

SECTION 23 - REINVESTMENT ZONE- RZ (BY-LAW 10900)

The following provisions shall apply in all REINVESTMENT ZONES RZ:

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

23.1 USES PERMITTED

The following *USES* are permitted in the Reinvestment ZONE:

23.1.1 Business/Commercial:

- 1) *ARTIST'S STUDIO*
- 2) *ATHLETIC/FITNESS CLUB*
- 3) auctioneer's premises and *SECOND HAND STORE*
- 4) *AUTOMOBILE SERVICE STATION*
- 5) *BAKE SHOP*
- 6) *BED & BREAKFAST*
- 7) bowling alley
- 8) *BUSINESS INCUBATOR*
- 9) *BUSINESS OFFICE*
- 10) *BUSINESS SERVICE ESTABLISHMENT*
- 11) *CALL CENTRE*
- 12) *CAR WASHING ESTABLISHMENT*
- 13) *CATERER*
- 14) *CLINIC*
- 15) *RENTAL STORE*
- 16) commercial recreation establishment
- 17) *COMMERCIAL SCHOOL*
- 18) *COMPUTER SERVICES*
- 19) *CONVENIENCE STORE*
- 20) *COURIER SERVICES*

- 21) court house and other government *USES*
- 22) *CUSTOM WORKSHOP*
- 23) *DAIRY OPERATION*
- 24) *DATA PROCESSING CENTRE*
- 25) *DAY CARE FACILITY*
- 26) *DELICATESSEN*
- 27) dental laboratory
- 28) *DEPARTMENT STORE*
- 29) *DISTILLATION ESTABLISHMENT*
- 30) *PET GROOMING ESTABLISHMENT (By-law 2010-99)*
- 31) *DRY CLEANING AND LAUNDRY DEPOT*
- 32) duplicating shop
- 33) *FAST FOOD OUTLET*
- 34) *FLEA MARKET*
- 35) *HOME IMPROVEMENT STORE*
- 36) *HOTEL, TAVERN*
- 37) *TESTING/RESEARCH LABORATORY*
- 38) Laundromat
- 39) medical laboratory
- 40) *MOTOR VEHICLE REPAIR SHOP CLASS "A"*
- 41) open air market
- 42) *PARKING LOT*
- 43) *PERSONAL SERVICE ESTABLISHMENT*
- 44) *VETERINARY CLINIC*
- 45) *ARCADE*
- 46) *PLACE OF ENTERTAINMENT*
- 47) *PRINT PLANT*

- 48) *RESTAURANT*
- 49) *RETAIL STORE*
- 50) *SALES AND RENTAL GARAGE*
- 51) *SERVICE AND REPAIR SHOP CLASS "A" AND "B"*
- 52) *SHOPPING CENTRES*
- 53) *SUPERMARKET*
- 54) taxi cab stand or station
- 55) trades services and professions
- 56) *FUNERAL HOME*
- 57) *VOCATIONAL TRAINING CENTRE*
- 58) *PROPANE EXCHANGE STATION (By-law 2003-137)*
- 59) *PROPANE TRANSFER FACILITY (By-law 2003-137)*

23.1.2 Institutional:

- 1) art gallery or observatory
- 2) *ASSEMBLY HALL*
- 3) *FRATERNAL ORGANIZATION*
- 4) Museum
- 5) *PRIVATE CLUB*
- 6) *PLACE OF WORSHIP*
- 7) Hostel
- 8) Union hall
- 9) *ATHLETIC/FITNESS CLUB*

23.1.3 Recreational:

- 1) athletic field
- 2) band stand
- 3) bleachers
- 4) marina

- 5) botanical gardens
- 6) bowling greens
- 7) cemetery
- 8) *COMMUNITY CENTRE*
- 9) *GOLF COURSE*
- 10) open or closed swimming pool
- 11) park
- 12) play field
- 13) playground
- 14) play lot
- 15) refreshment booth
- 16) pavilion
- 17) skating rink
- 18) tennis court

23.1.4 Residential:

- 1) *DWELLING UNITS* above permitted *USES*
- 2) *DWELLING UNITS* on the ground floor behind permitted *USES*

23.2 The Zone Provisions for the REINVESTMENT ZONE shall be as follows:

23.2.1 YARDS:

Minimum *REAR YARD* - 4.5 metres

Minimum *SIDE YARD* - 4.5 metres only where this REINVESTMENT ZONE flanks any Non-Commercial Zone

23.2.2 Minimum Floor Area per *DWELLING UNIT*:

Bachelor	37 square metres
One Bedroom	45 square metres
Two Bedrooms	55 square metres
More than two Bedrooms	65 square metres

23.2.3 *DWELLING UNITS* on Ground Floor:

DWELLING UNITS may occupy a maximum of 75 percent of the *GROUND FLOOR AREA* of any *BUILDING* in the REINVESTMENT ZONE. The *STREET* front portion of such *BUILDING* shall be used exclusively for non-residential *USES*, save and except access to ground floor *DWELLING UNITS* is permitted.

23.2.4 Parking:

The provisions of Subsection 5.20, 5.21 and 5.22 shall not apply for all permitted *USES* and for *DWELLING UNITS* in *BUILDINGS* containing not more than two *DWELLING UNITS*. For *BUILDINGS* containing three or more *DWELLING UNITS*, one *PARKING SPACE* for each *DWELLING UNIT* above two units shall be required. **(By-law 2010-99)**

23.2.5 RZ-X1 ZONE (By-law 10900)

1. That *LOT 3* on the south side of East Main Street according to Plan 1649 save and except the southerly .914 metres thereof from east to west shown on Schedule "A1" attached to By-law 10900 as "Change to RZ-X1 ZONE" is hereby rezoned RZ-X1 ZONE.
2. The *USES* permitted in the RZ-X1 ZONE shall be the *USES* permitted in the RZ ZONE.
3. The Zone Provisions for the RZ-X1 ZONE shall be the Zone Provisions for the RZ ZONE save and except the required *REAR YARD* shall be nil.

(17-19 EAST MAIN STREET)

23.2.6 RZ-X2 ZONE (By-law 10900)

1. That the southerly 30.632 metres of *LOT 13* on the north side of Division Street according to McFarland & Donaldson Plan for the City of Welland shown on Schedule "A1" attached to By-law 10900 as "Change to RZ-X2 ZONE" is hereby rezoned RZ-X2 ZONE.
2. The *USES* permitted in the RZ-X2 ZONE shall be the *USES* permitted in the RZ ZONE.
3. The Zone Provisions for the RZ-X2 ZONE shall be the Zone Provisions for the RZ ZONE save and except that the required *REAR YARD* shall be 1.395 metres.

(76 DIVISION STREET)

23.2.7 RZ-X3 ZONE (By-law 10900)

1. That *LOTS 18 and 19* and Part of Reserved *LOT*, Registered Plan 39, now Plan 587, and Part of *BLOCK DG*, Registered Plan 1649, now Plan 564 shown on Schedule "A1" attached to By-law 10900 as "Change to RZ-X3 ZONE" is hereby rezoned RZ-X3 ZONE.
2. The *USES* permitted in the RZ-X3 ZONE shall be the *USES* permitted in the RZ ZONE.

3. The Zone Provisions for the RZ-X3 ZONE shall be the Zone Provisions for the RZ ZONE.
4. That notwithstanding the provisions of Section 5.20, the lands shall be exempt from the required 86 *PARKING SPACES* to 23 *PARKING SPACES* and from the required 7.3 metres aisle width for a portion of the driveway to 6.4 metres.

(60 KING STREET)

23.2.8 RZ-X4 ZONE (By-law 10900)

1. That Part of *LOTS* 3, 9 and 10, Plan 564 (Part 8, Plan 59R-3719) known municipally as 46 Division Street shown on Schedule "A1" attached to By-law 10900 as "Change from C3-X3 ZONE is hereby rezoned RZ-X4 ZONE.
2. The *USES* permitted in the RZ-X4 ZONE shall be the *USES* permitted in the RZ ZONE.
3. The Zone Provisions for the RZ-X4 ZONE shall be the Zone Provisions for the RZ ZONE save and except that the required *REAR YARD* shall be nil.
4. That notwithstanding Section 5.2 - *FRONTAGE* On A *STREET*, the subject lands shall be exempt from the provisions of having *FRONTAGE* on a *STREET*.

(46 DIVISION STREET)

23.2.9 RZ-X5 ZONE (By-law 10900)

1. That Part of *LOTS* 8 and 9, Plan 553, known municipally as 285 Division Street shown on Schedule "A2" attached to By-law 10900 as "Change from C3-X4 ZONE to RZ-X5 ZONE" is hereby rezoned RZ-X5 ZONE.
2. That the *USES* permitted in the RZ-X5 ZONE shall be those permitted in the RZ ZONE as well as a *MOTOR VEHICLE REPAIR SHOP CLASS "B"*.
3. The Zone Provisions for the RZ-X5 ZONE shall be those of the RZ ZONE.

(285 DIVISION STREET)

23.2.10 H-RZ-X6 ZONE (By-law 10900) (HOLDING SYMBOL "H" REMOVED BY BY-LAW 2008-162)

1. That Parts of *LOTS* 186 and 188, *LOT* 187, Plan 565 and Part of *LOT* 26, Concession 6, former Township of Crowland, known municipally as 48 and 50 Seventh Street shown on Schedule "A2" attached to By-law 10900 as "Change from H-C3-X5 ZONE to H-RZ-X6 ZONE" is hereby rezoned H-RZ-X6 ZONE.
2. That the *USES* permitted in a RZ-X6 ZONE shall be those permitted in the RZ ZONE as well as a *MOTOR VEHICLE REPAIR SHOP CLASS "B"*.
3. The Zone Provisions for the RZ-X6 ZONE shall be those of the RZ ZONE.

4. **Repealed by By-law 1999-131.**
5. That prior to the lifting of the Holding Symbol (H) the *USES* permitted will be the *EXISTING MOTOR VEHICLE REPAIR SHOP CLASS "B"* and residential dwelling.

(48 AND 50 SEVENTH STREET)

23.2.11 RZ-X7 ZONE (By-law 10900)

1. That *LOT* 219, Plan 933, City of Welland known municipally as 669 King Street shown on Schedule "A2" attached to By-law 10900 as "Change from C3-X7 *ZONE* to RZ-X7 *ZONE*" is hereby rezoned RZ-X7 *ZONE*.
2. That the *USES* permitted in the RZ-X7 *ZONE* shall be those permitted in the RZ *ZONE*.
3. The *ZONE* Provisions for the RZ-X7 *ZONE* shall be as follows:

<i>REAR YARD</i>	2.06 metres
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(669 KING STREET)

23.2.12 H-RZ-X8 ZONE (By-law 2009-10) (By-law 2010-3) (HOLDING SYMBOL "H" REMOVED BY BY-LAW 2010-2)

1. That Part Lot 4 and Part Lots 27 and 28, Plan 552 known municipally as 65 West Main Street and shown on Schedule "A" attached to By-law 2009-10 as "Change to H-RZ-X8 *ZONE*" is hereby rezoned H-RZ-X8 *ZONE*.
2. The *USES* permitted in the H-RZ-X8 *ZONE* shall be those permitted in the RZ *ZONE*, and a *BED AND BREAKFAST* (**By-law 2010-3**).
3. The *ZONE* provisions for the H-RZ-X8 *ZONE* shall be those of the RZ *ZONE*.
4. Notwithstanding Section 23.2.3 of By-law 2667, as amended, the H-RZ-X8 *ZONE* shall permit *DWELLING UNITS* to occupy 100% of the *GROUND FLOOR AREA* of the *BUILDING*.
5. Notwithstanding Section 5.20, the minimum ingress or egress for two-way vehicular movement shall be 4.0 metres.
6. Notwithstanding Schedule B – Geometric Design Standard for Parking, aisle width shall be a minimum of 6.5 metres. The aisle width for the two (2) most easterly *PARKING SPACES* shall be a minimum of 4.5 metres. (**By-law 2010-3**)
7. Notwithstanding Section 5.20 the minimum number of *PARKING SPACES* shall be six (6). (**By-law 2010-3**)

(65 WEST MAIN STREET)

23.2.13 RZ-X9 ZONE (By-law 2016-123)

1. That Part Lots D and E, East Side of Burgar Street, Plan 553 and Part Lot 1, North Side of Burgar Street Plan 553, in the City of Welland and known municipally as 24 Burgar Street and shown on Schedule "A" attached to By-law 2016-123 hereto as "Change to RZ-X9 ZONE" is hereby rezoned RZ-X9 ZONE.
2. That the *USES* permitted in the RZ-X9 ZONE shall be those in the RZ ZONE and a *SUPPORTIVE LIVING RESIDENCE*.
3. That the provisions of the RZ-X9 ZONE shall be those provided for in the RZ ZONE.
4. That notwithstanding the requirements of Section 23.2.3 *DWELLING UNITS* may occupy a maximum of 100% percent of the *GROUND FLOOR AREA* of the existing *BUILDING* in the Reinvestment ZONE.

(24 BURGAR STREET)