

SECTION 19 -STORAGE AND LIGHT MANUFACTURING DISTRICT I1

The following provisions shall apply in all STORAGE AND LIGHT MANUFACTURING DISTRICTS I1:

No person shall hereafter use any building, structure or land nor erect any building or structure except in accordance with the following provisions:

19.1 USES PERMITTED

19.1.1 Residential:

The dwelling of a caretaker or persons employed on the maintenance staff of the land, buildings or equipment thereof. Such dwellings shall comply with the provisions of the R3 Districts within the district in which the land is situated.

19.1.2 Recreational:

Uses permitted in the O1 and O2 Districts and in compliance with the provisions therefor.

19.1.3 Commercial:

An open air market, fair ground or market garden,
A motor vehicle repair shop Class "A" or "B",
A scale,
An automobile service station,
A public parking lot.
A business service establishment, (By-law 2003-138)
A call centre, (By-law 2003-138)
A contractor's establishment, (By-law 2003-138)
A mini warehouse and public storage facility, (By-law 2003-138)
A testing/research laboratory (By-law 2003-138)

19.1.4 Storage and Light Manufacturing:

The following uses shall be permitted only within enclosed structures:

A service or repair shop Class "A" or "B",
A warehouse or distributing depot,
A garage,
A bus depot or railway station,
Light manufacturing or assembly of manufactured products such as:

- (a) apparel and finished textile or fabric product;
- (b) paper and allied products;
- (c) furniture and finished lumber products;
- (d) light metal products such as precision instruments, watches and radios;
- (e) assembly/fabrication/manufacturing or processing plant (By-law 1999-133).

19.1.5 Railway:

Railway uses incidental to the foregoing uses

19.2 **AREA REQUIREMENTS**

Front Yard - minimum 6.0 metres
Rear Yard - minimum 4.5 metres
Side Yard - minimum 4.5 metres

19.3 **I1-X1 Zone (By-law 2000-11, 2010-63)**

1. That Part of Lot 16, Concession 6, former Township of Crowland, now in the City of Welland known municipally as 383 Buchner Road and shown on Schedule "A" attached to By-law 2000-11 as "Change to I1-X1 Zone" is hereby rezoned I1-X1 Zone;
2. The uses permitted in the I1-X1 Zone shall be those permitted in the I1 District with the additional use of "Service Use" and "Trucking Operation" (By-law 2010-63);
3. The provisions for the I1-X1 Zone shall be those permitted for in the I1 District and the following:

That handling and mixing of all pesticides, herbicides and chemicals related to the service use shall take place within a building which provides proper chemical containment equipment.

The parking and washing of any vehicles containing pesticides, herbicides and chemicals related to the service use shall take place within a building which provides proper chemical containment equipment.

4. For the purposes of this By-law, the definition of "Service Use" shall be as follows:

The use of land, a building or structure, or part thereof, where the purpose of such enterprise is to provide a maintenance, caretaking, cleaning, security or similar service to industry and the public where such service is primarily conducted and/or provided off-site at the location in need of such service.

5. Prior to permitting any development on the site, or alteration to the site, the Niagara Peninsula Conservation Authority must review and comment with respect to the natural heritage features or any development or alteration proposed for the site. (By-law 2010-63)
(383 BUCHNER ROAD)

19.4 **I1-X2 Zone (By-law 2000-108)**

1. That Part of Lot 16, Concession 6, former Township of Crowland, now in the City of Welland known municipally as 307 Buchner Road and shown on Schedule "A" attached to By-law 2000-108 as "Change to I1-X2 Zone" is hereby rezoned I1-X2 Zone;
2. The uses permitted in the I1-X2 Zone shall be those permitted in the I1 District with the additional use of a Sales or Hire Garage;
3. The Zone provisions for the I1-X2 Zone shall be those of the I1 District.
(307 BUCHNER ROAD)

19.5 **I1-X3 Zone (By-law 2002-11)**

1. That Part of Lot 16, Concession 6, former Township of Crowland, now in the City of Welland, known municipally as 333 Buchner Road and shown on Schedule "A" attached to By-law 2002-11 hereto as "Change to I1-X3 Zone" is hereby rezoned I1-X3 Zone;
2. The uses permitted in the I1-X3 Zone shall be those permitted in the I1 District together with the following:
 - Contractor's Establishment
 - Existing Dwelling
3. The Zone provisions for the I1-X3 Zone shall be as follows:

Front Yard Setback	6.0 metres
Rear Yard Setback Measured to Zoning Line	0 metres
Side Yard Setback	4.5 metres

Outdoor Storage accessory to any permitted use will be permitted in the rear yard and shall be adequately screened from Buchner Road

(333 BUCHNER ROAD)

19.6

I1-X4 Zone (By-law 2002-69)

1. That Part of Lot 16, Concession 6, former Township of Crowland, now in the City of Welland and shown on Schedule "A" of By-law 2002-69 as "Change to I1-X4 Zone" is hereby rezoned I1-X4 Zone;
2. The uses permitted in the I1-X4 Zone shall be as follows: an assembly/fabrication/manufacturing or processing plant; warehousing; a contractors' establishment; a business service establishment; a call centre and a testing research laboratory;
3. The Zone provisions for the I1-X4 Zone shall be as follows:

Front Yard Setback	6.0 metres
Rear Yard Setback	4.5 metres
Side Yard Setback	4.5 metres

Notwithstanding the above, no building shall be permitted within 14.0 metres of the Highway 140 right-of-way

Outdoor Storage

No outdoor storage shall be permitted except as follows:

Lot 4	in the side and rear yards only but shall be screened from view
Lots 7-9	in the rear yard only
Lot 10	in the rear yard only but shall be screened from view on the south and east sides

(ENTERPRISE INDUSTRIAL SUBDIVISION)

19.7

I1-X5 ZONE (By-law 2003-13)

1. That Part of Lot 16, Concession 6, former Township of Crowland, now in the City of Welland, being Part 2, Plan 59R-7238 located on the north side of Ridge Road, east of Highway No. 140 and shown on Schedule "A" of By-law 2003-13 as "Change to I1-X5 Zone" is hereby rezoned to I1-X5 Zone;
2. The uses permitted in the I1-X5 Zone shall be as follows: an assembly/fabrication/manufacturing or processing plant; warehousing; a contractor's establishment; a business service establishment; a call centre and a testing research laboratory;
3. That Zone provisions for the I1-X5 Zone shall be as follows:

Minimum East Yard Setback	6.0 metres
Minimum West Yard Setback	14.0 metres
Minimum South Yard Setback	4.5 metres
Minimum North Yard Setback	4.5 metres

No Outdoor Storage Shall Be Permitted
(N.E. CORNER RIDGE ROAD AND HIGHWAY 140)