

SECTION 24: PRESTIGE INDUSTRIAL PI ZONE

24.1 Permitted Uses

The following uses are permitted in a Prestige Industrial PI Zone:

- (1) institutional use;
- (2) office;
- (3) light manufacturing carried on entirely in wholly enclosed buildings and which are not obnoxious or incompatible with other permitted uses by reason of the emission of odour, dust, smoke, noise, gas, fumes, cinders, vibration, refuse matter or water carried waste;
- (4) research laboratory;
- (5) retail or wholesale showroom;
- (6) personal services;
- (7) service shop, merchandise;
- (8) warehouse;
- (9) wholesale establishment;
- (10) accessory uses, buildings and structures to the foregoing permitted uses and in accordance with the provision of Section 24.3.

24.1.1 Transport or truck terminals, equipment yards and any similar or other uses involving outside operations or storage, or features tending to be obnoxious or incompatible with other permitted uses for the reasons set out in Sub-Section 24.1(3) are specifically prohibited.

24.2 Zone Provisions

No person shall use any land or erect or use any building or structure in a Prestige Industrial Zone, except in accordance with Section 6 General Provisions and with the following:

- (a) Minimum Lot Area (hectares) 0.6
- (b) Minimum Lot Frontage (metres) 60
- (c) Front Yard Setback - 15 metres, except for lots abutting Merrittville Highway shall be 20 metres;
- (d) Rear Yard Setback (metres) 15
- (e) Interior Side Yard Setback (metres) 6
- (f) Exterior Side Yard Setback (metres) 15

- (g) Minimum Landscaped Open Space (percent of the lot area) 10
- (h) Maximum Lot Coverage (percent of lot area) 40
- (i) Maximum Building Height (metres) 10
- (j) Maximum permitted leasable floor area for personal services - 10% of the total leasable floor area on any lot for personal services and/or retail showrooms and outlets;
- (k) Open Storage - prohibited except on Lots 8, 9 and 10 of the Brock Business and Industrial Park Plan 59M-131, subject to the following restrictions and regulations:
 - (i) open storage is permitted only in a rear yard,
 - (ii) open storage shall be completely screened from outside view by opaque screening, which shall include a continuous opaque screen along the rear lot lines of Lots 8, 9 and 10. Screening (other than landscaping) shall be not less than 1.6 metres nor more than 2.5 metres in height, and open storage shall not exceed the actual height of such screening,
 - (iii) open storage shall not occupy more than 25% of the lot area;
- (l) An open storage area is restricted to the following uses:
 - (i) the storage of products manufactured, assembled or warehoused on the premises,
 - (ii) the storage in tanks and containers of liquids, gases or other similar materials used in the commercial or manufacturing process on the lot,
 - (iii) the storage of materials used in the industrial operation on the lot but excluding open storage of sand, gravel, stone, coal and similar materials or products, and excluding open storage of scrap or disused materials;
- (m) A product display is permitted in the open air (including in a yard abutting a street) for informational, promotional and advertising purposes, subject to the following conditions:
 - (i) that such display be suitable designed and mounted so as to be compatible with and form part of a landscaping area,
 - (ii) that the design and location of such display be approved by resolution of the Council of the Corporation of the City of Thorold;
- (n) All refuse and waste containers shall be screened so as not to be visible from any public highway.

24.3 Provisions for Accessory Buildings in a PI Zone

In a PI Zone, accessory buildings and structures are subject to the following provisions:

- (a) An accessory building or structure is not permitted in a front yard or an exterior side yard, except that a product display is permitted in the open air for informational, promotional and advertising purposes;
- (b) The interior side and rear setback for any accessory building or structure shall be 3 metres, except that:
 - (i) the interior side or rear setback on a lot abutting Regional lands shall be 20 metres; and
 - (ii) the interior side or rear setback abutting Highway No. 406 shall be 15 metres;

24.4 Provisions for Parking in a PI Zone

In a Prestige Industrial Zone, a parking area shall be provided in accordance with the provisions of Section 6.15 but subject to the following additional provisions:

- (a) Number of Parking Spaces:
 - (i) for any use permitted in a Prestige Office Zone the applicable number of spaces required by Sub-Section 23.4 (a) i) and ii);
 - (ii) for any other permitted use - two (2) plus one (1) additional space for each 92.9 square metres or less of floor area of the main building.
 - (iii) visitor parking area for passenger vehicles only, the number of which shall be restricted to three (3) spaces for the first 15.2 metres and one (1) additional space for each additional 3.8 metres of front wall of the main building measured at and parallel to grade;
 - (iv) all or any parking area required provided that the view of any such parking area is screened from any public street by berming or landscaping or a combination thereof, of sufficient height and density;
 - (v) no parking area shall be established within the minimum depth of a landscaping area;
- (b) Visitor Parking Area: if provided shall be in addition to spaces required by paragraph (a);
- (c) No parking area shall be located in a front yard or a side yard abutting a street, except for the following:
- (d) All parking areas shall be hard-surfaced with concrete, asphalt, bituminous emulsion or other material achieving a similar result.

24.5 Provisions for Loading Spaces in a PI Zone

In a Prestige Industrial Zone, loading spaces shall be provided in accordance with the provisions of Section 6.14 but subject to the following provisions:

- (a) One loading space shall be provided for each main building devoted entirely to educational institutional or office uses;
- (b) No loading space shall be located within a front yard or an exterior side yard, except where the lot is in excess of 4ha, in which case the loading door shall not be closer than 60 metres to the street line;
- (c) Every loading space and access driveway shall be hard-surfaced with concrete, asphalt, bituminous emulsion or other material achieving a similar result.

24.6 Driveways

In a Prestige Industrial Zone, driveways for vehicular traffic between a parking or loading area and a street shall be subject to the following regulations:

- (a) Total number of permitted entrances per lot from a street is 2, except for:
 - (i) from Merrittville Highway shall be 1;
- (b) The maximum width permitted is 7.6 metres, not to exceed 20% of lot width in aggregate except for driveways from Merrittville Highway shall be 10 metres;
- (c) The minimum width permitted for one-way traffic - 3 metres and for two-way traffic - 6 metres.

24.7 Landscaping and Buffering

A landscaping area shall be provided and therefore maintained in and to the entire depth of every yard abutting a street, except for required driveways and walkways, a product display and any loading area.

- (a) Where any parking area is permitted to be located in a yard abutting a street, the minimum depth of the landscaping area may be reduced to 6 metres abutting any street line and 10 metres abutting Merrittville Highway, provided the landscaped area shall occupy the remainder of the yard not used for the parking area;
- (b) Any yard abutting Regional lands, a landscaping area in the form of a planting strip having a minimum width of 9 metres shall be provided;
- (c) A landscaping area having a minimum width of 3 metres shall be provided along every side lot line.

24.8 Special Provisions

In accordance with Section 5.1.3, the following special provisions shall apply to those lands shown on the zoning schedules as having reference to the corresponding special provision number:

PI-1 3250 Schmon Parkway, Southeast Corner of Merrittville Hwy. and Schmon Parkway, Lots 11, 12, 13 and 14 of the Brock Business and Industrial Park, Plan 59M-131

Notwithstanding the provisions of the Prestige Industrial PI Zone, in addition to the permitted uses of the PI Zone, the lands indicated as PI-1 on Schedule A5 may be used for an automobile service station.

PI-2 3401 Schmon Parkway, Lot 15, 16, 17 and 18 of the Brock Business and Industrial Park, Plan 59M-131

Notwithstanding the provisions of the Prestige Industrial PI Zone, in addition to the permitted uses of the PI Zone, the lands indicated as PI-2 on Schedule A5 shall be subject to the following provisions:

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| (a) | Minimum Rear Yard Setback (metres) | 6 |
| (b) | Minimum Exterior Side Yard Setback (metres) | 6 |

PI(H)-3 Part Twp. Lots 37, 38 and 39, North Side of Decew Road

Notwithstanding the provisions of the Prestige Industrial PI Zone, the lands indicated as PI-3(H) on Schedule A5 may be used for a seniors retirement home and long term care facilities and shall be subject to the following additional provisions:

- | | | |
|-----|-------------------------|------|
| (a) | Maximum height (metres) | 13.5 |
|-----|-------------------------|------|
- (b) "Seniors Retirement Home" means a building or portion thereof providing accommodation primarily for persons or couples with limited physical disabilities brought on by age for which some degree of physical assistance is required where each private bedroom or living unit has a separate private bathroom and separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, and such things, as common lounges, recreation rooms and medical care may also be provided.
- (c) "Long-Term Care Facility" means a building or portion thereof providing accommodation for those individual requiring extensive medical/nursing care where each private bedroom or living unit has a separate entrance from a common hall.
- (d) That the lands identified as PI(H)-3 shall not be used, nor any building or structure used, altered or erected until the (H) is removed, pursuant to the provisions of the Planning Act, providing the following occurs:

- (i) The regulatory floodplain, the existing watercourse, and a 30 metre setback from the wetland boundary be zoned and designated with an environmental protection type category to prohibit development.
- (ii) The archaeological site within the environmental setback be protected through an appropriate zone category.
- (iii) A noise impact assessment is completed in accordance with Ministry of Environment criteria, and
- (iv) Detailed engineering design for water and sanitary servicing, including stormwater management be prepared.

PI-4 2087 Port Robinson Road

Notwithstanding the provisions of the Prestige Industrial PI(H) Zone the lands identified as PI-4 on Schedule A-3 shall be used for only a single detached dwelling and a landscape business.

PI-5 3300 Merrittville Highway, East side of Merrittville Highway, Lot 24 of the Brock Business and Industrial Park, Plan 59M-131

Notwithstanding the provisions of the Prestige Industrial PI Zone in addition to the permitted uses of the PI Zone the lands indicated as PI-5 on Schedule A5 may be used for a veterinary clinic.

PI-6 Lots 19 and 20, Registered Plan 59M-131, Brock Business Park (By-law No. 110-2016)

The lands identified as PI-6 on Schedule "A" attached hereto may only be used for purpose built apartment buildings with ancillary office and/or commercial uses located within the ground floor of buildings fronting onto Schmon Parkway, subject to the following special provisions:

- a) Minimum Lot Area (ha) 1.3
- b) Minimum Lot Frontage (metres) 70
- c) Minimum Front Yard Setback (metres) 0
- d) Maximum Front Yard Setback (metres) 6
- e) Minimum Rear Yard Setback (metres) 4.86
- f) Minimum Interior Side Yard Setback (metres) 2.6
 - i. Building 4 - northerly property line (metres) 0.71
 - ii. Building 4 - basement walkout northerly property line (metres) 0.0
- g) Maximum Lot Coverage (%) 40
- h) Minimum Landscaped Area (%) 30

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|----|---|------------------------|
| i) | Minimum gross floor area for ancillary commercial and/or office type uses (square metres) | 2172 |
| j) | Maximum building height (storeys / metre) | 6 / 22 |
| k) | Minimum number of parking spaces | 360 |
| l) | Minimum number of bicycle parking spaces (50% to be located in indoor secured facilities) | 151 |
| m) | Parking (Standards - Perpendicular Only): | |
| | i. Above and Below Ground (metres) | 2.6 width x 5.5 length |
| | ii. Manoeuvring Aisle (metres) | 6 |
| n) | Parking is not permitted in front yard between the building and the front property line | |
| o) | Exemptions: | |
| | i. Section 6.15.2 regarding the Calculation of Parking Spaces shall not apply; and | |
| | ii. Section 24.4 a), b), and c) regarding the provision of parking spaces for certain uses and the provision of visitor parking and the location of parking, respectively, shall not apply; and | |
| | iii. Schedule "C" shall not apply to perpendicular parking only; and | |
| | iv. Section 6.30 a) regarding the location of Outdoor Commercial Patios shall not apply. | |
| | v. Section 6.14 regarding loading spaces shall not apply. | |

**PI(H)-7 Artisan Ridge Neighbourhood Subdivision, Part 10
(By-law No. 156-2015)**

Notwithstanding the permitted uses and provisions of the Prestige Industrial "PI" Zone, the lands identified as being Part 10 on Schedule A7 shall not be used, nor any building or structure used, altered or erected until the (H) is removed, pursuant to the provisions of the Planning Act, subject to the Stormwater Management Plan being approved by the Ministry of Environment and Climate Change which may include phasing with respect to mitigation resulting from post construction stormwater management flow monitoring.

Permitted Uses

- a) Office
- b) Light manufacturing carried on entirely within wholly enclosed building provided use is not obnoxious or incompatible by reason of the emission of odour, dust, smoke, noise, gas, fumes, vibration or refuse.
- c) Warehouse
- d) Wholesale establishment

- e) Ancillary retail uses to the above permitted uses
- f) Accessory uses, buildings and structures to the foregoing permitted uses and in accordance with provisions in Section 25.3

Zone Provisions

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| a) | Minimum Lot Area (hectares) | 0.4 |
| b) | Minimum Lot Frontage (metres) | 45 |
| c) | Minimum Front Yard Setback (metres) | 7.5 |
| d) | Minimum Rear Yard Setback (metres) | 6.0 |
| e) | Minimum Setback from Railway ROW (metres) | 15 |
| f) | Minimum Setback from a Residential zone (metres) | 20 |
| g) | Minimum Interior Side Yard Setback (metres) | 3.5 |
| h) | Minimum Exterior Side Yard Setback (metres) | 7.5 |
| i) | Maximum Lot Coverage (percent of lot area) | 40% |
| j) | Maximum Height (metres) | 15 |
| k) | Minimum Landscaped Open Space | 10% |
| l) | Minimum width Landscape Buffer strip (metres) (from Residential zones) | 3 |

PI-8 3460 Schmon Parkway (By-law 98-2017)

That notwithstanding the provisions of Section 24 Prestige Industrial, the following provision shall apply to the lands indicated as "PI-8" on Schedule A5:

- a) The subject lands may be used for a clinic with an accessory pharmacy use.