

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

Child Care Centre
 Dwelling Unit
 Elementary School
 Rock Crushing Plant
 Secondary School

(By-law No. 25-155, August 06, 2025)

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

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Commercial Recreation, restricted
to a Fitness Centre
Personal Service

(By-law No. 19-062, March 27, 2019)

9.10.3 REGULATIONS

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| 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 | <p>Outdoor Storage and Outdoor Assembly of goods, materials or equipment shall be permitted only as an accessory use and the following regulations shall apply:</p> <ul style="list-style-type: none"> 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 | <p>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;</p> <p>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.</p> |
| j) Maximum Gross Floor Area for Office, Industrial Administrative Office or Surveying, Engineering, Planning or Design Business | <p>The total combined gross floor area of any Office, Industrial Administrative Office and Surveying, Engineering, Planning or Design Business uses shall not exceed 4,000.0 square metres per individual building
(By-law No. 24-137, July 12, 2024)</p> |
| k) Maximum Gross Floor Area for an Alcohol Production Facility | <p>5,000 square metres
(By-law No. 18-219, August 17, 2018)</p> |
| l) Maximum Combined Gross Floor Area for Accessory Retail, Showroom Area and Tasting Room | <p>25% of the gross floor area of the principal use or 500.0 square metres gross floor area, whichever is the lesser.</p> |
| m) Additional Regulations for Cannabis Growing and Harvesting Facility | <p>In addition to the regulations of Section 9.10.3, the following additional regulations shall apply:</p> <p>i) Notwithstanding Section 9.10.3 g), no outdoor storage or outdoor assembly shall be permitted.</p> |

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- ii) Retail sales shall be permitted in accordance with Section 9.10.3 I)
(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)