

Comprehensive Zoning Bylaw Review

Putting Guelph's vision
into place.

Release of Draft
Zoning Bylaw

November 8, 2021



Project Timeline



Phase 1

Project Initiation (January to March 2019)



Phase 2

Research and Analysis (January to December 2019)



We are here

Phase 3

First Draft Zoning Bylaw and Official Plan Amendment (Q3 2021)



Phase 4

Final Zoning Bylaw and Official Plan Amendment, and decision (Q1/Q2 2022)



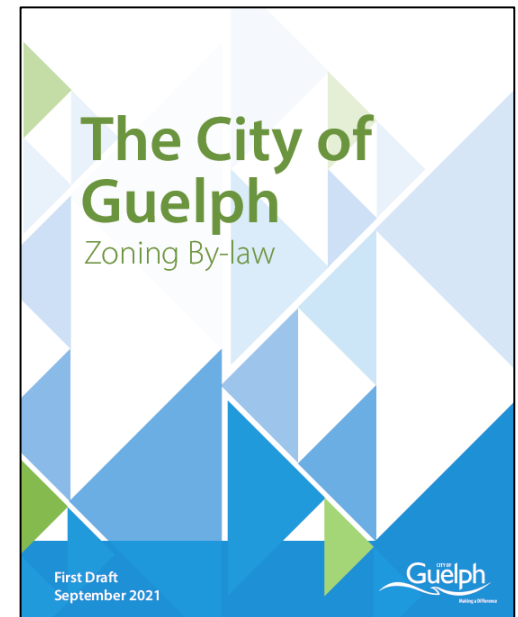
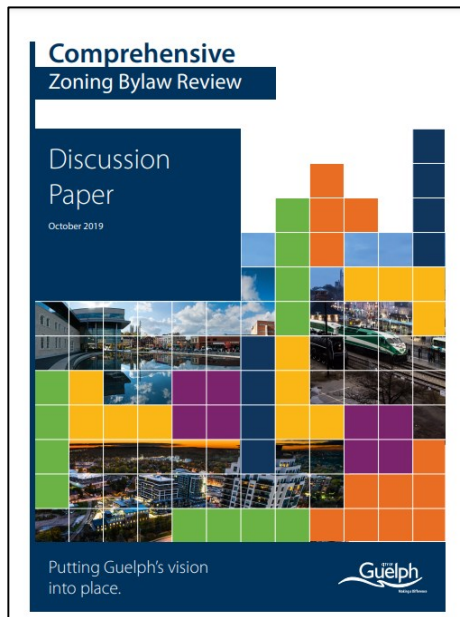
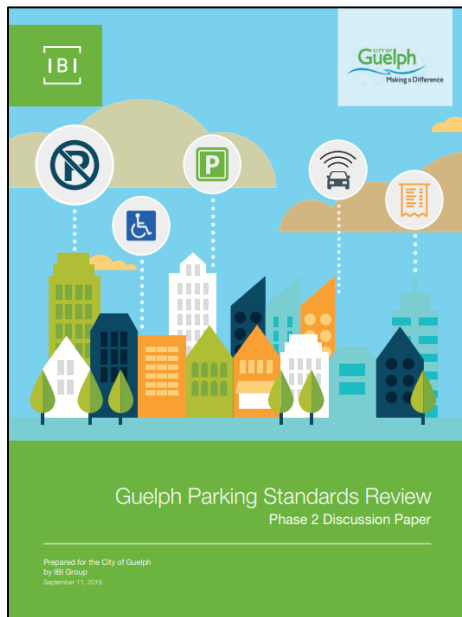
Phase 5

Implementation and Appeals (2022+)



Draft Zoning Bylaw

- Based on recommendations of the discussion papers and phase 2 community consultation



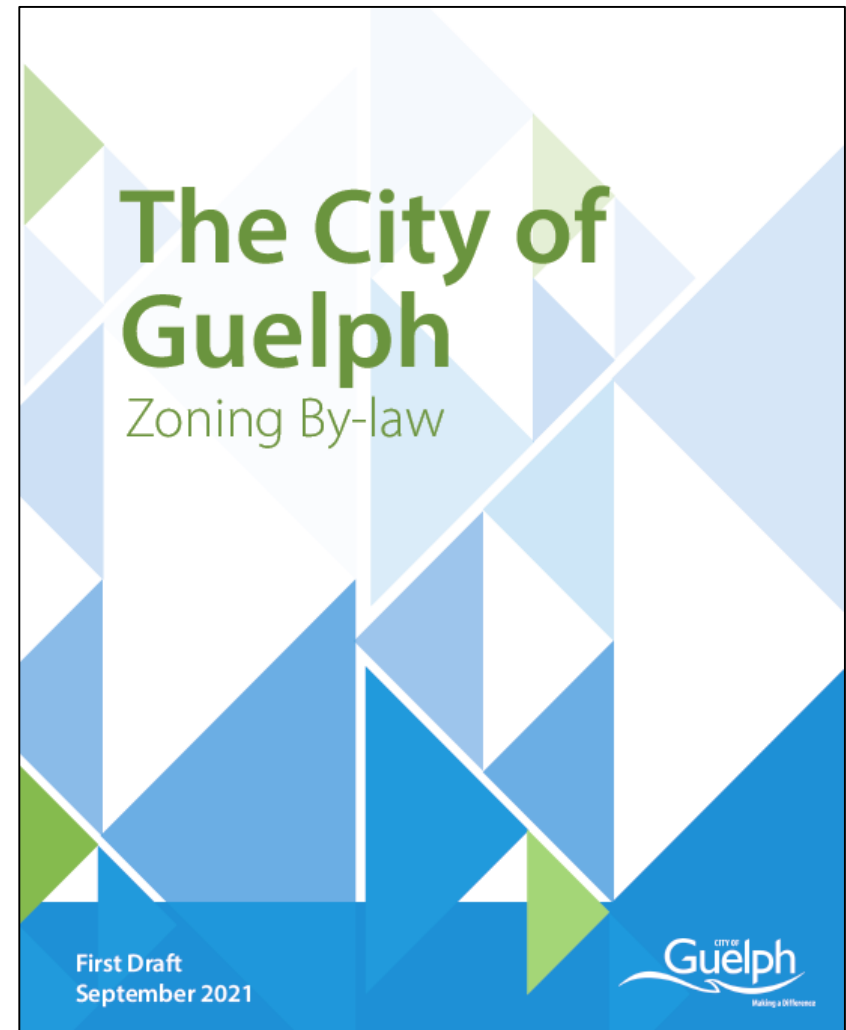
Draft Zoning Bylaw- key principles

- Alignment with Official Plan
- Pre-zone lands
- Flexible zones
- Simplified uses
- Emphasis on built form
- Respect recent development approvals
- Guelph-specific approach (Guelph data)
- Streamline the development review process



Draft Zoning Bylaw- layout

- Accessible document
- Focus on usability
 - Notes
 - Purpose statements
 - Illustrations
 - Charts
 - Easy navigation
 - Online mapping



Draft Zoning Bylaw- Organization

6 Parts and 19 sections:

Part A- Administration and interpretation

Part B- Definitions

Part C- General provisions and parking

Part D- Land use zones

Part E- Site-specific provisions and zones

Part F- Zoning schedules



Part A- Administration and interpretation

Administration and interpretation

- Establishes the legal framework for how the bylaw works
- Provides additional information on transition provisions, legal non-conforming uses and non-complying buildings
- Lays out what forms part of the bylaw

Establishment of zones and uses

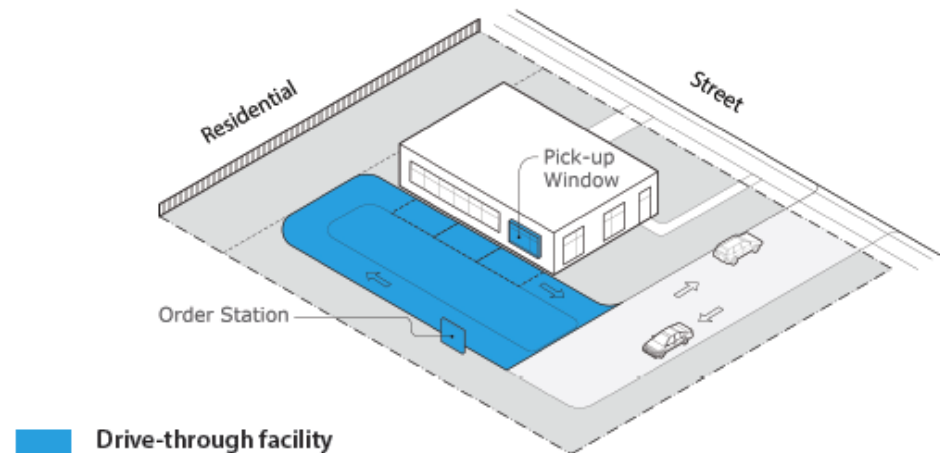
- Provides a list of all zones in the bylaw
- Outlines mapping schedules and overlays
- Tells the reader how to interpret a property with multiple zones, how to read site-specific zones and holding provisions



Part B- Definitions

- Definitions **bolded** throughout the document
- Illustrations provided where appropriate

Drive-through facility means the part of a **premises used** to provide or dispense products or **services** through an attendant, a window, or an automated machine to persons remaining in **vehicles** in designated **stacking lane(s)**, which may or may not include an order box and menu boards, but does not include a **parking facility, parking area** or a **building**.



Part C- General provisions

- Regulations that apply to multiple zones
- Regulations are included for:
 - Accessory buildings and structures
 - Swimming pools and hot tubs
 - Sight line triangles
 - Decks and balconies
 - Additional residential dwelling units
 - Home occupations
 - Fences
 - Accessory uses/complementary uses
 - Shipping containers
 - Etc.



Part C- Parking, loading, stacking provisions

Parking regulations for:

- Location
- Design and space dimensions
- Loading spaces
- Parking rates based on uses
- New parking adjustment (PA) for lands within intensification areas
- Automated parking systems
- Accessible parking
- Electric vehicle parking
- Bicycle parking
- Garages and driveways
- Vehicle stacking spaces



Part D- Land use zones

Residential Zones (RL.1, RL.2, RL.3, RL.4, RM.5, RM.6, RH.7)

Mixed-Use Zones (CMUC, MUC, NCC, MOC)

Commercial Zones (CC, SC)

Downtown Zones (D.1, D.2, D.3, D.3a)

Employment Zones (B, BP, IRP, MB, EMU)

Institutional Zones (NI, I.1, I.2)

Open Space, Golf Course and Park Zones (OS, GC, US, NP, CP, RP)

Natural Heritage System Zone (NHS)

Major Utility Zone (U)

Urban Reserve Zones (UR.1, UR.2)



Part D- Land use zones: Permitted use tables

Table 6.1 - Permitted uses in residential zones

Permitted uses	RL.1	RL.2	RL.3	RL.4	RM.5	RM.6	RH.7
Residential uses							
Additional residential dwelling unit	p ⁽¹⁾	p ⁽¹⁾	p ⁽¹⁾	—	p ⁽¹⁾	—	—
Apartment building	--	--	--	P	P	P	P
Bed and breakfast	P	--	--	--	--	--	--
Convenience store	--	--	--	--	--	--	p ⁽²⁾⁽³⁾
Day care centre	P	--	--	--	--	--	p ⁽²⁾⁽³⁾
Day care, private home	P	P	--	--	--	--	--
Duplex dwelling	P	--	--	--	--	--	--
Group home	p ⁽⁴⁾⁽⁶⁾	p ⁽⁴⁾⁽⁶⁾	--	--	--	--	--
Home occupation	p ⁽⁵⁾	p ⁽⁵⁾	p ⁽⁵⁾	p ⁽⁵⁾	p ⁽⁵⁾	p ⁽⁵⁾	p ⁽⁵⁾
Hospice	p ⁽⁶⁾	p ⁽⁶⁾	--	--	--	--	--
Lodging house type 1	p ⁽⁷⁾	p ⁽⁷⁾	--	--	--	--	--
Long term care facility	--	--	--	P	P	P	P
Retirement residential facility	--	--	--	P	P	P	P
Semi-detached dwelling	P	P	--	--	--	--	--
Single detached dwelling	P	P	--	--	--	--	--
Townhouse, back-to-back	--	--	--	--	--	P	--
Townhouse, cluster	--	--	--	P	P	--	--
Townhouse, on-street	--	--	P	--	P	--	--
Townhouse, rear access on-street	--	--	P	--	P	--	--
Townhouse, stacked	--	--	--	--	--	P	--
Townhouse, stacked back-to-back	--	--	--	--	--	P	--



Part D- Land use zones: Regulations

Illustrations provided for lot, setback and building regulations for each zone

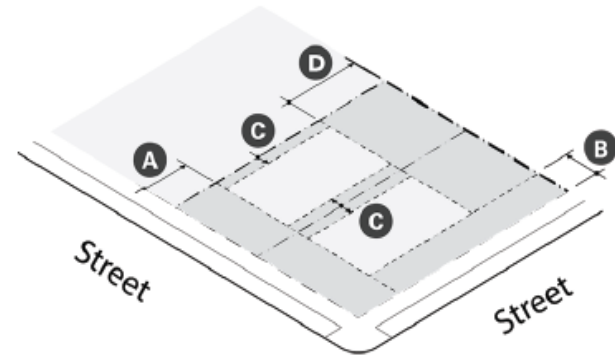
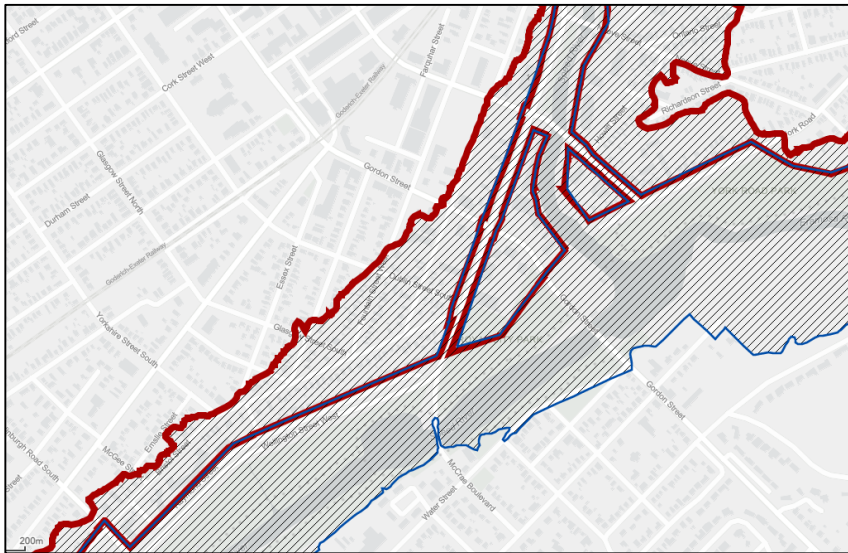


Table 6.3: RL.1 and RL.2 single detached dwelling setback regulations		
A Front yard (min)		6 m ^{(2) (3) (4)}
B Exterior side yard (min)		4.5 m ^{(2) (4) (5)}
C Interior side yard (min)	RL.1	1.5 m
	RL.2	1.2 m on one side of dwelling unit and 0.6 m on the other side
D Rear yard (min)		7.5 m or 20% of the lot depth , whichever is less ⁽²⁾

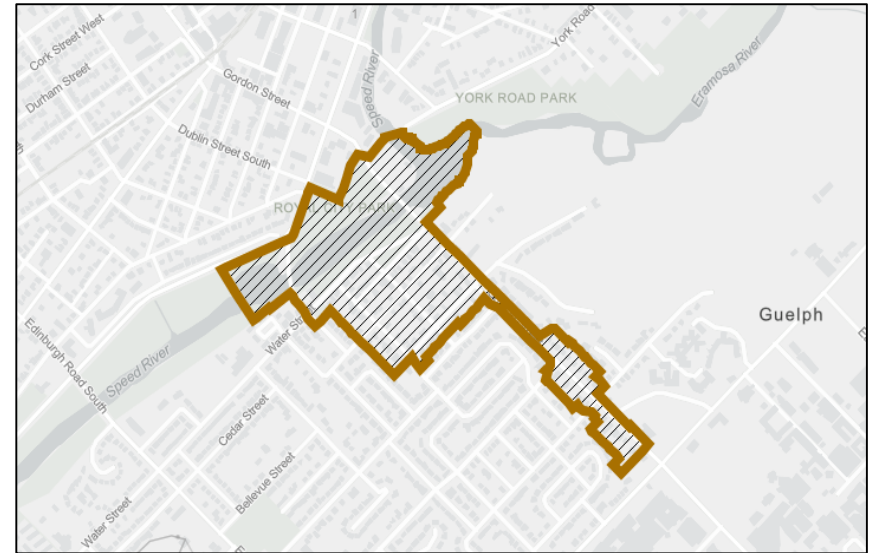


Part E- Site-specific provisions and zones: Overlays

- 12 overlays
- Visible through online mapping layers
- Introduce additional regulations for a specific area of the city



Floodplain and Special Policy
Area Overlays

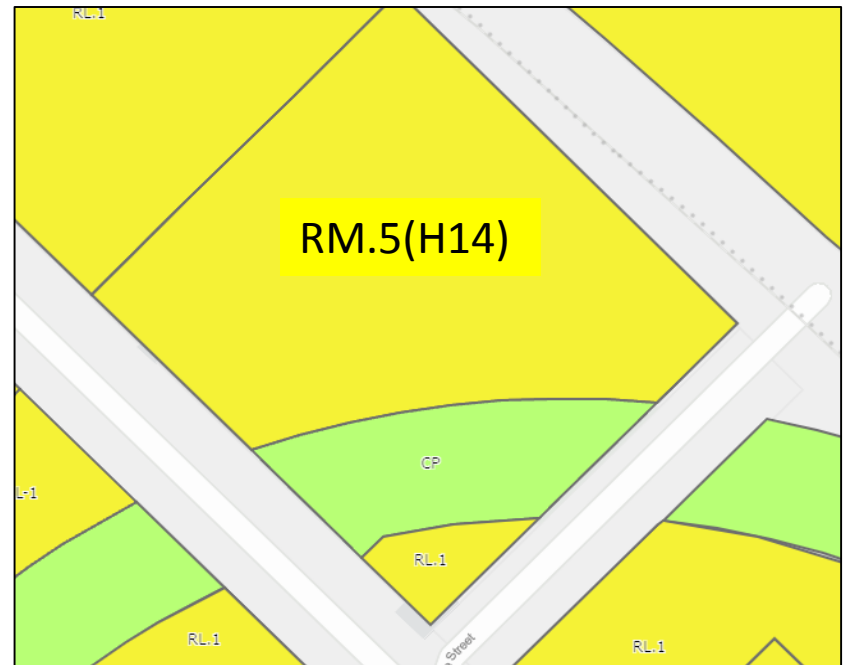


Brooklyn and College Hill
Heritage Conservation District
Overlay



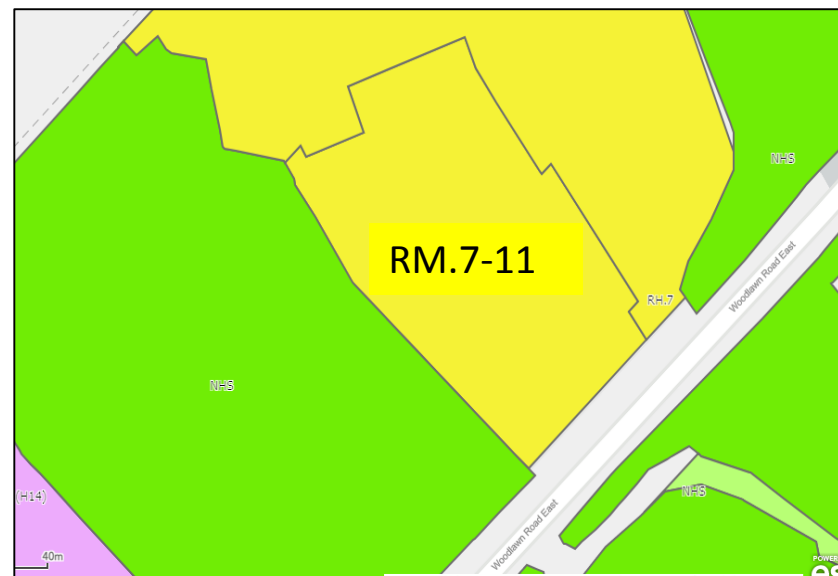
Part E- Site-specific provisions and zones: Holding provisions

- 23 holding provisions
- Identified on a property with an (H) symbol followed by a number
- (H14) municipal services holding provision applied to properties pre-zoned for additional height and density

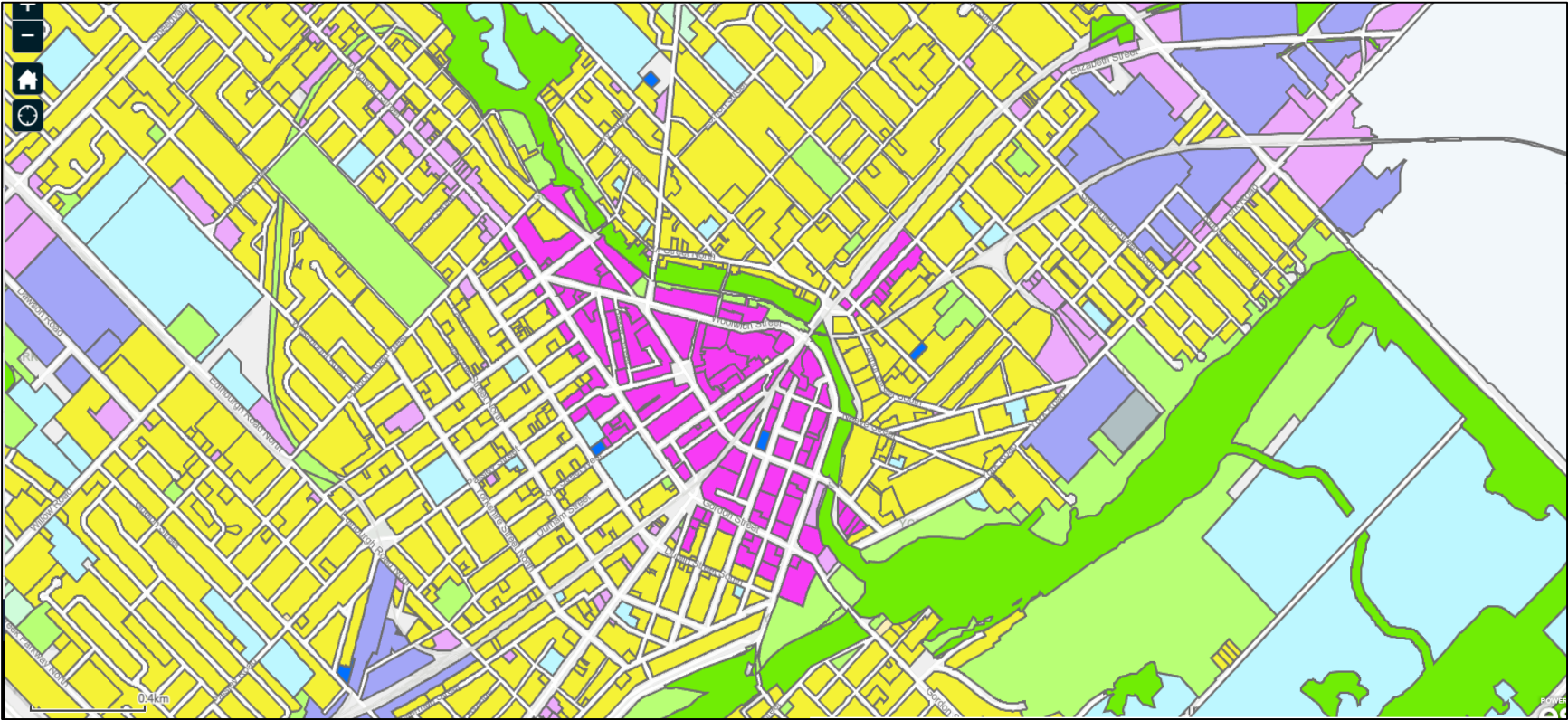


Part E- Site-specific provisions and zones: Site-specific zones

- 244 site-specific zones
- Identified on a property with a hyphen and number following a zone symbol
- Regulations of a site-specific zone supersede regulations found in the remainder of the bylaw
- Recent site-specific amendments and properties that have not been developed following an amendment have been carried forward in the new bylaw



Part F- Zoning schedules



Phase 2- community feedback themes

- Driveway width regulations
- Parking ratios
- Bicycle parking standards
- Residential zones
- Natural areas and floodplains
- Commercial zones



Next Steps

November and December 2021

Conversations with the community, stakeholders and Council on the draft zoning bylaw

2022

Statutory Public Meeting
Council Decision Meeting

