

SECTION 1 – TITLE & INTERPRETATION

1.1 Introductory Statement

This document is the Township of Guelph/Eramosa Comprehensive Zoning By-law 40/2016, as amended. The By-law replaces all previous Zoning By-laws in the jurisdiction, as amended.

Zoning By-law No. 34/95 (referred to as “The Rockwood Ridge Subdivision By-law”) was originally approved by the Township of Eramosa on June 5, 1995. It is a separate zoning by-law which is contained under Appendix A of this publication and applies to lands in the Village of Rockwood as delineated on Schedule B – Map 1 and Map 2.

1.1.1 Purpose of a Zoning By-Law

A Comprehensive Zoning By-law is a precise document used by the Township of Guelph/Eramosa (the Township) to regulate the **use** of land. It states which land **uses** are currently permitted in the Township and provides other detailed information.

The Township's Zoning By-law implements the objectives and policies of the Wellington County Official Plan. The Zoning By-law acts as a legal tool under Ontario's Planning Act for managing the **use** of land and future development in the Township. Zoning By-laws also protect property owners from the development of conflicting land **uses**. Any **use** of land or the **construction** or **use** of any **building** or **structure** not specifically authorized by this By-law is prohibited.

1.1.2 Summary of Each Section

Section	Title	Summary
1	Title & Interpretation	Explains the title given to the entire document, and the purpose of such document.
2	Administration	Provides guidelines on the interpretation and administration of the Zoning By-law.
3	Definitions	Defines many of the words and terms used in the By-law
4	General Provisions	Describes and explains the general regulations which apply to more than one of the Zones in the By-law. The general regulations cover matters such as: accessory buildings or structures , home occupations , outdoor storage, accessory second units , etc.
5	Parking, Stacking, & Loading	Describes and explains the parking, stacking and loading regulations which apply to more than one of the Zones in the By-law.

6	Agricultural (A)	Sets out the regulations for this Zone. The objective of the Agricultural Zone is to conserve agricultural land and to allow for agricultural use on prime agricultural lands by permitting agricultural uses, uses that support agriculture, and uses that add value to agriculture, while prohibiting uses that are not compatible with or hinder agriculture.
7	Rural Residential (RR)	Sets out the rules for this Zone. The objective of the Rural Residential Zone is to limit uses to rural living in detached dwellings on larger lots , primarily within designated Hamlet Settlement areas.
8	Village Residential Low Density (R1)	Sets out the rules for this Zone. The objective of the Village Residential Low Density Zone is to allow low density residential uses including detached dwellings, semi-detached dwellings, duplex dwellings, and accessory second units , within areas with full municipal services.
9	Village Residential Medium Density (R2)	Sets out the regulations for this Zone. The objective of the Village Residential Medium Density Zone is to allow medium density residential uses within the Urban Centre, including small lot detached dwellings, semi-detached dwellings, and multi-unit residential dwellings on full municipal services.
10	Village Commercial (C1)	Sets out the regulations for this Zone. The objective of the Village Commercial Zone is to implement the Central Business District policies of the Official Plan by permitting a range of retail, administrative, and cultural uses . The objective is also to allow for intensification and development at a scale appropriate for Rockwood.
11	Village Service Commercial (C2)	Sets out the regulations for this Zone. The objective of the Village Service Commercial Zone is to provide for a range of commercial, service, and administrative uses that provides a transition from the Central Business District/Village Commercial Zone to adjacent residential areas.
12	Hamlet Mixed Use (C3)	Sets out the regulations for this Zone. The objective of the Hamlet Mixed Use Zone is to permit a limited range of commercial and service uses at a scale appropriate to Eden Mills.
13	Highway Commercial (C4)	Sets out the regulations for this Zone. The objective of the Highway Commercial Zone is to allow for a range of commercial uses to support the viability of Hamlet Areas and rural industry.

14	Rural Industrial (M1)	Sets out the regulations for this Zone. The objective of the Rural Industrial Zone is to permit a range of dry industrial uses and limited service commercial uses which require large lots , proximity to transportation routes, and/or need to be close to rural resources.
15	Extractive Industrial (M3)	Sets out the regulations for this Zone. The objective of the Extractive Industrial Zone is to permit uses that support and will not hinder aggregate extraction, in accordance with related policy. In addition the Zone permits uses that are appropriate as rehabilitation, such as agricultural uses and conservation .
16	Disposal Industrial (M4)	Sets out the regulations for this Zone. The objective of the Disposal Industrial Zone is to permit waste disposal, processing and transfer, composting, and recycling facilities, consistent with the Official Plan designation.
17	Institutional (I)	Sets out the regulations for this Zone. The objective of the Institutional Zone is to permit institutional uses in appropriate locations, such that the uses support creating a complete community.
18	Open Space (OS1)	Sets out the regulations for this Zone. The objective of the Open Space Zone is to limit the permitted uses to active and passive recreational uses , and other associated and supportive uses .
19	Open Space Restricted (OS2)	Sets out the regulations for this Zone. The objective of the Open Space Restricted Zone is to limit the permitted uses to passive recreational uses , and the protection of natural areas.
20	Environmental Protection (EP)	Sets out the regulations for this Zone. The objective of the Environmental Protection Zone is to limit uses to protect natural features and human life by prohibiting development in hazardous areas, such as floodplains, in consistency with the policies of the Grand River Conservation Authority.
21	Special Provisions	Includes site specific uses and regulations.

1.2 Title

This By-law shall be known as the "ZONING BY-LAW" of the **Corporation** of the Township of Guelph/Eramosa.

1.3 Application

The provisions of this By-law shall apply to all lands lying within the Township of Guelph/Eramosa.

1.4 Interpretation of Words

In this By-law:

1. The word “shall” is mandatory
2. Words used in the present tense include the future tense, and the converse.
3. Words used in the plural number include the singular number, and the converse.
4. Unless the text requires otherwise:
 - i. The word “**used**” shall include “designed to be **used**”, “arranged to be **used**” and “intended to be **used**”.
 - ii. The word “occupied” shall include “designed to be occupied”, “arranged to be occupied” and “intended to be occupied”.

1.5 Application for Building Permit

Simply meeting the regulations of this By-law is not sufficient to be granted a Building permit. Please refer to the **Corporation’s Building By-law** for specific requirements.

1.6 Provincial Highways

In addition to meeting the regulations of this By-law, all proposed development located in proximity of a **provincial highway**, and within the MTO permit control area, will be subject to the approval of the Ministry of Transportation. In addition, owners should be aware that MTO permits must be obtained prior to any construction being undertaken.

1.7 Reference to Statutes & Agencies

Any reference to any statute within the body of this By-law shall be deemed to refer to the statutes contained in the Revised Statutes of Ontario, 1990, as amended from time to time and shall be deemed to include any successor Statute thereof. Any reference to an agency by name shall be deemed to include any successor thereof.

1.8 Schedules to the By-Law

The following schedules, together with the notations and references thereon, are included in and form part of this By-law:

- Schedule “A”, Maps 0-60;
- Schedule “B”, Maps 1-2;
- Schedule “C”.

1.9 Definitions

For the purposes of this By-law, the definitions and interpretations given herein shall govern. Any word not defined, shall assume the common understanding of the word. The presence of definitions of various **uses** contained in this By-law does not necessarily mean the **use** is permitted within the **Corporation** unless specifically listed as a permitted **use** in a Zone or Zones.