

Schedule 'B' – Comprehensive Development Zones

CD12 – Airport/

CD12lp– Airport (Liquor Primary)

1.1 Purpose

The purpose is to provide a **zone** for the orderly operation of an airport and the development of properties surrounding the airport.

1.2 Principal Uses

The **principal uses** in this **zone** are:

- (a) **airports**
- (b) **aircraft sales/rentals**
- (c) **animal clinics, minor**
- (d) **automotive and equipment repair shops**
- (e) **bulk fuel depot**
- (f) **business support services**
- (g) **child care centre, major**
- (h) **commercial storage**
- (i) **community garden**
- (j) **convenience vehicle rentals**
- (k) **equipment rentals**
- (l) **fleet services**
- (m) **food primary establishment**
- (n) **general industrial uses**
- (o) **hotels**
- (p) **liquor primary establishment, major (CD12lp only)**
- (q) **liquor primary establishment, minor**
- (r) **motels**
- (s) **non-accessory parking**
- (t) **offices**
- (u) **outdoor storage**
- (v) **retail stores, convenience**
- (w) **retail stores, general**
- (x) **service stations, minor**

- (y) **truck and mobile home sales/rentals**
- (z) **utility services, minor impact**

1.3 Secondary Uses

The **secondary uses** in this **zone** are:

- (a) **gas bars**

1.4 Subdivision Regulations

- (a) The minimum **lot width** is 30 m.
- (b) The minimum **lot depth** is 30 m.
- (c) The minimum **lot area** is 1000 m².

1.5 Development Regulations

- (a) Maximum **height** for **airport** uses is subject to federal and provincial regulations for airports.
- (b) Maximum **height** for non-**airport** uses is the lesser of 9.0 m or 2 storeys, except that it may be increased to the less of 12.0 m or 3 storeys where the maximum **site coverage** including driveways and parking areas does not exceed 50%.
- (c) The maximum **floor area ratio** for non airport uses is 0.65.
- (d) The maximum **site coverage** for non-airport uses is 60%.
- (e) The minimum **front yard** is 6.0 m.
- (f) The minimum **side yard** is 4.5 m.
- (g) The minimum **rear yard** is 4.5 m.

1.6 Other Regulations

- (a) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 6 (accessory development, yards, projections into yards, accessory development, lighting, stream protection, etc.), the landscaping and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific use regulations of Section 9.
- (b) Retail Liquor Sales Establishments shall not have a gross floor area of greater than 186 m².
- (c) Drive-in food services are not a permitted form of development in this zone.

Zoning Bylaw No. 8000				
No.	Section	Existing Text	Proposed Text	Explanation of Change
	2 - Interpretation 2.3 General Definitions	AIRPORTS means any area, designed, prepared, equipped or set aside for the arrival, departure, movement or servicing of aircraft; and includes any associated buildings , installations, open space , and equipment in connection therewith. This also includes aircraft and airport related manufacturing and services.	AIRPORTS means any area, designed, prepared, equipped or set aside for the arrival, departure, movement or servicing of aircraft; and includes any associated buildings , installations, hangars, open space , accessory parking and equipment in connection therewith. This also includes aircraft and airport related manufacturing and services.	<i>Clarified what uses are categorized as airport uses</i>