted as ARUs, but are encouraged to locate within Mobile Home Parks (MHP) zones.

Does my ARU Need a Seperate Address?

Yes, a unit number (ex. Unit 2 - 123 Mitchell Lane) will beassigned to the ARU through our online building permit system when you apply for your building permit. It will be assigned a secondary address to the property to ensure the safety of the people residing in both units.

What Approvals Will my ARU Need?

The Town is exploring a suitable approval process for ARUs. Diferent properties and building types may have diferent submission requirements and fees. At a minimum, you will need to apply for a Building Permit to establish your ARU, which will include a site plan drawing and a floor plan drawing. See the next section of this guide for construction requirements.

Depending on the location of the ARU, a Lot Grading Plan may be required to ensure the Town's engineering standards are being met. The purpose of a Lot Grading plan is to confrm drainage is directed away from the building and to ensure the project does not cause drainage issues or damage to neighbouring properties. Stormwater management features such as swales, slopes, or infiltration galleries may need to be installed as a condition of approval. Determination of the requirement for a Lot Grading Plan will take place at the time of application for the Building Permit.

Will ARUs Affect my Property Taxes?

Yes, your property taxes will increase. Property taxes depend on the assessed value of the property, which is calculated by the Municipal Property Assessment Corporation (MPAC) from the location, age of buildings, gross floor area, the quality of construction, etc. MPAC conducts a reassessment every four (4) years, where any alteration to the property can afect the assessment value. A Building Permit application will also trigger an automatic reassessment from MPAC.

The amount of increase will depend on the change in the number of secondary structures, change in the number of bathrooms, any materials used in the renovation, etc. Visit http://mpac.ca for more information. Note that property taxes do not depend on the number of residents or tenants on the property.



Common Considerations

Residents

Who do you plan to host in your Additional Residential Unit (ARU)? Would it be for your grandmother to move in with the family or for a friend to rent in the short term? Consider the privacy and accessibility of each resident as you plan out the individual and shared aspects of space, servicing, and parking. Making your design flexible can also give you more options as circumstances change.

Space

Be sure to design your ARU with a suitable amount of indoor and outdoor space. The minimum dimensions for indoor spaces are listed on page 22 of this guide. Note that for an ARU in an accessory building, its minimum indoor space is 17.5 m^2 (188 ft^2).



Safety

For ARUs within the main house, you will need to add a 30-minute fire separation, or a 15-minute separation if the entire house has interconnected smoke alarms, between each unit and between each unit and the common areas. ARUs outside the main house must have their own emergency access and exits.

Smoke alarms must also be installed on every level, in each bedroom, outside of sleeping areas, and in common areas. In addition, carbon monoxide alarms must be installed near sleeping areas and in the room containing the furnace.

See the next section of this guide on construction requirements? for size requirements on rooms, windows, and doors. More information can be found in the Ontario Building Code, Add a Second Unit to Your House and Build or Buy a Tiny Home.

Parking

Homeowners are required to provide one (1) dedicated parking space per ARU. Plan the spaces to minimize inconveniences between you, the intended residents of your ARU, and potential visitors. Please note that overnight parking on a Town street or Town parking lot is not permitted between November 1 and March 31 for snow removal.

Tandem parking is single file parking, where the cars further from the street need the cars in front to be moved before they can exit. Although tandem parking is permitted, think carefully about whether it will work for your situation. For example, an older couple may choose to provide one tandem parking space in front of their two-door garage, as they usually only use one car. However, if either the older couple or their tenant gets a lot of visitors, they might have problems accessing the car when they wish.

Servicing

You will likely service your ARU by connecting to the water and wastewater infrastructure of your house. Consult a qualifed professional to see whether the existing infrastructure is suffcient or an upgrade is required to accommodate the increase in servicing needs.

For billing purposes, the Town will have one (1) meter per property, and the owner is responsible for all bill payments of their property. However, homeowners can install private meters to keep track of the utility usage from individual units.ARUs may increase the charges incurred for water and wastewater connections. More details on current rates and billing guidelines can be found on our website.

For further questions, reach out to Town staff and the following utility providers.

• Water & Wastewater – Town of Saugeen Shores – Paying Your Bill
• Electricity – Any property within the boundaries of the-former towns of Port Elgin and Southampton is serviced by Westario Power. Any property outside those boundaries (in the former Saugeen Township) is serviced by Hydro One.
• Natural gas – Enbridge Gas
• Telephone, cable, and internet – Bruce Telecom, Eastlink, Bell.

Best Practices

Consider the following best practices when designing Additional Residential Units (ARUs) for your home.

Accessible & Universal Design

Keep the accessibility needs of your residents and visitors in mind. If you are not sure who will be staying in your ARU, consider adopting a universal design which is accessible and appeals to both those with or without disabilities. A well-designed accessible unit looks like a standard unit, but adapts to changes in personal needs without costly renovations. For example, ensure that people with mobility challenges can access the ARU by using wheelchair-friendly ramps and asphalt or concrete pathways.

Additional Safety

Consider installing interconnected smoke alarms in storage areas. Fires that start in these areas can be the most deadly, as they often have abundant flammable materials and are in remote areas of the house, so they can burn unnoticed for longer.

Privacy

Consider various audio and visual buffers to protect the privacy of each resident. Although a wall built to the Building Code's fre separation requirements will help to reduce noise between units, it is still a good idea to install extra soundproofng in the walls, foors, and ceilings that divide the ARU from the main unit. Be mindful of where you place windows and doors, try to offset them from the main unit and point them away from neighbouring properties whenever possible. Install privacy fences or tall vegetated buffers along the backyard to enhance privacy for both the ARU residents and the neighbours.

Compatible Style

Build the ARU with similar finishes, shape, height and width to either your home, neighbouring homes, or nearby accessory structures.

Dark Sky Lighting Design

Point outdoor lights towards the ground to reduce light pollution and disturbance to neighbours.

Stormwater Management

Apply Low Impact Development (LID) concepts, which aim to manage stormwater sustainably. This can include installing pervious pavement or vegetated swales and buffers to filter runoff and recharge groundwater. Gentle grading towards the front or back of the lot also allows for efficient drainage, while slowing the speed of runoff.

Vegetation

Preserve existing vegetation whenever possible, especially mature trees. Aim to utilize native vegetation in privacy or stormwater management features, such as a drought-tolerant, evergreen hedge to screen the backyard.

Plan for the Future

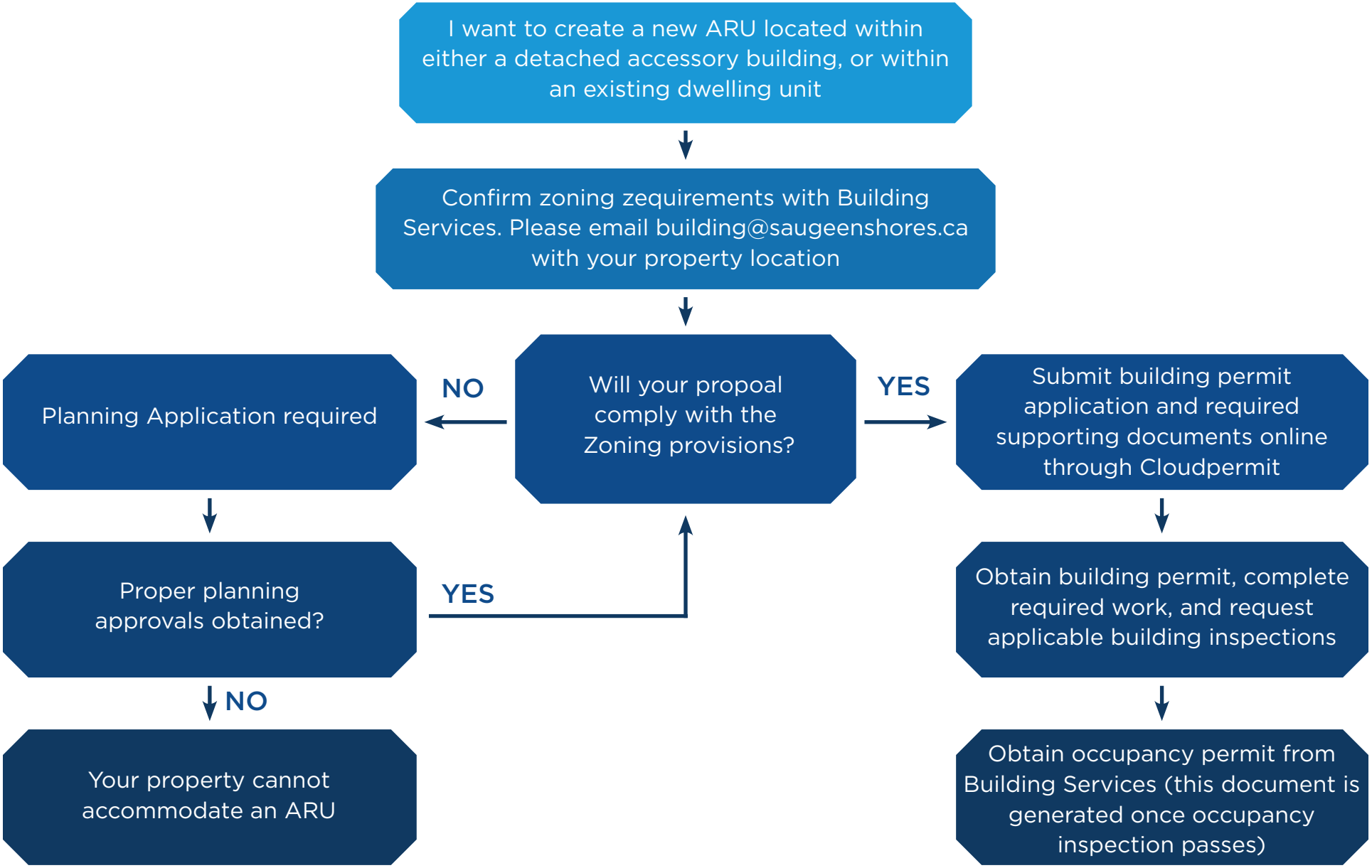
Keep in mind any plans when designing and placing your ARU. For example, reserving servicing capacity for a future workshop or reserving lot coverage and landscape open space for a potential severance. Planned future work can also be performed together for efficiency, such as installing the electrical for an electric vehicle charging station with service upgrades.



PART II: CONSTRUCTION OF ADDITIONAL RESIDENTAL UNITS

For aiding homeowners in the process of obtaining a building permit for the development of either an addition of an ARU to an existing home, or a detached ARU.

Approval Process



Required Sizings

Rooms

Room Sizes - Separate Spaces	Minimum ft²
Living room (one bedroom only)	118
Living room (more than one bedroom)	145
Dining room	75
Kitchen (one bedroom only)	40
Kitchen (more than one bedroom)	45
Master bedroom (with closet)	95
Master bedroom (without closet)	105
Oher bedroom (with closet)	65
Other bedroom (without closet)	75
Bathrooms & laundry	Enough to accomodate fixtures
Room Size: Bachelor	
Living, dining, bedroom, and kitchen	145

Detached ARUs over 398 ft² are required to have access to laundry facilities, which may be provided in a shared laundry room or a seperate laundry area in the second unit

Windows

Windows Required

- Living rooms
- Dinings rooms
- Bedrooms

Windows Not Required

- Laundry spaces
- Basement recreation room
- Water closet room
- Kitchens

Minimum Window Area	Building Less Than 5 Years Since Occupancy	Building More Than 5 Years Since Occupancy
Living and dining	10% of area served	5% of area served
Bedrooms	5% of area served	2.5% of area served

Doors & Ceiling Height

Door sizes	Minimum Width	Minimum Height
Dwelling entrance or utility	32”	78”
Bedroom	30”	78”
Bathroom	24”	78”

Ceiling Height	Building Less Than 5 Years Since Occupancy	Building More Than 5 Years Since Occupancy
All rooms	6’-11” over entire floor 6’-5” under beams	6’-5” over all required rooms and means of egress

Smoke & CO Detectors

Smoke Alarm

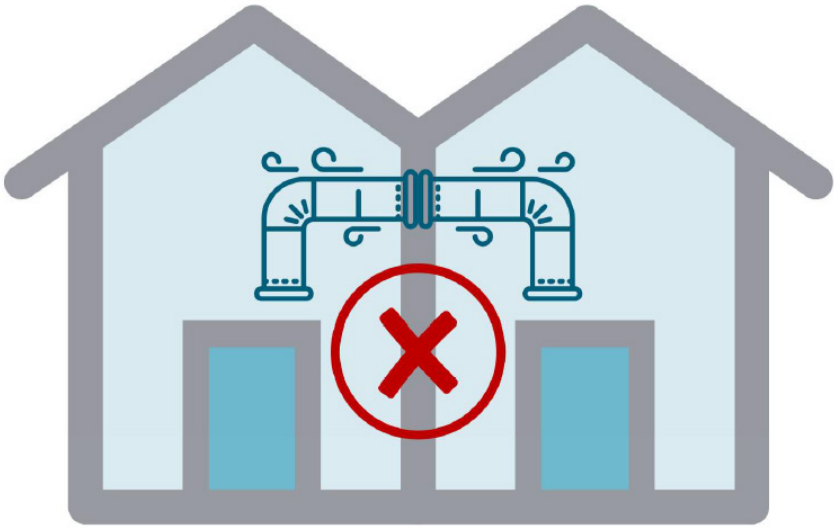
The building code requires smoke alarms to meet CAN/ULC S531 performance standards. Your hard wired smoke alarms must have a flashing strobe light when they are activated. Smoke alarms must be interconnected, hard wired, and be properly located:

- On every level of the house
- In hallway serving a bedroom
- In each bedroom
- In common areas shared by both residential units

Carbon Monoxide Alarm

Carbon monoxide alarms are required if your ARU has a furnace that uses natural gas, propane or other similar fuels. Alarms will be hardwired and must be located adjacent to sleeping rooms or in hallway serving a bedroom and on every storey.

Furnaces



Return-air from a **dwelling unit** shall **not be recirculated** to any other dwelling unit .

Additional Design Requirements for ARUs in Existing Dwellings

Ontario Building Code Requirements

The Ontario Building Code (OBC) requirements vary according to the age of the building

Buildings Less Than Five Years Old

When the building is less than five years old, the additional unit must comply with all requirements of part 9, Division B of the OBC. The construction requirements of the OBC are more restrictive.

Buildings More Than Five Years Old

When the building is older than five years, design requirements may have compliance alternatives of part 11, Division B of the OBC

The following tables may not be be a complete list of requirements of the OBC. It is the responsibility of the designer to ensure that any / all submitted documents comply with the OBC.

The most current building code is available at https://www.ontario.ca/laws

Egress Requirements

The building code has different requirements depending on where your second residential unit is located. Providing a separate exit to the exterior for the second residential unit is preferable, however if that is not possible, units that share a common exit must be provided with an egress window. This window must be large enough for a person to get through and be operable without the use of tools.

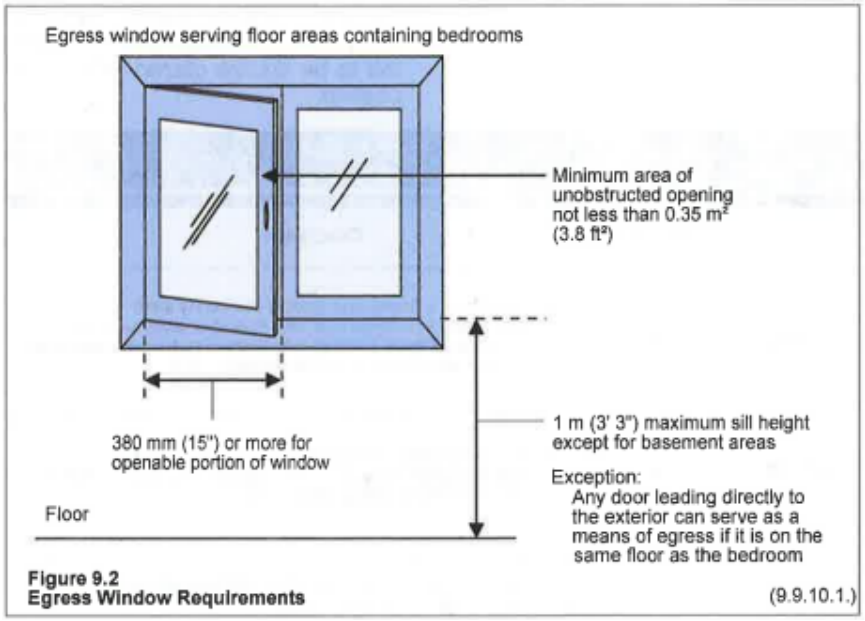


Figure 9.2
Egress Window Requirements
(9.9.10.1.)

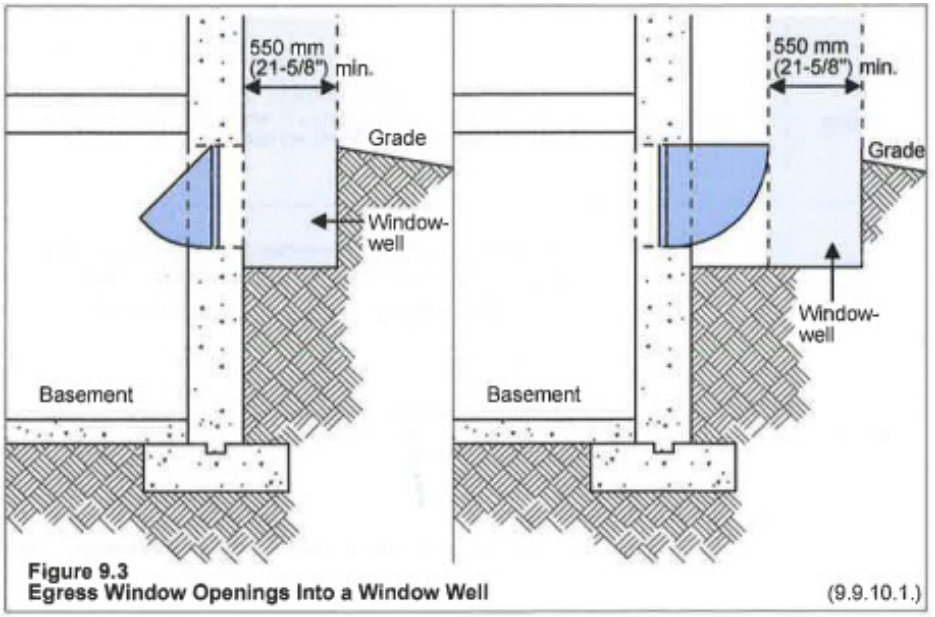


Figure 9.3
Egress Window Openings Into a Window Well
(9.9.10.1.)

Fire Seperations

A fire separation is required between the ARU and the primary dwelling. A fire separation acts as a physical barrier to slow the spread of fire from one part of the structure to another. The fire separation must be continuous and be provided with protected openings where necessary which includes fire dampers and door closures. Minimum fire separation requirements are included in the following table:

Requirements	Less Than Five Years Occupancy	More Than Five Years Occupancy
Fire Separations	45 minute horizontal and vertical separation required between units and exit areas Common areas (i.e. - public corridor, common laundry room) are to be 45 minute fire rated	15 minute horizontal and 30 minute vertical separation required between units and exit areas
Fire dampers	Dampers on ductwork penetrating a fire separation	Dampers not required
Doors	20 minute fire rated door between dwelling units with self-closing devices	20 minute fire rated doors between dwelling units with self-closing devices
Sound transmission class	Wall and flooe assemblies separating dwelling units are to have a 50 stc	Existing assembly No requirements

How To Apply

Please pre-consult with the Building Department at building@saugeenshores.ca to ensure your property has the correct zoning to allow for such ARU to be created.

Please note that the Municipal Building Permit does not cover any electrical work. A separate permit must be obtained from The Electrical Safety Authority (ESA). www.esasafe.com

Applying on Cloudpermit

Saugeen Shores is now receiving building permit applications electronically through the program Cloudpermit. Please refer to Saugeen Shores Guide to the Cloudpermit for a step by step description of how to use the Cloudpermit software.

Cloudpermit ARU Details

When creating a new application, you will choose the following category:

Category	Work Type	Work Target
Residential	New	Additional dwelling unit

For dwellings with finished basement requiring alterations, choose:

Category	Work Type	Work Target
Residential	Alteration	Additional dwelling unit

For dwellings with unfinished basements, choose:

Category	Work Type	Work Target
Residential	Finish basement	Additional dwelling unit

For ARU's that will be constructed by an addition to the existing dwelling, choose:

Category	Work Type	Work Target
Residential	Addition	Additional dwelling unit

Applicable Fees

2025 Building Permit Fees

Permit	Fee
Building / addition / renovation - finished spaces	$9.63 per sq. m
Building / addition / renovation - unfinished space	$6.24 per sq. m
Plumbing	$15.73 per fixture

Development Charges (DCs)

For Detached ARUS, development charges will not be collected for:

- The existing detached house, semi-detached house, or rowhouse that contains no more than two residential units
- if no other detached ARUs are on the lot

For ARUs that are additions to existing houses, development charges will not be collected for:

- The existing detached house, semi-detached house, or rowhouse
- up to a maximum of 1 ARU in a detached structure.

Required Inspections

Building Inspections

Once your building permit has been issued, Town building officials will inspect your project during key stages of construction to ensure the work complies with the Ontario Building Code. It is important to request inspections at the required stages during construction as failure to meet certain standards may result in the need to redo components of your project. Remember, a building official requires a minimum of 24 hour notice to book the inspection.

All Inspections must be booked through http://ca.cloudpermit.com.

Required Inspections

Typical inspections for an ARU could include (depending on scope of work):

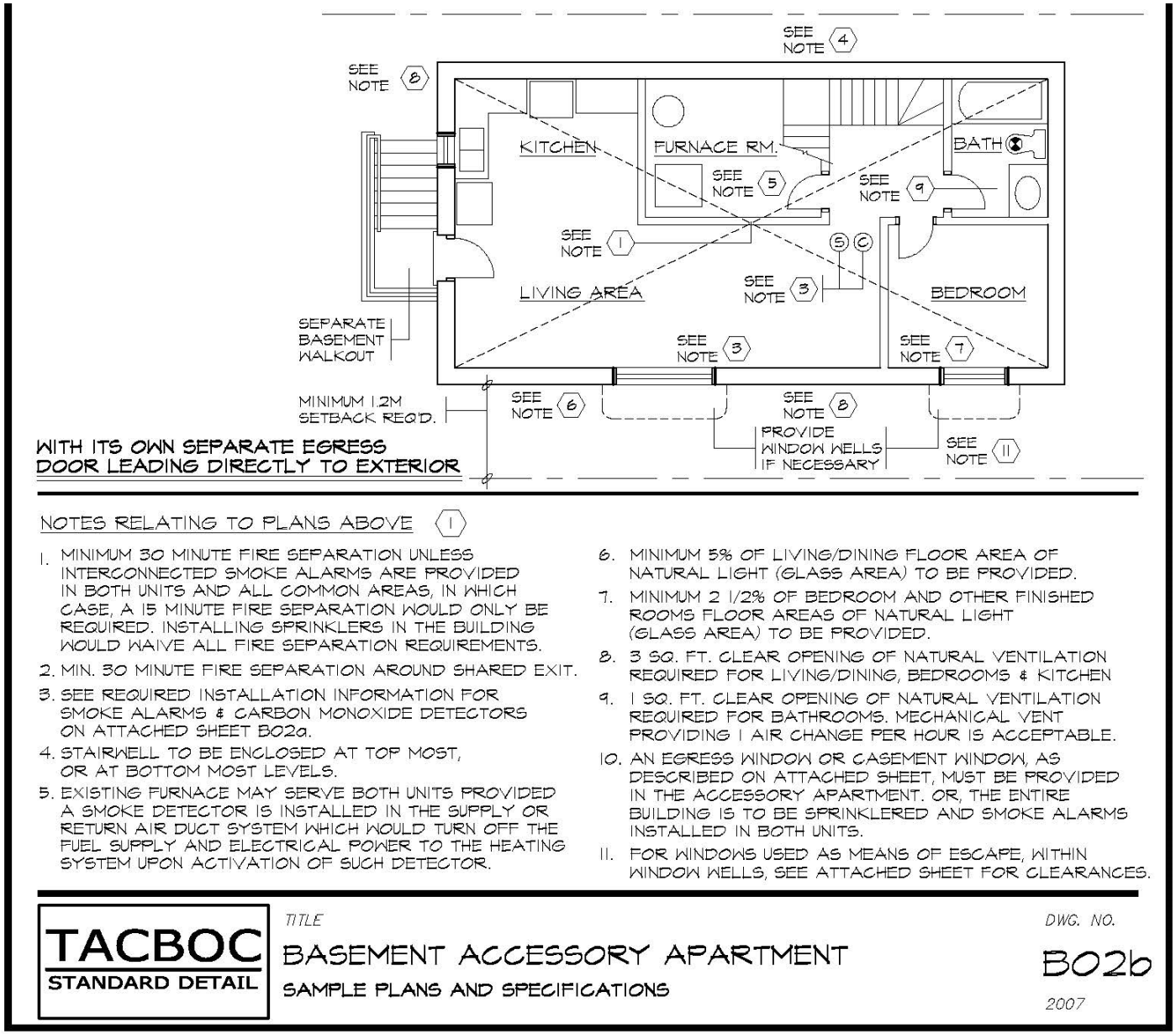
- **Footing:** Occurs before pouring footings
- **Foundation Wall:** Before backfilling foundation
- **Framing:** This inspection will be required if there is new framing or change in the existing structure. The inspector will need to see framing before it is covered.
- **Underground Plumbing:** Installation of all plumbing that will be covered by the concrete floor. A test for this portion of the plumbing system is required in accordance with the OBC and must be witnessed by an inspector.
- **Aboveground Plumbing:** Installation of all plumbing including drains, waste, vents and water supply lines. A test for this portion is required including a 100 psi test on all water supply lines.
- **Insulation and Air Barrier:** Installation of the insulating material and vapour barrier. All windows and doors must be installed. Blown-in insulation can be installed after the ceiling drywall is applied and confirmed at the Occupancy inspection.
- **Fire Separations:** Installation of required drywall must be in progress when the inspection is taking place. This will confirm the required material according to the approved construction drawings.
- **Occupancy/Final:** Fire dampers, in duct smoke detector for furnace, fire doors (labelled) equipped with closers, and any fire stopping will all be verified at time of occupancy inspection.

These inspections must be completed and passed before any occupancy occurs in the new unit.

Application Checklist

1. Site Plan	Y	N
Location of existing structures on lot (includes all accessory buildings and existing dwelling if the ARU will be detached		
Landscaped areas (N/A to interior renovations)		
Driveway length, width, and area (measured from the property line)		
Parking spaces with dimensions (min 5.5m x 2.75 m each space)		
Exterior entrance to ARU (and to principal residential unit if the ARU is an addition)		
Ground floor area of proposed ARU (to confirm total lot coverage) (N/A to interior renovations)		
Ground floor area of existing dwelling (to confirm total lot coverage) (N/A to interior renovations)		
2. Floor Plan Drawings		
The layout of the ARU, labelling all rooms, hallways and shared areas of each unit, with dimensions		
The exterior entrance of the ARU		
Identify all existing and proposed construction		
Location and construction of required fire seperations, inlcuding any fire damper locations (if applicable)		
Ceiling heights for all areas and spaces		
Dimensions and location of all openings (doors and windows) and means of egress		
Location of smoke and CO detectors		
Heating system details		
Location of plumbing fixtures		
3. Energy Efficient Design Summary (not required for interior renovations)		
The energy efficiency design of a house complies with the building code using the prescriptive method described in Subsection 3.1.1 of SB - 1.2		

Floor Plan Drawing Examples



NOTES RELATING TO PLANS ABOVE (1)

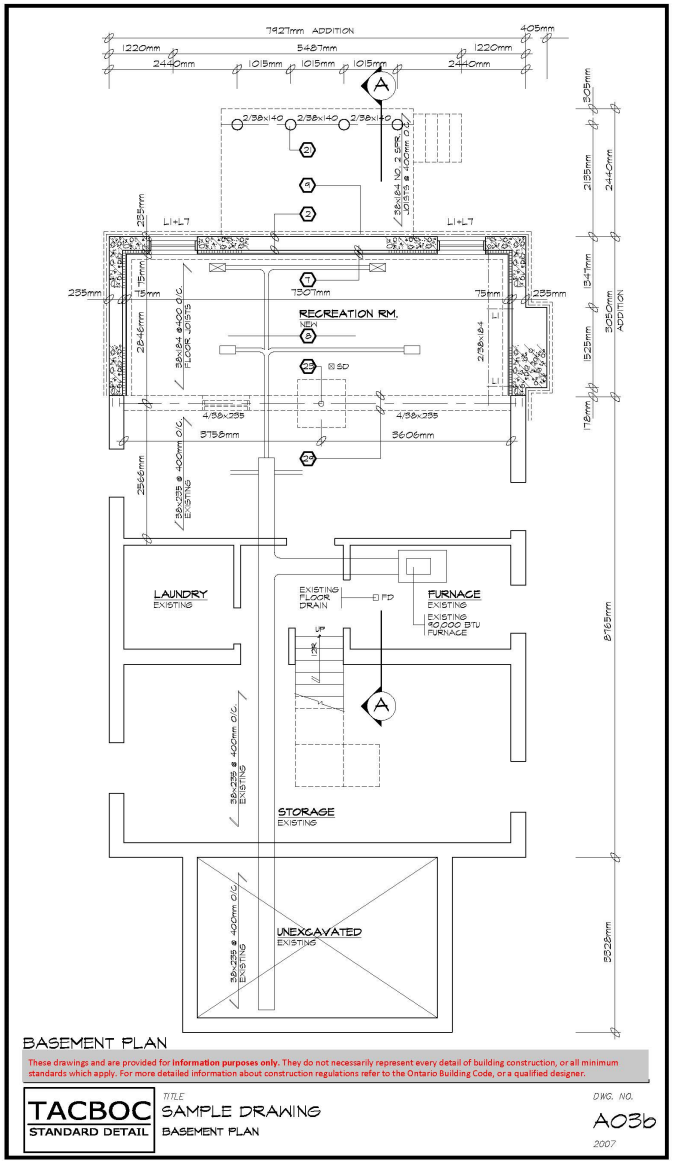
1. MINIMUM 30 MINUTE FIRE SEPARATION UNLESS INTERCONNECTED SMOKE ALARMS ARE PROVIDED IN BOTH UNITS AND ALL COMMON AREAS, IN WHICH CASE, A 15 MINUTE FIRE SEPARATION WOULD ONLY BE REQUIRED. INSTALLING SPRINKLERS IN THE BUILDING WOULD WAIVE ALL FIRE SEPARATION REQUIREMENTS.
2. MIN. 30 MINUTE FIRE SEPARATION AROUND SHARED EXIT.
3. SEE REQUIRED INSTALLATION INFORMATION FOR SMOKE ALARMS & CARBON MONOXIDE DETECTORS ON ATTACHED SHEET B02a.
4. STAIRWELL TO BE ENCLOSED AT TOP MOST, OR AT BOTTOM MOST LEVELS.
5. EXISTING FURNACE MAY SERVE BOTH UNITS PROVIDED A SMOKE DETECTOR IS INSTALLED IN THE SUPPLY OR RETURN AIR DUCT SYSTEM WHICH WOULD TURN OFF THE FUEL SUPPLY AND ELECTRICAL POWER TO THE HEATING SYSTEM UPON ACTIVATION OF SUCH DETECTOR.
6. MINIMUM 5% OF LIVING/DINING FLOOR AREA OF NATURAL LIGHT (GLASS AREA) TO BE PROVIDED.
7. MINIMUM 2 1/2% OF BEDROOM AND OTHER FINISHED ROOMS FLOOR AREAS OF NATURAL LIGHT (GLASS AREA) TO BE PROVIDED.
8. 3 SQ. FT. CLEAR OPENING OF NATURAL VENTILATION REQUIRED FOR LIVING/DINING, BEDROOMS & KITCHEN
9. 1 SQ. FT. CLEAR OPENING OF NATURAL VENTILATION REQUIRED FOR BATHROOMS. MECHANICAL VENT PROVIDING 1 AIR CHANGE PER HOUR IS ACCEPTABLE.
10. AN EGRESS WINDOW OR CASEMENT WINDOW, AS DESCRIBED ON ATTACHED SHEET, MUST BE PROVIDED IN THE ACCESSORY APARTMENT. OR, THE ENTIRE BUILDING IS TO BE SPRINKLERED AND SMOKE ALARMS INSTALLED IN BOTH UNITS.
11. FOR WINDOWS USED AS MEANS OF ESCAPE, WITHIN WINDOW WELLS, SEE ATTACHED SHEET FOR CLEARANCES.

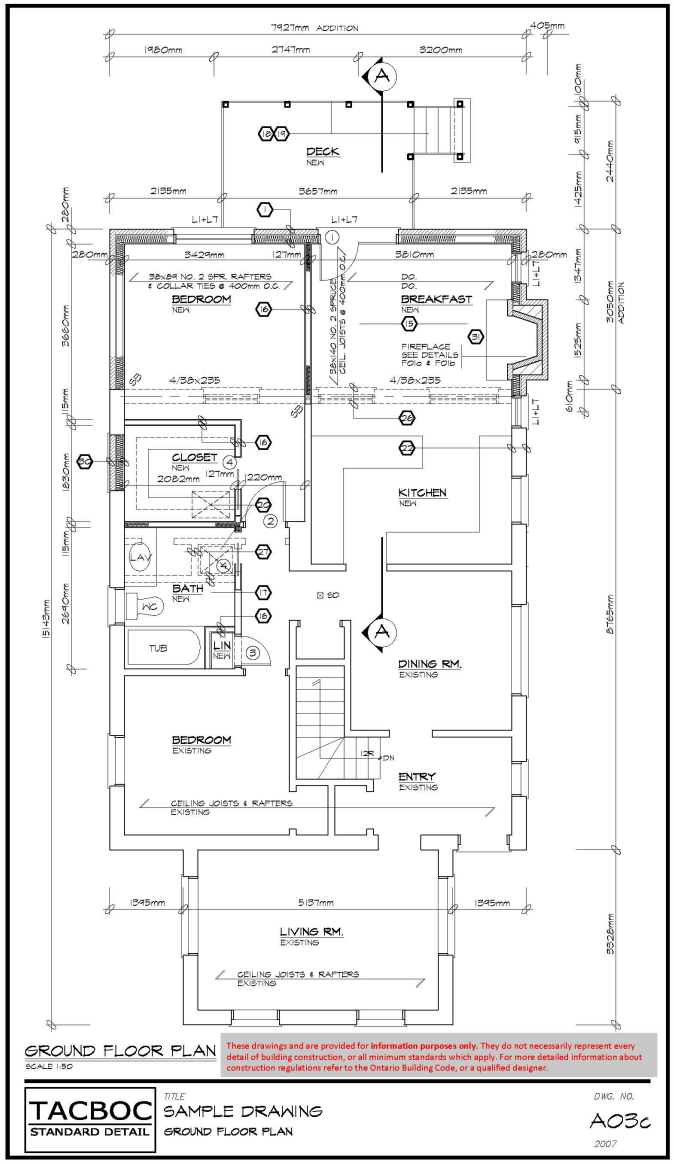
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STANDARD DETAIL

TITLE
BASEMENT ACCESSORY APARTMENT
SAMPLE PLANS AND SPECIFICATIONS

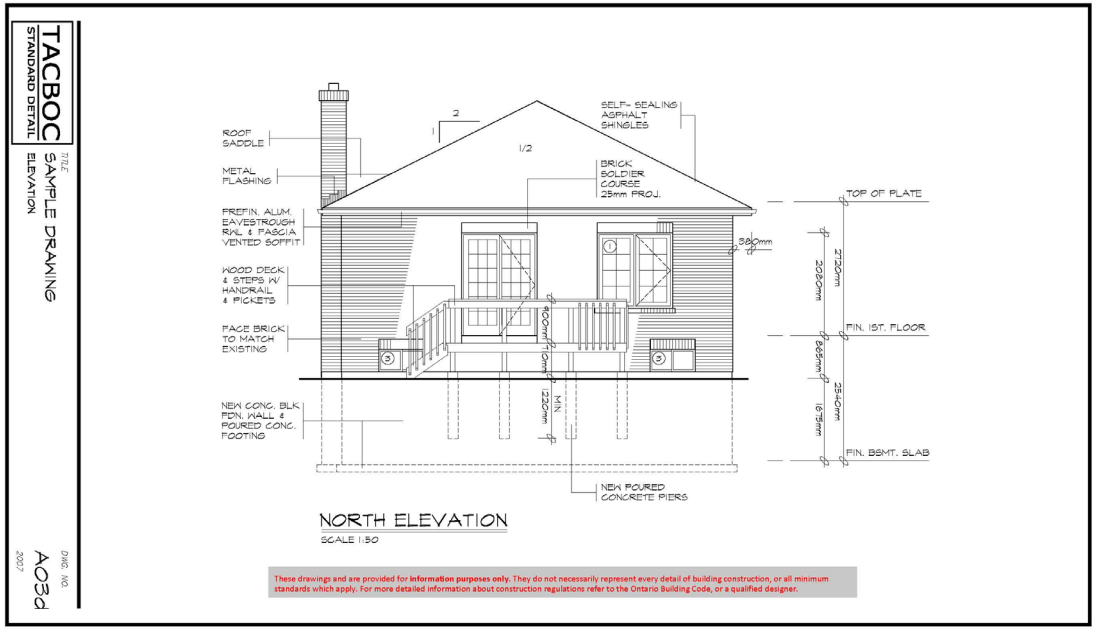
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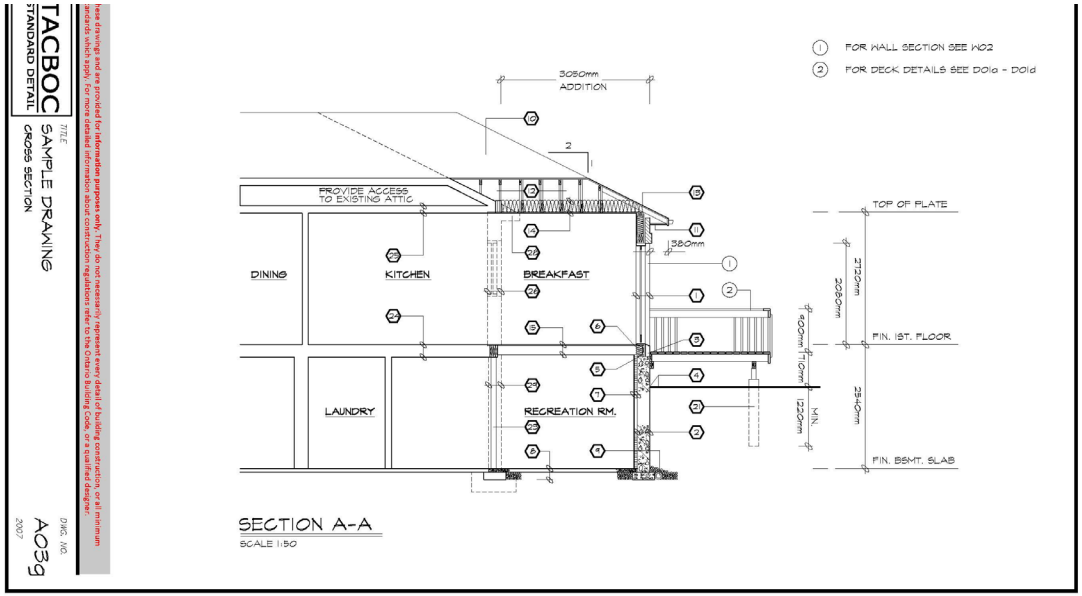
Construction Drawing Examples





Construction Drawing Examples





Additional Resources

Canadian Mortgage Housing Corporation (CMHC) Housing Design Catalogue

In fall of 2025, the Canadian Mortgage Housing Corporation (CMHC) released a Housing Design Catalogue that offers over 50 regionally tailored, standardized designs. It includes accessory dwelling units, townhouses, rowhouses and multiplexes to help Canadians build more homes, faster.

The designs prioritize energy efficiency, accessibility and livability. They have been developed by local architects and engineers to comply with regional building codes.

Visit the CMHC Housing Design Catalogue to learn more.

Property Mapping Tool for ARUs

The Town has launched a new interactive mapping tool, created with Resimate, to make it easier for residents to explore whether their property may be eligible for an Additional Residential Unit (ARU).

Explore the Saugeen Shores Property Mapping Tool to get started.

Ready-to-Build Housing Designs

The Ready-to-Build Housing Designs Initiative provides final renderings, floor plans, and essential building specifications for residential properties in Saugeen Shores. This initiative gives homeowners, builders, and the Town a valuable head start by streamlining the planning review process and reducing design and engineering costs.

The initiative offers a collection of seven pre-reviewed housing designs—four ARUs and three low-rise options—that align with Saugeen Shores' small-town character and comply with the Ontario Building Code and local zoning regulations. These ready-to-build plans streamline approvals, reduce delays, and provide flexible, value-adding housing options.

Learn more about the Town's Ready-to-Build Housing Designs on our website at www.saugeenshores.ca/ready-to-build