

9.11 AIRPORT PRESTIGE BUSINESS (M11) 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 Prestige Business (M11) 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:

9.11.1 PERMITTED USES

Alcohol Production Facility (By-law No. 18-219, August 17, 2018)
 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
 Conference or Convention Centre
 Courier Establishment
 Educational Establishment
 Equipment and Machinery Sales, Rental and Service Establishment
 Greenhouse (By-law No. 18-266, September 12, 2018)
 Hotel
 Industrial Administrative Office
 Laboratory
 Labour Association Hall
 Manufacturing
 Motor Vehicle Collision Repair Establishment
 Motor Vehicle Service Station
 Office
 Private Power Generation Facility
 Repair Service
 Research and Development Establishment
 Surveying, Engineering, Planning or Design Business
 Trade School
 Tradesperson's Shop
 Transport Terminal
 Transportation Depot
 Warehouse (By-law No. 17-220, October 25, 2017)

9.11.2 PROHIBITED USES

i) Notwithstanding Section 9.11.1, the following types of manufacturing uses

are prohibited, even as an accessory use:

- Explosives Manufacturing
- Manufacturing of Asbestos, Phosphate or Sulphur Products
- Outdoor Storage
- Primary Production of Chemicals, Synthetic Rubber, Plastic, Asphalt or Cement, not including mixing, blending, treatment or similar process
- Processing or Refining of Petroleum or Coal
- Processing, Milling or Packaging of Animal Feed
- Pulp and Paper Mills
- 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
- Waste Processing Facility
- Waste Transfer Facility

ii) Notwithstanding Section 9.11.1, the following uses are prohibited, even as accessory uses:

- Day Nursery
- Dwelling Unit
- Elementary School
- Outdoor Storage
- Place of Worship
- Rock Crushing Plant
- Secondary School
- Waste Processing Facility

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

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

- iv) Notwithstanding Section 9.11.1, the following use is permitted only as an accessory use to a Motor Vehicle Service Station:

Motor Vehicle Washing Establishment

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

9.11.3 REGULATIONS

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|----|-------------------------|---|
| a) | Minimum Lot Area | 4000.0 square metres |
| b) | Minimum Lot Width | 60.0 metres, where a lot has frontage on Garner Road or Glancaster Road. |
| c) | Yard Abutting a Street | <p>i) Minimum 6.0 metres</p> <p>ii) Maximum 27.0 metres
(By-law No. 19-062, March 27, 2019)</p> <p>iii) Where a building(s) is located on a corner lot, Section 9.11.3 c) ii) shall only apply to one of the lot lines abutting a street.
(NOT FINAL & BINDING: By-law No. 24-037, July 12, 2024)</p> |
| d) | Minimum Side Yard | 6.0 metres from any portion of a property lot line abutting a property lot line within a Residential Zone or an Institutional Zone. |
| e) | Minimum Rear Yard | 6.0 metres from any portion of a property lot line abutting a property lot line within a Residential Zone or an Institutional Zone. |
| f) | Maximum Building Height | <p>i) In accordance with the regulations of Section 4.17 of this By-law.</p> <p>ii) 15.0 metres, abutting a Residential Zone or an Institutional Zone, or has frontage on Garner Road or Glancaster Road, or Twenty Road, but shall not</p> |

- exceed the maximum building height established by i) above.
- iii) In addition to ii) above, maximum building height may be equivalently increased as yard increases beyond minimum yard requirement established in 9.11.3 d) above, but shall not exceed the maximum building height established by i) above.
- g) Location Restriction of Manufacturing Uses Any building or structure or part thereof, excluding accessory office space, used for Manufacturing shall be setback a minimum 20.0 metres from any portion of a property lot line abutting a Residential Zone or an Institutional Zone property lot line.
(By-law No. 18-219, August 17, 2018)
- h) Additional Regulations for Outdoor Training Facilities associated with a Trade School Any outdoor training facilities shall be prohibited.
- i) Maximum Gross Floor Area for Office Use within an Individual Building 3,000 square metres
- j) ~~Additional Regulations for 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.~~
Maximum Gross Floor Area for Office, Industrial Administrative Office or Surveying, Engineering, Planning or Design Business The total combined gross floor area of any Office, Industrial Administrative Office and Surveying, Engineering, Planning or Design Business shall not exceed 4,000.0 square metres per individual building.
(NOT FINAL & BINDING: By-law No. 24-037, July 12, 2024)
- k) Minimum Landscaped Area
- i) 15% of total Lot Area;
- ii) 6.0 metre wide Landscaped Area shall

- be provided and maintained abutting a street, except for points of ingress and egress;
- ii) Where a property lot line abuts a property lot line within a Residential Zone or an Institutional Zone, a minimum 3.0 metre wide Planting Strip shall be provided and maintained.
- l) Visual Barrier Shall be provided along that portion of a property lot line abutting a Residential Zone or an Institutional Zone lot line, in accordance with Section 4.19 of this By-law.
- m) Location and Size of Outdoor Display Outdoor Display of goods, materials or equipment shall be permitted only as an accessory use and the following regulations shall apply:
- i) Outdoor Display shall be permitted in a yard abutting a street, but shall be no closer than 3.0 metres to the lot line;
- ii) In addition to i) above, the area devoted to Outdoor Display shall be limited to a combined maximum of 25% of the Landscaped Area.
- n) Maximum Gross Floor Area for an Alcohol Production Facility 5,000 square metres
(By-law No. 18-219, August 17, 2018)
- o) Additional Regulations for Cannabis Growing and Harvesting Facility In addition to the regulations of Section 9.11.3, the following additional regulations shall apply:
- i) Notwithstanding Section 9.11.3 m), no outdoor storage or outdoor assembly shall be permitted.
- ii) Retail sales shall be permitted in accordance with Section 9.11.3 p)
(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 park in a Rural Classification Zone.

(By-law No. 18-266, September 12, 2018)

- p) Maximum 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.
(By-law No. 18-219, August 17, 2018)
- q) Parking
 - i) In accordance with the requirements of Section 5 of this By-law;
 - ii) Notwithstanding i) above, any parking structure must be located in the rear yard;
 - iii) Notwithstanding i) above, where a lot has frontage on Garner Road or Glancaster Road or Twenty Road, no parking shall be permitted within the front yard or side yard.
- r) Accessory Buildings
 - i) In accordance with the requirements of Section 4.8 of this By-law;
(By-law No. 21-189, October 13, 2021)
 - ii) Notwithstanding i) above, Section 9.11.3 c) ii) shall not apply.

**9.11.4 SINGLE DETACHED,
SEMI-DETACHED AND
DUPLEX DWELLINGS
EXISTING AT THE
DATE OF PASSING OF
THE BY-LAW**

(By-law No. 18-219, August 17,
2018)

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 bylaw 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 of 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 not be less than the existing side yard setbacks.

(By-law No. 10-288, October 13, 2010 – OMB approval April 10, 2015)

(By-law No. 17-220, October 25, 2017)

(By-law No. 18-219, August 17, 2018)

(By-law No. 18-266, September 12, 2018)