

EXHIBIT S-1

CD.12.BED
(Bed and Breakfast)

DATE: November 12, 2002

TO: Chairman and Members of the Planning and Development Committee

FROM: Thomas S. Mokrzycki, Commissioner of Planning and Building

SUBJECT: **Bed and Breakfast Establishments**
MEETING DATE: December 2, 2002

ORIGIN: Planning and Building Department
Recommendation PDC-0097-2002

BACKGROUND: At its meeting on August 6, 2002, the Planning and Development Committee approved the following Recommendation PDC-0097-2002:

"That the Commissioner of Planning and Building be requested to review criteria to permit the establishment of Bed and Breakfast facilities in residential communities in Mississauga and report back to a future Planning and Development Committee meeting."

Recommendation PDC-0097-2002 was adopted by City Council on August 14, 2002.

COMMENTS: Currently, City Plan and City Council-adopted Mississauga Plan do not contain specific policies that permit bed and breakfast establishments (B&Bs) in residential districts, except in the Streetsville District, which was the result of public input received during the preparation of the Streetsville District Policies.

There are no provisions or definitions related to B&Bs in the Zoning By-laws. In other words, B&Bs are not a permitted use in any zoning category in the City.

To address the issue of B&Bs, Exhibit 1 summarizes the existing City Plan/Mississauga Plan policies and Zoning By-law provisions, the existing B&Bs in the City, the policies and provisions of other municipalities, addresses issues related to B&Bs, and develops recommendations based on the findings of the study.

It is proposed that City Plan/Mississauga Plan be amended by adding to the section under Permitted Uses, Residential General Policies, B&Bs in detached dwellings as a permitted use, and that specific policies related to B&Bs in the Streetsville District Policies be deleted.

It is also proposed that Zoning By-law 5500 (former Town of Mississauga), Zoning By-law 1227 (former Town of Port Credit) and Zoning By-law 65-30 (former Town of Streetsville) be amended by adding the following provisions:

- a definition of "BED AND BREAKFAST ESTABLISHMENT" to mean a detached dwelling, where the resident owner(s) offers short-term temporary accommodation, with or without meals, to the travelling and vacationing public, but does not include a boarding house, rooming house, group home, hotel or motel;
- general provisions for B&Bs located in Residential zones:
 - permitted only in detached dwellings;
 - the owner(s) must reside on the premises;
 - a maximum of three (3) rented bedrooms are used for the purpose of providing temporary lodging to the travelling and vacationing public;
 - one (1) parking space for each rented bedroom, in addition to the relevant parking requirement for the detached dwelling. Tandem parking is allowed;

- other permitted uses in detached dwellings, including offices for doctors, dentists and drugless practitioners; music tutoring; occupations or businesses of persons with physical disabilities; and home-based businesses, not be permitted in conjunction with the B&B;
- other respective zone provisions for detached dwellings remain applicable.

In view of the small number of B&Bs in the City, the extra administration involved and in order not to give the impression that the City is responsible for enforcing minimum standards regarding quality and health, it is proposed not to licence B&Bs at this time. The proposal to allow B&Bs in detached dwellings in the Zoning By-laws requires amendments to the Sign By-law. This matter will be dealt with as part of the current review of the Sign By-law.

CONCLUSION:

A review of the background information and relevant provisions related to B&Bs resulted in proposed amendments to City Plan/Mississauga Plan, Zoning By-law 5500, Zoning By-law 1227 and Zoning By-law 65-30.

A public meeting is required to consider the proposed amendments.

RECOMMENDATION:

That a public meeting be held by the Planning and Development Committee to consider amendments to City Plan/Mississauga Plan, Zoning By-law 5500, Zoning By-law 1227 and Zoning By-law 65-30, as proposed in the report titled "*Bed and Breakfast Establishments*" dated November 12, 2002 from the Commissioner of Planning and Building.

Original Signed By: _____

Thomas S. Mokrzycki

Commissioner of Planning and Building