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

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.

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:

<table>
<thead>
<tr>
<th>Setback from <strong>Rear Lot Line</strong></th>
<th>Maximum Height Restriction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 104.0 m.</td>
<td>8.0 m.</td>
</tr>
<tr>
<td>104.0 m.-124.0 m.</td>
<td>9.0 m.</td>
</tr>
<tr>
<td>124.0 m.-144.0 m.</td>
<td>10.0 m.</td>
</tr>
<tr>
<td>More than 144.0 m.</td>
<td>11.0 m.</td>
</tr>
</tbody>
</table>

(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

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.

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

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.

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 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.

7.3.2.4.5 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.

7.3.2.4.6 Minimum Landscaped Open Space

10 % of the Lot Area. Inspite 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).

7.3.2.4.7 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.

7.3.2.4.8 Maximum Building Height

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

7.3.2.4.9 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.

7.3.2.5.1 Permitted Uses

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

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 20134 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
• **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**
7.3.3.2 Regulations

7.3.3.2.1 Minimum *Ground Floor Area*
The minimum *Ground Floor Area* for a single unit *Building* or a *Building* containing two units shall be 185.8 m².

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*)

7.3.3.5 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 7.1.2of 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.

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.

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
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

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
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.

### 7.3.3.11
(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 importation of 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.
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.

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

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.

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. • Deleted by By-law (2017)-20134
45 Cross Street • Sash, door and other millwork
                 • Household furniture Manufacturing
                 • Machine shop
47 Duke Street • Fabricating structural metal products
                • Hardware tool and cutlery industry
                • Machine shop
66 Duke Street • Storage and Warehouse
91 Duke Street • Metal fabricating industry
92 Ferguson Street • Machine shop
120 Huron Street • Laboratory and Research Establishment

Deleted by By-law Number (2002)-16840

52-62 Johnson Street • Communication and other electronic equipment industry
                    • Chemical products industry
121 Morris Street • Petroleum product wholesaling
127 Morris Street • Sash, door and other millwork industry
                    • Household furniture Manufacturing
230-240 York Road • Plastic and synthetic resins
K.4-2

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.

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
• Deleted by (2016)-20093

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 m² 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 m².

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**

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 m² of Gross Floor Area.

7.3.4.10.2.1.2 For new industrial Malls, 1 Parking Space for each 27.9 m² 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 m² 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 m² 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
- Warehouse
- Storage
- Manufacturing

60 Cardigan Street
- Warehouse
- Storage Facility
- Boat repair/Offices

122 Cardigan St.
- 4 Dwelling Units

29 London Rd. E.
- 1 Dwelling Unit

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**

15006  7.3.4.20  **B.4-20**

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*.
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
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.

7.3.5.2 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**.

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.

7.3.5.4 **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.

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 petroleum 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

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.

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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.