Renting to Residential Tenants

Many people wanting to live in Barrie prefer to rent. Barrie’s communities have been planned to provide a variety of housing options within prescribed residential zones. Many of these zones are intended for smaller housekeeping units in low density neighbourhoods. Medium and higher density residential zones allow for housing units within townhouse blocks, walk-up apartment buildings and high rise condominium towers.

Most of the residential neighbourhoods in Barrie are restricted to single detached dwellings units. These units can be rented to no more than six tenants.

Depending on how many tenants there are and whether there are external locks on any rented bedrooms, the house may be considered to be a small boarding, lodging or rooming house for which special development standards must be satisfied.

The following chart identifies the circumstances when a single dwelling unit becomes a Boarding Lodging, Rooming (BLR) house.

<table>
<thead>
<tr>
<th>No. of Tenants</th>
<th>External Lock on Rented Bedroom?</th>
<th>Zoning Land Use Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>N/A</td>
<td>Single Dwelling Unit</td>
</tr>
<tr>
<td>1-4</td>
<td>No</td>
<td>Single Dwelling Unit</td>
</tr>
<tr>
<td>1-4</td>
<td>Yes</td>
<td>Small BLR House</td>
</tr>
<tr>
<td>5 or 6</td>
<td>N/A</td>
<td>Small BLR House</td>
</tr>
<tr>
<td>7 or More</td>
<td>N/A</td>
<td>Large BLR House</td>
</tr>
</tbody>
</table>

Parking & Design

All BLR houses must provide more off-street parking spaces than a single dwelling unit. The total number of off-street parking spaces required for a BLR house is:

1 space for every 2 tenants accommodated, tandem parking is permitted. However, tandem parking will not be permitted for Large BLRs.

In addition, there is a maximum percentage of the front yard that can be used for the parking of vehicles. Contact Development Services for further information. As well, the space occupied within the house for bedrooms cannot exceed 40% of the total finished floor space.

BLR House Licensing

Every BLR house (small or large, new or Existing) must be licensed by the City of Barrie). Written verification that the BLR house is in compliance with the requirements of the Ontario Building Code, Fire Code and the City’s Property Standards By-law must be provided to the Enforcement Services Branch Office.

Licenses will not be issued without appropriate documentation. The property owner is responsible for contacting these appropriate departments and arranging for inspections. Fees are payable to each department for these inspections. Additional fees will be charged if any contraventions are discovered.

Legal Non-Conforming Exemptions

Until December 2007, a single dwelling unit could be occupied by an unlimited number of occupants. The Zoning By-law was amended to re-define BLR Houses. Any legally established use prior to December 2007 that would now be defined as a BLR House is not subject to the new zoning restrictions or standards but must still be licensed.

How Do I Apply?

What are the steps I need to take when applying to be approved to operate a BLR?

Both small and large BLR houses are required to be licensed, obtain a business licensing application form from Enforcement Services at 45 Cedar Pointe Drive., 705-739-4241.

Then follow the following steps below:

Step 1: Contact the Service Barrie (Zoning/Building Administration Office) at 70 Collier St (1st Floor) to obtain Zoning approvals and signatures.

Step 2: Contact the Enforcement Services Office at 45 Cedar Pointe Drive, Barrie and arrange for a property standards inspection (Additional User Fee Applicable)

Step 3: Bring the application to the Fire Department to arrange for inspection and approval—155 Dunlop St W, Barrie (Additional User Fee Applicable)

Step 4: Bring your completed application with all the required signatures and documentation back to Enforcement Services at 45 Cedar Pointe Drive, Barrie.

Please Note: Your Business Licence application must be accompanied by the following information about your building and property:

1. Certificate of Inspection for Heating System (current within 5 years)
2. Certificate of Inspection for Electrical System (current within 5 years)
3. Proof of Liability Insurance Coverage – minimum of $2 million dollars coverage
4. Detailed Floor Plan: including dimensions of all rooms and living spaces
5. Detailed Parking Plan: including all dimensions of parking spaces, set backs from property lines and structures; sight lines etc.
6. 24 hour contact information of Manager/Superintendent or other persons responsible for premises.
Just the FAQ’s

What is a Boarding Lodging Rooming House?

A Boarding Lodging Rooming House, Small (BLR House, Small) is:

A Boarding Lodging Rooming House where lodging is provided for not more than six (6) tenants.

A Boarding Lodging Rooming House, Large (BLR House, Large) is:

A Boarding Lodging Rooming House where lodging is provided for more than six (6) tenants.

Can I have tenants reside in my home without being considered as a BLR House?

Yes, provided the following minimum standards are present:

1. A maximum of one kitchen;
2. At least one bathroom and at least one other room;
3. A private entrance from outside or from a common hallway or stairway inside;
4. No more than four (4) tenants per household;
5. No tenant-occupied room is equipped with an external locking mechanism that prevents access to the room by the other house occupants when the room is unoccupied; and
6. One (1) parking space per dwelling unit, plus 1 additional parking space for every two (2) tenants accommodated. Tandem parking will be permitted. The minimum size for each parking space is 2.7 m x 5.5 m.

Where in Barrie are Large and Small Boarding Lodging Rooming Houses permitted?

BLR house, Small are permitted in all residential zones; BLR house, Large are permitted in the RM2, RA1 and RA2 zones.

What are the development standards for a BLR House, Large?

Development of a BLR House, Large is permitted within the RM2, RA1 and RA2 zones.

Please note that the BLR House, Large must comply with all other standards of the zone in which the development is located.

The following standards have been added to the Zoning By-law as part of the Boarding Lodging Rooming House amendments.

Each sleeping room or suite to be rented shall have a minimum of 7 sq. metres (75 sq. ft.) of habitable living space.

1 parking space for every two (2) tenants accommodated shall be provided. Tandem parking will not be permitted. The minimum size for each parking space is 2.7 m x 5.5 m.

What are the development standards for a Boarding Lodging Rooming House, Small?

A BLR House, Small shall:
1. Be permitted in all residential zones;
2. Be compliant with all other standards of the zone in which the development is located;
3. Have a maximum of one kitchen, at least one bathroom and at least one other room;
4. Each rentable sleeping room or suite shall have a minimum of 7sq. metres (75 sq. ft.) of habitable living space;
5. The total aggregate floor area of all sleeping rooms shall not exceed 40% of the total habitable living space in the house;
6. The occupants of the house must operate as a single housekeeping unit;
7. No BLR house, Small shall be permitted to locate within 75m or another licensed BLR house in the R1, R2, R3, R4 and RM1 zones;
8. 1 parking space per dwelling unit, plus 1 additional space for every 2 tenants accommodate. Tandem parking will be permitted. The minimum size for each parking space is 2.7 m x 5.5 m.

I operated a Boarding Lodging Rooming House before the zoning by-laws were changed. Am I required to meet all of the minimum requirements?

If you can prove that a Boarding Lodging Rooming House existed prior to December 10th, 2007 you are not required to meet the new minimum standards. The property in question would be considered a legal non conforming unit. You are required to be licensed by the Enforcement Services Branch.

For more information please contact:

**Building Standards:**
Building Services Dept.—705-726-4242 (Service Barrie)

**Zoning Standards:**
Development Services —705-726-4242 (Service Barrie)

**Fire Safety Standards:**
Barrie Fire Service —705-728-3199

**Business Licensing:**
Enforcement Services: —705-739-4241 during regular business hours. Mon-Fri—8:30 am to 4:30 pm