

**18.5 DIRECT CONTROL DISTRICT #5 (DC5)**

**18.5.1 PURPOSE AND INTENT**

The purpose and intent of this district is to provide for the protection of the Airport from encroachment of uses that may have an effect on the operational safety of the airport facility and to allow Direct Control by the Council over development on the following lands:

In Township 18, Range 28, West 4 Meridian:  
Section 19, Plan 8011027, Airport

**18.5.2 PERMITTED USES**

Nil

**18.5.3 DISCRETIONARY USES**

In this list:

- a. **“C”** followed by a number, where it appears in one of the NEF area columns opposite a particular land use, means that the land use is conditionally allowed and is subject to the applicable special requirements as specified in Section 18.5.4;
- b. **“NA”** where it appears in one of the NEF area columns in Table 1 opposite a particular land use, means that the land use is prohibited in the NEF area;
- c. **“NEF 25-Area”** means the NEF area that lies between the 25 NEF Contour and the ultimate Airport District.
- d. **“NEF 25-30 Area”** means the NEF area that lies between the 25 NEF Contour and the 30 NEF Contour;
- e. **“NEF 30-35 Area”** and **“NEF 35-40 Area”** have like meaning to Section 18.5.3 (d).
- f. **“residential replacement or infill unit”** means any new residential development that will replace a residential development that was demolished or destroyed, or is to be built on a lot in a subdivision plan registered under the Land Titles Act before the coming into force of this Bylaw;
- g. **“P”** where it appears in one of the NEF area columns means that the use may be conditionally allowed without any special requirements.

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USES	NOISE	EXPOSURE	FORECAST		AREAS
			NEF 25 Area	NEF 25-30 AREA	
Agricultural General	P	P	P	P	P
Feed Lots	P	NA	NA	NA	NA
Poultry & Hog Farms	P	C3	C3	C3	C3
Home Based Business Minor	P	P	P	P	P
Dwellings single family	P	C1	C1	C5	C5
Accessory Uses	P	P	P	P	P
Athletic Fields	P	P	P	C4	C4
Intensive Vegetation Operation	P	P	P	P	P
Excavations / Stockpiling of Soil	P				
Dwelling, manufactured homes	P				
Airport	P	P	P	P	P
Aircraft Hangers	P	P	P	C2	C2
Flying Club	P	P	P	P	P
Aircraft Sales & Repairs	P	P	P	C2	C2
Aircraft Schools	P	P	P	C2	C2
Public Works	P	P	P	P	P

**18.5.4 SPECIAL REQUIREMENTS**

- 18.5.4.1 Construction shall conform to Central Mortgage and Housing Corporation standards for sound insulation for buildings situated in any NEF area other than the NEF 25 area.
- 18.5.4.2 Private and general office area, reception areas and conference room areas construction shall conform to Central Mortgage and Housing Corporation standards for sound insulation for the appropriate NEF area.
- 18.5.4.3 The development shall be covered completely.
- 18.5.4.4 The development shall not include structures for seating of spectators.
- 18.5.4.5 Replacement of buildings.

**18.5.5 REQUIREMENTS**

- 18.5.5.1 Standards of development shall be at the discretion of the Council.

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**18.5.6 MINIMUM REQUIREMENTS**

18.5.6.1 Special setbacks:

- a. Within 450 metres of the working area of an operating sanitary landfill, modified sanitary landfill, hazardous waste management facility or dry waste site,
- b. Within 300 metres of the disposal area of an operating or non-operating sanitary landfill, modified sanitary landfill or dry waste site,
- c. Within 450 metres of the disposal area of a non-operating hazardous waste management facility, or
- d. Within 300 metres of the working area of an operating waste processing site, waste storage site, waste sorting station or waste transfer station.

18.5.6.2 Area of Lot:

- a. Area shown on Certificate of Title; or
- b. Area allowed for by Municipal Bylaw.

18.5.6.3 Minimum Yard Setback Requirements:

- a. Front Yard Setback:
  - i. 5m (16.4 ft.) from Internal Subdivision Road – Property Line
  - ii. 48m (157.48 ft.) from the centreline of the Municipal Road
  - iii. 40m (131.23 ft.) from the ultimate right of way or 70 meters from the centreline of a Provincial highway, whichever is greater;
- b. Side Yard Setback:
  - i. 30m (98.43 ft.) from property line
- c. Rear Yard Setback
  - i. 30m (98.43 ft.) from property line

**18.5.7 MAXIMUM LIMITS**

18.5.7.1 Number of Lots:

- a. One (1)

18.5.7.2 Building Height:

- a. 9m (29.52 ft.) or such lesser height as may be determined having regard to flight and navigational aid equipment.

**18.5.8 OTHER**

- 18.5.8.1 Accessory Buildings related to intensive livestock, swine, and poultry operations and specialty uses shall be located in accordance with Alberta Health Regulations.
- 18.5.8.2 The use must not obstruct visibility by the emission of dust, smoke, water vapour, blowing garbage, or glare.
- 18.5.8.3 Garbage and waste must be stored in weatherproof and animal/bird proof containers properly screened (and be in a location easily accessible to containerized garbage pickup).
- 18.5.8.4 The use must not be a fire, explosive, or a radioactive hazard.
- 18.5.8.5 The use must not produce electro-magnetic radiation likely to interfere with radio communications.
- 18.5.8.6 In determining whether a proposed land use meets the above conditions, the Development Officer may consult the Canada Department of Transport, Alberta Infrastructure, and other competent authorities, and shall be guided by their opinions.

**18.5.9 DEFINITIONS:**

In this regulation,

- a. **“Airport”** means the High River Airport
- b. **“Airport reference point elevation”** means the lowest threshold elevation point of the runway as shown on the map, Section 18.5.11;
- c. **“Airport runway”** means the area of land within the airport that is used or intended to be used for the take-off and landing of aircraft;
- d. **“Basic strip”** means a basic strip as described in Section 18.5.12.1;
- e. **“Land use bylaw”** means the Land Use Bylaw for the Municipal District of Foothills No. 31; as amended from time to time;
- f. **“County”** means the Foothills County;
- g. **“Noise exposure forecast area”** of **“NEF Area”** means an area of land within the Protections Area that:
  - i. Is enclosed by the 40 NEF Contour,
  - ii. Lies between 2 NEF Contours, or
  - iii. Lies between the 25 NEF Contour and the ultimate Protection Area, as shown on the map in Section 18.5.9;
- h. **“NEF Contour”** means a numbered contour as shown on the map in Section 18.5.10 ;
- i. **“Outer surface”** means the outer surface as described in Section 18.5.12.4;
- j. **“Transitional surface”** means a transitional surface as described in Section 18.5.12.3;

**18.5.10 GENERAL**

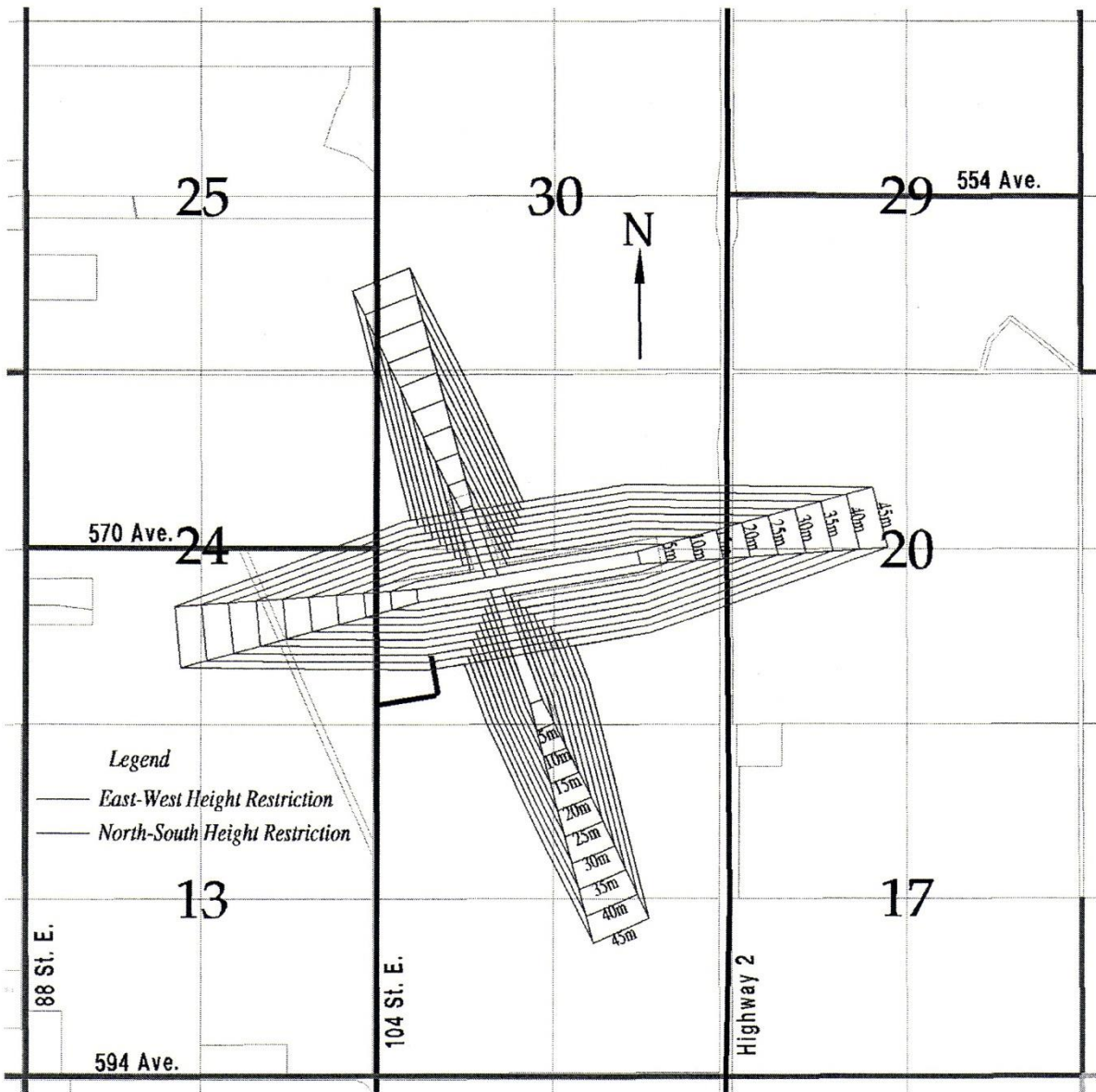
- 18.5.10.1 This District applies only to a development or proposed development within the ultimate area shown on the map in Section 18.5.11.
- 18.5.10.2 All development within the Area requires a development permit.
- 18.5.10.3 This District shall be administered by Council.
- 18.5.10.4 The Council are not precluded from attaching any other conditions in accordance with the Land Use Bylaw to a development permit.
- 18.5.10.5 A development permit for an application within the District may only be issued if the proposed development conforms to the District and the Land Use Bylaw.

**18.5.11 HEIGHT LIMITATIONS**

- 18.5.11.1 A development permit shall not be issued for a development in the area if the highest point of the development will exceed in elevation at the location of that point any of the following surfaces that project immediately above the surface of the land at that location.
  - a. The take-off / approach surfaces of the runway of the airport;
  - b. The transitional surfaces of the runway of the airport;
  - c. The outer surface.
- 18.5.11.2 The airport reference point elevation is deemed to be 1043.8m above sea level.

# Foothills County Land Use Bylaw |

## 18.5.12 AIRPORT AREA MAP



**18.5.13 HEIGHT LIMITATIONS – HIGH RIVER AIRPORT DIRECT CONTROL DISTRICT**

**Basic Strip**

18.5.13.1 The basic strip associated with both airport runways is an area 60 metres in width and 1021 metres in length, for each runway the location of which is shown on the map in Section 18.5.11

**Take-Off / Approach Surfaces**

18.5.13.2 There are take-off / approach surfaces associated with each end of the basic strip and in each case the surface is imaginary and consists of an inclined plane that:

- a. Commences at and abuts the end of the basic strip;
- b. Rises at a slope ratio of 1:40 measured from the end of the basic strip;
- c. Diverges outward on each side as it rises, at a slope ratio of 1:10 measured from the respective projected lateral limits of the basic strip; and
- d. Ends at its intersection with the outer surface.

**Transitional Surfaces**

18.5.13.3 There is a transitional surface associated with each lateral limit of the basic strip, and in each case the transitional surface is an imaginary surface consisting of an inclined plane that:

- a. Commences at and abuts the lateral limit of the basic strip;
- b. Rises at a slope ratio of 1:7 measured from the lateral limit of the basic strip, and
- c. Ends at its intersection with the outer surface of a take-off / approach surface.

**Outer Surfaces**

18.5.13.4 The outer surface of the area is an imaginary surface consisting of a common plane established at a constant elevation of 45 metres above the airport reference point elevation and extending to the outer limits of the area.

**General**

18.5.13.5 The area location of the take-off / approach surfaces and transitional surfaces are represented on the map shown in Section 18.5.11, but if any discrepancy exists between the description of the take-off / approach surfaces of transitional surfaces in this Schedule and their location on the map in Section 18.5.11, the description in the Section prevails.