

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
- 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

- 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	3 storeys
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.)

EXCEPTIONS TO THE PRESTIGE INDUSTRIAL (PI) ZONE

P1-37 (129-1990) Fort Erie Racetrack Slots

Nothing shall prevent the continued use of the lands indicated as P1-37 on Schedule "A" for the Fort Erie Racetrack Slots facility, including uses, buildings and structures accessory thereto.

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.