

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

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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**.

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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**

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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**

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- **Food Vehicle** in accordance with Section 4.30
- **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.

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7.3.2.7

B.2-7

170 Southgate Drive

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

20134 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**:

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.

20134 7.3.2.7.2

Regulations

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

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**
- **Food Vehicle** in accordance with Section 4.30
- **Office**
- **Office Supply**

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- **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.