



**Mountain View**  
COUNTY



***Proposed***  
**Land Use Bylaw**  
**Updates for**

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**Aerodrome Regulations**

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The proposed changes to the Regulations for Aerodromes are being considered separately from the proposed Sundre Airport Concept Plan

**Join Us:**

***Virtual Open House:***

**Wednesday May 14<sup>th</sup>, 2025**  
**6:00 p.m.**

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***In Person Open House:***

**Location: Sundre Legion**  
**135 6 St SE, Sundre AB, T0M 1X0**

**Monday May 26<sup>th</sup>, 2025**  
**6:00 p.m.**

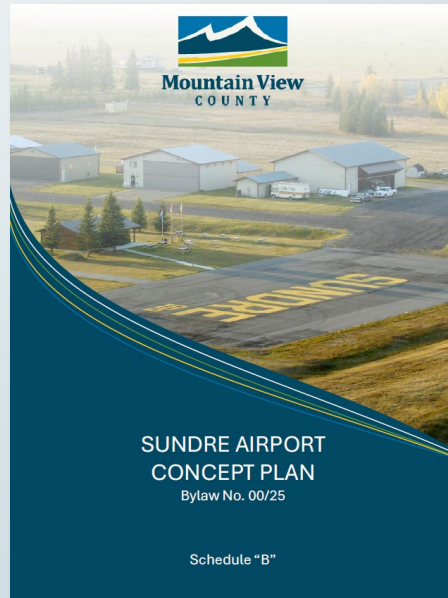
**Presentation: 6:15 p.m.**

Presentation, draft documents and information on how to join the virtual meeting will be available at:

<https://www.mountainviewcounty.com/p/sundre-airport-concept-plan>

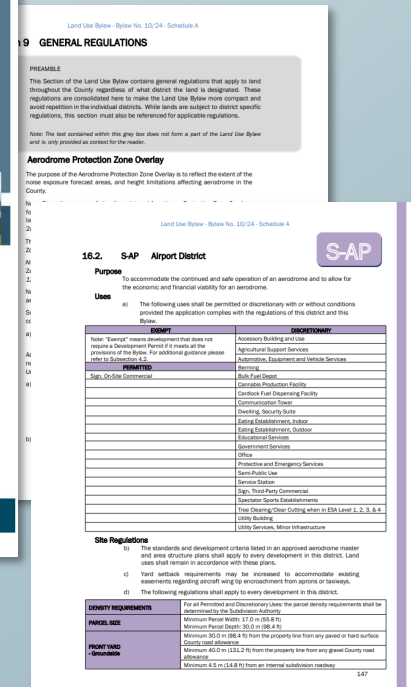
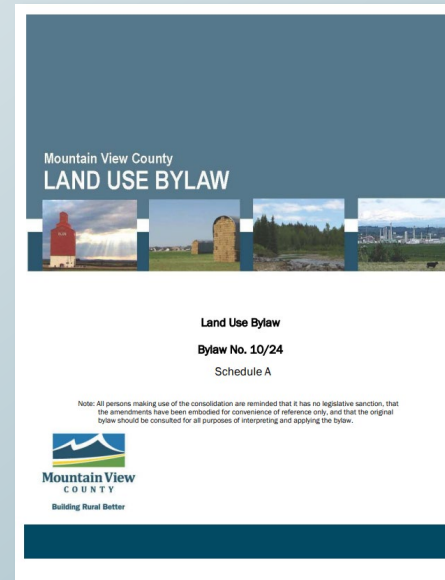


## Draft Sundre Airport Concept Plan



Presentation for draft Sundre Airport Concept Plan is available on the County's website  
<https://www.mountainviewcounty.com/p/sundre-airport-concept-plan>

## Proposed Amendments to Land Use Bylaw – Aerodrome Regulations



The *draft* Sundre Airport Concept Plan focuses on land use within the identified six quarter sections of the Concept Plan area. In contrast, the *proposed* Land Use Bylaw changes concerning Aerodrome Regulations will apply to land within and around the County's airports.

It's important to note that the draft Sundre Airport Concept Plan will be presented to Council before the Land Use Bylaw amendments, and each will be subject to its own independent Public Hearing process before being considered for adoption.

# LAND USE BYLAW - Airport District (S-AP)

## Permitted & Discretionary Uses Adjustments

### Airside

#### AIRSIDE (PERMITTED)

Sign, On-Site Commercial

Utility Services, Minor Infrastructure

#### AIRSIDE (DISCRETIONARY)

***Restricted to aviation related development***

Accessory Building and Use

Agricultural Support Services

Bulk Fuel Depot

Dwelling, Security Suite

Educational Services

Government Services

Office

Protective and Emergency Services

Shipping Container (Sea Can)

Black Font = No Changes  
Blue Font = New Addition  
Red Font = To Be Removed

**Click the text to see definition**

### Groundside

#### GROUNDSIDE (DISCRETIONARY)

Accessory Building and Use

Agricultural Support Services

Alternative/Renewable Energy, Individual

Automotive, Equipment and Vehicle Services

Berming

Bulk Fuel Depot

Cannabis Production Facility

Cardlock Fuel Dispensing Facility

Commercial Retail Services, Major

Commercial Retail Services, Minor

Communication Tower

Dwelling, Security Suite

Eating Establishment, Indoor

Eating Establishment, Outdoor

#### **Other Development Regulations**

Variances of setback distances shall not be granted for proposed shipping containers (sea can) within an airside or groundside lot.

#### GROUNDSIDE (DISCRETIONARY)

Educational Services

Government Services

Industrial Manufacturing/Processing, General

Industrial Storage and Warehousing

Office

Parking Facility

Protective and Emergency Services

Semi-Public Use

Shipping Container (Sea Can)

Service Station

Sign, Third-Party Commercial

Spectator Sports Establishments

Tree Clearing/Clear Cutting when in ESA Level 1, 2, 3 & 4

Utility Building

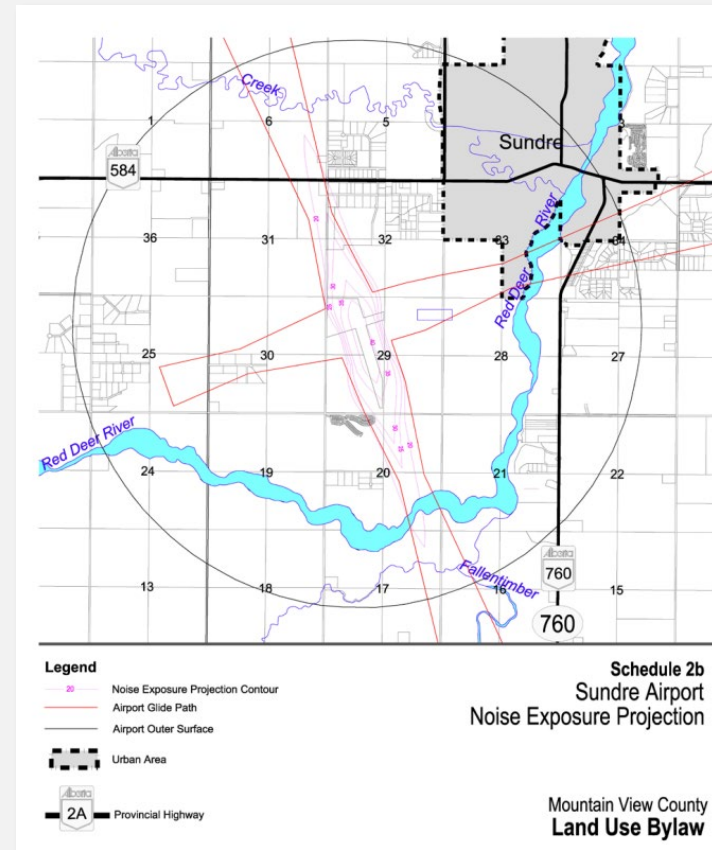
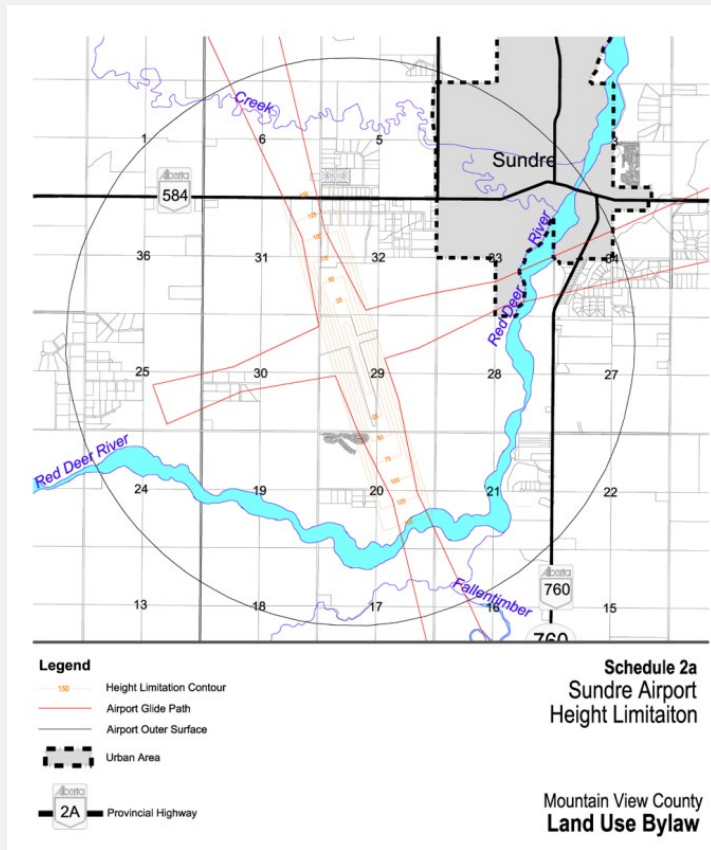


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# LAND USE BYLAW

## *Current Mapping for Sundre Airport*

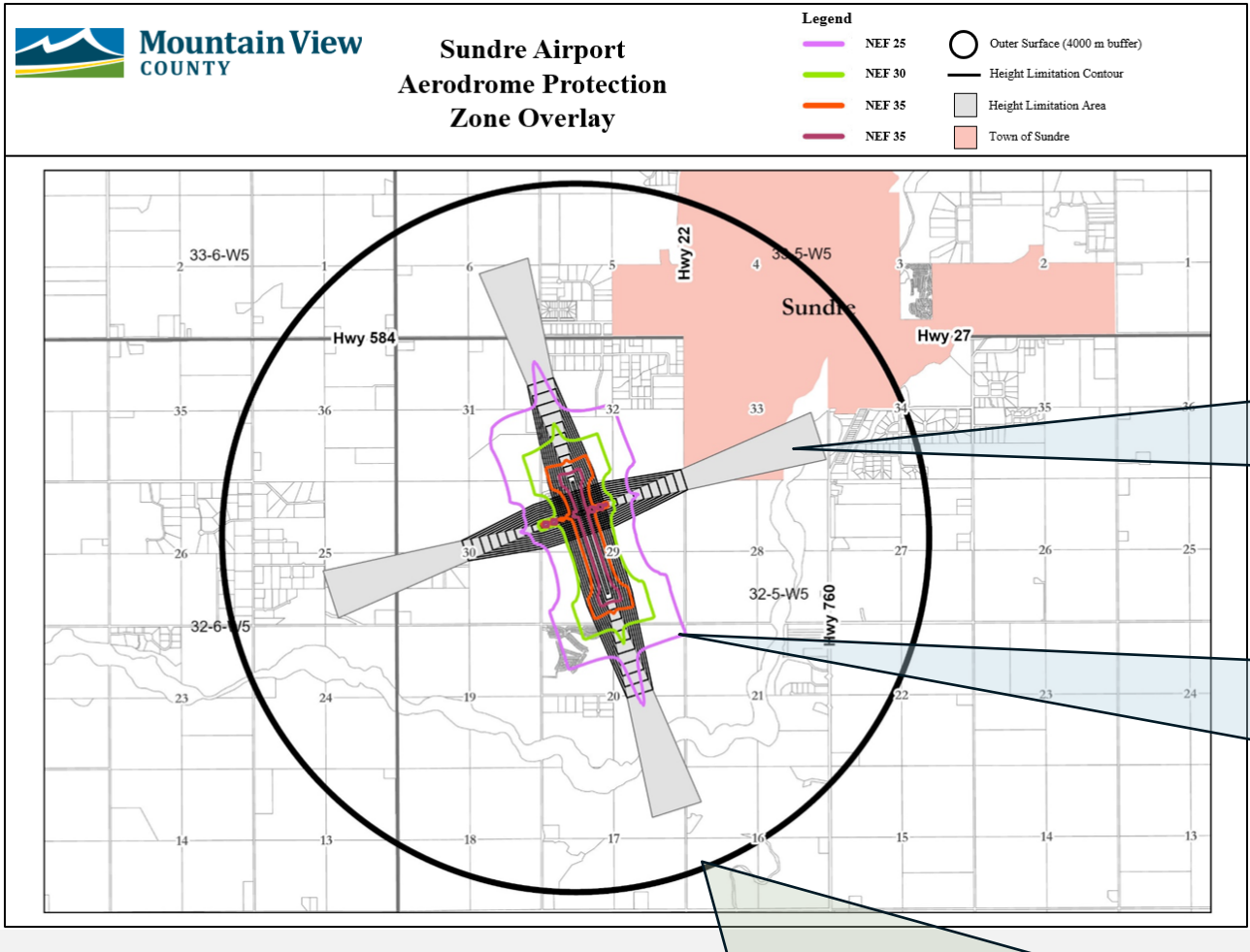


Currently, the Land Use Bylaw contains two maps within the Aerodrome Protection Zone Overlay regulations for Sundre Airport:

- Height Limitations Map & Noise Exposure Projection Map
- These maps are very old and needed to be updated to reflect current methods for calculating height limitations and noise exposure

# LAND USE BYLAW

## Proposed Changes to Mapping



### HEIGHT LIMITATIONS MAP

Updated Map uses current methods for estimating maximum height of structures located underneath pathway of aircraft taking-off and landing on runways

### NOISE EXPOSURE PROJECTION (NEP) MAP

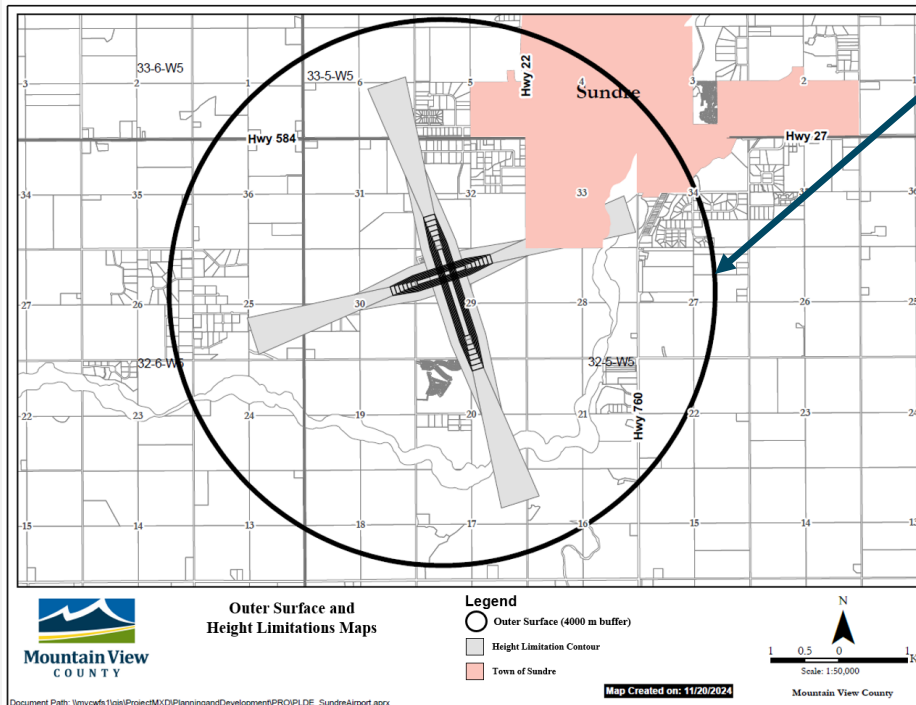
Updated map uses improved methods for estimating nuisance from noise generated by aircraft using airport

### OUTER SURFACE (NO CHANGE)

Area established for protection of aircraft conducting a circling procedure or manoeuvring in vicinity of aerodrome and extends 4,000 m from aerodrome reference point and 45 metres vertically.

# LAND USE BYLAW

## *Proposed Regulations Within Outer Surface*

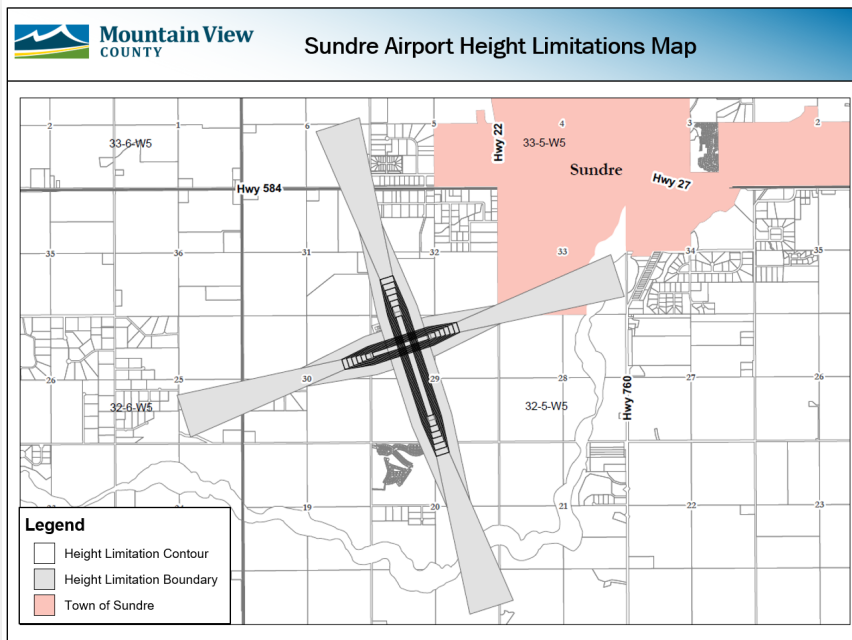


### Regulations within Outer Surface:

- Future development must not jeopardize safe use of aerodrome and air traffic.
  - Applications for land use, subdivision or development reviewed against Transport Canada guidance and may also be referred to:
    - Aerodrome operator;
    - Transport Canada; and/or
    - NAV Canada.
  - Development or uses with potential to attract birds or wildlife, shall require wildlife mitigation strategy.
  - New Communication Towers and Alternative/Renewable Energy, Commercial shall not be approved if Approving Authority determines use interferes with safe operation of aerodrome or air traffic.
- 
- Applications for redesignation and/or subdivision or development shall include detailed information on:
    - Emissions (i.e., steam, smoke, dust, toxic, matter etc.)
    - Radiation or interference with any signals or communications
    - Production and utilization of radio frequency energy,
    - Potential for interference through use of electricity or electronic equipment;
    - Use of exterior lighting;
    - Fire and explosive hazards; and
    - Accumulation of any material or waste edible by, or attractive to, birds.

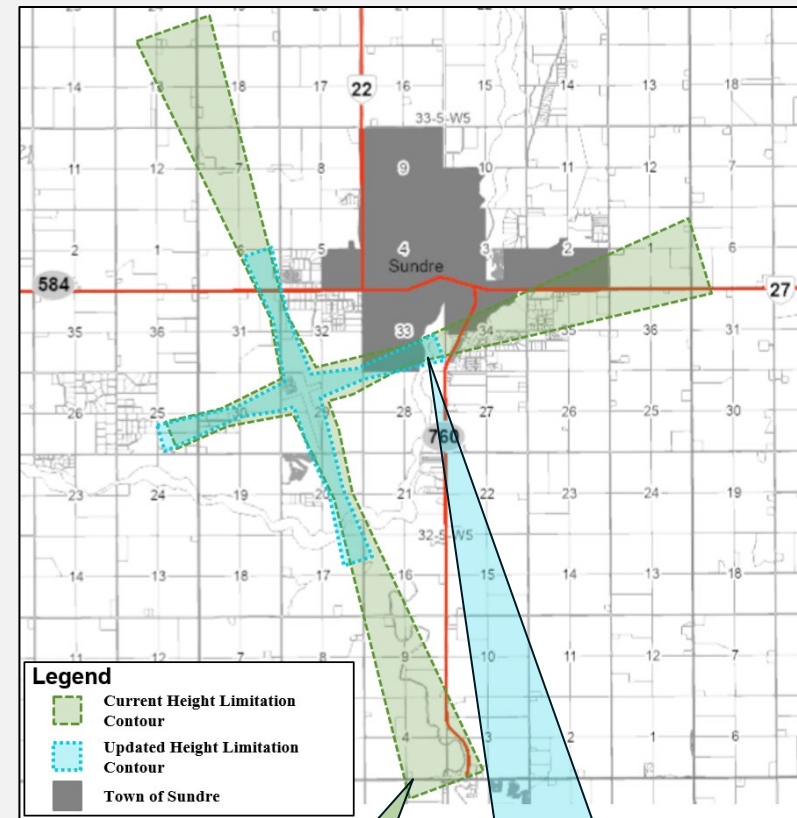
# LAND USE BYLAW – Height Limitations

## *Updated Mapping for Sundre Airport*



### Proposed Regulations for Height Limitations

- Development shall not penetrate height contours of the Take-Off/Approach or Transitional Surface
- Applications along Take-Off / Approach or Transitional Surface shall require:
  - Grade elevation of highest point of proposed building
  - Proposed building heights
  - Copies of reports / applications submitted to federal / provincial regulatory bodies
  - Details about clearance lights as part of design



### Current Height Limitations Map

The footprint of the current map is larger than the updated version

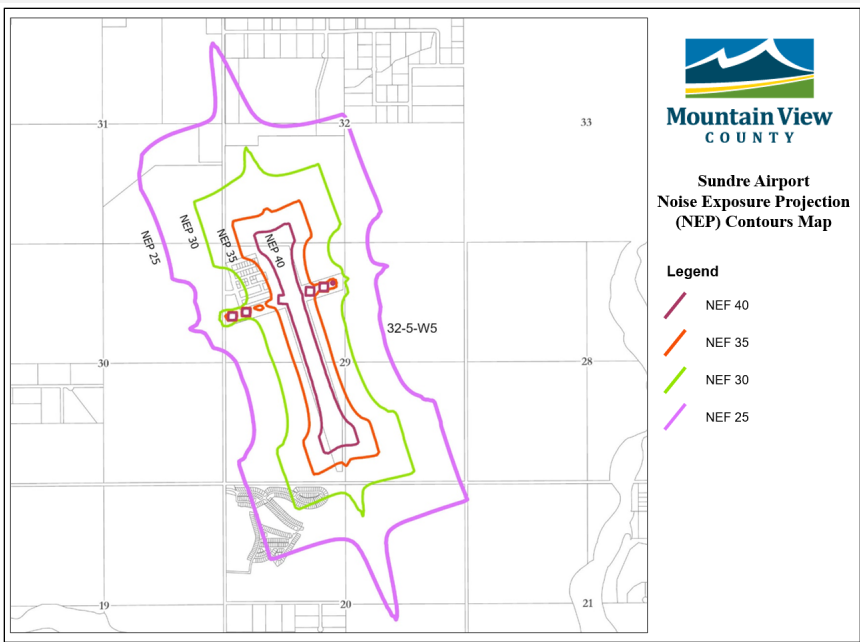
### Updated Height Limitations Map

Updated Map uses current methods for estimating maximum height of structures located underneath pathway of aircraft taking-off and landing on runways



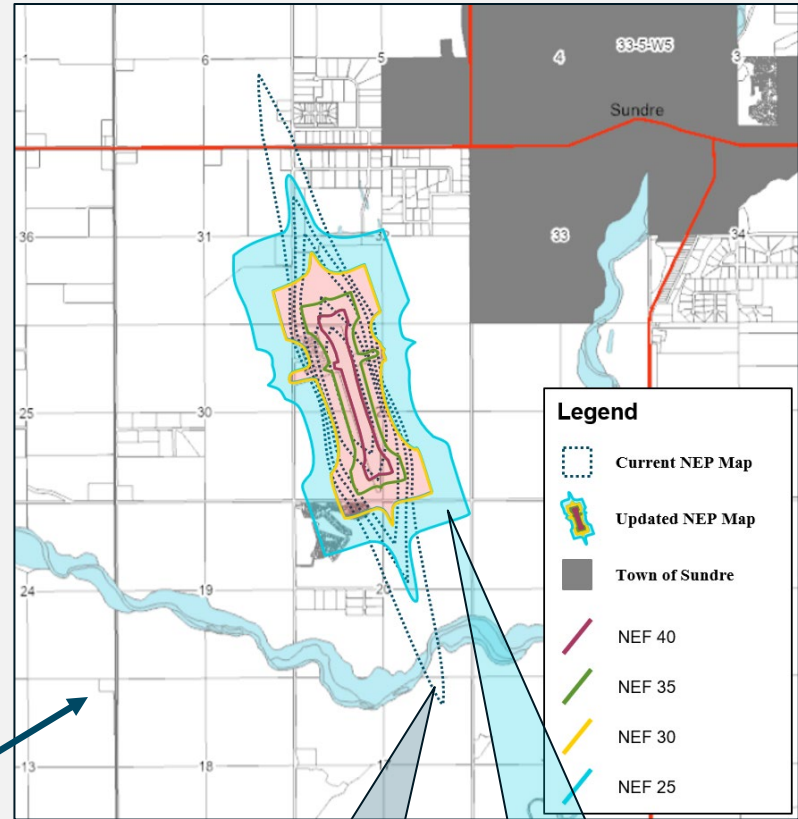
# LAND USE BYLAW – Noise Exposure

## Updated Mapping for Sundre Airport



### Proposed Regulations for Noise Exposure Projection (NEP)

- No residential subdivisions within NEP area
- No new dwellings NEP area (NEF 40, NEF 35 or NEF 30) (areas highlighted in **RED**)
- Dwellings within NEF 25 may be permitted with acoustic insulation for exterior walls, windows, doors and roofs (National Building Code, Alberta Edition) (Areas highlighted in **BLUE**)



### Current Noise Exposure Forecast Map

Methods used to estimate nuisance from noise within map are now outdated

### Updated Noise Exposure Forecast Map

Updated map uses improved methods for estimating nuisance from noise generated by aircraft using airport





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# Next Steps

## Open House:

### *Virtual:*

**Wednesday May 14<sup>th</sup>, 2025**  
**6:00 p.m.**

### *In Person:*

**Location: Sundre Legion**  
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**Monday May 26<sup>th</sup>, 2025**  
**6:00 p.m.**

**Presentation: 6:15 p.m.**

**Consideration for the adoption of the  
*proposed* Sundre Airport Concept Plan will be  
presented to Council prior to consideration for the  
proposed amendments to the Land Use Bylaw**

- **Comments:** Comment sheet is available online. Comments will be gathered until June 10<sup>th</sup>
- **Committee Review:** Comments will be reviewed by Committee who may suggest adjustments to the proposed Land Use Bylaw amendments
- **First Reading:** Consideration for Land Use Bylaw Amendments will be scheduled for First Reading. Following First Reading, Public Hearing will be advertised in newspaper and on County website.
- **Public Hearing:** Council will consider any public comments received for proposed amendments to Land Use Bylaw. Public can participate. Council will consider adoption of amendments or decide if further amendments are required.
- **Adoption:** Once draft is accepted, amendments to Land Use Bylaw will be made..

# LAND USE BYLAW DEFINITIONS

**ACCESSORY BUILDING** means a separate, stand-alone building or structure, the use of which is incidental and subordinate to the principal building on the same parcel. Accessory buildings may include detached garages, carports, garden sheds, gazebos, converted shipping containers, and other similar buildings or structures.

**AGRICULTURAL SUPPORT SERVICES** means development providing products or services directly related to the agricultural industry. Without restricting the generality of the foregoing, this shall include such facilities as grain elevators, feed mills, bulk fertilizer distribution plants, bulk agricultural chemical distribution plants, bulk fuel plants, and crop spraying

**ACCESSORY USE** means a use or development customarily incidental and subordinate to the principal use of land or building, but in no instance, shall be used as a dwelling, and is located on the same parcel as the principal use or building

**ALTERNATIVE/RENEWABLE ENERGY, INDIVIDUAL** means a use that produces energy that is generated from an alternative or renewable source and that is generally derived from natural and/or non-traditional sources (e.g. geothermal, solar, water, wind, tides, waste, etc.) and is primarily utilized and consumed onsite

**BULK FUEL DEPOT** means lands, buildings and structures for the bulk storage and distribution of petroleum products excluding retail sales and cardlock operations.

**CARDLOCK FUEL DISPENSING FACILITY** means a building, structure or part thereof, where fuel, oil and other similar products used in the operation of truck engines are sold to account customers only via cardlock controllers. Such a facility may include as accessory uses, truck weigh scales, truck washing facilities, a lounge, shower and washroom facilities, all of which are available only to customers. Additionally, a facility may include one (1) outlet where goods are stored and offered for sale, provided that there is no preparation of food on the premise.

**COMMERCIAL RETAIL SERVICES, MAJOR** means a development used for the retail sale of consumer goods from within an enclosed building which does not exceed 5,000.0 m<sup>2</sup> (53,819.3 ft<sup>2</sup>) in gross floor area and includes limited on-site storage to support that store's operations. Typical uses include, but are not limited to, grocery, hardware, appliance, furniture and sporting goods stores. This use does not include "Cannabis Retail Sales".

**COMMERCIAL RETAIL SERVICES, MINOR** means a development used for the retail sale of goods frequently required by area residents or employees on a day to day basis, from individual business premises which does not exceed 250.0 m<sup>2</sup> (2,691.0 ft<sup>2</sup>) in gross floor area. Typical uses include, but are not limited to, small food stores, drug stores, video sales and rentals, and liquor stores. This use does not include "Cannabis Retail Sales".

[\*\*\*Back to Permitted & Discretionary Uses\*\*\*](#)

# LAND USE BYLAW DEFINITIONS

**COMMUNICATION TOWER** means a structure for transmitting or receiving television, radio, telephone, internet or other electronic communications which is regulated by Industry Canada.

**DWELLING, SECURITY SUITE** means a dwelling unit or portion of a building used to provide accommodation for security personnel and in commercial, aerodrome, or industrial districts shall contain no more than one (1) bedroom and be no larger than 55.7 m<sup>2</sup> (600 ft<sup>2</sup>).

**EATING ESTABLISHMENT, INDOOR** means an establishment where food and drink are intended to be consumed within the confines of the establishment.

**EDUCATIONAL SERVICES** means development for instruction and education purposes, involving assembly for educational, training or instruction purposes and includes administration offices, dormitory and accessory buildings. Typical facilities would include public and separate schools, private schools or seminaries, community colleges, universities, technical and vocational facilities.

**GOVERNMENT SERVICES** means development providing Municipal, Provincial or Federal government services directly to the public or the community at large, and includes development required for the public protection of persons or property. Typical facilities would include police stations, fire stations, courthouses, postal distribution offices, Municipal offices, social service offices, manpower and employment offices and airport terminals.

**INDUSTRIAL, MANUFACTURING/PROCESSING GENERAL** means development principally associated with manufacturing, assembling, fabrication, processing and research/testing activities. Without restricting the generality of the foregoing, typical facilities would include plants involved in natural gas or its derivatives; pulp and paper products; stone, clay, glass, plastic, wood, rubber or metal products; cement or lime products; automotive assembly or fabrication; and Insect Production Facilities.

**INDUSTRIAL, STORAGE AND WAREHOUSING** means development used for either indoor or outdoor storage, warehousing, distribution or trans-shipment of raw materials, partially processed or finished goods, manufactured products, or equipment. Typical facilities would include pipe yards, vehicle or heavy equipment service and storage, lumber yards, storage/warehousing compounds or distribution centres. Generally, no additional processing would occur on site.

**OFFICE** means development primarily for the provision of professional, management, administrative, consulting, or financial services in an office setting. Typical uses include, but are not limited to, the offices of lawyers, accountants, travel agents, real estate and insurance firms, planners and other consultants, dentists, doctors, clerical services and secretarial agencies. This excludes government services, the servicing and repair of goods, the sale of goods to the customer on the site, and the manufacture or handling of a product.

[\*\*Back to Permitted & Discretionary Uses\*\*](#)



# LAND USE BYLAW DEFINITIONS

**PARKING FACILITY** means the area set aside for the storage and parking of vehicles and includes parking stalls, loading spaces, aisles, entrances and exits to the area, and traffic islands where they are part of the parking facility. For further details refer to the “Mountain View County Business, Commercial, and Industrial Design Guidelines”. All parking requirements must be in conformance with these guidelines.

**PROTECTIVE AND EMERGENCY SERVICES** means development which is required for the public protection of personal property from injury, harm or damage together with the incidental storage of equipment and vehicles, which is necessary for the local distribution of utility services. Typical uses include police stations, fire stations and ancillary training facilities.

**SEMI-PUBLIC USE** means a development that is used by an association or organization for the meeting, social or recreational activities of its members, and which may or may not include the general public. Typical semi-public uses include but are not limited to lodges, clubs, and service clubs.

**SHIPPING CONTAINER** means a sea can or container, originally used to transport goods, now used as an accessory building for storage or other uses.

**SIGN, ON-SITE COMMERCIAL** means a sign that refers to goods, activities or services produced, offered for sale or free obtained at the premises or on the parcel on which the sign is located or displayed. It can be produced in any sign typology as defined in “Mountain View County Business, Commercial, and Industrial Design Guidelines” but does not include a third-party commercial sign.

**SIGN, THIRD-PARTY COMMERCIAL** means a third-party advertising sign that refers to goods, activities or services produced, offered for sale or free obtained neither at the premises nor on the parcel on which the sign is located or displayed.

**SPECTATOR SPORTS ESTABLISHMENTS** means development providing facilities intended for sports and athletic events that are held primarily for public entertainment, where patrons attend on a recurring basis. Typical facilities would include coliseums, stadiums, arenas, rodeos, animal racing tracks and vehicle racing tracks.

**TREE CLEARING/CLEAR CUTTING** means the cutting down and/or removal of trees other than for Selective Logging

**UTILITY BUILDING** means a building in which the proprietor of a utility company maintains or houses any equipment used in connection with the utility.

**UTILITY SERVICES, MINOR INFRASTRUCTURE** means development for public or private utility infrastructure purposes which is both basic and common to the development and has relatively minor impact on the environment or adjacent land uses by virtue of their emissions, effect or appearance. Typical facilities would include natural gas lines and regulating stations, telephone exchanges and lines, water and sewer lines, public roadways, local electrical transmission and distribution facilities, and television cable lines

[\*\*\*Back to Permitted & Discretionary Uses\*\*\*](#)

# LAND USE BYLAW DEFINITIONS



**AUTOMOTIVE, EQUIPMENT AND VEHICLE SERVICES** means development used for the rental, lease, sale, storage, service, restoration, inspection and/or mechanical repair of automobiles, trucks, trailers, motorcycles, snowmobiles, motor homes, tent trailers, boats, travel trailers or similar light recreational vehicles. Uses and facilities would also include farm implement dealerships, transmission shops, muffler shops, autobody paint and repair facilities, highway service stations and fleet services involving vehicles for the delivery of people, goods or services. This use class does not include bulk fuel depots.

**BERM** means a raised form of earth to provide screening, to improve the aesthetic character, or to mitigate any potential drainage concerns

**CANNABIS PRODUCTION FACILITY** means a Federal and/or Provincial licensed facility, comprised of one or more buildings or structures used for the purpose of cultivation, processing, packaging, testing, destroying, storing or shipping of licensed cannabis products. A Cannabis Production Facility consists of some, or all, of the following components: greenhouses, warehouses, laboratories, processing facilities, administrative offices and shipping facilities but does not include onsite retail sales of cannabis products or any derivatives thereof. All activities associated with the growing, processing or shipping functions shall be located inside fully enclosed buildings.

**EATING ESTABLISHMENT, OUTDOOR** means an establishment where food and drink are normally consumed either outside or inside the confines of the establishment.

**SERVICE STATION** means a parcel or the portion thereof used or intended to be used for any of the following: the servicing or repairing of motor vehicles, sale of gasoline, the sale of lubricating oils and other automotive fluids, accessories for motor vehicles, and a towing service dispatch point. A service station does not include a bulk fuel depot as part of its use class.