

Comprehensive Zoning Bylaw Review

Putting Guelph's vision into place

The City is reviewing its Zoning Bylaw.

What does a Zoning Bylaw do? It puts rules into place so that the community and developers know what to expect as neighbourhoods grow and change.

Commercial and Mixed Use Areas

Are you interested in:

- The types of uses that are allowed within the city's commercial and mixed use areas?
- Where drive-throughs and gas stations are allowed in Guelph, and what rules apply when they're located next to residential neighbourhoods?
- How the design of a commercial building relates to the street and surrounding residential areas?

If so, read **Chapter 5**.

What's covered in this chapter:

- Recommendations about the types of uses that are appropriate in large commercial areas and smaller commercial areas.
- Recommendations about rules for commercial building heights and designs when they're located next to residential neighbourhoods.
- A set of rules specifically for drive-throughs and gas stations.

Why this may matter to you:

- The way we shop and access services is changing, and we need to have rules in place to help commercial and mixed use buildings fit into our community so we can all enjoy these places.
- Commercial areas are changing and we want to make sure we provide the right uses in the right areas.
- Drive-throughs can be a time saver and gas stations are essential for many households. Our zoning bylaw can help ensure they locate in appropriate areas. Rules can also be used to make sure they are separated or buffered when close to residential areas

We need your help to answer important questions like:

- What type of commercial uses should be allowed within the city's commercial areas?
- How can commercial and mixed use buildings be designed to fit into our community?
- Where should drive-throughs and gas stations be permitted and how should they be treated when next to residential areas?

So here's what we're asking you to do:

1. Read **Chapter 5** to learn more about this topic, and about options and preliminary recommendations for a new zoning bylaw.
2. Share your feedback with City staff in any of the following ways:
 - Sign up for one of our **November workshops**.
 - Drop in to one of the **community office hours** in December.
 - Tell us what you think **online** starting November 29th.

Learn more about the
Comprehensive Zoning Bylaw Review.
guelph.ca/zoningreview

Accessible formats available upon request.

