

Comprehensive Zoning Bylaw Review

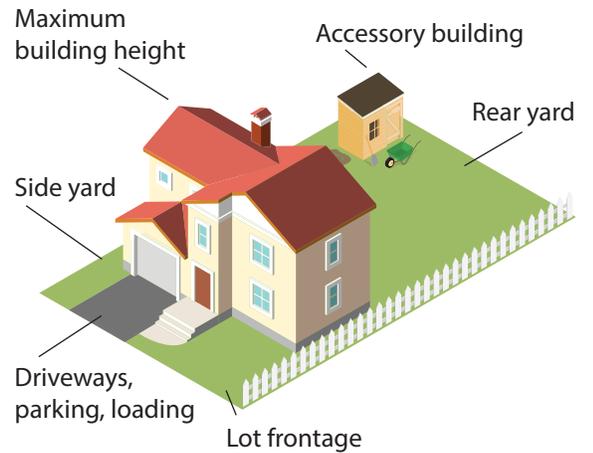
Putting Guelph's vision into place

What is a zoning bylaw?

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

The bylaw tells us:

- What a property can be used for (e.g., commercial or residential);
- How big the property can be (e.g., 50'x100');
- Where buildings can be placed (distance between edge of property and building);
- How tall, what size, and how many buildings can be built; and,
- How many parking spaces are needed, and where the parking spaces can be located.



Know your zone

Zoning bylaws include maps and rules. Zones are applied to a property through zoning maps. Each zone is accompanied by a list of rules that provide details about what you can and cannot do on a property. The zoning bylaw review will look at each property in the city to determine if the current zone and rules are still appropriate.

SECTION 5 – RESIDENTIAL ZONES	
RESIDENTIAL SINGLE DETACHED (R.1) ZONES	
R.1A	R.1B
PERMITTED USES	
The following are permitted Uses within the R.1A, R.1B, R.1C, R.1D, R.1E, R.1F, R.1G, R.1H, R.1I, R.1J, R.1K, R.1L, R.1M, R.1N, R.1O, R.1P, R.1Q, R.1R, R.1S, R.1T, R.1U, R.1V, R.1W, R.1X, R.1Y, R.1Z, R.1AA, R.1AB, R.1AC, R.1AD, R.1AE, R.1AF, R.1AG, R.1AH, R.1AI, R.1AJ, R.1AK, R.1AL, R.1AM, R.1AN, R.1AO, R.1AP, R.1AQ, R.1AR, R.1AS, R.1AT, R.1AU, R.1AV, R.1AW, R.1AX, R.1AY, R.1AZ, R.1BA, R.1BB, R.1BC, R.1BD, R.1BE, R.1BF, R.1BG, R.1BH, R.1BI, R.1BJ, R.1BK, R.1BL, R.1BM, R.1BN, R.1BO, R.1BP, R.1BQ, R.1BR, R.1BS, R.1BT, R.1BU, R.1BV, R.1BW, R.1BX, R.1BY, R.1BZ, R.1CA, R.1CB, R.1CC, R.1CD, R.1CE, R.1CF, R.1CG, R.1CH, R.1CI, R.1CJ, R.1CK, R.1CL, R.1CM, R.1CN, R.1CO, R.1CP, R.1CQ, R.1CR, R.1CS, R.1CT, R.1CU, R.1CV, R.1CW, R.1CX, R.1CY, R.1CZ, R.1DA, R.1DB, R.1DC, R.1DD, R.1DE, R.1DF, R.1DG, R.1DH, R.1DI, R.1DJ, R.1DK, R.1DL, R.1DM, R.1DN, R.1DO, R.1DP, R.1DQ, R.1DR, R.1DS, R.1DT, R.1DU, R.1DV, R.1DW, R.1DX, R.1DY, R.1DZ, R.1EA, R.1EB, R.1EC, R.1ED, R.1EE, R.1EF, R.1EG, R.1EH, R.1EI, R.1EJ, R.1EK, R.1EL, R.1EM, R.1EN, R.1EO, R.1EP, R.1EQ, R.1ER, R.1ES, R.1ET, R.1EU, R.1EV, R.1EW, R.1EX, R.1EY, R.1EZ, R.1FA, R.1FB, R.1FC, R.1FD, R.1FE, R.1FF, R.1FG, R.1FH, R.1FI, R.1FJ, R.1FK, R.1FL, R.1FM, R.1FN, R.1FO, R.1FP, R.1FQ, R.1FR, R.1FS, R.1FT, R.1FU, R.1FV, R.1FW, R.1FX, R.1FY, R.1FZ, R.1GA, R.1GB, R.1GC, R.1GD, R.1GE, R.1GF, R.1GG, R.1GH, R.1GI, R.1GJ, R.1GK, R.1GL, R.1GM, R.1GN, R.1GO, R.1GP, R.1GQ, R.1GR, R.1GS, R.1GT, R.1GU, R.1GV, R.1GW, R.1GX, R.1GY, R.1GZ, R.1HA, R.1HB, R.1HC, R.1HD, R.1HE, R.1HF, R.1HG, R.1HH, R.1HI, R.1HJ, R.1HK, R.1HL, R.1HM, R.1HN, R.1HO, R.1HP, R.1HQ, R.1HR, R.1HS, R.1HT, R.1HU, R.1HV, R.1HW, R.1HX, R.1HY, R.1HZ, R.1IA, R.1IB, R.1IC, R.1ID, R.1IE, R.1IF, R.1IG, R.1IH, R.1II, R.1IJ, R.1IK, R.1IL, R.1IM, R.1IN, R.1IO, R.1IP, R.1IQ, R.1IR, R.1IS, R.1IT, R.1IU, R.1IV, R.1IW, R.1IX, R.1IY, R.1IZ, R.1JA, R.1JB, R.1JC, R.1JD, R.1JE, R.1JF, R.1JG, R.1JH, R.1JI, R.1JJ, R.1JK, R.1JL, R.1JM, R.1JN, R.1JO, R.1JP, R.1JQ, R.1JR, R.1JS, R.1JT, R.1JU, R.1JV, R.1JW, R.1JX, R.1JY, R.1JZ, R.1KA, R.1KB, R.1KC, R.1KD, R.1KE, R.1KF, R.1KG, R.1KH, R.1KI, R.1KJ, R.1KK, R.1KL, R.1KM, R.1KN, R.1KO, R.1KP, R.1KQ, R.1KR, R.1KS, R.1KT, R.1KU, R.1KV, R.1KW, R.1KX, R.1KY, R.1KZ, R.1LA, R.1LB, R.1LC, R.1LD, R.1LE, R.1LF, R.1LG, R.1LH, R.1LI, R.1LJ, R.1LK, R.1LL, R.1LM, R.1LN, R.1LO, R.1LP, R.1LQ, R.1LR, R.1LS, R.1LT, R.1LU, R.1LV, R.1LW, R.1LX, R.1LY, R.1LZ, R.1MA, R.1MB, R.1MC, R.1MD, R.1ME, R.1MF, R.1MG, R.1MH, R.1MI, R.1MJ, R.1MK, R.1ML, R.1MM, R.1MN, R.1MO, R.1MP, R.1MQ, R.1MR, R.1MS, R.1MT, R.1MU, R.1MV, R.1MW, R.1MX, R.1MY, R.1MZ, R.1NA, R.1NB, R.1NC, R.1ND, R.1NE, R.1NF, R.1NG, R.1NH, R.1NI, R.1NJ, R.1NK, R.1NL, R.1NM, R.1NN, R.1NO, R.1NP, R.1NQ, R.1NR, R.1NS, R.1NT, R.1NU, R.1NV, R.1NW, R.1NX, R.1NY, R.1NZ, R.1OA, R.1OB, R.1OC, R.1OD, R.1OE, R.1OF, R.1OG, R.1OH, R.1OI, R.1OJ, R.1OK, R.1OL, R.1OM, R.1ON, R.1OO, R.1OP, R.1OQ, R.1OR, R.1OS, R.1OT, R.1OU, R.1OV, R.1OW, R.1OX, R.1OY, R.1OZ, R.1PA, R.1PB, R.1PC, R.1PD, R.1PE, R.1PF, R.1PG, R.1PH, R.1PI, R.1PJ, R.1PK, R.1PL, R.1PM, R.1PN, R.1PO, R.1PP, R.1PQ, R.1PR, R.1PS, R.1PT, R.1PU, R.1PV, R.1PW, R.1PX, R.1PY, R.1PZ, R.1QA, R.1QB, R.1QC, R.1QD, R.1QE, R.1QF, R.1QG, R.1QH, R.1QI, R.1QJ, R.1QK, R.1QL, R.1QM, R.1QN, R.1QO, R.1QP, R.1QQ, R.1QR, R.1QS, R.1QT, R.1QU, R.1QV, R.1QW, R.1QX, R.1QY, R.1QZ, R.1RA, R.1RB, R.1RC, R.1RD, R.1RE, R.1RF, R.1RG, R.1RH, R.1RI, R.1RJ, R.1RK, R.1RL, R.1RM, R.1RN, R.1RO, R.1RP, R.1RQ, R.1RR, R.1RS, R.1RT, R.1RU, R.1RV, R.1RW, R.1RX, R.1RY, R.1RZ, R.1SA, R.1SB, R.1SC, R.1SD, R.1SE, R.1SF, R.1SG, R.1SH, R.1SI, R.1SJ, R.1SK, R.1SL, R.1SM, R.1SN, R.1SO, R.1SP, R.1SQ, R.1SR, R.1SS, R.1ST, R.1SU, R.1SV, R.1SW, R.1SX, R.1SY, R.1SZ, R.1TA, R.1TB, R.1TC, R.1TD, R.1TE, R.1TF, R.1TG, R.1TH, R.1TI, R.1TJ, R.1TK, R.1TL, R.1TM, R.1TN, R.1TO, R.1TP, R.1TQ, R.1TR, R.1TS, R.1TT, R.1TU, R.1TV, R.1TW, R.1TX, R.1TY, R.1TZ, R.1UA, R.1UB, R.1UC, R.1UD, R.1UE, R.1UF, R.1UG, R.1UH, R.1UI, R.1UJ, R.1UK, R.1UL, R.1UM, R.1UN, R.1UO, R.1UP, R.1UQ, R.1UR, R.1US, R.1UT, R.1UU, R.1UV, R.1UW, R.1UX, R.1UY, R.1UZ, R.1VA, R.1VB, R.1VC, R.1VD, R.1VE, R.1VF, R.1VG, R.1VH, R.1VI, R.1VJ, R.1VK, R.1VL, R.1VM, R.1VN, R.1VO, R.1VP, R.1VQ, R.1VR, R.1VS, R.1VT, R.1VU, R.1VV, R.1VW, R.1VX, R.1VY, R.1VZ, R.1WA, R.1WB, R.1WC, R.1WD, R.1WE, R.1WF, R.1WG, R.1WH, R.1WI, R.1WJ, R.1WK, R.1WL, R.1WM, R.1WN, R.1WO, R.1WP, R.1WQ, R.1WR, R.1WS, R.1WT, R.1WU, R.1WV, R.1WW, R.1WX, R.1WY, R.1WZ, R.1XA, R.1XB, R.1XC, R.1XD, R.1XE, R.1XF, R.1XG, R.1XH, R.1XI, R.1XJ, R.1XK, R.1XL, R.1XM, R.1XN, R.1XO, R.1XP, R.1XQ, R.1XR, R.1XS, R.1XT, R.1XU, R.1XV, R.1XW, R.1XX, R.1XY, R.1XZ, R.1YA, R.1YB, R.1YC, R.1YD, R.1YE, R.1YF, R.1YG, R.1YH, R.1YI, R.1YJ, R.1YK, R.1YL, R.1YM, R.1YN, R.1YO, R.1YP, R.1YQ, R.1YR, R.1YS, R.1YT, R.1YU, R.1YV, R.1YW, R.1YX, R.1YY, R.1YZ, R.1ZA, R.1ZB, R.1ZC, R.1ZD, R.1ZE, R.1ZF, R.1ZG, R.1ZH, R.1ZI, R.1ZJ, R.1ZK, R.1ZL, R.1ZM, R.1ZN, R.1ZO, R.1ZP, R.1ZQ, R.1ZR, R.1ZS, R.1ZT, R.1ZU, R.1ZV, R.1ZW, R.1ZX, R.1ZY, R.1ZZ	

Connecting municipal rules to Provincial law

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 (OP) sets out a vision and policies to manage growth and future land use that aligns with the provincial laws. Through the OP, the location of land use designations (e.g. residential, commercial, industrial, and institutional), minimum and maximum building heights and density requirements within Guelph have been determined and will help guide the Zoning Bylaw review.

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



Comprehensive Zoning Bylaw Review

Putting Guelph's vision into place

Zoning Bylaw Review

We're reviewing the existing Zoning Bylaw, established in 1995, to ensure it aligns with the City's updated Official Plan, reflects current zoning practices and works for you and your neighbours today and in the future. Really, we're making sure all the pieces fit together to support our shared vision for growth as laid out in the Official Plan through a new set of user-friendly rules.

How does this review impact me?

The new Zoning Bylaw may change the rules for your property. Depending on the new rules for your property it may mean:

- No change—the rules for your property remain the same;
- You are able to use your property in different ways. This may mean, new ways to use your property or different places to put buildings; or
- You are no longer able to use your property the way you currently do. In this case your property wouldn't comply with the new rules and would be called legal non-conforming.

If your property is legal non-conforming, it's okay. You will not be required to make changes to your property. The new rules only apply when you make a change on your property, like an addition to your house or changing from a single detached dwelling to a dwelling that has two units.

guelph.ca/zoningreview

Project timeline

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+

Have questions?

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Accessible formats available upon request.

