

The Corporation of the City of Guelph

By-law Number (2023) - 20827

A by-law to amend By-law Number (1995)-14864, as amended, known as the Zoning By-law (1995) for the City of Guelph as it affects lands municipally known as 585 Hanlon Creek Boulevard, and legally described as Block 2 Plan 61M169, City of Guelph (File#OZS23-006).

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 a portion of the property legally described as Block 2, Plan 61M169, City of Guelph, from the current "Hanlon Creek Business Park (B.5-3) Zone, to the "Hanlon Creek Business Park B.5-9" to be known as the (B.5-9) Zone in the City of Guelph Zoning By-law (1995)-14864, as amended.
2. Part 11: Specialized Industrial and Specialized Corporate Business Park (B) Zones, Section 7.3.5.3, of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 7.3.5.9:

- 7.3.5.9

B.5-9

Hanlon Creek Business Park.

As shown on Defined Area Map Number 69 of Schedule "A" of this Bylaw.
- 7.3.5.9.1

Permitted Uses

All uses permitted in the B.5-3 Zone. The following additional use shall also be permitted:

- Recreation Facility (Golf Simulator)
- 7.3.5.9.2

Provisions

Notwithstanding any zone provisions of this By-law to the contrary, any Recreation Facility within a B.5-9 Zone, shall be established in accordance with the following provisions:

a) Any Recreation Facility shall only be situated within Units No. 36 & 37 of Block 3 as it existed at the date of the passing of this By-law amendment.

b) The Recreation Facility shall not include a commercial kitchen or Restaurant Use, however may include an associated licensed establishment and pre-packaged food available for sale.
- 7.3.5.9.3

Severability Provision

The Uses and regulations of the B.5-9 Zone shall continue to apply collectively to the whole of the lands zoned as B.5-9 despite any future severance or condominium registration.

Passed this nineteenth day of September, 2023.

Schedules:

Schedule A: Defined Area Map 29

Cam Guthrie, Mayor

Dylan McMahon, Deputy City Clerk