



HIGH RIVER REGIONAL AIRPORT IN FOOTHILLS COUNTY

LAND USE BYLAW REGULATIONS & APPLICATION REQUIREMENTS

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For any building, use of a building, or land alteration, a Development Permit is required to be obtained from Foothills County.

The airport lands are zoned Direct Control District #5 (DC#5). This District is specific to the Airport lands and those lands that surround the airport. Within the District there is a list of Permitted and Discretionary Uses pertaining to airport lands only. All uses require that a Development Permit be applied for.

Permitted Uses are encouraged and do not require a public meeting. Any issued approvals will be subject to conditions specific to what has been applied for.

Discretionary Uses may require that a public meeting be held. It will then be up to Council to determine to either approve the application with conditions or refuse it.

The airport is broken up into four sub-district areas, (P) Private lots, (C) Commercial lots, (N) Neutral lots and (CA) Common Areas. Available uses differ for each area.

PERMITTED USES (require a Development Permit)

P - Private Leased Lots

- ◆ Private Hangar (storage of not more than 2 aircrafts, owned by the leaseholder or leaseholders - will not require a public meeting)
- ◆ Storage of Leaseholder(s) private vehicle while the aircraft is in use only

C - Commercial Leased Lots

- ◆ Nil

DISCRETIONARY USES (require a Development Permit)

P - Private Leased Lots

- ◆ Private Hangar (storage of more than 2 aircrafts, or storage of aircrafts by those other than the leaseholders)

C - Commercial & N - Neutral Leased Lots (these uses MUST be illustrated to be aviation related)

- ◆ Agriculture Aircraft / Aerial Applicators (Spray planes)
- ◆ Air Cadets
- ◆ Air Charter
- ◆ Aircraft Maintenance
- ◆ Aircraft Parts Sales and Storage
- ◆ Aircraft Storage
- ◆ Aircraft Body Business (including, but not limited to: fabric covering, painting, upholstery, some welding if required and fabrication)
- ◆ Avionics
- ◆ Canada Customs

- ◆ Courier Services
- ◆ Destructive and Non-Destructive Testing
- ◆ Hangars
- ◆ Flight Training
- ◆ Flying Clubs
- ◆ Fuel & Oil Storage
- ◆ Manager & Caretaker Facilities (temporary or permanent dwelling)
- ◆ Public Terminal Building
- ◆ Retail Business (specific to aviation, i.e.: aircraft and parts, pilot supplies, etc.)
- ◆ RCMP
- ◆ Row Hangars
- ◆ SAR (Search and Rescue)
- ◆ Special Events
- ◆ Storage of small tractor for the purposes of snow removal
- ◆ Welding

CA - Common Areas of Airport (may or may not require a public meeting)

- ◆ Roadways
- ◆ Pedestrian Crosswalks
- ◆ Special Events
- ◆ Taxiways

For proposed uses that are not identified under the defined area, there is an option to apply for an amendment to DC#5 for individualized uses through a Site Specific Amendment application process. It is recommended that you speak with a County Development Officer before considering this option.

PLEASE NOTE: *It is not the intent of the County to allow non-aviation related uses on airport lands. Applications proposing the storage of items such as RV's, boats, cars etc. will not be looked at favourably.*

APPLICATION REQUIREMENTS:

All Development Permit Applications for all lots (P, C, N & CA) **must be** accompanied with the following information:

1. A site plan (can be hand drawn) showing:
 - the entire parcel;
 - north at the top of the page;
 - identify and show all existing and proposed buildings (hangars) and the size of the building(s) with measurements from the same, in feet or metres, to all parcel lines;
 - show all existing wells, septic tanks, disposal fields and storage areas, whichever are applicable and any site work being done (i.e. elevations before and after, drainage areas, etc.);
2. Signed and approved sublease from the High River Regional Airport Board. Should the sublease not be provided with the application submission, and should Council as the Development Authority choose to approve the application, the following requirement will be set as a Pre-Release Condition:

The applicant shall submit a signed sublease agreement with the High River Regional Airport Board to the County;
3. Development Permit Application Form completed in full and signed.
4. Payment of Development Permit Application fees.

5. Detailed description of what the hangar is proposed to be used for? Please clearly indicate all that is to be stored in the building, including how many aircrafts.
6. Please indicate if you will be storing your private vehicle in the hangar or outside of the hangar during times the aircraft is in use, or alternatively where you will be parking your vehicle. If it is outside of the hangar, please illustrate on the site plan where that parking area will be and how much room there is to park.
7. Do you propose to perform any maintenance of your own aircraft within the hangar? If so, please provide descriptions of any noxious, toxic, radioactive, flammable, or explosive materials proposed (i.e. gas, oil, paint, etc.). Please also include how these materials are to be stored, how much is being stored, and how it will be disposed of.

Applications for N, C & CA lots will require additional information, please contact a County Development Officer to obtain the necessary check list of items required for a complete application.