



Building, Buying, Investing and Selling:

A City of London Primer on Residential By-Laws

Residential Rental Unit Licensing (RRUL)

By-law CP-19

- Purpose
- Process
- How to find if the property has a RRUL
- Secondary Dwelling Units
- Most common issues found when applying for RRUL
- Key Contacts for RRUL



Purpose

- Address substandard housing conditions through inspections;
- Protect amenities, character and stability of residential areas
- Bring non-conformity matters into compliance with existing building code, fire code and municipal by-law regulations



Process

- Application along with a self-certification checklist and detailed floor plan of the rental unit;
- Scheduled date and time for when inspection will take place
- Zoning Z-1 By-law compliance
- Property Standards CP-16 compliance
- Fire inspection compliance with Fire Protection Prevention Act.
- Ontario Building Code compliance



How to find if a property has a RRUL

In order to search a property to find out if they have an active RRUL, enter the address on the website below.

<https://bdp.london.ca/citizenportal/app/public-search>



Secondary Dwelling Units

- The City of London passed a Zoning By-law Amendment on July 25, 2017, allowing homeowners to convert their single-family homes into two (2) units.
- However, the homeowner must comply with the regulations set out in the City of London Zoning By-law Z.-1, Section 4 - General Provisions, Subsection 4.37 - Secondary Dwelling Units.
- A building permit is required to add an additional dwelling unit to any building.
- A new rental licence will need to be applied for and all inspections will need to occur before issuance.
- An active residential rental licence will need to be amended once the building permit has been issued in full.
- For zoning information contact the Zoning Department at 519-930-3510
- For building permit information contact the Building Department at 519-661-4555



Most Common Issues Found When Applying for a RRUL

1. Illegally Converted Dwellings
 - More than 5 bedrooms
 - Units added without a Building Permit
2. Proper Egress (Fire Exits from Basement)
3. Head Height Issues (Primarily in Basements)
 - 6'5 in all areas
 - 5'11 in stairways/landings
4. Guardrails on all stairs above 2' on both sides except when leading to an unfinished space. Unfinished space is guardrail/wall on one side.

Short-Term Accommodation Licensing (STA)

By-law L. -131-16

- Purpose
- Process
- Key Points for STAs



Purpose

- Address housing Crisis by ensuring long term housing is not being used solely for short-term accommodation;
- Protect amenities, character and stability of residential areas
- Ensure accommodation is in compliance with existing building code, fire code and municipal by-law regulations



Process

- Application along with a self-certification checklist and detailed floor plan of the Short-term Accommodation.

The application form can be found on the City Website at:

<https://apps.london.ca/GENERATEFORM/DEFAULT.ASPX?FORM=SHORTTERMACCOMMODATION>



Key Points for STAs

1. STA must be located in the PRIMARY RESIDENCE of the applicant
2. A secondary unit of the applicant's primary residence may be used (Granny Suite)
2. Rentals/Condos may be used as STA with written permission from owner/Condo Board
3. All Property Standards and Zoning rules from RRUL apply and are addressed by a legally binding Self Certification Checklist
4. STAs may be inspected by the City based on complaint or random inspection

Issues Observed During Property Ownership Change

- Swimming Pool Fence Permits
- Zoning
- Property Standards



Swimming Pool Fence Permits By-law PS-5

- Lawyers Letter Request from Purchasers Lawyer
- Open Complaints for No Pool Fence Permit
 - No Permit for Pool
 - Open Complaint Files for Deficiencies of Pool Fence

<https://london.ca/by-laws/swimming-pool-fence-law-ps-5>



Key Points for Zoning

1. Residences are permitted no more than 5 bedrooms
2. Businesses may have specific zones they need to operate in. Ensuring a property is zoned correctly before purchase can prevent issues later on
3. Ensure Secondary Dwelling Units in home are legally established prior to sale/purchase
4. Illegally Extended Driveways



Key Points for Property Standards

1. Any open files on a property can be requested by purchasing lawyer
2. Property Standard Orders on Title can take some time to be removed
3. Concealed Space Agreements carry over to new owner

Key Contact Information

- Zoning 519.930.3510
- Licensing 519.930.3515
licensing@london.ca
- Fire Prevention 519.661.4565
fireforms@london.ca
- Building 519.661.4555
building@london.ca
- File a complaint 519.661.4660
enforcement@london.ca