

Peterborough, ON – Zoning By-Law Explained

- **Two-unit, accessory apartment, basement apartment, granny suite, garden suite**

R1 - Res - single family residential only

R2 - Res – maximum 2 dwellings allowed

R3 or greater – Res – 2 or more dwelling units

Current by-law

By-Law Amendment Approved (effective June 2018)

- Allow for 2 dwelling units in all R zones in single detached, semis and townhouses
- Max 2 dwelling units – either accessory apartment in main house **or** garden suite
- There is currently no lot frontage minimum

- Parking requirements

- Depending on location, parking requires 1, 1.5 or 2 spaces per unit
- **Core 1 space** per unit, **mid town 1.5 spaces** per unit, **outer 2 spaces** per unit
- Garage counts as 1 space

- Driveway

- 1 parking space = 2.75m X 5.75m (9.02ft X 18.86ft)
- Typically driveway/parking must be maximum of 25% of lot size
- City will allow tandem parking

** The city will make no exceptions if the parking conditions are not met

Remember, as with all 2-unit conversions, building code and fire code are provincial and do not change based on municipality. Requirements **not** limited to:

- Height minimum 6ft5 in all living space and toward path of egress
- 2 ways of egress required (min 4 sq.ft.)
 - o Windows: living room min 10% of living area, bedrooms min 5% of living area
 - o Window in kitchen not legally required
 - o Window in bathroom not legally required

** Garden Suites (granny suites)

- Provincial Bill 108 – allowing more density – 3 units on one lot – **Not yet approved in Peterborough**

- Min. requirement is max lot coverage 10%. Maximum 2 bedrooms. 1 parking minimum.

*** **If the property is near the river** you may need a special permit. Verify with the city building department and **ORCA** (Otonabee Region Conservation Authority)

Student Rentals

- Can be in any R zone, but typically found around **Trent University to the north and Fleming College to the south**

- Student rentals can be a maximum of 4 bedrooms

- Locks on doors are accepted
- One lease or multiple leases are accepted
- May require rental permit if dwelling unit contains 4 or more bedrooms



By-Laws

By-law To Require Owners of Lodging Houses and Rental Dwelling Units To Obtain a Business Licence

Effective June 26, 2017

Licensed Rental Premises – means a:

- a. Rental Dwelling Unit, Large;
- b. Rental Dwelling Unit, Small
- c. Lodging House, Large; or
- d. Lodging House, Small

Lodging House, Large or Large Lodging House – means a type of Dwelling Unit containing between 11 and 30 bedrooms which does not function as a single housekeeping unit.

Lodging House, Small or Small Lodging House – means a type of Dwelling Unit containing 5 but no more than 10 bedrooms which does not function as a single housekeeping unit.

Rental Dwelling Unit, Large or Large Rental Dwelling Unit – means a type of Dwelling Unit offered for rent containing 5 or more bedrooms which functions as a single housekeeping unit.

Rental Dwelling Unit, Small or Small Rental Dwelling Unit - means a type of Dwelling Unit containing 4 bedrooms, of which 1 to 4 bedrooms are offered for rent.

Schedule A – Fees

Type of Licenced Rental Premises	Licence/Initial Inspection Fee	Renewal Fee	Follow - up Inspection Fee
Small Rental Dwelling Unit	\$82	\$56	Not applicable
Large Rental Dwelling Unit	\$82	\$56	Not applicable
Small Lodging House	\$280	\$190	\$270
Large Lodging House	\$460	\$230	\$435