



Land Use Plan and Permitted Uses

Land Use Guidelines
September 2025

This document is formatted for double sided printing.

LAND USE I PLAN AND PERMITTED USES

Victoria International Airport

PLAN AND PERMITTED USES

YYJ is located on the traditional territory of the WSÁNEĆ Peoples and acknowledges the importance of recognizing and respecting both known and unknown archaeological sites of cultural significance in its land use planning.

LAND USE I PLAN AND PERMITTED USES

Victoria International Airport

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LAND USE I PLAN AND PERMITTED USES

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1.0 LAND USE PLAN – PERMITTED USES

The VAA lands are divided into the following permitted uses:

- Airfield
- Terminal
- Airside
- Groundside Mixed Use
- Park Area
- Airport Reserve
- Water Aerodrome
- Groundside Parking and Access
- Environmentally Significant Watercourses
- Mixed Use Designation

Non-Permitted Uses in all Zones

- Caretaker Suites (temporary or permanent)
- Abattoirs
- Cannabis Growing and/or Manufacturing
- Residential Housing

LAND USE I PLAN AND PERMITTED USES

Victoria International Airport

1.1 PERMITTED USES

1.1.1 Airside

1.1.1.1 Purpose

Land for existing and future uses that require direct access to the airfield. Priority to be given to those uses requiring access for aircraft (cargo buildings, aircraft maintenance, etc.) and then to those uses requiring vehicle access to the airfield.

1.1.1.2 Airside- Examples of Uses

Air traffic control facilities	Aircraft charter operations
Fixed Base Operations	Meteorological Installations
Military	Cargo operations
Canora and Mills Road These areas are directly adjacent to a residential area and any development proposals will be strictly reviewed by VAA. Buildings will require extensive design considerations and will be scaled and detailed with respect to the residence(s) it faces.	
Non-Permitted Uses: <ul style="list-style-type: none">• Caretaker suites (temporary or permanent)• Residential housing• Cannabis growing and/or manufacturing• Abattoirs	

LAND USE I PLAN AND PERMITTED USES

Victoria International Airport

1.1.2 Groundside Mixed Use

1.1.2.1 Purpose

Land for uses not requiring direct access to the airfield.

Uses can be:

1. Aviation Related: Uses that are directly related to ongoing airport operations,
2. Aviation Dependent: Uses that benefit from close access to aviation services,
3. Aviation Compatible: Uses that support the ongoing development of VAA.

1.1.2.2 Groundside Mixed Use- Examples of Uses

Logistics and distribution facilities	Offices
Retail Stores	Restaurants
Hotels	High tech training and education facilities
Manufacturing of a general nature, including assembly, warehousing, repair and distribution	Warehousing or closed storage
<p>Galaran Road: This area is directly adjacent to a residential area and any development proposal will be strictly reviewed with VAA. Buildings will require extensive design considerations and will be scaled and detailed with respect to the residence(s) it faces. An extensive landscaping is also a requirement for any development in this area.</p> <p>Canora and Mills Road</p> <p>These areas are directly adjacent to a residential area and any development proposals will be strictly reviewed by VAA. Buildings will require extensive design considerations and will be scaled and detailed with respect to the residence(s) it faces.</p>	
<p>Non-Permitted Uses:</p> <ul style="list-style-type: none">• Caretaker suites (temporary or permanent)• Residential housing• Cannabis growing and/or manufacturing• Abattoirs	

LAND USE | PLAN AND PERMITTED USES

Victoria International Airport

1.1.3 Airport Reserve

1.1.3.1 Purpose

Lands protected for long-term Airport use not required within the planning period. Includes environmentally significant watercourses and areas that require a focused environmental review prior to considering any development.

1.1.4 Environmentally Sensitive Watercourses

1.1.4.1 Purpose

Ten Ten Creek, Man made Reservoir, and Reay Creek (aka Kelset Creek).

1.1.5 Groundside Access and Parking

1.1.5.1 Purpose

Land that enables the flow of goods and people to, from, and around YYJ. Includes roads, cycling and walking paths, public and employee parking, commercial transportation, and car rental facilities.

1.1.5.2 Groundside Access and Parking-Examples of Uses

Public parking areas and structures	Roads
Multi-use path	Car rental facilities
Employee parking	Ground transportation staging areas
Non-Permitted Uses: <ul style="list-style-type: none">• Caretaker suites (temporary or permanent)• Residential housing• Cannabis growing and/or manufacturing• Abattoirs	

LAND USE I PLAN AND PERMITTED USES

Victoria International Airport

1.1.6 Terminal

1.1.6.1 Purpose

Land for existing and future passenger terminal facilities, aprons, and ancillary commercial and operational uses.

1.1.6.2 Terminal-Examples of Uses

Existing and future terminal facilities	Aprons
Baggage services	Car rental concessions
Food concessions	Currency exchange
Security services	Border services
Offices related to aviation	Ground handling services
Non-Permitted Uses: <ul style="list-style-type: none">• Caretaker suites (temporary or permanent)• Residential housing• Cannabis growing and/or manufacturing• Abattoirs	

LAND USE I PLAN AND PERMITTED USES

Victoria International Airport

1.1.7 Airfield

1.1.7.1 Purpose

Land for existing and future airfield(s) to support the safe movement of aircraft. Includes runways, runway end safety areas, taxiways, airside roads, navigational aids and other facilities.

1.1.7.2 Airfield - Examples of Uses

Runways	Taxiways
Runway end safety areas	Navigational aids
Non-Permitted Uses: <ul style="list-style-type: none">• Caretaker suites (temporary or permanent)• Residential housing• Cannabis growing and/or manufacturing• Abattoirs	

1.1.8 Park Area

1.1.8.1 Purpose

Designates land for Parks. Location of Jubilee Park and Patricia Bay Park.

1.1.9 Mixed Use Designations

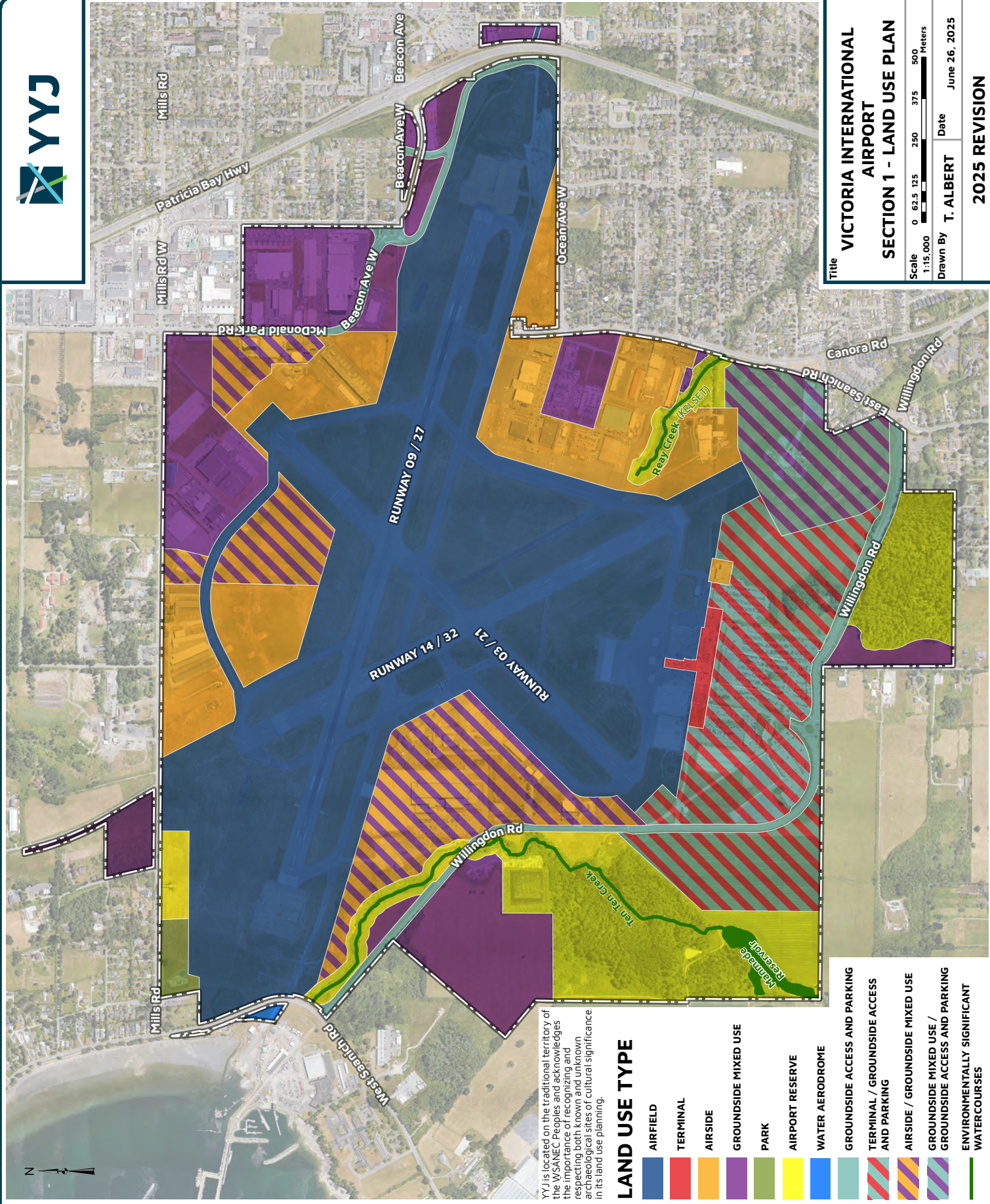
1.1.9.1 Purpose

Allows for a mix of compatible uses that support the airport's long-term operational, economic, and transportation goals. These mixed designations provide the flexibility to accommodate future growth and operational growth and ensure land use efficiency by maintaining the flexibility needed to respond to changing aviation, commercial and infrastructure demands.

LAND USE I PLAN AND PERMITTED USES

Victoria International Airport

Land Use Plan Map and Legend



YYJ is located on the traditional territory of the WSANEC Peoples and acknowledges the importance of recognizing and respecting both known and unknown archaeological sites of cultural significance in its land use planning.

LAND USE TYPE

- AIRFIELD
- TERMINAL
- AIRSIDE
- GROUNDSIDE MIXED USE
- PARK
- AIRPORT RESERVE
- WATER AERODROME
- GROUNDSIDE ACCESS AND PARKING
- TERMINAL / GROUNDSIDE ACCESS AND PARKING
- AIRSIDE / GROUNDSIDE MIXED USE
- GROUNDSIDE MIXED USE / GROUNDSIDE ACCESS AND PARKING
- ENVIRONMENTALLY SIGNIFICANT
- WATERCOURSES

Title

VICTORIA INTERNATIONAL
AIRPORT
SECTION 1 - LAND USE PLAN



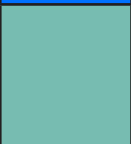
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Drawn By
T. ALBERT

Date
June 26, 2025

2025 REVISION

Victoria International Airport Land Use Plan Legend 2025

	Airfield – Land for existing and future airfield to support the safe movement of aircraft. Includes runways, runway end safety areas, taxiways, airside roads, navigational aids and other facilities.
	Terminal – Land for existing and future passenger terminal facilities, aprons, and ancillary commercial and operational uses.
	Airside – Land for existing and future uses that require direct access to the airfield. Priority to be given to those uses requiring access for aircraft (cargo buildings, aircraft maintenance, etc.) and then to those uses requiring vehicle access to the airfield.
	Groundside Mixed Use – Land for uses not requiring direct access to the airfield. Uses can be: 1. Aviation Related: Uses that are directly related to ongoing airport operations, 2. Aviation Dependent: Uses that benefit from close access to aviation serves, 3. Aviation Compatible: Uses that support the ongoing development of YYJ.
	Park Area – Designates land for Parks. Location of Jubilee Park.
	Airport Reserve – Lands protected for long-term Airport use not required within the planning period. Includes environmentally significant watercourses and areas that require a focused environmental review prior to considering any developments.
	Water Aerodrome – Patricia Bay Seaplane Base
	Groundside Access and Parking - Land that enables the flow of goods and people to, from, and around YYJ. Includes roads, cycling and walking paths, public and employee parking, commercial transportation, and car rental facilities.
	Terminal/Groundside Access and Parking – Land for existing and future passenger terminal facilities, aprons, and ancillary commercial and operational uses. Land that enables the flow of goods and people to, from, and around YYJ. Includes roads, cycling and walking paths, public and employee parking, commercial transportation, and car rental facilities.
	Airside/Groundside Mixed Use - Land that can be designated either Airside or Groundside Mixed Use depending on requirements.
	Groundside Mixed Use/Groundside Access and Parking – Land for both Groundside Mixed Use and Groundside Access and Parking uses.
	Environmentally Significant Watercourses

Non-Permitted Uses in all Zones

Caretaker Suites (temporary or permanent)
Abattoirs

Cannabis Growing and/or Manufacturing
Residential Housing