

Attachment-4 Existing Zoning



Sources: PDUSER_Property (2022) [SDE feature class], The City of Guelph, ON. PDUSER_Siten (2022) [SDE feature class], The City of Guelph, ON. Zoning (2022) [File Geodatabase], The City of Guelph, ON.





0 5 10 20 30 40 50 m

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EXISTING ZONING 140 Hadati Road



Attachment-4 continued Existing Zoning Regulations

CONVENIENCE COMMERCIAL (C.1) ZONE

PERMITTED USES

The following are permitted Uses within the C.1 Zone:

- Artisan Studio
- Convenience Store
- Day Care Centre in accordance with Section 4.26
- Food Vehicle in accordance with Section 4.30
- Group Home in accordance with Section 4.25
- Personal Service Establishment
- Restaurant (take-out)
- Dwelling Units with permitted commercial uses in the same Building in accordance with Section 4.15.2
- Accessory Uses in accordance with Section 4.23
- Occasional Uses in accordance with Section 4.21

REGULATIONS

Within the Commercial C.1 Zone, 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 and the regulations listed in Table 6.1.2.

Attachment-4 continued Existing Zoning Regulations

TABLE 6.1.2 - REGULATIONS GOVERNING THE C.1 ZONE

Row 1	Commercial Type	Convenience Commercial
2	Minimum <i>Lot Area</i>	550 m ²
3	Minimum <i>Lot Frontage</i>	18 metres
4	Minimum <i>Front</i> or <i>Exterior Side Yard</i>	6 metres, or at least as great as the <i>Front Yard</i> of a <i>Building</i> located on an abutting <i>Lot</i> , but not less than 3 metres.
5	Minimum <i>Side Yard</i>	One half the <i>Building Height</i> , but not less than 3 metres.
6	Minimum <i>Rear Yard</i>	20% of the <i>Lot Depth</i> to a maximum of 7.5 metres.
7	Maximum <i>Building Height</i>	3 <i>Storeys</i> and in accordance with Section 4.18.
8	Maximum <i>Gross Floor Area</i> (G.F.A.)	400 m ²
9	Accessory <i>Buildings</i> or <i>Structures</i>	In accordance with Section 4.5.
10	<i>Fences</i>	In accordance with Section 4.20.
11	Planting Area	A landscaped strip of land 3 metres in width shall be maintained adjacent to the <i>Street Line</i> , except for those areas required for entry ramps.
12	Off-Street Parking	In accordance with Section 4.13.
13	Enclosed Operations	In accordance with Section 4.22.
14	Off-Street Loading	In accordance with Section 4.14.
15	Outdoor Storage	No outdoor storage or display of goods and materials shall be permitted in the C.1 <i>Zone</i> .
16	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.
17	<i>Buffer Strips</i>	Where a C.1 <i>Zone</i> abuts any Residential, Institutional, Park, Wetland, or Urban Reserve <i>Zone</i> , a buffer strip shall be developed.