

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

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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:

Child Care Centre
Dwelling Unit
Rock Crushing Plant

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

9.7.3 REGULATIONS

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| a) Minimum Lot Area | 4000.0 square metres; |
| b) Minimum Yard Abutting a Street | <p>i) 3.0 metres;</p> <p>ii) Notwithstanding i) above, where a property abuts Dickenson Road West:</p> <ol style="list-style-type: none"> 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) Maximum Gross Floor Area for Office or Industrial Administrative Office | The total combined gross floor area of any Office and any Industrial Administrative Office uses shall not exceed 4,000.0 square metres per individual building. |

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(By-law No.24-137, July 12, 2024)

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| f) Minimum Landscaped Area Requirements | <ul style="list-style-type: none"> 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; |
| g) Location and Screening of Outdoor Storage and Outdoor Assembly | <ul style="list-style-type: none"> 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. |
| 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) 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. |
| j) Parking | In accordance with the requirements of Section 5 of this By-law. |

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k) 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.24-137, July 12, 2024)

**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)