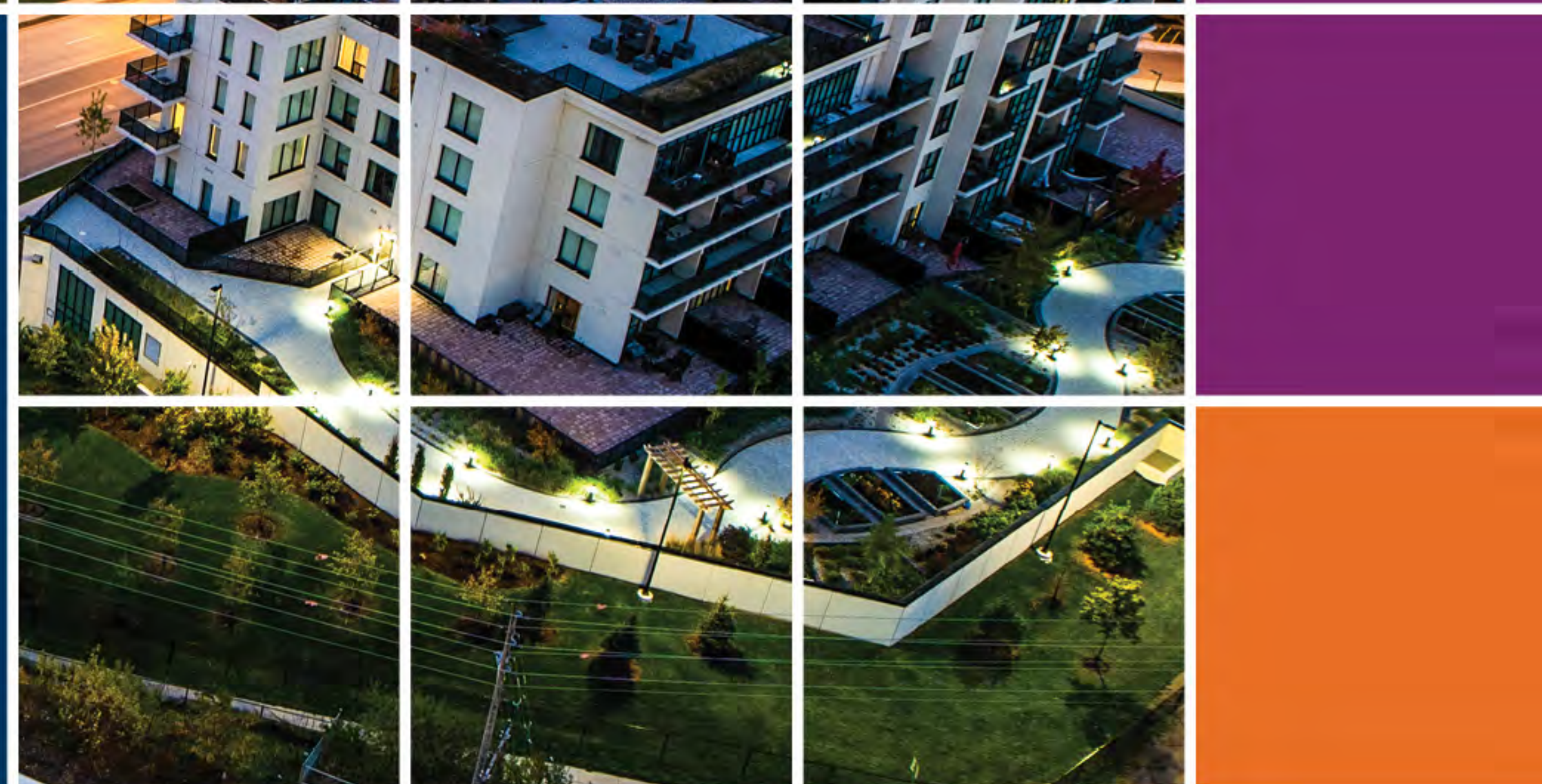


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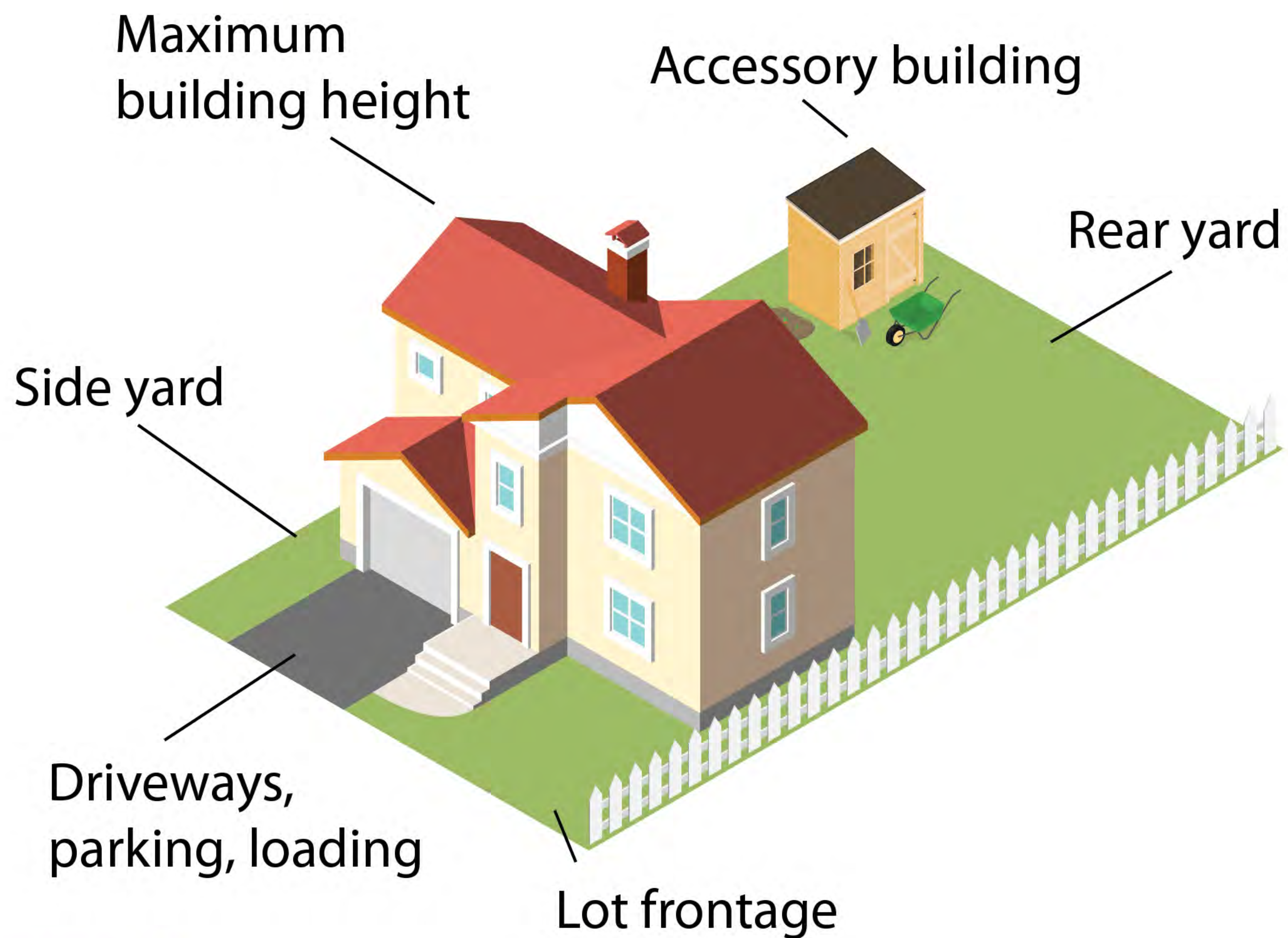


Community
Conversation



Welcome

A zoning bylaw sets out the rules for how we develop and use land in our city.



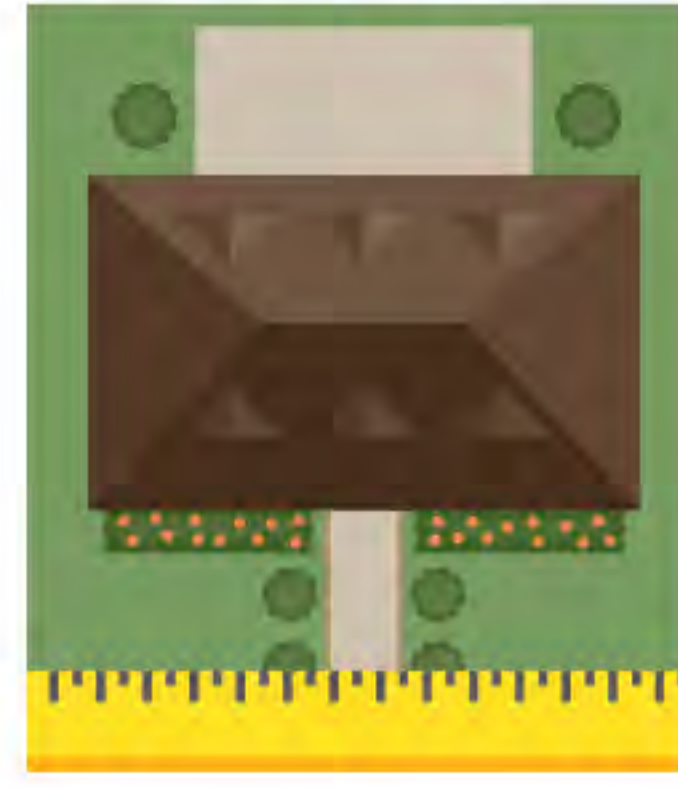
What is a zoning bylaw?

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Land use



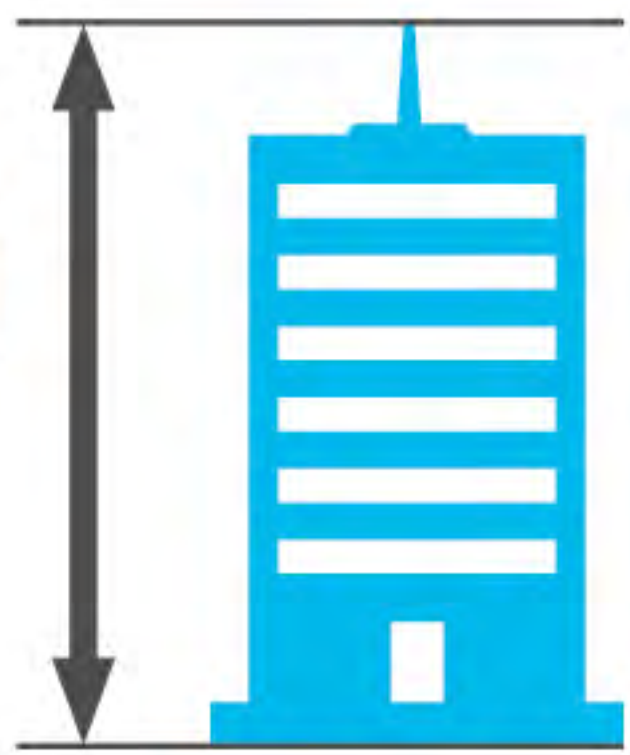
Lot size



Parking/
driveway
widths



Building
height



Bicycle
parking



Accessory
buildings

(e.g., sheds, garages),
size and location

Secondary
unit, size and
location



Fences, location
and height



Swimming
pool location



Types of home
businesses



Setbacks



Distance from the
property line

Recreational
vehicles

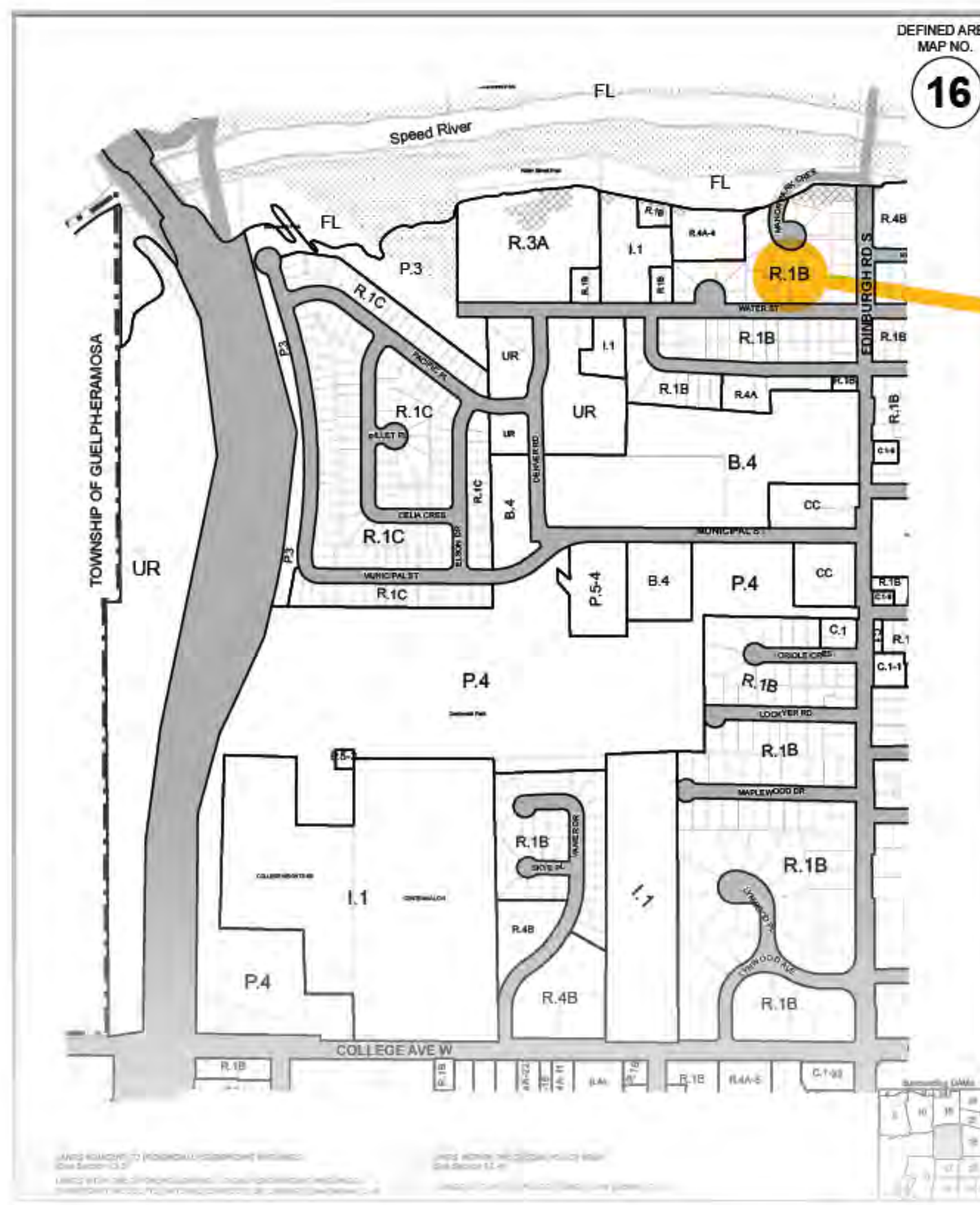


#KnowYourZone

What does a zoning bylaw cover?

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Zoning bylaws include maps and rules. A map to show you what your property is zoned and rules to tell you what you can do on your property.



5-1

SECTION 5 – RESIDENTIAL ZONES

5.1 **RESIDENTIAL SINGLE DETACHED (R.1) ZONES**

5.1.1 **PERMITTED USES**
The following are permitted **Uses** within the R.1A, R.1B, R.1C, and R.1D Zones:

- **Single Detached Dwelling**
- **Accessory Apartment** in accordance with Section 4.15.1
- **Bed and Breakfast** establishment in accordance with Section 4.27
- **Day Care Centre** in accordance with Section 4.26
- **Group Home** in accordance with Section 4.25
- **Home Occupation** in accordance with Section 4.19
- **Lodging House Type 1** in accordance with Section 4.25

18116 5.1.2 **REGULATIONS**
Within the Residential 1 (R.1) Zones, no land shall be **Used** and no **Building** or **Structure** shall be erected or **Used** except in conformity with the applicable regulations contained in Section 4 - General Provisions, the regulations listed in Table 5.1.2, and the following:

15376 5.1.2.1 Despite Row 7 of Table 5.1.2, where a **Garage, Carport or Parking Space** is not provided in accordance with Section 4.13.2.1, one **Side Yard** shall have a minimum dimension of 3 metres.

15006 5.1.2.2 Despite any required **Side Yard** on a residential **Lot**, **Carports** shall be permitted provided that no part of such **Carport** is located closer than 0.6 metres to any **Side Lot Line**.

20134 5.1.2.3 In the event that there is a transformer easement on a particular **Lot**, portions of the **Single Detached Dwelling** may be required to be **Setback** further than specified in Row 6 of Table 5.1.2 in order that a minimum separation of 3 metres may be maintained between the transformer easement and any part of the dwelling.

5.1.2.4 Despite Rows 6 and 8 of Table 5.1.2, **Buildings** or **Structures** located on **Through Lots** shall have a **Setback** the same as the nearest adjacent **Main Building** and in accordance with Section 4.24.

5-3

15006, 15376, 17187, 18116, 19063, 19691

TABLE 5.1.2 - REGULATIONS GOVERNING R.1 ZONES

Residential Type	SINGLE DETACHED DWELLINGS			
	R.1A	R.1B	R.1C	R.1D
3 Minimum Lot Area	555 m ²	460 m ²	370 m ²	275 m ²
4 Minimum Lot Frontage	18 metres and in accordance with Section 5.1.2.6.	15 metres and in accordance with Section 5.1.2.6.	12 metres and in accordance with Section 5.1.2.6.	9 metres and in accordance with Sections 5.1.2.5 and 5.1.2.6.
5 Maximum Building Height	3 Storeys and in accordance with Section 4.18.			
6 Minimum Front Yard	6 metres and in accordance with Sections 4.6, 4.24, 5.1.2.3, 5.1.2.4 and 5.1.2.7.			
6a Minimum Exterior Side Yard	4.5 metres and in accordance with Sections 4.6, 4.24, 4.28, 5.1.2.3, 5.1.2.4 and 5.1.2.7.			
7 Minimum Side Yard 1 to 2 Storeys Over 2 Storeys	1.5 metres 2.4 metres and in accordance with Sections 5.1.2.1 and 5.1.2.2.	1.5 metres 2.4 metres and in accordance with Sections 5.1.2.8, 5.1.2.1 and 5.1.2.2.	1.2 metres and in accordance with Sections 5.1.2.8, 5.1.2.1 and 5.1.2.2.	0.6 metres and in accordance with Sections 5.1.2.1 and 5.1.2.2.
8 Minimum Rear Yard	7.5 metres or 20% of the Lot Depth , whichever is less and in accordance with Section 5.1.2.4.			
9 Accessory Buildings or Structures	In accordance with Section 4.5.			
10 Fences	In accordance with Section 4.20.			
11 Off-Street Parking	In accordance with Section 4.13.			
12 Minimum Landscaped Open Space	The Front Yard on any Lot , excepting the Driveway (Residential) shall be landscaped and no parking shall be permitted within this Landscaped Open Space . Despite the definition of Landscaped Open Space , a minimum area of 0.5 metres between the Driveway (Residential) and nearest Lot Line must be maintained as landscaped space in the form of grass, flowers, trees, shrubbery, natural vegetation and indigenous species.			
13 Garbage , Refuse and Storage	In accordance with Section 4.9.			

Know your zone

Comprehensive Zoning Bylaw Review

The Ontario Planning Act is the law that governs planning in Ontario. Planning is also guided by the Provincial Policy Statement (a policy that is equal to a law). The City's Official Plan and Zoning Bylaw must follow provincial laws.

The City's Official Plan sets out a vision and policies to manage growth and future land use that aligns with the provincial laws.

The Zoning Bylaw puts the Official Plan vision and policies into place through the day-to-day administration of the land use rules.



**Connecting
municipal rules to
Provincial law**

Comprehensive Zoning Bylaw Review

Phase 1

Project initiation
January to March 2019

Phase 2

Research and analysis
January to December 2019

Phase 3

First draft zoning bylaw and
Official Plan amendment
January to June 2020

Phase 4

Final zoning bylaw and Official
Plan amendment and decision
July 2020 to December 2021

Phase 5

Implementation and appeals
2021+



Project timeline


Comprehensive Zoning Bylaw Review

 zoningreview@guelph.ca

 guelph.ca/zoningreview

 @cityofguelph, #KnowYourZone

 /cityofguelph

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