

**SECTION 9: INDUSTRIAL ZONES****9.7 AIRSIDE INDUSTRIAL (M7) 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 Airside Industrial (M7) 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:

**9.7.1 PERMITTED USES**

Airport Storage, Maintenance and Operation Facilities  
Airport Waste Processing Facility  
Airport Waste Transfer Facility  
Catering Service  
Communications Establishment  
Courier Establishment  
Bulk Fuel and Oil Storage Establishment  
Industrial Administrative Offices  
Manufacturing Office  
Private Power Generation Facility  
Research and Development Establishment  
Transport Terminal  
Transportation Depot  
Warehouse

**9.7.2 PROHIBITED USES**

i) Notwithstanding Section 9.7.1, the following types of manufacturing uses are prohibited, except if these uses are considered only as an accessory use to another permitted manufacturing use:

Agricultural Greenhouse  
Beverage Distillation  
Breweries  
Dry Cleaning Plant  
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, Recycling or Scrap Yard

Slaughtering, Eviscerating, Rendering or Cleaning of Meat, Poultry or Fish or by-products thereof  
Smelting or Extruding 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 9.7.1, the following uses are prohibited, even as accessory uses:

Dwelling Unit  
Day Nursery  
Rock Crushing Plant

### **9.7.3 REGULATIONS**

- a) Minimum Lot Area 4000.0 square metres;
- b) Minimum Yard Abutting a Street
- i) 3.0 metres;
  - ii) Notwithstanding i) above, where a property abuts Dickenson Road West:
    - 1. Minimum Yard – 6.0 metres
    - 2. Maximum Yard – 25.0 metres
- c) Maximum Building Height In accordance with the requirements of Section 4.17 of this By-law.
- d) 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.
- e) Minimum Landscaped Area Requirements
- i) 10% of total Lot Area;
  - ii) A 3.0 metre wide Landscaped Area shall be provided and maintained abutting a street, except for points of ingress and egress;

- iii) Notwithstanding ii) above, for properties abutting Dickenson Road West a minimum 6.0 metre wide Landscaped Area shall be provided and maintained;
- f) Location and Screening of Outdoor Storage and Outdoor Assembly
- i) Outdoor Storage and Outdoor Assembly shall not be permitted in a required 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.
- g) 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.
- h) Maximum Combined Gross Floor Area for Accessory Retail and Showroom Area
- 25% of the gross floor area of the principal use or 500 square metres gross floor area, whichever is the lesser.
- 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)

**9.7.4 SINGLE DETACHED,  
SEMI-DETACHED AND  
DUPLEX DWELLINGS  
EXISTING AT THE DATE  
OF PASSING OF THE BY-  
LAW**

In addition to Subsection 4.12 c) and in accordance with Subsection 34(10) of the Planning Act, R.S.O., 1990, c.P.13, an addition or alteration to a single detached, semi-detached or duplex dwelling not permitted by the by-law but existing at the

date of passing of the by-law that increases the volume or size of the interior of the building shall be permitted as follows:

- i) The increase shall not exceed a maximum 10% of the Gross Floor Area of the building existing at the date of passing of the by-law; and,
- ii) The side yard setbacks of the addition shall be no less than the existing side yard setbacks.

(By-law No. 10-288, October 13, 2010 – OMB approval April 10, 2015)  
(By-law No. 18-219, August 17, 2018)