

SECTION 9: INDUSTRIAL ZONES**ZONING BY-LAW****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
 (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

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| 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"> 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 | <ul style="list-style-type: none"> 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 |

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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)