

Lodging house use certification



The City of Guelph has by-laws in effect which provide for the initial creation and the property maintenance of lodging houses throughout the city. These by-law regulations are found in the City of Guelph Zoning By-law and Property Standards By-law. Aside from municipal by-laws, the applicable sections of the Ontario Fire Code and the Ontario Building Code are applied to lodging houses.

The City of Guelph Zoning By-law No. (1995)-14864 defines Lodging Houses as:

- Lodging House Type 1 means any place including but not limited to a dwelling unit used to provide Lodging Units for hire or gain directly or indirectly to persons and containing 5 or more Lodging Units.
- Lodging House Type 2 means a townhouse development or apartment building where one or more dwelling units are used to provide Lodging Units for hire or gain directly or indirectly to persons and containing 5 or more Lodging Units. (Note: this Type 2 use is subject to a Zoning amendment).
- Lodging Unit means a room in a Lodging House Type 1 or Type 2 used to providing living accommodation for the occupant but does not have the exclusive use of both a kitchen and a bathroom.
- Lodging House Type 1 is a permitted use in the R.1 zone. They are subject to certain zoning regulations, such as 100 metre property separation distance, maximum size, parking requirements and external appearance of the house. The Lodging House cannot be created or certified unless all applicable zoning regulations have been met.

Lodging houses are not a permitted use in semi-detached dwellings, townhouses or rowhouses.

When the lodging house certification has been completed, the property owner is sent a confirmation letter by Zoning Services to retain in their file for future use. These letters may serve as proof to prospective purchasers, appraisers, financial institutions and the like, that the use of the property for a lodging house is legal.

Previously unrecognized lodging houses will require building permits for formal recognition of the use of the property. For older previously licensed lodging houses, for which a building permit is not required, the safety inspection will be completed by a Fire Prevention Officer.

Why certify lodging houses?

To recognize that lodging units are a necessary form of accommodation in Guelph and are regulated as a different use from single detached dwellings. By certifying

lodging houses, the city is providing safer and more comfortable lodging accommodations, while preserving the character of the residential neighbourhoods where they are located.

Lodging houses are subject to a number of regulations. These include:

- a maximum number of 12 lodging units
- cannot contain an accessory apartment
- separation distance of 100 metres to nearest lodging house or group home
- minimum parking requirements

Please check with Zoning Services to ensure that any property you are considering purchasing is permitted to have the lodging house use.

Zoning and Building Services: 519-837-5615

Fire Prevention Office: 519-763-8111

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