

# **Schedule B to Ministerial Order No. MSL:007/15**

## **Amendment to Special Areas Land Use Order**

### **A. Amend Part VI Land Use Districts as follows:**

- a) Delete Section 26, AF – Airport Fringe District and replace with Section 26, AVO – Airport Vicinity Overlay District:

#### **26 AVO - Airport Vicinity Overlay District**

##### **Purpose**

The purpose and intent of this district is to provide regulations and standards in addition to the underlying land-use district with specific requirements for airport operations and development in the vicinity of airports on the lands described below for the following purposes:

- to define the airspace around airports to be maintained free from obstacles in order to minimize the dangers presented by obstacles to an aircraft, and
- to prevent the airport from becoming unusable from development of obstacles around the airport.

##### **1. Application**

The Airport Vicinity Overlay District regulations apply to development or redevelopment of the following lands:

##### **Hanna Airport Vicinity (Part VIII Land Use District Maps – Map 2)**

- Ptn NE ¼ Sec. 3-31-14 W4M within Special Area No. 2
- SE ¼ Sec. 3-31-14 W4M
- SW ¼ Sec. 2-31-14 W4M
- NW ¼ Sec. 2-31-14 W4M
- SW ¼ Sec. 11-31-14 W4M
- SE ¼ Sec. 10-31-14 W4M

##### **Empress Airport Vicinity (Part VIII Land Use District Maps – Map 4)**

- SW ¼ Sec. 12-23-1 W4M
- SE ¼ Sec. 12-23-1 W4M
- NW ¼ Sec. 1-23-1 W4M
- NE ¼ Sec. 1-23-1 W4M
- SE ¼ Sec. 1-23-1 W4M

##### **Oyen Airport Vicinity (Part VIII Land Use District Maps – Map 7)**

- NE ¼ Sec. 27-27-4 W4M
- SE ¼ Sec. 27-27-4 W4M
- NE ¼ Sec. 22-27-4 W4M
- NW ¼ Sec. 22-27-4 W4M
- NE ¼ Sec. 21-27-4 W4M
- SE ¼ Sec. 28-27-4 W4M
- NE ¼ Sec. 28-27-4 W4M
- SE ¼ Sec. 33-27-4 W4M

##### **Consort Airport Vicinity (Part VIII Land Use District Maps – Map 9)**

- NW ¼ Sec. 26-35-6 W4M
- SW ¼ Sec. 26-35-6 W4M
- SE ¼ Sec. 26-35-6 W4M

- NW ¼ Sec. 23-35-6 W4M
- NE ¼ Sec. 23-35-6 W4M
- SE ¼ Sec. 23-35-6 W4M
- SW ¼ Sec. 24-35-6 W4M
- NW ¼ Sec. 24-35-6 W4M

## **2. Permitted Uses**

Those uses listed as permitted in the underlying land-use district, subject to Section 4 below.

## **3. Discretionary Uses**

Those uses listed as discretionary in the underlying land-use district, subject to Section 4 below.

## **4. Special Requirements for development near an airport**

The Development Authority shall evaluate each development permit application within the Airport Vicinity Overlay District on its merit and establish suitable development requirements for each individual application in accordance with the following special requirements:

- a) Where a development is proposed near a known and recognized airport the Development Authority may refer the proposal to Transport Canada for an opinion.
- b) If in the opinion of Transport Canada the proposed development would conflict with flight operations, the Development Authority may refuse the application, or may require that the application be amended to reduce/ eliminate the conflict.
- c) Any new development within the “AVO” – Airport Vicinity Overlay District shall not be permitted if, in the opinion of the Development Authority, the development generates a large amount of smoke, dust, or attracts birds, or any other use which may be in conflict with safe airport operations.
- d) Construction shall conform to the exterior acoustic insulation requirements of the Alberta Building Code.
- e) The Development Authority may consider any airport facility, structure, or building which has received provincial and/or federal approval to be a permitted use.

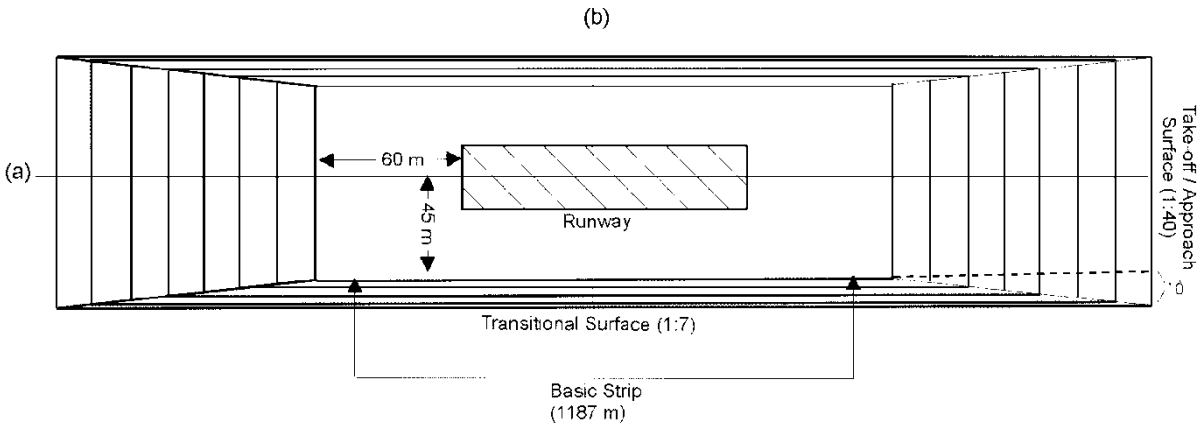
## **5. Minimum Requirements**

- a) In accordance with the minimum setback requirements of the underlying land-use district.

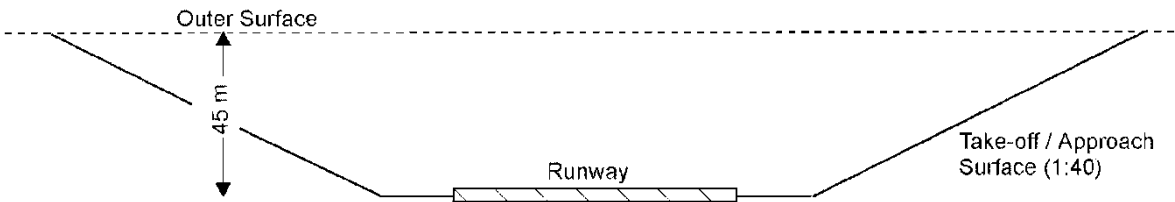
## **6. Maximum Limits**

- a) Height: The height requirements of the underlying land use district shall apply except where the airport height limitation contours are affected, the following specific height limitations take precedence over any height restrictions stated in any land-use district:
  - (i) The height limitations shall be measured from the airport elevation.
  - (ii) The Development Authority may issue a development permit if no point of the development will exceed the height of the take-off/approach surfaces; and/ or the transitional surfaces; as applicable in accordance with the height limitation contours below:

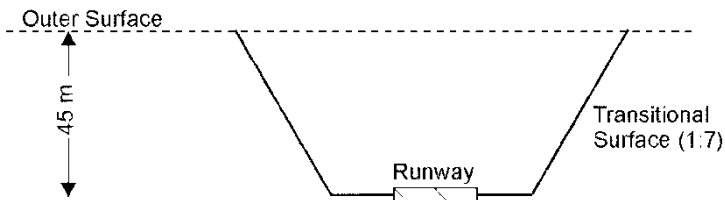
**AIRPORT HEIGHT LIMITATION CONTOURS**



Height limitations diagram (not to scale).



Cross-section along line (a).



Cross-section along line (b).

**B. Amend Part VII General Land Use Regulations, Airports and Private Airstrips as follows:**

- a) Delete Sections 53(2), (3), and (4)
- b) Replace with Section 53(2) - Development in the vicinity of airports shall be considered in accordance with Section 26. AVO – Airport Vicinity Overlay District.

**C. Amend the Land Use District Maps as follows:**

**Map 2 – Hanna Airport**

Re-designate the following lands from AF – Airport Fringe District to A – Agricultural District and apply the AVO – Airport Vicinity Overlay District to the same parcels:

- Ptn NE ¼ Sec. 3-31-14 W4M within Special Area No. 2
- SE ¼ Sec. 3-31-14 W4M
- W ½ Sec. 2-31-14 W4M
- SW ¼ Sec. 11-31-14 W4M
- SE ¼ Sec. 10-31-14 W4M

**Map 4 – Empress Airport**

Re-designate the following lands from AF – Airport Fringe District to A – Agricultural District and apply the AVO – Airport Vicinity Overlay District to the same parcels:

- S ½ Sec. 12-23-1 W4M
- N ½ Sec. 1-23-1 W4M
- SE ¼ Sec. 1-23-1 W4M

**Map 7 – Oyen Airport**

Re-designate the following lands from AF – Airport Fringe District to A – Agricultural District and apply the AVO – Airport Vicinity Overlay District to the same parcels:

- E ½ Sec. 27-27-4 W4M
- N ½ Sec. 22-27-4 W4M
- NE ¼ Sec. 21-27-4 W4M
- E ½ Sec. 28-27-4 W4M
- SE ¼ Sec. 33-27-4 W4M

**Map 8 – Youngstown Airport (deleted)**

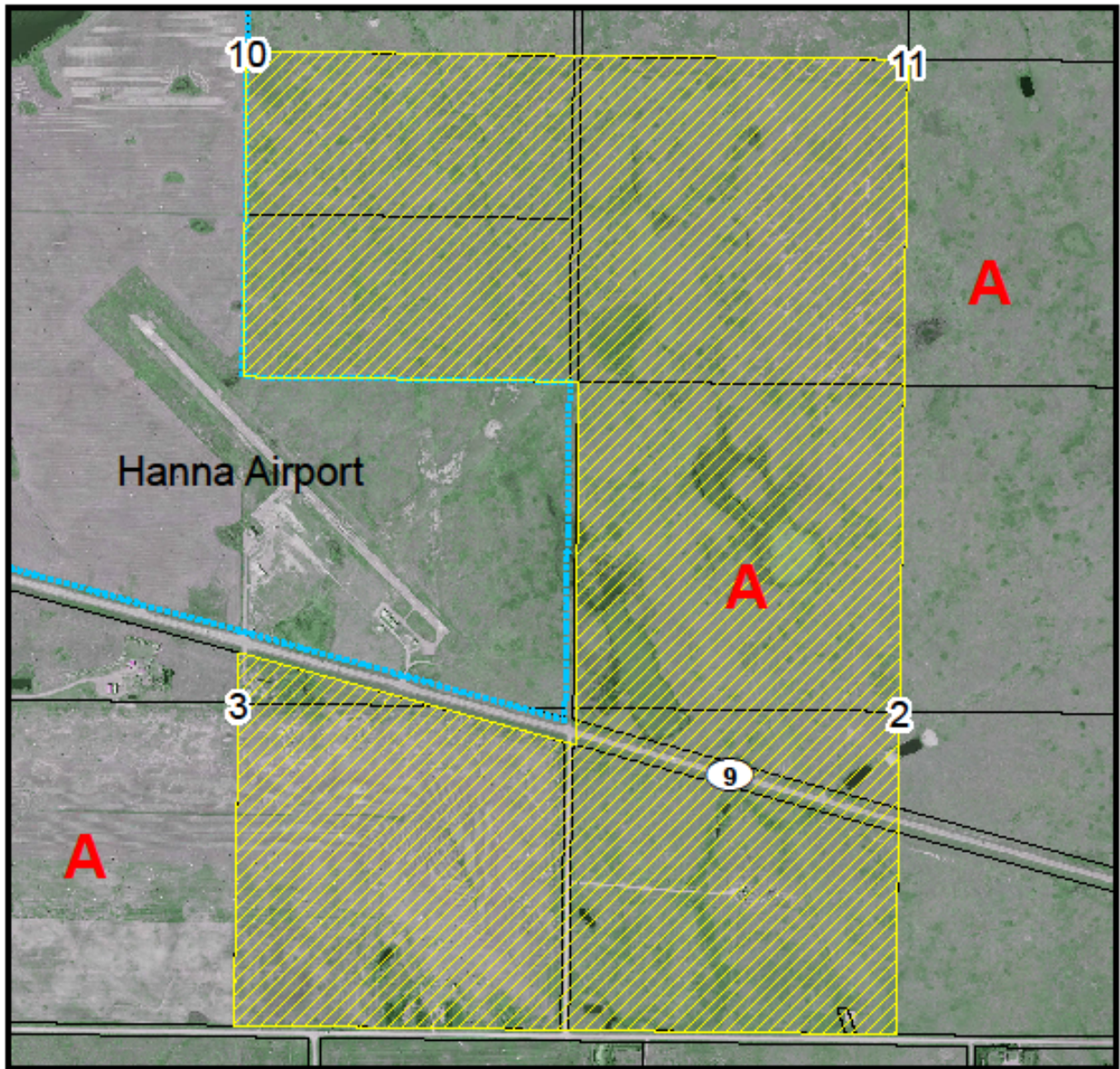
Re-designate the following lands from AF – Airport Fringe District to A – Agricultural District:

- E ½ Sec 4-30-9 W4M
- NW ¼ Sec.3-30-9 W4M
- N ½ Sec. 34-29-9 W4M
- S ½ Sec. 3-30-9 W4M

**Map 9 – Consort Airport**

Re-designate the following lands from AF – Airport Fringe District to A – Agricultural District and apply the AVO – Airport Vicinity Overlay District to the same parcels:

- NW ¼ Sec. 26-35-6 W4M
- S ½ Sec. 26-35-6 W4M
- N ½ Sec. 23-35-6 W4M
- SE ¼ Sec. 23-35-6 W4M
- W ½ Sec. 24-35-6 W4M

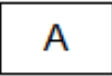


Special Areas Land Use Order  
Part VIII - Land Use District Maps



Map 2

Land Use District



Agricultural



Airport Vicinity  
Overlay

SE 1/4 Sec. 10-31-14-W4M  
SW 1/4 Sec. 11-31-14-W4M  
W 1/2 Sec. 2-31-14-W4M  
SE 1/4 Sec. 3-31-14-W4M





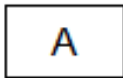


Special Areas Land Use Order  
Part VIII - Land Use District Maps



Map 4

Land Use District



Agricultural



Airport Vicinity  
Overlay

S 1/2 Sec. 12-23-1 W4M  
N 1/2 Sec. 1-23-1 W4M  
SE 1/4 Sec. 1-23-1 W4M







Special Areas Land Use Order  
Part VIII - Land Use District Maps



Land Use District

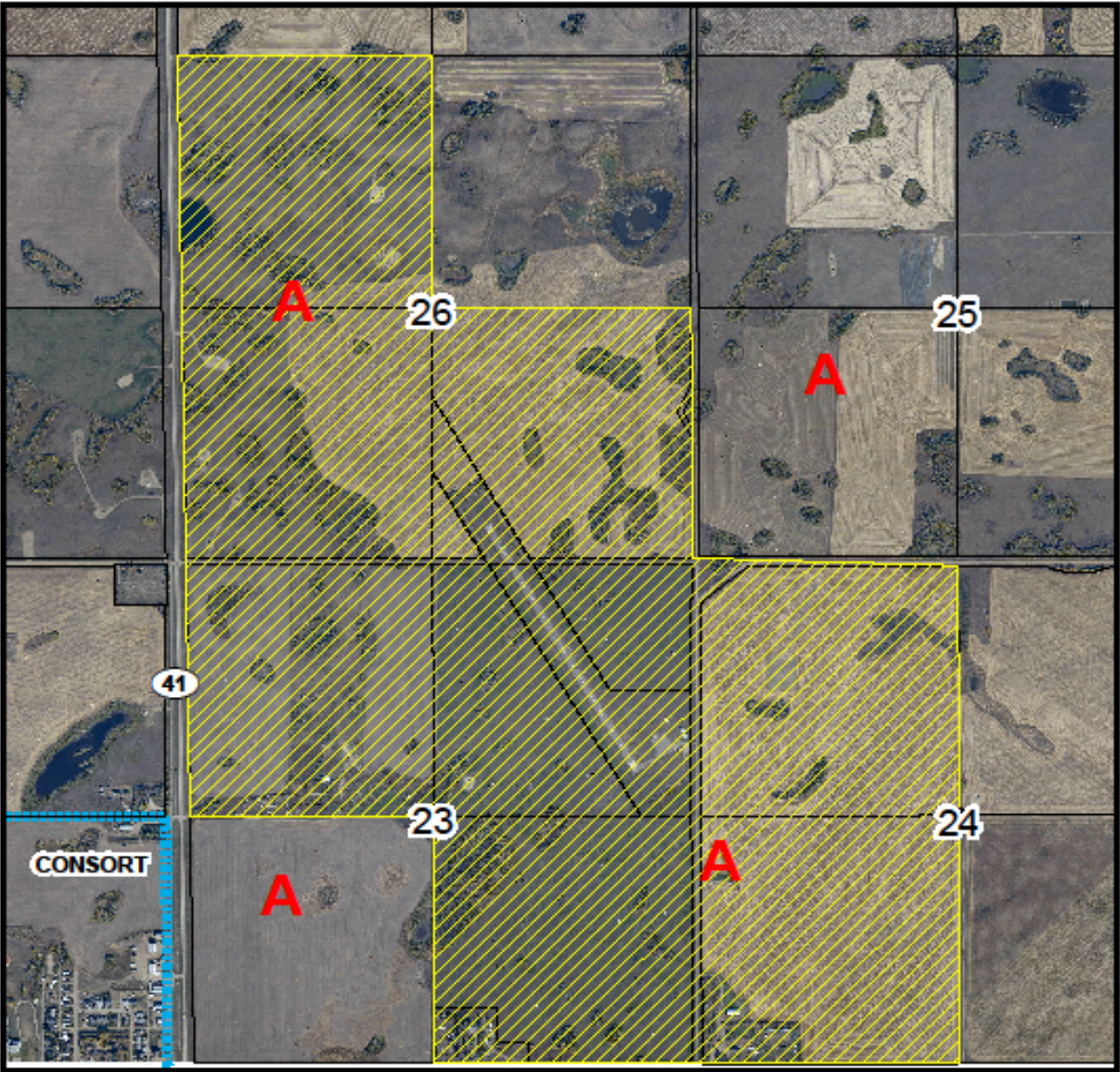
A Agricultural

Map 8

SW 1/4 Sec. 3-30-09 W4M



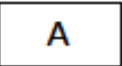




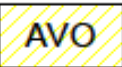
Special Areas Land Use Order  
Part VIII - Land Use District Maps



Land Use District



Agricultural



Airport Vicinity  
Overlay

Map 9

W 1/2 Sec. 26-35-06 W4M  
SE 1/4 Sec. 26-35-06 W4M  
NW 1/4 Sec. 23-35-06 W4M  
E 1/2 Sec. 23-35-06 W4M  
W 1/2 Sec. 24-35-06 W4M



83| Page