

SECTION 29 - DRY INDUSTRIAL (DI) ZONE

29.1 Subject to the General Provisions of Section 6 and all applicable requirements of this By-law, the provisions of this Section shall apply in all Dry Industrial (DI) Zones.

29.2 PERMITTED USES

Provided that:

- (i) no water requirements are necessary as part of the assembly, manufacture, fabrication, repair, packaging and storage activities, and
- (ii) no sewage disposal requirements are necessary as part of the assembly, manufacture, fabrication, repair, packaging and storage activities, and
- (iii) water supply and sewage disposal requirements are limited to those necessary to serve on-site employees only;

the following uses shall be permitted:

- Communication facilities
- Dry cleaning plants
- Industrial uses
- Lumber and building material yard
- Manufacturing uses
- Motor vehicle body shops
- Printing establishments
- Public uses and operations
- Public storage
- Scientific or medical laboratory
- Service shops
- Tradesperson's shops
- Transportation depots & transport truck terminals
- Wholesale establishments
- Warehousing and uses, buildings and structures accessory thereto.

29.3 REGULATIONS

Minimum Lot Area	8000 sq. m.
Minimum Lot Frontage	45m
Maximum Lot Coverage	30 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

SECTION 29 – DI ZONE
TOWN OF FORT ERIE COMPREHENSIVE ZONING BY-LAW 129-90
OFFICE CONSOLIDATION

29.2

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
Minimum Landscaping Requirements	A landscaping area of a minimum width of 3m adjacent to any residential or commercial zone or a 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 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).

29.4 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	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 ii) A landscape area of a minimum width of 6 m shall be provided and thereafter maintained adjacent to the QEW.
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

EXCEPTIONS TO THE DRY INDUSTRIAL (DI) ZONE

DI-285 (129-90) 2063 Pettit Road

Nothing shall prevent the continued use of the lands indicated as DI-285 on Schedule "A" for a community centre and uses, buildings and structures accessory thereto.

DI-286 (129-90) 1557 Bowen Road

Nothing shall prevent the continued use of the lands indicated as DI-286 on Schedule "A" for a recycling centre and uses, buildings and structures accessory thereto.

DI-537 (20-2016) Helena Street Industrial Area

These lands are zoned Dry Industrial DI-537 Zone and all the provision of By-law 129-990 as amended that relate to lands zoned Dry Industrial DI Zone by this By-law shall apply to those lands zoned Dry Industrial DI –537 Zone subject to the following provisions:

- a) Notwithstanding the requirements of Section 29.2 only the following uses shall be permitted:
- Public storage
 - Scientific or medical laboratory
 - Tradesperson’s shops
 - Transportation depots
 - Wholesale establishments

- Warehousing
- Veterinarian clinic
- Pet day care establishment
- Plumbing shops
- Service shops
- Equipment rental and services
- Courier and delivery services
- Lumber and building yards
- Public uses and operations
- Catering establishments
- Business or commercial trades school
- Construction trades establishment
- Communication facilities
- Commercial refuelling stations
- Communication facilities
- Factory outlet
- Gasoline Bars
- Transportation truck terminal
- Bakery and uses, buildings and structures accessory thereto.

Provided that:

- i) If sanitary sewers are not available no sewage disposal requirements are necessary as part of the assembly, manufacture, fabrication, repair, packaging and storage activities, and
 - ii) If sanitary sewers are not available sewage disposal requirements are limited to those necessary to serve on-site employees only;
 - iii) private sewage disposal is permitted until such time as municipal services are available.
- b) In addition to the permitted uses listed in (a) above the following additional uses shall be permitted if sanitary services are available:
- Automotive uses
 - Dry Cleaning Plants
 - Food processing establishments
 - Industrial Uses
 - Laundries
 - Machine Shops
 - Medical Marihuana Grow and Production Facilities
 - Motor Vehicle Body Shop
 - Motor Vehicle Repair Shop
 - Manufacturing

- Printing establishments
- c) All of the uses permitted in (a) and (b) are subject to the separation distances identified in the Ministry of Environment's D-6 Guidelines.
- d) Notwithstanding the requirements of Subsection 29.3 no outside storage shall be permitted.

DI-573 (36-2017) Bowen Road Industrial Area

These lands are zoned Dry Industrial (DI-537) Zone and all the provision of By-law 129-90 as amended that relate to lands zoned Dry Industrial (DI) Zone by this By-law shall apply to those lands zoned Dry Industrial (DI –537) Zone subject to the following provisions:

- a) Notwithstanding the requirements of Section 29.2 only the following uses shall be permitted:
 - Existing uses
 - Public storage
 - Scientific or medical laboratory
 - Tradesperson's shops
 - Transportation depots
 - Wholesale establishments
 - Warehousing
 - Veterinarian clinic
 - Pet day care establishment
 - Plumbing shops
 - Service shops
 - Equipment rental and services
 - Courier and delivery services
 - Lumber and building yards
 - Public uses and operations
 - Catering establishments
 - Business or commercial trades school
 - Construction trades establishment
 - Communication facilities
 - Commercial refueling stations
 - Communication facilities
 - Factory outlet
 - Gasoline Bars
 - Transportation truck terminal
 - Bakery and uses, buildings and structures accessory thereto.

Provided that:

- i) If sanitary sewers are not available no sewage disposal requirements are necessary as part of the assembly, manufacture, fabrication, repair, packaging and storage activities, and
 - ii) If sanitary sewers are not available sewage disposal requirements are limited to those necessary to serve on-site employees only;
 - iii) private sewage disposal is permitted until such time as municipal services are available.
- b) In addition to the permitted uses listed in (a) above the following additional uses shall be permitted if sanitary services are available:
- Automotive uses
 - Dry Cleaning Plants
 - Food processing establishments
 - Industrial Uses
 - Laundries
 - Machine Shops
 - Medical Marihuana Grow and Production Facilities
 - Motor Vehicle Body Shop
 - Motor Vehicle Repair Shop
 - Manufacturing
 - Printing establishments
- c) All of the uses permitted in (a) and (b) are subject to the separation distances identified in the Ministry of Environment's D-6 Guidelines.
- d) Notwithstanding the requirements of Subsection 29.3 no outside storage shall be permitted.