

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



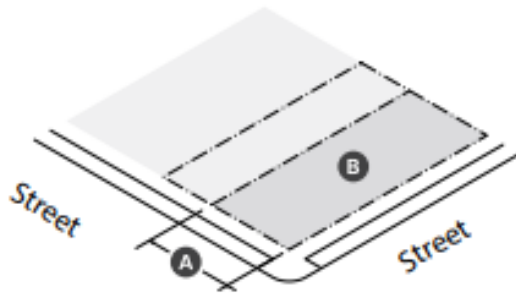
**Existing Zoning Designation**  
**Zoning By-law (2023) - 20790**  
**151 Bristol Street**

Produced by the City of Guelph  
Planning and Building Services - Development Planning  
October 2023

# Attachment-5 Existing Zoning, Zoning By-law (2023)-20790 (continued)

## 6.3.2 Semi-detached dwellings

### (a) Lot regulations

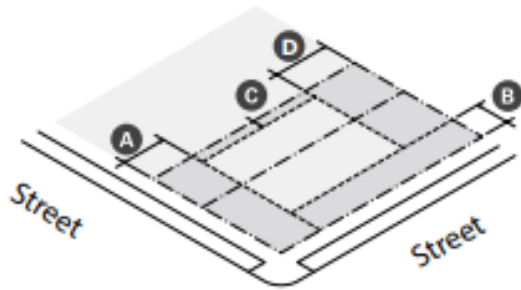


| Table 6.6: RL.1 and RL.2 semi-detached dwelling lot regulations |  |
|---|--|
| <b>A</b> Lot frontage (min)                                     | 7.5 m for each unit  |
| <b>B</b> Lot area (min)   | 230 m <sup>2</sup> for each unit   |
| Landscaped open space (min)                                     | The <b>front yard</b> , except the <b>driveway, residential</b> shall be landscaped and no parking shall be permitted within this <b>landscaped open space</b> |

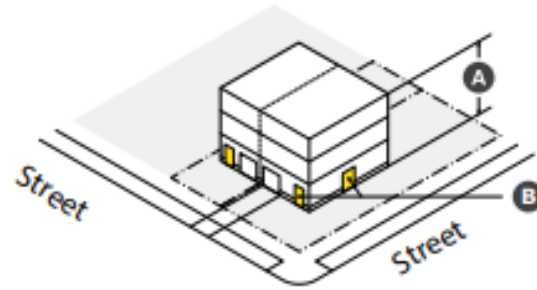
| Table 6.6: RL.1 and RL.2 semi-detached dwelling lot regulations |  |
|---|--|
| Landscaped open space (min)                                     | <p>Despite the definition of <b>landscaped open space</b>, a minimum <b>setback</b> of 0.5 m between the <b>driveway, residential</b> and the nearest <b>lot line</b> must be maintained as landscaped space in the form of natural vegetation, such as grass, flowers, trees and shrubbery</p> <p>Where driveways are joined, a 0.5 m <b>setback</b> is not required between the two driveways.</p> |

## Attachment-5 Existing Zoning, Zoning By-law (2023)-20790 (continued)

(b) Setback regulations



(c) Building regulations



**Table 6.7: RL.1 and RL.2 semi-detached dwelling setback regulations**

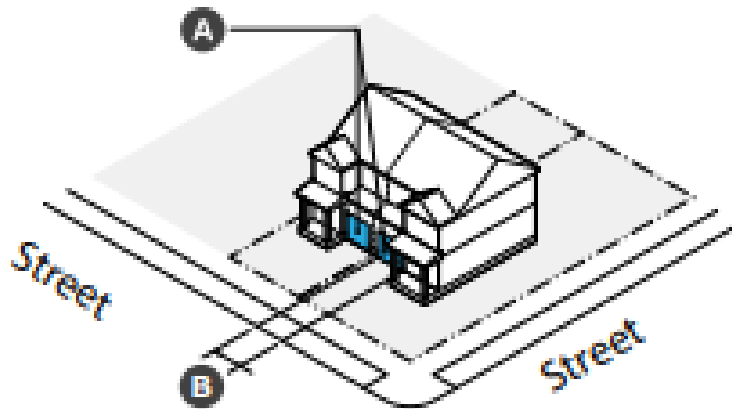
|                                   |   |
|-----------------------------------|---|
| <b>A</b> Front yard (min)         | 6 m <sup>(2)(3)(4)</sup>  |
| <b>B</b> Exterior side yard (min) | 4.5 m <sup>(2)(4)(5)</sup>  |
| <b>C</b> Interior side yard (min) | 1.2 m<br>0 m is required along the common <b>lot line</b> of <b>semi-detached dwellings</b> |
| <b>D</b> Rear yard (min)          | 7.5 m or 20% of the <b>lot depth</b> , whichever is less <sup>(3)</sup>                     |

**Table 6.8: RL.1 and RL.2 semi-detached dwelling building regulations**

|                                |   |
|--------------------------------|---|
| <b>A</b> Building height (max) | 3 storeys and in accordance with Section 4.14   |
| <b>B</b> Principal entrance    | A <b>principal entrance</b> shall be provided that faces the <b>front lot line</b> or <b>exterior side lot line</b> |

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

(d) Garage regulations



**Table 6.9: RL.1 and RL.2 semi-detached dwelling garage regulations**

|                                  |   |
|----------------------------------|---|
| <p><b>A</b> Garage location</p>  | <p>In accordance with Section 5.11.2</p>  |
| <p><b>Garage width (max)</b></p> | <p>In accordance with Table 5.9</p>   |
| <p><b>B</b> Carport</p>          | <p>Despite any required <b>interior side yard</b>, a <b>carport</b> shall be permitted with a 0.6 m <b>setback</b> to any <b>interior side lot line</b></p> |

## Attachment-5 Existing Zoning, Zoning By-law (2023)-20790 (continued)

### Additional regulations for Tables 6.2 to 6.9

1. For **lots** located within the Older Built-up Area Overlay, as shown on Schedule B-1:
  - a. The minimum **lot frontage** is the average **lot frontage** of the **lots** within the same city **block face**.
  - b. For **lots** with a **single detached dwelling** the minimum **lot frontage** is 9 m.
  - c. Nothing in this section shall require the minimum **lot frontage** to be greater than the minimum **lot frontage** established in Table 6.2 and 6.6.
2. For **lots** located within the Older Built-up Area Overlay, as shown on Schedule B-1:
  - a. The minimum **front yard** and/or **exterior side yard setback** is the average of the established **setbacks** of the immediately adjacent **lots**. Where there is only one immediately adjacent **lot** or where the average of the **setbacks** of the adjacent **lots** cannot be determined, the minimum **setback** shall be 6 m. Where the off-street parking space is located within a **garage** or **carport**, the **setback** for the **garage** or **carport** shall be a minimum of 6 m from the **street line**.
  - b. Where a road widening is required in accordance with Section 4.22, the calculation of the **front yard** or **exterior side yard** shall be as set out in 2 (a), provided that the required **front yard** or **exterior side yard** is not less than the new **street line** established by the required road widening.
3. Where **buildings** or **structures** are located on a **through lot**, the **setback** shall be a minimum of the average of the **setbacks** of the adjacent properties, or in the case of a **corner lot**, the minimum **setback** shall be the same as the nearest adjacent **main building**.
4. Where a transformer easement is located in the **front yard** or **exterior side yard** of a **lot**, portions of the **dwelling unit** shall be required to maintain a minimum separation of 3 metres between the transformer easement and any part of the **dwelling unit**.
5. A 6 metre **exterior side yard setback** is required on existing and proposed arterial and collector roads, as identified in the **City's Official Plan** in force and effect on the **effective date** of this **by-law**.