

Specialized Residential (R.1) Zones

In certain instances, special circumstances dictate that variances be allowed to the permitted **Uses** or regulations of the Residential 1 (R.1) **Zones**. In these cases, specific R.1 Restricted Defined Areas (Specialized R.1 **Zones**) have been established and these are indicated by hyphenated **Zone** designations (e.g., R.1A-1, R.1B-1, R.1B-3, etc.).

The R.1 **Zone** provisions shall apply except when precluded by the specific **Uses** and regulations for any R.1 Restricted Defined Area.

The following R.1 Restricted Defined Areas (Specialized R.1 **Zones**) are herein set out:

5.1.3.1 Restricted Defined R.1A Areas – Specialized R.1A Zones

5.1.3.1.1 R.1A-1

57, 52-58 Kortright Rd. E., 1-65, 2-64 Brady Lane, 3-9, 4-10 Bathgate Dr., 11-23, 12-22 Fieldstone Rd., 1-15, 2-14 Robin Rd. As shown on Defined Area Map Number 41 of Schedule “A” of this **By-law**.

5.1.3.1.1.1 Regulations

5.1.3.1.1.1.1 Minimum **Side Yard**

Side Yard requirements shall be in accordance with the R.1B **Zone Side Yard** provisions.

5.1.3.1.2 R.1A-2

(added/amended by 16944 and 17831)

As shown on Defined Area Map Numbers 75 and 77 of Schedule “A” of this **By-law**.

5.1.3.1.2.1 Regulations

In accordance with the provisions of Section 5.1.2 of By-law Number (1995)-14864, as amended, with the following exceptions and additions:

5.1.3.1.2.1.1 Minimum **Exterior Side Yard**

4.5 metres.

5.1.3.1.2.1.2 Minimum **Landscaped Open Space**

The **Front Yard** of any **Lot**, excepting the **Driveway** shall be landscaped and no parking shall be permitted within this **Landscaped Open Space**. The **Driveway** and **Garage** shall not constitute more than 50% of the **Front Yard**.

5.1.3.1.2.1.3 **Garages**

The maximum distance between the main front wall of the dwelling and the Garage shall not exceed 2.4 metres, exclusive of the **Porch**.

5.1.3.1.3 R.1A-3 (H)

(added by 17250)

As shown on Defined Area Map Number 42 of Schedule “A” of this **By-law**.

- 5.1.3.1.3.1 Permitted **Uses**
In accordance with the **Uses** permitted by Section 5.1.1.
- 5.1.3.1.3.2 Regulations
In accordance with Sections 4 (General Provisions) and 5.1.2 of Zoning **By-law** (1995) – 14864, as amended, with the following exceptions:
- 5.1.3.1.3.2.3 Minimum **Lot Frontage**
Despite Table 5.1.2, Row 4, the minimum **Lot Frontage** shall be 22 metres.
- 5.1.3.1.3.2.4 Maximum **Building Height**
Despite Table 5.1.2, Row 5, the maximum **Building Height** is 2 **Storeys**.
- 5.1.3.1.3.2.5 Minimum **Front Yard**
Despite Table 5.1.2, Row 6, the minimum **Front Yard** shall be 8 metres.
- 5.1.3.1.3.2.6 Minimum **Side Yard**
Despite Table 5.1.2, Row 7, the minimum **Side Yard** shall be 3 metres.
- 5.1.3.1.3.2.7 **Garages**
Despite Table 5.1.2, Row 14, attached **Garages** shall be located at the same distance or further from the **Street Line** than a wall enclosing **Habitable Floor Space**.
- 5.1.3.1.3.3 Holding Provision
- 5.1.3.1.3.3.1 Purpose
To ensure that the development of the lands does not proceed until the owner has completed certain conditions to the satisfaction of the City of Guelph.
- 5.1.3.1.3.3.2 Holding Provision Conditions
Prior to the removal of the holding symbol “H”, the owner shall complete the following conditions to the satisfaction of the City:
1. That the owner shall pay to the City, \$13,751.28 representing the outstanding owner’s share of the cost of the existing watermain on Malvern Crescent across the frontage.
 2. That the owner shall pay to the City, \$17,521.67 representing the outstanding owner’s share of the cost of the existing sanitary sewer on Malvern Crescent across the frontage.
 3. That the owner shall receive approval for the necessary consent to convey applications (i.e. severances) to create the lots and the deeds shall be endorsed.

5.1.3.1.4 R.1A-4

(added by By-law 20190)

745 Stone Road East

As shown on Defined Area Map Number 59 of Schedule "A" of this **By-law**.

5.1.3.1.4.1 Permitted **Uses**

In accordance with the **Uses** permitted by Section 5.1.1 of **By-law** Number (1995)-14864, as amended.

5.1.3.1.4.2 Regulations

In accordance with Section 5.1.2 of the **By-law**, with the following exceptions and additions:

5.1.3.1.4.2.1 Municipal Services

Despite Section 4.10 of the **By-law**, permitted **Uses** may be developed on private individual on-site water and wastewater services as an interim measure until full municipal services are available.

5.1.3.1.4.2.2 Minimum **Lot Area**

Despite Table 5.1.2, Row 3, the minimum **Lot Area** shall be 0.4 hectares and can include the P.1 **Zoned** portions of the **Lot**.

5.1.3.1.4.2.3 **Lot Frontage**

The **Lot Frontage** shall be located within the UR-7 **Zone**.

5.1.3.1.4.2.4 Accessory **Buildings** or **Structures**

Despite Section 5.1.2.11, **Garages** and accessory **Buildings** or **Structures** shall be permitted to exceed 55% of the **Lot** width.

5.1.3.1.5 R.1A-5

(added by By-law 20191)

58 Glenholm Drive

As shown on Defined Area Map Number 59 of Schedule "A" of this **By-law**.

5.1.3.1.5.1 Permitted **Uses**

In accordance with the **Uses** permitted by Section 5.1.1 of **By-law** Number (1995)-14864, as amended.

5.1.3.1.5.2 Regulations

In accordance with Section 5.1.2 of the **By-law**, with the following exceptions and additions:

5.1.3.1.5.2.1 Municipal Services

Despite Section 4.10 of the **By-law**, permitted **Uses** may be developed on private individual on-site water and wastewater services as an interim measure until full municipal services are available.

5.1.3.1.5.2.2 Minimum **Lot Area**

Despite Table 5.1.2, Row 3, the minimum **Lot Area** shall be 0.4 hectares and can include the P.1 **Zoned** portions of the **Lot**.

- 5.1.3.1.5.2.3 **Minimum Lot Frontage**
Despite Table 5.1.2, Row 4, the minimum **Lot Frontage** shall be 6 metres.
- 5.1.3.1.5.2.4 **Accessory Buildings or Structures**
Despite Section 5.1.2.11, **Garages** and accessory **Buildings** or **Structures** shall be permitted to exceed 55% of the **Lot** width.
- 5.1.3.1.5.2.5 **Minimum Landscaped Open Space**
Despite Table 5.1.2, Row 12, no **Landscaped Open Space** shall be required between the **Driveway** and the **Lot Line**.