

## Specialized Industrial (B) Zones

In certain instances, special circumstances dictate that variances be allowed to the permitted **Uses** or regulations of the Industrial B **Zones**. In these cases, specific B Restricted Defined Areas (Specialized B **Zones**) have been established and these are indicated by hyphenated **Zone** designations (e.g. B.1-1, B.2-2, etc.).

The B **Zone** provisions shall apply except when precluded by the specific **Uses** and regulations for any B Restricted Defined Area.

The following B Restricted Defined Areas (Specialized B **Zones**) are herein set out:

### 7.3.5 Restricted Defined B.5 Zones – Specialized B.5 Zones

(added/amended by 17698)

#### 7.3.5.1 B.5-1(H)

788, 881 and 902 Laird Road West

As shown on Defined Area Map Numbers 69 and 70 of Schedule “A” of this **By-law**.

##### 7.3.5.1.1 Permitted Interim **Use**

One (1) **Single-Detached Dwelling**, subject to the regulations outlined in Section 5.1.2 (R.1B **Zone**) of the Zoning **By-law** despite Section 4.10, only until such time as the **City** has lifted the (H) Holding provision to allow the development of Corporate Business Park **Uses** on the property in accordance with the permitted **Uses** and regulations of Section 7.4 of the B.5 **Zone**.

##### 7.3.5.1.2 Permitted **Uses**

In accordance with Sections 7.4.1, 7.4.2 and 7.4.3.

##### 7.3.5.1.3 Regulations

Regulations outlined in Section 7.4.4 and Table 7.4 of this **By-law**, shall apply, upon redevelopment of the lands for B.5 **Zone Uses**.

##### 7.3.5.1.4 Holding (H) Provision

###### Purpose

To ensure that B.5 **Zone** corporate business park redevelopment on the lands at 788, 881 and 902 Laird Road West does not occur until the development potential of the lands are identified through the approval of an **Environmental Impact Study** approved by the **City** and the GRCA, full municipal services are provided and all applicable costs associated with development are paid to the **City**, all to the satisfaction of the City of Guelph.

###### Conditions

Prior to the removal of the Holding designation “H”, the owner shall complete the following conditions to the satisfaction of the **City**:

1. The owners shall submit an **Environmental Impact Study** to the **City** and the Grand River Conservation Authority for approval. This study shall identify all developable and non-developable lands and the owner shall

dedicate all non-developable lands to the City of Guelph, to the satisfaction of the **City**, prior to the redevelopment of the lands.

2. The owners and any mortgagees shall enter into a Site Plan Agreement with the **City**, satisfactory to the City Solicitor and registered on the title of the lands, agreeing to all **City** conditions related to the development of the lands including the payment of all costs associated with the provision of full municipal services to the lands.

### **7.3.5.2 B.5-2**

(added/amended by 17698)

Hanlon Creek Business Park

As shown on Defined Area Map Number 69 of Schedule "A" of this **By-law**.

#### 7.3.5.2.1 Permitted **Uses**

- **Commercial School**
- **Computer Establishment**
- **Laboratory**
- **Mall**
- **Medical Clinic**
- **Medical Office**
- **Office**
- **Post Secondary School**
- **Print Shop**
- **Research Establishment**

And in accordance with Sections 7.4.2 and 7.4.3.

#### 7.3.5.2.2 Prohibited **Uses**

- **Abattoir**
- A facility, the primary **Use** of which is electroplating
- A facility, the primary **Use** of which is the **Manufacturing** of hazardous chemicals, not including pharmaceutical/medical
- Asphalt/concrete/tar plants
- Bulk fuel oil storage yards
- Bulk Storage of Petroleum Products
- **Cemetery**
- **Cleaning Establishment** (i.e. a dry cleaning facility)
- **Contractor's Yard**
- Disposal of leachable waste (including the spreading of biosolids)
- Facilities for treating or disposing of hazardous waste
- Furniture and wood stripping and refinishing
- **Garden Centre**
- Intensive livestock operations including the spreading of manure
- Meat Processing Plant
- Metal Fabricating
- **Outdoor Storage** of road salt or other de-icing materials and the importation of salt laden snow
- Petroleum product refining and **Manufacturing**

- Underground pipeline transmission of oil, gasoline, or other petroleum liquid products
- **Repair Service**
- Sanitary Landfill Site
- **Tradespersons' Shop**
- **Towing Establishment**
- **Trucking Operation**
- Underground Storage Tank for Fuel or Hazardous substances
- **Vehicle Gas Bar**
- **Vehicle** Salvage Yard
- **Vehicle Service Station** (defined to include a **Car Wash**)
- **Vehicle** Wrecking Establishment
- Waste Transfer Station
- Wood preserving and treating

#### 7.3.5.2.3 Regulations

In addition to the regulations in Section 7.4.4 and Table 7.4 of **By-law** Number (1995)-14864, as amended, the following additions and exceptions shall apply:

- 7.3.5.2.3.1 **Minimum Rear Yard**  
6 metres and in accordance with Section 7.4.4.1 except that the **Rear Yard** shall be a minimum of 14 metres from the northerly **Zone** line and the Hanlon Expressway.
- 7.3.5.2.3.2 **Off-Street Parking**  
In accordance with Section 7.4.4 and Table 7.4, Row 7. In addition, all **Parking Areas** shall be a minimum of 14 metres from the northerly **Zone** line and the Hanlon Expressway.
- 7.3.5.2.3.3 **Off-Street Loading**  
In accordance with Section 4.14 and Row 8, Table 7.4 and shall be a minimum of 14 metres from the northerly **Zone** line and shall be visually screened from any public **Street** or residential **Zone** by a **Fence**, wall or berm of not less than 2 metres in height.
- 7.3.5.2.3.4 **Buffer Strips**  
Minimum width of 14 metres. Along the northerly **Zone** line shall consist of a landscaped berm a minimum height of 2 metres. Landscaping shall include coniferous trees planted at minimum 3 metre centre intervals. Landscape material shall be a minimum of 6 cm. caliper for deciduous trees and 2 metre height for coniferous trees.
- 7.3.5.2.3.5 **Maximum Building Height**  
8 metres and in accordance with Section 4.18.
- 7.3.5.2.3.6 **Garbage, Refuse and Storage Composters**  
In accordance with Row 14, of Table 7.4 and with the additional requirement that garbage, refuse and storage composters shall not be

permitted within 14 metres of a **Zone** line. Any garbage, refuse and storage composters must be visually screened by a **Fence**, wall or berm of not less than 2 metres in height from any public **Street**.

### 7.3.5.3 B.5-3

(added/amended by 17698)

Hanlon Creek Business Park

As shown on Defined Area Map Number 69 of Schedule "A" of this **By-law**.

#### 7.3.5.3.1 Permitted **Uses**

- **Commercial School**
- **Computer Establishment**
- **Laboratory**
- **Mall**
- **Manufacturing** (entirely within a **Building**)
- **Medical Clinic**
- **Medical Office**
- **Office**
- **Post Secondary School**
- **Print Shop**
- **Research Establishment**
- **Warehouse** (entirely within a **Building**)

And in accordance with Sections 7.4.2 and 7.4.3.

#### 7.3.5.3.2 Prohibited **Uses**

- **Abattoir**
- A facility, the primary **Use** of which is electroplating
- A facility, the primary **Use** of which is the **Manufacturing** of hazardous chemicals, not including pharmaceutical/medical
- Asphalt/concrete/tar plants
- Bulk fuel oil storage yards
- Bulk Storage of Petroleum Products
- **Cemetery**
- **Cleaning Establishment** (i.e. a dry cleaning facility)
- **Contractor's Yard**
- **Disposal** of leachable waste (including the spreading of biosolids)
- Facilities for treating or disposing of hazardous waste
- Furniture and wood stripping and refinishing
- **Garden Centre**
- Intensive livestock operations including the spreading of manure
- Meat Processing Plant
- Metal Fabricating
- **Outdoor Storage** of road salt or other de-icing materials and the importation of salt laden snow
- Petroleum product refining and manufacturing
- Underground pipeline transmission of oil, gasoline, or other petroleum liquid products
- **Repair Service**

- Sanitary Landfill Site
- **Tradespersons' Shop**
- **Towing Establishment**
- **Trucking Operation**
- Underground Storage Tank for Fuel or Hazardous substances
- **Vehicle Gas Bar**
- Vehicle Salvage Yard
- **Vehicle Service Station** (defined to include a **Car Wash**)
- Vehicle Wrecking Establishment
- Waste Transfer Station
- Wood preserving and treating

#### 7.3.5.3.3 Regulations

In addition to the regulations in Section 7.4.4 and Table 7.4 of **By-law** Number (1995)-14864, as amended, the following additions and exceptions shall apply:

##### 7.3.5.3.3.1 Minimum **Rear Yard**

6 metres and in accordance with Section 7.4.4.1 except that the **Rear Yard** shall be a minimum of 14 metres from the northerly **Zone** line.

##### 7.3.5.3.3.2 Off-Street Parking

In accordance with Section 7.4.4 and Table 7.4, Row 7. In addition, all **Parking Areas** shall be a minimum of 14 metres from the northerly **Zone** line.

##### 7.3.5.3.3.3 Off-Street Loading

In accordance with Section 4.14 and Row 8, Table 7.4 and shall be a minimum of 14 metres from the northerly **Zone** line and shall be visually screened from any public **Street** or residential **Zone** by a **Fence**, wall or berm of not less than 2 metres in height.

##### 7.3.5.3.3.4 **Buffer Strips**

Minimum width of 14 metres. Along the northerly **Zone** line shall consist of a landscaped berm a minimum height of 2 metres. Landscaping shall include coniferous trees planted at minimum 3 metre centre intervals. Landscape material shall be a minimum of 6 cm caliper for deciduous trees and 2 metre height for coniferous trees.

##### 7.3.5.3.3.5 Maximum **Building Height**

8 metres and in accordance with Section 4.18.

##### 7.3.5.3.3.6 Garbage, Refuse and Storage Composters

In accordance with Row 14, of Table 7.4 and with the additional requirement that garbage, refuse and storage composters shall not be permitted within 14 metres of a **Zone** line. Any garbage, refuse and storage composters must be visually screened by a **Fence**, wall or berm of not less than 2 metres in height from any public **Street**.

#### 7.3.5.4 B.5-4

(added/amended by 17698)

Hanlon Creek Business Park

As shown on Defined Area Map Number 69 of Schedule "A" of this **By-law**.

##### 7.3.5.4.1 Prohibited **Uses**

- **Abattoir**
- A facility, the primary **Use** of which is electroplating
- A facility, the primary **Use** of which is the manufacturing of hazardous chemicals, not including pharmaceutical/medical
- Asphalt/concrete/tar plants
- Bulk fuel oil storage yards
- Bulk Storage of Petroleum Products
- **Cemetery**
- **Cleaning Establishment** (i.e. a dry cleaning facility)
- **Contractor's Yard**
- Disposal of leachable waste (including the spreading of biosolids)
- Facilities for treating or disposing of hazardous waste
- Furniture and wood stripping and refinishing
- **Garden Centre**
- Intensive livestock operations including the spreading of manure
- Meat Processing Plant
- Metal Fabricating
- **Outdoor Storage** of road salt or other de-icing materials and the importation of salt laden snow
- Petroleum product refining and manufacturing
- Underground pipeline transmission of oil, gasoline, or other petroleum liquid products
- **Repair Service**
- Sanitary Landfill Site
- **Tradespersons' Shop**
- **Towing Establishment**
- **Trucking Operation**
- Underground Storage Tank for Fuel or Hazardous substances
- **Vehicle Gas Bar**
- **Vehicle** Salvage Yard
- **Vehicle Service Station** (defined to include a **Car Wash**)
- **Vehicle** Wrecking Establishment
- Waste Transfer Station
- Wood preserving and treating

##### 7.3.5.4.2 Regulations

In accordance with the provisions of Section 7.4.4 and Table 7.4 of **By-law** Number (1995)-14864, as amended, with the following exception:

##### 7.3.5.4.2.1 Maximum **Building Height**

8 metres and in accordance with Section 4.18.

### **7.3.5.5 B.5-5**

(added/amended by 17698)

Hanlon Creek Business Park

As shown on Defined Area Map Number 69 of Schedule "A" of this **By-law**.

#### **7.3.5.5.1 Permitted Uses**

In accordance with Section 7.4.1. of By-law Number (1995)-14864, as amended.

#### **7.3.5.5.2 Prohibited Uses**

- **Abattoir**
- A facility, the primary **Use** of which is electroplating
- A facility, the primary **Use** of which is the manufacturing of hazardous chemicals, not including pharmaceutical/medical
- Asphalt/concrete/tar plants
- Bulk fuel oil storage yards
- Bulk Storage of Petroleum Products
- **Cemetery**
- **Cleaning Establishment** (i.e. a dry cleaning facility)
- **Contractor's Yard**
- Disposal of leachable waste (including the spreading of biosolids)
- Facilities for treating or disposing of hazardous waste
- Furniture and wood stripping and refinishing
- **Garden Centre**
- Intensive livestock operations including the spreading of manure
- Meat Processing Plant
- **Outdoor Storage** of road salt or other de-icing materials and the importation of salt laden snow
- Petroleum product refining and manufacturing
- Underground pipeline transmission of oil, gasoline, or other petroleum liquid products
- **Repair Service**
- Sanitary Landfill Site
- **Tradespersons' Shop**
- **Towing Establishment**
- **Trucking Operation**
- Underground Storage Tank for Fuel or Hazardous substances
- **Vehicle Gas Bar**
- **Vehicle** Salvage Yard
- **Vehicle Service Station** (defined to include a **Car Wash**)
- **Vehicle** Wrecking Establishment
- Waste Transfer Station
- Wood preserving and treating

### **7.3.5.6 B.5-6 (H25)**

(Added/amended by OMB Z070067)

Silvercreek Parkway South

As shown on Defined Area Map Number 15

- 7.3.5.6.1 Permitted **Uses**  
 In accordance with Section 7.4.1 of Zoning **By-law** (1995) – 14864, with the following exceptions:
- **Manufacturing** (entirely within a **Building**)
  - **Warehouse** (entirely within a **Building**)
- and with the following additional permitted **Uses**:
- **Club**
  - Maximum of one (1) **Religious Establishment**
  - **Recreation Centre**
  - Maximum of one (1) **Apartment Building**
- 7.3.5.6.2 Prohibited **Uses**  
 In accordance with Section 7.4.3 of Zoning By-law (1995)-14864 with the following additional prohibited Uses:
- **Manufacturing** (entirely within a **Building**)
  - **Warehouse** (entirely within a **Building**)
- 7.3.5.6.3 Regulations  
 In accordance with Section 7.4.4 and Table 7.4 with the following exceptions:
- 7.3.5.6.3.1 Maximum **Front** and **Exterior Side Yard** (Build-to Line)
- a) **Buildings** adjacent to Silvercreek Parkway shall be set back a minimum of 2 m and a maximum of 6 m from Silvercreek Parkway
  - b) **Buildings** adjacent to the local public road located in the area between Silvercreek Parkway and Howitt Creek shall be set back a minimum of 2 m and a maximum of 6 m from that local road allowance
  - c) **Buildings** developed within 30 metres of the Neighbourhood Park (P.2) **Zone** east of Silvercreek Parkway shall be set back a minimum of 2 m and a maximum of 4.5 m from the limits of that P.2 **Zone**
- 7.3.5.6.3.2 Minimum **Building Height**  
**2 Storeys**
- 7.3.5.6.3.3 Minimum **Setback** from the Railway Property Line  
 30 metres
- 7.3.5.6.3.4 Additional Regulations for an **Apartment Building**
- 7.3.5.6.3.4.1 Maximum Number of Permitted **Apartment Units**  
 100 units
- 7.3.5.6.3.4.2 **Use** Restricted to Certain Location  
 The **Apartment Building** shall be located only within 70 m of the adjacent Neighbourhood Park (P.2) **Zone** east of Silvercreek Parkway.



- 7.3.5.6.3.4.3 Other Regulations for the Permitted **Apartment Building**  
As per the provisions of the R.4A-36 (H25) **Zone**
- 7.3.5.6.3.5 Severability Provision  
The provisions of this **By-law** shall continue to apply collectively to the whole of the lands identified on Schedule "A" as B.5-6 (H25), despite any future severance, partition or division for any purpose.
- 7.3.5.7 B.5-7**  
(added/amended by 19981)  
65 Hanlon Creek Boulevard  
As shown on Defined Area Map Number 70 of Schedule "A" of this **By-law**.
- 7.3.5.7.1 Permitted **Uses**  
In accordance with Sections 7.4.1, 7.4.2 and 7.4.3 of Zoning **By-law** (1995)-14864, as amended, with the following additional permitted **Uses**:
- **Bake Shop**
  - **Convenience Store**
  - **Courier Service**
  - **Day Care Centre**
  - **Florist**
  - **Financial Establishment**
  - **Office Supply**
  - **Personal Service Establishment**
  - **Postal Service**
  - **Recreation Centre**
  - **Rental Outlet**
  - **Restaurant**
  - **Restaurant (take-out)**
  - **Tavern**
- 7.3.5.7.2 Regulations  
In accordance with Section 7.4.4 of Zoning **By-law** (1995)-14864, as amended, with the following exceptions:
- 7.3.5.7.2.1 Off-Street Parking  
Despite Sections 4.13 and 7.4.4.5 of the **By-law**, the minimum off-street parking required shall be 1 **Parking Space** per 23 square metres of **Gross Floor Area**.
- 7.3.5.9 B.5-8**  
Pending Amendment

**7.3.5.9 B.5-9**

(added/amended by (2023)-20827)

Hanlon Creek Business Park

As shown on Defined Area Map Number 69 of Schedule "A" of this **By-law**.

7.3.4.9.1 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 Regulations

Notwithstanding any zone regulations 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:

- d) 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.
- e) 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.