

Comprehensive Zoning Bylaw Review

Putting Guelph's vision
into place.

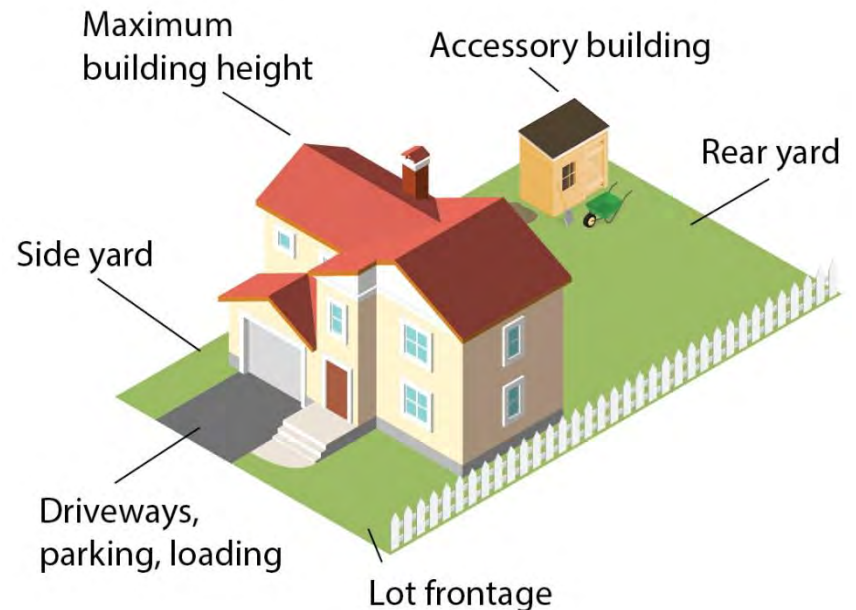
Community Conversations
February 26 and 27, 2019



What is a zoning bylaw?

A zoning bylaw sets out rules about:

- how land is used
- where buildings, structures and parking can be located
- the size of buildings, structures and lots



Connecting zoning to provincial law

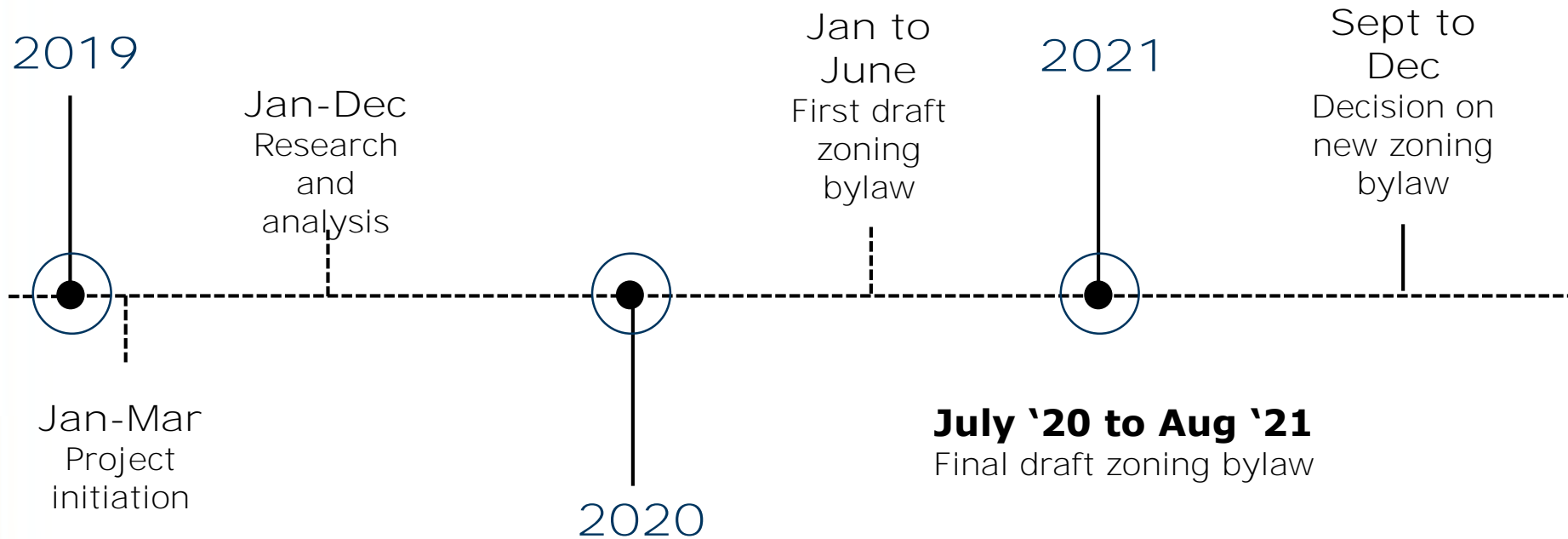


Why review the zoning bylaw?

- Our existing zoning bylaw is from 1995
- To align the zoning bylaw with our newly updated Official Plan
- To reflect current zoning practices



Zoning bylaw review timeline



What is being reviewed?

In review

- Everything in the existing zoning bylaw
- Any topic that can be dealt with in a zoning bylaw

Not in review

- **Topics that can't be dealt with in zoning**
- Site specific zone change requests
- Downtown zones
- Inclusionary zoning



How may the zoning bylaw review impact you?

- No change
- Your property can be used in different ways
- Your property may become legal non-conforming

Legal non-conforming
the status given to a property when its current use or location of existing buildings no longer comply with the zoning bylaw

It's okay if your property is legal non-conforming. New zoning rules will only apply when you make a change to your property.



What's next?

- All feedback received will be reviewed
- The preparation of a discussion paper outlining options for a new zoning bylaw
- A 2nd phase of community conversations planned for Fall 2019



Questions or comments

Participate online at haveyoursay.guelph.ca

Email us at zoningreview@guelph.ca

Call us at 519-822-1260 extension 3548

guelph.ca/zoningreview



Thank you!

