

SECTION 27 – INDUSTRIAL (IN) ZONE

27.1 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 Industrial (IN) zones.

27.2 PERMITTED USES

- (a)
- Animal hospitals or shelters
 - Automotive uses
 - Bakery
 - Business or commercial trades school
 - Catering establishments
 - Construction trades establishment
 - Commercial refuelling stations
 - Communication facilities
 - Courier and delivery service
 - Dry cleaning plants
 - Equipment rentals and servicing
 - Factory outlet
 - Food processing establishment
 - Gasoline bars
 - Industrial uses
 - Laundries
 - Machine shops
 - Motor Vehicle Body Shops
 - Motor Vehicle Repair Shops
 - Manufacturing
 - Pet Day Care Establishments
 - Plumbing shops
 - Printing establishments
 - Public storage
 - Public uses and operations
 - Scientific or medical laboratories
 - Service shops
 - Tradesperson’s shops
 - Transportation depots
 - Transport truck terminals
 - Warehousing
 - Wholesale establishments
- (b) Uses, buildings and structures accessory to the foregoing, except human habitation.

27.3 REGULATIONS

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
Minimum Landscaping Requirements	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
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).

27.4 REGULATIONS FOR “PET DAY CARE ESTABLISHMENTS”

The requirements of Section 6.52 shall apply in addition to the regulations governing this section.

EXCEPTIONS TO THE INDUSTRIAL (IN) ZONE

IN-36 (129-1990) Bridge Street, north side, east of Pettit Road

Nothing shall prevent the continued use of the lands indicated as IN-36 on Schedule "A" for a landfill site and uses, buildings and structures accessory thereto.

IN-40 (129-1990) 410 Jarvis Street

Nothing shall prevent the continued use of the lands indicated as IN-40 on Schedule "A" for activities of the Fort Erie Society for the Prevention of Cruelty to Animals, including uses, buildings and structures accessory thereto.

IN-41 (129-1990) 1818 Thompson Road

Nothing shall prevent the continued use of the lands indicated as IN-41 on Schedule "A" for vehicle and metal recycling.

IN-172 (48-1997) 1200 Gilmore Road

These lands are zoned "Industrial IN-172 Zone" and all of the provisions that relate to lands zoned "Industrial IN Zone" by this by-law shall apply to those lands zoned "Industrial IN-172 Zone" on Schedule "A" except that in addition to the permitted uses set out in Subsection 27.2, these lands may also be used for those uses set out in Subsection 22.2 (a) including the sale of gasoline, motor fuels and petroleum and an automotive service shop.

IN-176 (70-1997) Dunlop Street, west side, north of Gilmore Road

These lands are zoned "Industrial IN-176 Zone" and all of the provisions that relate to lands zoned "Industrial IN Zone" by this by-law shall apply to those lands zoned "Industrial IN-176 Zone" on Schedule "A" except:

- a) that notwithstanding the requirements of Subsection 6.5, the subject lands shall be permitted to front on a private easement / right-of-way 66' in width running from the northern terminus of Dunlop Street to the southern boundary of the subject lands, and;
- b) that notwithstanding the requirements of Subsection 27.3, the minimum lot frontage shall not be less than 20 metres, and;
- c) that the southerly lot line shall be considered the front lot line and that notwithstanding the requirements of Subsection 27.3, the minimum front yard setback shall not be less than 6 metres.