

Draft Long Beach Airport Zones

1. Airport one zone (AP-1)

Purpose: This zone is to provide for aviation-related and compatible community activities on publicly-owned land for uses associated with airport operations such as light industrial, commercial and recreational uses.

1.1 Permitted uses

Lands, buildings and structures in AP-1 Zone may be used for the following purposes only:

- a) airport base
- b) heliport
- c) airport service facilities
- d) passenger terminal
- e) aircraft fuel depot
- f) aircraft hangars
- g) aircraft sales
- h) aircraft servicing and maintenance
- i) utilities and communication facilities
- j) emergency services
- k) hospital and health facilities
- l) aviation training, trade schools, high school and biosphere-related schools
- m) scientific, electronic and technological research
- n) taxi dispatchers, bus depots
- o) storage yard, cold storage, warehousing
- p) aviation-related light industrial
- q) National and Provincial Parks offices and support facilities
- r) Department of National Defence uses
- s) meteorological station and metrological facilities
- t) manufacturing, assembly, disassembly, processing or packaging of materials and goods
- u) vehicle rental and ancillary servicing
- v) marine value-added facilities
- w) vehicle and equipment repairs and maintenance
- x) hotel, motel
- y) conference centre
- z) residential use, including staff rental housing
- aa) caretaker accommodation
- bb) offices
- cc) restaurants, cafés and pubs
- dd) retail store not exceeding 125 square metres
- ee) commercial laundry
- ff) agriculture, market gardening, community gardening
- gg) forestry and silviculture
- hh) forestry value-added facilities

- ii) vegetative-waste (brush, etc.) composting site
- jj) recycling facilities
- kk) golf course and clubhouse
- ll) camping and parking for recreational vehicles
- mm) arena, swimming pool, curling rink
- nn) seasonal exhibition use
- oo) surfboard and/or bicycle rentals, sales and repairs
- pp) natural resource extraction
- qq) museum

1.2 Lot size

For the purpose of a lease, land within this zone must not be divided into parcels of less than 500 square metres.

1.3 Lot coverage

The maximum lot coverage of the leased lot for all buildings and structures is 65%.

1.4 Minimum dimensions required for yards

Yard and lease area setback requirements will be in accordance with Transport Canada Airport Regulations and spatial separation requirements of the BC Building Code.

1.5 Building height

The height of all buildings and structures will be limited to the requirements of Transport Canada Airport (TCA) Zoning Regulations.

1.6 Setbacks

The setbacks for any building will be as follows:

from Pacific Rim Park Reserve boundary	not less than 30 m
from the Pacific Rim Highway	not less than 60 m
from the edge of a runway or taxiway	per TCA Regulations
from another building	not less than 5 m
from an internal lot line	not less than 3 m
from the top of bank of a ravine	not less than 30 m without an environmental assessment
from the natural boundary of a wetland or watercourse	not less than 15 m without an environmental assessment

1.7 Off-street parking

Off-street parking spaces will be required as per Schedule III of the

Alberni-Clayoquot Regional District Zoning Bylaw.

1.8 Off-street loading

Off-street loading spaces will be required as per Schedule IV of the Alberni-Clayoquot Regional District Zoning Bylaw.

1.9 Conditions of use

- a) All development must be in conformance with the requirements of the airport operations manual or, in the absence of an operations manual, with Transport Canada's publication TP312, *Aerodromes Standards and Recommended Practices*.
- b) All development must be planned, designed and constructed to avoid creating a hazard to flights, such as attracting birds, rodents or other animals to the property.
- c) A development permit must be obtained prior to any work or construction is done on the parcel. The development permit must include the following:
 - site assessment completed by a qualified environmental professional identifying any sensitive environmental areas and potential hazard areas;
 - topography;
 - proposed site layout including the location of all building, parking, access and any common facilities;
 - form and character of buildings;
 - proposed servicing;
 - signage;
 - screening and landscaping;
 - security; and
 - development timeframe.
- d) All illuminated storage and parking areas must have lighting placed in such a manner that all direct rays of light are limited to the storage or parking areas.

2. Airport two zone (AP-2)



Purpose: This zone is intended for the protection of sensitive ecosystems, fish and wildlife habitat, nesting trees and riparian areas, and of development from hazardous conditions such as steep slopes.

2.1 The only uses permitted in this zone are the following:

- a) passive recreation such as walking trails
- b) agriculture, silviculture
- c) forestry
- d) transportation of natural resources



Long Beach Airport Zones

-  Airport One Zone (AP1)
-  Airport Two Zone (AP2)

Zone boundary locations are approximate and subject to finalization by field survey.



G R I C E
B A Y

