

# **Congregate Living Information Guide**

## **Group Home, Limited Group Home, Lodging House, Fraternity and Sorority House and Secondary Suites**

Group Homes, Limited Group Homes, Lodging Houses, and Fraternity and Sorority Housing are **NOT** permitted in buildings that also contain Secondary Suites.

## **Home rentals and Lodging House Permits**

Renting to one family is not considered a Lodging House and **no** Lodging House permit is required. If the house has an **approved** Secondary Suite and you are renting to one family on the main floor and another family in the Secondary Suite, then you will **not** require a permit to operate a Lodging House.

A Lodging House is a building or part of a building in which four or more unrelated people, who do not require assisted living, live and share kitchen and bathroom facilities.

## **Renting your house out to students and Lodging House Permits**

If you are renting the house out to four or more students you will need to apply for a Lodging House (Development/ Building) Permit. Rental to three or fewer students is not considered a Lodging House; therefore, no permits are required.

## **Renting a house with a Secondary Suite**

If the house has a Secondary Suite, the rules change. A maximum number of three unrelated people are permitted in a Secondary Suite.

If the Secondary Suite is rented, the rest of the house could be rented to a maximum of three unrelated people without triggering the requirement for a Lodging House permit. Rental to more than three additional students in the remainder of the house would not be permitted.

## **Congregate Living and the Zoning Bylaw**

Congregate Living is typically where four or more unrelated individuals occupy sleeping units in a building with shared access to cooking, laundry, or sanitary facilities (Individuals pay a portion of the total rent or pay separate rents to their landlord).

Group Homes, Limited Group Homes, Lodging Houses, and Fraternity and Sorority Housing are all forms of Congregate Living.

## **The main difference between Group Homes, Limited Group Homes and Lodging Houses**

Group Homes and Limited Group Homes provide residents with on-site professional care and supervision. Lodging Houses do not provide any care or supervision.

## **The difference between Group Homes and Limited Group Homes**

Limited Group Homes have more restrictions than Group Homes. Since Limited Group Homes require more restrictions, they are a Permitted Use in low-density Residential Zones whereas Group Homes (with fewer restrictions) are a Discretionary Use in low-density Residential Zones.

Limited group homes require:

1. On-site care and supervision of residents (24 hours a day, 365 days a year)
2. A maximum of six residents
3. A maximum of two visits by emergency vehicles per month and
4. Cannot be located in semi-detached houses or duplexes

## **Building types suitable for Group Homes, Limited Group Homes, Lodging Houses, and Fraternity and Sorority Houses operations**

These types of uses can be located in converted houses or purpose-built residential buildings under certain conditions. Group Homes and Lodging Houses can also be located in converted semi-detached houses and duplexes given that both sides of the house are operated by a single provider.

## **Business Licence requirements for Group Homes, Limited Group Homes, Lodging Houses, Fraternity and Sorority Houses**

These types of uses are now recognized as businesses operating in residential zones. The applicable business licence category is *Rental Accommodations*.

Licensing these uses as businesses will assist in ensuring:

1. They are safe for the people who live in them
2. They are located where they are compatible with other land uses
3. They do not detract from the peace and enjoyment of their neighbours
4. They are compliant with all applicable legislation

## **Building upgrade requirements for Group Homes, Limited Group Homes, Lodging Houses, Fraternity and Sorority Houses**

These uses typically will need upgrades for occupant safety and may require barrier-free access. Upgrade requirements are situational, but in general they are based on the number of residents, the ability of residents to evacuate in emergency situations, and the presence of a responsible proprietor.