

## AIRPORT DISTRICT – M-1

**INTENT:** This district is intended to support the orderly development of land for airport related and industrial type uses in a manner compatible with airport operations and consistent with federal legislation relating to airports, air traffic and height restrictions.

### 1. PERMITTED USES

Accessory Building, Structure & Uses  
 Airports & Airstrips  
 Hangars & Airport Related Uses  
 Public or Private Utility  
 Repair & Machine Shops  
 Temporary Shipping Containers A & B  
 Shipping Container (permanent)  
 Signs

### DISCRETIONARY USES

Alternative Energy, Individual Solar  
 Bulk Fuel & Chemical Storage  
 Industrial Equipment Sales & Service  
 Institutional Buildings & Uses  
 Light Industrial  
 Light Fabricating Shops  
 Mini Storage  
 Moved-in Building  
 Surveillance Suite  
 Temporary Uses  
 Warehouse

### PROHIBITED USES

Anhydrous Ammonia Storage  
 Recreational Vehicles as Residences

\* Any use not listed as a permitted or discretionary use, or deemed to be a similar use to the prescribed uses, is a prohibited use in the district.

### 2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft	m	ft	m <sup>2</sup>	sq ft
Permitted Uses	15	49.3	As Required by Development Authority		465	5,005
Discretionary Uses	As Required by the Municipal Planning Commission					

### 3. MINIMUM SETBACK REQUIREMENTS

Use	Front Yard		Secondary Front		Side Yard		Rear Yard	
	m	ft	m	ft	m	ft	m	ft
Permitted Use - Principal	4.0	13	1.5	5	1.5	5	1.5	5
Discretionary Uses	4.0	13	4.5	15	1.5	5	4.5	15
Accessory Uses	4.0	13	4.5	15	1.5	5	1.5	5

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#### 4. MAXIMUM SITE COVERAGE

All Buildings combined: 70% (on subdivided titles)

Airstrip Parcel: Overall maximum site coverage, on the principal parcel reserved for airport operations and the airstrip, shall be limited as determined necessary by the Development Authority.

#### 5. MAXIMUM BUILDING HEIGHT

Principal Buildings: 10 m (33 ft) unless otherwise determined necessary by the Development Authority with respect to the Airport Protection Area and Transport Canada Guidelines.<sup>1</sup>

NOTE:<sup>1</sup> Building heights shall be restricted if they are determined to interfere with the take-off/approach surface or transitional surface of the airport.

Accessory Buildings: 5.5 m (18 ft)

#### 6. SPECIAL DEVELOPMENT STANDARDS

- (a) Any development applications in the M-1 district may be referred to Transport Canada and Nav Canada. When required by Nav Canada or federal regulations, an applicant shall submit an application to the federal agency and comply with any building siting or height restrictions. If there is a conflict in an approval or condition between the Town's issued development permit and a requirement or restriction issued by a federal department, the latter shall prevail.
- (b) The Development Authority may refuse to approve any use it determines may negatively impact the safe and efficient operation of the airport lands and airstrip.
- (c) All outdoor storage or garbage containers shall be screened and securely fastened so materials and refuse cannot leave the site or container especially in blustery wind conditions.
- (d) Fencing on subdivided lots is only allowed at the discretion of the Development Authority and if permitted, shall be limited to chain link fence and limited to storage areas only.

**The following Parts and Sections are provided for reference only. Other Sections of this bylaw may apply to an application; please consult the bylaw and the Development Officer for details.**

#### 7. GENERAL AND USE SPECIFIC STANDARDS OF DEVELOPMENT – Parts 5 & 6

Accessory Buildings – Part 5, Section 20

Alternative energy – Part 6, Section 1

Fences – Part 5, Section 20

Landscaping – Part 5, Section 13

Parking & Loading – Part 5, Sections 13 & 14

Bulk Fuel, Service station or gas bar – Part 6, Section 14

Shipping containers Part 6, Section 21

Storage & Screening – Part 5, Section 22

#### 8. SIGN REGULATIONS – Part 7

#### 9. TELECOMMUNICATION ANTENNA SITING PROTOCOL – Part 9