

**Township of Guelph/Eramosa
Proposed Housekeeping Amendments (2021)**

#	Zoning By-law Section		Existing Provision/Section	Proposed Provision/Section	Recommendation
1.	3	Text	Illustrations depicting definitions are provided for clarification and convenience only, and can be found in Appendix C.	Illustrations depicting definitions are provided for clarification and convenience only, and can be found in Appendix C -B.	Fix improper reference
2.	3	Definitions	“Dwelling, Apartment”, means a residential dwelling containing three or more <i>dwelling units</i> each having independent access either directly from the outside or through a common vestibule.	“Dwelling, Apartment”, means a residential dwelling containing three or more dwelling units each having independent access either directly from the outside or through a common vestibule. of which obtain access through a common entrance(s) at street level and through a common corridor or hallway from the inside.	Clarify the difference between an apartment and stack townhouse (direct access to the outside for each unit).
3.	3	Definitions	“Cemetery”, means a cemetery or crematorium within the meaning of the Cemeteries Act, as amended	“Cemetery”, means a cemetery or crematorium within the meaning of the Cemeteries Act Funeral, Burial, and Cremation Services Act , as amended	Updated to align with accurate legislative name – replace with Funeral, Burial, and Cremation Services Act
4.	3	Add Definition	Driveway: means a surface area between a street and a main structure consisting of, but not limited to, asphalt, concrete, compact gravel, interlocking brick, paving stone or the like used or designed to be used for the driving or parking of vehicles and shall include any surfaced walk or hard landscaping situated parallel to the driveway in a manner capable of being parked or driven upon by part or the whole of a vehicle.		Add clarification to what a driveway is when calculation the width
5.	3	Add Definitions	Motor vehicle: any vehicle propelled or driven otherwise than by muscular power, but does not include a motor vehicle running only upon rails, a power assisted bicycle, a motorized snow vehicle, a farm tractor, or electric slow-moving vehicles and personal mobility devices. For the purpose of this by-law, the terms motor vehicle and vehicle are interchangeable.		Add a definition for clarity as many other definitions refer to a vehicle or motor vehicle.
6.	3	Definitions	“Restaurant”, a building or structure or part thereof, where food or refreshments are prepared and offered for retail sale to the public for immediate consumption either on or off the premises, take out	“Restaurant”, a building or structure or part thereof, where food or refreshments are prepared and offered for retail sale to the public for immediate consumption either on or off the premises, take out or drive thru service, but does	Add clarification that a patio <i>may</i> be considered as an accessory use.

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			or drive thru service, but does not include a catering service.	not include a catering service. A patio with seating up to 50% of the licensed capacity may be permitted as an accessory use subject to site plan approval.	
7.	3	Definitions	"Transport Establishment", means the <i>use</i> of land, <i>buildings, structures</i> or parts thereof, where trucks and transports or buses are rented, leased, serviced, repaired, loaded or unloaded, kept for hire, stored or parked for dispatching as common carriers, or where goods are temporarily stored for further shipment.	"Transport Establishment", means the <i>use</i> of land and buildings, structures or parts thereof, where trucks and transports or buses are rented, leased, serviced, repaired, loaded or unloaded, kept for hire, stored or parked for dispatching as common carriers, or where goods are temporarily stored for further shipment.	Adjust wording to require a primary building and to differentiate from a parking lot
8.	4	Add General Provision & renumber other provisions	Enlargement and/or Extension of Non-Conforming Buildings or Structures Nothing in this By-Law shall prevent a non-conforming building or structure from being enlarged or extended provided that the enlargement, or extension does not further reduce the compliance of the building or structure with any provision of this By-Law.		Add in permissions to allow expansions (vertical and horizontal) to legal-non conforming buildings.
9.	4.1.3	General Provision - Lots Having Less Lot Area and/or Lot Frontage	Where a lot having a lesser lot area and/or lot frontage of not more than 20% less than that required herein, and is held under distinct and separate ownership from abutting lots as shown by a registered conveyance in the records of the Registry or Land Titles Office as of October 19, 1999, or where such a lot is created as a result of an expropriation, such smaller lot may be used and a building or structure may be erected, altered or used on such smaller lot, provided that all other requirements of this By-law are complied with.	Where a lot having a lesser lot area and/or lot frontage of not more than 20% less than the minimum that required herein, and is held under distinct and separate ownership from abutting lots as shown by a registered conveyance in the records of the Registry or Land Titles Office as of October 19, 1999, or where such a lot is created as a result of an expropriation, such smaller lot may be used and a building or structure may be erected, altered or used on such smaller lot, provided that servicing can be accommodated and all other requirements of this By-law are complied with.	Remove overcomplicated calculations to improve ease of use and flexibility & add requirements for servicing confirmation to determine development potential.
10.	4.11.1	Buffer Strip Requirements	Notwithstanding the yard and setback provisions of this By-law, where a lot is used for a non-residential use other than agriculture and the interior lot line or rear lot line abuts a residential use, then a strip of land adjoining such abutting lot line, shall be used for	Notwithstanding the yard and setback provisions of this By-law, where a lot is used for a non-residential use other than agriculture and the interior lot line or rear lot line abuts a residential use, then a strip of land adjoining such abutting lot line, shall be used for no other purpose than a	Add clarification that landscape buffering applies to all parking lots, including parking lots accessory to a use.

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			<p>no other purpose than a buffer strip in accordance with the regulations of Section 4.11.2.</p> <p>Notwithstanding the yard and setback provisions of this By-law, where a parking lot is situated on a lot along a lot line which abuts a residential use, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the regulations of Section 4.11.2.</p> <p>Notwithstanding the yard and setback provisions of this By-law, where a lot is used for an extractive industrial use, then a strip of land adjoining abutting lots, shall be used for no other purpose than a buffer strip in accordance with the regulations of Section 4.11.2.</p>	<p>buffer strip in accordance with the regulations of Section 4.11.2.</p> <p>Notwithstanding the yard and setback provisions of this By-law, where a parking lot and/or a parking area is situated on a lot along a lot line which abuts a residential use, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the regulations of Section 4.11.2.</p> <p>Notwithstanding the yard and setback provisions of this By-law, where a lot is used for an extractive industrial use, then a strip of land adjoining abutting lots, shall be used for no other purpose than a buffer strip in accordance with the regulations of Section 4.11.2.</p>	
11.	4.17.4	<p>General Provision - Uses Restricted In All Zones</p>	<p>The following uses are prohibited throughout the Corporation, either alone or in conjunction with other uses except as is otherwise specifically provided herein:</p> <ul style="list-style-type: none"> a. a salvage yard; b. a mobile home park; c. a track or course for the racing and/or testing of motorized vehicles; d. the boiling of blood, tripe, bones or soaps for commercial purposes; e. the tanning or storage of uncured hides or skins; f. the manufacturing of glue or fertilizers from dead animals or from human or animal waste; g. an abattoir, stockyard, livestock exchange, or dead stock depot; h. the extracting of oil from fish or animal matter; i. any use which causes the emission of corrosive gasses, toxic gasses or radioactive gasses or, into any 	<p>The following uses are prohibited throughout the Corporation, either alone or in conjunction with other uses except as is otherwise specifically provided herein:</p> <ul style="list-style-type: none"> a. a salvage yard; b. a mobile home park; c. a track or course for the racing and/or testing of motorized vehicles; d. the boiling of blood, tripe, bones or soaps for commercial purposes; e. the tanning or storage of uncured hides or skins; f. the manufacturing of glue or fertilizers from dead animals or from human or animal waste; g. an abattoir, stockyard, livestock exchange, or dead stock depot; h. the extracting of oil from fish or animal matter; i. any use which causes the emission of corrosive gasses, toxic gasses or radioactive gasses or, into any 	<p>Add additional uses that are restricted in all zones, particularly related to: (i) the storage of transport trailers without a building on site; and (ii) human habitation of tents, trailers etc.</p>

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			<p>Zone other than an Industrial Zone, or electromagnetic fields, heat, glare, non-agricultural odours, noise, vibrations, dust, dirt, fly ash or smoke which does not comply with emission regulations as may be established from time to time by the Province of Ontario, the Government of Canada, or any agencies thereof;</p> <p>j. the keeping or raising of livestock or wild animals in any Residential Zone unless otherwise permitted;</p> <p>k. an adult entertainment establishment;</p> <p>l. a body rub parlour</p>	<p>any Zone other than an Industrial Zone, or electromagnetic fields, heat, glare, non-agricultural odours, noise, vibrations, dust, dirt, fly ash or smoke which does not comply with emission regulations as may be established from time to time by the Province of Ontario, the Government of Canada, or any agencies thereof;</p> <p>j. the keeping or raising of livestock or wild animals in any Residential Zone unless otherwise permitted;</p> <p>k. an adult entertainment establishment;</p> <p>l. a body rub parlour</p> <p>m. the parking or storage of trailers or commercial motor vehicles on a vacant lot;</p> <p>n. the outdoor storage of partially dismantled motor vehicles or trailers or motor vehicle or trailer parts unless otherwise specifically permitted by this By-law;</p> <p>o. any use unable to obtain the approval from the Medical Officer of Health or Ministry of the Environment and Energy, owing either to the quantity of water required thereof or to the quality of effluent produced thereby.</p> <p>p. the use of any tent, trailer, truck, bus, coach body, rail car or vehicle for human habitation, except where permitted by this By-law;</p> <p>q. the use of any <i>accessory building or structure</i> for human habitation or for gain or profit, unless as otherwise permitted by this By-law.</p>	
12.	Add Section 4.33	Add Snow Storage Provision	None	Commercial, industrial, institutional uses, mixed use developments, and multi-unit residential development shall provide a location for on-site	Add as a zoning provision to ensure compliance with Township's Design Guidelines

#	Zoning By-law Section		Existing Provision/Section	Proposed Provision/Section	Recommendation
				<p>snow storage. The snow storage shall not be located in any part of a required parking space.</p>	
13.	5.1.10.3.2	<p>Ingress and Egress to Parking Areas or Residential Uses</p>	<p>2. Driveway width shall be measured along the lot line, and the entrance radii shall be in accordance with Township By-laws.</p> <p>a. Notwithstanding the following regulations of this Section, a driveway shall have a minimum width of 3.5 m;</p> <p>b. A driveway may be a maximum width of 50% of the lot width or 7.5 m, whichever is less; and shall be located no closer than 0.6 m to the side lot line;</p> <p>c. In the case of a semi-detached dwelling with an attached garage the driveway may extend beyond the width of the attached garage to a maximum width of 5.2 m and shall be located no closer than 0.6 m to the side lot line which is not located along the common wall of the same dwelling;</p> <p>d. In the case of a street fronting townhouse or cluster townhouse each driveway shall be separated by a minimum width of 0.6 m.</p>	<p>2. Driveway width shall be measured along the lot line and the length of the driveway, and the entrance radii shall be in accordance with Township By-laws.</p> <p>a. Notwithstanding the following regulations of this Section, a driveway shall have a minimum width of 3.5 m;</p> <p>b. A driveway may be a maximum width of 50% of the lot width or 7.5 m, whichever is less; and shall be located no closer than 0.6 m to the side lot line;</p> <p>c. In the case of a semi-detached dwelling with an attached garage the driveway may extend beyond the width of the attached garage to a maximum width of 5.2 m and shall be located no closer than 0.6 m to the side lot line which is not located along the common wall of the same dwelling;</p> <p>d. In the case of a street fronting townhouse or cluster townhouse each driveway shall be separated by a minimum width of 0.6 m.</p>	<p>Clarify how a driveway width is calculated to ensure consistent application</p>
14.	5.1.13	<p>Parking, Stacking & Loading Area Regulations - Accessible Parking</p>	<p>Where the parking requirements for any land use is 3 or more spaces, 1 space of the first 10 spaces required, plus 1 space of every additional 50 spaces or portion thereof, shall be provided as an accessible parking space.</p> <p>Accessible parking spaces shall be:</p> <ul style="list-style-type: none"> • a minimum width of 4 m and a minimum length of 6 m; 	<p>Designated accessible parking spaces for persons with a disability shall be provided in accordance with the provisions of this By-law and the Highway Traffic Act.</p> <p>1 space where the parking requirements for any land use is 3 or more spaces, plus 1 space of the first 10 spaces required, plus 1 space of every</p>	<p>Update zoning to align with current practice and current provincial parking stall requirements per the Ontario Sections 80.32 to 80.38 (Accessible Parking) in the Ontario Disabilities Act</p>

#	Zoning By-law Section		Existing Provision/Section	Proposed Provision/Section	Recommendation
			<ul style="list-style-type: none"> • hard-surfaced and level; • located near and accessible to an entrance; and • identified by a sign with the International Symbol for Handicapped Persons. Notwithstanding the above, accessible parking spaces are not required for detached, semi-detached, or duplex dwellings. 	<p>additional 50 spaces or portion thereof, shall be provided as an accessible parking space.</p> <p>Accessible parking spaces shall be:</p> <ul style="list-style-type: none"> • Type A: a minimum width of 4 m 3.4 m and a minimum length of 6 m 5.5 m; • Type B: a minimum width of 4 m 2.4 m and a minimum length of 5.5 m; • hard-surfaced and level; • An access aisle must be provided for all accessible parking spaces that has a minimum width of 2 m; • An access aisle may be located between Type A and B uses that has a minimum width of 2 m; • An access aisle must be marked with high tonal contrast diagonal lines; • Where more than one (1) accessible parking space is required, an equal number of Type A and Type B parking spaces are required; • located near and accessible to an entrance; and • identified by a sign with the International Symbol for Handicapped Persons. Notwithstanding the above, accessible parking spaces are not required for detached, semi-detached, or duplex dwellings. 	
15.	6.2.7	Agricultural (A) Zone - Livestock Facilities 4.24	New <i>livestock facilities</i> will not be permitted on <i>lots</i> with a <i>lot area</i> of less than 8,000 m ² (0.8 ha). (Section 4.24)	New <i>livestock facilities</i> will not be permitted on <i>lots</i> with a <i>lot area</i> of less than 8,000 m² (0.8 ha). (Section 4.24) New and existing <i>Livestock facilities</i> may be permitted on lots larger than 8,000 m² (0.8 ha) subject to Minimum Distance Separation (MDS) setbacks (Section 4.24).	Clarify that existing and new facilities would be permitted in the agricultural zone subject to the MDS requirements

#	Zoning By-law Section		Existing Provision/Section	Proposed Provision/Section	Recommendation
16.	4.13	General Provisions - Farm Home Industry Regulations	<p>1. A farm home industry must be located on a farm, and shall be secondary to the agricultural use.</p> <p>2. A farm home industry shall include a carpentry shop, a contractor or tradesperson establishment, a welding shop, a machine shop, a plumbing shop, an electrical shop, furniture fabrication, assembly and repair, tool and equipment repair shop, small engine repair, farm implement repair; or a use of a similar nature to those listed above.</p> <p>3. The farm home industry must employ at least one person who dwells on the property and may employ two additional employees.</p> <p>4. All buildings, structures, parking areas and loading areas used for the farm home industry shall not occupy an area exceeding 2% of the lot, to a maximum of 0.4 hectares in area.</p> <p>5. A farm home industry must be appropriate for rural servicing and be compatible with agricultural uses.</p> <p>6. There shall be no open storage of materials, supplies, tools, equipment or goods which are used for, or result from, the farm home industry.</p> <p>7. A farm home industry must comply with all applicable by-laws and regulations such as noise and parking regulations.</p>	<p>1. A farm home industry must be located on a farm, and shall be secondary to the agricultural use.</p> <p>2. A farm home industry shall include a carpentry shop, a contractor or tradesperson establishment, a welding shop, a machine shop, a plumbing shop, an electrical shop, furniture fabrication, assembly and repair, tool and equipment repair shop, small engine repair, farm implement repair; or a use of a similar nature to those listed above.</p> <p>3. The farm home industry must employ at least one person who dwells on the property and may employ two additional employees.</p> <p>4. All buildings, structures, parking areas and loading areas used for the farm home industry shall not occupy an area exceeding 2% of the lot, to a maximum of 0.4 hectares in area.</p> <p>5. The total Gross Floor Area for all farm home industry buildings located on a lot shall not exceed 2,000 m² (21,528 ft²);</p> <p>6. The home industry shall be located in a building exclusively dedicated to the farm home industry and may include the conversion of an existing building;</p> <p>5. A farm home industry must be appropriate for rural servicing and be compatible with agricultural uses.</p>	<p>Clarify requirements for farm home industry provisions including adding a limit to GFA and clarifying that the industry cannot be part of buildings containing other uses.</p>

#	Zoning By-law Section	Existing Provision/Section	Proposed Provision/Section	Recommendation	
			<p>6. There shall be no open storage of materials, supplies, tools, equipment or goods which are used for, or result from, the farm home industry.</p> <p>7. A farm home industry must comply with all applicable by-laws and regulations such as noise and parking regulations.</p>		
17.	5.1.11.1	Industrial Plaza Complex Parking	Renumber to 5.1.12.1	Fix numbering error	
18.	8.2.1	Village Residential Low Density (R1) Zone - Regulations for Detached & Duplex Dwellings	<p>Each Section is based off of 8.2.1</p> <p>Minimum Lot Area - 405 m² (35ha)</p>	<p>Each Section should be based off of 8.2.1.1</p> <p>Minimum Lot Area - 405 m² (35ha) (0.1 ac)</p>	Fix typographical & numbering error
19.	8.2.5	Village Residential Low Density (R1) Zone - Regulations for Detached & Duplex Dwellings	One side yard must be 3m is no attached garage or carport is provided.	One side yard must be 3m is if no attached garage or carport is provided.	Fix typographical error
20.	11.2.9.9	Village Service Commercial (C2) Zone - Regulations for Apartment Dwellings and Retirement Homes	Number of Units - 1 or more dwelling unit(s) shall be permitted on the upper floors of the commercial establishment	Dwelling Units Above Commercial Use - 1 or more dwelling unit(s) shall be permitted on the upper floors of the commercial establishment	Clarification that this section establishes a minimum requirement if a mixed use building with apartments above is proposed
21.	Section 14 14.1	Permitted Uses	Self Storage	Self-storage Facility	Aligning with word used in definitions
22.	Section 14 14.2	Regulations	Add Section 14.2.9 to chart	Minimum Buffer Strip: In addition to Section 4.11, a <i>buffer strip</i> with a minimum width of 3 m is required along the front lot line and exterior lot line.	Increase landscaping requirements for industrial operations to align with Township Design Guidelines

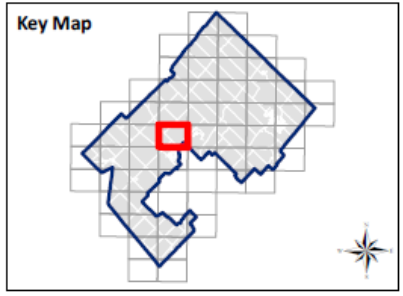
#	Zoning By-law Section		Existing Provision/Section	Proposed Provision/Section	Recommendation
23.	Section 20 20.2.1	Restriction on Agricultural Uses	<p>20.2.1 Restrictions on Agricultural Uses</p> <p>Within the Environmental Protection Zone, agricultural uses shall not be allowed within the Urban Centre or Hamlet Areas. The provisions of the Agricultural Zone shall apply to agricultural uses.</p> <p>Within the Environmental Protection Zone, agricultural uses do not include a detached dwelling.</p> <p>Notwithstanding Section 20.1, new or expanded agricultural buildings and structures will require approval from the Grand River Conservation Authority.</p>	<p>20.2.1 Restrictions on Agricultural Uses</p> <p>Within the Environmental Protection Zone, agricultural uses shall not be allowed within the Urban Centre or Hamlet Areas identified in the County Official Plan Schedules. The provisions of the Agricultural Zone shall apply to agricultural uses.</p> <p>Within the Environmental Protection Zone, agricultural uses do not include a detached dwelling.</p> <p>Notwithstanding Section 20.1, new or expanded agricultural buildings and structures will require approval from the Grand River Conservation Authority.</p>	In-lieu of a definition for Urban Centre and Hamlet area, provide clarification as to what these areas are.
24.	Schedules	Schedule A: Map 23, 30, 31	Re-implement the zoning for the Guelph Lake Property	Draft layout prepared in consultation with the GRCA to reinstate EP Zone and OS1 Zone.	Amend mapping error
25.	Schedules	Schedule B: Map 1 and 2	Out of date screening area	Update	Update to align with new source protection area
26.	Schedules	Schedule C: Wellhead Protection Areas	Mapping is outdated with respects to screening area – update with assistance of RMO – identify used as a screening tool	Update	Update to align with new source protection area
27.	Appendix B: Illustration of By-law Definitions	Add Accessible Parking Illustration	None	Add Illustration	Add illustration to assist in applying proposed revised accessibility standards

Item # 24 - Proposed Updates to Map 23, 30 and 31





Schedule A Map 30

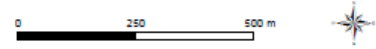


Neighbouring Maps

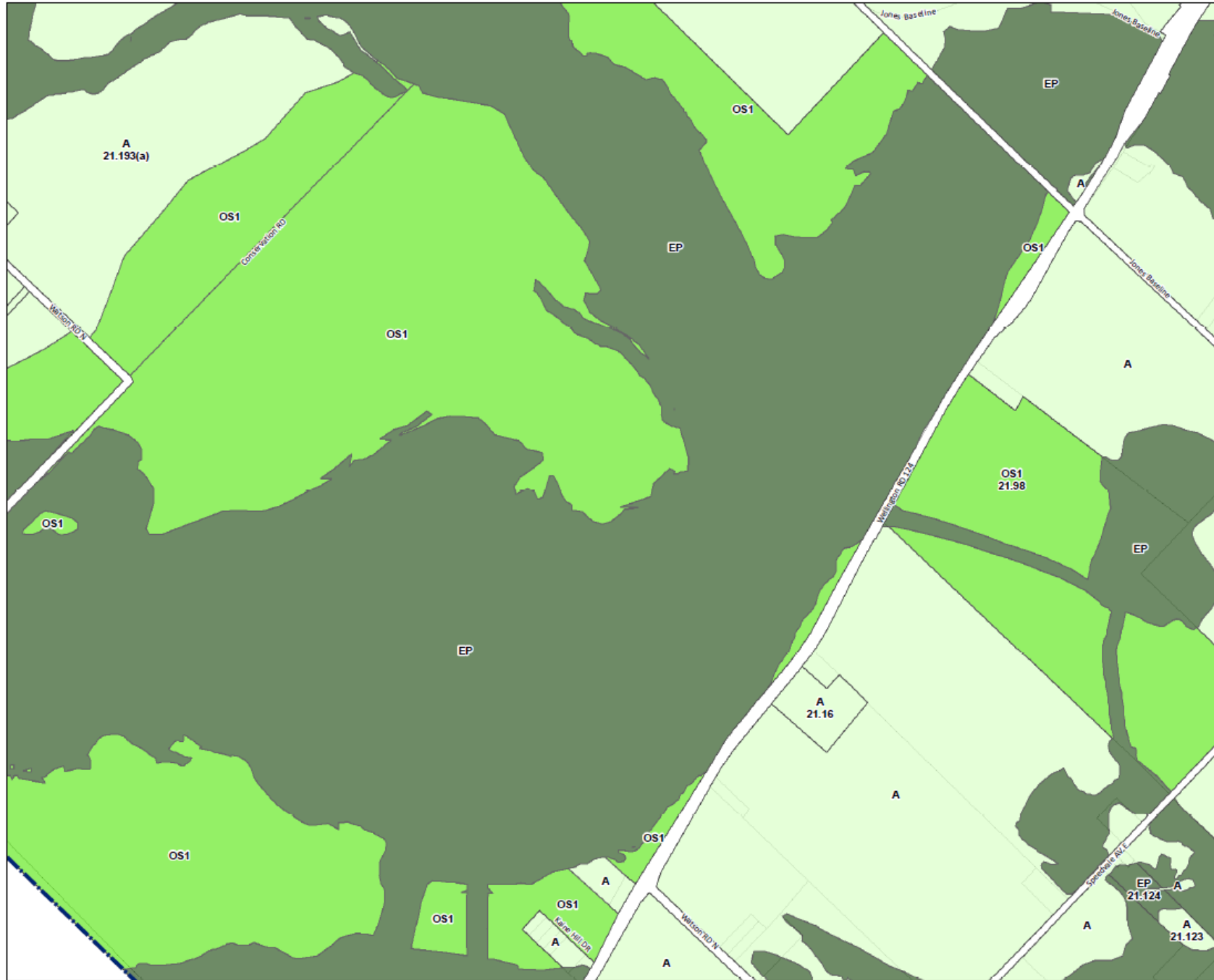
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29	30	31
21	22	23

Legend

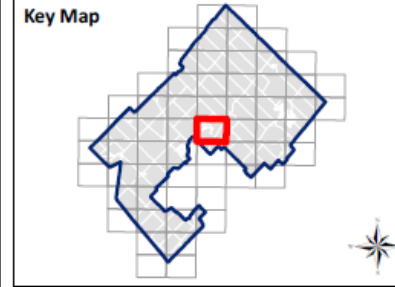
- Township Boundary
- Property Boundary
- Zoning**
- Agricultural (A)
- Environmental Protection (EP)
- Open Space (OS1)
- Rural Residential (RR)



To be read in conjunction with Zoning By-law 40/2016
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Schedule A Map 31



Neighbouring Maps

37	38	39
30	31	32
22	23	24

Legend

- Township Boundary
- Property Boundary

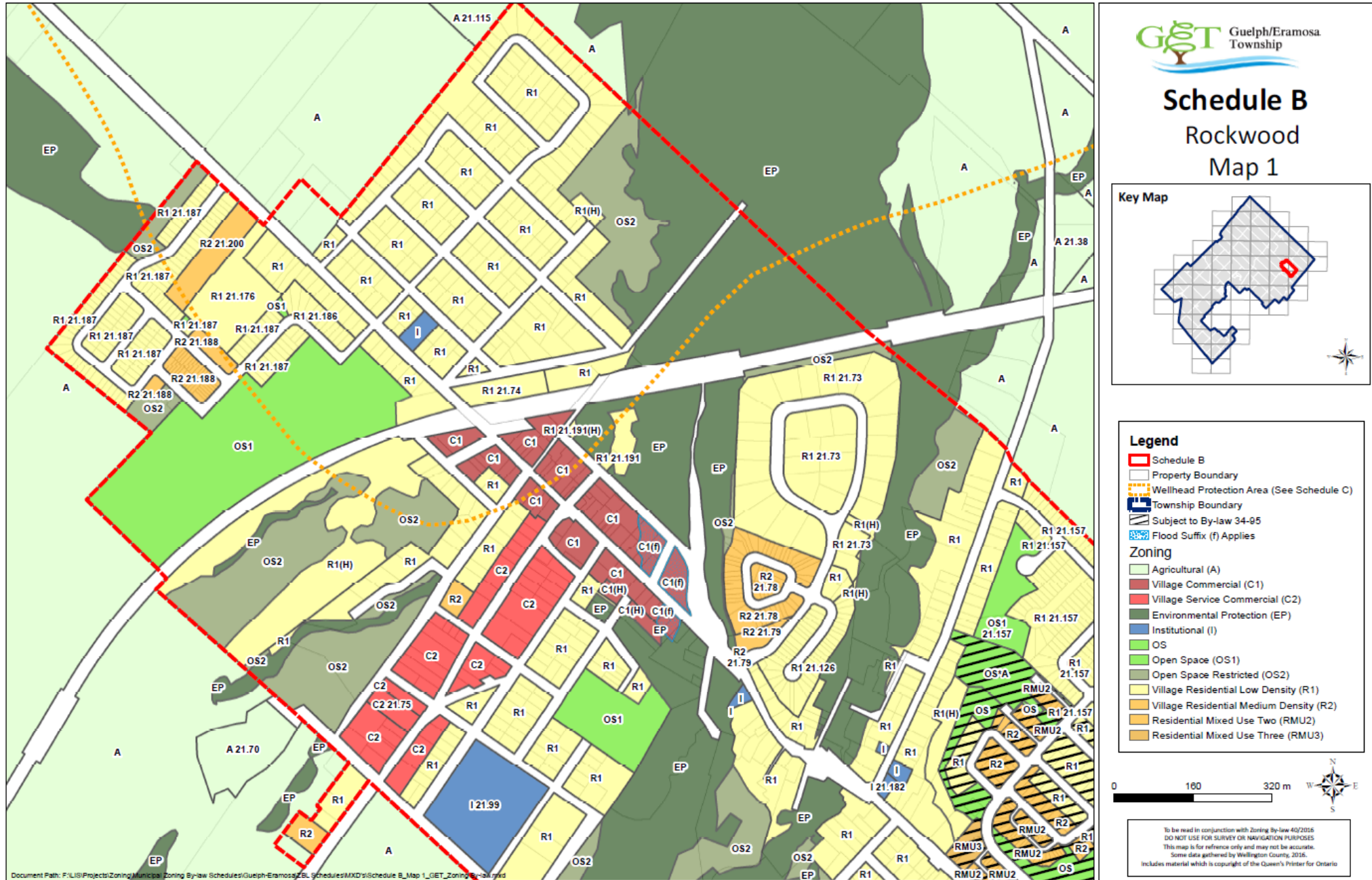
Zoning

- Agricultural (A)
- Environmental Protection (EP)
- Open Space (OS1)

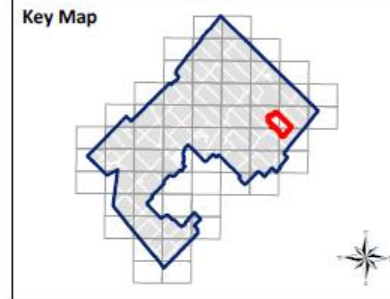


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Item # 25 Proposed Updated Schedule B Map 1 and Map 2 – WHPA Screening Area



Schedule B Rockwood Map 2

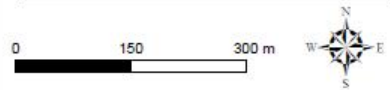


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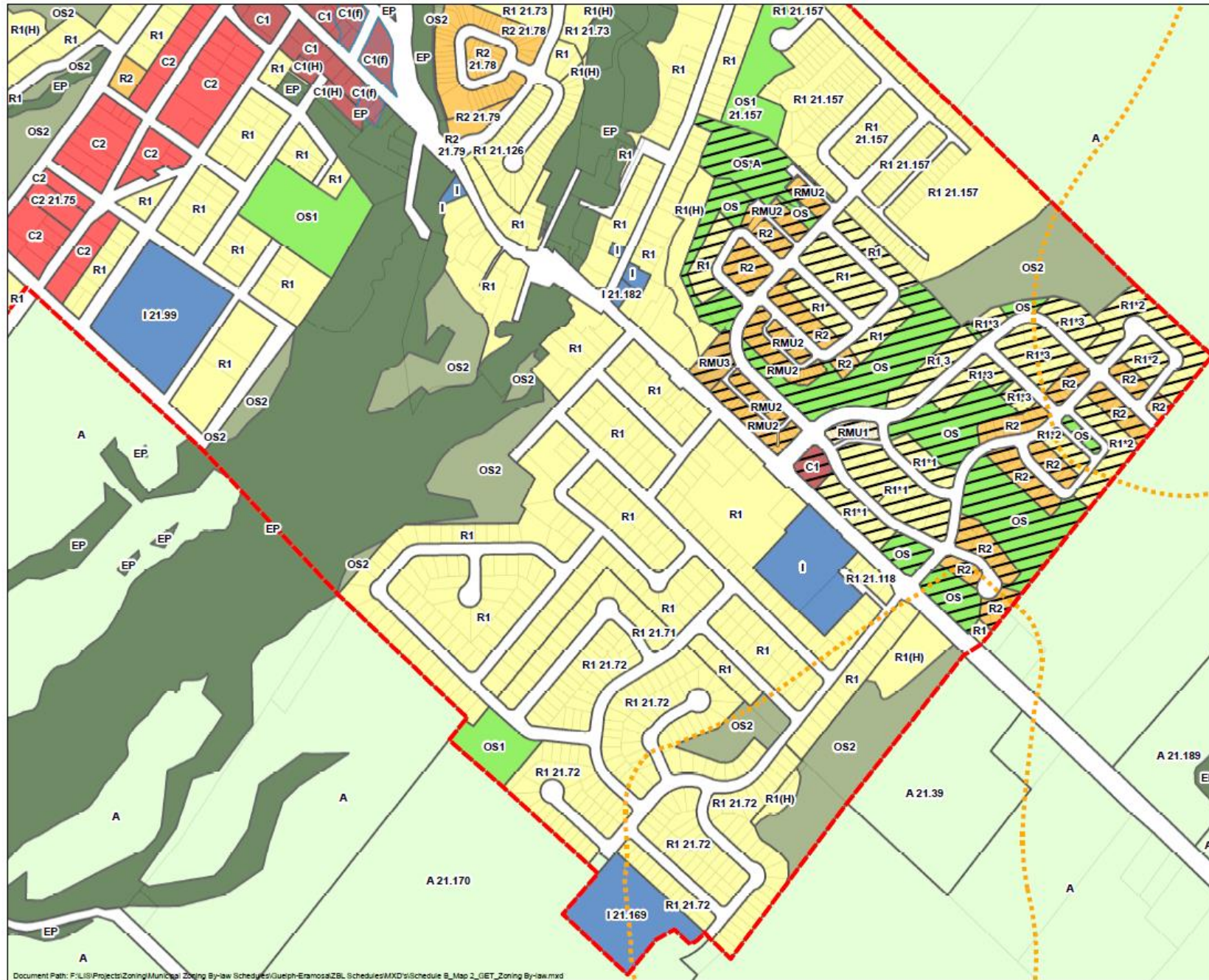
- Schedule B
- Wellhead Protection Area (See Schedule C)
- Township Boundary
- Subject to By-law 34-95
- Flood Suffix (f) Applies

Zoning

- Agricultural (A)
- Village Commercial (C1)
- Village Service Commercial (C2)
- Environmental Protection (EP)
- Institutional (I)
- OS
- Open Space (OS1)
- Open Space Restricted (OS2)
- Village Residential Low Density (R1)
- Village Residential Medium Density (R2)
- Residential Mixed Use One (RMU1)
- Residential Mixed Use Two (RMU2)
- Residential Mixed Use Three (RMU3)
- Property Boundary

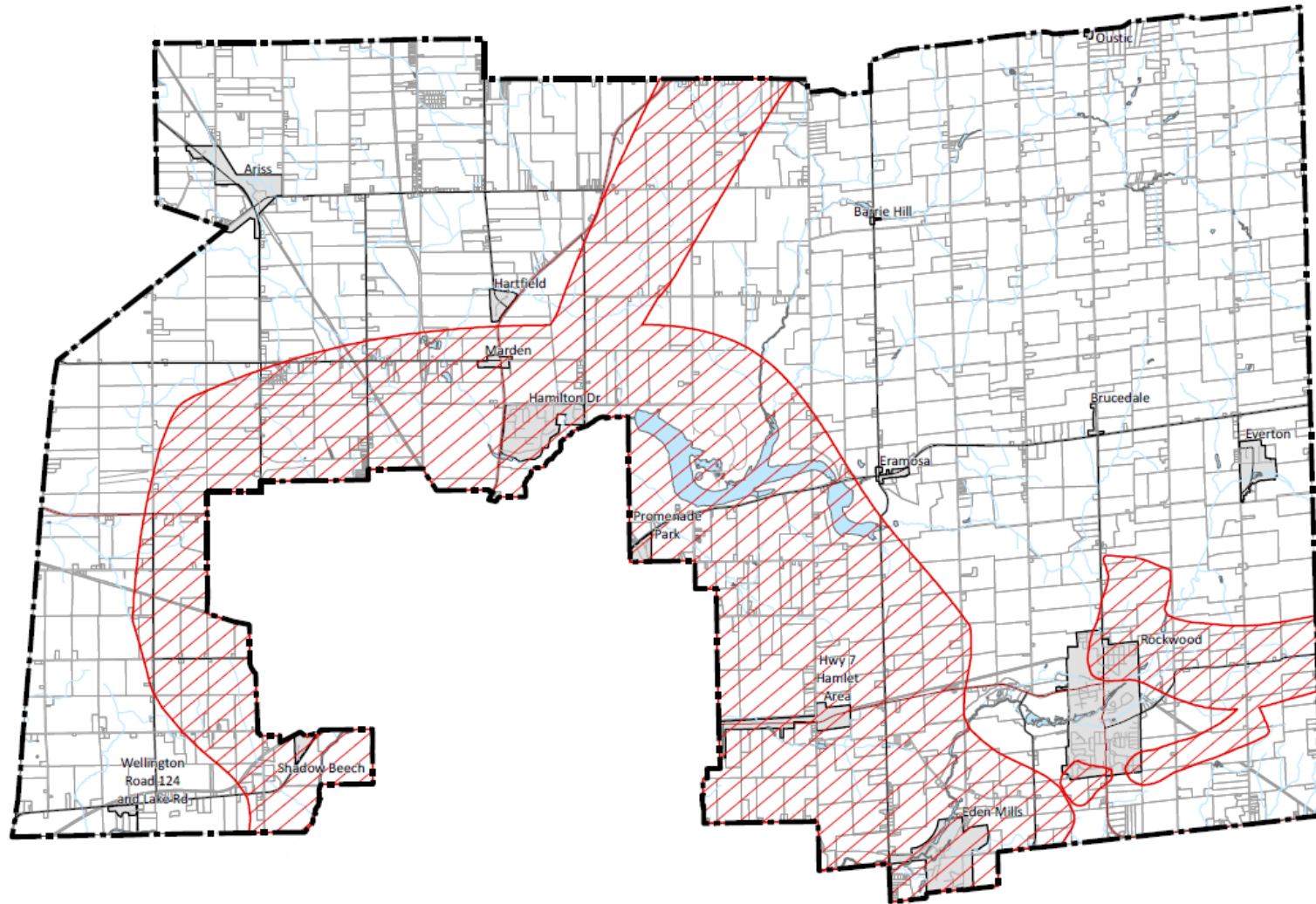


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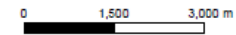
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Item # 26 Proposed Updated Schedule C – WHPA Screening Area Overlay



Schedule C
Source Protection
Screening Area
Overlay

-  Source Protection Screening Area
-  Local Road
-  County Road
-  Highway
-  Parcels
-  Municipal Boundary
-  Hamlets



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Item # 27 Proposed Accessible Parking Illustration

