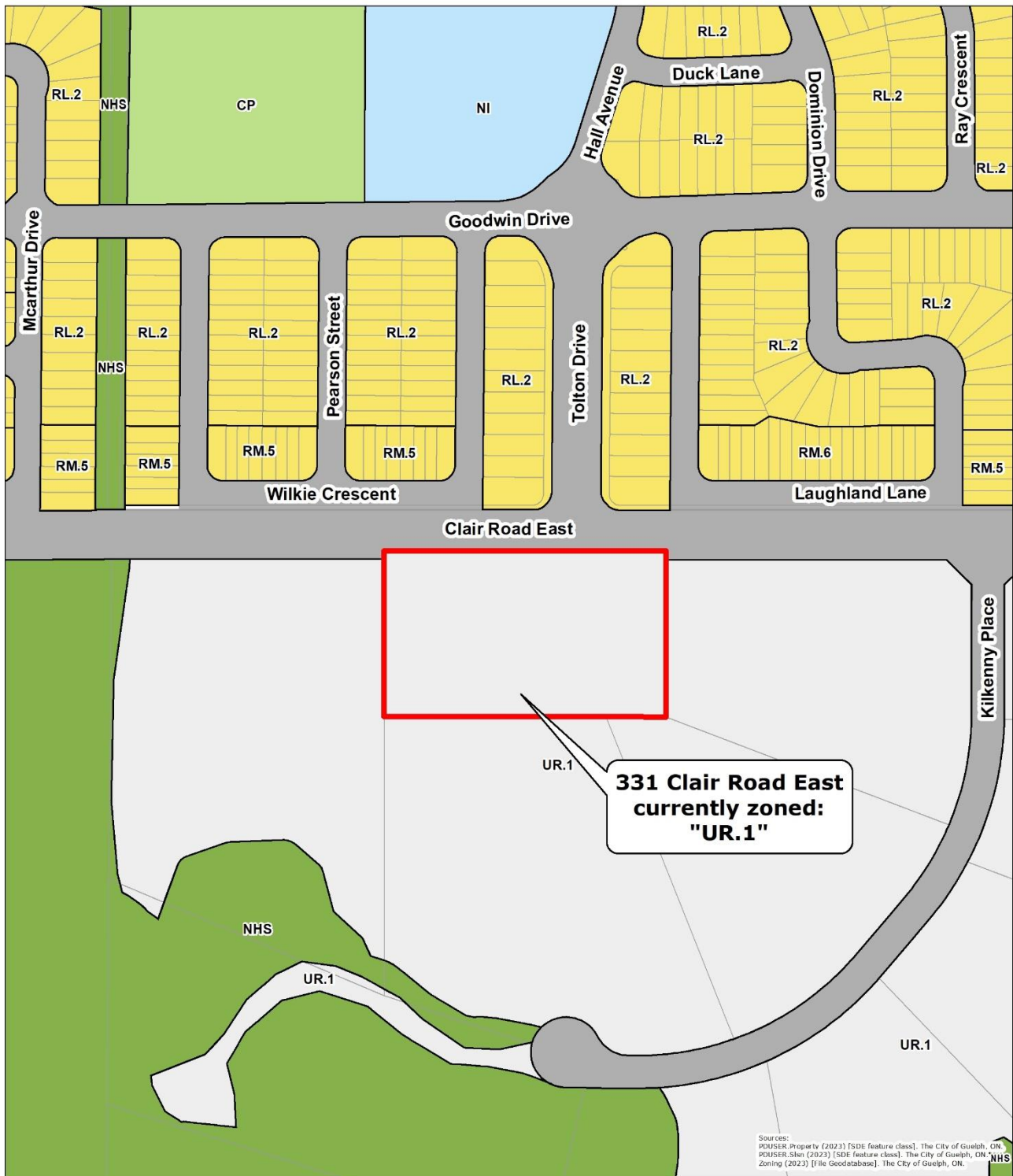




# Attachment-6 Existing Zoning - Zoning By-law (2023)-20790



  
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-6 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 <b>uses, buildings and structures</b>	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**.