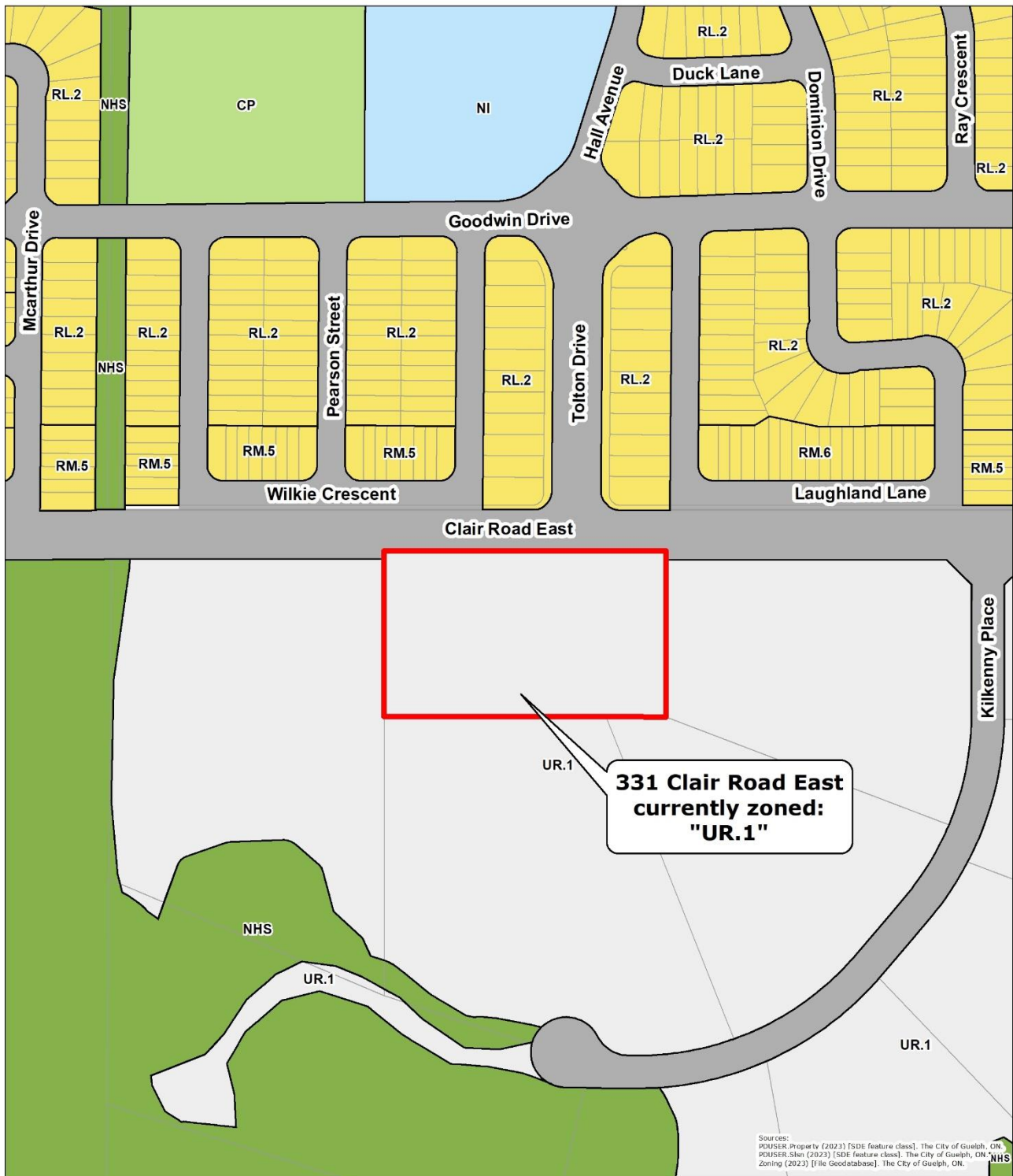




Attachment-5 Existing Zoning - Zoning By-law (2023)-20790




0 15 30 60 90 120 m
Produced by the City of Guelph
Planning and Building Services - Development Planning
September 2023

EXISTING ZONING DESIGNATION
Zoning By-law (2023) - 20790
331 Clair Road East


CITY OF Guelph
Making a Difference

Attachment-5 continued

Existing Zoning - Zoning By-law (2023)-20790

Part D: Land Use Zones

Urban Reserve Zones

15.2 Permitted uses

Uses permitted in the urban reserve **zone** are denoted by a "P" in the column applicable to that **zone** and corresponding with the row for a specific permitted **use** in Table 15.1, below:

Table 15.1 - Permitted uses in the urban reserve zones

Permitted uses	UR.1	UR.2
Conservation use	P	P
Legally existing uses, buildings and structures	P	P

15.3 Regulations for UR.1

Minor additions to **buildings** or **structures** legally existing on the **effective date** of this **by-law** shall be permitted to a maximum of 25% of the existing **gross floor area** of the **building** or **structure**.

15.3.1 Accessory buildings or structures

- (a) Despite Section 4.5, an **accessory building or structure** shall be permitted only in accordance with the following regulations:
- (i) No **accessory building or structure** shall be **used** for human habitation.
 - (ii) An **accessory building or structure** may occupy a **yard** other than a **front yard** or required **exterior side yard** on a **lot**.
 - (iii) An **accessory building or structure** shall be **setback** from any **lot line** a distance of one-half the **building height** or 7.5 metres, whichever is greater.
 - (iv) The total **ground floor area** of all **accessory buildings or structures** shall not exceed 70 square metres.
 - (v) An **accessory building or structure** shall not exceed 4 metres in height except as provided for in Section 4.14.

15.4 Regulations for UR.2

No **development** is permitted in the UR.2 **zone**.