

9.8 AIRPORT RELATED BUSINESS (M8) 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 Related Business (M8) 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:

9.8.1 PERMITTED USES

Catering Service
Commercial Motor Vehicle Sales, Rental and Service Establishment
Commercial Parking Facility
Conference or Convention Centre
Equipment and Machinery Sales, Rental and Service Establishment
Financial Establishment
Hotel
Labour Association Hall
Motor Vehicle Rental Establishment
Motor Vehicle Service Station
Motor Vehicle Dealership (By-law No. 22-084, April 13, 2022)
Motor Vehicle Washing Establishment
Personal Services
Restaurant
Retail
Transportation Depot
Trade School

9.8.2 PROHIBITED USES

- i) Notwithstanding Section 9.8.1, Outdoor Storage is prohibited, even as an accessory use.
- ii) Notwithstanding Section 9.8.1, an Agricultural Greenhouse only as an accessory use to another permitted use.
- iii) The following use is prohibited, except as an accessory use to another permitted use:

Commercial Recreation, restricted to a Fitness Centre
Personal Service

SECTION 9: INDUSTRIAL ZONES**9.8.3 REGULATIONS**

- a) Minimum Lot Area 4000.0 square metres ;
- b) Minimum Yard Abutting a Street 3.0 metres;
- c) Minimum Yard Abutting a Residential Zone or a Rural Zone 6.0 metres from any portion of a property lot line abutting a property lot line within a Residential Zone.
- d) Maximum Building Height
 - i) In accordance with the regulations of Section 4.17 of this By-law.
 - ii) 11.0 metres; but shall not exceed the maximum building height established by i) above.
 - ii) The maximum building height may be equivalently increased as yard increases beyond minimum yard requirement established in 9.8.3 c) above, but shall not exceed the maximum building height established by i) above.
- e) Maximum Gross Floor Area for Convenience Store, Personal Service and Fitness Centre 500 square metres;
- f) Built form for New Development The minimum length of the ground floor façade shall be equal to 60% or more of the measurement of the front lot line.
- g) Landscaped Area
 - i) Minimum 6.0 metre width shall be provided and maintained abutting a street, except for points of ingress and egress and shall not include outdoor display;
 - ii) Where a lot line abuts a property lot line within a Residential Zone or an Institutional Zone, a minimum 3.0 metre wide Planning Strip shall be

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provided and maintained.

- h) Visual Barrier Shall be provided along that portion of a property lot line abutting a Residential Zone, in accordance with Section 4.19 of this By-law.
- i) Parking In accordance with the requirements of Section 5 of this By-law.
- j) 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)