

# The Corporation of the City of Guelph

## By-law Number (2023) - 20776

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 municipally known as 145 Speedvale Avenue West and legally described as Lots 127 and 128, Registered Plan 532, City of Guelph (File No. OZS21-013).

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;

### 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 Lots 127 and 128, Registered Plan 532, City of Guelph, from the current "Specialized Convenience Commercial" (C.1-17) Zone, to the new "Specialized Neighbourhood Shopping Centre" Zone, to be known as the NC-13 Zone in the City of Guelph Zoning By-law (1995)-14864, as amended.
2. Section 6.2.3.1, of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 6.2.3.1.13:

6.2.3.1.13      NC-13  
145 Speedvale Avenue West  
As shown on Defined Area Map Number 13, Defined Area Map 14, Defined Area Map 22 and Defined Area Map 23 of Schedule "A" of this **By-law**.

6.2.3.1.13.1    Permitted Uses  
In accordance with the permitted **Uses** under Section 6.2.1.1 of **By-law** Number (1995)-14864, with the following additional **Uses**:
  - **Convenience Store**
  - **Car wash, Automatic** in accordance with the regulations of Section 6.2.2.3

6.2.3.1.13.2    Prohibited Uses:
  - **Dwelling Units**

6.2.3.1.13.3    Regulations  
In accordance with the regulations under Section 6.2.2 of the **By-law**, with the following exceptions and additions:

6.2.3.1.13.3.1   Enclosed Operations  
Section 6.2.2.3.4 shall apply to a **Car wash, Automatic Use** in the Specialized Neighbourhood Shopping Centre (NC-13) Zone.

6.2.3.1.13.3.2   Waiting Spaces Per Bay  
Despite Section 4.13.4.2, a minimum of eight (8) stacking/waiting spaces for the single-bay **Car wash, Automatic Use** are required.

6.2.3.1.13.3.3   Loading Space Requirements  
Despite Section 4.14, a **Loading Space** is not required.

3. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Maps 13, 14, 22 and 23 and substituting new Defined Area Maps 13, 14, 22 and 23 attached hereto as Schedule "A".
4. 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 Land Tribunal.

**Passed this fourteenth day of February, 2023.**

**Schedules:**

Schedule A: Defined Area Maps 13, 14, 22 and 23

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**Cam Guthrie, Mayor**

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**Dylan McMahon, Deputy City Clerk**