

**SECTION 28: PRESTIGE INDUSTRIAL (PI) ZONE**

**28.1** Subject to the General Provisions of Section 6 and all applicable requirements of this By-law, the provisions of this section shall apply to all Prestige Industrial (PI) Zones.

**28.2 PERMITTED USES**

(a)

- Any executive and administrative offices of any industrial use
- Animal hospitals and shelters Bakery
- Building, specialty or general contractor offices
- Business offices
- Business or commercial trades school
- Construction trades establishments
- Commercial refuelling stations
- Communication Facilities
- Courier or delivery services
- Day nurseries
- Dry cleaning plants
- Establishments providing information and telecommunication services
- Establishments providing for quality control, research and/or product development services
- Equipment rentals and servicing
- Factory outlets
- Food processing establishments
- Gasoline bars
- Industrial uses
- Laundries
- Machine shops
- Medical Marihuana Grow and Production Facilities
- Motor vehicle body shops
- Motor vehicle repair shops
- Manufacturing
- Motion picture, audio and video production and distribution services
- Offices providing architectural, engineering, planning, surveying, industrial design, computer, accounting, interior design, printing, graphic advertising and/or marketing services
- Offices providing construction management and land development services
- Printing establishments
- Public storage
- Public uses and operations
- Scientific or medical laboratories

- Service shops
- Tradesperson's shops
- Transportation depots
- Transport truck terminals
- Veterinarian Clinic in wholly enclosed building
  - Warehousing
  - Wholesale establishments

(b) Eating Establishments are permitted, provided they are not in a freestanding building, rather in the same building or connected to a building containing one of above permitted uses.

(c) Uses, buildings and structures accessory to the above permitted uses.

### **28.3 REGULATIONS**

Minimum Lot Area	4000 sq. m.
Minimum Lot Frontage	38m
Maximum Lot Coverage	40 percent
Minimum Front Yard	15m
Minimum Interior Side Yard	6m, except where the side yard abuts a residential zone a side yard of 10.5m shall be provided
Minimum Exterior Side Yard	10.5m
Minimum Rear Yard	7.5m except where the rear yard abuts a residential zone, a rear yard of 10.5m shall be provided
Maximum Building Height	i) 3 storeys ii) 12 m
Enclosed Building Required	The manufacturing or processing of any item involving the use of any machine is prohibited unless conducted within an enclosed building
Minimum Loading Requirements	No loading space shall be established in any front yard, any yard adjacent to a residential zone or any yard abutting a flanking street.
Minimum Landscaping Requirements	A landscaping area of a minimum width of 4.5m adjacent to any residential or commercial zone or street that abuts the front, side or rear yard
Outside Storage Regulations	There shall be no outside storage of materials, waste matter, finished or unfinished products, equipment or parts which shall be placed, kept or allowed to remain, except in accordance with the following outside storage requirements: (i) Outside storage is permitted in the rear and interior side yard, provided it is screened from view from any street.
Building Façade Regulations	No exterior walls that face a street or are exposed to public view from a street or constitute

	the principal point of public entry shall be constructed of concrete blocks unless the same are decorative masonry blocks or are used in a decorative pattern form or are surfaced with stucco or with a permanent coloured finish (which does not include paint.)
Accessory Buildings or Structures to a Permitted Industrial Use	<p>The following Accessory Buildings or Structures that are ancillary to a permitted Industrial use may encroach into required yards:</p> <ul style="list-style-type: none"> <li>• Gatehouses</li> <li>• Water Meter Buildings</li> </ul>

#### **28.4 BUILDINGS WITH EXPOSURE TO THE QEW**

Minimum Lot Frontage	30m
Minimum Lot Area	1400 sq. m.
Maximum Lot Coverage	50 percent
Minimum Front Yard	15m
Minimum Interior Side Yard	6m, except (i) 10.5m abutting a side lot line which is the boundary of any Residential Zone
Minimum Exterior Side Yard	10.5m
Minimum Rear Yard	7.5m, except: (i) 15m abutting a rear lot line which is the boundary of any Residential Zone (ii) No rear yard need be provided abutting any railway right-of-way or railway siding (iii) For the purposes of this Section, any rear yard abutting a street shall be deemed to be a front yard and all provisions herein relating to front yards shall apply thereto
Minimum Loading Requirements	No loading space shall be established in any front yard or any yard adjacent to a residential zone or QEW.
Minimum Parking Requirements	No parking space shall be established in any front yard or yard adjacent to a residential zone or QEW.
Minimum Landscaping Requirements	<p>i) A landscaping area of a minimum width of 3m shall be provided and thereafter maintained adjacent to any residential or commercial zone or a street that abuts the front, side or rear yard</p> <p>ii) A landscape area of a minimum width of 6 m shall be provided and thereafter maintained adjacent to the QEW.</p>
Outside Storage Regulations	i) There shall be no outside storage of materials, waste matter, finished or unfinished products, equipment or parts in yards adjacent to the QEW.

	ii) There shall be no outside storage of materials, waste matter, finished or unfinished products, equipment or parts in any front yard or exterior side yard.
Building Façade Regulations for QEW Exposure	Walls must consist of brick or decorative masonry units or are surfaced with stucco. For the purposes of this provision, buildings with exposure to the QEW are those that are directly adjacent to the QEW right of way.
Accessory Buildings or Structures to a Permitted Industrial Use	The following Accessory Buildings or Structures that are ancillary to a permitted Industrial use may encroach into required yards: <ul style="list-style-type: none"> <li>• Gatehouses</li> <li>• Water Meter Buildings</li> </ul>

## **28.5 REGULATIONS FOR MEDICAL MARIHUANA GROW AND PRODUCTION FACILITIES**

Minimum Lot Frontage	40m
Minimum Front Yard	15m
Minimum Interior Side Yard And Rear Yard	6m, except: <ul style="list-style-type: none"> <li>i) that where the yard abuts a Residential Zone, residential use or other sensitive land use, 70m is required but this setback does not apply to existing buildings or structures.</li> </ul>
Minimum Exterior Side Yard	10.5m except: <ul style="list-style-type: none"> <li>i) that where the yard abuts a Residential Zone, residential use or other sensitive land use, 70m is required but this setback does not apply to existing buildings or structures.</li> </ul>
Maximum Lot Coverage	50%
Maximum Building Height	i) 9m
Minimum Landscaping Requirements	A landscaping area in the form of a 3m wide planting strip shall be provided and maintained adjacent to every portion of any lot line that abuts a Residential Zone, residential use or other sensitive land use.
Minimum Loading Requirements	No loading space shall be established in any front yard or any yard adjacent to a residential zone or QEW.
Outside Storage Requirements	Outside storage of goods, materials or supplies is not permitted.
Building Façade Regulations	No exterior walls that face a street shall be constructed of concrete blocks unless the same are decorative masonry units or are used in a decorative pattern form or are surfaced with stucco or with a permanent coloured finish (does

	not include paint).
Night-time Lighting	A closed fence shall be provided and maintained adjacent to every portion of any lot line that abuts a Residential Zone, residential use or other sensitive land use.
Parking	1 parking space for every 100 sq. m. of gross floor area or every 2 employees, whichever is the greater.

### **EXCEPTIONS TO THE PRESTIGE INDUSTRIAL (PI) ZONE**

#### **PI-37 (129-1990) Fort Erie Racetrack Slots**

Deleted by Amending By-law No. 2013-038.

#### **PI-57 (129-1990) 8 Hagey Avenue**

Nothing shall prevent the continued use of loading spaces in the required front yard and expansion thereto for the lands indicated as PI-57 on Schedule A.

#### **PI-195 (52-1998) 1030 Bertie Street**

These lands are zoned "Prestige Industrial PI-195 Zone" and all of the provisions that relate to lands zoned "Prestige Industrial PI Zone" by this By-law shall apply to those lands zoned "Prestige Industrial PI-195 Zone" on Schedule A, except that in addition to the permitted uses set out in Subsection 28.2, these lands may also be used for a public self storage facility.

#### **PI-522 (70-2015) – Various Lands South of CP Rail Lands between West of Winger, North of the Black Creek**

These lands are zoned " Prestige Industrial (PI-522) Zone " and all of the provisions of By-law 129-90 as amended that relate to lands zoned " Prestige Industrial (PI) Zone " by this by-law shall apply to those lands zoned "Prestige Industrial (PI-522) Zone " subject to the following special provisions:

- a) Notwithstanding Section 28.3, "Outside Storage Regulations", Outside Storage of goods or materials shall not be a permitted on lands zoned "Prestige Industrial (PI-522) Zone.

#### **PI-523 (70-2015) – s/w corner of Winger Road at CP Rail lands**

These lands are zoned " Prestige Industrial (PI-523) Zone " and all of the provisions of By-law 129-90 as amended that relate to lands zoned " Prestige Industrial (PI) Zone " by this by-law shall apply to those lands zoned "Prestige Industrial (PI-523) Zone " on the attached Schedule A-7 subject to the following special provisions:

- a) Notwithstanding Section 28.3, the Minimum Lot Area shall be 2500 sq.m.