

TAKE NOTICE that the Council of the Corporation of the Township of Guelph/Eramosa passed By-law No. 42/2015, on the 1st day of June, 2015, under Section 34 of the *Planning Act*, R.S.O. Chapter P. 13, as amended.

AND TAKE NOTICE that the last date for filing a notice of appeal to the Ontario Municipal Board in respect of the by-law is the **25th day of June, 2015**. A Notice of Appeal setting out the reasons for the appeal must be filed with the Clerk of the Township of Guelph/Eramosa and accompanied by the appropriate fee as required by the Ontario Municipal Board.

NOTE: Only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

TOWNSHIP INITIATED HOUSEKEEPING AMENDMENT – The Township of Guelph/Eramosa amendment to the existing Zoning By-law 57/1999 is to permit accessory apartments in the Rural Residential and Agricultural zones, in addition to the Village Residential and Commercial zones; and to amend and create terms and regulations to govern the use of accessory apartments. The proposed amendment applies to varied lands in the Township of Guelph/Eramosa currently subject to Zoning By-law 57/1999, therefore, a key map has not been provided.

TERMS TO BE MODIFIED:

Dwelling, Apartment and Dwelling, Duplex

TERMS & REGULATIONS TO BE DELETED:

Dwelling, Converted; Dwelling, Triplex; Dwelling, Fourplex;
Section 5.12 "Dwelling Units Below Grade" and Section 17.4 "Regulations for a Dwelling Unit Above or Attached to Each Permitted use"

TERMS TO BE DEFINED AND REGULATIONS CREATED:

Dwelling, Accessory Apartment;
Accessory Apartment Regulations for Agricultural, Residential and Commercial Zones

Agricultural or Residential Zone Regulations

Wherever an accessory apartment is permitted in an Agricultural or Residential Zone by this By-law, such an accessory apartment shall only be constructed or used in accordance with the following:

1. Driveway access to both the principal dwelling and the accessory apartment shall be limited to one access so that no new entrance from the street shall be created.
2. When exterior alterations to the principal residential dwelling are proposed for an attached accessory apartment, the siting of an accessory apartment shall be to the rear or side of the principal dwelling, and shall comply with the yard and setback requirements of the zone in which such buildings is situated.
3. The maximum gross floor area of an accessory apartment shall be no more than an amount equal to 45% of the gross floor area of the principal dwelling, to a maximum size of 115 m².
 - a. Notwithstanding the above, if the accessory apartment is located in a basement, the accessory apartment may occupy the whole of the basement.
 - b. Where an attached garage is converted to create an accessory apartment (in whole or in part), the attached garage will be included in calculation of the gross floor area of the principal dwelling.

4. A maximum of one accessory apartment per lot is permitted, and shall be accessory to the principal dwelling.
5. One parking space will be provided for the accessory apartment, in addition to the required parking on the principal residence.
6. Adequate servicing is required.

Commercial Zone Regulations

Wherever an accessory apartment is permitted in a Commercial Zone by this By-law, such an accessory apartment shall only be constructed or used in accordance with the following:

1. Driveway access to both the commercial use and the accessory apartment shall be limited to one access so that no new entrance from the street shall be created.
2. When exterior or interior alterations to a commercial use are proposed for an accessory apartment, the accessory apartment shall be located above or behind the main commercial use.
3. The maximum gross floor area of an accessory apartment that is located behind a commercial use shall be no more than an amount equal to 40% of the gross floor area of the commercial use, to a maximum size of 115 m².
 - a. Notwithstanding the above, if the accessory apartment is located above a commercial use, the accessory apartment may occupy the whole of the upper level floor.
4. A maximum of one accessory apartment per lot will exist, and shall be accessory to the commercial use. Where residential uses exist above a commercial use, an accessory apartment will not be permitted to the rear of the commercial use.
5. One parking space will be provided for the accessory apartment, in addition to the required parking for the commercial use.
6. Adequate servicing is required.

The complete by-law passed as By-law 42/2015 is available for inspection in the Clerk's Office located at 8348 Wellington Road 124 (at Brucesdale), during regular business hours (8:30 a.m. to 4:30 p.m.).

Dated at the Township of Guelph/Eramosa, this 5th day of June, 2015.

Meaghen Reid, Clerk
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This document is available in larger font on the Township's website at www.get.on.ca .
If you require an alternative format, please contact the Township Clerk.