

# The Corporation of the City of Guelph

## By-law Number (2024) - 21024

A by-law to amend By-law Number (2023)-20790, as amended, known as the Zoning By-law for the City of Guelph to permit up to four dwelling units on low density residential lots through changes to additional dwelling unit regulations and allowing fourplexes.

Whereas Section 34(1) of The Planning Act, R.S.O. 1990, c. P.13 authorizes the Council of a Municipality to enact Zoning By-laws;

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

1. Section 3 of By-law (2023)-20790, as amended, is hereby further amended as follows:

1.1 Section 3 of By-law (2023)-20790, as amended, is hereby further amended by deleting the following definitions:

**Additional residential dwelling unit** means a **dwelling unit** that is self-contained, subordinate to and located within the same **building** or on the same **lot** of a primary **dwelling unit**. An **additional dwelling unit** does not permit a **lodging house type 1**.

**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**.

**Semi-detached dwelling** means a **building** that is divided vertically into 2 separate **dwelling units**.

**Single detached dwelling** means a free-standing, separate, detached **building** consisting of 1 **dwelling unit** and may include an **additional residential dwelling unit**, but does not include a **lodging house type 1**.

**Townhouse, on-street** means a **townhouse** where each **dwelling unit** is located on a separate **lot** and has legal frontage on a **street, public** and includes a **rear-access on-street townhouse** located on either a **street, private** or **street, public**.

**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**;

1.2 Section 3 of By-law (2023)-20790, as amended, is hereby further amended by adding the following definitions:

**Additional dwelling unit** means a **dwelling unit** that is self-contained, subordinate to and located within the same **building** or on the same **lot** of a primary **dwelling unit**. An **additional dwelling unit** does not permit a **lodging house type 1**.

**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 may include an attached **additional dwelling unit**.

**Fourplex** means a **building** consisting of 4 **dwelling units** on a **lot** functioning independently, which are horizontally and/or vertically attached, which are entered from an independent entrance directly from the outdoors, and/or secured elevator access directly into unit(s), and/or from an internal entry vestibule and which share common facilities such as parking and **driveways**.

**Semi-detached dwelling** means a **building** that is divided vertically into 2 separate **dwelling units** and may include **additional dwelling units**.

**Single detached dwelling** means a free-standing, separate, detached **building** consisting of 1 **dwelling unit** and may include **additional dwelling units**, but does not include a **lodging house type 1**.

**Townhouse, on-street** means a **townhouse** where each **dwelling unit** is located on a separate **lot** and has legal frontage on a **street, public** and includes a **rear-access on-street townhouse** located on either a **street, private** or **street, public**; and may include **additional dwelling units**.

**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, and/or secured elevator access directly into unit(s), and/or from an internal entry vestibule and which share common facilities such as **common amenity area**, parking and **driveways**;

2. Section 4 of By-law (2023)-20790, as amended, is hereby further amended as follows:

2.1 Section 4.4 is amended by deleting the existing regulation and replacing it with the following:

Number of **buildings** per **lot**

No more than one **building** shall be located on a **lot** in a residential RL.1 or RL.2 **zone**, with the exception of an **accessory building or structure** or **additional dwelling units**, and as specifically permitted in this **by-law**.

2.2 Section 4.12.1 is amended by deleting the existing regulations and replacing them with the following:

4.12.1 Additional dwelling unit (ADU)

An **additional dwelling unit** is subject to the following provisions:

- (a) For **single detached dwellings**, a total of four **dwelling units** is permitted on a **lot**. This includes the primary **dwelling unit** together with:
  - (i) Up to three **additional dwelling units** located within the same **building** as the primary **dwelling unit**, or
  - (ii) Up to two **additional dwelling units** located within the same **building** as the primary **dwelling unit** and one **additional dwelling unit** in a separate **building** on the same **lot**, or
  - (iii) One **additional dwelling unit** located in the same **building** as the primary **dwelling unit** and up to two **additional dwelling units** in a separate **building** on the same **lot**.
- (b) **Additional dwelling units** are permitted with **semi-detached, duplex, townhouse, on-street**, or **townhouse, rear access on-street** dwellings to a maximum of 3 **dwelling units** on a **lot**.
- (c) For the purpose of Section 4.12, a primary **dwelling unit** means the largest **dwelling unit** on the **lot** where one or more **additional dwelling unit(s)** exist.

- (d) For the purposes of Section 4.12, **residential floor area** includes **basements** with floor to ceiling heights of at least 1.95 metres but does not include stairs, landings, cold rooms, **garages, carports** and mechanical rooms.
- (e) A 1.2 metre wide unobstructed pedestrian access shall be provided to the entrance of the **additional dwelling unit**, unless access to the **additional dwelling unit** is provided directly from a **street** or **lane**. A gate may be constructed within the pedestrian access, but no encroachments are permitted within the 1.2 metre width, including exterior stairs, window wells, air conditioners, etc.
- (f) **Additional dwelling unit** within a primary **dwelling unit**:
- (i) The **additional dwelling unit(s)** shall have a **residential floor area** that is less than the primary **dwelling unit**.
  - (ii) Despite Table 4.1 Row 7, exterior stairs to **storeys** above the **first storey** are prohibited in the **front yard, exterior side yard** and in the required **interior side yard**.
- (g) **Additional dwelling unit(s)** within separate **building(s)** on the same **lot**:
- (i) Each **additional dwelling unit** shall not exceed 80 square metres of **residential floor area**.
  - (ii) Two **additional dwelling units** are permitted in one **building** with a maximum **floorplate** of 90 square meters.
  - (iii) **Additional dwelling unit(s)** shall not occupy more than 30% of the **yard**, including all **accessory buildings or structures**, and shall be in accordance with Section 4.12.1(g)(i) and 4.12.1 (g)(ii), whichever is less.
  - (iv) The maximum **building height** is 6.1 metres.
  - (v) A minimum 1.2 metre **interior side yard setback** is required for the primary **dwelling unit** in the **yard** closest to the unobstructed pedestrian access, unless access to the **additional dwelling unit** is provided directly from a **street** or **lane**.
  - (vi) An **additional dwelling unit** in a separate **building** on a **lot** may occupy a **yard** other than a **front yard** or required **exterior side yard**.
    - (A) Despite 4.12.1(g)(vi), an **additional dwelling unit** in a separate **building** on a **lot** may occupy the **front yard** of a **through lot** directly abutting a **lane**.
    - (B) Despite 4.12.1(g)(vi), an **additional dwelling unit** must be setback from an **exterior side lot line** no less than the **exterior side yard** setback of the main **dwelling unit**.
  - (vii) An **additional dwelling unit** in a separate **building** on a **lot** shall have a minimum **interior side yard** and **rear yard setback** consistent with the required minimum **interior side yard setback** for the primary **dwelling unit** in the applicable **zone** to a minimum of 1.2 metres.
    - A. Despite 4.12.1 (g) (vii), the second **storey** of an **additional dwelling unit** shall have a minimum 3 metre **interior side yard** and **rear yard setback** where a second **storey** window faces a **lot line**.

- B. Any second **storey** balcony, entrance, or exterior stair to the second **storey**, must be **setback** a minimum of 3 metres from a **lot line**.

C. Rooftop amenity area above the second **storey** is not permitted.
- (viii) A minimum distance of 3 metres shall be provided between the primary **building** and **additional dwelling unit(s)** in a separate **building**.
- 2.3 Section 4.15.1(b) is amended by deleting the existing regulation and replacing it with the following:

(b) A **home occupation** shall not obstruct or occupy the legal off-street **parking space** for a **dwelling unit** and shall not occupy any portion of an attached **garage** or **carport**. **Home occupations** are permitted in **accessory buildings and structures** and detached **additional dwelling units**.
- 2.4 Section 4.23 (b) is amended by deleting the existing regulation and replacing it with the following:

(b) A **lot** containing a **lodging house type 1** shall not contain an **additional-dwelling unit** within the primary **dwelling unit** or in a separate **building** on the same **lot**.
3. Section 5 of By-law (2023)-20790, as amended, is hereby further amended as follows:
- 3.1 Section 5.2.1(a) is amended by deleting the existing regulation and replacing it with the following:

(a) For every **single detached dwelling, semi-detached dwelling, on-street townhouse, rear access on-street townhouse, duplex dwelling, triplex** and **fourplex**, the following provisions apply:
- 3.2 Table 5.2 is amended by deleting the existing table and additional regulation and replacing it with the following:

Table 5.2 -parking space dimensions

Row	Parking space type or location for specified uses	Dimensions – minimum required
1.	Residential interior <b>parking space</b> (within a <b>garage</b> or <b>carport</b> )(RL.1, RL.2, RL.3, RM.5)	3 metre width x 6 metre length <sup>(1)</sup>
2.	Residential exterior <b>parking space</b> (RL.1, RL.2, RL.3, RM.5)	2.5 metre width x 5.5 metre length
3.	<b>Apartment building</b> (over 3 units), <b>mixed-use building, stacked townhouse, stacked back- to-back townhouse, triplex, fourplex</b> , and non-residential <b>uses</b> (interior or exterior <b>parking spaces</b> )	2.75 metre width x 5.5 metre length (excluding any obstructions)
4.	Interior or exterior parallel <b>parking space</b>	2.6 metre width x 6.5 metre length
5.	Interior or exterior stacked (tandem) <b>parking space</b>	Interior or exterior <b>parking space</b> dimensions, with length multiplied by 2

Additional regulations for Table 5.2

1. An attached **garage** for **single detached dwellings, semi-detached dwellings** and **townhouses, on-street, townhouse, rear access on-street**, shall have a minimum floor area of 20 square metres.

3.3 Table 5.3 Row 1 is amended by deleting the existing row and replacing it with the following:

Table 5.3 Required parking rates in all zones except downtown zones

		Lots identified with parking adjustment (PA)		Lots without parking adjustment (PA)
		Minimum required	Maximum permitted	Minimum required
	Residential Uses			
1.	Additional dwelling unit (ADU) <sup>(2)(5)</sup>	1 ADU = No space required 2 ADUs = 1 space 3 ADUs = 2 spaces	Not applicable	1 ADU = No space required 2 ADUs = 1 space 1. ADUs = 2 spaces

3.4 Table 5.3 is amended by adding a new Row 6 and renumbering all subsequent rows, as follows:

		Lots identified with parking adjustment (PA)		Lots without parking adjustment (PA)
		Minimum required	Maximum permitted	Minimum required
	Residential Uses			
6.	Fourplex <sup>(6)(7)</sup>	3 spaces	Not applicable	3 spaces

3.5 Table 5.3 is amended by deleting Row 20 (Triplex) and adding a new Row 20, as follows:

		Lots identified with parking adjustment (PA)		Lots without parking adjustment (PA)
		Minimum required	Maximum permitted	Minimum required
	Residential Uses			
20.	Triplex <sup>(6)(7)</sup>	2 spaces	Not applicable	2 spaces

3.6 The additional regulations for Table 5.3 are amended by deleting regulations 2, 5, 6 and 7 and replaced as follows:

Additional regulations for Table 5.3

2. The required off-street **parking spaces** for **additional dwelling units** may be stacked behind the required off-street **parking space** of the primary **dwelling unit** in the **driveway, residential**.
5. If no legal off-street **parking space** can be provided for the primary **dwelling unit**, as of the **effective date** of this **by-law**, no **parking spaces** are required for the **additional dwelling units**.
6. **Apartment buildings, mixed-use buildings, triplexes, and fourplexes** with less than 20 **dwelling units** are not required to provide visitor **parking spaces**
7. In multi-unit **buildings** with 4 **dwelling units** or less, if no legal off-street **parking space** can be provided for the existing **dwelling unit**, as of the **effective date** of this by-law, no **parking spaces** are required.

3.4 Table 5.4 is amended by deleting the existing table only and replacing it with the following:

Table 5.4 – Required parking rates in downtown zones

Row	Use	Minimum required
1.	Apartment building, duplex, single detached, semi-detached, townhouse- on- street, townhouse- rear access on-street, triplex, fourplex	0 per dwelling unit
2.	Live-work unit, mixed-use building	0 per dwelling unit (non-residential parking still required)
3.	Home occupation, lodging house type 1, additional dwelling unit, group home, long term care facility, hospice	0 per dwelling unit

- 3.5     Section 5.7(a)(iii) is amended by deleting the existing regulation and replacing it with the following:

(iii) Despite Section 5.7(a)(i), **single detached dwellings, semi-detached dwellings, duplex dwellings, townhouse, on-street, townhouse, rear access on-street, triplex, and additional dwelling units** shall not require **accessible parking spaces**.

(A) Despite Section 5.7(a)(i), an **accessible parking space** is required for **fourplexes** and multi-unit **buildings** with four or more **dwelling units** if an accessible **building** or accessible **dwelling unit** is required by the Ontario Building Code.
- 3.6     Section 5.9(a) is amended by deleting the existing regulation and replacing it with the following:

(a)     minimum of 20% of the total required **parking spaces** for multi-unit **buildings** with 3 or more **dwelling units** and **mixed-use buildings** on **lots** identified with a (PA) suffix shall be provided as **electric vehicle parking spaces**.

(i) Despite 5.9(a) **Lots** with **additional dwelling units** will not be required to provide **electric vehicle parking spaces**
- 3.7     Table 5.10 is amended by deleting the existing table and replacing it with the following:

Table 5.10 – Maximum residential driveway width

Row	Zone	Driveway, residential width - maximum permitted
1.	RL.1	<b>Single detached/duplex dwelling</b> , multi-unit <b>building</b> (up to 4 units) - 6.5 metres <b>Semi-detached dwelling</b> - 60% of the <b>lot frontage</b> or 5 metres, whichever is less.
2.	RL.2	<b>Single detached dwelling</b> - 50% of the <b>lot frontage</b> or 5 metres, whichever is greater <sup>(1)</sup> <b>Duplex dwelling</b> , multi-unit <b>building</b> (up to 4 units) - 5 metres <sup>(1)</sup> <b>Semi-detached dwelling</b> - 60% of the <b>lot frontage</b> or 5 metres, whichever is less.
3.	RL.3, RL.4, RM.5, RM.6, D.1, D.2	<b>Single detached, semi-detached, and duplex dwelling</b> - 50% of <b>lot frontage</b> or 5 metres, whichever is less. <b>Townhouses</b> - 65% of <b>lot frontage</b> or 5 metres, whichever is less.

4. Section 6 of By-law (2023)-20790, as amended, is hereby further amended as follows:

4.1 Table 6.1 is amended by deleting the existing table and its additional regulations and replacing them with the following:

Table 6.1 - Permitted uses in residential zones

Permitted uses	RL.1	RL.2	RL.3	RL.4	RM.5	RM.6	RH.7
<b>Residential uses</b>							
<b>Additional dwelling unit</b>	P <sup>(1)</sup>	P <sup>(1)</sup>	P <sup>(1)</sup>	--	P <sup>(1)</sup>	--	--
<b>Apartment building</b>	P <sup>(8)</sup>	P <sup>(8)</sup>	--	P	P	P	P
<b>Bed and breakfast</b>	P	--	--	--	--	--	--
<b>Convenience store</b>	--	--	--	--	--	--	P <sup>(2) (3)</sup>
<b>Day care centre</b>	P	--	--	--	--	--	P <sup>(2) (3)</sup>
<b>Day care, private home</b>	P	P	--	--	--	--	--
<b>Duplex dwelling</b>	P	P	--	--	--	--	--
<b>Fourplex</b>	P <sup>(8) (10)</sup>	P <sup>(8) (10)</sup>					
<b>Group home</b>	P <sup>(4) (6)</sup>	P <sup>(4) (6)</sup>	--	--	--	--	--
<b>Home occupation</b>	P <sup>(5)</sup>	P <sup>(5)</sup>	P <sup>(5)</sup>	P <sup>(5)</sup>	P <sup>(5)</sup>	P <sup>(5)</sup>	P <sup>(5)</sup>
<b>Hospice</b>	P <sup>(6)</sup>	P <sup>(6)</sup>	--	--	--	--	--
<b>Lodging house type 1</b>	P <sup>(7)</sup>	P <sup>(7)</sup>	--	--	--	--	--
<b>Long term care facility</b>	--	--	--	P	P	P	P
<b>Retirement residential facility</b>	--	--	--	P	P	P	P
<b>Semi-detached dwelling</b>	P	P	--	--	--	--	--
<b>Single detached dwelling</b>	P	P	--	--	--	--	--
<b>Supportive housing</b>	P	P	P	P	P	P	P
<b>Townhouse, back-to-back</b>	--	--	--	--	P	P	--
<b>Townhouse, cluster</b>	--	--	--	P	--	P	--
<b>Townhouse, on-street</b>	P <sup>(9)</sup>	P <sup>(9)</sup>	P	--	P	--	--
<b>Townhouse, rear access on-street</b>	P <sup>(9)</sup>	P <sup>(9)</sup>	P	--	P	--	--
<b>Townhouse, stacked</b>	--	--	--	P	--	P	--
<b>Townhouse, stacked back-to-back</b>	--	--	--	--	--	P	--
<b>Triplex</b>	P <sup>(8)</sup>	P <sup>(8)</sup>	--	--	--	--	--

**Additional regulations for Table 6.1:**

- Additional dwelling units** are permitted within and on the same **lot** as a **single detached dwelling, semi-detached dwelling, duplex, townhouse, on-street** and **townhouse, rear access on-street**, in accordance with Section 4.12.1. Where additional dwelling units are

- proposed, they are subject to confirmation of adequate and available servicing capacity as per section 4.10.
2. Permitted within an **apartment building**, not within a **dwelling unit**.
  3. Maximum 400 square metres in floor area, not within a **dwelling unit**.
  4. In accordance with Section 4.24.
  5. In accordance with Section 4.15.
  6. Only **use** permitted in a **building**.
  7. In accordance with Section 4.23.
  8. Residential use is subject to confirmation of adequate and available servicing capacity as per Section 4.10.
  9. Maximum of 3 **dwelling units** and in accordance with Section 6.3.3 and 6.3.4.
  10. Maximum of 4 dwelling units and in accordance with Section 6.3.1.

4.2 Table 6.2, Landscaped open space (minimum), is amended by deleting the existing regulation and replacing it with the following:

Table 6.2: RL.1 and RL.2 single detached dwelling/ multi-unit buildings (4 units) lot regulations	
Landscaped open space (min)	<p>Despite the definition of <b>landscaped open space</b>, a minimum <b>setback</b> of 0.5m between the <b>driveway</b>, <b>residential</b> and the nearest <b>lot line</b> must be maintained as <b>landscaped open space</b> in the form of natural vegetations, such as grass, flowers, trees and shrubbery.</p> <p>For multi-unit <b>buildings</b> with 3 or more units, 35% of <b>lot area</b> is required to be <b>landscaped open space</b>.</p>

4.3 Table 6.3 is amended by adding a new row for Elevation of principal entrance:

Table 6.3: RL.1 and RL.2 single detached dwelling/multi-unit buildings (4 units) building regulations	
A. <b>Building height</b> (max)	3 <b>storeys</b> and in accordance with Section 4.14
<b>B. Principal entrance</b>	A <b>principal entrance</b> shall be provided that faces the <b>front lot line</b> or <b>exterior side lot line</b>
Elevation of <b>principal entrance</b> (max)	1.2 metres measured from grade at the front face of the <b>building</b>

Passed this tenth day of December, 2024.

DocuSigned by:



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Cam Guthrie, Mayor

DocuSigned by:



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Garrett Meades, Acting Deputy City Clerk

