

SECTION 25 - YARD STORAGE AND HEAVY MANUFACTURING ZONE- I2

The following provisions shall apply in all YARD STORAGE AND HEAVY MANUFACTURING ZONES I2:

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

25.1 USES PERMITTED

25.1.1 All *USES* permitted in the I1 ZONE and in compliance with the provision therefor.

25.1.2 Commercial:

A retail wood or lumber *YARD*.

A *ADULT ENTERTAINMENT PARLOUR (By-law 2003-137)*

A *BODY RUB PARLOUR (By-law 2003-137)*

25.1.3 YARD Storage:

Bulk storage of fuel oil, wood, lumber, salvage *YARD*, builders' supply *YARD*, construction material *YARD* and similar *USES*.

25.1.4 Industrial:

Heavy industrial

GENERATING PLANT

25.1.5 Other:

All other *USES* not permitted in any other Zone which may be lawfully established in the City of Welland, except tourist camps and trailer camps.

25.2 AREA REQUIREMENTS

25.2.1 YARD Requirements:

<i>FRONT YARD</i>	minimum 12 metres
	minimum 18 metres when on the opposite side of the <i>STREET</i> from a Residential Zone
<i>REAR YARD</i>	minimum 7.5 metres
	minimum 12 metres when contiguous to a Residential Zone
<i>SIDE YARD</i>	minimum 3.0 metres

minimum 12 metres when contiguous to a Residential Zone

- 25.2.2** With respect to *ADULT ENTERTAINMENT PARLOUR* and *BODY RUB PARLOUR*, the property line for such use shall not be within 300 metres of a Residential or Institutional *ZONE* or the property line of a *SCHOOL, PLACE OF WORSHIP, DAY CARE FACILITY* or any other such public gathering places.

(By-law 2003-137)

25.3 **EXEMPTION**

By-law No. 5115, redesignating *LOTS* 41, 42, 43, 60, 61, 62 and part of 63, Plan 31, for the City of Welland in the Patterson Avenue area from RM3 to I2 subject to the following provision:

the *USES* set out in I2 shall not include any forging or hammer operations or any other similar *USE* of the type which is of a heavy industrial nature nor shall any entrances to any proposed development on the property rezoned by this By-law face on either Cohoe Street or Myrtle Avenue. **(By-law 5115)**

(NORTH SIDE OF COHOE STREET BETWEEN PATTERSON AVENUE AND MYRTLE AVENUE)

25.4 **I2-X1 ZONE** (By-law 2000-61)

1. That Part of Lot 21, Concession 4, former Township of Crowland now in the City of Welland, known municipally as 980 Major Street and shown on Schedule "A" attached to By-law 2000-61 as "Change to I2-X1 *ZONE*" is hereby rezoned I2-X1 *ZONE*;
2. The uses permitted in the I2-X1 *ZONE* shall be those permitted in the I2 *ZONE* and a *CAR WASHING ESTABLISHMENT*;
3. The provisions for the I2-X1 *ZONE* shall be those provided for in the I2 *ZONE*.

(980 MAJOR STREET)

25.5 **I2-X2 ZONE** (By-law 2005-30)

1. That Part of Lot 21, Concession 4, former Township of Crowland, now in the City of Welland, known municipally as 500 Major Street and shown on Schedule "A" attached to By-law 2005-30 as "Change to I2-X2 *ZONE*" is hereby rezoned I2-X2 *ZONE*;
2. The uses permitted in the I2-X2 *ZONE* shall be those permitted in the I2 *ZONE* and a *BUSINESS OFFICE* and meeting rooms;
3. The provisions for the I2-X2 *ZONE* shall be those provided for in the I2 *ZONE*.

(500 MAJOR STREET)

25.6 **I2-X3 ZONE (By-law 2006-16)**

1. That Part of Block Atlas B, Plan 617 and Part of Patterson Avenue located on the north side of East Main Street, west of Patterson Avenue and shown on Schedule "A" attached to By-law 2006-16 as "Change to I2-X3 ZONE" is hereby rezoned I2-X3 ZONE;
2. That the *USES* permitted in the I2-X3 ZONE shall be those permitted in the I2 ZONE;
3. The provisions of the I2-X3 ZONE shall be those provided for in the I2 ZONE save and except as follows:

Front *LOT LINE* Shall Be East Main Street

For EXISTING BUILDING Only

EXISTING Setbacks for *EXISTING BUILDING* as shown on Schedule "B" (Part 1) attached to By-law 2006-16.

(400 EAST MAIN STREET)

25.7 **I2-X4 ZONE (By-law 2006-16)**

1. That Lots 38 to 43 and 60 to 65 all inclusive, Part of Patterson Avenue and Part of Major Street, Plan 579 located on the north side of Cohoe Street, west of Myrtle Avenue and shown on Schedule "A" attached to By-law 2006-16 as "Change to I2-X4 ZONE" is hereby rezoned I2-X4 ZONE;
2. The uses permitted in the I2-X4 ZONE shall be those permitted in the I2 ZONE;
3. The provisions of the I2-X4 ZONE shall be those provided for in the I2 ZONE save and except as follows:

Front *LOT LINE* Shall Be Myrtle Avenue

For EXISTING BUILDING Only

EXISTING Setbacks for *EXISTING BUILDING* as shown on Schedule "B" (Part 2) attached to By-law 2006-16.

(77 MYRTLE AVENUE)

25.8 **I2-X5 ZONE (By-law 2006-16)**

1. That Part of Block Atlas B, Plan 617, Part of Block Atlas C, Plan 977, Part of Wallace Avenue, Part of McAlpine Avenue, Lots 28 to 41, 73 to 90 and 159 to 177 all inclusive, Part of Lots 42 to 47 and 72, Plan 945 and shown on Schedule "A" attached to By-law 2006-16 as "Change to I2-X5 ZONE" is hereby rezoned I2-X5 ZONE;
2. The *USES* permitted in the I2-X5 ZONE shall be those permitted in the I2 ZONE;

3. The provisions of the I2-X5 ZONE shall be those permitted in the I2 ZONE save and except as follows:

Front LOT LINE Shall Be Major Street

For EXISTING BUILDINGS Only

EXISTING SETBACKS for EXISTING BUILDINGS as shown on Schedule "B" (Part 3) attached to By-law 2006-16.

(224 MAJOR STREET)

25.9 I2-X6 ZONE (By-law 2006-16)

1. That Part Block Atlas B, Plan 617, Part Block Atlas C, Plan 977, Part of Major Street, Plan 579, Part of Wallace Avenue, Scholfield Avenue, Brownleigh Avenue, Toronto Street, Dunbar Street, Harold Avenue, Part Lots 45 to 47, 67 to 72, 177 to 188, 212 to 217, 342 to 346, 365 to 370, 475 to 479, 515 to 520, 623 to 628 and 638 to 643 all inclusive, Lots 218 to 222, 328 to 341 and 371 to 388 all inclusive, Plan 945, Part of Road Allowance between Concession 3 and 4 and Part Lots 21 and 22, Concession 3 and shown on Schedule "A" attached to By-law 2006-16 as "Change to I2-X6 ZONE" is hereby rezoned I2-X6 ZONE;
2. The USES permitted in the I2-X6 ZONE shall be those permitted in the I2 ZONE;
3. The provisions of the I2-X6 ZONE shall be those provided for in the I2 ZONE save and except as follows:

Front LOT LINE Shall Be Brown Road

For EXISTING BUILDINGS Only

EXISTING SETBACKS for EXISTING BUILDINGS as shown on Schedule "B" (Part 7) attached to By-law 2006-16.

(42 CENTRE STREET)