City of Guelph
2013 Land and Building Profile

Guelph Economic Development
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# Table of Contents

## LAND

- BUSINESS AND INDUSTRIAL LANDS .......................................................................................................................... 3
  - Hanlon Creek Business Park ...................................................................................................................... 3
  - Hanlon Business Park .............................................................................................................................. 4
  - University of Guelph Research Park ........................................................................................................... 5

## ZONING

- SECTION 7 - INDUSTRIAL (B) ZONES .................................................................................................................. 6
  - 7.1 Permitted Uses ........................................................................................................................................ 6
  - 7.2 Prohibited Uses ......................................................................................................................................... 8
  - 7.3 Regulations ............................................................................................................................................... 8
  - Table 7.3 – Regulations Governing Industrial (B) Zones ........................................................................... 10
- SECTION 6.4.3 - SERVICE COMMERCIAL (SC.1-35) ZONE ........................................................................... 12
- SECTION 8.3.2 – U OF G & GUELPH CORRECTIONAL CENTRE (I.2) ZONE .............................................. 12

## MUNICIPAL CHARGES

- Development Charges ........................................................................................................................................ 17
- Site Plan Approval Fees ................................................................................................................................... 17
- Building Permit Fees ....................................................................................................................................... 18
- Water, Storm and Sanitary Sewer Connection Fees ....................................................................................... 19
- Waste Disposal Fees ....................................................................................................................................... 19
- Property Taxes ............................................................................................................................................... 20

## UTILITY RATES

- Water and Wastewater Rates .......................................................................................................................... 21
- Electricity Rates ............................................................................................................................................... 22
- Gas Service Rates .......................................................................................................................................... 24

## MAPS

- City of Guelph ............................................................................................................................................... 25
- Hanlon Business Park ................................................................................................................................... 26
- Hanlon Business Park Zoning (Map #20) .................................................................................................... 27
- University of Guelph Research Park .............................................................................................................. 28
- University of Guelph Research Park Zoning (Map #31) ........................................................................... 29
- Hanlon Creek Business Park – Approved Zoning ......................................................................................... 30
Business and Industrial Lands

The major business and industrial areas in Guelph include:
- The new Hanlon Creek Business Park
- The City-owned Hanlon Business Park
- The mature Northwest Industrial Area
- The University of Guelph’s Research Park.

Additional industrial and commercial lands can be found dispersed throughout the City in a variety of sizes and configurations. The City of Guelph has also annexed land in the City’s south end for future industrial and commercial development.

- **Hanlon Creek Business Park**

The City of Guelph is very proud to announce the arrival of the Hanlon Creek Business Park. The park is located in the city’s south end, adjacent to the Hanlon Parkway (Highway #6) and the Hanlon Business Park. The MacDonald Cartier Freeway (Highway #401), Canada’s major transportation corridor, is a short 5-minute drive from the park. The Hanlon Creek Business Park is a 675-acre master planned, mixed use Business Park that offers purchasers and users, builders and investors a location that is unique for this part of the country.

The park will offer over 400 acres of developable and saleable area. Flexible zoning allows for a mix of business uses including corporate offices, research and development facilities, prestige manufacturing and traditional business and industrial operations. Within the heart of the Park is a 255 acre environmental reserve which will contain recreational trails allowing employees and citizens to enjoy the natural surroundings of the area.

The Hanlon Creek Business Park will be completely served by municipal water and sewers, open ditch storm, paved roads, street lighting, hydro, natural gas and telephone. Business residents will have access to the latest fully interconnected telecommunications infrastructure.

For further information on the Hanlon Creek Business Park contact:

The City of Guelph - Economic Development Department  
Phone (519) 837-5600  
Fax (519) 837-5636  
bizinfo@guelph.ca
Hanlon Business Park

Hanlon Business Park is conveniently located adjacent to the four-lane, limited access Hanlon Parkway (Highway #6 North), minutes north of the MacDonald Cartier Freeway (Highway #401). This Park is managed and marketed by the City of Guelph and consists of some 350 acres of prime industrial and service commercial lands. To date, over 90% of the Park has been sold and it is now home to over sixty organizations.

Industrial lands are zoned either B.1 or B.2 (see Zoning information). Current price is Canadian $85,000.00 per acre and provides for a zoned, graded and serviced site (water, sanitary sewer, open storm ditch, paved road, street lighting, hydro, gas and telephone) available for immediate construction start. Lot sizes start as low as one acre and architectural guidelines ensure a quality business environment.

Service-commercial lands (SC1-35 - see Zoning information) have been designated at the major entrance to the Park for commercial and office uses to serve the needs of the employers and employees within the Park.

For further information on the Hanlon Business Park contact:

The City of Guelph - Economic Development Department
Phone (519) 837-5600
Fax (519) 837-5636
bizinfo@guelph.ca
University of Guelph Research Park

The University of Guelph is internationally recognized as a leader in Agri-food technologies, including: agricultural research and teaching, biotechnology, food science and technology and veterinary medicine. Located adjacent to the main campus, the 30-acre University of Guelph Research Park is designed to accommodate research-intensive businesses that could utilize the facilities, faculty and students available at the University. These lands are available on a long term lease basis.

Within the Research Park, the University has constructed a multi-tenant building to accommodate a wide range of smaller businesses. Existing tenants include a number of agricultural and veterinary medicine businesses and organizations.

Other facilities in the Park include: Health Canada, the Ontario Regional Headquarters of Agriculture Canada, The Semex Alliance, the office and research building for Syngenta Crop Protection Canada Inc., and a second multi-tenant building – The Jaral Centre. Across the street from the Research Park is located the head office complex of the Ontario Ministry of Agriculture, Food and Rural Affairs and the Ontario Milk Testing Laboratory.

Also located in Research Park is the Ontario AgriCentre, home to over 20 agriculture organizations and related companies. Some of its tenants include: the Ontario Institute of Agrologists, the Ontario Soybean Growers, the Ontario Federation of Agriculture, the Ontario Bioauto Council, ACC Farmer’s Financial, Miller Thomson LLP, the Ontario Association of Veterinary Technicians and the Ontario Canola Growers Association.

For further information on the University of Guelph Research Park contact:

The University of Guelph - Real Estate Division
Phone (519) 767-5051
Fax (519) 763-4974
Zoning

Development within the City of Guelph is controlled by the City’s Zoning By-law which outlines permitted uses and regulations for the various industrial, commercial, institutional and residential zones. Following are details on the permitted uses and regulations for all industrial zones (B.1, B.2, B.3, B.4), the SC.1-35 commercial zone, and the Institutional I.2 zone.

Section 7 - Industrial (B) Zones

7.1 PERMITTED USES

The following are permitted Uses within the Industrial - B.1, B.2, B.3, and B.4 Zones:

7.1.1 - Industrial B.1 and B.2 Zones
- Catering Service
- Cleaning Establishment
- Commercial School
- Computer Establishment
- Manufacturing
- Print Shop
- Repair Service
- Research Establishment
- Towing Establishment
- Tradesperson’s Shop
- Trucking Operation
- Warehouse

7.1.1.1 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 7.1.1 and provided that such Use complies with Section 4.23.

Temporary Uses including Agriculture (Vegetation Based), Outdoor Sports field Facilities, and driving range.

Malls
Malls shall only be permitted in the B.2 Zone

7.1.2 - Industrial B.3 Zone
- Manufacturing
- Warehouse

7.1.2.1 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 Sports field Facilities, and driving range.

**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 Repair Shop
- Vehicle Specialty Repair Shop

### 7.1.3 - Industrial B.4 Zone

Catering Service
Cleaning Establishment
Contractor’s Yard
Manufacturing
Repair Service
Towing Establishment
Tradesperson’s Shop
Trucking Operation
Veterinary Service
Warehouse

#### 7.1.3.1 Office, Factory Sales Outlet

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 7.1.3 and provided that such Use complies with Section 4.23.

Temporary Uses including Agriculture (Vegetation Based), Outdoor Sports field Facilities, and driving range.
Malls
All Uses listed in Section 7.1.3 and the following:
Commercial Entertainment/Recreation Centre
(Excluding theatres, bowling alleys and roller rinks)
Commercial School
Computer Establishment
Display and retail sales of appliances, furniture and other household furnishings, hardware and home improvement materials
Financial Establishment
Industrial or construction equipment rental or sales firm
Office
Office Supply
Personal Service Establishment
Photofinishing Place
Print Shop
Research Establishment
Restaurant
Vehicle Repair Shop
Vehicle Specialty Repair Shop

7.2 PROHIBITED USES
Within the Industrial (B) Zones, any trade, business, manufacturer and related uses deemed offensive or noxious by the Environmental Protection Act R.S.O. 1990, Chapter E.19, as amended from time to time or any successor thereof, shall be prohibited.

7.3 REGULATIONS
Within the Industrial (B) Zones, no land shall be Used and no Building or Structure shall be erected or Used except in conformity with the applicable regulations contained in Section 4 - General Provisions, the regulations set out in Table 7.3 and the following:

7.3.1 - Minimum Side and Rear Yards
Despite Row 4 and 5 of Table 7.3, when any Industrial Zone abuts a Residential, Urban Reserve, or Park Zone the minimum Side or Rear Yard shall be 10 metres or one-half the Building Height, whichever is greater.

Where an Industrial Zone abuts a rail spur right-of-way, no Side or Rear Yard is required.

7.3.2 - Accessory Uses
Despite Row 6 of Table 7.3, within the B.2 Zone, the maximum area for an Accessory Use in a Mall shall be determined on the basis of the Gross Floor Area of each individual unit in the Mall and not the Gross Floor Area of the entire Building.

7.3.3 - Off-Street Loading Space Requirements - B.1 and B.2 Zones
No Loading Space shall be located in the Front Yard or Exterior Side Yard or any Yard between a Lot line abutting Hanlon Road or Hanlon Parkway and the nearest wall of the Main Building
on the same Lot. A landscaped strip consisting of trees, shrubbery and/or berms shall screen the Loading Space so that it is not visible from any public Street.

7.3.4 - Determination of Accessory Use Gross Floor Area
When determining the Gross Floor Area for Accessory Uses within the B Zones, the Gross Floor Area designed for staff facilities such as washrooms, staff rooms, staff recreation facilities, and Day Care Centres shall not be included in the calculation of Accessory Use Gross Floor Area.

7.3.5 - Minimum Building Size Requirements

7.3.5.1 - B.1 and B.2 Zones
For properties within the B.1 and B.2 Zones, the following minimum Building sizes shall be required:
- 10 per cent of the Lot Area for Lots 3 acres or less in size, but in no case less than 464.5 m².
- 15 per cent of the Lot Area for Lots between 3-10 acres in size.
- 20 per cent of the Lot Area for Lots over 10 acres.

7.3.5.2 - B.3 and B.4 Zones
Within the B.3 and B.4 Zones, the following minimum Building size requirements shall apply:
- New industrial development - 464.5 m² Ground Floor Area
- New industrial Mall Development - 1,115 m² and not less than 464.5 m² in the initial phase of construction provided the remaining 650.5 m² is shown on the approved site plan.

7.3.6 - Additional Outdoor Storage Regulations - B.1 and B.2 Zones
Outdoor Storage Areas shall be Used only for the storage of:
- Goods or products Manufactured, processed or assembled on site;
- Raw materials or parts Used in the Manufacturing of products produced on site;
- Equipment Used in operation on or from the site; and/or
- Shipping containers or devices.

7.3.7 - Additional Building Height Regulations - B.1 Zone
In addition to all other provisions of the Industrial B Zones, Buildings or Structures more than 133.2 metres north-east of the Watson Road Street allowance as shown on Defined Area Map Number 58, shall not exceed a height of 9 metres, and rooftop appurtenance thereto shall not exceed a height of 3 metres above the roof line.

7.3.8 - Specific Trucking Operation Regulations for the B.1 Zone
A Trucking Operation shall be a permitted Use on the property registered as Part 1, Registered Reference Plan 61R-3662 and shall be subject to the following exceptions and additions:
- Despite Section 4.13.2.4, Vehicles operated commercially from the transportation operation Use may not be stored or parked in the area designated as Front Yard or Exterior Side Yard.
7.3.8.2 Despite Section 4.13.3, fleet Vehicle storage areas need not have Parking Spaces delineated.

7.3.9 - Additional Loading Space Requirements in all B Zones
In addition to Section 4.14, within Industrial (B) Zones adequate space shall be provided on-site for the temporary parking of vehicles awaiting access to Loading Spaces, exclusive of areas Used for parking or storage, and Loading Space access areas shall be designed to avoid interference with the normal Use of the Street and with internal on-site Vehicle circulation. 15006

Table 7.3 – Regulations Governing Industrial (B) Zones

<table>
<thead>
<tr>
<th>Zones</th>
<th>B.1</th>
<th>B.2</th>
<th>B.3</th>
<th>B.4</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Minimum Lot Frontage</td>
<td>30 metres</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Minimum Front and Exterior Side Yard</td>
<td>6 metres and in accordance with Section 4.24.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Minimum Side Yard</td>
<td>One-half the Building Height but not less than 6 metres and in accordance with Section 7.3.1.</td>
<td>One-half the Building Height to a maximum of 9 metres, but not less than 3 metres and in accordance with Section 7.3.1.</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Minimum Rear Yard</td>
<td>6 metres and in accordance with Section 7.3.1.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Accessory Uses</td>
<td>Not more than 25% of the Building floor area shall be Used for any Accessory Use permitted in a B Zone. See Section 7.3.2 for regulations governing Malls in the B.2 Zone.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Off-Street Parking</td>
<td>In accordance with Section 4.13.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Off-Street Loading</td>
<td>In accordance with Sections 4.14, 7.3.3 and 7.3.9.</td>
<td>In accordance with Sections 4.14 and 7.3.9.</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Outdoor Storage</td>
<td>In accordance with Section 4.12.2 and 7.3.6.</td>
<td>In accordance with Section 4.12.2.</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Minimum Landscaped Open Space</td>
<td>The required Front and Exterior Side Yard on any Lot, excepting the Driveway, Parking Areas, or loading areas, shall be landscaped.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Buffer Strips</td>
<td>Where a B Zone abuts any Residential, Institutional, Park, Wetland, or Urban Reserve Zone, a buffer strip shall be developed.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Maximum Building Height</td>
<td>20 metres and in accordance with Sections 4.18 and 7.3.7.</td>
<td>20 metres and in accordance with Section 4.18.</td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>Fences</td>
<td>In accordance with Section 4.20.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Zoning

<table>
<thead>
<tr>
<th>Zones</th>
<th>B.1</th>
<th>B.2</th>
<th>B.3</th>
<th>B.4</th>
</tr>
</thead>
<tbody>
<tr>
<td>13 Garbage, Refuse Storage and Composters</td>
<td>In accordance with Section 4.9.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14 Maximum Public Floor Space</td>
<td>None permitted.</td>
<td></td>
<td>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.</td>
<td>A maximum of 50% 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 50% of the actual area shall be Used for display and sales area or public assembly occupancies at any time.</td>
</tr>
<tr>
<td>15 Minimum Building Size Requirements</td>
<td>In accordance with Section 7.3.5.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>16 Accessory Buildings or Structures</td>
<td>In accordance with Section 4.5.</td>
<td></td>
<td></td>
<td>Despite Section 4.5.2.2, within the B.3 and B.4 Zones, accessory Buildings or Structures may be constructed to the height of the Main Building.</td>
</tr>
</tbody>
</table>

### Section 6.4.3 – Service Commercial (SC.1-35) Zone

6.4.3.1.35 SC.1-35 - 335 Laird Rd., Speedvale Ave. W., Elmira Rd.

As shown on Defined Area Map Numbers 4, 20 and 21 of Schedule “A” of this By-law.

#### 6.4.3.1.35.1 Permitted Uses

- Car Wash, Automatic
- Commercial School
• Convenience Store
• Courier Service
• Day Care Centre in accordance with Section 4.26
• Dry Cleaning Outlet
• Financial Establishment
• Hotel
• Medical Clinic
• Medical Office
• Office
• Office Supply
• Personal Service Establishment
• Photofinishing Place
• Postal Service
• Print Shop
• Public Hall
• Recreation Centre
• Rental Outlet
• Research Establishment
• Restaurant
• Telecommunication Service
• Tradesperson’s Shop
• Vehicle Gas Bar
• Veterinary Services
• Video Rental Outlet
• Accessory Uses in accordance with Section 4.23
• Occasional Uses in accordance with Section 4.21

Malls
Malls shall be permitted in an SC.1-35 Zone.

6.4.3.1.35.2 Regulations

6.4.3.1.35.2.1 Minimum Rear Yard - 6 metres.

6.4.3.1.35.2.2 Planting Area

Despite Row 17 of Table 6.4.2, exclusive of parking areas, access driveways, loading areas or Outdoor Storage Areas, the Front Yard and Exterior Side Yard shall be landscaped and maintained with sod, as well as trees, shrubbery and/or berms.

Section 8.3.2 – U of G & Guelph Correctional Centre (I.2) Zone

8.3.2.1 - I.2-1 University of Guelph
As shown on Defined Area Maps Numbers 28 and 31 of Schedule "A" of this By-law.

8.3.2.1.1 - Permitted Uses
No person shall erect or **Use** any **Building** or **Structure**, or **Use** any land, in the I.2-1 **Zone** for a purpose other than one or more of the following **Uses**, or **Uses** directly accessory thereto:

a) Any University of Guelph **Building** or **Use** and any operation directly related to the University

b) Any **Use** or **Structure** operated by the **City** or by any Department of the Federal or Provincial Governments, in accordance with Section 4.2.

c) **Financial Establishment**

d) Computer and electronic equipment distribution, service or assembly

e) Data processing establishment

f) Drug **Manufacturing**

g) Firms involved in surveying, engineering and design

h) **Offices**

i) **Office** or laboratory supply or service establishment

j) Photo lab

k) Printing or publishing establishment

l) Production and assembly of precision and scientific instruments and equipment

m) Research and development establishment

n) Laboratory

o) **Restaurant** or cafeteria enclosed within a multi-tenant **Building**, with a maximum of one per **Building**. (A free standing **Restaurant** or cafeteria is not permitted).

p) Scientific and technological facilities

q) A **Building** or **Use** accessory to the foregoing permitted **Uses**.

No **Use** shall be permitted which is obnoxious, offensive, or dangerous by reason of the presence or emission or production in any manner of odour, fumes, smoke, dust, noise, vibration, radiation or refuse matter.

**8.3.2.1.2 - Regulations**

**8.3.2.1.2.1 - Minimum Setback from City Street or Service Road**

Despite Section 4.24, the minimum **Setback** shall be 7.5 m from the Gordon Street or Stone Road **Street Line**, or from the edge of any service road constructed adjacent to and parallel to Stone Road or Gordon Street but extending beyond the Stone Road or Gordon Street road allowance.

The area between the **Street Line**, or the edge of an adjacent and parallel service road, and the required minimum **Setback** line shall be **Used** for landscaping only, except where crossed by Driveways approved under Section 41 of The Planning Act, R.S.O. 1990, or any successor thereof.

**8.3.2.1.2.2 - Minimum Yard Spaces**

**Structure** shall be built within 35 metres of any property in the R.1B **Zone** except that a University student residence of 3 **Storeys** or less may be located up to, but not within, the 20 metre wide **Buffer Strip** adjacent to the R.1B **Zone**, and part of the CC **Zone**.
No Structure shall be built within 15 metres of the I.2 Zone adjacent to the southwesterly boundary of the I.2-1 Zone.

No Structure shall be built within 7.5 metres of the CC Zone.

8.3.2.1.2.3 - Maximum Building Height
   a) 5 Storeys, not including roof-top mechanical equipment or equipment rooms.
   b) Despite the above, Buildings or portions of Buildings located between 35 metres and 61 metres from the R.1B Zone are limited to a total height of 7.5 metres, not including roof-top mechanical equipment or equipment rooms.
   c) Despite Sections a) and b) above, student residences for the University of Guelph located between 20 metres and 61 metres from the R.1B Zone are limited in height to 3 Storeys, not including roof-top mechanical equipment or equipment rooms.

8.3.2.1.2.4 - Minimum Off-Street Parking
   Despite Section 4.13, Uses, Buildings and Structures in the I.2-1 Zone shall be provided with parking in accordance with the following ratios:

   University Residences
   a) Rooms - 1 space for every 5 beds
   b) Apartment Units - 1 space per unit
   c) Family Units - 1 space per unit

   Institutional Uses permitted within the I.2 Zone, except for University residences - 1 space for each 65 m² of Gross Floor Area (G.F.A.).

   Public Assembly Facility - 1 Parking Space for each five persons that can be accommodated.

   Restaurant, Financial Establishment - 1 Parking Space for each 28 m² of Gross Floor Area.

   All other Uses permitted in the I.2-1 Zone - Space must be available on each site to provide a minimum of 1 Parking Space, complying in all respects with the regulations of this By-law, for each 37 m² of Gross Floor Area.

8.3.2.1.2.5 - Off-Street Loading Spaces and Garbage Storage
   Off-Street Loading Spaces and garbage storage areas shall be located a minimum of 61 metres from the R.1B Zone.
Off-Street Loading Spaces and garbage storage areas shall be screened from public Streets, from the R.1B Zone and from the I.2 Zone adjacent to the southwesterly boundary.

8.3.2.1.2.6 - Buffer Strips

Despite any other provisions of this By-law, the Buffer Strips required along the boundaries of the I.2-1 Zone adjacent to the R.1B Zone, CC Zone and I.2 Zone, shall be provided, constructed and installed in accordance with the following regulations:

8.3.2.1.2.6.1 - The Buffer Strip adjacent to the R.1B Zone along the southeasterly boundary of the I.2-1 Zone and to a point 20 metres beyond Lot 88, Registered Plan 650, adjacent to the CC Zone, shall be subject to the following regulations:

a) Minimum width shall be 20 metres.

b) The Buffer Strip shall consist of a fence on the boundary line, a sodded or seeded berm, an initial planting of deciduous and coniferous trees, including fast-growing species, and later, installation of landscaping materials and plantings which will ultimately be sufficient to screen the view of I.2-1 Zone Structures and activities from the property owners in the R.1B Zone.

c) Despite Section b), the fence, berm and planting may be interrupted by a walkway-bikeway or Grierson Drive cul-de-sac and the berm is not required, and must not be located in areas of the Buffer Strip which already contains mature trees.

d) The design and staging of the master landscape plan for this Buffer Strip shall be subject to the approval of the City of Guelph and subject to the terms of the development agreement dated July 12, 1984, between the City of Guelph and the University of Guelph.

e) The Buffer Strip may be located within the required minimum Yard space.

8.3.2.1.2.6.2 - The Buffer Strip adjacent to the CC Zone, from a point 20 metres beyond Lot 88, Registered Plan 650, to a point 61 metres beyond Lot 88, Registered Plan 650, shall be subject to the following regulations:

a) Minimum width shall be 2 metres.

b) The Buffer Strip shall consist of one continuous row of coniferous trees.
c) The Buffer Strip may be located within the required minimum Yard space.

8.3.2.1.2.6.3 - Provided, if any of the permitted Uses listed in Section 8.3.2.1.1, from c) to o) inclusive, or a parking Lot accessory thereto, are located or constructed in the vicinity of any portion of the I.2 Zone at the southwesterly end of the I.2-1 Zone, a Buffer Strip shall be installed in the vicinity of the I.2 Zone in accordance with specific site plan approval by the City under Section 41 of The Planning Act, R.S.O. 1990.

8.3.3.2.2.7 - Frontage on a Public Street
Despite Section 4.1, access from the site of a Building, Structure or Use in the I.2-1 Zone to a public Street may be provided by way of a privately-owned Street.

8.3.3.2.2.8 - Enclosed Operations
All Uses, with the exception of parking, loading, garbage storage, Outdoor Patio cafes, Outdoor Sports field Facilities, operations or Use directly related to the University of Guelph, or government Uses in accordance with Section 4.2, shall be conducted within an enclosed Building.

For more information on zoning by-laws, contact the Planning office at Guelph City Hall, 519-837-5616.
Municipal Charges

The following are the current municipal charges applicable to the development of property and construction of a building.

Development Charges

Current non-residential development charges effective March 1, 2013:

<table>
<thead>
<tr>
<th></th>
<th>Commercial/Institutional</th>
<th>Industrial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Per sq. m.</td>
<td>Per sq. ft.</td>
<td>Per sq. m.</td>
</tr>
<tr>
<td>$132.12</td>
<td>$12.27</td>
<td>$107.37</td>
</tr>
</tbody>
</table>

Development charges are calculated based on gross floor area to be constructed, and are payable at issuance of a building permit. There are no additional Regional, hydro or education development charges applicable. For further information on development charges contact:

The City of Guelph - Economic Development Department
Phone (519) 837-5600
Fax (519) 837-5636
bizinfo@guelph.ca

Site Plan Approval Fees

Prior to the issuance of a building permit, development is subject to site plan approval. Applicants are required to submit site plan drawings to the Site Plan Co-ordinator for review of all planning and zoning regulations (i.e.: building setbacks, parking and loading spaces, landscaping etc.) and engineering requirements (i.e.: grading, drainage and traffic circulation etc.).

Current site plan approval fees, based on gross floor area, are as follows (March 2012):

<table>
<thead>
<tr>
<th></th>
<th>Commercial/Office/Institutional</th>
<th>Industrial</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td>Per square metre</td>
<td>$2.37</td>
<td>$1.47</td>
<td>As Built Applications</td>
</tr>
<tr>
<td>Minimum Charge</td>
<td>$300</td>
<td>$300</td>
<td>$885</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Other (Parking Lot etc.)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>$300</td>
</tr>
</tbody>
</table>
For further details on the site plan approval process contact:

The City of Guelph - Site Plan Co-ordinator
Phone (519) 837-5616
Fax (519) 837-5640
planning@guelph.ca

Building Permit Fees

Prior to the start of construction, applicants are required to submit building drawings to the City’s Building Division for review under the Ontario Building Code.

Current building permit fees are as follows (June 2012):

<table>
<thead>
<tr>
<th>Type of Development</th>
<th>Fees</th>
<th>Per sq. ft.</th>
<th>Per sq. m.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SFD, Semi, Row, Townhouse, Duplex</td>
<td>$1.13</td>
<td>$12.16</td>
<td></td>
</tr>
<tr>
<td>Apartment Building</td>
<td>$1.07</td>
<td>$11.51</td>
<td></td>
</tr>
<tr>
<td>Business &amp; Personal Services</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office Buildings (shell)</td>
<td>$1.51</td>
<td>$16.25</td>
<td></td>
</tr>
<tr>
<td>Office Buildings (finished)</td>
<td>$1.78</td>
<td>$19.15</td>
<td></td>
</tr>
<tr>
<td>Mercantile</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail Stores (shell)</td>
<td>$0.99</td>
<td>$10.65</td>
<td></td>
</tr>
<tr>
<td>Retail Stores (finished)</td>
<td>$1.25</td>
<td>$13.45</td>
<td></td>
</tr>
<tr>
<td>Industrial</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Warehouse, Factories</td>
<td>$0.78</td>
<td>$8.39</td>
<td></td>
</tr>
<tr>
<td>Parking Garage</td>
<td>$0.67</td>
<td>$7.21</td>
<td></td>
</tr>
</tbody>
</table>

For further information on building permit requirements and approvals contact:

The City of Guelph - Building Services
Phone (519) 837-5615
Fax (519) 822-4632
building@guelph.ca
Water, Storm and Sanitary Sewer Connection Fees

Installation of lateral service connections - water, storm sewer and sanitary sewer - are charged on an actual cost basis. Applicants are required to apply for connections to the City’s Waterworks Division and to provide a deposit fee based upon the size and type of connection required and the number of services to be installed per trench.

For further information on service connection fees contact:

The City of Guelph - Waterworks Division
Phone (519) 837-5627
Fax (519) 822-8837
waterworks@guelph.ca

Waste Disposal Fees

Waste disposal services are provided at the Waste Resource Innovation Centre. Residential and commercial-industrial waste is separated into wet (compostable material), dry (recyclable material) and waste (non-compostable, non-recyclable material).

Current waste disposal tipping fees are as follows:

<table>
<thead>
<tr>
<th>Type of Waste</th>
<th>Fee (per metric tonne)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wet/Dry/Waste</td>
<td>$70.00</td>
</tr>
<tr>
<td>Furniture</td>
<td>$70.00</td>
</tr>
<tr>
<td>Recyclable Metal (appliances, etc.)</td>
<td>$74.00</td>
</tr>
<tr>
<td>Yard Waste (large commercial vehicle)</td>
<td>$74.00</td>
</tr>
<tr>
<td>Clean Fill (including stones, sod and topsoil)</td>
<td>$70.00</td>
</tr>
<tr>
<td>Clean Fill (including concrete, asphalt and bricks)</td>
<td>$70.00</td>
</tr>
<tr>
<td>Shingles and Drywall</td>
<td>$70.00</td>
</tr>
<tr>
<td>Wood Waste</td>
<td>$70.00</td>
</tr>
</tbody>
</table>

Note: 1 metric tonne = 2,204.6 pounds

TIPPING FEES MAY BE CHANGED AT ANY TIME WITH CITY COUNCIL'S APPROVAL AND WITHOUT NOTICE

For further information on waste disposal services contact:

Waste Resource Innovation Centre
Phone: (519) 767-0598
Fax: (519) 767-1660
wetdry@guelph.ca
Property Taxes

The Municipal Property Assessment Corporation (MPAC) is responsible for placing a value on all properties in Ontario. Property taxes are calculated by multiplying a tax rate, as set by the City of Guelph, by the property’s assessed value. Taxes are payable in four instalments due on or before February, April, July, and September.

### 2013 Tax Rates

<table>
<thead>
<tr>
<th>Property Type</th>
<th>City Tax Rate</th>
<th>Education Tax Rate</th>
<th>Total Tax Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Industrial</td>
<td>2.609897%</td>
<td>1.590000%</td>
<td>4.238331%</td>
</tr>
<tr>
<td>Commercial</td>
<td>1.902846%</td>
<td>1.440381%</td>
<td>3.371248%</td>
</tr>
<tr>
<td>Residential</td>
<td>1.034155%</td>
<td>0.212000%</td>
<td>1.261384%</td>
</tr>
<tr>
<td>Multi-Residential</td>
<td>2.196442%</td>
<td>0.212000%</td>
<td>2.440787%</td>
</tr>
</tbody>
</table>

For further information on Tax Rates or Property Assessment contact:

The City of Guelph – Revenue & Taxation Division
Phone (519) 837-5605
Fax (519) 837-5647
finance@guelph.ca

Municipal Property Assessment Corporation
Region #22 – Dufferin County & Wellington County
Phone 1-866-296-MPAC (6722)
Fax 1-866-297-6703
enquiry@mpac.ca
www.mpac.ca
Utility Rates

Water and Wastewater Rates

Water rates consist of a fixed daily basic service charge based on customer meter size (A) and a consumption charge (B).

Wastewater rates consist of a fixed daily basic service charge based on customer meter size (A) and a treatment charge (C).

Residential customers are billed bi-monthly. All other customers are billed monthly.

Water Rates effective January 1, 2013.

<table>
<thead>
<tr>
<th>Basic Service Charges (Per Day)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Water Meter Size</strong></td>
</tr>
<tr>
<td>-----------------------</td>
</tr>
<tr>
<td>15 mm</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Consumption Charges (Per Cubic Metre)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Water Volume Charge</strong></td>
</tr>
<tr>
<td><strong>Wastewater Treatment Charge</strong></td>
</tr>
</tbody>
</table>

For further information on Water and Wastewater rates contact:

The City of Guelph - Waterworks Division
Phone (519) 837-5627
Fax (519) 822-8837
waterworks@guelph.ca
Utility Rates

Electricity Rates

On May 1st, 2002 Ontario’s electricity market opened to competition – a major milestone in the province’s massive restructuring of this industry. Where before, many charges were bundled together, the new rates include terms and charges relating to the new market structure, that are now broken out.

Current Monthly Rates and Charges are as follows effective May 1, 2013:

### General Service < 50 kW

<table>
<thead>
<tr>
<th>Delivery Charges</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monthly Service Charger</td>
<td>$16.32</td>
</tr>
<tr>
<td>Distribution Volumetric Rate (per kWh)</td>
<td>$0.0132</td>
</tr>
<tr>
<td>Transmission Connection (per kWh)</td>
<td>$0.0048</td>
</tr>
<tr>
<td>Transmission Network (per kWh)</td>
<td>$0.0064</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Regulatory Charges (per kWh)</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wholesale Market (per kWh)</td>
<td>$0.0063</td>
</tr>
<tr>
<td>Standard Supply Service Administrative Fee (per month)</td>
<td>$0.25</td>
</tr>
<tr>
<td>Debt Retirement (per kWh)</td>
<td>$0.0070</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Electricity (per kWh)</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>First 750 kWh/month</td>
<td>$0.068</td>
</tr>
<tr>
<td>Remaining kWh</td>
<td>$0.079</td>
</tr>
</tbody>
</table>

### General Service 50 kW – 1000 kW

<table>
<thead>
<tr>
<th>Delivery Charges</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monthly Service Charge</td>
<td>$160.70</td>
</tr>
<tr>
<td>Distribution Volumetric Rate (per kWh)</td>
<td>$2.5868</td>
</tr>
<tr>
<td>Standard Supply Service Administrative Fee (per month)</td>
<td>$0.25</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Non-Competitive Charges (per kWh)</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wholesale Market</td>
<td>$0.0063</td>
</tr>
<tr>
<td>Transmission Connection</td>
<td>$2.0014</td>
</tr>
<tr>
<td>Transmission Connection – Interval Metered</td>
<td>$2.0764</td>
</tr>
<tr>
<td>Transmission Network</td>
<td>$2.6686</td>
</tr>
<tr>
<td>Transmission Network – Interval Metered</td>
<td>$2.7681</td>
</tr>
<tr>
<td>Debt Retirement</td>
<td>$0.0070</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Commodity</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electricity(per kWh)</td>
<td>Weighted Average Hourly Spot Market Price or Hourly Ontario Energy Price or Retailer Price</td>
</tr>
</tbody>
</table>
## Utility Rates

### General Service 1000 kW – 5000 kW

<table>
<thead>
<tr>
<th>Distribution Charges</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Monthly Service Charge</td>
<td>$580.58</td>
</tr>
<tr>
<td>Distribution Volumetric Rate (per kW)</td>
<td>$3.4107</td>
</tr>
<tr>
<td>Standard Supply Service Administrative Fee (per month)</td>
<td>$0.25</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Non-Competitive Charges (per kWh)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Wholesale Market</td>
<td>$0.0063</td>
</tr>
<tr>
<td>Transmission Connection</td>
<td>$2.0764</td>
</tr>
<tr>
<td>Transmission Network</td>
<td>$2.7681</td>
</tr>
<tr>
<td>Debt Retirement</td>
<td>$0.0070</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Commodity</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Electricity (per kWh)</td>
<td>Weighted Average Hourly Spot Market Price or Hourly Ontario Energy Price or Retailer Price</td>
</tr>
</tbody>
</table>

Note: Distribution Loss Factor is applied to consumption.

### Large Use Customers

<table>
<thead>
<tr>
<th>Distribution Charges</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Monthly Service Charge</td>
<td>$766.38</td>
</tr>
<tr>
<td>Distribution Rate (per kW)</td>
<td>$2.3376</td>
</tr>
<tr>
<td>Standard Supply Service Administrative Fee (per month)</td>
<td>$0.25</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Non-Competitive Charges (per kWh)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Wholesale Market</td>
<td>$0.0063</td>
</tr>
<tr>
<td>Transmission Connection</td>
<td>$2.5073</td>
</tr>
<tr>
<td>Transmission Network</td>
<td>$3.3427</td>
</tr>
<tr>
<td>Debt Retirement</td>
<td>$0.0070</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Commodity</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Electricity (per kWh)</td>
<td>Weighted Average Hourly Spot Market Price or Hourly Ontario Energy Price or Retailer Price</td>
</tr>
</tbody>
</table>

Note: Distribution Loss Factor is applied to consumption.

For further information on Electricity Rates contact:

**Guelph Hydro Electric Systems Inc.**

Phone (519) 822-3017  
Fax (519) 822-0960  
www.guelphhydro.com
Gas Service Rates

Gas Service in the City of Guelph is provided through Union Gas Limited. Approved April 1, 2013 Gas Rates for Commercial and Industrial customers are as follows.

### Commercial/Industrial Rates (M2)

<table>
<thead>
<tr>
<th>Typical Rate M2 customer in Southern Ontario using 73,000 m$^3$</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monthly Service Charge</td>
</tr>
<tr>
<td>Commodity and Fuel</td>
</tr>
<tr>
<td>Commodity and Fuel – Price Adjustment</td>
</tr>
<tr>
<td>Transportation to Union Gas</td>
</tr>
<tr>
<td>Storage</td>
</tr>
</tbody>
</table>

### Delivery to You

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>First 1000 m$^3$</td>
<td>4.1358 cents/m$^3$</td>
</tr>
<tr>
<td>Next 6000 m$^3$</td>
<td>4.0595 cents/m$^3$</td>
</tr>
<tr>
<td>All Over 20,000 m$^3$</td>
<td>3.5592 cents/m$^3$</td>
</tr>
<tr>
<td>Delivery – Price Adjustment (All Volumes)</td>
<td>0.7903 cents/ m$^3$</td>
</tr>
</tbody>
</table>

m$^3$ = Cubic Metre  
Metric Conversion Factor / MCF = 28.17399 m$^3$

Contract rates are available for large users. Please access the rates section online at:


For further information regarding natural gas service contact:

**Union Gas Limited**  
603 Kumpf Drive, P.O. Box 340  
Waterloo, ON N2J 4A4  
Phone 1-888-774-3111  
customerrelations@uniongas.com
City of Guelph
Hanlon Business Park Zoning (Map # 20)
For leasing information, please call the Research Park information line at 519-767-5014 or email kimber@uoguelph.ca. Unfinished space is currently available (March 2010).
University of Guelph Research Park Zoning (Map #31)
Hanlon Creek Business Park – Approved Zoning