

**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 Service  
 Restaurant  
 Retail  
 Transportation Depot  
 Trade School  
 (NOT FINAL & BINDING: By-law No. 24-137, July 12,  
 2024)

**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

**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   | <ul style="list-style-type: none"> <li>i) In accordance with the regulations of Section 4.17 of this By-law.</li> <li>ii) 11.0 metres; but shall not exceed the maximum building height established by i) above.</li> <li>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.</li> </ul> |
| 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   | <ul style="list-style-type: none"> <li>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;</li> <li>ii) Where a lot line abuts a property lot line within a Residential Zone or an</li> </ul>   |

**SECTION 9: INDUSTRIAL ZONES**

Institutional Zone, a minimum 3.0 metre wide Planning Strip shall be 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)