

Additional Residential Units in Milton's Rural Areas

Public Information Session
June 03, 2025

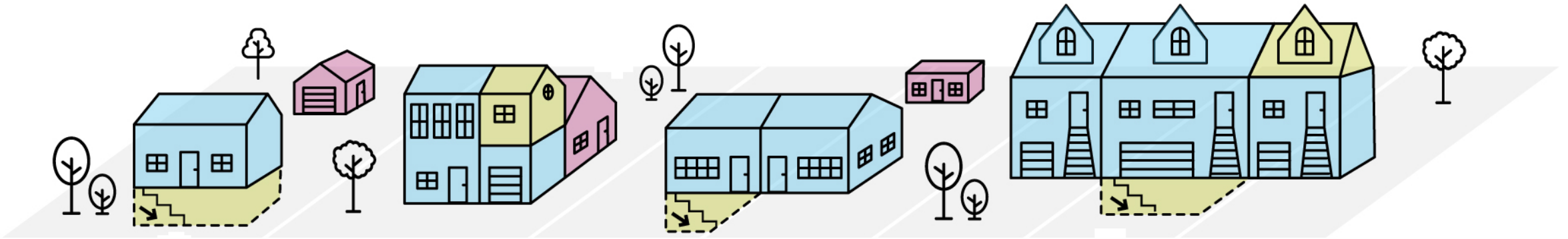


Background

- Following the passing of the Province's Bill 23, the Town initiated a review of its additional residential units (ARUs) policies and regulations.
- During the public consultations for ARUs, we heard significant interest for additional residential units on rural properties.
- Policy and regulation changes were made in 2024 to the Official Plan and Urban Zoning By-law to allow ARUs on lots that have municipal water and wastewater servicing.
- Currently, Town is proposing changes to Official Plan policies and Zoning By-law regulations to allow ARUs in the Town's rural areas, where permitted by provincial policies.

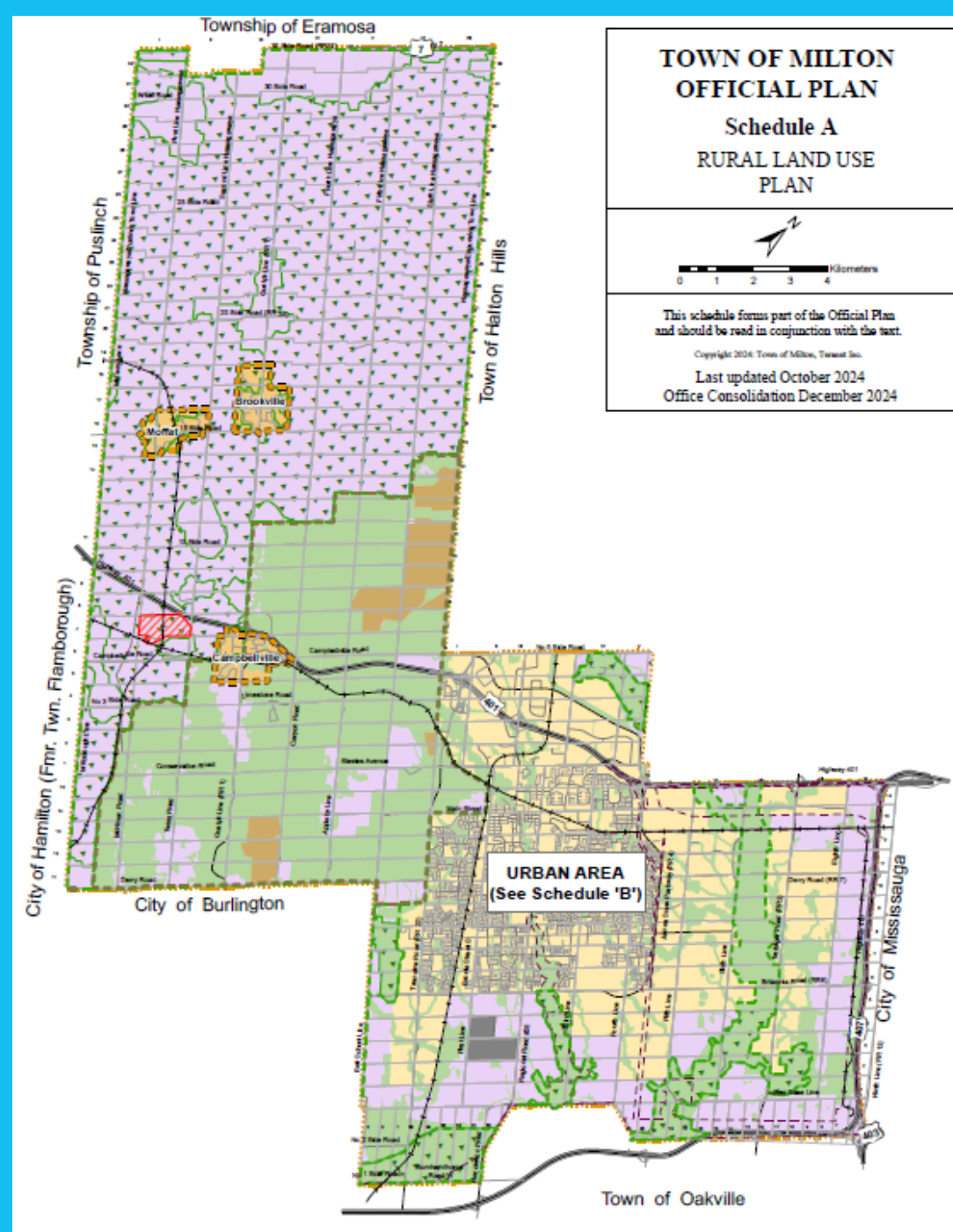
What are Additional Residential Units?

- ADDITIONAL RESIDENTIAL UNIT (ARU) is a self-contained residential dwelling unit, with its own cooking facility, sanitary facility and sleeping area, that it is located either within the principal dwelling (i.e., single detached) or within an accessory building or structure on the same lot as the principal dwelling.
- ARUs are often also referred to as additional dwelling units, basement apartments, in-law suite, coach houses, laneway houses, garden suites, tiny homes, etc.



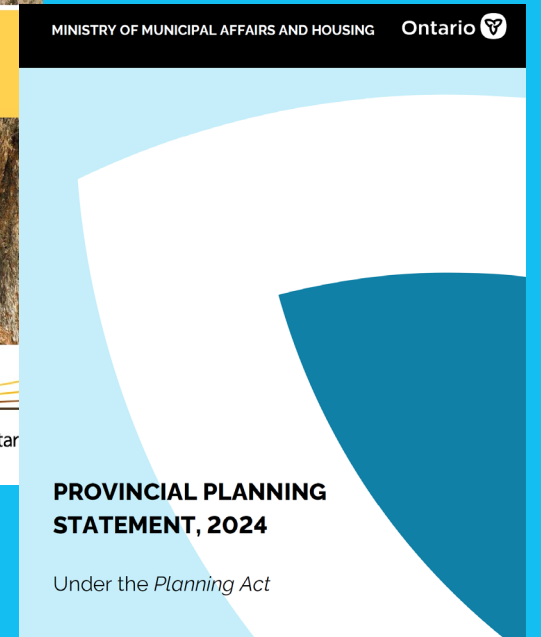
Milton's Rural Areas

- All lands outside of Urban Area
- Former Townships of Nassagaweya, Nelson, Trafalgar and Esquesing
- Hamlets of Campbellville, Brookville and Moffat
- Regulated under the Rural Zoning By-law (By-law 144-2003)
- Niagara Escarpment Commission regulates Niagara Escarpment Control Area



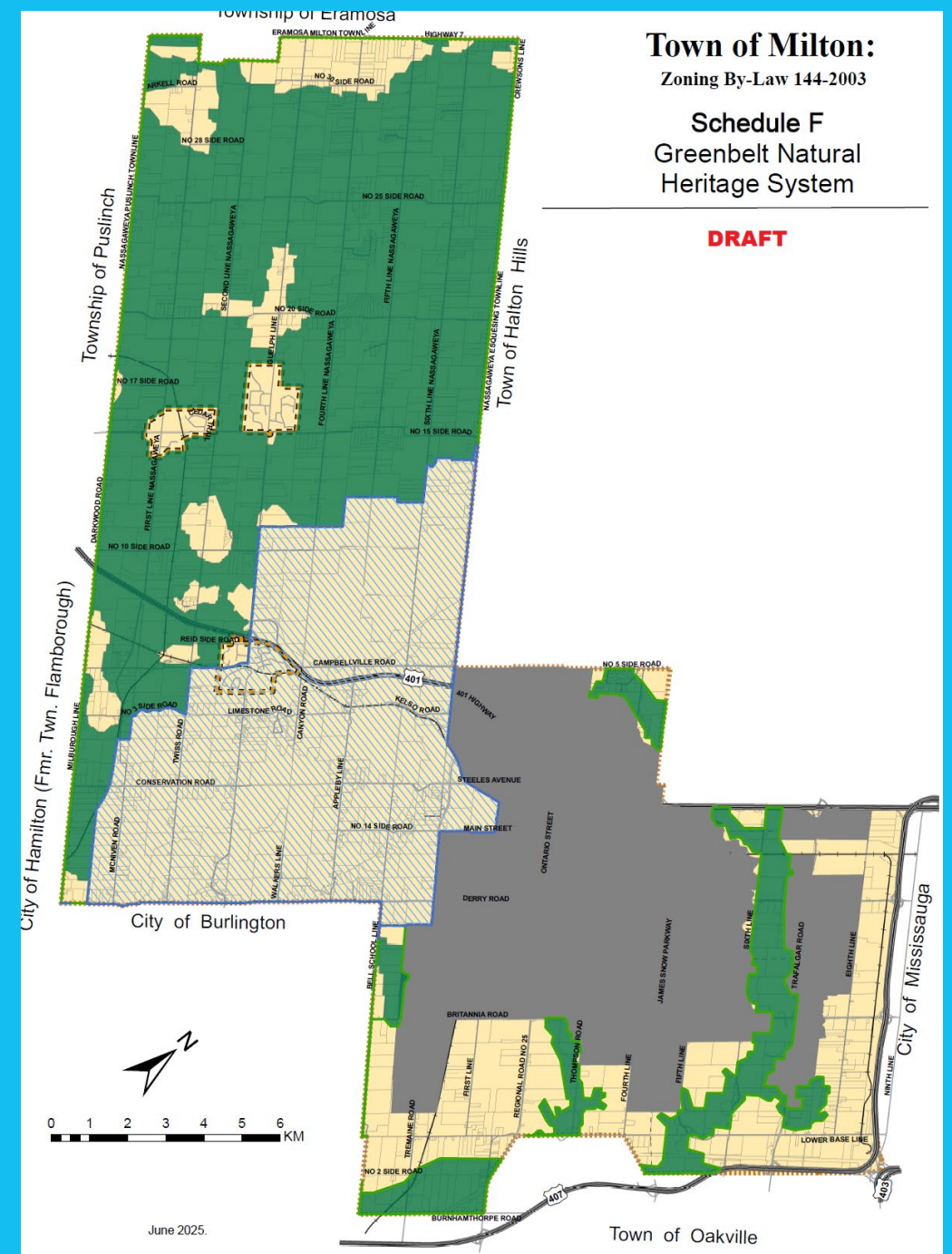
Relevant Provincial Policies

- Greenbelt Plan
- Niagara Escarpment Plan
- Planning Policy Statement
- Town's policies and regulations must be consistent with provincial policies



Greenbelt Plan

- Majority of rural area within the Greenbelt
- Greenbelt Plan policies apply
- ARUs not permitted within the Greenbelt Natural Heritage System (NHS)
- Outside of the Greenbelt NHS, excluding Hamlets, one (1) ARU is permitted within a detached dwelling or within an existing accessory building (that existed on July 1, 2017) on the same lot.
- Limited growth is permitted in Hamlets subject to appropriate water and sewage services, except for parts of Campbellville that are within the Niagara Escarpment Plan Area.



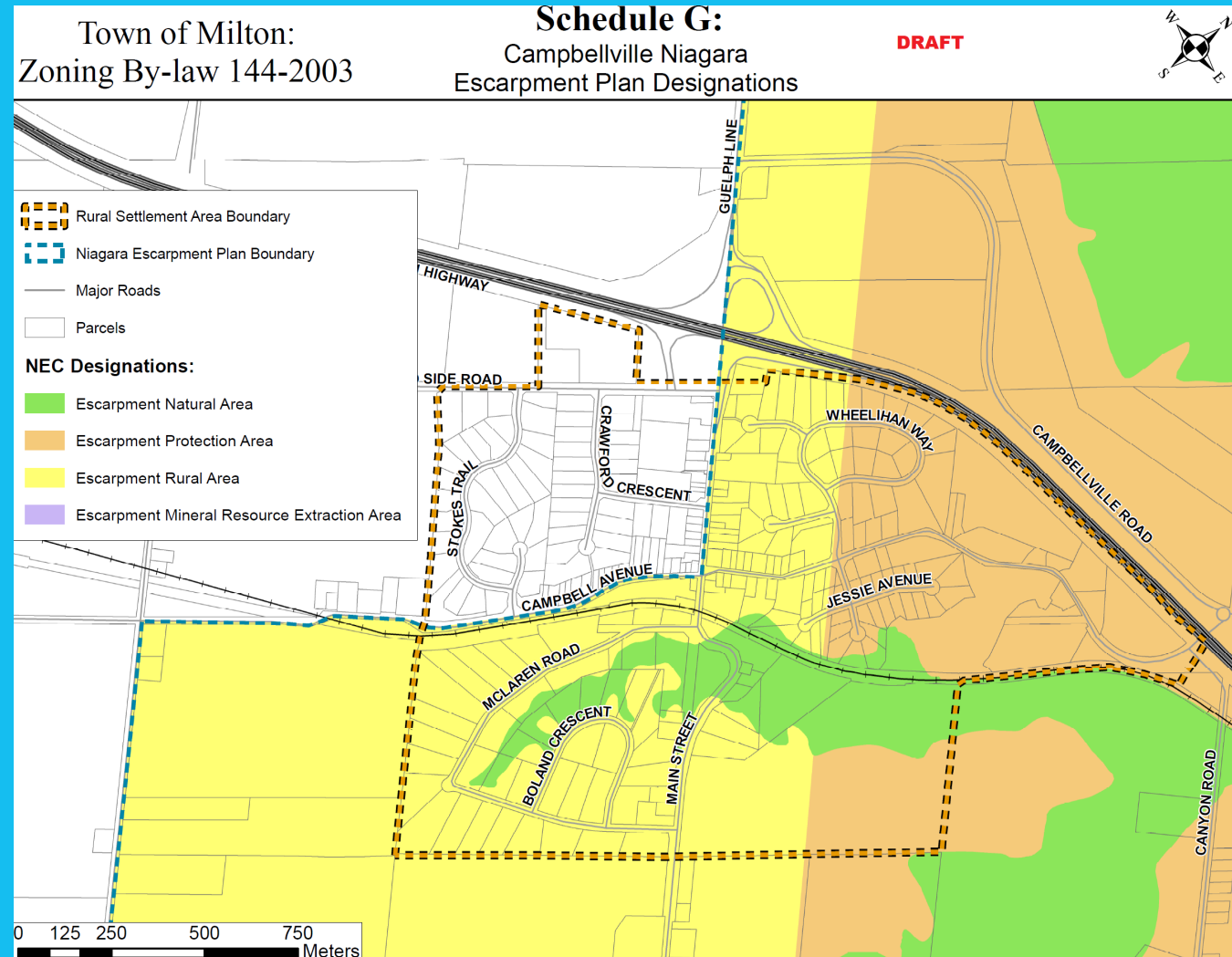
Brookville, Moffat, parts of Campbellville

- Town's draft policies and regulations proposing to permit one (1) ARU per lot on lots of sufficient size in Brookville, Moffat, and the parts of Campbellville not within the Niagara Escarpment Plan
- Proposing to permit within detached house or within an accessory building



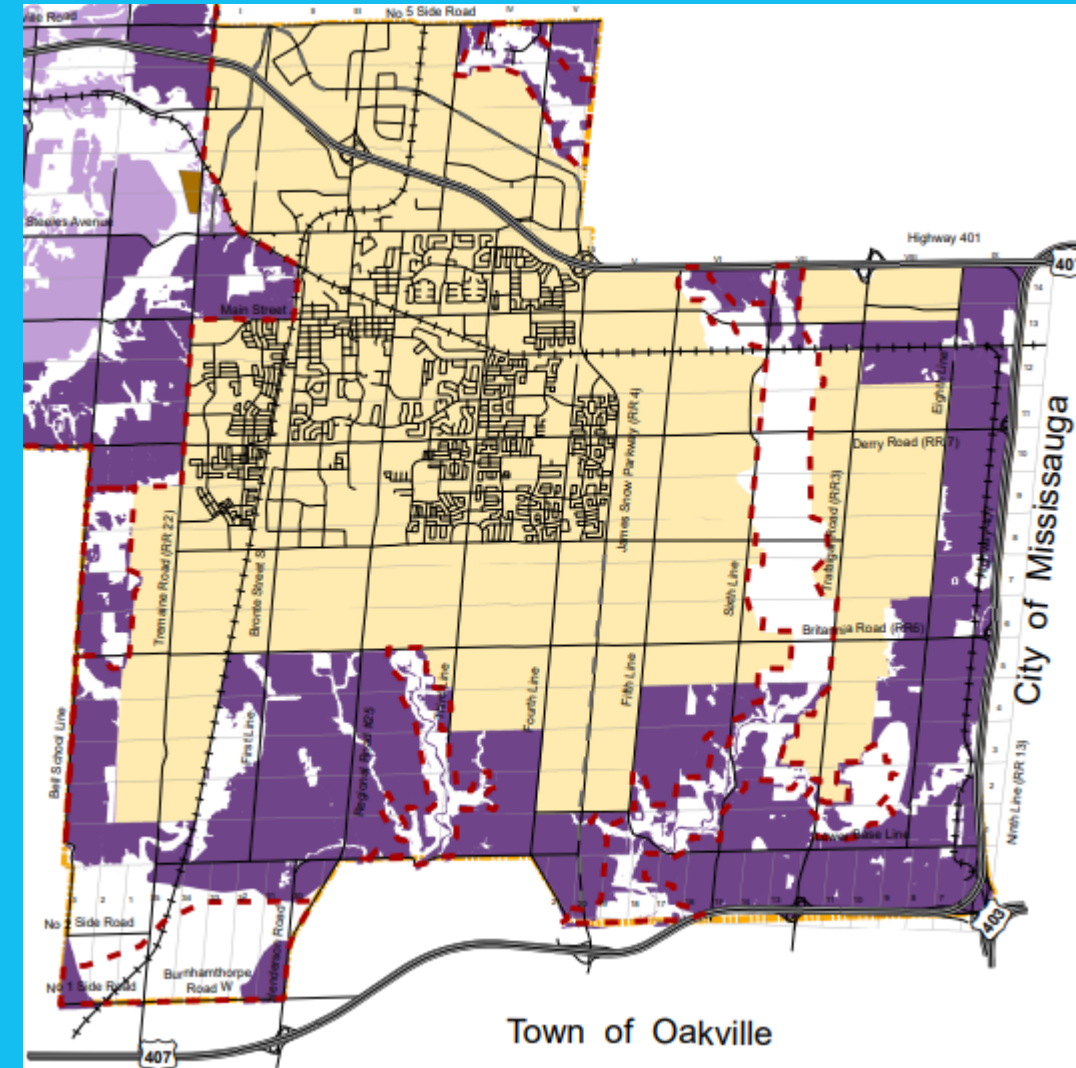
Niagara Escarpment Plan (parts of Campbellville)

- Not regulated by Niagara Escarpment Commission, but the Town's zoning
- Niagara Escarpment Plan policies apply
- ARUs not permitted in Escarpment Natural Area and Escarpment Protection Area
- Escarpment Rural Area, one (1) ARU is permitted in a detached dwelling or in an addition, but not in a detached accessory building



Provincial Policy Statement (Prime Agricultural Lands)

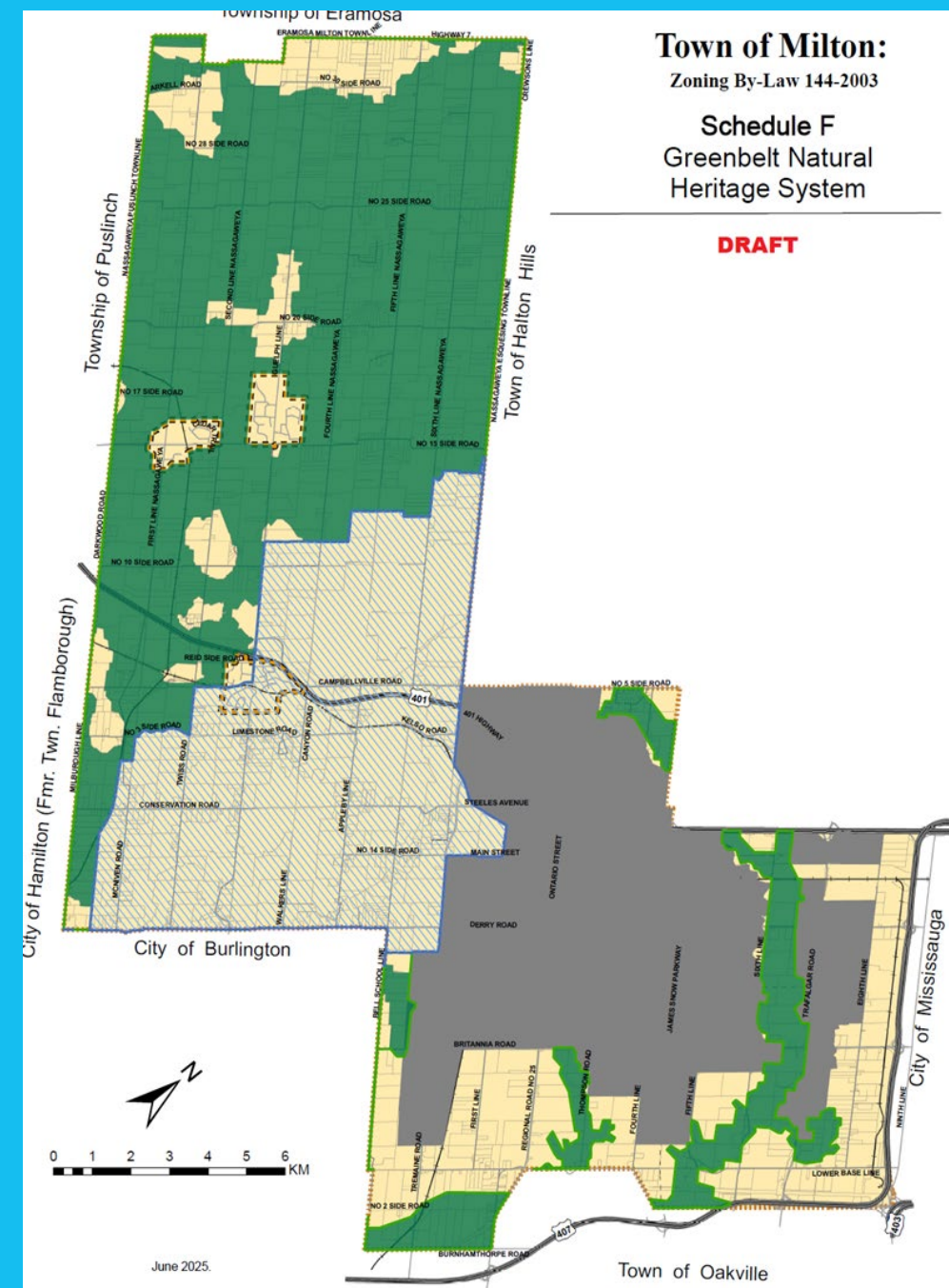
- Greenbelt Plan takes precedence over PPS should there be any conflict
- On prime agricultural lands not within the Greenbelt, up to two (2) ARUs are permitted
- Up to two (2) ARUs permitted in principal dwelling, but only one (1) ARU permitted in a detached accessory building.



Rural Zoning By-law (By-law 144-2003)

Applicable Zones for ARUs:

- Agricultural Two (A2)
- Rural Estate (RE)
- Rural Village (RV)
- Agricultural One (A1)



Where, How Many and Form of ARUs Permitted

Zone	Applicable Provincial Policy	Where ARU(s) Permitted	# of ARUs	Form
A2, RE, small portion of A1	Greenbelt Plan	Outside of Greenbelt NHS	1	In detached dwelling or in accessory building that existed on (or where building permits were issued prior to) July 1, 2017
RV: portions of Campbellville in NEP	NEP	Escarpment Rural Area	1	In detached dwelling. Not permitted in accessory building.
RV: Brookville, Moffat, portion of Campbellville	Greenbelt Plan	Within the Hamlet	1	In detached dwelling or accessory building.
A1	PPS	Prime Agricultural	2	Up to two in detached dwelling, or one in detached dwelling and one in accessory building
GB, OS, C4		Not permitted		

ARUs and Private Servicing

- Rural lots served by septic systems
- Septic tank with leaching bed
- Sewage treated by the septic tank drains from leaching bed, eventually reaching water table
- A sewage leachate plume is formed that travels in the direction of groundwater flow
- A sewage leachate plume can travel 10's of metres or more and may result in adverse water quality impact on neighboring private well users that are within the plume

Figure Section view of a sewage leachate plume

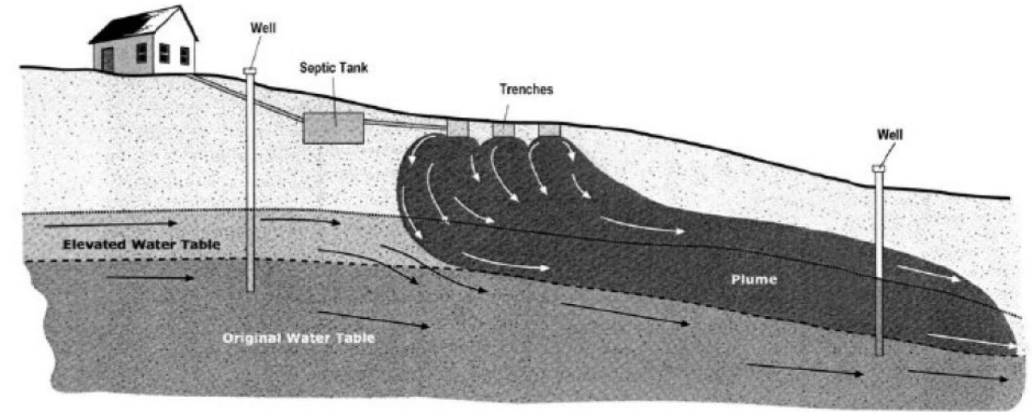
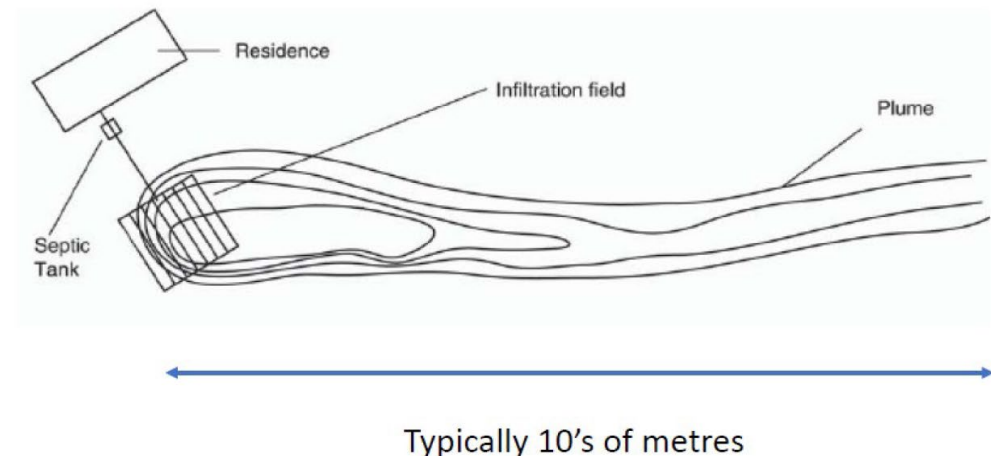
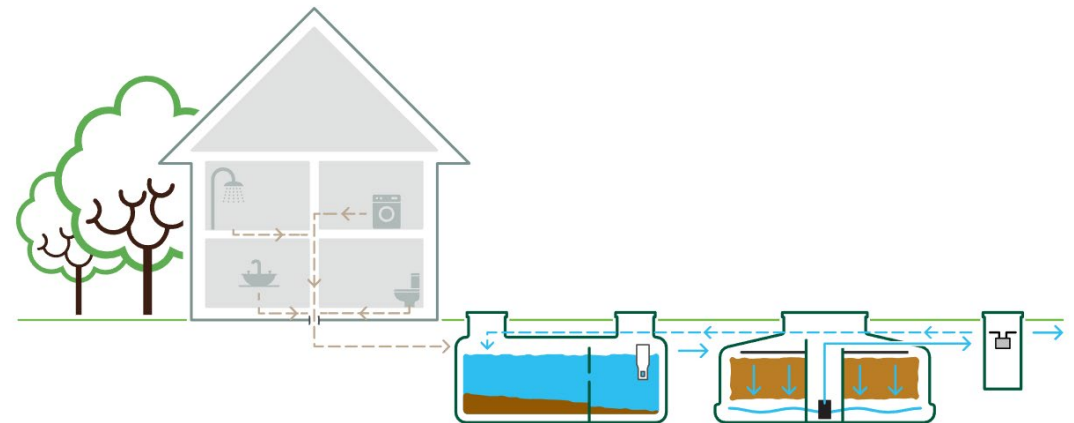


Figure Plan view of a sewage leachate plume



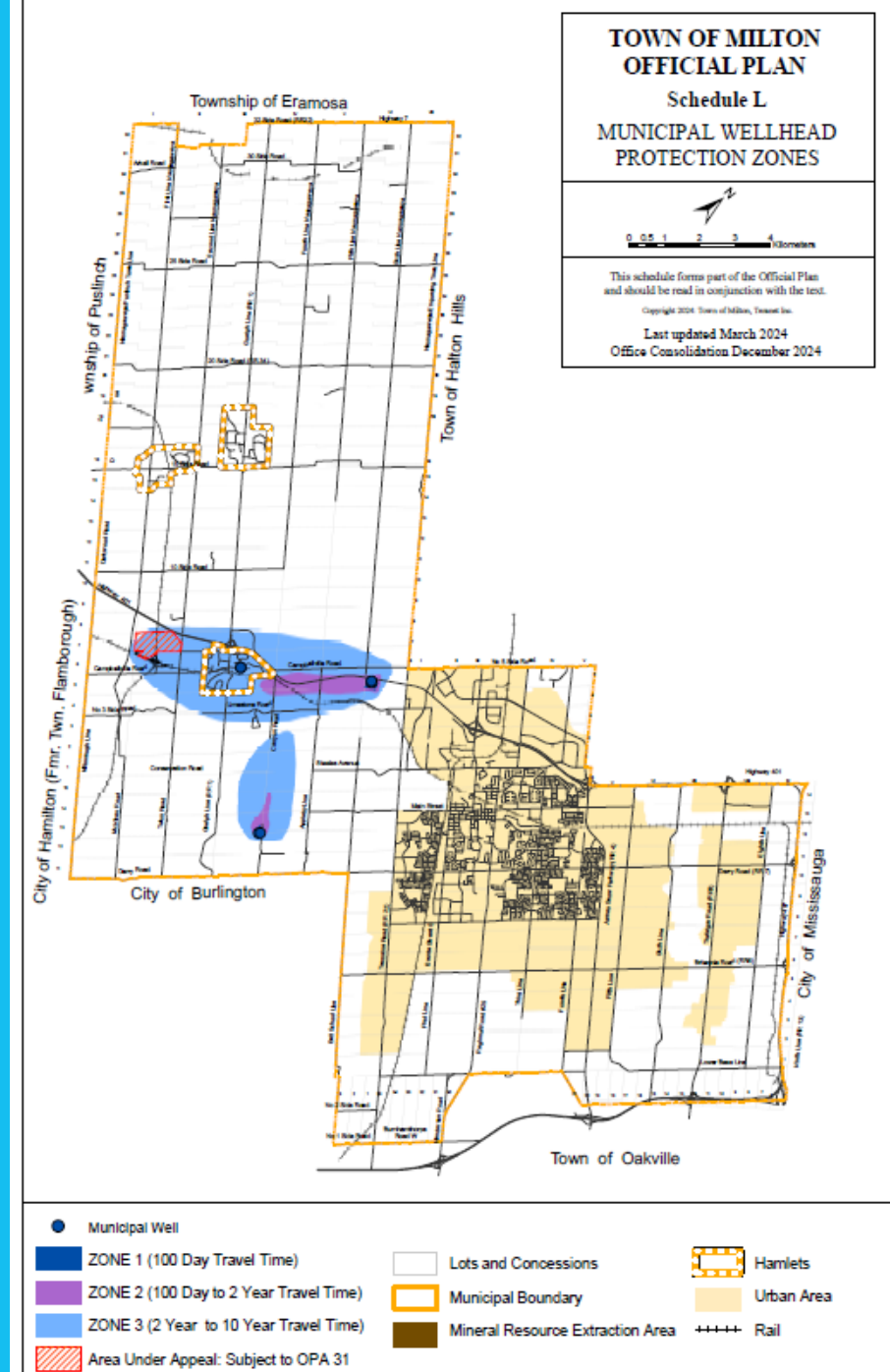
Minimum Lot Sizes for Adding ARUs

- To mitigate the impacts of sewage leachate plume on public health and the environment, minimum lot sizes are proposed for accommodating ARUs on lots that use private servicing:
 - For a lot with one (1) ARU, minimum lot size of 0.625 ha (1.544 acres)
 - For a lot with two (2) ARUs, minimum lot size of 0.875 ha (2.162 acres)
- Based on technical advice of professional hydrogeologist and expert in well water municipal groundwater supply protection
- Recommends Level 4 treatment (septic tank that has a treatment unit with passive nitrate-nitrogen reduction)



Municipal Wellhead Protection Zones

- Protect sources of drinking water within the Town from contamination.
- Installation of new septic systems prohibited in Zone 1.
- Zone 1 - immediately adjacent to the municipal well and allows limited time for natural remediation of any contaminants in the groundwater.



Draft Zoning Provisions for ARUs in RE Zone

- ARU within the principal dwelling:
 - Subject to the setback requirements for the principal dwelling
 - Maximum Floor Area of each ARU: 110 m² (1184 ft²)
- Accessory building containing an ARU:
 - Permitted in all yards
 - Minimum Setbacks: front lot line and exterior side lot line - 24 m; interior side lot line - 7.5 m; rear lot line - 15 m; setback from principal building - 5.5 m
 - Maximum Building Height: 6.0 m for flat roof and 7.0 m for gable, hip, gambrel or mansard roof, measured to the uppermost point of the roof surface
 - Maximum lot coverage (no changes proposed): 10%
 - Maximum Floor Area of ARU: 110 m² (1184 ft²), including basement not used for storage
 - Maximum Gross Floor Area of first storey: 10% of the lot area or 110 m² (1184 ft²), whichever is less

Draft Zoning Provisions for ARUs in RV Zone

- ARU within the principal dwelling:
 - Subject to the setback requirements for the principal dwelling
 - Maximum Floor Area of each ARU: 110 m² (1184 ft²)
- Accessory building containing an ARU:
 - Permitted in all yards
 - Minimum Setbacks: front lot line and exterior side lot line - 6 m; interior side lot line - 6 m; rear lot line - 10.5 m; setback from principal building - 5.5 m
 - Maximum Building Height: 6.0 m for flat roof and 7.0 m for gable, hip, gambrel or mansard roof, , measured to the uppermost point of the roof surface
 - Maximum lot coverage (no changes proposed): 10%
 - Maximum Floor Area of ARU: 110 m², including basement not used for storage
 - Maximum Gross Floor Area of first storey: 10% of the lot area or 110 m², whichever is less

Draft Zoning Provisions for ARUs in A2 Zone

- ARU within the principal dwelling:
 - Subject to the setback requirements for the principal dwelling
 - Maximum Floor Area of each ARU: 110 m²
- Accessory building containing an ARU:
 - Permitted in all yards
 - Same minimum setback requirements as principal dwelling (22.5 m front yard, exterior side yard and rear yard setbacks; 7.5 m interior side yard setback)
 - Must meet minimum distance separation formulae
 - Maximum Building Height: 9.0 m, measured to the uppermost point of the roof surface
 - Maximum Lot coverage (no changes proposed): 15%
 - Maximum Floor Area of ARU: 110 m², including basement not used for storage
 - Maximum Gross Floor Area of first storey: 145 m²
 - Located within 30 m of the principal dwelling
 - Must share same driveway access from the street as the principal building

Draft Zoning Provisions for ARUs in A1 Zone

- ARU within the principal dwelling:
 - Subject to the setback requirements for the principal dwelling
 - Maximum Floor Area of each ARU: 110 m²
- Accessory building containing an ARU:
 - Permitted in all yards
 - Same minimum setback requirements as principal dwelling (15 m front yard, exterior side yard and rear yard setbacks; 3 m interior side yard setback)
 - Must meet minimum distance separation formulae
 - Maximum Building Height: 9.0 m, measured to the uppermost point of the roof surface
 - Maximum Lot coverage (no changes proposed): 25%
 - Maximum Floor Area of ARU: 110 m², including basement not used for storage
 - Maximum Gross Floor Area of first storey: 145 m²
 - Located within 30 m of the principal dwelling
 - Must share same driveway access from the street as the principal building

Other Zoning Provisions for Rural ARUs

- Minimum 1 parking space per ARU, in addition to parking requirement for principal dwelling
- Minimum 1.2 m wide emergency access to entrance of ARU
- Only 1 dwelling unit can be used as short-term rental
- Severance of an ARU from the lot shall not be permitted

Next Steps

- Draft Official Plan and Zoning By-law Amendment will be published online this week: <https://www.milton.ca/en/business-and-development/additional-residential-units.aspx>
- Please provide any comments or questions to Wendy.Chen@Milton.ca
- Public Meeting: June 23rd, 2025
- Council consideration of adoption: tentatively mid-July



Thank You for Attending

Questions?