

APPENDIX - B

**Direct Control District #5 – Municipal District of Bonnyville Regional Airport – YBY**

*(Amendment LU 575 – Adopted November 14, 2023)*

MERIDIAN 4 RANGE 5 TOWNSHIP 61  
SECTION 30

ALL THAT PORTION OF THE NORTH WEST QUARTER WHICH LIES SOUTH OF A LINE DRAWN EASTERLY AND AT RIGHT ANGLES TO THE WEST BOUNDARY THEREOF THROUGH A POINT THEREON EIGHT HUNDRED (800) FEET NORTHERLY FROM THE SOUTH WEST CORNER THEREOF CONTAINING 19.6 HECTARES (48.48) ACRES, MORE OR LESS.

And

ALL THAT PORTION OF THE NORTH EAST QUARTER OF SECTION THIRTY (30) TOWNSHIP SIXTY ONE (61) RANGE FIVE (5) WEST OF THE FOURTH MERIDIAN WHICH LIES SOUTH OF A LINE DRAWN WESTERLY AND AT RIGHT ANGLES TO THE EAST BOUNDARY THEREOF THROUGH A POINT THEREON FIVE HUNDRED (500) FEET NORTHERLY FROM THE SOUTH EAST CORNER THEREOF, CONTAINING 12.2 HECTARES (30.3 ACRES) MORE OR LESS

1.0 Purpose:

The general purpose of this District is to provide site specific development controls that will provide opportunity for the continuing aviation operations of the Bonnyville Regional Airport. Any development must be directly related to the aviation industry.

2.0 Authority:

All Permitted Uses shall be referred to the Development Officer for decision while Discretionary Uses shall be referred to Council for a decision.

3.0 Uses:

| <b>Permitted Uses</b>             | <b>Discretionary Uses</b>   |
|-----------------------------------|-----------------------------|
| Aerial Business                   | Convenience Vehicle Rentals |
| Accessory Buildings               |                             |
| Aircraft Sales/Rental             |                             |
| Airport Operations and Facilities |                             |
| Aircraft Support Services         |                             |
| Hangar                            |                             |

#### 4.0 Site Provisions:

Development at the airport must abide by all federal regulations for airports, airport operations and airport safety. Federal regulation supersedes all municipal regulations.

In addition to the General Regulations contained in Part Six and in compliance with the relevant Area Structure Plans, the following shall apply to development in this district:

- (a) Setbacks with internal road
  - (i) front yard primary structure 7.6 metres (25.0 feet)
  - (ii) front yard accessory building 4.5 metres (14.7 feet)
  - (iii) side yard 1.5 metres (5.0 feet)
  - (iv) rear yard (runway side) 17 metres (55.7 feet)
  - (v) maximum height 10 metres (32.8 feet)
- (b) The primary structure shall be placed at the rear yard setback
- (c) Density:
  - (i) Maximum total Building coverage 55%
- (d) Fencing: A 2.4 metre (8 feet) tall page wire fence is required parallel with the southmost facade of the primary building extending to the side property boundaries.

#### 5.0 Parking:

- (a) The dimensions and minimum number of parking stalls shall be in compliance with Section 31 for warehouses and located within the front yard of the lot.

#### 6.0 Outside Storage and Display:

- (a) There shall be no outside storage of goods, products, materials, or equipment permitted within the rear yard setback of this district;
- (b) Outside storage of goods, products, materials, or equipment shall be screened from public thoroughfares to the satisfaction of the Development Authority;
- (c) When part of the site is to be used for the temporary outdoor display of goods or products for sale, lease or hire, such displays shall be arranged and maintained in a neat and tidy manner, and shall not, in the opinion of the Development Authority:
  - (i) unduly interfere with the amenities of the district; or
  - (ii) materially interfere with or affect the use, enjoyment or value of neighbouring properties.
  - (iii) cause unsafe operation of aircraft.

- (d) Two (2) storage sea cans shall be permitted in this district and shall be screened from public thoroughfares to the satisfaction of the Development Authority.

7.0 Lighting:

- (a) Outdoor lighting shall be directed away from runways and no exposed bulbs shall be permitted.

8.0 Definitions:

Aerial Business means business such as but not limited to flight training, aerial photography, charter flights, and agricultural spraying.

Accessory Buildings means sheds related to the primary use on the lot.

Aircraft Sales/Rental means development use for the sale, charter or rental of aircraft together with the incidental maintenance services, and the sale of parts and accessories.

Airport Operations and Facilities means uses for the operations and maintenance of the airport including equipment storage sheds, sand sheds, fire halls, air traffic control tower and other airport related support functions. This use includes the terminal and can include eating and drinking facilities within.

Airport Support Service means uses for the maintenance of aircraft, parts storage and sales.

Convenience Vehicle Rentals means development used for the rental of new or used automobiles and light trucks with a gross vehicle weight rating of 4000 kg or less. This Use Class includes those establishments which are not strictly office in nature, but include, as an integral part of the operation, minor vehicle servicing, storing, fueling or car washing facilities. This Use does not include Professional, Financial and Office Support Services, Fleet Services or establishments for the rental of trailers.

Hangar means a structure intended for the housing and/or repair of aircraft and storage of recreational aerial and aerial business-related equipment and supplies.

**Direct Control District #6 – Industrial Direct Control – DCI**

*(Amendment LU 575 – Adopted November 14, 2023)*

1.0 Purpose:

The general purpose of this District is to allow direct control by Council over the development of land for industrial purposes.

2.0 Uses:

| <b>Permitted Uses</b>         | <b>Discretionary Uses</b>               |
|-------------------------------|---|
| Accessory Building            | Abattoir                                |
| Agricultural Service Facility | Auto and Equipment Sales/Repair/Storage |
| Auction Facility              | Cannabis Production Facilities          |

|  |   |
|--|---|
| Beekeeping   | Fuel/Chemical Sales/Storage             |
| Commercial Facility                                | Medical Marijuana Production Facilities |
| Communication Tower                                | Public Utility                          |
| Community Facility                                 | Work Camp                               |
| General Industrial                                 |   |
| Greenhouse/ Plan Nursery                           |   |
| Institutional Use                                  |   |
| Natural Resource<br>Extraction/Processing Facility |   |
| Retail Store                                       |   |
| Rural Industry Minor                               |   |
| Rural Industry Major                               |   |

### 3.0 Site Provisions:

All site requirements and other regulations with respect to parcel size, density and servicing shall be determined by the Development Authority.

The siting, minimum floor area, and appearance of all buildings or improvements of the site shall be to the satisfaction of the Development Authority with regard for general conformity in such matters as adjacent and accessory buildings.

In addition to the General Regulations contained in Part Six and in compliance with the relevant Area Structure Plans, the following shall apply to development in this district:

(a) Setbacks with internal road

- |       |            |                        |
|-------|------------|------------------------|
| (i)   | front yard | 7.6 metres (25.0 feet) |
| (ii)  | side yard  | 6.0 metres (19.6 feet) |
| (iii) | rear yard  | 6.0 metres (19.6 feet) |

(b) Setback from adjacent public roads shall be as established in Section 42.1.

(c) Any Development Permit application for a discretionary use or which requires a variance of the bylaw will be submitted to Council for approval.

### 4.0 Outside Storage and Display:

(a) There shall be no outside storage of goods, products, materials, or equipment permitted within the front yard setback of this district;

(b) Outside storage of goods, products, materials, or equipment shall be screened from public thoroughfares to the satisfaction of the Development Authority;

(c) When part of the site is to be used for the temporary outdoor display of goods or products for sale, lease or hire, such displays shall be arranged and maintained in a neat and tidy manner.

5.0 Parking:

- (a) The dimensions and minimum number of parking stalls shall be in compliance with Section 31 of the Land Use Bylaw.

6.0 Landscaping:

- (a) 10% of the parcel area shall be required for landscaping in a form satisfactory to the Development Authority. This shall include a buffer strip of landscaping to be provided along any boundary of this district that is immediately adjacent to a highway, watercourse, or any Land Use District other than DCI, RI and RC Districts.