

**9.10 AIRPORT LIGHT INDUSTRIAL (M10) ZONE**

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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:

Day Nursery  
 Dwelling Unit  
 Elementary School  
 Rock Crushing Plant  
 Secondary School

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

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"> <li>i) Outdoor Storage and Outdoor Assembly shall not be permitted in a Front Yard or a required Flankage Yard;</li> <li>ii) Outdoor Storage and Outdoor Assembly shall not exceed 85% of the total lot area;</li> <li>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.</li> </ul> |

- 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
- 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;
- 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.
- j) Maximum Gross Floor Area for Office, Industrial Administrative Office or Surveying, Engineering, Planning or Design Business
- ~~An Industrial Administrative Office or a Surveying, Engineering, Planning or Design Business shall be limited to a gross floor area of less than 10,000 square metres on a lot.~~
- 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
- (NOT FINAL & BINDING: By-law No. 24-137, July 12, 2024)
- k) Maximum Gross Floor Area for an Alcohol Production Facility 5,000 square metres  
(By-law No. 18-219, August 17, 2018)
- l) Maximum Combined Gross Floor Area for Accessory Retail, Showroom Area and Tasting Room 25% of the gross floor area of the principal use or 500.0 square metres gross floor area, whichever is the lesser.

- m) Additional Regulations for Cannabis Growing and Harvesting Facility
- In addition to the regulations of Section 9.10.3, the following additional regulations shall apply:
- i) Notwithstanding Section 9.10.3 g), no outdoor storage or outdoor assembly shall be permitted.
  - ii) Retail sales shall be permitted in accordance with Section 9.10.3 l)  
(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)