



City of
Peterborough

The Corporation of the City of Peterborough

By-Law Number 23-087

Being a By-law to Amend the Zoning By-law to Regulate and Permit Additional Residential Units

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

1. Section 1 of By-Law 1997-123 is hereby amended by adding the following thereto:

“**Additional Residential Unit** – means a self-contained residential unit with a private kitchen, bathroom facilities and sleeping areas within dwellings or within structures ancillary to a dwelling. Additional Residential Units are also referred to as second units, basement apartments, accessory apartments, granny flats, in-law apartments or nanny suites.”
2. Section 4.2.A (i) is hereby deleted in its entirety.
3. Section 6.33 Additional Dwelling Unit and Secondary Suite of By-law 1997-123 is hereby deleted and replaced in its entirety as follows:

“6.33 ADDITIONAL RESIDENTIAL UNIT

6.33.1 Notwithstanding anything contained in this by-law, one additional residential unit shall be a permitted use in any Building used exclusively for residential purposes within the C.B.D. except for a Principal Dwelling Unit that is a Single Unit Dwelling, Semi-detached Dwelling, or a Row Dwelling, provided that such additional residential unit shall comply with the following regulations:

- a) maximum number of additional residential units per building - 1
- b) maximum floor area - 55 square metres
- c) notwithstanding Section 4.2(A), 1 (one) motor vehicle parking space shall be required for an additional residential unit

6.33.2 In the C.B.D., an Additional Residential Unit within a Single Unit Dwelling, Semi-detached Dwelling or Row Dwelling shall be subject to the regulations of Section 6.33.3.

6.33.3 Notwithstanding anything contained in this By-law, Additional Residential Units shall be permitted subject to the following regulations:

- a) A maximum of two (2) Additional Residential Units shall be permitted within the following types of Principal Dwelling Units, OR a maximum of one (1) Additional Residential Unit shall be permitted within the following types of Principal Dwelling Units where a maximum of one (1) Additional Residential Unit is located within a residential Accessory Building on a parcel of land associated therewith:
 - i. A Single Unit Dwelling

- ii. A Semi-detached Dwelling Unit; or,
 - iii. A Row Dwelling Unit.
- b) Additional Residential Units shall not be permitted within a floodway as defined in the Provincial Policy Statement, 2020, or any successor thereof.
 - c) An Additional Residential Unit located in an accessory building shall comply with Section 6.18 (Residential Accessory Buildings).
 - d) An access route for firefighting shall be provided so that:
 - i. A fire department pumper vehicle can be located so that the length of the access route from a hydrant to the vehicle plus the unobstructed path of travel for the firefighter from the vehicle to the primary entrance to the Additional Residential Unit shall not exceed 90 metres, and the unobstructed path of travel for the firefighter from the vehicle to the primary entrance of the Secondary Suite shall not exceed 45 metres, or
 - ii. An alternative is proposed that is acceptable to the Peterborough Fire Services and the City of Peterborough, Building Services Division.
 - iii. An unobstructed path of travel to the primary entrance to the Additional Residential Unit shall be a minimum of 0.9m wide with a maximum cross fall of 5% and a maximum longitudinal slope of 8%;
 - e) Additional Residential Units shall be serviced by public water distribution and wastewater collection facilities. Where municipal water distribution and wastewater collection services are not otherwise required by this By-law for a Principal Dwelling Unit, the use of private services to support Additional Residential Units will be permitted.
 - f) Maximum floor area for an Additional Residential Unit : Less than the Floor Area of the Principal Dwelling Unit.
 - g) Maximum Number of Bedrooms for an Additional Residential Unit : 2
 - h) Motor Vehicle Parking for an Additional Residential Unit shall be provided and maintained as follows:
 - i. The Principal Dwelling Unit shall comply with the regulations of Section 4 (Parking, Loading and Driveways);
 - ii. No additional parking shall be required for an Additional Residential Unit located in Area 1 as designated on Schedule E(1) to this By-law. One (1) motor vehicle parking space, sized in accordance with Section 4.3.1, shall be required for each Additional Residential Unit located in Areas 2 and 3 as designated on Schedule E(1) to this By-law;
 - iii. Notwithstanding the provisions of Section 4 to the contrary, tandem parking spaces to facilitate an Additional Residential Unit shall be permitted.
 - i) An Additional Residential Unit shall not be counted as a Dwelling Unit when interpreting regulations in this By-law that pertain to the number of Dwelling Units in a Building or on a Lot.”

By-law read a first, second and third time this 28th day of August, 2023.

Jeff Leal, Mayor

John Kennedy, City Clerk