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)