The Corporation of the City of Peterborough

By-Law Number 17-058

Being a By-law to amend the Zoning By-law in respect to Lodging Houses and Dwelling Units

The Corporation of the City of Peterborough by the Council thereof hereby enacts as follows:

1. **Definitions**

   Section 1, Definitions, is hereby amended by:

   a) Deleting the following definitions:

   "Bed and Breakfast Establishment", "Boarder", "Boarding House", "Dwelling Unit", and "Person"; and

   b) Adding the following definitions in alphabetical order:

   "**Bed and Breakfast Establishment** means a Dwelling Unit within which the residing owner or a Person authorized by the owner may provide Bedrooms for Rent for temporary accommodation. None of a Multi-Suite Residence, nursing home, Hospice, Hotel, hostel, Group Home, Lodging House, nor an Emergency Shelter shall be considered a Bed and Breakfast Establishment. No more than 46 square metres of the Dwelling Unit may be dedicated for use exclusively by guests of the Bed and Breakfast."

   "**Bedroom** means a room, or area in a Dwelling Unit, or Lodging House, equipped, used or designed with the intended use for sleeping."

   "**Dwelling Unit** is connected space for residential purposes, within a building which includes one or more Bedrooms, sanitary facilities, and cooking facilities, all of which are provided for the exclusive use of the occupants thereof, and has a private entrance from either the outside of the building or through a common area."

   "**Lodger** is a Tenant who rents a Bedroom in a Lodging House."

   "**Lodging House** is a type of Dwelling Unit containing five or more Bedrooms offered for rent. A Lodging House shall be the sole use of a building. None of a Multi-Suite Residence, nursing home, Hospice, Hotel, hostel, Group Home, Bed and Breakfast Establishment nor an Emergency Shelter shall be considered a Lodging House."

   "**Owner** includes a Person who, alone or with others, owns premises or would receive installments of the purchase price of the premises if they were sold."

   "**Person** means an individual, sole proprietorship, partnership, unincorporated association, organization, including a charitable organization, or a corporation."

   "**Rent** includes the remuneration or the provision of services, or both, paid or required to be paid by a Tenant or Lodger."
“Tenant means a person who rents and occupies space within a building or land.”

2. **Exceptions**

Section 3.9, Exceptions is hereby amended as follows:

a) Exception .6 is amended by deleting the reference to Section 10.2 (k) and inserting a reference to Section 10.2 (j); and

b) Exceptions .114, .159, .160, .221, .265, .287, .288, .292 and .293 are amended by deleting the words “boarding house” and “boarders” and inserting the words “Lodging House” and “Lodgers” in their place.

3. **Parking, Loading and Driveways**

a) Section 4.2 (A) 4) is amended by deleting “Boarding House” and inserting “Lodging House” in its place; and

b) Section 4.2 (A) 4) is amended by deleting “boarders” and inserting “Bedrooms” in each place it occurs.

4. **Supplementary Regulations**

Section 6.27, Boarders, is hereby deleted in its entirety.

5. **Residential District 3 (R.3)**

Section 9, Residential District 3 (R.3), is hereby amended as follows:

a) Section “9.1 b) a boarding house”, is deleted and replaced with “9.1 b) a lodging house”;

b) Regulations j) and k) of Section 9.2 are hereby deleted in their entirety and replaced with the following:

<table>
<thead>
<tr>
<th>Type</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>j)</td>
<td>the following regulations will apply to a Lodging House:</td>
</tr>
<tr>
<td></td>
<td>i) maximum number of bedrooms</td>
</tr>
<tr>
<td></td>
<td>ii) minimum number of water closets, washbasins, bathtubs or showers</td>
</tr>
<tr>
<td>k)</td>
<td>no cooking facilities shall be permitted in any Bedroom or room other than a kitchen in a Lodging House</td>
</tr>
</tbody>
</table>

c) Section 9.2 is hereby amended by adding Section 9.2. l) as follows:

“l) no owner or person authorized by the owner shall establish, operate, cause or permit the use of a Lodging House on the same lot which supports a Dwelling Unit that is not already a Lodging House.”


Section 10, Residential District 4, is hereby amended as follows:

a) Section 10.1 b) “boarding house” is deleted and replaced with 10.1 b) “a Lodging House”; and
b) Regulations k) and l) of Section 10.2 are hereby deleted in their entirety and replaced with the following:

<table>
<thead>
<tr>
<th>Type</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>k) the following regulations will apply to a Lodging House:</td>
<td></td>
</tr>
<tr>
<td>i) maximum number of bedrooms</td>
<td>30</td>
</tr>
<tr>
<td>ii) minimum number of water closets, washbasins, bath tubs or showers</td>
<td>1 per 5 Lodgers</td>
</tr>
<tr>
<td>l) no cooking facilities shall be permitted in any bedroom or any room other than a kitchen in a Lodging House</td>
<td></td>
</tr>
</tbody>
</table>

c) Section 10.2 is hereby amended by adding Section 10.2 m) as follows:

“m) no owner or person authorized by the owner shall establish, operate, cause or permit the use of a Lodging House on the same lot which supports a Dwelling Unit that is not already a Lodging House.”

7. Commercial District 6 (C.6)

a) Section 18.1 is hereby amended by deleting “(ad) a boarding house” and replacing it with “(ad) a Lodging House”;

b) Regulation e) of Section 18.2 Regulations, is hereby amended by adding “and Lodging Houses” after the words “Dwelling Units”; and

c) Section 18.2 is hereby further amended by adding the following to the Regulations:

<table>
<thead>
<tr>
<th>Type</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>f) the following regulations will apply to a Lodging House:</td>
<td></td>
</tr>
<tr>
<td>i) maximum number of bedrooms</td>
<td>30</td>
</tr>
<tr>
<td>ii) minimum number of water closets, washbasins, bath tubs or showers</td>
<td>1 per 5 Lodgers</td>
</tr>
<tr>
<td>g) no cooking facilities shall be permitted in any bedroom or any room other than a kitchen in a Lodging House.</td>
<td></td>
</tr>
<tr>
<td>h) notwithstanding the definition of Lodging House in Section 1, requiring that it be the sole use of a building, a Lodging House is permitted on the second or higher storey of a building supporting commercial uses.</td>
<td></td>
</tr>
</tbody>
</table>

By-law read a first, second and third time this 26th day of June, 2017.

(Sgd.) Daryl Bennett, Mayor

(Sgd.) John Kennedy, City Clerk