

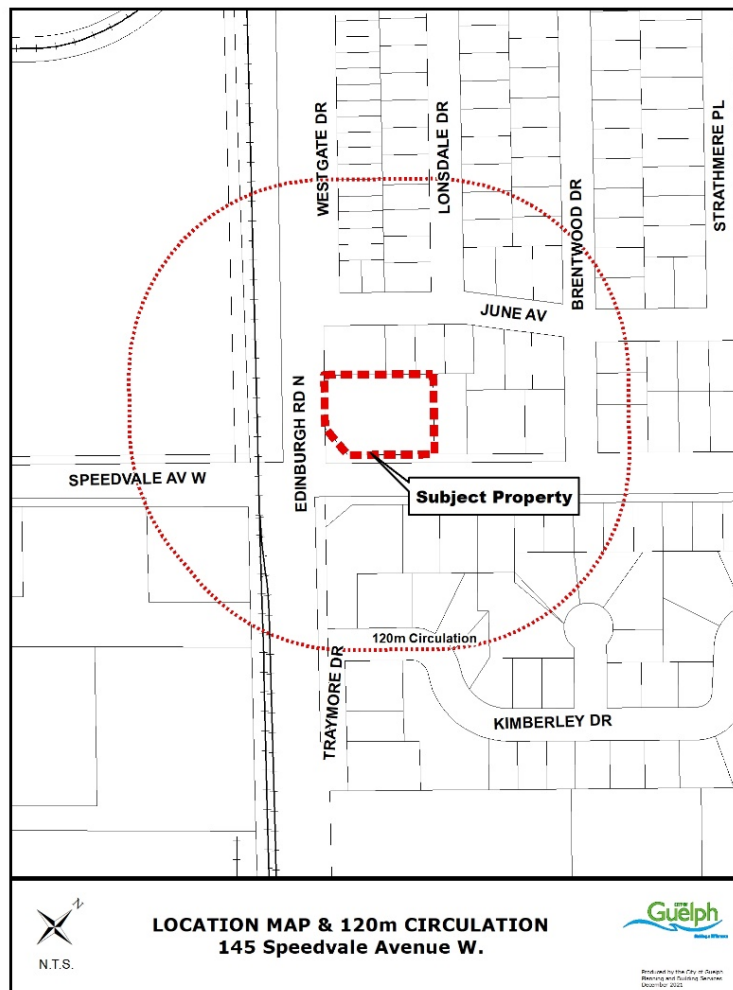
145 Speedvale Ave W

Statutory Public Meeting for Proposed Zoning By-law Amendment Application

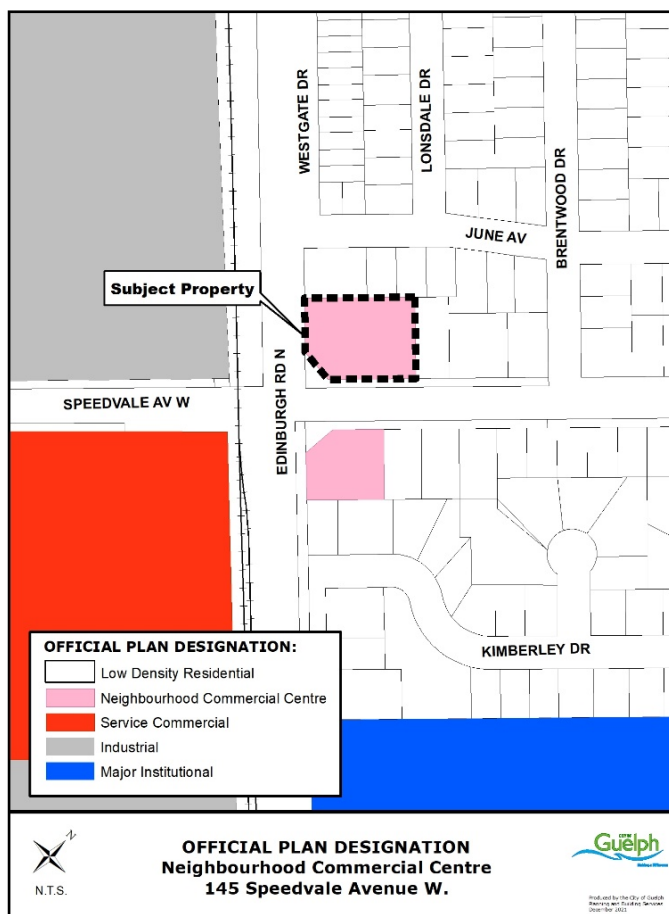
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February 14, 2022

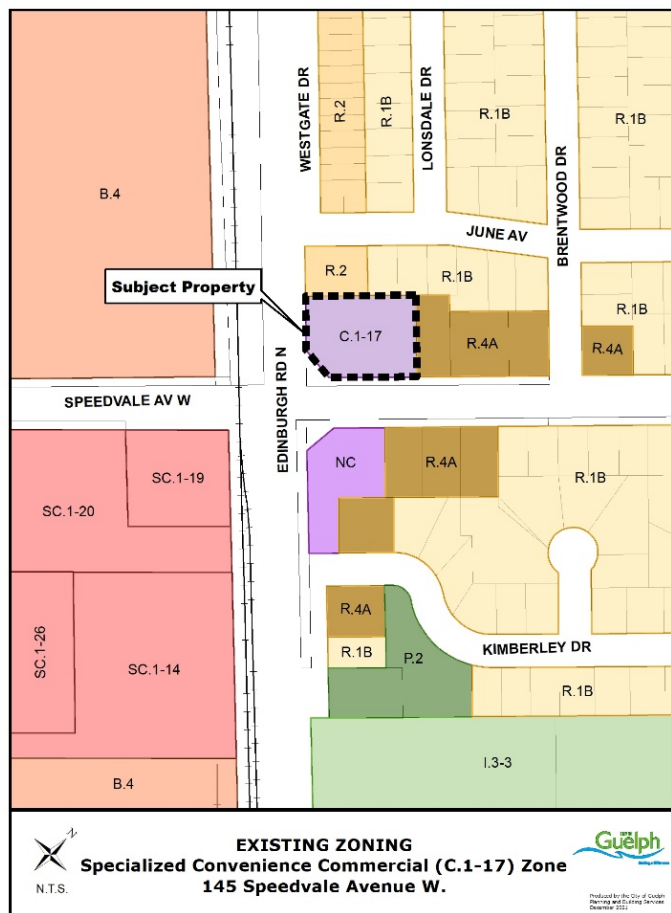
Location



Existing Official Plan Land Use Designations



Existing Zoning



Purpose and Effect of Zoning By-law Amendment Application

The purpose of the Zoning By-law Amendment application is to change the zoning from the "Specialized Convenience Commercial" (C.1-17) Zone to a new "Specialized Convenience Commercial" (C.1-xx) Zone to allow for the redevelopment of the existing vehicle gas bar and convenience store and to add an automatic car wash as a permitted use.

Proposed Zoning

The following site-specific regulations have been requested by the applicant:

- To permit the vehicle gas bar subject to regulations of Section 6.2.2.2 of the Zoning By-law. As the existing “Specialized Convenience Commercial” (C.1-17) Zone is a site-specific zone that recognized the existing buildings and site layout, no regulations are applicable within the existing C.1-17 Zone for a vehicle gas bar.
- To permit an automatic car wash subject to regulations of Section 6.2.2.3 of the Zoning By-law. The proposed automatic car wash is associated with the vehicle gas bar will have one (1) vehicle bay.
- To permit a minimum of eight (8) stacking/waiting spaces for the single-bay automatic car wash, whereas Section 4.13.4.2 of the Zoning By-law requires a minimum of 15 stacking/waiting spaces per bay.

Proposed Conceptual Site Plan



How to stay informed:

If you wish to be notified of any future revisions or decisions on this application, please email planning@guelph.ca