

# The Corporation of the City of Guelph

## By-law Number (2023) - 20828

A by-law to amend By-law Number (2023)-20790, as amended, known as the Zoning By-law (2023) 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 (2023)-20790, 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 "Site Specific Corporate Business Park" (BP-3) Zone, to the "Site Specific Corporate Business Park" to be known as the (BP-9) Zone in the City of Guelph Zoning By-law (2023)-20790, as amended.
2. Part E: Site-specific Provisions and Zones, Section 18.19, of By-law Number (2023)-20790, as amended, is hereby further amended by adding a new subsection 18.19.9:

18.19.9        BP-9  
585 Hanlon Creek Boulevard, Units 36 & 37  
As shown on Defined Area Map Number 63 of Schedule A of this By-law.

18.19.9.1     Permitted Uses  
Notwithstanding the uses permitted in the BP-3 Zone, in any BP-9 Zone, the following additional use shall also be permitted:

- Recreation Facility (Golf Simulator)

18.19.9.2     Provisions  
Notwithstanding any zone provisions of this By-law to the contrary, any Recreation Facility within a BP-3 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.

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

**Passed this nineteenth day of September, 2023.**

### Schedules:

Schedule A: Defined Area Map 63

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**Cam Guthrie, Mayor**

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**Dylan McMahon, Deputy City Clerk**