

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. P1280

OFFICIAL ZONING TEXT AMENDMENT

A bylaw of the Regional District of Alberni-Clayoquot to amend Bylaw No. 15, being the "Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971".

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a zoning bylaw upon the affirmative vote of the directors in accordance with Sections 890 and 894 of the *Local Government Act*;

AND WHEREAS the Board of Directors of the Regional District of Alberni-Clayoquot, in open meeting assembled, enacts the following amendment to the text of the Regional District of Alberni-Clayoquot Zoning By-law No. 15, 1971:

1. TITLE

This bylaw may be cited as the Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw No. P1280.

2. Bylaw No. 15 of the Regional District of Alberni-Clayoquot is hereby amended by:

- a. Adding a new section "163 Airport (AP) District" and subsections "163.1 Alberni Valley Airport One (APAV1) District" and "163.2 Alberni Valley Airport Two (APAV2) District" to read as follows:

163 Airport (AP) District

This district provides for airport, airport related and other compatible uses. The district will be developed as sub areas APAV1 and APAV2.

163.1 Alberni Valley Airport One (APAV1) District

This district 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.

163.1.1 Permitted Uses

Lands, buildings and structures in AP1 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, cafes 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

163.1.2 Lot Size

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

163.1.3 Lot Coverage

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

163.1.4 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.

163.1.5 Building Height

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

163.1.6 Setbacks

The setbacks for any building will be as follows:

from any external lot line	not less than 15 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

163.1.7 Off-Street Parking

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

163.1.8 Off-Street Loading

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

163.1.9 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) 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 by using full cut-off lighting fixtures which reduce the amount of light escaping above the plane of horizontal or similar lights that achieve the same result in order to reduce light pollution.

163.2 Alberni Valley Airport Two (APAV2) Zone

This zone is intended for less intensive uses.

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

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

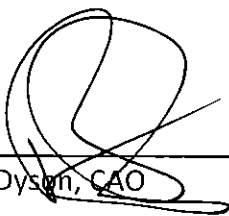
3. This bylaw shall come into force and take effect upon the adoption thereof.

Read a first time this 24th day of August, 2011

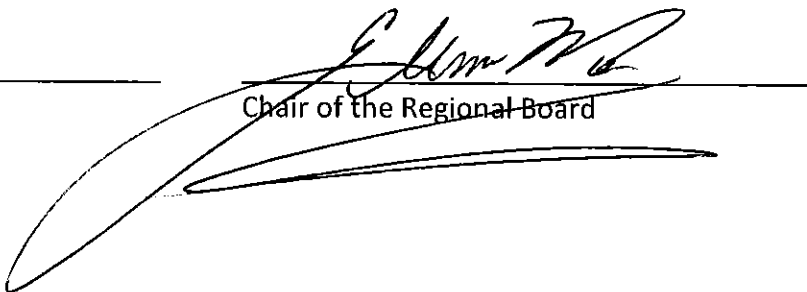
Read a second time this 9th day of May, 2012

Read a third time this 9th day of May, 2012

Adopted this 13th day of June, 2012



Russell Dyson, CAO



Chair of the Regional Board