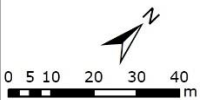
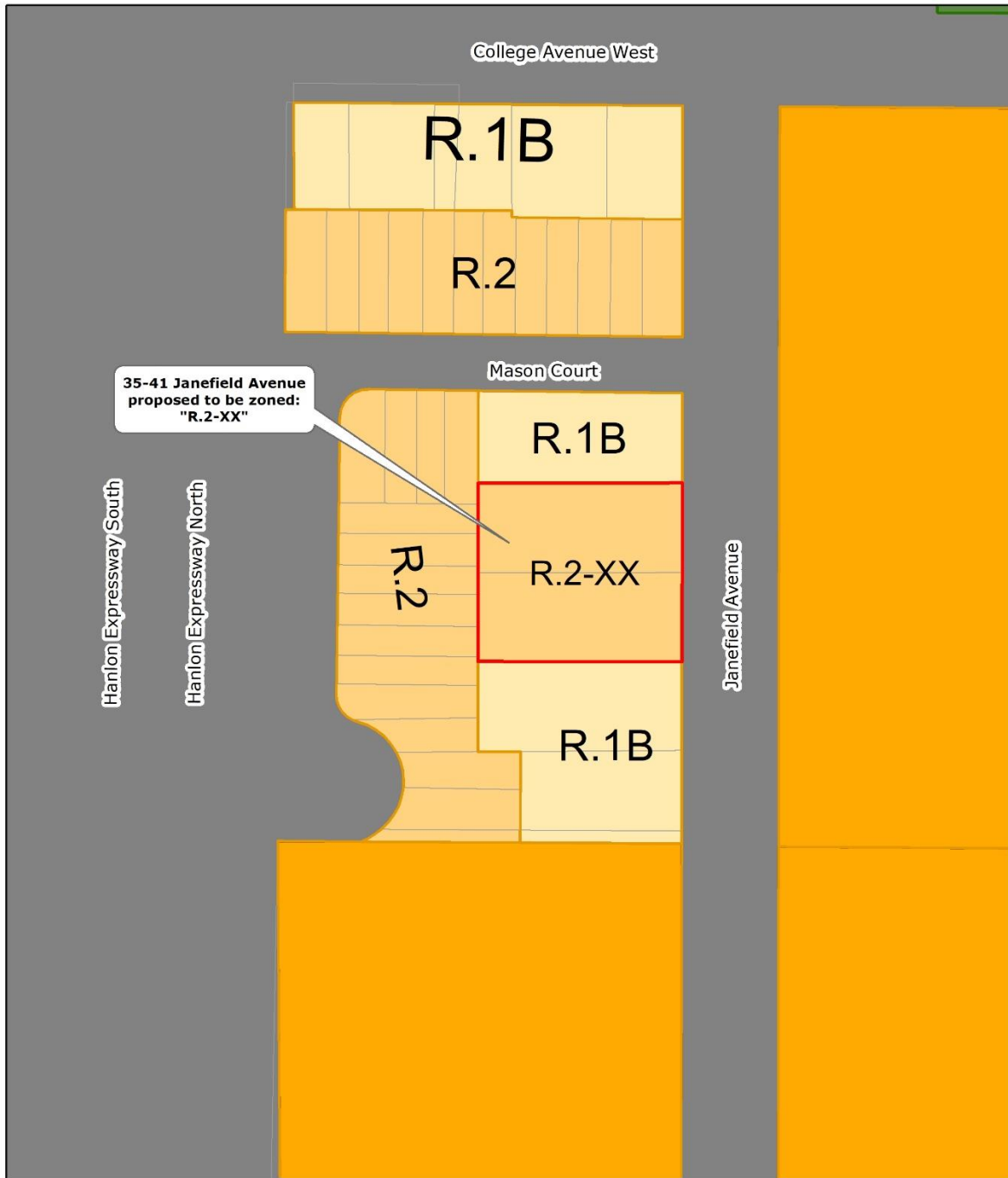


Attachment-5 Proposed Zoning, 1995 By-law



PROPOSED ZONING 35-41 Janefield Avenue



Produced by the City of Guelph
Planning and Building Services - Development Planning
February 2024

Proposed Zoning, 1995 By-law (continued)

Proposed Zoning: "Specialized Residential Semi-Detached/Duplex" – R.2-XX(H)

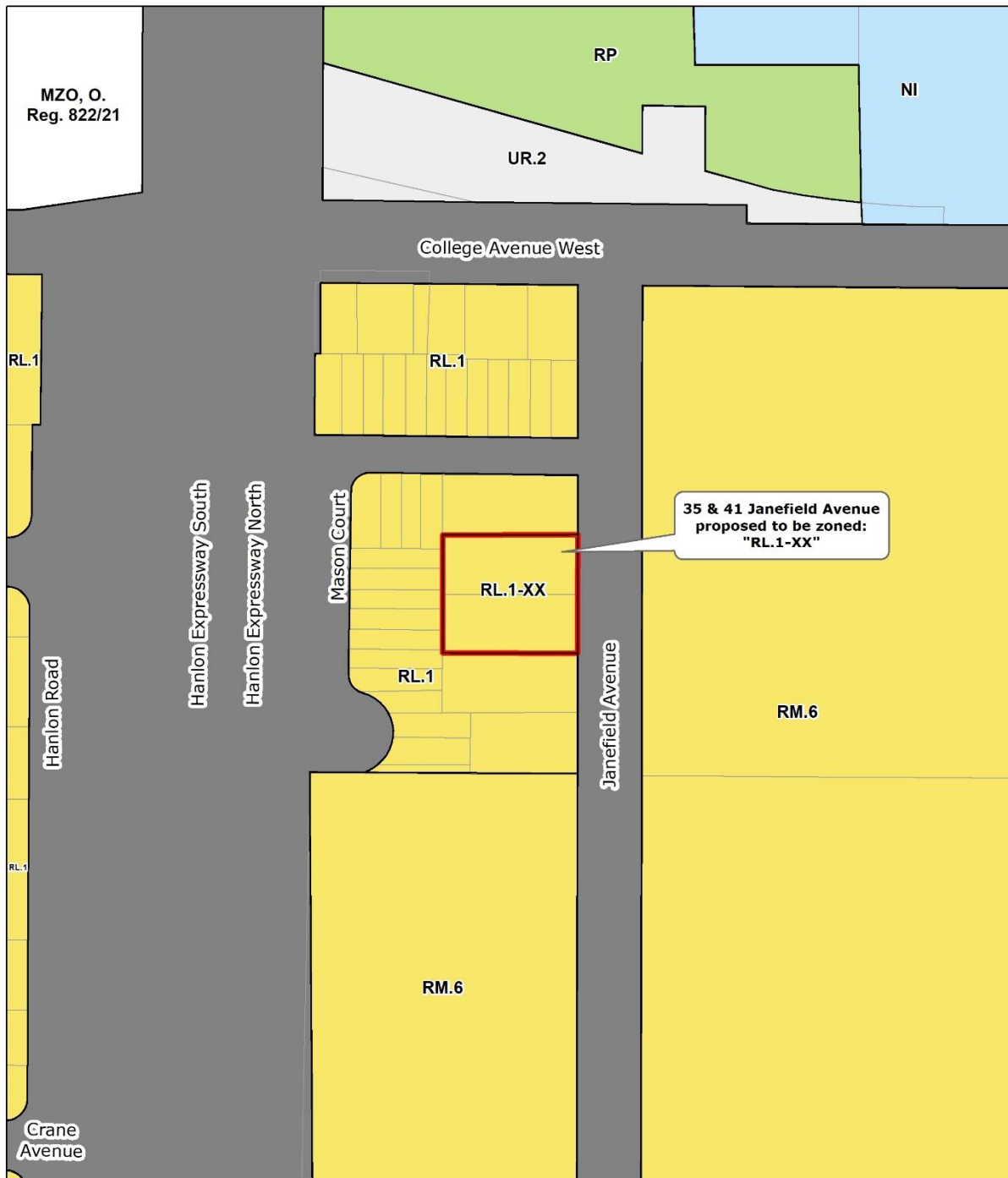
In accordance with Section 4 (General Provisions), Section 5.2 and Table 5.2.2 of Zoning By-law (1995)-14864, as amended, with the following site-specific regulations and exceptions:

Provisions

For the lands zoned R.2.-XX(H), in addition to the other applicable provisions of the R.2 zone, the following provision shall apply:

- The maximum driveway width shall be 5 metres.

Proposed Zoning, 2023 Comprehensive Zoning By-law



0 10 20 40 60 80 m

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

**PROPOSED ZONING
2023 Zoning By-Law
35 & 41 Janeffield Avenue**

Proposed Zoning, 2023 Comprehensive By-law (continued)

Proposed Zoning: "Specialized Low Density Residential" – RL.1-XX(H)

In accordance with Section 4 (General Provisions), Section 6 of Zoning By-law (2023)-20790, as amended, with the following site-specific regulations and exceptions:

Provisions

For the lands zoned RL.1-XX(H), in addition to the other applicable provisions of the RL.1 zone, the following provisions shall apply:

- The maximum driveway width for a semi-detached dwelling shall be 60% of the lot frontage or 5 metres, whichever is less.
- That a maximum of two additional residential dwelling units (ARDUs) be permitted on a lot, one within the same building as the primary dwelling unit and one located in a separate building on the same lot or two additional residential dwelling units within the primary dwelling unit.
- That the following provisions apply to ARDUs within a primary dwelling unit:
 - The ARDU shall each not exceed 45% of the residential floor area of the building. Notwithstanding, an ARDU may occupy the entirety of the basement.
 - Interior access is required between floor levels and between the ARDU and the primary dwelling unit.
- That the following provisions apply to an ARDU within a separate building on the same lot:
 - The additional residential dwelling unit shall not exceed 45% of the residential floor area of the primary building.
 - That the additional residential dwelling unit shall not occupy more than 30% of the yard, including all accessory buildings or structures.
 - That the maximum building height is 5 metres, but shall not exceed the overall height of the primary dwelling unit, measured between the average finished grade to the top of such a building.
 - A 1.2 metre wide unobstructed pedestrian access shall be provided to the entrance of the unit unless access to the ARDU is provided directly from a street or lane.
 - An ARDU in a separate building on a lot may occupy a yard other than a front yard or required exterior side yard.
 - That an ARDU in a separate building on a lot shall have a minimum interior side yard and rear yard setback consistent with the interior side yard setback for the primary dwelling unit in the applicable zone.
 - That a minimum distance of 3 metres shall be provided between the primary dwelling unit and an ARDU on the same lot.
- That a minimum of 1 parking space per dwelling unit be provided for semi-detached dwellings and additional residential dwelling units.

- That all residential interior parking spaces (within a garage or carport) have minimum dimensions of 3 metres in width by 6 metres in length.
- That all residential exterior parking spaces have minimum dimensions of 2.5 metres in width by 5.5 metres in length.