

**PART 11**

**SPECIALIZED INDUSTRIAL and  
SPECIALIZED CORPORATE BUSINESS PARK**

**(B) *ZONES***



## Specialized Industrial (B) *Zones*

In certain instances, special circumstances dictate that variances be allowed to the permitted *Uses* or regulations of the Industrial B *Zones*. In these cases, specific B Restricted Defined Areas (Specialized B *Zones*) have been established and these are indicated by hyphenated *Zone* designations (e.g. B.1-1, B.2-2, etc.).

The B *Zone* provisions shall apply except when precluded by the specific *Uses* and regulations for any B Restricted Defined Area.

The following B Restricted Defined Areas (Specialized B *Zones*) are herein set out:

### 7.3.1 Restricted Defined B.1 Zones – Specialized B.1 Zones

15903

#### 7.3.1.1 B.1-1

As shown on Defined Area Map Number 58 of Schedule “A” of this *By-law*.

##### 7.3.1.1.1 Permitted Uses

*Club* complex and conference centre, along with *Uses* accessory thereto, including *Outdoor Sportsfield Facilities*.

##### 7.3.1.1.2 Regulations

In accordance with Section 4 (General Provisions), and Section 7.3 and Table 7.3 (Industrial *Zone* Regulations) of the Zoning *By-law*.

Ministerial  
Order

#### 7.3.1.2 B.1-2

As shown on Defined Area Map Number 21 of Schedule “A” of this *By-law*.

##### 7.3.1.2.1 Permitted Uses

In accordance with the *Uses* listed in Section 7.1.1 of *By-law* (1995)-14864, as amended.

##### 7.3.1.2.2 Regulations

In accordance with Sections 4, 7.2 and 7.3 and Table 7.3 of the Zoning *By-law* except that the B.1-2 *Zone* shall be exempt from the provisions of Section 7.3.5.1.

16933

#### 7.3.1.3 B.1-3

236 Watson Road South

As shown on Defined Area Map Number 58 of Schedule “A” of this *By-law*.

7.3.1.3.1 Permitted **Uses**

In accordance with the **Uses** permitted in Section 7.1 of Zoning **By-law** Number (1995)-14864, as amended.

7.3.1.3.2 Regulations

In accordance with Section 4 (General Provisions), Section 7.3 and Table 7.3 of Zoning **By-law** (1995)-14864, as amended, with the following addition:

- (a) Maximum **Building Height** Including Rooftop Appurtenances, Structures and including All Structures Listed in Section 4.18. of this **By-law**

Within the area shown as the “Height Restricted Area” on Schedule “B” attached hereto, the following height limitations shall apply:

<u>Setback from <b>Rear Lot Line</b></u>	<u>Maximum Height Restriction</u>
Less than 104.0 m.	8.0 m.
104.0 m.-124.0 m.	9.0 m.
124.0 m.-144.0 m.	10.0 m.
More than 144.0 m.	11.0 m.

(Based on **Building** Maximum Finished Ground Floor Elevation of 328 m. Above Sea Level.)

### 7.3.2 Restricted Defined B.2 Zones – Specialized B.2 Zones

- 19045 7.3.2.1 **B.2-1**  
3 Watson Road South  
As shown on Defined Area Map Number 58 of Schedule “A” of this **By-law**.
- 7.3.2.1.1 **Permitted Uses**  
In addition to the permitted **Uses** listed in Section 7.1.1, the following additional **Uses** shall be permitted in the B.2-1 **Zone**:
- **Tradesperson’s Shop** (including the wholesale and retail sale of related goods and services)
  - **Religious Establishment**
  - **Office** within a **Mall**
- 7.3.2.1.2 **Regulations**  
In accordance with Section 7.3 of the **By-law**, as amended, with the following exceptions:
- 7.3.2.1.2.1 **Maximum Floor Area for Religious Establishment**  
315 square metres
- 7.3.2.1.2.2 **Location of Religious Establishment**  
The location of the **Religious Establishment** shall be limited to the original stone heritage building (former schoolhouse) and adjoining areas within the existing **Mall**.
- R950284  
R960017  
O960015 7.3.2.2 **B.2-2**  
295 Southgate Dr.  
As shown on Defined Area Map Number 20 of Schedule “A” of this **By-law**.
- 7.3.2.2.1 **Permitted Uses**  
In addition to the permitted **Uses** listed in Section 7.1.1, the following additional **Use** shall be permitted in the B.2-2 **Zone**:
- **Office** within a **Mall**
- 15770 7.3.2.3 **B.2-3**  
110 Southgate Dr.  
As shown on Defined Area Map Number 20 of Schedule “A” of this **By-law**.

7.3.2.3.1 Permitted **Uses**  
In accordance with Section 7.1.1 of this **By-law**, as amended.

7.3.2.3.2 Regulations  
In accordance with Section 7.3 of this **By-law**, as amended, with the following exception:

7.3.2.3.2.1 Off-Street Parking  
In accordance with Section 4.13.4.2, Standard Commercial **Use** ratios of this **By-law** as amended. The parking ratio for industrial **Malls** shall not apply in the B.2-3 **Zone**.

17698 7.3.2.4 **B.2-4 and B.2-4(H)**

Hanlon Creek Business Park  
As shown on Defined Area Map Number 70 of Schedule “A” of this **By-law**.

7.3.2.4.1. Permitted **Uses**

- **Catering Service**
- **Computer Establishment**
- **Commercial School**
- **Laboratory**
- **Mall**
- **Manufacturing**
- **Post Secondary School**
- **Print Shop**
- **Research Establishment**
- **Warehouse**

7.3.2.4.2 **Accessory Uses**  
Including but not limited to, **Factory Sales Outlet, Recreation Centre**, are permitted provided that such **Use** is subordinate, incidental and exclusively devoted to a permitted **Use** and complies with Section 4.23.

7.3.2.4.3 **Prohibited Uses**  
Any trade, business, manufacturer and related **Uses** deemed offensive or noxious by the Environmental Protection Act, as amended from time to time, or any successor thereof, shall be prohibited. In addition, the following **Uses** are prohibited:

- **Abattoir**
- Bulk Storage of Petroleum Products
- **Contractor's Yard**
- Meat Processing Plant
- **Repair Service**
- Sanitary Landfill Site
- **Tradespersons' Shop**
- **Towing Establishment**
- **Trucking Operation**
- Waste Transfer Station

7.3.2.4.4 Regulations

In addition to the regulations set out in Sections 4 and 7.3 and Table 7.3 of **By-law** Number (1995)–14864, as amended, the following additions and exceptions shall apply:

7.3.2.4.4.1 Minimum **Side Yard**

6 metres and in accordance with Section 7.3.1.

7.3.2.4.4.2 Minimum **Rear Yard**

In accordance with Row 5 Table 7.3 with the additional requirement that **Lots** abutting Forestell Road and Hanlon Expressway shall have a minimum **Rear Yard** of 14 metres.

7.3.2.4.4.3 Off-Street Parking

In accordance with Section 4.13 with the additional requirement that off-street parking shall be set back a minimum of 14 metres from Forestell Road. In addition to Section 4.13.3.3, all parking and **Driveway** areas shall have an impervious or paved surface.

In spite of Section 4.13.2.4.1 no **Parking Area** shall be located within 4.5 metres of a **Street Line**

For '**Manufacturing**' and '**Mall**', the following parking requirements shall apply:

-1 **Parking Space** per 50 square metres up to 1,000 square metres of **Gross Floor Area**.

-1 **Parking Space** per 100 square metres between 1,000 square metres and 5,000 square metres of **Gross Floor Area**, and

-1 **Parking Space** per 150 square metres over 5,000 square metres of **Gross Floor Area**.

7.3.2.4.4.4 Off-Street Loading

In accordance with Row 8 Table 7.3 with the additional requirement that off-street loading shall be set back a minimum of 14 metres from Forestell Road. In the B.2-4 **Zone** off-street loading must be visually screened from any public **Street** by a **Fence**, wall or berm of not less than 2 metres in height.

7.3.2.4.4.5 Outdoor Storage

In accordance with Row 9 Table 7.3 with the additional requirement that **Outdoor Storage** shall be set back a minimum of 14 metres from Forestell Road.

7.3.2.4.4.6 Minimum Landscaped Open Space

10 % of the **Lot Area**. In spite of Row 10 of Table 7.3. a minimum landscaped area 4.5 metres in width shall be provided and maintained along the municipal **Street Line** (with the exception of **Driveways**).

7.3.2.4.4.7 Buffer Strips

In accordance with Row 11, Table 7.3 with the additional requirement that a **Buffer Strip** be provided for lots which abut Forestell Road. The **Buffer Strip** required for properties abutting Forestell Road shall be a minimum of 14 metres in width and shall consist of a landscaped berm a minimum height of 2 metres. Landscaping shall include coniferous trees planted at 3 metre centre intervals. Landscape material shall be a minimum of 6 cm. caliper for deciduous trees and 2 metre height for coniferous trees. Where there is existing tree or shrub growth the existing plantings may provide the required **Buffer Strip**.

7.3.2.4.4.8 Maximum Building Height

12.5 metres and in accordance with Row 12 of Table 7.3.

7.3.2.4.4.9 Garbage, Refuse and Storage Composters

In accordance with Row 14 of Table 7.3 with the additional requirement that garbage, refuse and storage composters shall be setback a minimum of 14 metre from Forestell Road and must be visually screened from any public **Street** by a **Fence**, wall or berm of not less than 2 metres in height.



7.3.2.4.4.10 Accessory **Buildings** or **Structures**

In accordance with Row 17 of Table 7.3 and despite Section 4.5.2.2 accessory **Buildings** or **Structures** may be constructed to the height of the main **Building**.

7.3.2.4.4.11 Holding (H) Provision

In the B.2-4 **Zone**, those lands affected by the (H) Holding Provision are subject to the following:

7.3.2.4.4.11.1 Purpose

To ensure that development does not occur until full municipal services are provided and all applicable costs associated with development are paid to the **City**, to the satisfaction of the **City** of Guelph.

7.3.2.4.4.11.2 Condition

Prior to the removal of the Holding designation “H”, the owner shall complete the following condition to the satisfaction of the **City**:

The owners and any mortgagees shall enter into a Cost Sharing or Front-ending Agreement with the **City**, satisfactory to the **City** Solicitor and registered on the title of the individually-owned parcels of land, agreeing to all conditions related to the development of the lands including the provision of full municipal services and the payment to the **City** of all applicable costs associated with the Hanlon Creek Business Park development, to the satisfaction of the **City** of Guelph.

17698 7.3.2.5 **B.2-5**

As shown on Defined Area Map Number 70 of Schedule “A” of this **By-law**.

7.3.2.5.1 Permitted **Uses**

- **Catering Service**
- **Club**
- **Commercial School**
- **Computer Establishment**
- **Convenience Store**
- **Dry Cleaning Outlet**

- ***Mall***
- ***Manufacturing***
- ***Warehouse***
- ***Research Establishment***
- ***Museum***
- ***Office***
- ***Office Supply***
- ***Personal Service Establishment***
- ***Print Shop***
- ***Public Hall***
- ***Restaurant***
- ***Tavern***
- ***Veterinary Service***

7.3.2.5.2 **Accessory Uses**

Including but not limited to, ***Factory Sales Outlet, Recreation Centre***, are permitted provided that such ***Use*** is subordinate, incidental and exclusively devoted to a permitted ***Use*** and complies with Section 4.23.

7.3.2.5.3 **Prohibited Uses**

Any trade, business, manufacturer and related uses deemed offensive or noxious by the Environmental Protection Act, as amended from time to time, or any successor thereof, shall be prohibited. In addition, the following uses are prohibited:

- ***Abattoir***
- Bulk Storage of Petroleum Products
- ***Contractor's Yard***
- Meat Processing Plant
- ***Repair Service***
- Sanitary Landfill Site
- ***Tradespersons' Shop***
- ***Towing Establishment***
- ***Trucking Operation***
- Waste Transfer Station

7.3.2.5.4 **Regulations**

In addition to the regulations set out in Sections 4 and 7.3 and Table 7.3 of ***By-law*** Number (1995)–14864, as amended, the following additions and exceptions shall apply:

7.3.2.5.4.1 **Minimum Side Yard**

6 metres and in accordance with Section 7.3.1

7.3.2.5.4.2 Minimum **Landscaped Open Space**

10% of the **Lot Area**. In spite of Row 10 of Table 7.3. a minimum landscaped area 4.5 metres in width shall be provided and maintained along the municipal **Street Line** (with the exception of **Driveways**).

7.3.2.5.4.3 Off Street Parking

In spite of Section 4.13.2.4.1 no **Parking Area** shall be located within 4.5 metres of a **Street Line**.

For '**Manufacturing**' and '**Mall**', the following parking requirements shall apply:

-1 **Parking Space** per 50 square metres up to 1,000 square metres of **Gross Floor Area**.

-1 **Parking Space** per 100 square metres between 1,000 square metres and 5,000 square metres of **Gross Floor Area**, and

-1 **Parking Space** per 150 square metres over 5,000 square metres of **Gross Floor Area**.

7.3.2.5.4.4 Maximum **Building Height**

8 metres and in accordance with sections 4.18 and 7.3.7.

7.3.2.5.4.5 Maximum Public Floor Space

Despite Row 15 of Table 7.3 a maximum of 30% of the **Gross Floor Area** of an industrial **Mall Building** may be used for display and sales areas or assembly occupancies open to the public. In the case of phased construction, not more than 30% of the actual area shall be used for display and sales area or public assembly occupancies at any time.

7.3.2.5.4.6 Accessory **Buildings** or **Structures**

In accordance with Row 17 of Table 7.3 and despite Section 4.5.2.2 accessory **Buildings** or **Structures** may be constructed to the height of the main **Building**.

17698 7.3.2.6

**B.2-6 and B.2-6(H)**

As shown on Defined Area Map Number 70 of Schedule "A" of this **By-law**.

7.3.2.6.1 Permitted **Uses**

- **Catering Service**
- **Commercial School**
- **Computer Establishment**
- **Laboratory**
- **Mall**
- **Manufacturing**
- **Print Shop**
- **Research Establishment**
- **Warehouse**

7.3.2.6.2 Accessory **Uses**

Including but not limited to, **Office, Factory Sales Outlet, Recreation Centre**, are permitted provided that such use is subordinate, incidental and exclusively devoted to a permitted **Use** and complies with Section 4.23.

7.3.2.6.3 Prohibited **Uses**

Any trade, business, manufacturer and related **Uses** deemed offensive or noxious by the Environmental Protection Act, as amended from time to time, or any successor thereof, shall be prohibited.

- **Abattoir**
- Bulk Storage of Petroleum Products
- **Contractor's Yard**
- Meat Processing Plant
- **Repair Service**
- Sanitary Landfill Site
- **Tradespersons' Shop**
- **Towing Establishment**
- **Trucking Operation**
- Waste Transfer Station

7.3.2.6.4 Regulations

In addition to the regulations set out in Sections 4 and 7.3 and Table 7.3 of **By-law** Number (1995)–14864, as amended, the following additions and exceptions shall apply:

7.3.2.6.4.1 Minimum **Side Yard**

6 metres and in accordance with Section 7.3.1

7.3.2.6.4.2. Off Street Parking

In spite of Section 4.13.2.4.1 no **Parking Area** shall be located within 4.5 metres of a **Street Line**.

For '**Manufacturing**' and '**Mall**', the following parking requirements shall apply:

- 1 **Parking Space** per 50 square metres up to 1,000 square metres of **Gross Floor area**.
- 1 **Parking Space** per 100 square metres between 1,000 square metres and 5,000 square metres of **Gross Floor Area**, and
- 1 **Parking Space** per 150 square metres over 5,000 square metres of **Gross Floor Area**.

7.3.2.6.4.3 Minimum **Landscaped Open Space**

10 % of the **Lot Area**. In spite of Row 10 of Table 7.3. a minimum landscaped area 4.5 metres in width shall be provided and maintained along the municipal **Street Line** (with the exception of **Driveways**).

7.3.2.6.4.4 Holding (H) Provision

In the B.2-6 **Zone**, those lands affected by the (H) Holding Provision are subject to the following:

7.3.2.6.4.4.1 Purpose

To ensure that development does not occur until full municipal services are provided and all applicable costs associated with development are paid to the **City**, to the satisfaction of the **City** of Guelph.

7.3.2.6.4.4.2 Condition

Prior to the removal of the Holding designation "H", the owner shall complete the following condition to the satisfaction of the **City**:

The owners and any mortgagees shall enter into a Cost Sharing or Front-ending Agreement with the **City**, satisfactory to the **City**

Solicitor and registered on the title of the individually-owned parcels of land, agreeing to all conditions related to the development of the lands including the provision of full municipal services and the payment to the **City** of all applicable costs associated with the Hanlon Creek Business Park development, to the satisfaction of the **City** of Guelph.

17970 7.3.2.7

**B.2-7 (H)**

170 Southgate Drive

As shown on Defined Area Map 20 of Schedule “A” of this **By-law**.

7.3.2.7.1

**Permitted Uses**

In addition to the permitted **Uses** listed in Section 7.1.1, the following additional **Use** shall be permitted in the B.2-7 **Zone** (H):

**Animal Crematorium** – means a **Building** fitted with appliances for the purpose of cremating companion animal remains and includes everything incidental and ancillary thereto. This type of crematorium specifically excludes the cremation of livestock and undomesticated animal remains.

7.3.2.7.2

**Regulations**

In accordance with Section 7.3 of Zoning **By-law** (1995) – 14864, as amended.

7.3.2.7.3

**Holding Provision**

7.3.2.7.3.1

**Purpose**

To ensure that the **Use** of the lands for an animal crematorium does not proceed until the owner has completed certain conditions to the satisfaction of the **City** of Guelph.

7.3.2.7.3.2

**Interim Uses**

In accordance with Section 7.1.1

7.3.2.7.3.3

**Holding Provision Conditions**

Prior to the removal of the Holding symbol (H), the owner shall complete the following conditions to the satisfaction of the **City**.

1. The Owner shall demonstrate to the **City** that the requirements for approval of the Ministry of Environment Certificate of Approval (Air) have been met.

19981 7.3.2.8

**B.2-8**

30 Hanlon Creek Boulevard

As shown on Defined Area Map 70 of Schedule "A" of this **By-law**.

7.3.2.8.1

**Permitted Uses**

In accordance with the **Uses** permitted by Sections 7.3.2.6.1, 7.3.2.6.2 and 7.3.2.6.3 of Zoning **By-law** (1995)-14864, as amended, with the following additional permitted **Uses**:

- **Bake Shop**
- **Convenience Store**
- **Courier Service**
- **Day Care Centre**
- **Florist**
- **Financial Establishment**
- **Office**
- **Office Supply**
- **Personal Service Establishment**
- **Postal Service**
- **Recreation Centre**
- **Rental Outlet**
- **Restaurant**
- **Restaurant (take-out)**
- **Tavern**

7.3.2.8.2

**Regulations**

In accordance with Section 7.3.2.6.4 of Zoning **By-law** (1995)-14864, as amended, with the following exceptions:

7.3.2.8.2.1

**Off-Street Parking**

Despite Sections 4.13 and 7.3.2.6.4.2 of the **By-law**, the minimum off-street parking required shall be 1 **Parking Space** per 23 square metres of **Gross Floor Area**.

19981 7.3.2.9

**B.2-9**

30 Hanlon Creek Boulevard

As shown on Defined Area Map Number 70 of Schedule "A" of this **By-law**.

7.3.2.9.1

**Permitted Uses**

In accordance with the **Uses** permitted by Sections 7.3.2.6.1, 7.3.2.6.2 and 7.3.2.6.3 of Zoning **By-law** (1995)-14864, as amended, with the following additional permitted **Use**:

- **Office**

7.3.2.9.2

Regulations

In accordance with Section 7.3.2.6.4 of Zoning By-law (1995)-14864, as amended.



7.3.3 **Restricted Defined B.3 Zones – Specialized B.3 Zones**

7.3.3.1 **B.3-1**

550 Imperial Rd. N.

As shown on Defined Area Map Number 3 of Schedule “A” of this **By-law**.

7.3.3.1.1 **Permitted Uses**

A racquets **Club**, including lounge, change rooms, courts for tennis, badminton or squash and **Accessory Uses** in addition to the **Uses** specified in Section 7.1.2.

7.3.3.2 **B.3-2**

643, 659 Speedvale Ave. W.

As shown on Defined Area Map Number 3 of Schedule “A” of this **By-law**.

7.3.3.2.1 **Permitted Uses**

In addition to the **Uses** specified in Section 7.1.3, a **Trucking Operation** including outside storage incidental to the **Trucking Operation** may be located within the B.3-2 **Zone**.

7.3.3.3 **B.3-3**

329 Elmira Rd. N., 685, 699, 705 Speedvale Ave. W.

As shown on Defined Area Map Number 3 of Schedule “A” of this **By-law**.

7.3.3.3.1 **Permitted Uses**

- **Cleaning Establishment**
- Industrial or construction equipment rental or sales firm
- **Manufacturing**
- **Office**
- **Office Supply**
- **Office**, display area and shop for a tradesman or home improvement contractor, including wholesale and retail sales of related goods and services and storage area
- **Photofinishing Place**
- **Print Shop**
- **Public Hall**
- **Repair Service**
- Retail Outlet, display area, **Office** or service facility or repair facility accessory to the foregoing permitted **Uses**
- **Vehicle Specialty Repair Shop**

7.3.3.3.2 Regulations

7.3.3.3.2.1 Minimum **Ground Floor Area**

The minimum **Ground Floor Area** for a single unit **Building** or a **Building** containing two units shall be 185.8 m<sup>2</sup>.

7.3.3.4 **B.3-4**

130 Dawson Rd.

As shown on Defined Area Map Number 13 of Schedule "A" of this **By-law**.

7.3.3.4.1 Permitted **Uses**

In addition to the permitted **Uses** listed in Section 7.1.2, within the B.3-4 **Zone**, the following **Use** shall also be permitted:

- **Vehicle Body Shop** (in a free-standing **Building**)

7.3.3.4.2 Regulations

7.3.3.4.2.1 **Outdoor Storage**

Despite Section 4.12, no **Outdoor Storage** shall be permitted in conjunction with a **Vehicle Body Shop**.

7.3.3.5 **B.3-5**

355 Elmira Rd. N.

As shown on Defined Area Map Number 3 of Schedule "A" of this **By-law**.

7.3.3.5.1 Regulations

7.3.3.5.1.1 Maximum Commercial Floor Area

A maximum of 15 percent of the total floor area of an industrial **Mall** may be **Used** for any combination of the following **Uses**:

- **Catering Service**
- **Commercial Entertainment**
- **Financial Establishment**
- **Personal Service Establishment**
- **Recreation Centre**
- **Restaurant**

7.3.3.6 **B.3-6**

516 Imperial Rd. N.

As shown on Defined Area Map Number 8 of Schedule "A" of this **By-law**.

7.3.3.6.1 Permitted **Uses**  
In addition to the **Uses** listed in Section 7.1.2, the following shall also be permitted:

- A fuel supply depot and **Warehouse**

"Fuel Supply Depot" shall mean a fuel dispensing operation consisting of fuel pump islands, underground fuel tanks and a kiosk in which the sale of fuel may be available to fleets, **Trucking Operations** and industry, but it is not available to the public in the manner of an automobile gas bar.

7.3.3.6.2 Regulations

7.3.3.6.2.1 Minimum **Setback** of Fuel Pump Islands  
60 metres from the front property line.

16550 7.3.3.7 **B.3-7**  
351 Speedvale Ave. W., 15 and 21 Lewis Rd and portions of the East Watson subdivision.  
As shown on Defined Area Map Numbers 8 and 62 of Schedule "A" of this **By-law**.

7.3.3.7.1 Permitted **Uses**  
In addition to the **Uses** listed in Section 7.1.2 of Zoning **By-law** the following shall also be permitted:

- **Office**

15959 7.3.3.8 **B.3-8**  
545 Speedvale Ave. W.  
As shown on Defined Area Map Number 3 of Schedule "A" of this **By-law**.

7.3.3.8.1 Permitted **Uses**  
In addition to the **Uses** listed in Section 7.1.2 of Zoning **By-law** (1995)-14864, as amended, the following additional **Uses** shall also be permitted:

- **Storage Facility**
- **Trucking Operation**

7.3.3.8.2 Regulations  
 In accordance with Section 7.3 of Zoning **By-law** (1995)-14864, as amended, with the following additional regulations:

7.3.3.8.2.1 Specific **Trucking Operation** Regulations

7.3.3.8.2.1.1 **Vehicles** operating commercially from the transportation operation **Use** may not be stored or parked in the area designated as **Front Yard**.

7.3.3.8.2.1.2 Despite Section 4.13, **Vehicle** storage areas need not have **Parking Spaces** designated.

16287 7.3.3.9 **B.3-9**  
 504 Imperial Road North  
 As shown on Defined Area Map Number 3 of Schedule “A” of this **By-law**.

7.3.3.9.1 Permitted **Uses**  
 In accordance with the **Uses** permitted in Section 7.1.2 of the Zoning **By-law**, with the following additional **Use**:

- **Fuel Supply Depot**

7.3.3.9.2 Regulations  
 In accordance with Section 4 (General Provisions), Section 7.3 and Table 7.3 (Industrial **Zone** Regulations) of Zoning **By-law** (1995)-14864, as amended with the following addition:

7.3.3.9.2.1 Minimum **Setback** of Pump Islands  
 In accordance with Section 6.4.2.2.1 of the Zoning **By-law**.

18706 7.3.3.10 **B.3-10**  
 (Blocks 1&2 of the Southgate Industrial Business Park)  
 As shown on Defined Area Map Number 71 of Schedule “A” of this **By-law**.

7.3.3.10.1 Permitted **Uses**

- **Manufacturing**
- **Warehouse**

**Office, Factory Sales Outlet**, fleet servicing area and other **Accessory Uses** are permitted provided that such **Use** is subordinate, incidental and exclusively devoted to a permitted **Use** listed in Section 7.1.2 and provided that such **Use** complies with Section 4.23.

Temporary **Uses** including **Agriculture (Vegetation Based), Outdoor**

**Sportsfield Facilities**, Driving range

## 7.3.3.10.2

**Malls**

All Uses listed in Section 7.1.2 and the following:

- **Catering Service**
- **Cleaning Establishment**
- **Commercial Entertainment/Recreation Centre** (excluding movie theatres, bowling alleys and roller rinks)
- **Commercial School**
- **Computer Establishment**
- **Financial Establishment**
- Industrial or construction equipment rental or sales firm
- **Office**
- **Office Supply**
- **Personal Service Establishment**
- **Photofinishing Place**
- **Print Shop**
- **Repair Service**
- **Research Establishment**
- **Restaurant**
- **Tradesperson's Shop**
- **Vehicle Specialty Repair Shop**

## 7.3.3.10.3

**Prohibited Uses**

In addition to Section 7.2 of Bylaw Number (1995)-14864, as amended, the following **Uses** are prohibited:

- **Abattoir**
- A facility, the primary use of which is electroplating
- A facility, the primary use of which is the manufacturing of hazardous chemicals, not including pharmaceutical/medical.
- Asphalt/concrete/tar plants
- Bulk fuel oil storage yards
- Bulk Storage of Petroleum Products
- **Cemetery**
- **Cleaning Establishment** (i.e. a dry cleaning facility)
- **Contractor's Yard**
- Disposal of leachable waste (including the spreading of biosolids)
- Facilities for treating or disposing of hazardous waste
- Furniture and wood stripping and refinishing
- **Garden Centre**
- **Intensive** livestock operations including the spreading of manure
- Meat Processing Plant
- **Outdoor Storage** of road salt or other de-icing materials and the importation of salt laden snow.
- Petroleum product refining and manufacturing
- Underground pipeline transmission of oil, gasoline, or other petroleum liquid products

- Sanitary Landfill Site
- **Tradespersons' Shop**
- **Towing Establishment**
- **Trucking Operation**
- Underground Storage Tank for Fuel or Hazardous substances
- **Vehicle Gas Bar**
- Vehicle Salvage Yard
- **Vehicle Service Station** (defined to include a car wash)
- Vehicle Wrecking Establishment
- Waste Transfer Station
- Wood preserving and treating

7.3.3.10.4 Regulations

In addition to the regulations set out in Section 4 and 7.3 and Table 7.3 of **By-law** Number (1995)-14864, as amended, the following additions and exceptions shall apply:

7.3.3.10.4.1 Off-Street Parking

For '**Manufacturing**' and '**Malls' Uses**, despite Section Table 7.3, Row 7, the following parking requirements shall apply:

- 1 **Parking Space** per 50 square metres up to 1,000 square metres of **Gross Floor Area**.
- 1 **Parking Space** per 100 square metres between 1,000 square metres and 5,000 square metres of **Gross Floor Area**, and
- 1 **Parking Space** per 150 square metres over 5,000 square metres of **Gross Floor Area**.

7.3.3.10.4.2 Buffer Strips

In addition to Table 7.3, Row 11, the following regulations related only to development adjacent to Maltby Road shall apply:

A **Buffer Strip** shall be provided adjacent to Maltby Road in this **Zone**. The required **Buffer Strip** shall be a minimum of 14 metres in width and shall consist of a 2 metre high landscaped earth berm measured from surrounding on-site grade. Landscaping shall include coniferous and deciduous trees planted at 3 metre centre intervals. Landscape material shall be a minimum of 6 cm caliper for deciduous trees and 2 metre height for coniferous trees. Where there is existing tree or shrub growth, the existing plantings may provide the required **Buffer Strip**.

The following regulations shall apply only within the required minimum 14 metre wide **Buffer Strip**:

Minimum **Rear Yard** and **Exterior Side Yard**

Lots abutting Maltby Road shall have a minimum **Rear Yard** or **Exterior Side Yard** of 14 metres.

Off-Street Parking

Off-street parking shall be set back a minimum of 14 metres from Maltby Road.

Off-Street Loading

Off-street loading shall be set back a minimum of 14 metres from Maltby Road and must be visually screened from any public **Street** by a **Fence**, wall or berm.

Outdoor Storage

**Outdoor Storage** shall be set back a minimum of 14 metres from Maltby Road and must be visually screened from any public street by a **Fence**, wall or berm.

Garbage, Refuse and Storage Composters

Garbage, refuse and storage composters shall be **Setback** a minimum of 14 metres from Maltby Road and must be visually screened from any public **Street** by a **Fence**, wall or berm.

18706 7.3.3.11

**B.3-11**

(Block 3 of the Southgate Industrial Business Park)

As shown on Defined Area Map Number 71 of Schedule "A" of this **By-law**.

7.3.3.11.1

Permitted Uses

- **Catering Service**
- **Club**
- **Commercial School**
- **Computer Establishment**
- **Convenience Store**
- **Dry Cleaning Outlet**
- **Mall**
- **Manufacturing**
- **Warehouse**
- **Research Establishment**
- **Museum**
- **Office**
- **Office Supply**
- **Personal Service Establishment**
- **Print Shop**
- **Public Hall**
- **Restaurant**
- **Tavern**
- **Veterinary Service**

7.3.3.11.2

Prohibited Uses

- **Abattoir**
- A facility, the primary use of which is electroplating

- A facility, the primary use of which is the manufacturing of hazardous chemicals, not including pharmaceutical/medical.
- Asphalt/concrete/tar plants
- Bulk fuel oil storage yards
- Bulk Storage of Petroleum Products
- **Cemetery**
- **Cleaning Establishment** (i.e. a dry cleaning facility)
- **Contractor's Yard**
- Disposal of leachable waste (including the spreading of biosolids)
- Facilities for treating or disposing of hazardous waste
- Furniture and wood stripping and refinishing
- **Garden Centre**
- Intensive livestock operations including the spreading of manure
- Meat Processing Plant
- **Outdoor Storage** of road salt or other de-icing materials and the imp, salt laden snow.
- Petroleum product refining and manufacturing
- Underground pipeline transmission of oil, gasoline, or other petroleum products
- Sanitary Landfill Site
- **Tradespersons' Shop**
- **Towing Establishment**
- **Trucking Operation**
- Underground Storage Tank for Fuel or Hazardous substances
- **Vehicle Gas Bar**
- **Vehicle** Salvage Yard
- **Vehicle Service Station** (defined to include a car wash)
- **Vehicle** Wrecking Establishment
- Waste Transfer Station
- Wood preserving and treating

## 7.3.3.11.3

Regulations

In addition to the regulations set out in Section 4 and 7.3 and Table 7.3 of **By-law** Number (1995)-14864, as amended, the following additions and exceptions shall apply:

## 7.3.3.11.3.1

Off-Street Parking

For '**Manufacturing**' and '**Malls' Uses**, despite Section Table 7.3, Row 7, the following parking requirements shall apply:

- 1 **Parking Space** per 50 square metres up to 1,000 square metres of **Gross Floor Area**.
- 1 **Parking Space** per 100 square metres between 1,000 square metres and 5,000 square metres of **Gross Floor Area**, and
- 1 **Parking Space** per 150 square metres over 5,000 square metres of **Gross Floor Area**.



7.3.3.11.3.2

**Buffer Strips**

In addition to Table 7.3, Row 11, the following regulations related only to development adjacent to Maltby Road shall apply:

A **Buffer Strip** shall be provided adjacent to Maltby Road in this **Zone**. The required **Buffer Strip** shall be a minimum of 14 metres in width and shall consist of a 2 metre high landscaped earth berm measured from surrounding on-site grade. Landscaping shall include coniferous and deciduous trees planted at 3 metre centre intervals. Landscape material shall be a minimum of 6 cm caliper for deciduous trees and 2 metre height for coniferous trees. Where there is existing tree or shrub growth, the existing plantings may provide the required **Buffer Strip**.

The following regulations shall apply only within the required minimum metre wide **Buffer Strip**:

**Minimum Rear Yard and Exterior Side Yard**

Lots abutting Maltby Road shall have a minimum **Rear Yard** or **Exterior Side Yard** of 14 metres.

**Off-Street Parking**

Off-street parking shall be set back a minimum of 14 metres from Maltby Road.

**Off-Street Loading**

Off-street loading shall be set back a minimum of 14 metres from Maltby Road and must be visually screened from any public **Street** by a **Fence**, wall or berm.

**Outdoor Storage**

**Outdoor Storage** shall be set back a minimum of 14 metres from Maltby Road and must be visually screened from any public **Street** by a **Fence**, wall or berm.

**Garbage, Refuse and Storage Composters**

Garbage, refuse and storage composters shall be **Setback** a minimum of 14 metres from Maltby Road and must be visually screened from any public **Street** by a **Fence**, wall or berm.

19235 7.3.3.12

**B.3-12**

32 Watson Parkway South

As shown on Defined Area Map Number 58 of Schedule "A" of this **By-law**.

7.3.3.12.1

**Permitted Uses**

In accordance with the **Uses** listed in Section 7.1.2.

7.3.3.12.2

**Regulations**

In accordance with Section 7.3 of the **By-law**, as amended, with the following exceptions and additions.

7.3.3.12.2.1      Maximum **Front Yard Building Setback**  
20 metres

7.3.3.12.2.2      **Buffer Strips**  
A landscaped **Buffer Strip** a minimum of 3 metres in width shall be provided along the front property line adjacent to Watson Parkway South to screen any off-street parking areas in the required **Front Yard**.

7.3.3.12.2.3      **Building Entrances**  
Principle unit **Building** entrances shall be located facing Watson Parkway South.

### 7.3.4 Restricted Defined B.4 Zones – Specialized B.4 Zones

#### 7.3.4.1 B.4-1

As shown on Defined Area Map Numbers 34, 36, 38 and 46 of Schedule “A” of this *By-law*.

O960015  
15271

#### 7.3.4.1.1

#### Permitted Uses

- |                      |  |
|----------------------|--|
| 163 Alice Street     | • Site work contracting industry   |
| 199 Alice Street     | • Automobile general repair establishment  |
| 201-207 Alice Street | • Chemical products industry   |
| 5 Arthur St. S.      | • Major and small electric appliance<br><b>Manufacturing</b><br>• Plastic product <b>Manufacturing</b> |
| 45 Cross Street      | • Sash, door and other millwork<br>• Household furniture <b>Manufacturing</b><br>• Machine shop        |
| 47 Duke Street       | • Fabricating structural metal products<br>• Hardware tool and cutlery industry<br>• Machine shop      |
| 66 Duke Street       | • Storage and <b>Warehouse</b>   |
| 91 Duke Street       | • Metal fabricating industry   |
| 92 Ferguson Street   | • Machine shop   |
| 120 Huron Street     | • Laboratory and <b>Research Establishment</b>   |

16840

Deleted by *By-law* Number (2002)-16840

- |                      |   |
|----------------------|---|
| 52-62 Johnson Street | • Communication and other electronic equipment industry<br>• Chemical products industry |
| 121 Morris Street    | • Petroleum product wholesaling   |
| 127 Morris Street    | • Sash, door and other millwork industry<br>• Household furniture <b>Manufacturing</b>  |

- 230-240 York Road
- Plastic and synthetic resins  
**Manufacturing**
  - Beverage wholesaling

7.3.4.1.2 Regulations

7.3.4.1.2.1 Outdoor Storage

No **Outdoor Storage** shall be allowed in the B.4-1 **Zone**.

15378

7.3.4.2 B.4-2

Deleted by **By-law** .Number (1997)-15378

7.3.4.3 B.4-3

74 Suburban Ave.

As shown on Defined Area Map Number 52 of Schedule “A” of this **By-law**.

7.3.4.3.1 Permitted Uses

In addition to the **Uses** specified in Section 7.1.3, the following shall also be permitted in the B.4-3 **Zone**:

- Scrap metal yard
- One **Single Detached Dwelling**

7.3.4.4 B.4-4

781 York Rd.

As shown on Defined Area Map Numbers 58 and 59 of Schedule “A” of this **By-law**.

7.3.4.4.1 Permitted Uses

In addition to the permitted **Uses** listed in Section 7.1.3, in the B.4-4 **Zone** the following additional **Use** shall be permitted:

- **Abattoir** and meat packing and processing plant

7.3.4.5 B.4-5

23 Garibaldi St.

As shown on Defined Area Map Number 46 of Schedule “A” of this **By-law**.

- 7.3.4.5.1 Permitted **Uses**
- **Catering Service**
  - **Cleaning Establishment**
  - **Commercial School**
  - **Computer Establishment**
  - **Manufacturing**
  - **Print Shop**
  - **Repair Service**
  - **Research Establishment**
  - **Tradesperson's Shop**
  - **Warehouse**

7.3.4.5.2 Regulations

- 7.3.4.5.2.1 **Outdoor Storage**  
No **Outdoor Storage** shall be allowed in the B.4-5 **Zone**.

- 7.3.4.6 **B.4-6**  
15 Smith Ave.  
As shown on Defined Area Map Number 46 of Schedule "A" of this **By-law**.

- 7.3.4.6.1 Permitted **Uses**
- **Vehicle Service Station**
  - **Vehicle Sales Establishment**

- 7.3.4.7 **B.4-7**  
171-175 Dawson Rd.  
As shown on Defined Area Map Number 13 of Schedule "A" of this **By-law**.

- 7.3.4.7.1 Permitted **Uses**  
In addition to the permitted **Uses** listed in Section 7.1.3, the following shall be added as temporary **Uses** to the list of permitted **Uses** for **Malls** in Section 7.1.3:

- **Flea Market**
- **Chip Wagon** as an **Accessory Use** to the **Flea Market**

7.3.4.7.2 Regulations

- 7.3.4.7.2.1 Off-Street Parking

- i) Parking for the **Flea Market** shall be based on the ratio of 6.5 spaces per 100 m<sup>2</sup> **Gross Floor Area**.
- ii) A total of 500 **Parking Spaces** shall be provided on the property.

7.3.4.7.2.2 Maximum Floor Area for Market  
The **Flea Market** shall not exceed a **Gross Floor Area** of 4645 m<sup>2</sup>.

7.3.4.7.2.3 Maximum Public Floor Space  
Despite Row 16 of Table 7.2, a maximum of 61% of the total floor area of the existing **Building** may be **Used** for public **Use** for the duration of the **Flea Market's** existence.

7.3.4.8 **B.4-8**  
875-955 Woodlawn Rd. W., 505-515 Governors Rd., 15-131 Malcolm Rd., 14-130 Malcolm Rd., 521, 531 Michener Rd., 530-546 Governors Rd.

As shown on Defined Area Map Numbers 1 and 8 of Schedule "A" of this **By-law**.

7.3.4.8.1 Permitted Uses  
In addition to the permitted **Uses** listed in Section 7.1.3, in the B.4-8 **Zone** the following additional **Uses** shall be permitted:

- **Vehicle Sales Establishment**

7.3.4.9 **B.4-9**  
Arthur St.  
As shown on Defined Area Map Number 38 of Schedule "A" of this **By-law**.

7.3.4.9.1 Permitted Uses

- **Parking Facility**

7.3.4.9.2 Regulations

7.3.4.9.2.1 Off-Street Parking  
**Parking Spaces** may abut the **Street Lines** on Duke Street and Arthur Street.

7.3.4.9.2.2 Planting Area  
None Required.

7.3.4.10 **B.4-10**  
460 Silvercreek Pkwy. N.  
As shown on Defined Area Map Number 8 of Schedule "A" of this **By-law**.

7.3.4.10.1 **Permitted Uses**  
In addition to the **Uses** specified in Section 7.1.3, the following shall also be permitted:

- Commercial Recreation restricted to a racquet **Club** including the following **Uses**:
  - Exercise rooms and associated facilities
  - **Laundry** facilities
  - Lounge
  - Nursery
  - **Offices**
  - Pro shop
  - Racquetball courts
  - **Restaurant**
  - Squash courts
  - Tennis courts

7.3.4.10.2 **Regulations**

7.3.4.10.2.1 **Off-Street Parking**  
Despite Section 4.13.4, the following shall apply in the B.4-10 **Zone**:

7.3.4.10.2.1.1 For new industrial **Buildings**, 1 **Parking Space** for each 37.2 m<sup>2</sup> of **Gross Floor Area**.

7.3.4.10.2.1.2 For new industrial **Malls**, 1 **Parking Space** for each 27.9 m<sup>2</sup> of **Gross Floor Area**.

7.3.4.10.2.1.3 For **Restaurants** not within an industrial **Mall**, 1 **Parking Space** for each 4.6 m<sup>2</sup> of floor area **Used** by the patrons of the **Restaurant**.

7.3.4.10.2.1.4 For court facilities within the racquet **Club**, the following shall apply:

- a) 8 **Parking Spaces** per tennis court;
- b) 4 **Parking Spaces** per squash court;
- c) 4 **Parking Spaces** per racquetball court.

7.3.4.11 **B.4-11**

215 Dawson Rd.

As shown on Defined Area Map Number 13 of Schedule "A" of this **By-law**.

7.3.4.11.1 Permitted **Uses**

- **Vehicle Body Shop** within the existing **Building**

7.3.4.12 **B.4-12**

490 York Rd.

As shown on Defined Area Map Number 46 of Schedule "A" of this **By-law**.

7.3.4.12.1 Permitted **Uses**

In addition to the permitted **Uses** listed in Section 7.1.3, the following shall also be permitted:

- **Commercial School**
- **Computer Establishment**
- **Warehouse**

7.3.4.12.2 Regulations

7.3.4.12.2.1 **Outdoor Storage**

No **Outdoor Storage** shall be allowed in the B.4-12 **Zone**.

7.3.4.13 **B.4-13**

19 Industrial St.

As shown on Defined Area Map Number 57 of Schedule "A" of this **By-law**.

7.3.4.13.1 Permitted **Uses**

In addition to the **Uses** specified in Section 7.1.3, the following **Use** shall also be permitted:

- **Vehicle Specialty Repair Shop**

7.3.4.14 **B.4-14**

30 Edinburgh Rd. N.

As shown on Defined Area Map Number 15 of Schedule "A" of this **By-law**.

7.3.4.14.1 Permitted **Uses**

In addition to the **Uses** specified in Section 7.1.3, the following **Use**



shall also be permitted:

- **Commercial School.**

7.3.4.14.2 Regulations

7.3.4.14.2.1 Maximum Public Floor Space and Teaching Space

A maximum of 50% of the total floor area of an industrial **Mall Building** may be **Used** for display, sales and reception areas open to the public or teaching space in the case of **Commercial Schools**.

7.3.4.14.2.2 Off-Street Parking

Despite Section 4.13.4, the required number of **Parking Spaces** for an industrial **Mall** shall be calculated on the basis of 3 **Parking Spaces** per 100 m<sup>2</sup> of **Gross Floor Area**.

7.3.4.15 B.4-15

As shown on Defined Area Map Numbers 34 and 36 of Schedule "A" of this **By-law**.

7.3.4.15.1 Permitted Uses

- |                      |  |
|----------------------|--|
| 41, 44 George Street | • Metal fabricating industry   |
| 151 Cardigan Street  | • <b>Warehouse</b><br>• Storage<br>• <b>Manufacturing</b>                        |
| 60 Cardigan Street   | • <b>Warehouse</b><br>• <b>Storage Facility</b><br>• Boat repair/ <b>Offices</b> |
| 54-58 Cardigan St.   | • Wicker and <b>Garden Centre/Offices</b>  |
| 122 Cardigan St.     | • 4 <b>Dwelling Units</b>  |
| 29 London Rd. E.     | • 1 <b>Dwelling Unit</b>   |

7.3.4.15.2 Regulations

7.3.4.15.2.1 Outdoor Storage

No **Outdoor Storage** shall be allowed in the B.4-15 **Zone**.

7.3.4.15.2.2 Maximum Building Height

6 **Storeys** and in accordance with Section 4.16 and 4.18.

7.3.4.16     **B.4-16**  
65 Lewis Rd.  
As shown on Defined Area Map Number 8 of Schedule “A” of this **By-law**.

- 7.3.4.16.1     Permitted Uses
- Meat packing and processing plant

7.3.4.17     **B.4-17**  
67 Lewis Rd.  
As shown on Defined Area Map Number 8 of Schedule “A” of this **By-law**.

- 7.3.4.17.1     Permitted Uses  
In addition to the **Uses** listed in Section 7.1.3, the following shall also be permitted:
- **Vehicle Body Shop**
  - **Vehicle Service Station**

7.3.4.18     **B.4-18**  
141 Victoria Rd. N.  
As shown on Defined Area Map Number 46 of Schedule “A” of this **By-law**.

- 7.3.4.18.1     Permitted Uses  
In addition to the **Uses** listed in Section 7.1.3, the following shall also be permitted:
- **Vehicle Service Station**

15006     7.3.4.19     **B.4-19**  
Deleted by **By-law** (1995)-15006.

15006     7.3.4.20     **B.4-20**  
Deleted by **By-law** (1995)-15006.

O960015     7.3.4.21     **B.4-21**  
139 Morris St.

As shown on Defined Area Map Number 46 of Schedule “A” of this **By-law**.

7.3.4.21.1 Permitted **Uses**  
• **Manufacturing**

7.3.4.21.2 Regulations

7.3.4.21.2.1 **Outdoor Storage**  
No **Outdoor Storage** shall be allowed in the B.4-21 **Zone**.

17004 7.3.4.22 **B.4-22**  
As shown on Defined Area Map number 15 of Schedule “A” of this **By-law**.

7.3.4.22.1 Permitted **Uses**  
In addition to the **Uses** permitted by Section 7.1.3, the following additional **Uses** shall be permitted:

- **Religious Establishment**
- **School**
- **Day Care Centre**



- 17698 7.3.5 **Restricted Defined B.5 Zones – Specialized B.5 Zones**
- 7.3.5.1 **B.5-1(H)**  
788, 881 and 902 Laird Road West  
As shown on Defined Area Map Numbers 69 and 70 of Schedule “A” of this ***By-law***.
- 7.3.5.1.1 **Permitted Interim Use**  
One (1) ***Single-Detached Dwelling***, subject to the regulations outlined in Section 5.1.2 (R.1B ***Zone***) of the Zoning ***By-law*** despite Section 4.10, only until such time as the ***City*** has lifted the (H) Holding provision to allow the development of Corporate Business Park ***Uses*** on the property in accordance with the permitted ***Uses*** and regulations of Section 7.4 of the B.5 ***Zone***.
- 7.3.5.1.2 **Permitted Uses**  
In accordance with Sections 7.4.1, 7.4.2 and 7.4.3.
- 7.3.5.1.3 **Regulations**  
Regulations outlined in Section 7.4.4 and Table 7.4 of this ***By-law***, shall apply, upon redevelopment of the lands for B.5 ***Zone Uses***.
- 7.3.5.1.4 **Holding (H) Provision**
- Purpose**  
To ensure that B.5 ***Zone*** corporate business park redevelopment on the lands at 788, 881 and 902 Laird Road West does not occur until the development potential of the lands are identified through the approval of an ***Environmental Impact Study*** approved by the ***City*** and the GRCA, full municipal services are provided and all applicable costs associated with development are paid to the ***City***, all to the satisfaction of the ***City*** of Guelph.
- Conditions**  
Prior to the removal of the Holding designation “H”, the owner shall complete the following conditions to the satisfaction of the ***City***:
1. The owners shall submit an ***Environmental Impact Study*** to the ***City*** and the Grand River Conservation Authority for approval. This study shall identify all developable and non-developable lands and the owner shall dedicate all non-developable lands to the ***City*** of Guelph, to the satisfaction of the ***City***, prior to the redevelopment of the lands.
  2. The owners and any mortgagees shall enter into a Site Plan

Agreement with the **City**, satisfactory to the **City** Solicitor and registered on the title of the lands, agreeing to all **City** conditions related to the development of the lands including the payment of all costs associated with the provision of full municipal services to the lands.

17698 7.3.5.2

**B.5-2**

Hanlon Creek Business Park

As shown on Defined Area Map Number 69 of Schedule "A" of this **By-law**.

7.3.5.2.1

**Permitted Uses**

- **Commercial School**
- **Computer Establishment**
- **Laboratory**
- **Mall**
- **Medical Clinic**
- **Medical Office**
- **Office**
- **Post Secondary School**
- **Print Shop**
- **Research Establishment**

And in accordance with Sections 7.4.2 and 7.4.3.

7.3.5.2.2

**Prohibited Uses**

- **Abattoir**
- A facility, the primary **Use** of which is electroplating
- A facility, the primary **Use** of which is the **Manufacturing** of hazardous chemicals, not including pharmaceutical/medical
- Asphalt/concrete/tar plants
- Bulk fuel oil storage yards
- Bulk Storage of Petroleum Products
- **Cemetery**
- **Cleaning Establishment** (i.e. a dry cleaning facility)
- **Contractor's Yard**
- Disposal of leachable waste (including the spreading of biosolids)
- Facilities for treating or disposing of hazardous waste
- Furniture and wood stripping and refinishing
- **Garden Centre**
- Intensive livestock operations including the spreading of manure
- Meat Processing Plant

- Metal Fabricating
- **Outdoor Storage** of road salt or other de-icing materials and the importation of salt laden snow
- Petroleum product refining and **Manufacturing**
- Underground pipeline transmission of oil, gasoline, or other petroleum liquid products
- **Repair Service**
- Sanitary Landfill Site
- **Tradespersons' Shop**
- **Towing Establishment**
- **Trucking Operation**
- Underground Storage Tank for Fuel or Hazardous substances
- **Vehicle Gas Bar**
- **Vehicle** Salvage Yard
- **Vehicle Service Station** (defined to include a **Car Wash**)
- **Vehicle** Wrecking Establishment
- Waste Transfer Station
- Wood preserving and treating

#### 7.3.5.2.3 Regulations

In addition to the regulations in Section 7.4.4 and Table 7.4 of **By-law** Number (1995)–14864, as amended, the following additions and exceptions shall apply:

##### 7.3.5.2.3.1 Minimum **Rear Yard**

6 metres and in accordance with Section 7.4.4.1 except that the **Rear Yard** shall be a minimum of 14 metres from the northerly **Zone** line and the Hanlon Expressway.

##### 7.3.5.2.3.2 Off-Street Parking

In accordance with Section 7.4.4 and Table 7.4, Row 7. In addition, all **Parking Areas** shall be a minimum of 14 metres from the northerly **Zone** line and the Hanlon Expressway.

##### 7.3.5.2.3.3 Off-Street Loading

In accordance with Section 4.14 and Row 8, Table 7.4 and shall be a minimum of 14 metres from the northerly **Zone** line and shall be visually screened from any public **Street** or residential **Zone** by a **Fence**, wall or berm of not less than 2 metres in height.

##### 7.3.5.2.3.4 Buffer Strips

Minimum width of 14 metres. Along the northerly **Zone** line shall consist of a landscaped berm a minimum height of 2 metres. Landscaping shall include coniferous trees planted at minimum 3 metre centre intervals. Landscape material shall be a minimum of 6

cm. caliper for deciduous trees and 2 metre height for coniferous trees.

7.3.5.2.3.5 Maximum **Building Height**  
8 metres and in accordance with Section 4.18.

7.3.5.2.3.6 Garbage, Refuse and Storage Composters  
In accordance with Row 14, of Table 7.4 and with the additional requirement that garbage, refuse and storage composters shall not be permitted within 14 metres of a **Zone** line. Any garbage, refuse and storage composters must be visually screened by a **Fence**, wall or berm of not less than 2 metres in height from any public **Street**.

17698 7.3.5.3 **B.5-3**  
Hanlon Creek Business Park  
As shown on Defined Area Map Number 69 of Schedule “A” of this **By-law**.

7.3.5.3.1 Permitted **Uses**

- **Commercial School**
- **Computer Establishment**
- **Laboratory**
- **Mall**
- **Manufacturing** (entirely within a **Building**)
- **Medical Clinic**
- **Medical Office**
- **Office**
- **Post Secondary School**
- **Print Shop**
- **Research Establishment**
- **Warehouse** (entirely within a **Building**)

And in accordance with Sections 7.4.2 and 7.4.3.

7.3.5.3.2 Prohibited **Uses**

- **Abattoir**
- A facility, the primary **Use** of which is electroplating
- A facility, the primary **Use** of which is the **Manufacturing** of hazardous chemicals, not including pharmaceutical/medical
- Asphalt/concrete/tar plants
- Bulk fuel oil storage yards
- Bulk Storage of Petroleum Products



- **Cemetery**
- **Cleaning Establishment** (i.e. a dry cleaning facility)
- **Contractor's Yard**
- **Disposal** of leachable waste (including the spreading of biosolids)
- Facilities for treating or disposing of hazardous waste
- Furniture and wood stripping and refinishing
- **Garden Centre**
- Intensive livestock operations including the spreading of manure
- Meat Processing Plant
- Metal Fabricating
- **Outdoor Storage** of road salt or other de-icing materials and the importation of salt laden snow
- Petroleum product refining and manufacturing
- Underground pipeline transmission of oil, gasoline, or other petroleum liquid products
- **Repair Service**
- Sanitary Landfill Site
- **Tradespersons' Shop**
- **Towing Establishment**
- **Trucking Operation**
- Underground Storage Tank for Fuel or Hazardous substances
- **Vehicle Gas Bar**
- Vehicle Salvage Yard
- **Vehicle Service Station** (defined to include a **Car Wash**)
- Vehicle Wrecking Establishment
- Waste Transfer Station
- Wood preserving and treating

#### 7.3.5.3.3 Regulations

In addition to the regulations in Section 7.4.4 and Table 7.4 of **By-law** Number (1995)–14864, as amended, the following additions and exceptions shall apply:

##### 7.3.5.3.3.1 Minimum **Rear Yard**

6 metres and in accordance with Section 7.4.4.1 except that the **Rear Yard** shall be a minimum of 14 metres from the northerly **Zone** line.

##### 7.3.5.3.3.2 Off-Street Parking

In accordance with Section 7.4.4 and Table 7.4, Row 7. In addition, all **Parking Areas** shall be a minimum of 14 metres from the northerly **Zone** line.

##### 7.3.5.3.3.3 Off-Street Loading

In accordance with Section 4.14 and Row 8, Table 7.4 and shall be

a minimum of 14 metres from the northerly **Zone** line and shall be visually screened from any public **Street** or residential **Zone** by a **Fence**, wall or berm of not less than 2 metres in height.

## 7.3.5.3.3.4

**Buffer Strips**

Minimum width of 14 metres. Along the northerly **Zone** line shall consist of a landscaped berm a minimum height of 2 metres. Landscaping shall include coniferous trees planted at minimum 3 metre centre intervals. Landscape material shall be a minimum of 6 cm caliper for deciduous trees and 2 metre height for coniferous trees.

## 7.3.5.3.3.5

**Maximum Building Height**

8 metres and in accordance with Section 4.18.

## 7.3.5.3.3.6

**Garbage, Refuse and Storage Composters**

In accordance with Row 14, of Table 7.4 and with the additional requirement that garbage, refuse and storage composters shall not be permitted within 14 metres of a **Zone** line. Any garbage, refuse and storage composters must be visually screened by a **Fence**, wall or berm of not less than 2 metres in height from any public **Street**.

## 17698 7.3.5.4

**B.5-4**

Hanlon Creek Business Park

As shown on Defined Area Map Number 69 of Schedule "A" of this **By-law**.

## 7.3.5.4.1

**Prohibited Uses**

- **Abattoir**
- A facility, the primary **Use** of which is electroplating
- A facility, the primary **Use** of which is the manufacturing of hazardous chemicals, not including pharmaceutical/medical
- Asphalt/concrete/tar plants
- Bulk fuel oil storage yards
- Bulk Storage of Petroleum Products
- **Cemetery**
- **Cleaning Establishment** (i.e. a dry cleaning facility)
- **Contractor's Yard**
- Disposal of leachable waste (including the spreading of biosolids)
- Facilities for treating or disposing of hazardous waste
- Furniture and wood stripping and refinishing
- **Garden Centre**
- Intensive livestock operations including the spreading of manure
- Meat Processing Plant

- Metal Fabricating
- **Outdoor Storage** of road salt or other de-icing materials and the importation of salt laden snow
- Petroleum product refining and manufacturing
- Underground pipeline transmission of oil, gasoline, or other petroleum liquid products
- **Repair Service**
- Sanitary Landfill Site
- **Tradespersons' Shop**
- **Towing Establishment**
- **Trucking Operation**
- Underground Storage Tank for Fuel or Hazardous substances
- **Vehicle Gas Bar**
- **Vehicle** Salvage Yard
- **Vehicle Service Station** (defined to include a **Car Wash**)
- **Vehicle** Wrecking Establishment
- Waste Transfer Station
- Wood preserving and treating

7.3.5.4.2 Regulations

In accordance with the provisions of Section 7.4.4 and Table 7.4 of **By-law** Number (1995)–14864, as amended, with the following exception:

7.3.5.4.2.1 Maximum **Building Height**

8 metres and in accordance with Section 4.18.

17698 7.3.5.5

**B.5-5**

Hanlon Creek Business Park

As shown on Defined Area Map Number 69 of Schedule “A” of this **By-law**.

7.3.5.5.1 Permitted **Uses**

In accordance with Section 7.4.1. of **By-law** Number (1995)–14864, as amended.

7.3.5.5.2 Prohibited **Uses**

- **Abattoir**
- A facility, the primary use of which is electroplating
- A facility, the primary use of which is the manufacturing of hazardous not including pharmaceutical/medical
- Asphalt/concrete/tar plants
- Bulk fuel oil storage yards
- Bulk Storage of Petroleum Products

- **Cemetery**
- **Cleaning Establishment** (i.e. a dry cleaning facility)
- **Contractor's Yard**
- Disposal of leachable waste (including the spreading of biosolids)
- Facilities for treating or disposing of hazardous waste
- Furniture and wood stripping and refinishing
- **Garden Centre**
- Intensive livestock operations including the spreading of manure
- Meat Processing Plant
- **Outdoor Storage** of road salt or other de-icing materials and the in salt laden snow
- Petroleum product refining and manufacturing
- Underground pipeline transmission of oil, gasoline, or other petr products
- **Repair Service**
- Sanitary Landfill Site
- **Tradespersons' Shop**
- **Towing Establishment**
- **Trucking Operation**
- Underground Storage Tank for Fuel or Hazardous substances
- **Vehicle Gas Bar**
- **Vehicle** Salvage Yard
- **Vehicle Service Station** (defined to include a **Car Wash**)
- **Vehicle** Wrecking Establishment
- Waste Transfer Station
- Wood preserving and treating

OMB  
Z070067 7.3.5.6

**B.5-6 (H25)**

Silvercreek Parkway South

As shown on Defined Area Map Number 15

7.3.5.6.1

**Permitted Uses**

In accordance with Section 7.4.1 of Zoning By-law (1995) – 14864, with the following exceptions:

- **Manufacturing** (entirely within a **Building**)
- **Warehouse** (entirely within a **Building**)

and with the following additional permitted **Uses**:

- **Club**
- Maximum of one (1) **Religious Establishment**
- **Recreation Centre**
- Maximum of one (1) **Apartment Building**

7.3.5.6.2 Prohibited **Uses**

In accordance with Section 7.4.3 of Zoning **By-law** (1995)-14864 with the following additional prohibited **Uses**:

- **Manufacturing** (entirely within a **Building**)
- **Warehouse** (entirely within a **Building**)

7.3.5.6.3 Regulations

In accordance with Section 7.4.4 and Table 7.4 with the following exceptions:

7.3.5.6.3.1 Maximum **Front** and **Exterior Side Yard** (Build-to Line)

- a) **Buildings** adjacent to Silvercreek Parkway shall be set back a minimum of 2 m and a maximum of 6 m from Silvercreek Parkway
- b) **Buildings** adjacent to the local public road located in the area between Silvercreek Parkway and Howitt Creek shall be set back a minimum of 2 m and a maximum of 6 m from that local road allowance
- c) **Buildings** developed within 30 metres of the Neighbourhood Park (P.2) **Zone** east of Silvercreek Parkway shall be set back a minimum of 2 m and a maximum of 4.5 m from the limits of that P.2 **Zone**

7.3.5.6.3.2 Minimum **Building Height**  
2 **Storeys**

7.3.5.6.3.3 Minimum **Setback** from the Railway Property Line  
30 metres

7.3.5.6.3.4 Additional Regulations for an **Apartment Building**

7.3.5.6.3.4.1 Maximum Number of Permitted Apartment Units  
100 units

7.3.5.6.3.4.2 **Use Restricted to Certain Location**

The **Apartment Building** shall be located only within 70 m of the adjacent Neighbourhood Park (P.2) **Zone** east of Silvercreek Parkway.

7.3.5.6.3.4.3 Other Regulations for the Permitted **Apartment Building**  
As per the provisions of the R.4A-36 (H25) **Zone**

7.3.5.6.3.5            Severability Provision  
The provisions of this **By-law** shall continue to apply collectively to the whole of the lands identified on Schedule “A” as B.5-6 (H25), despite any future severance, partition or division for any purpose.

19981    7.3.5.7            **B.5-7**  
65 Hanlon Creek Boulevard  
As shown on Defined Area Map Number 70 of Schedule “A” of this **By-law**.

7.3.5.7.1            Permitted **Uses**  
In accordance with Sections 7.4.1, 7.4.2 and 7.4.3 of Zoning **By-law** (1995)-14864, as amended, with the following additional permitted **Uses**:

- **Bake Shop**
- **Convenience Store**
- **Courier Service**
- **Day Care Centre**
- **Florist**
- **Financial Establishment**
- **Office Supply**
- **Personal Service Establishment**
- **Postal Service**
- **Recreation Centre**
- **Rental Outlet**
- **Restaurant**
- **Restaurant (take-out)**
- **Tavern**

7.3.5.7.2            Regulations  
In accordance with Section 7.4.4 of Zoning **By-law** (1995)-14864, as amended, with the following exceptions:

7.3.5.7.2.1            Off-Street Parking  
Despite Sections 4.13 and 7.4.4.5 of the **By-law**, the minimum off-street parking required shall be 1 **Parking Space** per 23 square metres of **Gross Floor Area**.