

The Corporation of the City of Guelph

By-law Number (2024) - 20967

A by-law to amend By-law Number (2021)-20609, being a by-law to provide for the registration of Additional Residential Dwelling Units.

WHEREAS under subsections 8(1), 8(2), 8(3), 8(4), 10(1) and 10(2) of the Municipal Act, 2001 the City may pass by-laws providing for the registration of an Additional Residential Dwelling Unit or Units, or a Duplex or a Triplex;

AND WHEREAS the City previously passed By-law Number (2021)-20609 providing for the registration of Additional Residential Dwelling Units;

AND WHEREAS the council of the City wishes to amend that Additional Residential Dwelling Unit Registration By-law providing for the registration of a property containing an Additional Residential Dwelling Unit or Units, or a Duplex or a Triplex;

AND WHEREAS under section 425 of the Municipal Act, 2001 the City may pass by-laws providing that a person who contravenes a by-law of the City passed under the Municipal Act, 2001, or a director or officer of a corporation who knowingly concurs in the contravention of a by-law, is guilty of an offence;

AND WHEREAS under section 429 of the Municipal Act, 2001 the City may establish a system of fines for offences under a by-law;

The Council of the Corporation of the City of Guelph enacts as follows:

1. In section 1 under the definition of "Additional Residential Dwelling Unit", strike the words "or (ii) one of two Dwelling Units in the same Building on the same lands and premises".
2. In section 1 add the following definition:
"“Duplex dwelling” means a building that is used for the purpose of two principal dwelling units functioning independently and configured in such a manner that the dwelling units are divided horizontally from one another, each of which has an independent entrance either directly to the outside or through a common vestibule, and does not include an attached additional residential dwelling unit;”
3. In section 1 under the definition of "Owner" replace the words "Additional Residential Dwelling Unit" with "Additional Residential Dwelling Unit or Units or a Duplex or a Triplex" in two locations.
4. In section 1 under the definition of "Register" replace the words "Additional Residential Dwelling Unit" with "properties containing an Additional Residential Dwelling Unit or Units or a Duplex or a Triplex".
5. In section 1 add the following definition:
"“Triplex” means a building consisting of 3 dwelling units functioning independently, which are horizontally and/or vertically attached, which are entered from an independent entrance directly from the outdoors or from an internal entry vestibule and which share common facilities such as common amenity area, parking and driveways;”
6. In section 1 under the definition of "Zoning By-law" replace the words "City's Zoning By-law Number (1995)-14864" with "City's Zoning By-law Number (1995)-14864 and Zoning By-law Number (2023)-20790".
7. In section 4 replace the words "Additional Residential Dwelling Unit" with "property containing an Additional Residential Dwelling Unit or Units or a Duplex or a Triplex".
8. Section 7 is hereby repealed and replaced with:
"If a property contains an Additional Residential Dwelling Unit or Units or a Duplex or a Triplex that is not registered under this By-law, then the Owner shall apply to the Registrar to have it registered under this By-law."

9. Section 8 is hereby repealed and replaced with:

"No person shall own, operate or permit the occupancy of an Additional Residential Dwelling Unit or Units or a Duplex or a Triplex unless the property that contains the Additional Residential Dwelling Unit or Units or a Duplex or a Triplex is registered under this By-law."

10. Section 9 is hereby repealed and replaced with:

Upon passage of this By-law, every Additional Residential Dwelling Unit that was registered as part of By-law (2021)-20609, shall have the property automatically registered under this By-law.

11. In section 10 replace the words "If an Additional Residential Dwelling Unit" with "If any property containing an Additional Residential Dwelling Unit or Units or a Duplex or a Triplex".

12. In section 11 replace the words "an Additional Residential Dwelling Unit" with "a property containing an Additional Residential Dwelling Unit or Units or a Duplex or a Triplex".

13. In section 12 replace the words "an Additional Residential Dwelling Unit" with "a property containing an Additional Residential Dwelling Unit or Units or a Duplex or a Triplex".

14. In section 13 replace the words "an Additional Residential Dwelling Unit" with "an Additional Residential Dwelling Unit or Units or a Duplex or a Triplex" in two locations.

15. The title above section 14 is hereby repealed and replaced with:

Applying for Registration – Additional Residential Dwelling Unit or Units or a Duplex or a Triplex created prior to July 1, 1993

16. In section 14 replace the words "Additional Residential Dwelling Unit located within the same Building of the primary Dwelling Unit" with "Additional Residential Dwelling Unit or Units or a Duplex or a Triplex".

17. In section 14 replace the words "Additional Residential Dwelling Unit" with "Additional Residential Dwelling Unit or Units or a Duplex or a Triplex".

18. In section 14.(b) replace the words "Additional Residential Dwelling Unit" with "Additional Residential Dwelling Unit or Units or a Duplex or a Triplex".

19. In section 14.(c) replace the words "Additional Residential Dwelling Unit" with "Additional Residential Dwelling Unit or Units or a Duplex or a Triplex".

20. In section 14.(d) replace the words "Additional Residential Dwelling Unit" with "Additional Residential Dwelling Unit or Units or a Duplex or a Triplex".

21. In section 15 replace the words "Additional Residential Dwelling Unit" with "Additional Residential Dwelling Unit or Units or a Duplex or a Triplex" in three locations.

22. The title above section 16 is hereby repealed and replaced with:

Applying for Registration – Additional Residential Dwelling Unit or Units or a Duplex or a Triplex created on or after July 1, 1993

23. In section 16 replace the words "Additional Residential Dwelling Unit" with "Additional Residential Dwelling Unit or Units or a Duplex or a Triplex" in two locations.

24. In section 16 replace the words "Additional Residential Dwelling Unit that was" with "Additional Residential Dwelling Unit or Units or a Duplex or a Triplex were".

25. In section 19 replace the words "Additional Residential Dwelling Unit" with "Additional Residential Dwelling Unit or Units or a Duplex or a Triplex".

26. In section 20 replace the words "Additional Residential Dwelling Unit" with "Additional Residential Dwelling Unit or Units or a Duplex or a Triplex" in two locations.

27. In section 21 replace the words "Additional Residential Dwelling Unit" with "property containing an Additional Residential Dwelling Unit or Units or a Duplex or a Triplex".

28. In section 21 replace the words "Additional Residential Dwelling Unit" with "Additional Residential Dwelling Unit or Units or a Duplex or a Triplex".
29. In section 22 replace the words "Additional Residential Dwelling Unit" with "Additional Residential Dwelling Unit or Units or a Duplex or a Triplex" in three locations.
30. In section 23 replace the words "Additional Residential Dwelling Unit" with "Additional Residential Dwelling Unit or Units or a Duplex or a Triplex".
31. In section 24 replace the words "Additional Residential Dwelling Unit" with "property containing an Additional Residential Dwelling Unit or Units or a Duplex or a Triplex".
32. In section 25 replace the words "registered Additional Residential Dwelling Unit" with "property containing a registered Additional Residential Dwelling Unit or Units or a Duplex or a Triplex".
33. In section 31 replace the words "Additional Residential Dwelling Unit" with "Small Multi-Unit Residential".

Passed this tenth day of September, 2024.

Cam Guthrie, Mayor

Garrett Meades, Acting Deputy City Clerk