

6.24 M3 – Airport Industrial District Regulations

6.24.1 Purpose

The purpose of the Airport district is to allow aviation-related land uses in immediate proximity to the Wetaskiwin Regional Airport. The safety of flight operations has highest priority and shall guide the Development Authority in all their actions and decisions. Buildings and land uses are restricted to aviation-related developments, which add to the viability of the airport or which require a direct connection to airport operations.

6.24.1 Permitted Uses

Aircraft Hangar (see definition)

Aircraft Sales/Rentals

Aircraft Parts Store

Aircraft Maintenance Shop

Aircraft Manufacturing

6.24.4 Discretionary Uses

Security Suite

Public Library and Cultural Exhibit

Utility Structures

Accessory Building

Industrial, Commercial and Storage uses that require direct airport access

Temporary Indoor Storage uses by the owner (temporary means less than 12 months)

Essential Utility Services

6.24.5 Building Setbacks

The setbacks for new buildings and additions to be constructed on lots that have been subdivided on or before January

1, 1999 shall be:

- a. 8.0m from taxiways right-of-ways to the aircraft door building face; and
- b. 1.0m from other property lines.

The setbacks for new buildings and additions to be constructed on lots that have been subdivided after January 1, 1999 shall be:

- a. 8.0m from taxiways right-of-ways to the aircraft door building face;
- b. 6.0m from a public road right-of-way to the building face;
- c. 1.5m from other property lines to the building face; and
- d. 0.9m from property line to the building eaves.

All buildings constructed prior to January 1, 1999, as determined by assessment records, that do not conform to this Section will be considered to be legal non-conforming. If one or more of these legal non-conforming buildings is damaged or destroyed to the extent of more than 75% above its foundation, the building may not be repaired or rebuilt except in accordance with the Land Use Bylaw.

6.24.6 Other Referrals

The Airport Manager shall be consulted regarding all applications and shall be notified of all decisions of the development officer within the M3 District.

(Wetaskiwin Bylaws Sec 4, Part 2 Definitions)

AIRCRAFT HANGAR means a storage garage used to store aircraft with at least 75% of the floor space being utilized to store aircraft.

AIRCRAFT MAINTENANCE SHOP means a building used primarily for the repair of aircraft.

AIRCRAFT PARTS STORE means a building used primarily for the storage and sale of aircraft parts and accessories.

AIRCRAFT SALES/RENTALS means development used for the sale, charter or rental of aircraft together with incidental maintenance services, and the sale of parts and accessories.