

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2010) – 19019

A By-law to impose interim control on the use of land, buildings or structures for a "Lodging House Type 1" and/or an "Accessory Apartment" in R.1 and R.2 zones as it affects property within Ward 5 and within Ward 6, east of the Hanlon Expressway, in the City of Guelph.

WHEREAS Section 38 of the *Planning Act*, R.S.O., 1990, c. P.13 as amended, authorizes the council of a municipality to pass an interim control by-law prohibiting the use of land, buildings or structures for purposes set out in the by-law, where the council has directed that a review or study be undertaken in respect of land use planning policies in the municipality, or any defined area(s) thereof;

AND WHEREAS the Council of The Corporation of the City of Guelph passed a resolution on June 7, 2010 directing staff to undertake a review of the zoning regulations pertaining to accessory apartments and lodging houses in R.1 and R.2 zoned portions of Wards 5 and 6, as shown on Schedule "A" and Schedule "B" attached hereto, for the purpose of recommending zoning amendments to address issues associated with the concentration of shared rental housing in addition to complementary strategic initiatives to address the issues;

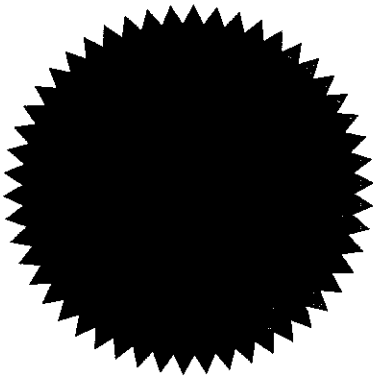
AND WHEREAS The Corporation of the City of Guelph has deemed it necessary and expedient to pass an interim control by-law prohibiting the use of land, buildings or structures for the development of any new and/or the expansion of any existing "Lodging House Type 1" and/or "Accessory Apartment" within the said portions of Ward 5 and Ward 6 in the City of Guelph;

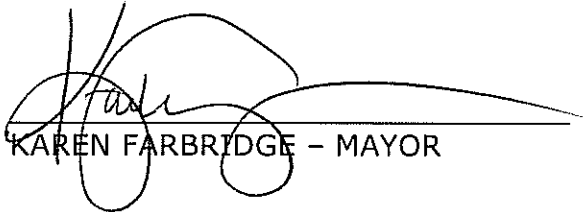
NOW THEREFORE THE CORPORATION OF THE CITY OF GUELPH ENACTS AS FOLLOWS:

1. The lands affected by this by-law are the lands zoned as R.1 and R.2 in Ward 5 and lands zoned as R.1 and R.2 east of the Hanlon Expressway in Ward 6 in the City of Guelph, which lands are shown shaded on Schedule "A" and Schedule "B" to this by-law. These affected lands are established as and declared to be an interim control area.
2. The provisions of this by-law shall apply to the interim control area as established and declared by this by-law.
3. Notwithstanding any other by-law to the contrary, no person shall, within the interim control area established and declared by this by-law, use or cause or permit the use of any land, building or structure for the following uses:
 - a. The development of any new Lodging House Type 1 as defined in the City of Guelph Zoning By-law (1995) – 14864, as amended (the "Zoning By-law");

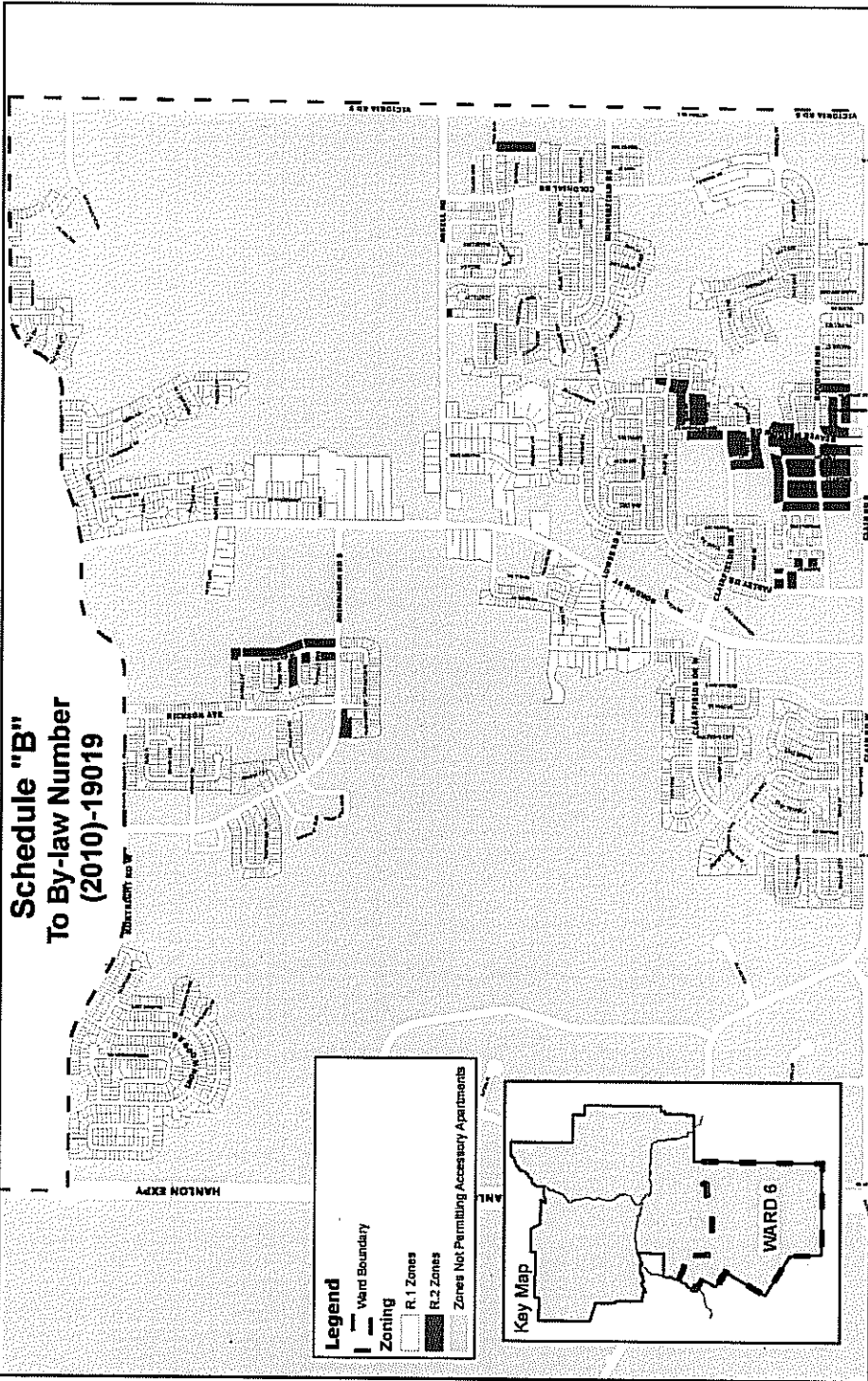
- b. The development of any new Lodging Unit, as defined in the Zoning By-law, in any Lodging House Type 1;
 - c. The development of any new Accessory Apartment, as defined in the Zoning by-law; and
 - d. The development of any new room in an Accessory Apartment.
4. For clarity, any other use permitted by the Zoning By-law shall continue to be permitted while this by-law is in place.
5. Schedule "A" and Schedule "B" attached hereto form part of this by-law.
6. This by-law shall come into force and take effect immediately upon the passing thereof and shall be in effect for one year from the date of passing of this by-law, unless otherwise extended in accordance with the provisions of the *Planning Act* or repealed by Council earlier.

PASSED this SEVENTH day of JUNE, 2010.




KAREN FARBRIDGE - MAYOR


TINA AGNELLO - DEPUTY CLERK



R.1 and R.2 Zones
Ward 6 Subject Area