

ATTACHMENT 7
DRAFT NANAIMO AIRPORT ZONE

3.4.xxx.xx NANAIMO AIRPORT

AR1

Permitted Principal Uses

For clarity, by describing “airport” as a permitted use in this zone, the RDN does not intend to imply that it has the constitutional jurisdiction to regulate the location or operation of airports or the construction of airport buildings and structures. The listing of “airport” as a permitted use is also not intended to imply that the RDN is “allowing” a non-farm use on the portion of the lands that are in the Agricultural Land Reserve. Instead, “airport” is listed as a permitted use in this zone in recognition that the Nanaimo Airport Commission operates an airport on the lands and to give context to the provisions below relating to site coverage that require the coverage by airport buildings and structures to be taken into account in determining whether additional buildings and structures for uses other than airport use are permitted.

Development Area A - Airport

- a) airport
- b) agriculture

Development Area B - Airport Commercial

- a) airport
- b) convenience store
- c) fast food outlet
- d) gas bar
- e) gasoline service station
- f) hotel
- g) light industry
- h) neighbourhood pub
- i) office
- j) parking
- k) restaurant
- l) retail store
- m) tourist store
- n) tourist information booth
- o) transit exchange

Maximum Height of Buildings and Structures

Height:

hotel use: 15.0 m or 4 storeys, whichever is less

all other uses: 10.0 m or 3 storeys, whichever is less

Maximum Parcel Coverage

Parcel coverage: 60% including impervious surfaces.

A building or structure (including impervious surfaces) that is not intended to be used for airport purposes must not be constructed or placed on a parcel if the parcel coverage of all buildings and structures (including impervious surfaces) on that parcel, including those used or intended to be used for airport purposes, already exceeds 60% or if the addition of that building or structure would cause the parcel coverage of all buildings and structures (including impervious surfaces) on the parcel, including those used or intended to be used for airport purposes, to exceed 60%.

Minimum Setback Requirements

Front lot lines	10 metres
All other lot lines	5 metres

except where any part of a parcel is adjacent to or contains a watercourse, then the regulations in Section 3.3.8 shall apply.

Off Street Parking Requirements

Parking shall be provided as set out under Schedule '3B' Off-Street Parking & Loading Spaces.

In addition to the requirements of Schedule '3B' Off-Street Parking & Loading Spaces, the following bicycle parking is required:

- a) 1 space per 475 m² commercial floor area adjacent to primary building entrances.

Other

Except as provided above for the purposes of calculating parcel coverage limits for the construction of a building or structure not intended to be used for airport purposes, the above restrictions in this zone on height, parcel coverage, minimum setbacks and off-street parking do not apply to buildings or structures that are used or intended to be used for airport purposes.

**Nanaimo Airport 1 Zone
Schedule 1 Development Areas A and B**

