

SECTION 24 - STORAGE AND LIGHT MANUFACTURING ZONE- I1

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

No *PERSON* shall *HEREAFTER USE* any *BUILDING, STRUCTURE* or land nor *ERECT* any *BUILDING* or *STRUCTURE* except in accordance with the following provisions:

24.1 USES PERMITTED

24.1.1 Commercial:

- An open air market, fair ground or MARKET GARDEN,
- A *MOTOR VEHICLE REPAIR SHOP CLASS "A" or "B"*,
- A commercial scale,
- An *AUTOMOBILE SERVICE STATION*,
- A public *PARKING LOT*,
- A *SALES AND RENTAL GARAGE (By-law 5056)*
- A *DAIRY OPERATION (By-law 6692)*
- A *CATERER (By-law 6692)*
- A *BUSINESS SERVICE ESTABLISHMENT (By-law 10016)*
- A *VOCATIONAL TRAINING CENTRE (By-law 10016)*
- A *HOME DECORATING STORE*
- A *HOME IMPROVEMENT STORE*
- A *CUSTOM WORKSHOP*
- A *DRY CLEANING AND LAUNDRY PLANT*
- A *RESTAURANT*
- A financial *INSTITUTION*
- A *LIGHT EQUIPMENT/MACHINERY RENTAL ESTABLISHMENT*
- A *MINI WAREHOUSE AND PUBLIC STORAGE (By-law 2003-137)*
- A *PROPANE TRANSFER FACILITY (By-law 2003-137)*

24.1.2 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

A BUSINESS INCUBATOR (By-law 10016)

An INDUSTRIAL MALL (By-law 10016)

A CONTRACTOR'S ESTABLISHMENT

A PRINTING ESTABLISHMENT

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 and,
- (f) YARD storage of lumber subject to the following YARD requirements:

FRONT YARD	minimum 12 metres
	minimum 18 metres when on the opposite side of the STREET in a Residential Zone
REAR YARD	Minimum 7.5 metres
	minimum 12 metres when contiguous to a Residential Zone
SIDE YARD	Minimum 12 metres when contiguous to a Residential Zone (By-law 3238)

Railway:

Railway USES incidental to the foregoing USES.

24.1.4 Institutional USES:

An ASSEMBLY HALL (By-law 3112)

24.1.5 OUTDOOR STORAGE

Outdoor storage will be permitted only in the *REAR YARD* subject to the following:

- (a) The *REAR YARD* must be enclosed with a decorative closed board fence in accordance with City Standards.
- (b) Stored materials may not exceed the height of the required fence.
- (c) Only *COMMERCIAL VEHICLES* used in association with permitted *USES* may be stored on the property.

Any industrial *USE* may contain a showroom and may provide a retail outlet for its products, such space to be limited to 20 percent of the *GROSS FLOOR AREA* of the main *BUILDING*.

24.2 AREA REQUIREMENTS

24.2.1 YARD Requirements:

<i>FRONT YARD</i>	minimum 6.0 metres
<i>REAR YARD</i>	minimum 3.0 metres
<i>SIDE YARD</i>	minimum 3.0 metres

24.2.1 (a) Deleted.

24.2.1.1 EXCEPTION

Notwithstanding the provisions of Section 24.2.1, the *EXISTING* Block *BUILDING* on the lands described in Schedule "B" of By-law 7290 shall be exempted from the *SIDE YARD* requirements, as shown in the site plan agreement, authorized by By-law 7289.

(FRONT LAND OF 65 OXFORD ROAD - ALSO SEE: 24.5)

24.3 Deleted by By-law 10016.

24.4 Deleted.

24.5 EXCEPTION

Notwithstanding the provisions of Section 24, a machine shop shall be deemed to be a permitted *USE* for the lands described in Schedule "B" of By-law 7290.

(FRONT LAND OF 65 OXFORD ROAD - ALSO SEE: 24.2.1.1)

24.6 EXCEPTION

Notwithstanding the provisions of Section 24, the most easterly 13.894 metres of *LOTS* 129 and 130, on the east side of Burgar Street, on the south side of Victoria Street, according to Registered Plan 25, now known as Plan 573 may be used for the purpose of a pet store and indoor *KENNEL* in the *EXISTING BUILDING*. **(By-law 7657)**

(97 VICTORIA STREET)

24.7 Repealed by By-law 1999-131.

24.8 EXCEPTION

Notwithstanding anything contained *HEREIN*, the following *USES* are excluded from the *USE* permitted on the lands described as "thirdly" in Schedule "B" of By-law 9525:

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 *SALES AND RENTAL GARAGE*, a *SERVICE OR REPAIR SHOP CLASS "B"*, *YARD* storage for lumber.

(CITY OWNED - NORTH OF ROSS STREET, EAST OF RIVER ROAD)

24.9 EXCEPTION

Notwithstanding anything contained *HEREIN*, the following *USES* are excluded from the *USES* permitted on the lands described as "fourthly" in Schedule "B" of By-law 9525:

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 *SALES AND RENTAL GARAGE*, a *SERVICE OR REPAIR SHOP CLASS "B"*, *YARD* storage for lumber.

Further, the above named lands are to be given an exemption to permit the *USE* of these lands for a *FRATERNAL ORGANIZATION*.

(NORTH-EAST CORNER ROSS STREET AND RIVER ROAD - LIONS CLUB)

24.10 I1-X1 ZONE (By-law 10035) (HOLDING SYMBOL "H" REMOVED BY BY-LAW 10774)

1. Part of *BLOCK Y*, Plan 564 (formerly Plan 1649) and Part of Asher Street, known municipally as 80-100 Asher Street, shown on Schedule "A" of By-law 10035 as "Change to H-I1-X1 *ZONE*" is hereby rezoned H-I1-X1 *ZONE*. **(As Amended by By-law 1999-24)**
2. The *USES* permitted in the H-I1-X1 *ZONE* shall be the *USES* permitted in the Storage and Light Manufacturing *ZONE- I1* and the following *USES*:
 - a *CONTRACTOR'S ESTABLISHMENT*;
 - a *HOME DECORATING STORE*;
 - a *HOME IMPROVEMENT STORE*;
 - an auction hall;
 - an automobile parts/supplies sales establishment; and
 - a *COMMERCIAL SCHOOL*.
3. The *ZONE* Provisions for the H-I1-X1 *ZONE* shall be those provisions

applying to the Storage and Light Manufacturing ZONE- I1.

(80-100 ASHER STREET)

24.11 I1-X2 ZONE (By-law 10534, 2001-132, 2004-171)

1. Parts 1 through 36 inclusive, Plan 59R-1680 and Parts 3 through 24 inclusive and Parts 26 and 27, Plan 59R-1105 known as Southwell Industrial Park Phases 1 and 2 and as shown on Schedule "A" of By-law 10534 as "Change to I1-X2 ZONE", is hereby rezoned I1-X2 ZONE.
2. The *USES* permitted in the I1-X2 ZONE shall be as follows:

COMMERCIAL:

- *MOTOR VEHICLE REPAIR SHOP CLASS "A" or "B"*
- *SALES AND RENTAL GARAGE*
- *AUTOMOBILE SERVICE STATION*
- *CATERER*
- *BUSINESS SERVICE ESTABLISHMENT*
- *VOCATIONAL TRAINING CENTRE*
- *HOME DECORATING STORE*
- *HOME IMPROVEMENT STORE*
- *CLINIC*
- *CUSTOM WORKSHOP*
- *DRY CLEANING AND LAUNDRY PLANT*
- *A LIGHT EQUIPMENT//MACHINERY RENTAL ESTABLISHMENT (By-law 2001-132)*
- *MINI WAREHOUSE AND PUBLIC STORAGE (By-law 2004-171)*

INDUSTRIAL:

- *CONTRACTORS' ESTABLISHMENT*
- *SERVICE OR REPAIR SHOP CLASS "A" OR "B"*
- *WAREHOUSE*
- *BUSINESS INCUBATOR*
- *INDUSTRIAL MALL*

- *PRINTING ESTABLISHMENT*
 - Light Manufacturing or Assembly of Manufactured Products such as:
 - (a) Apparel and Finished Textiles or Fabric Product.
 - (b) Paper and Allied Products.
 - (c) Furniture and Finished Lumber Products.
 - (d) Light Metal Products such as Precision Instruments.
3. Notwithstanding the provisions of By-law 2667, the *ZONE* Provisions for the I1-X2 *ZONE* shall be as follows:

Minimum <i>FRONT YARD</i>	6.0 metres
Minimum <i>SIDE YARD</i>	3.0 metres
Minimum <i>REAR YARD</i>	3.0 metres

4. ***OUTDOOR STORAGE (By-law 2001-132)***

OUTDOOR STORAGE will be permitted only in the *REAR YARD* subject to the following:

- (a) the *REAR YARD* must be enclosed with a decorative closed board fence in accordance with city standards;
- (b) stored materials may not exceed the height of the required fence;
- (c) only *COMMERCIAL VEHICLES* used in association with permitted *USES* may be stored on the property;

Any industrial use may contain a showroom and may provide a retail outlet for its products, such space to be limited to 20 percent of the *GROSS FLOOR AREA* of the *MAIN BUILDING*.

(SOUTHWELL INDUSTRIAL PARK - PHASES I AND II)

24.12 I1-X3 ZONE (By-law 10718)

1. Parts of *BLOCK Y*, Plan 564 and Part of *LOT 23*, Concession 5, former Township of Crowland, now in the City of Welland more particularly described as Part 1, Plan 59R-2443 and as shown on Schedule "A" attached to By-law 10718 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 *ZONE* with the addition of a machine shop, a tool and die welding repair shop and a *CONTRACTOR'S ESTABLISHMENT*.
3. Notwithstanding the provisions of By-law 2667, the *ZONE* Provisions for the I1-X3 *ZONE* shall be as follows:

Minimum <i>FRONT YARD</i>	0.0 metres
Minimum North <i>SIDE YARD</i>	0.6 metres (<i>EXISTING</i>)
Minimum South <i>SIDE YARD</i>	0.03 metres (<i>EXISTING</i>)
Minimum <i>SIDE YARD</i> (for new construction)	3.0 metres

(236 BURGAR STREET)**24.13 H-I1-X4 ZONE (By-law 11148)**

1. Part of *LOTS* 21 and 22, Concession 2, former Township of Crowland, now in the City of Welland and as shown on Schedule "A" of By-law 11148 as "Change to H-I1-X4 *ZONE* is hereby rezoned H-I1-X4 *ZONE*".
2. That the *USES* permitted in the I1-X4 *ZONE* shall be restricted to the following *USES*:
 - 1) assembly/fabrication/manufacturing or processing plant;
 - 2) *COURIER SERVICE*;
 - 3) *WAREHOUSE* and transportation terminal;
 - 4) industrial equipment sales, service and rental;
 - 5) construction equipment sales, service and rental;
 - 6) *SERVICE OR REPAIR SHOP CLASS "A"*; and
 - 7) agricultural *USES* of vacant lands.
3. That in addition to the General Provisions of By-law 2667, as amended, which are applicable to the subject lands, the specific *ZONE* Provisions as hereinafter set out shall apply to the I1-X4 *ZONE*:

Minimum <i>LOT AREA</i>	0.8 hectares
Minimum <i>LOT FRONTAGE</i>	30 metres
Minimum <i>FRONT YARD</i>	10 metres
Minimum <i>SIDE YARD</i>	10 metres
Minimum <i>REAR YARD</i>	10 metres
Minimum <i>LANDSCAPED OPEN SPACE</i>	10 percent
Maximum <i>LOT COVERAGE</i>	40 percent
<i>OUTSIDE STORAGE</i>	<i>OUTSIDE STORAGE</i> shall not exceed 50 percent of the <i>GROSS</i>

FLOOR AREA of any main *BUILDING*, shall be screened from public view from any public highway and shall be located only in a *REAR YARD*.

Where any *LOT* in the I1-X4 *ZONE* abuts the landfill site owned by Atlas Specialty Steels designated as Part 1 on Reference Plan 59R-6809 a 30 metre buffer immediately abutting same in which no development nor activity save and except berming or landscaping shall be permitted.

(NIAGARA CENTRE)

24.14 I1-X5 ZONE (By-law 11061)

1. Part of *LOT 23*, Concession 3, former Township of Crowland, now in the City of Welland and Part of Original Road Allowance between *LOTS 22* and *23*, former Township of Crowland known municipally as 472 River Road and shown on Schedule "A" attached to By-law 11061 as "Change to I1-X4 *ZONE*" is hereby rezoned I1-X5 *ZONE*.
2. The *USES* permitted in the I1-X5 *ZONE* shall be those permitted in the I1 *ZONE* plus an injection moulding shop, and a machine shop to make tools, dies and moulds.
3. That the *ZONE* Provisions for the I1-X5 *ZONE* shall be the provisions permitted for in the I1 *ZONE* save and except that the required *FRONT YARD* setback shall be four (4) metres.

(472 RIVER ROAD)

24.15 H-I1-X6 ZONE (By-law 2001-39, By-law 2009-22) (HOLDING SYMBOL "H" REMOVED BY BY-LAW 2009-53)

1. That Part of Gore *LOT 29*, Concession 7, former Township of Crowland, now City of Welland, north side of Humberstone Road and shown on Schedule "A" of By-law 2001-39 as "Change to H-I1-X6 *ZONE*" is hereby rezoned H-I1-X6 *ZONE*;
2. That the *USES* permitted in the H-I1-X6 *ZONE* shall be limited to the following *USES*:
 - (a) a construction and trucking company;
 - (b) *COMMERCIAL GREENHOUSES*;
 - (c) a *MARKET GARDEN*;
 - (d) a nursery;
 - (e) a garden centre;
 - (f) a contractor's establishment; **(By-law 2009-22)**

3. That the *ZONE* Provisions for the H-I1-X6 *ZONE* shall be as follows:

Minimum <i>LOT AREA</i>	1.6 hectares
Minimum <i>FRONT YARD</i>	12 metres
Minimum <i>REAR YARD</i>	15 metres
Minimum <i>SIDE YARD</i>	15 metres
Maximum <i>LOT COVERAGE</i>	50 percent

Where any part of a *LOT* Zoned I1-X6 *ZONE* abuts remnants of the former Feeder Canal or drains leading to the former Feeder Canal, a 15 metre undisturbed (save for Storm Water Management facilities) separation from such Canal or drains shall be maintained;

4. **Deleted by By-law 2009-22.**

(270 HUMBERSTONE ROAD)

24.16 I1-X7 ZONE (By-law 2001-133)

1. That LOTS 371-379, 393-402 all inclusive, part of LOTS 380, 381 and 392, part of Craig Street, Plan 938 and LOTS 369, 370, 403 and 404 and part of LOTS 368 and 405 and part of Craig Street, Plan 943 being Parts 17-21 inclusive and Part 26, Plan 59R-1105, known municipally as 7 Clark Street and shown on Schedule "A" of By-law 2001-133 as "Change to I1-X7 *ZONE*" is hereby rezoned I1-X7 *ZONE*.
2. That the *USES* permitted in the I1-X7 *ZONE* shall be those permitted in the I1-X2 *ZONE*.
3. That the *ZONE* provisions for the I1-X7 *ZONE* shall be those provided for in the I1-X2 *ZONE* together with the following:

OUTDOOR STORAGE, as provided for in the I1-X2 *ZONE* shall also be permitted in the south *YARD*.

(7 CLARK STREET)

24.17 I1-X8 ZONE (By-law 2002-9)

1. That LOTS 25, 26, 27 and 91, Part of LOTS 24 and 92 and Part of McAlpine Avenue, Plan 945, City of Welland known municipally as 454 McAlpine Avenue and as shown on Schedule "A" attached to By-law 2002-9 as "Change to I1-X8 *ZONE*" is hereby rezoned I1-X8 *ZONE*;
2. That the *USES* permitted in the I1-X8 *ZONE* shall be those permitted in the I1 *ZONE* and the following: *ATHLETIC/FITNESS CLUB*;
3. For the existing building, notwithstanding the provisions of Zoning By-law 2667, the *ZONE* provisions for the I1-X8 *ZONE* shall be as follows:

North YARD Setback	0.75 metres
East YARD Setback	1.40 metres from Wallace Avenue
	0.1 metres from LOTS 92, 93 and 94, Plan 945
South YARD Setback	0.9 metres from Part LOT 92, Plan 945
	0.25 metres from Part LOT 24, Plan 945
West YARD Setback	0 metres

Should the existing building be replaced, any new construction shall comply with the provisions of the I1 ZONE

4. Notwithstanding Section 5.20 - Parking Requirements - of By-law 2667, for any USE in the existing building, the number of PARKING SPACES required is one (1).

(454 MCALPINE AVENUE)

24.18 I1-X9 ZONE (By-law 2003-162)

1. That Part of Lot 19, Concession 6, former Township of Crowland, now in the City of Welland, known municipally as 92 Ridge Road and as shown on Schedule "A" of By-law 2003-162 as "Change to I1-X9 ZONE" is hereby rezoned I1-X9 ZONE;
2. That the USES permitted in the I1-X9 ZONE shall be those permitted in the I1 ZONE and a SINGLE-DETACHED DWELLING only as a secondary USE together with a permitted USE;
3. That the ZONE provisions for the I1-X9 ZONE shall be those provided for the I1 ZONE.

(92 RIDGE ROAD)

24.19 I1-X10 ZONE (By-law 2008-184)

1. That Lots 223 to 246 inclusive, Part of Lots 159 to 182 inclusive, Part of Lots 313 to 327 inclusive and Part of Scholfield Avenue, Plan 945 more particularly described as Part 1, Plan 59R-13050 and as shown on Schedule "A" attached to By-law 2008-184 as "Change to I1-X10 ZONE" is hereby Rezoned I1-X10 ZONE;
2. That the USES permitted in the I1-X10 ZONE shall be ATHLETIC/FITNESS CLUB, ARTIST'S STUDIO, BUSINESS OFFICE, BUSINESS INCUBATOR, BUSINESS SERVICE ESTABLISHMENT, CALL CENTRE and VOCATIONAL TRAINING CENTRE;

