



TOWNSHIP OF GUELPH/ERAMOSIA

PROPOSED ZONING BY-LAW SUMMARY DOCUMENT

(OCTOBER 20, 2015)

www.get.on.ca/zoningreview

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Title & Interpretation – Section 1

Sections Removed:

- Reduction of Yards to Non-Compliance
- Metric – Imperial Measurements & Conversion

Sections Added:

- 1.1 Introductory Statement
- 1.1.1 Purpose of a Zoning By-law
- 1.1.2 Summary of Each Section
- 1.1.3 How to Use This By-law

Sections Significantly Altered:

- 1.5 Application for Building Permits

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Administration & Zones – Section 2

Sections Removed:

- N/A

Sections Added:

- 2.9 Zones and Zoning Maps
- 2.10 Interpretation of Zone Boundaries
- 2.11 Special Provisions
- 2.12 Holding Zones

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Definitions – Section 3

Definitions Removed:

- Boarding or Lodging House
- Commercial Greenhouse
- Contractor's Yard
- Convenience Store
- Custom Workshop
- Density Net
- Dry Cleaning Plant
- Dwelling, Converted
- Dwelling, Fourplex
- Dwelling, House
- Dwelling, Triplex
- Farm Implement Outlet
- Furniture Store
- Gas bar
- Industrial Mall
- Motor Home
- Personal Service Shop
- Retail Establishment
- Video Rental Outlet
- Yard, Front Depth
- Yard, Rear Depth

Definitions Added:

- Animal Crematorium (by-By-law)
- Auction House
- Composting Yard
- Display Parking Space (by By-law)
- Drive-Thru Establishment
- Dwelling, Accessory Apartment
- Dwelling, Cluster Townhouse
- Dwelling, Farm Help (by By-law)
- Dwelling, Stacked Townhouse
- Dwelling, Street Townhouse
- Farm Business
- Farm-Related Tourism Business
- Flood Control Project
- Non-Habitable Room
- Institutional Use
- Library
- Parking Lot (by By-law)
- Recycling Plan (by By-law)
- Scientific Research Establishment (by By-law)
- Seasonal Equestrian Camp (by By-law)
- Shipping Container
- Social Service Establishment
- Specialty Store
- Stacking Lane
- Taxi or Bus Depot (by By-law)
- Waste Disposal Area (by By-law)
- Waste Transfer Station (by By-law)

Definitions Altered in Name/Text With Minor Text Changes:

- Agricultural Supply Establishment -> Agricultural-Related Business
- Bank or Financial Institution -> Financial Institution
- Building Height or Height -> Height
- Business or Professional Office -> Office
- Church -> Place of Worship
- Club, Private -> Private Club
- Garden Suite -> Dwelling, Garden Suite
- Retirement Home -> Dwelling, Retirement Home
- Farm Sales Outlet
- Plaza Complex (combined with Industrial Mall)
- Parking Space
- Mini-warehouse/self-storage -> Self Storage
- Trailer, Recreational -> Recreational Trailer
- Retail Food Store -> Retail Store (by By-law)

Definitions Significantly Altered In Text and/or Name:

- Agricultural Use
- Automobile Service Station (combined with Gas Bar)
- Day Nursery -> Child Care Centre
- Contractor or Tradesman Establishment -> Contractor or Tradesperson Establishment (combined with Contractor's Yard)
- Daylighting Triangle -> Sight Line Triangle
- Dwelling, Apartment
- Group Home -> Dwelling, Group Home
- Place of Entertainment or Recreation -> Entertainment/Recreation Establishment
- Rural Home Industry -> Farm Home Industry
- Home Occupation
- Nursing Home -> Long Term Care Facility
- Service Shop (combined with Personal Service Shop)
- Recreational Uses

General Provisions – Section 4

Sections Removed:

- 5.2.4 Height of Accessory Buildings
- 5.3 Parking Area Regulations
- 5.4 Loading Space Regulations
- 5.11 Blank
- 5.12 Dwelling Units Below Grade (by By-law)
- 5.26 Regulations for Garden Suites

Sections Added:

- 4.1.4 Deemed to Comply: Site Plan Agreements and Site Plan Approvals
- 4.3 Shipping Container Regulations
- 4.4 Accessory Apartments (by By-law)
- 4.12 Home Occupation Regulations
- 4.13 Farm Home Industry Regulations

Sections with Major Changes:

- 4.1.3 Lots Having Less Lot Area and/or Lot Frontage
- 4.2.3 Location of Accessory Buildings
- 4.5 Garden Suite Regulations
- 4.6 Sight Line Triangle
- 4.9 Yard Encroachments
- 4.10 Height Restrictions and Exceptions
- 4.11.1 Buffer Strip Requirements
- 4.21 Number of Residential Buildings per Lot

Parking, Stacking and Loading Area Regulations - Section 5

THIS SECTION HAS BEEN APPEALED TO THE ONTARIO MUNICIPAL BOARD

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Agricultural (A) Zone – Section 6

Uses Removed:

- Farm produce sales outlet
- Grain drying
- Mixing, sale, and distribution of fertilizer
- Portable asphalt plant used by a public road authority or its agent or contractor
- Rental of fertilizer related equipment
- Rural home industry
- Sale of seed and farm chemicals
- Wayside pit or quarry opened up and used by a public road authority or its agent or contractor

Uses Added:

- Agriculture-related business
- Dwelling, Garden Suite
- Farm Home Industry
- Farm Business

Sections with Major Changes:

- 6.2.9 Farm Home Industries and Farm Businesses

Rural Residential (RR) Zone – Section 7

Uses Removed:

- Converted Dwelling Unit
- Church
- Public Park

Uses Added:

- Dwelling, Accessory Apartment
- Dwelling, Garden Suite
- Place of Worship

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Village Residential Low Density (R1) Zone - Section 8

Uses Removed:

- Public open space uses

Uses Added:

- Dwelling, Garden Suite
- Dwelling, Group Home

Sections with Major Changes:

- 8.2.3 Regulations for Duplex Dwellings – Removed; 8.2.1 Regulations for Detached Dwellings applied to duplex dwellings

Village Residential Medium Density (R2) Zone – Section 9

Uses Removed:

- Public open space uses
- Townhouse dwelling (Cluster and Street)

Uses Added:

- Dwelling, Cluster Townhouse
- Dwelling, Garden Suite
- Dwelling, Group Home
- Dwelling, Retirement Home
- Dwelling, Street Townhouse

Sections with Major Changes:

- 9.2.3 Regulations for Duplex Dwellings – Removed; 9.2.1 Regulations for Detached Dwellings applied to duplex dwellings

Village Commercial (C1) Zone – Section 10

Uses Removed:

- Antique shop
- Automobile service station
- Bank or financial institution
- Beer, wine, or liquor store
- Boutique, craft or specialty shop
- Business or professional office
- Convenience store
- Day nursery or day care centre
- Gas bar
- Library
- Medical clinic
- Place of entertainment or recreation
- Video rental outlet

Uses Added:

- Financial institution
- Office
- Courier Service
- Dwelling, apartment
- Entertainment/recreation establishment

Sections with Major Changes:

- 14.2.1 Regulations for lots with frontage on Main St. & 14.2.2 Regulations for Lots not Having Frontage on Main St -> Merged sections, added additional exemption under general provisions Section 4.1 to accommodate undersized lots.
- 14.2.3 Location of Parking for Commercial Uses & 14.2.4 Parking Exemption Rockwood -> included in Section 5 Parking regulations.
- 10.2.9 Regulations for Apartment Dwellings -> added to allow upper level apartments on top of a commercial use
- 14.2.6 Residential uses -> replaced with 10.4 Existing Detached Dwelling Uses; to prevent new detached dwellings being built
- 14.2.7 Outdoor Storage -> spoken to in General Provisions

- 14.3 Regs for gas stations -> uses no longer permitted

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Village Service Commercial (C2) Zone - Section 11

Uses Removed:

- Antique shop
- Any use permitted in the R1 zone
- Automobile sales and service
- Bank or financial institution
- Beer, wine, or liquor store
- Boutique, craft or specialty shop
- Building supply outlet
- Business or professional office
- Convenience store
- Day nursery or day care centre
- Farm supply dealer
- Greenhouse or Nursery
- Gas bar
- Library
- Medical clinic
- Nursing Home
- Place of entertainment or recreation
- Processing, storage and sales of agricultural products
- Recreational trailer sales and service establishment
- Video rental outlet

Uses Added:

- Financial institution
- Office
- Courier Service
- Dwelling, accessory apartment
- Dwelling, Apartment
- Dwelling, Cluster Townhouse
- Dwelling, Street Townhouse
- Entertainment/Recreation Establishment

Sections with Major Changes:

- 15.2.9 Regulations for Residential uses -> Changed to Have R2 regs instead of R1 regs and to prevent new detached dwellings being built
- 15.2.10 Outdoor Storage -> spoken to in General Provisions
- 15.3 Regs for gas stations -> spoken to in yard encroachments and parking regs

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Hamlet Mixed Use (C3) Zone – Section 12

Uses Removed:

- Antique shop
- Any use permitted in the RR zone
- Beer, wine, or liquor store
- Boutique, craft or specialty shop
- Business or professional office
- Convenience store
- Farm supply dealer
- Library
- Medical clinic
- Processing, storage and sales of agricultural products
- Video rental outlet

Uses Added:

- Office
- Dwelling, accessory apartment
- Dwelling, Detached
- Dwelling, Group Home

Sections with Major Changes:

- 16.2.9 Residential uses -> Changed to have same regs for all uses
- 16.2.12 Outdoor Storage -> spoken to in General Provisions

Highway Commercial (C4) Zone – Section 13

Uses Removed:

- Antique shop
- Beer, wine, or liquor store
- Boutique, craft or specialty shop
- Business or professional office
- Commercial Greenhouse
- Convenience store
- Day nursery or day care centre
- Dwelling unit above or attached to each permitted use
- Farm produce sales outlet
- Furniture and appliance establishment
- Gas Bar
- Hardware Store
- Place of entertainment or recreation
- Video rental outlet

Uses Added:

- Automobile Washing Establishment
- Office
- Institutional uses
- Dwelling, accessory apartment
- Entertainment/Recreation establishment
- Farmer's Market

Sections with Major Changes:

- 17.2.10 Outdoor Storage -> spoken to in General Provisions
- 17.3 Regs for gas stations -> spoken to in yard encroachments and parking regs
- 17.4 Regs for Dwelling unit above or attached to each permitted use -> Spoken to in General Provisions

Rural Industrial (M1) Zone – Section 14

Uses Removed:

- Contractor's Yard
- Food Processing Plant
- Fuel Storage Establishment
- Lumberyard
- Machine Shop
- Mini-Warehouse/Self-Storage
- Portable asphalt plant operated by a public road authority or its agent or contractor
- Service shop
- Warehouse
- Welding shop
- Woodworking shop

Uses Added:

- Self-Storage

Sections with Major Changes:

- 10.2.10 Outdoor Storage -> spoken to in General Provisions

Agricultural Business (M2) Zone

THIS SECTION HAS BEEN REMOVED

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Extractive Industrial (M3) Zone – Section 15

Uses Removed:

- Accessory Detached Dwelling
- Retail outlet, wholesale outlet, or business office accessory to a permitted use
- Structure or machinery accessory to a permitted use

Uses Added:

- Accessory retail store, wholesale outlet or office

Sections with Major Changes:

- 12.2.4 Earth Berms and Buffer Strips -> spoken to in general provisions

Disposal Industrial (M4) Zone – Section 16

Sections with Major Changes:

- 13.2.6 Use of Front, Side and Rear Yards -> spoken to in general provisions

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Institutional (I) Zone – Section 17

Uses Removed:

- Cemetery
- Church
- Day nursery
- Dwelling unit if occupied by the owner, caretaker, watchman or other similar person employed on the lot on which such dwelling unit is located.
- Firehall
- Group home
- Hospital
- Medical clinic
- Park
- Parking lot
- Public library
- Retirement home
- School

Uses Added:

- Dwelling, Group Home
- Institutional Use

Open Space (OS) Zone – Section 18

Uses Removed:

- One dwelling unit if occupied by the owner, caretaker, watchman or other similar persons employed on the lot on which such dwelling unit is located
- Park
- Parking lot
- Portable asphalt plant operated by a public road authority or its agent or contractor
- Public library
- Retail outlet or business office accessory to a permitted use
- Rural home industry
- Sites of historical or archaeological significance
- Wayside pit or quarry opened up and used by a public road authority or its agent or contractor

Uses Added:

- Accessory retail store or office
- Dwelling, detached (section 18.2.11)
- Passive Recreation

Sections with Major Changes:

- 19.2.9 Minimum Gross Floor Area for a Detached Dwelling House -> removed
- 18.2.11 Restrictions for Residential Use

Hazard (H) Zone – Section 19

Uses Removed:

- Bed and Breakfast establishment and home occupation within existing detached dwellings
- Dwelling unit existing as of the date of passing of this by-law
- Park

Sections with Major Changes:

- 20.2.9 Permanent Buildings & Structures (including Accessory Buildings and Structures) -> spoken to in general provisions
- 20.2.10 Minimum Gross Floor Area for a Detached Dwelling House -> removed

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