THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2015)-19981

A by-law to amend By-law Number (1995)-14864, as amended, known as the Zoning By-law for the City of Guelph as it affects property known municipally as 30 Hanlon Creek Boulevard, and legally described as Block 2, Registered Plan 61M-176, City of Guelph and property known municipally as 65 Hanlon Creek Boulevard, and legally described as Block 1, Registered Plan 61M-176, City of Guelph (File# ZC1412).

WHEREAS Section 34(1) of The Planning Act, R.S.O. 1990, c.P.13 authorizes the Council of a Municipality to enact Zoning By-laws;

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

1. By-law Number (1995)-14864, as amended, is hereby further amended by transferring property legally described as Block 2, Registered Plan 61M-176 and municipally known as 30 Hanlon Creek Boulevard, from the "Specialized Industrial" (B.2-6) Zone to two new "Specialized Industrial" (B.2-8) and (B.2-9) Zones and property legally described as Block 1, Registered Plan 61M-176, City of Guelph, municipally known as 65 Hanlon Creek Boulevard, from the "Corporate Business Park" (B.5) Zone to the new "Specialized Corporate Business Park" (B.5-7) Zone.

2. Section 7.3.2 of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 7.3.2.8:

7.3.2.8 B.2-8
30 Hanlon Creek Boulevard
As shown on Defined Area Map Number 70 of Schedule "A" of this ***By-law.***

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

- ***Bake Shop***
- ***Convenience Store***
- ***Courier Service***
- ***Day Care Centre***
- ***Florist***
- ***Financial Establishment***
- ***Office***
- ***Office Supply***
- ***Personal Service Establishment***
- ***Postal Service***
- ***Recreation Centre***
- ***Rental Outlet***

- ***Restaurant***
- ***Restaurant (take-out)***
- ***Tavern***

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

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

3. Section 7.3.2 of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 7.3.2.9.

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.

4. Section 7.3.5 of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 7.3.5.7:

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***.

5. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 70 and substituting a new Defined Area Map 70 attached hereto as Schedule "A".

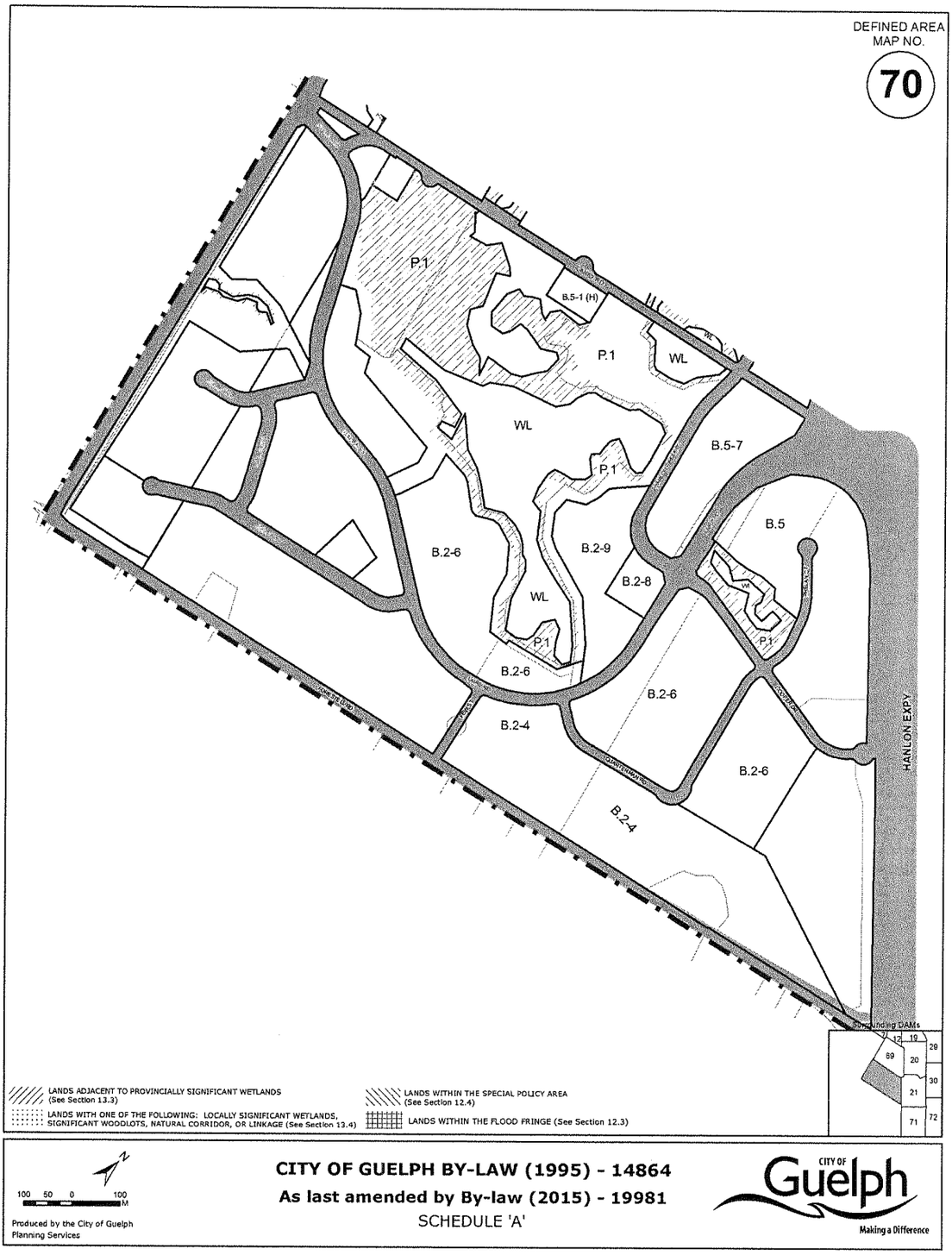
6. Where notice of this By-law is given in accordance with the Planning Act, and where no notice of objection has been filed within the time prescribed by the regulations, this by-law shall come into effect. Notwithstanding the above, where notice of objection has been filed within the time prescribed by the regulations, no part of this by-law shall come into effect until all of such appeals have been finally disposed of by the Ontario Municipal Board.

PASSED this NINTH day of NOVEMBER, 2015.

CAM GUTHRIE - MAYOR

TINA AGNELLO - DEPUTY CLERK

Schedule "A"


DEFINED AREA
MAP NO.
70
P.1
B.5-1 (H)
P.1
WL
WL
B.5-7
P.1
B.5
B.2-6
B.2-9
B.2-8
WL
P.1
P.1
B.2-6
B.2-6
B.2-4
B.2-6
B.2-4
HANLON EXPY
Surrounding DAMs
17
19
29
69
20
30
21
71
72
LANDS ADJACENT TO PROVINCIALLY SIGNIFICANT WETLANDS (See Section 13.3)
LANDS WITH ONE OF THE FOLLOWING: LOCALLY SIGNIFICANT WETLANDS, SIGNIFICANT WOODLOTS, NATURAL CORRIDOR, OR LINKAGE (See Section 13.4)
LANDS WITHIN THE SPECIAL POLICY AREA (See Section 12.4)
LANDS WITHIN THE FLOOD FRINGE (See Section 12.3)
100 50 0 100 M
Produced by the City of Guelph Planning Services
CITY OF GUELPH BY-LAW (1995) - 14864
As last amended by By-law (2015) - 19981
SCHEDULE 'A'
CITY OF Guelph
Making a Difference

EXPLANATION OF PURPOSE AND EFFECT AND FOR BY-LAW NUMBER (2015)-19981

1. By-law Number (2015)-19981 has the following purpose and effect:

The purpose of the proposed Zoning By-law Amendment is to add the following service commercial uses to the list of uses already permitted at 30 and 65 Hanlon Creek Boulevard as follows:

B.2-8 (corner portion of 30 Hanlon Creek Boulevard)

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

B.5-7 (65 Hanlon Creek Boulevard)

- ***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***

B.2-9 (remainder of 30 Hanlon Creek Boulevard)

- ***Office***

The proposed Zoning By-law Amendment also amends the minimum off-street parking requirement for the **B.2-8** and **B.5-7** Zones to 1 ***Parking Space*** per 23 square metres of Gross Floor Area.

The proposed Zoning By-law Amendment was considered by Guelph City Council at a Public Meeting held on February 9, 2015 and a Decision Report was presented to Council on November 9, 2015 (File# ZC1412).

Further information may be obtained by contacting Infrastructure, Development and Enterprise at 519-837-5616, extension 3313, City Hall, Guelph, Ontario.

Persons desiring to officially support or object to this Zoning By-law Amendment must file their support or objection with the City Clerk, City Hall, Guelph, as outlined on the page entitled "Notice of Passing".

2. Key map showing the location of the lands to which By-law (2015)-19981 applies:

KEY MAP

