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## SECTION 40: BEAVERLODGE AIRPORT DIRECT CONTROL (BA-DC) DISTRICT

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### 1. **PURPOSE**

To provide for:

- 1) the continuing aviation operations of the Beaverlodge Airport, and
- 2) to accommodate daily business operations, activities and use of site by or in association with the North Peace Bracket Racing Association (“NPBRA”) which may include but not be limited to property rentals, required maintenance, community group use, track and equipment rentals, runway rentals, advertising, camping and/or RV Storage.

### 2. **AREA OF APPLICATION**

This provision shall apply to Lot B, Plan 822 0528 containing 30.01 ha more or less, located on the N½ 27-71-10-W6M as illustrated in Schedule “A”.

### 3. **AUTHORITY AND ADMINISTRATION**

- (a) All development in this District shall require a development permit unless otherwise specified.
- (b) All applications for development permits shall be referred to Council for a decision in accordance with Section 2(3)(h).
- (c) Pursuant to the Act, there is no appeal to the Subdivision and Development Appeal Board for a decision on a development permit in this District.

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**4. USES**

| <b>(a) Permitted Uses</b> | <b>(b) Discretionary Uses</b>   |
|---------------------------|---|
| <p><i>None</i></p>        | <p><i>Accessory Building or Use</i><br/> <i>Airport</i><br/> <i>Campground (Temporary)</i><br/> <i>Caretaker's Residence</i><br/> <i>Commercial Recreation Facility</i><br/> <i>Grandstand (Temporary)</i><br/> <i>Hangar</i><br/> <i>Institutional Use</i><br/> <i>Maintenance Shop</i><br/> <i>Outdoor Storage</i><br/> <i>Parking Lot (Temporary)</i><br/> <i>Public Use</i><br/> <i>Recreational Amusement Park</i><br/> <i>Recreational Flying</i><br/> <i>Recreational Use, Extensive</i><br/> <i>Recreational Use, Intensive</i><br/> <i>Recreation Facility, Indoor</i><br/> <i>Recreation Facility, Outdoor</i><br/> <i>Safety Training</i><br/> <i>Scheduled Racing Events</i><br/> <i>School Programs</i><br/> <i>Sign</i><br/> <i>Utilities</i></p> |

**5. DEFINITIONS**

For the purpose of this District, the following definitions shall apply. All other terms shall be defined in accordance with Section 1(7).

- (a) "Grandstand" means a structure providing seating for a stadium, racetrack, parade route, or similar use, usually consisting of tiers with rows of individual seats.
- (b) "Hangar" means a structure intended for the housing and/or repair of aircraft.
- (c) "Maintenance Shop" means a structure intended for the repair and storage of equipment.
- (d) "Recreational Flying" means aviation for non-commercial purposes, and may include a group and/or organization involved in aviation activities and flight training.

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- (e) “Scheduled Racing Event” means a racing event that is organized and/ or hosted by the NPBRA.
- (f) “Safety Training” means an activity involved in the education and/or training of public organizations and private companies in the areas of industry and community safety, emergency services and rescue, and disaster training.

### **6. DEVELOPMENT REGULATIONS**

- (a) The regulations contained in Section 3 (General Provisions for All Districts) shall apply to all development in this District.
- (b) Permanent development shall have a minimum setback of:
  - (i) 30 m from the Highway 722 right-of-way, and
  - (ii) 15 m from all other property lines.
- (c) No site work or grading shall take place on the site that will alter existing drainage patterns or contribute to the flooding or inundation of adjacent properties.
- (d) Airport Operations
  - (i) One of the principal uses of the site shall be an Airport, the operation of which for aviation activities shall be maintained in accordance with the sales agreement between the Town of Beaverlodge and the NPBRA dated February 27, 2015.
  - (ii) Scheduled Racing Events, School Programs or any other similar or related activity that requires the temporary closure of the Airport to aviation traffic shall be preceded by the filing of a NOTAM (Notice to Airmen) in accordance with Transport Canada regulations.
- (e) Scheduled Racing Events
  - (i) All Scheduled Racing Events proposed in a calendar year may be approved by the County under a single development permit.