



Land Use Plan and Permitted Uses

Land Use Guidelines
July 2019

LAND USE | PLAN AND PERMITTED USES

VICTORIA INTERNATIONAL AIRPORT

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1.0 OBJECTIVES LAND USE PLAN AND DEVELOPMENT GUIDELINES

The objective of the Land Use plan and Development Guidelines for Industrial and Commercial Development is to direct successful and attractive developments at the Victoria International Airport (“Airport”) through the creation of a development plan and a set of accompanying standards.

The **Land Use Plan** divides the Airport into several different land use areas, which relate to the type of use that would be allowable for the area and defines **building**, landscaping and other site design standards. Refer to **Appendix A** for Victoria International Airport Land Use Plan – (Current Revision July, 2017)

1.1 PERFORMANCE STANDARDS

Ensuring the safety of Airport operations takes precedence over all development decisions. No development shall cause or create an objectionable condition as determined by the Victoria Airport Authority (“VAA”) such as the following:

- **height** obstructions
- electronic interference
- attractions to birds & wildlife
- air contaminants
- earthborn vibrations
- heat
- particulate emissions
- odours
- toxic matter
- high brightness light sources

1.2 DEFINITIONS

All words or phrases shall have their normal or common meaning except where this is changed, modified or expanded (as indicated by bold text) by the definitions set forth in this Section:

1.2.1 Administration

Development Permit: allows a specific type of development on a specific **parcel** of land within the Victoria International Airport (Airport) Boundary to proceed in accordance with the zoning and development requirements of the Victoria Airport Authority (VAA). A **Development Permit** may stipulate some of the following conditions: the allowed use of the property, intensity of that use,

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building height, building site coverage, setbacks from **property lines** and other **buildings** and parking requirements.

Building Permit: allows construction of **buildings** or structure to proceed on condition of compliance with the British Columbia **Building Code** which addresses **building** and fire safety. A **Building Permit** is required for the construction, alteration, repair, relocation, demolition, or change of use of a **building**.

Land Use Plan: means the current *Victoria International Airport Land Use Plan* approved by the Victoria Airport Authority (VAA) contained herein. The **Land Use Plan** may be amended from time to time at the discretion of the Victoria Airport Authority.

1.2.2 Lots & Parcels

Frontage: means that length of a **parcel** boundary which abuts a **street** at the **front lot line**.

Lot: means the same as **parcel**.

Lot coverage: means the horizontal area in which land is held or into which it is subdivided, but does not include a highway.

Parcel: means any **lot**, block or other area in which land is held or into which it is subdivided, but does not include a highway.

Street: includes a highway, road, path, land, walkway, trail, bridge, viaduct, thoroughfare and any other way, but specifically excludes private rights of way on private property.

Yard: means a portion of a **parcel** that may not be built upon as defined by the minimum *setback* requirements.

1.2.3 Buildings & Use

Accessory building and accessory: means a **building** or structure located on a **parcel**, the use of which **building** or structure is incidental or ancillary to the principal permitted use of the land, **buildings** or structures located on the same **parcel**.

Building: means any structure or portion thereof, including mechanical devices, that are used or intended to be used for the purpose of supporting or sheltering any use or occupancy.

Principal building: means the **building** for the **principal use** of the **lot** as defined under the permitted uses of the sublease.

Principal use: means the primary use of land, **buildings** or structures as defined under the permitted uses of the sublease.

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1.2.4 Yards & Setbacks

Allowable encroachments: roof overhangs may extend into a setback a distance of 600mm.

Stairs may extend into a setback:	Front/Rear Exterior side: 1.5 metres
Side Yard:	1.0 metres

Corner lot: means a **lot** which abuts two or more roads where the interior angle of the intersection is less than 135 degrees.

Exterior lot line: means any side **yard** that abuts a **street**.

Front lot line: means the **yard** area between the **property line** and the **building** face. In the case of a **corner lot**, it may be either of the exterior **yards**.

Side lot line: means any side **yard** that does not abut a **street**.

Rear lot line: the **lot** line opposite to the **front lot line**.

Natural boundary: as established by a British Columbia Land Surveyor, the high water mark in the case of tidal waters and includes the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and unusual and so long continued in all ordinary years, as to mark upon the soil of the bed of the lake, river, stream or other body of water other than tidal water, a character distinct from that of the banks thereof, in respect of the vegetation, as well in respect of the nature of the soil itself.

Property line: means **lot** line.

Setback: means the horizontal distance measured from the **lot** line or **natural boundary** to any **building** or structure.

1.2.5 Use & Density

Floor area ratio: means the figure obtained when the floor area of all **buildings** on a **parcel** is divided by the area of the **parcel**.

Gross floor area: means the total area of all floors designated for tenant occupancy.

Lot width: means the mean distance between **side lot lines**, excluding access strips of panhandle **lots**.

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1.2.6 Height & Grade

Finished grade: means for the purpose of determining maximum *height* of a *building* or structure, the average elevation of **natural grade** calculated from the four corners of the smallest rectangle that will encompass the **building** or structure.

Height: means the vertical distance of a structure measured from **finished grade** to the highest point of a structure of a flat roof; to the deck line of a mansard roof; and to the mean level between the eaves and ridge of all gables, hip gambrel or other sloping roof. In the case of a structure without a roof, **height** will be measured to the highest point of the structure. Where a structure incorporates a roof exceeding a **pitch of 12:12** (45 degree slope), **height** shall be measured to the highest point of the structure. The measurement of the **height** shall exclude the projection of chimneys, vents, stacks, heating and ventilation, air conditioning equipment, stairwells and elevator lifting devices which protrude above the surrounding roofline (See also “**building height**” in the Development Guidelines document, General Development Guidelines, Section 3.0).

Natural grade: means the elevation of the ground surface of a site prior to the commencement of any development excavation, filling or relocation of on-site materials.

1.2.7 Signs

Animated copy: means a **sign** or portion of a **sign** that includes action, motion or rotation, flashing, or colour changes, but does not include displays of time and temperature.

Automated changeable copy: means a **changeable copy sign** capable of displaying words, symbols, figures or images that can be electronically or mechanically changed by remote or automatic means.

Awning sign: means a **sign** painted on, attached to, or constructed in or on the surface of an awning supported entirely from the exterior wall of a **building** and composed of non-rigid materials except for the supporting framework.

Banner sign: means a **sign** composed of fabric or similar material which may be secured or mounted to allow movement of the **sign** caused by air movement and includes pennants, ribbons, streamers, pinwheels or other similar moving or fluttering device.

Canopy sign: means a **sign** which is painted, attached or constructed on the surface of an unenclosed permanent roofed structure.

Changeable copy: means a **sign** or portion of a **sign** in or on which the information that is displayed can be changed through the use of attachable letters, numerals and pictorial panels or electronic switching of lamps or illuminated tubes.

Copy: means letters, characters, numbers, symbols, logo or graphics on a sign.

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Directional sign: means a **sign** indicating the direction only, of a business, parking area, product, service or event for the purpose of directing pedestrian or vehicular traffic.

Directory sign: means a **sign** that lists only name and unit number of businesses or tenants located in a shared **building** or on a common **parcel** of land.

Fascia sign: means a **sign** which is painted on or attached to and supported by an exterior wall or fascia of a **building** provided the face of the **sign** is parallel to the wall and does not project more than 0.31 m (1 ft.) beyond the wall surface.

Freestanding sign: means any **sign** wholly supported from the ground by a structural member or members, independently of and visibly separated from any **building** or other structure and permanently fixed to the ground.

Hanging sign: means a **sign** suspended under a canopy, awning, eaves or portico.

Projecting sign: means any **sign** other than an **awning sign**, **canopy sign** or **fascia sign** which is attached to and projects more than 0.31 m (1 ft.) from the face or wall of a **building** where the copy is perpendicular to the face or wall.

Roof sign: means a **sign** placed or erected on or above the roof of a **building**, in the air space above a roof, or painted or marked on the roof of a **building**, but specifically excludes mansard **roof sign**.

Seasonal decoration: means temporary ornaments and displays erected in conjunction with seasonal or holiday activities such as Christmas or Canada Day, where such ornaments and displays contain no advertising of commercial services, merchandise, or entertainment.

Sign: means any structure, device, advertisement, advertising device or visual representation that is visible from any **street**, highway, lane or from any property other than the one on which it is located, and that is intended to advertise, identify, or communicate information or attract the attention of the public for any purpose and without limiting the generality of the foregoing includes any symbols, letters, figures, illustrations or painted forms, but specifically excludes **seasonal decorations**, murals, window coverings or interior window displays of merchandise.

Sign area: means the total surface area of a **sign** within the outer edge of the **sign** frame or **sign** border but where a **sign** has no frame or boarder, means the area contained within the smallest square or rectangle that will enclose all of the copy of the sign. In the case of a double-face or multi-face **sign** only half of the total area of all **sign** faces will be counted.

Third-party sign: means a **sign** advertising or identifying anything other than a business, product or service being conducted or offered on a **parcel** where the **sign** is located.

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2.0 LAND USE PLAN – PERMITTED USES

Read in conjunction with Land Use – Development Guidelines: Section 4.0 Development Guidelines by Land Use.

The VAA lands are divided into the following permitted uses:

- Aviation Services
- Industrial Business Park
- High Tech Business Park
- Commercial
- Industrial
- Airport Reserve
- Air Terminal Reserve
- Runway System
- Environmental Protection Zones
- Park / Recreational
- Road Network

2.1 NON-CONFORMING LAND USES

If a current non-conforming land use is discontinued for a continuous period of six months, any subsequent use of land, building or structure becomes subject to these development guidelines.

The VAA and the applicable local municipality may consider short-term non-conforming land uses on an individual case-by-case basis

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2.2 PERMITTED USES

2.2.1 Aviation Services

2.2.1.1 Purpose

To provide a wide variety of aviation and industrial business uses.

2.2.1.2 Permitted Uses

- Aerial application and spraying operations
- Aerial photography services
- Agricultural
- Air ambulance
- Air cargo facilities
- Airport maintenance and operational support facilities including, control tower, fire hall and Airport maintenance complex
- Airport vehicle and equipment compound
- Air traffic control facilities
- Aircraft charter operations
- Aircraft fuel and provisioning services (above ground)
- Aircraft parts supply and services
- Aircraft sales, leasing and rentals
- Aircraft storage facilities
- Aircraft maintenance and operational facilities
- Ancillary retail – non-manufacturing as an accessory to main aviation use
- Aprons
- Aviation consulting and services
- Aviation museums
- Aviation refueling facility
- Aviation related information services
- Aviation related retail
- Aviation research facilities
- Baggage services
- Car rental facilities, parking and services
- Catering and commissaries with activities relating to aviation
- Cleaning, servicing, testing or repair activities relating to aviation
- Emergency response services
- Essential Airport services
- Fixed Base Operations *
- Flight Training Schools – including temporary residential facilities
- Government agencies with activities relating to aviation
- Ground transportation facilities and services in support of aviation
- Hangars
- Helicopter operations
- Meteorological installations

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- Military
- Natural area
- Navigational aid facilities
- Offices with activities relating to aviation
- Parking lots, separate location from the aviation use it serves
- Passenger terminals
- Private clubs and organization related to Airport activities
- Recreational (excluding golf courses and recreational vehicle parks)
- Restaurants – ancillary to principal use only
- Roads
- Taxiways
- Utilities
- Viewing areas
- Warehouses with activities relating to aviation

* **Fixed Base Operations:** an aviation facility, which provides a wide range of services to the private aviation sector. This may include the provision of fuelling, pilot and passenger lounges, maintenance and overhaul facilities, aircraft parking and hangar storage, catering, taxi/limousine service, offices, retail, personal services and restaurants.

2.2.1.3 Canora and Mills Road

These areas are directly adjacent to a residential area and any development proposals will be strictly reviewed by the VAA. Buildings will require extensive design considerations and will be scaled and detailed with respect to the residence(s) it faces.

An extensive landscaping plan is also a requirement for any development in this area.

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2.2.2 Industrial Business Park

2.2.2.1 Purpose

To provide a broad range of light industrial and aviation compatible business uses.

To create an attractive environment for new and diverse businesses mainly in Research and Development, Offices, and Light Manufacturing and Assembly.

2.2.2.2 Permitted Uses

- All Aviation Services Permitted Uses as detailed in 2.2.1 *Aviation Services*
- Agricultural
- High tech training and education facilities (including temporary residential facilities)
- Laboratory research and development establishments
- Natural area
- Parking lots
- Product manufacturing or assembly of technology products that are related to on-site research and development or manufacturing process that requires scientific or technological input*
- Roads
- Logistics and distributing facilities
- Commercial printers or commercial publishers
- Computer software / hardware manufacturing
- Information technology / telecommunications facilities
- Manufacturing including assembly, warehousing, repair and distribution
- Offices
- Public utility buildings
- Storage buildings, workshops or yards
- Food Preparation facility
- Accessory uses to all above uses

*Related services necessary to support the permitted uses, including but not limited to accounting, legal, printing, research, childcare, restaurant, travel planning and mailing.

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2.2.3 High Tech Business Park

2.2.3.1 Purpose

To provide a broad range of science, high-tech, office and compatible business uses.

2.2.3.2 Permitted Uses

- All Aviation Services Permitted Uses as detailed in 2.2.1 *Aviation Services*
- Agricultural
- High tech training and education facilities (including temporary residential facilities)
- Laboratory research and development establishments
- Natural area
- Parking lots
- Product manufacturing or assembly of technology products that are related to on-site research and development or manufacturing process that requires scientific or technological input*
- Roads
- Computer software / hardware manufacturing
- Information technology / telecommunications facilities
- Accessory uses to all above uses

*Related services necessary to support the permitted uses, including but not limited to accounting, legal, printing, research, childcare, restaurant, travel planning and mailing.

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2.2.4 Commercial

2.2.4.1 Purpose

Provide for a mixture of various commercial uses.

2.2.4.2 Permitted Uses

- Adult education facility
- Agricultural
- Aviation museum
- Banks, financial institution
- Class I or II Restaurant
- Commercial printers or commercial publishers
- Cultural centres
- Fire, police or ambulance stations
- Hotels
- Motels
- Natural area
- Offices
- Parking lots
- Personal service establishments
- Retail stores
- Roads
- Small appliance repairs shops which:
 - (1) Have a total non-retail floor area not in excess of 460 square metres,
 - (2) Retail directly from the premises and,
 - (3) Have the retail area extending the full width of the premises along that portion which abuts the front lot line
- Veterinary clinics
- Video rental stores

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2.2.5 Industrial

2.2.5.1 Purpose

To provide a variety of light and medium industrial uses along with compatible aviation uses.

2.2.5.2 Permitted Uses

- All Aviation Services Permitted Uses as detailed in 2.2.1 *Aviation Services*
- Accessory buildings, structures or uses
- Agricultural
- Aircraft storage or airline operations
- Billiard halls
- Bio-technological facilities
- Building supply and lumber outlets
- Commercial printers or commercial publishers
- Computer software/hardware manufacturing
- Electrical technology facilities
- Emergency Services Building
- Energy saving technology facilities
- High tech training and education facilities
- Information technology/telecommunications facilities
- Laboratory research and development establishments
- Major vehicle repair
- Manufacture, assembly, sales, rental or repair of boats, aircraft, transportation equipment and related parts and accessories
- Manufacturing of a general nature, including assembly, warehousing, repair and distribution
- Manufacturing, processing or packaging of food or beverage products excluding abattoirs
- Offices
- Parking lots
- Plant nurseries and greenhouses
- Public utility buildings and installations such as telephone exchanges, transformer stations and public works yards
- Restaurant- ancillary to a principal use
- Retail stores as an accessory to a principal use
- Robotics manufacturing
- Sale of machinery or heavy equipment
- Secondary manufacturing or repair operations of a light nature
- Storage buildings, workshops or yards for the following contractors: building, electrical, fumigating, heating and air conditioning, painting, plumbing, masonry, moving, refrigeration, roofing, general and heavy construction, septic tank and signs
- Vehicle sales, recreational vehicle, truck and boat sales or rental
- Warehousing or closed storage

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2.2.5.3 Galaran Road

This area is directly adjacent to a residential area and any development proposal will be strictly reviewed by the VAA. Buildings will require extensive design considerations and will be scaled and detailed with respect to the residence(s) it faces.

An extensive landscaping plan is also a requirement for any development in this area.

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2.2.6 Airport Reserve

2.2.6.1 Purpose

Reserved lands for current or future airport purposes.

2.2.6.2 Permitted Uses

- Agricultural
- Meteorological installations
- Natural area
- Navigational aid facilities
- Parking lots
- Recreational (excluding golf courses and recreational vehicle parks)
- Roads
- Utilities

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2.2.7 Air Terminal Reserve

2.2.7.1 Purpose

To provide for a variety of support services, activities and commercial uses which serve the airport and the airlines and relate to the movement of passengers, vehicles, baggage, cargo and aircraft.

2.2.7.2 Permitted Uses

- Agriculture
- Air cargo facilities
- Air terminal buildings and associated uses
- Air traffic control facilities
- Aircraft fuel and provisioning services
- Airport maintenance and operational facilities
- Aprons
- Automotive services
- Aviation related information services
- Baggage services
- Car rental parking, services and facilities
- Catering and commissaries
- Emergency response services
- Essential airport services
- Financial institutions (currency exchange and ATMs)
- Government agencies in support of aviation
- Ground transportation facilities and services
- Helicopter operations
- Hotels
- Meteorological installations
- Motels
- Natural area
- Navigational aid facilities
- Offices ancillary to a principal use
- Parking areas and structures
- Recreational (excluding golf courses and recreational vehicle parks)
- Private clubs and organizations related to airport activities
- Restaurants
- Roads
- Runways
- Taxiways
- Utilities

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2.2.8 Runway System (Runway/Taxiway/Runway Reserve)

2.2.8.1 Purpose

Provide for the movement of aircraft and other facilities directly related to aviation.

2.2.8.2 Permitted Uses

- Agricultural
- Air traffic control facilities
- Aircraft fuel and provisioning services (above ground)
- Aircraft maintenance and operational facilities
- Aprons
- Emergency response services
- Essential airport services
- Government agencies related to aviation
- Meteorological installations
- Natural area
- Navigational aid facilities
- Parking lots
- Runways
- Roads
- Taxiways
- Utilities

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2.2.9 Environmental Protection Zones

2.2.9.1 Purpose

Protected area of airport lands that requires a focused environmental review prior to considering any development.

2.2.9.2 Permitted Uses

- Green spaces and or buffer zone. Required infrastructure may be considered based on an Environmental Assessment.

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2.2.10 Park / Recreational

2.2.10.1 Purpose

Provide for a mixture of passive park and recreational use.

2.2.10.2 Permitted Uses

- Park use
- Playgrounds
- Recreational facilities
- Weekend community farmers market
- Accessory buildings and structures

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2.2.11 Roadways

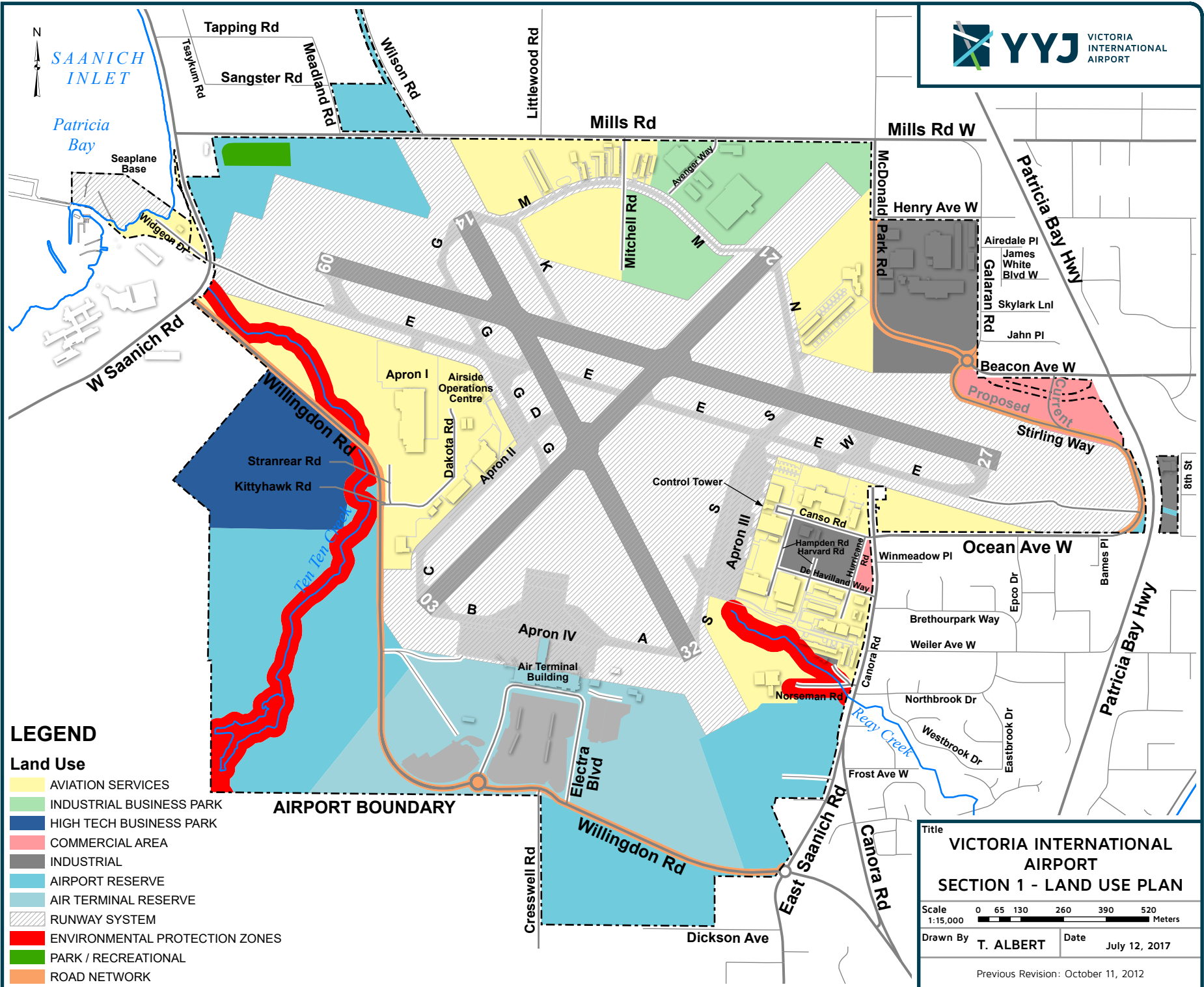
2.2.11.1 Purpose

To provide arterial roadway that would be used by both the general public and users of the airport. Road network zoning does not include private roadways or those that would not be frequented by the public not accessing the terminal building or and Airport tenant building.

Note: The proposed Stirling Way re-alignment is necessary for the development of commercial lands in the vicinity of Stirling Way and Beacon Ave. The replacement traffic circle at Galaran Road and Beacon Ave will be safer than the current road alignment. The timing of the re-alignment project is dependent upon the demand for the commercial lots south of Beacon Ave.

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Appendix A LAND USE PLAN



LEGEND

Land Use

- AVIATION SERVICES
- INDUSTRIAL BUSINESS PARK
- HIGH TECH BUSINESS PARK
- COMMERCIAL AREA
- INDUSTRIAL
- AIRPORT RESERVE
- AIR TERMINAL RESERVE
- RUNWAY SYSTEM
- ENVIRONMENTAL PROTECTION ZONES
- PARK / RECREATIONAL
- ROAD NETWORK

AIRPORT BOUNDARY

Title
VICTORIA INTERNATIONAL AIRPORT
SECTION 1 - LAND USE PLAN

Scale 1:15,000 0 65 130 260 390 520 Meters

Drawn By **T. ALBERT** Date July 12, 2017

Previous Revision: October 11, 2012