

13. AIRPORT LIGHT INDUSTRIAL DISTRICT

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1. PURPOSE

The purpose of this district is to provide for a wide range of industrial and business uses which are compatible with each other and airport operations.

2. PERMITTED USES

Use	Category
Agriculture	I (a) I (c) for major buildings
Airport maintenance and operational facilities	I (a) I (c) for major buildings
Amusement Arcades	I (c)
Ancillary retail - manufacturing	I (c)
Ancillary retail – non-manufacturing	I (c)
Auction Halls	I (c)
Auto body and paint shops	I (c)
Automotive sales and rentals	I (c)
Automotive services	I (c)
Billard parlours	I (c)
Bottle return depots	I (c)
Car rental facilities, parking and services	I (c)
Child care facilities	I (c)
Cleaning, servicing, testing or repairing	I (a)
Commercial schools	I (c)
Crematoriums and columbariums	I (c)
Custodial quarters	I (c)
Drinking establishments	I (c)
Emergency response services	I (c)
Entertainment establishments	I (c)
Essential airport services	I (c)
Financial institutions	I (c)
Fuel Facilities	I (a) I (c) if storage is above ground
Government agencies	I (c)
Grocery stores	I (c)
Hotels	I (c)
Information services	I (c)
Kennels	I (c)
Laboratories	I (c)
Liquor stores	I (c)
Manufacturing, fabricating, processing, assembly, disassembly, production of materials, goods or products	I (c)

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Mechanical reproduction and printing establishments	I (c)	
Meteorological installations	I (a)	
Movement or storage of materials, good or products	I (c)	
Navigational aid facilities	I (a)	
Nurseries and greenhouses	I (c)	
Offices	I (c)	
Parking areas and structures	I (c)	
Parks and recreation areas	I (a)	
Private clubs and organizations	I (c)	
Production processing movement or storage of materials, goods or products	I (c)	
Public and quasi-public buildings	I (c)	
Radio and television studios	I (c)	
Recreational and commercial vehicle repair, service, sales and rental	I (c)	
Restaurants	I (c)	
Utilities	I (a)	I (c) for major buildings
Veterinary clinics	I (c)	
Veterinary hospitals	I (c)	
Warehouses	I (c)	

3. DISCRETIONARY USES

Farmers markets and flea markets
 Gaming establishments - Casino *
 Warehouse stores

* A gaming establishment - casino must be located in a hotel or in immediate proximity to a hotel.

4. AIRSIDE ACCESS

Where airside access is made available, the land uses set forth in the Aviation Services District are permitted in this district.

5. SOUTH BARLOW INDUSTRIAL AREA

Should the City decide to allow commercial development on private lands south of the South Barlow Industrial area shown on the Land Use Plan, then The Calgary Airport Authority will be allowed to have similar commercial uses in the South Barlow Industrial area. Such uses shall either be Permitted Uses Category I(c) or Discretionary Uses according to how they are categorized in the City Land Use Bylaw for the lands immediately south of The Calgary Airport Authority lands.

6. INTERIM USES: PRIOR TO SERVICING, EXCLUDING BARLOW TRAIL FRONTAGES**6.1 Permitted Uses**

Use	Category
Agriculture	I (a)
Aircraft salvage	I (c)
Airport maintenance and operational facilities	I (c)
Automobile wholesalers	I (c)
Bonded yards	I (c)
Car rental facilities, parking and services	I (c)
Cleaning, servicing, testing, or repairing	I (c)
Implement dealers	I (c)
Meteorological installations	I (a)
Mobile equipment yards	I (c)
Navigational aid facilities	I (a)
Outside storage (screened)	I (c)
Petroleum and natural gas equipment yards (screened)	I (c)

Use	Category
Signage	I (a)
Tree farms	I (a)
Utilities	I (a)
Vehicle and recreational vehicle storage	I (c)

6.2 Discretionary Uses

Lumber Yards
Warehouses

7. DEVELOPMENT GUIDELINES - AIRPORT LIGHT INDUSTRIAL DISTRICT

In addition to the Development Guidelines contained in Section 6, the following Guidelines apply.

7.1 Yard Requirements

(a) Front Yard

A minimum depth of six metres from the lease line.

(b) Side Yard

A minimum width of 1.2 metres from the lease line except where a side yard is used to provide vehicular access to the rear yard, in which case a side yard must be a minimum width of six metres.

(c) Rear Yard

A minimum depth of 1.2 metres from the lease line except where the wall of a structure is built of a material which normally would not require maintenance, or if the rear of the building is adjacent to an apron, in which case there is no rear yard required.

7.6 Ancillary Retail Uses

- (a) Ancillary Retail - Non Manufacturing may occupy up to 38m² or 10% of the net floor area of the primary use, whichever is greater, to a maximum of 280 m².
- (b) Ancillary Retail - Manufacturing may occupy up to 40% of the net floor area.

7.7 Utilities

For new developments in this district that, which because of the characteristics of their occupancy, do not require final water and sanitary utility servicing for their use, the Permitted Uses in this district may be approved under the Discretionary Use procedures prior to the provision of water and sanitary services. The interim water and sanitary servicing arrangements must meet the applicable standards, for the type of occupancy, to the satisfaction of the Director.

7.8 Additional Interim Use Rules

(a) Utilities and Site Servicing

In cases where final utility services are not available and an Interim Use is proposed, freshwater storage tanks and sewage holding tanks may be required.

- (i) Such facilities must receive specific prior approval from the Director and will be installed at the applicant's expense.
- (ii) Prior to approving such interim services, the Director shall consult with the City Engineer and the Calgary Board of Health.
- (iii) In such cases the applicant will be required to sign a Deferred Servicing Agreement (with The Calgary Airport Authority or the City as the case may be) requiring them to connect to utilities when available and to pay the cost of such connections.
- (iv) Applicants are required to employ satisfactory stormwater management techniques to ensure that stormwater runoff will not adversely affect any adjacent area.

(b) Minimum Lot Area

The minimum lot area is 1.6 hectares (4 acres).

(c) Net Floor Area

The total net floor area for all buildings located on a site may not exceed ten percent of the site area or 1600 m¹, whichever is the lesser.