

SECTION 9: INDUSTRIAL ZONES**9.10 AIRPORT LIGHT INDUSTRIAL (M10) ZONE**

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within an Airport Light Industrial (M10) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

9.10.1 PERMITTED USES

Airport Waste Processing Facility
Airport Waste Transfer Facility
Alcohol Production Facility (By-law No. 18-219, August 17, 2018)
Animal Shelter
Aquaponics (By-law No. 18-266, September 12, 2018)
Building and Lumber Supply Establishment
Building or Contracting Supply Establishment
Cannabis Growing and Harvesting Facility (By-law No. 18-266, September 12, 2018)
Commercial Motor Vehicle Sales, Rental and Service Establishment
Communications Establishment
Courier Establishment
Dry Cleaning Plant
Educational Establishment
Equipment and Machinery Sales, Rental and Service Establishment
Greenhouse (By-law No. 18-266, September 12, 2018)
Industrial Administrative Office
Laboratory
Labour Association Hall
Manufacturing
Motor Vehicle Collision Repair Establishment
Office
Private Power Generation Facility
Repair Service
Research and Development Establishment
Surveying, Engineering, Planning or Design Business
Trade School
Tradesperson's Shop
Transport Terminal

Warehouse

(By-law No. 17-220, October 25, 2017)

9.10.2 PROHIBITED USES

- i) Notwithstanding Section 9.10.1, the following types of manufacturing uses are prohibited, except if these uses are considered only as an accessory use to another permitted manufacturing use:

Manufacturing of Asbestos,
Phosphate or Sulphur Products
Outdoor Storage
Primary Production of Chemicals,
Synthetic Rubber or Plastic
Processing or Refining of Petroleum
or Coal
Processing, Milling or Packaging of
Animal Feed
Salvage Yard
Slaughtering, Eviscerating,
Rendering or Cleaning of Meat,
Poultry or Fish or by-products
thereof
Smelting of Ore or Metal
Tanning or Chemical Processing of
Pelts or Leather
Vulcanizing of Rubber or Rubber
Products
Explosives Manufacturing
Pulp and Paper Mills

- ii) Notwithstanding Section 9.10.1, the following uses are prohibited, even as accessory uses:

Day Nursery
Dwelling Unit
Elementary School
Rock Crushing Plant
Secondary School

- iii) The following uses are prohibited, except as an accessory use to another permitted use:

Commercial Recreation, restricted
to a Fitness Centre
Personal Service
(By-law No. 19-062, March 27, 2019)

9.10.3 REGULATIONS

- a) Minimum Lot Area 4000.0 square metres;
- b) Minimum Lot Width 60.0 metres;
- c) Minimum Yard Abutting a Street 3.0 metres;
- d) Maximum Building Height In accordance with the regulations of Section 4.17 of this By-law.
- e) Built Form Regulations for New Development The minimum length of the ground floor façade shall be equal to 50% or more of the measurement of the front lot line.
- f) Landscaped Area Minimum 3.0 metre wide Landscaped Area shall be provided and maintained abutting a street, except for points of ingress and egress;
- g) Location and Screening of Outdoor Storage and Outdoor Assembly Outdoor Storage and Outdoor Assembly of goods, materials or equipment shall be permitted only as an accessory use and the following regulations shall apply:
 - i) Outdoor Storage and Outdoor Assembly shall not be permitted in a Front Yard or a required Flankage Yard;
 - ii) Outdoor Storage and Outdoor Assembly shall not exceed 85% of the total lot area;
 - iii) Outdoor Storage and Outdoor Assembly shall be screened from view from any abutting street by a Visual Barrier in accordance with Section 4.19 of this By-law.

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- h) Location of Outdoor Display Outdoor Display of goods, materials or equipment shall be permitted only as an accessory use and shall be permitted in a yard abutting a street, but shall be no closer than 3.0 metres to the lot line.
- i) Location Restriction of Airport Waste Processing Facility and Airport Waste Transfer Facility i) In addition to the Regulations of Section 9.10.3, any building, structure or land used for an Airport Waste Processing Facility or an Airport Waste Transfer Facility, shall be located a minimum of 300.0 metres from a Residentially Zoned or Institutionally Zoned property lot line;
- ii) In addition to i) above, an Airport Waste Processing Facility or an Airport Waste Transfer Facility shall only be permitted within wholly enclosed buildings.
- j) Maximum Gross Floor Area for Industrial Administrative Office or Surveying, Engineering, Planning or Design Business An Industrial Administrative Office or a Surveying, Engineering, Planning or Design Business shall be limited to a gross floor area of less than 10,000 square metres on a lot.
- k) Maximum Gross Floor Area for an Alcohol Production Facility 5,000 square metres
(By-law No. 18-219, August 17, 2018)
- l) Maximum Combined Gross Floor Area for Accessory Retail, Showroom Area and Tasting Room 25% of the gross floor area of the principal use or 500.0 square metres gross floor area, whichever is the lesser.
- m) Additional Regulations for Cannabis Growing and Harvesting Facility In addition to the regulations of Section 9.10.3, the following additional regulations shall apply:
- i) Notwithstanding Section 9.10.3 g), no outdoor storage or outdoor assembly shall be permitted.
- ii) Retail sales shall be permitted in

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accordance with Section 9.10.3 l)
(By-law No.21-189, October 13, 2021)

- iii) Notwithstanding Section 4.12 c), any building or structure used for a Cannabis Growing and Harvesting Facility shall be setback a minimum of 150 metres from:
 - a) Any portion of a lot line abutting a Residential, Institutional or Commercial and Mixed Use Zone; and,
 - b) Any residential dwelling unit existing at the date of passing of the by-law, any building used for farm labour residence, mobile home, educational establishment, residential care facility, place of worship, day care or parking in a Rural Classification Zone.

(By-law No. 18-266, September 12, 2018)

n) Parking In accordance with the requirements of Section 5 of this By-law.

o) Accessory Buildings In accordance with the requirements of Section 4.8 of this By-law.
(By-law No.21-189, October 13, 2021)

(By-law No. 10-288, October 13, 2010 – OMB approval April 10, 2015)

(By-law No. 18-219, August 17, 2018)

(By-law No. 18-266, September 12, 2018)