Chapter 14
Conclusions and
Next Steps

Comprehensive
Zoning Bylaw Review
Discussion Paper
October 2019
14.0 Conclusions and next steps

14.1 Conclusions

The discussion paper reviews Guelph’s Official Plan as well as any relevant local or provincial policies, regulations, or guidelines. Each chapter explores trends in zoning by reviewing relevant zoning bylaws selected through a set of criteria. Based on a review of policies and zoning trends, and in consideration of input gathered through phase one community engagement, each chapter provides a series of options and preliminary recommendations for zoning related to that topic.

The options and preliminary recommendations put forward in this discussion paper align a new zoning bylaw with the Official Plan. This will ensure that there are rules in place for all properties within Guelph providing certainty to property owners, neighborhoods, and the development community. The preliminary recommendations will also create a new zoning bylaw that is streamlined, such as providing broader categories of uses and fewer zones, transparent and built form oriented.

14.2 Next Steps

In November, staff will hold a series of workshops to discuss the options and preliminary recommendations outlined in this discussion paper as well as the recommendations from the Guelph Parking Standards Review Discussion Paper. Each workshop will focus on one specific zoning topic, such as zoning for residential areas or parking standards and driveway rules. The content discussed at these in-person workshops will also be made available for online discussion through the City’s online engagement platform.

The preliminary recommendations from this discussion paper and the Guelph Parking Standards Review Discussion Paper, together with comments received through community engagement will be considered as part of the preparation of a first draft new zoning bylaw.