

SCHEDULE "B"

**AIRPORT VICINITY
PROTECTION OVERLAY**

DEFINITIONS

- 1(1) In this Schedule, unless the context requires otherwise:
- (a) **Airport** means the Medicine Hat Municipal Airport within the protection area;
 - (b) **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;
 - (c) **Airport zoning reference point elevation** means the airport zoning reference point elevation of the runway as described in Appendix 3;
 - (d) **Basic strip** means a basic strip as described in Appendix 3;
 - (e) **Building Permit Bylaw** means the City of Medicine Hat Building Permit Bylaw, as amended from time to time;
 - (f) **Electronic facilities restricted area** means the restricted area around each electronic facility as shown on Figure 2.
 - (g) **NEF** means noise exposure forecast;
 - (h) **NEF Contour** means a number contour as shown on Figure 1;
 - (i) **Outer surface** means the outer surface as described in Appendix 3;
 - (j) **Protection area** means the area referred to in Section 3 of this Schedule;
 - (k) **Take-off/approach surface** means a take-off and approach surface as described in Appendix 3;
 - (l) **Transitional surface** means a transitional surface as described in Appendix 3.
- (2)(1) For the purposes of this Overlay, a reference to a land use, structure or development may include an accessory use or accessory building, as the case may be.

ESTABLISHMENT OF PROTECTION AREA

- 3(1) The area shown on Figure 1 and legally described in Appendix 1 is established as the Medicine Hat Municipal Airport Vicinity Protection Area.

LAND USE

- 3(1) For the purpose of this Schedule, the protection area is divided into the following land use zones, namely,
- (a) the Airport Property Zone, designated A-P,

(b) the Airport Rural Zone, designated A-R, and

(c) the Airport Urban Zone, designated A-U,

as shown on Figure 1.

(2) For the purposes of this Schedule, one land use is similar to another if, in the opinion of the Development Authority,

(a) its intended use is the same as that of the other,

(b) it is no more sensitive to external noise than the other,

(c) it does not attract birds,

(d) it does not generate a large amount of smoke or dust, and

(e) it does not exceed the height limitations in section 4.

(3) The Development Authority may issue a permit for a proposed development that involves a land use that is designated "P" in Table 1 of Appendix 2 or is similar to such a land use.

(4) The Development Authority may issue a permit for a proposed development that involves a land use that is designated "C" followed by a number in Table 1 of Appendix 2 or is similar to such a land use, and the appropriate condition specified in Table 2 of Appendix 2 is deemed to be a condition of the permit.

(5) The Development Authority shall not issue a permit for a proposed development that involves a land use that

(a) is designated "NA" in Table 1 of Appendix 2 or is similar to such a land use, or

(b) is neither listed in Table 1 of Appendix 2 nor similar in use to a land use listed in Table 1 of Appendix 2.

HEIGHT LIMITATIONS

- 4(1) No point of a development may exceed the height of any of the following surfaces:
- (a) the take-off/approach surfaces;
 - (b) the transitional surfaces; or
 - (c) the outer surface.

ELECTRONIC FACILITIES

- 5(1) If a development permit application is made for a development located wholly or partly within an electronic facilities restricted area, the Development Authority shall request the applicant to provide data and information, from a qualified company and/or individual, on the impact of the proposed development on the electronic facilities in the area.

APPENDIX 1

MEDICINE HAT MUNICIPAL AIRPORT VICINITY PROTECTION AREA OVERLAY

The Airport Vicinity Protection Overlay applies to the lands legally described below and shown outlined on Figure 1.

In township 12, range 6 west of the 4th meridian:

north half of section 15, west of the western edge of Road Plan 761 0934 (Highway 3);
south half of section 22;
north-east quarter of section 22;
section 23;
west half of section 24;
section 26;
south-east quarter of section 27;
south-east quarter of section 35, south of the southern edge of Road Plan 791 0998 (Power House Road) and
south of the southern edge of First Street south-west (as shown on Registered Plan 926 LK);

All lands within the City of Medicine Hat bounded on the north by the southern edge of First Street south-west (as shown on Registered Plan 6280 JK), on the east by the western edge of Division Avenue South (as shown in Registered Plans 833 M and 2177 M) and the western boundary of south-west quarter of section 30, township 12, range 5, west of the 4th meridian, on the south by the northern boundary of section 24, and on the west by the eastern boundaries of section 26 and the south-east quarter of section 35; and including

Those lands within the City of Medicine Hat bounded on the north by the southern bank of the South Saskatchewan River, on the east by the extension of the western edge of Division Avenue South (as shown in Registered Plan 741 0061); on the south by the southern edge of First Street south-west (as shown in Registered Plans 741 0061 and 381 JK); and on the west by the western edge of the extension of Second Avenue south-west (as shown on Registered Plan 381 JK).

APPENDIX 2

LAND USE IN RELATION TO NOISE EXPOSURE FORECAST AREAS

- 1 In this Appendix
- (a) **"C" followed by a number, where it appears in one of the NEF area columns in Table 1 opposite a particular land use**, means that the land use is subject to the conditions set out in Table 2 bearing the same letter and number;
 - (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 not allowed in that NEF area;
 - (c) **"NEF 25-Area"** means the NEF area that lies between the 25 NEF Contour and the boundary of the protection area;
 - (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"** means the NEF area that lies between the 30 NEF Contour and the 35 NEF Contour;
 - (f) **"NEF 35-40 Area"** means the NEF area that lies between the 35 NEF Contour and the 40 NEF Contour;
 - (g) **"NEF 40+ Area"** means the NEF area enclosed by the 40 NEF Contour;
 - (h) **"P", where it appears in one of the NEF area columns in Table 1 opposite a particular land use**, means that the land use in that NEF area may be approved without conditions under this Schedule;
 - (i) **"residential replacement or infill"** means a new residential development that
 - (i) does not exceed the intensity of use designated for the site in the land use bylaw; and
 - (ii) will replace a residential development that has been demolished or destroyed; or
 - (iii) is to be built on a lot that, before the adoption of this Bylaw is:
 - (A) registered under the *Land Titles Act*; and
 - (B) designated for residential development in a statutory plan.
- 2 Developments existing before the adoption of this Bylaw shall be deemed to comply with the exterior acoustic installation requirements set out in Table 2 of Appendix 2.

TABLE 1

LAND USE IN RELATION TO NOISE EXPOSURE FORECAST AREAS

The performance criteria utilized to determine permitted and conditional land uses are as follows:

- 1 uses that involve continuous human occupancy (e.g. residential use)
 - conditional approval (C1) above the 25 NEF Contour
 - not permitted above the 30 NEF Contour

- 2 uses that involve continuous human occupancy but comprise residential replacement or infill
 - conditional approval (C1) above the 25 NEF Contour

- 3 uses that involve temporary medium term human occupancy where the majority of people occupy the space for an 8-hour work period (employee oriented) (e.g. commercial/office uses, restaurants and hotels)
 - conditional approval (C1) above the 30 NEF Contour
 - not permitted above the 40 NEF Contour

- 4 uses that involve temporary short term human occupancy where the majority of people occupy the space temporarily (customer oriented) (e.g. drive-in restaurants, vehicle and equipment sales)
 - not permitted above the 40 NEF Contour

- 5 uses that involve the indoor assembly of people (e.g. clubs, fraternal organizations)
 - conditional approval (C1) above the 30 NEF Contour
 - not permitted above the 40 NEF Contour

- 6 uses that involve outdoor recreation
 - conditional approval (C3) above the 30 NEF Contour

- 7 uses that involve outdoor accommodation (e.g. camping, R.V. trailer park)
 - not permitted above the 35 NEF Contour

- 8 uses that may attract birds or produce large quantities of smoke, dust or both
 - referral required (C2)

- 9 uses that, because of their nature, are not adversely affected by external noise due to limited or no human occupancy or sufficient internal noise generation
 - permitted

- 10 uses that may be adversely affected by external noise but do not involve human occupancy (e.g. kennel, fur farm)
 - referral required (C2) above the 25 NEF Contour

- 11 other uses require specific determination of noise compatibility
 - referral required (C2)

Airport Property Zone (A-P)

The Airport Property zone (A-P) refers to the area within the airport boundary.

Land Use	Performance Criteria	Noise Exposure Forecast Areas				
		NEF 25- Area	NEF 25-30 Area	NEF 30-35 Area	NEF 35-40 Area	NEF 40+ Area
		Airport Related uses	9	P	P	P

Airport Rural Zone (A-R)

The Airport Rural zone (A-R) refers to the areas within the protection area that are classified UR - Urban Reserve.

Land Use	Performance Criteria	Noise Exposure Forecast Areas				
		NEF 25- Area	NEF 25-30 Area	NEF 30-35 Area	NEF 35-40 Area	NEF 40+ Area
		AGRICULTURAL USES				
Agricultural processing plant	8	C2	C2	C2	C2	C2
Extensive agriculture	9	P	P	P	P	P
Farmstead buildings	9	P	P	P	P	P
Market garden	9	P	P	P	P	P
MISCELLANEOUS USES						
Auto Wreckers	9	P	P	P	P	P
Bulk fuel and fertilizers sales and storage	9	P	P	P	P	P
Campground	7	P	P	P	NA	NA
Cartage, freight and trucking yards	9	P	P	P	P	P
Feedmill	8	C2	C2	C2	C2	C2
Fur farm	10	P	C2	C2	C2	C2
Grain elevator	8	C2	C2	C2	C2	C2
Kennel	10	P	C2	C2	C2	C2
Restaurant	3	P	P	C1	C1	NA
Riding stable	10	P	C2	C2	C2	C2
Seed cleaning plant	8	C2	C2	C2	C2	C2
Signs	9	P	P	P	P	P
Veterinary clinic	10	P	C2	C2	C2	C2
NATURAL RESOURCE USES						
Oil and gas plant	8	C2	C2	C2	C2	C2
Manufacturing of asphalt	8	C2	C2	C2	C2	C2
Sand, gravel and other surface mineral extraction	8	C2	C2	C2	C2	C2

PUBLIC AND QUASI-PUBLIC USES

Arena	5	P	P	C1	C1	NA
Church	5	P	P	C1	C1	NA
Community hall	5	P	P	C1	C1	NA
Golf course	6	P	P	C3	C3	C3
Public park	6	P	P	C3	C3	C3
School	3	P	P	C1	C1	NA
Other public and quasi-public uses	11	C2	C2	C2	C2	C2

PUBLIC UTILITY USES

Compressor and metering stations	9	P	P	P	P	P
Public incinerator	8	C2	C2	C2	C2	C2
Sanitary landfill site	8	C2	C2	C2	C2	C2
Storage yard	9	P	P	P	P	P
Waste disposal site	8	C2	C2	C2	C2	C2
Other public utilities	11	C2	C2	C2	C2	C2

RESIDENTIAL USES

Dwelling or mobile home	1	P	C1	NA	NA	NA
Residential infill and replacement	2	P	C1	C1	C1	C1

Airport Urban Zone (A-U)

The Airport Urban Zone (A-U) refers to the areas within the protection area that are subject to the City's land use districts other than UR - Urban Reserve.

Land Use	Performance Criteria			Noise Exposure Forecast Areas				
				NEF 25-25 Area	NEF 25-30 Area	NEF 30-35 Area	NEF 35-40 Area	NEF 40+ Area
AGRICULTURAL USES								
Extensive agriculture		9		P	P	P	P	P
Feedmill		8		C2	C2	C2	C2	C2
Grain elevator		8		C2	C2	C2	C2C2	
Greenhouse		9		P	P	P	P	P
Market garden and tree nursery		9		P	P	P	P	P
Seed cleaning plant		8		C2	C2	C2	C2	C2
AUTO SERVICE USES								
Autobody and paint shop		4		P	P	P	P	NA
Automotive repair and service	4		P	P	P	P	NA	
Auto sales outlet		4		P	P	P	P	NA
Autowreckers		9		P	P	P	P	P
Car wash		9		P	P	P	P	P
Gas bar		4		P	P	P	P	NA
Public and private parking areas		9		P	P	P	P	P
Service station		4		P	P	P	P	NA
Tourist trailer park		7		P	P	P	NA	NA
ENTERTAINMENT USES								
Amusement and recreation establishments		3		P	P	C1	C1	NA
Bowling alley and pool hall		4		P	P	P	P	NA
Drive-in restaurant		4		P	P	P	P	NA
Eating and drinking establishments		3		P	P	C1	C1	NA
Ice cream parlour		3		P	P	C1	C1	NA
Private clubs		5		P	P	C1	C1	NA
Restaurants		3		P	P	C1	C1	NA
Retail food establishments		3		P	P	C1	C1	NA
Theatre		5		P	P	C1	C1	NA
GENERAL COMMERCIAL USES								
Art gallery		4		P	P	P	P	NA
Bank and other financial institution		3		P	P	C1	C1	NA
Bakery (retail)		4		P	P	P	P	NA

Barber shop and beauty salon	3		P	P	C1	C1	NA
Dry cleaner	4		P	P	P	P	NA
Drug store	4		P	P	P	P	NA
Florist	4		P	P	P	P	NA
Grocery store	4		P	P	P	P	NA
Hotel	3		P	P	C1	C1	NA
Laundromat	4		P	P	P	P	NA
Liquor store	4		P	P	P	P	NA
Medical office and clinic	3		P	P	C1	C1	NA
Motel and motor hotel	3		P	P	C1	C1	NA
Professional office	3		P	P	C1	C1	NA
Personal service business	3		P	P	C1	C1	NA
Retail store	4		P	P	P	P	NA
Shopping centre	3		P	P	C1	C1	NA

INDUSTRIAL USES

Bottling depot	9		P	P	P	P	P
Bottling and distribution plant	9		P	P	P	P	P
Bulk fuel and fertilizer sales and storage	9		P	P	P	P	P
Cartage, freight and trucking yard	9		P	P	P	P	P
Chemical products plants	8		C2	C2	C2	C2	C2
Farm equipment sales and service	4		P	P	P	P	NA
Laboratories	3		P	P	C1	C1	NA
Light manufacturing facilities	3		P	P	C1	C1	NA
Manufactured home sales and service	9		P	P	P	P	P
Office facilities	3		P	P	C1	C1	NA
Sales and sample rooms	4		P	P	P	P	NA
Service and repair establishments	3		P	P	C1	C1	NA
Storage yard	9		P	P	P	P	P
Tire store	4		P	P	P	P	NA
Warehouse	9		P	P	P	P	P
Wholesale outlet	3		P	P	C1	C1	NA
Wholesale warehouse	9	9	P	P	P	P	

PUBLIC AND QUASI-PUBLIC USES

Child care facilities	3		P	P	C1	C1	NA
Community centre	5		P	P	C1	C1	NA
Church and religious facilities	5		P	P	C1	C1	NA
Fire station	3		P	P	C1	C1	NA
Hospital	1		P	C1	NA	NA	NA
Library	3		P	P	C1	C1	NA
Police Station	3		P	P	C1	C1	NA
Other public and semi-public uses	11		C2	C2	C2	C2	C2

PUBLIC UTILITY USES

Municipal storage yard	9		P	P	P	P	P
Public incinerator	8		C2	C2	C2	C2	C2

Radio, televisions and other communication tower	9	P	P	P	P	P
Sanitary landfill site	8	C2	C2	C2	C2	C2
Thermal electric plant	8	C2	C2	C2	C2C2	
Other public service and public utility uses	11	C2	C2	C2	C2	C2

RECREATION USES

Arena	5	P	P	C1	C1	NA
Ball park	6	P	P	C3	C3	C3
Band shell	9	P	P	P	P	P
Boating facility	9	P	P	P	P	P
Campground	7	P	P	P	NA	NA
Curling rink	5	P	P	C1	C1	NA
Golf course	6	P	P	C3	C3	C3
Ice rink (exterior)	6	P	P	C3	C3	C3
Lawn bowling green	6	P	P	C3	C3	C3
Overnight trailer park	7	P	P	P	NA	NA
Public park, playground and sports field	6	P	P	C3	C3	C3
Public and private open space	9	P	P	P	P	P
Recreational buildings (enclosed ice rink, swimming pool, etc)	5	P	P	C1	C1	NA
Riding stable	10	P	C2	C2	C2	C2
Sports club	5	P	P	C1	C1	NA
Stadium	5	P	P	C1	C1	NA
Tennis court	9	P	P	P	P	P

RESIDENTIAL USES

Boarding house	1	P	C1	NA	NA	NA
Carports	9	P	P	P	P	P
Duplex dwellings	1	P	C1	NA	NA	NA
Garage (private)	9	P	P	P	P	P
Group home	1	P	C1	NA	NA	NA
Home occupations		Treat as accessory use				
Manufactured home	1	P	C1	NA	NA	NA
Multiple family dwellings	1	P	C1	NA	NA	NA
Nursing home	1	P	C1	NA	NA	NA
Residential infill and replacement	2	P	C1	C1	C1	C1
Rowhouse dwelling	1	P	C1	NA	NA	NA
Semi-detached dwelling	1	P	C1	NA	NA	NA
Senior citizens home	1	P	C1	NA	NA	NA
Single family dwelling	1	P	C1	NA	NA	NA
Special residential	1	P	C1	NA	NA	NA
Swimming pool (private)	9	P	P	P	P	P

MISCELLANEOUS USES

Cemetery	9	P	P	P	P	P
Crematorium	5	P	P	C1	C1	NA

Fur farm	10	P	C2	C2	C2	C2
Gravel and sand pit	8	C2	C2	C2	C2	C2
Kennel	10	P	C2	C2	C2	C2
Militia armoury	4	P	P	C1	C1	NA
Mortuary	3	P	P	C1	C1	NA
Signs and billboards	9	P	P	P	P	P
Veterinary clinics	10	P	C2	C2	C2	C2

APPENDIX 2

TABLE 2

LAND USE CONDITIONS

- C1 Construction shall conform to the exterior acoustic insulation requirements of Part 11 of the *Alberta Building Regulation, 1985* (Alta. Reg. 186/85) for those NEF areas other than the NEF 25-Area unless otherwise stated in this Overlay. Where this condition is specified, the Development Authority shall indicate on the development permit the noise contours between which the proposed development site would be located for reference of the building Safety Codes Officer at the time the building permit application is filed.
- C2 The application must be accompanied and/or supported by data and information provided by a qualified company or individual outlining the impact of the proposal.
- C3 The development shall not include structures for the seating of spectators except as varied to allow seating that, in the opinion of the Development Authority, is of a minor nature.

APPENDIX 3

HEIGHT LIMITATIONS

AIRPORT VICINITY PROTECTION OVERLAY

BASIC STRIP

- 1(1) For runway 03-21 (main) of the Medicine Hat Municipal Airport, the basic strip is a rectangular area measured 60 metres out from each end of the runway, 75 metres on each side of the centre line of the runway and with a total length of 1644 metres.
- (2) For runway 09-27 (crosswind) of the Medicine Hat Municipal Airport, the basic strip is a rectangular area measured 60 metres out from each end of the runway, 30 metres on each side of the centre line of the runway and with a total length of 980 metres.

TAKE-OFF/APPROACH SURFACES

- 2 There are take-off/approach surfaces abutting and extending out from each end of the basic strip of a runway and in each case the surface is an imaginary surface consisting of an inclined plane,
 - (a) for runway 03-21 (main) of the Medicine Hat Municipal Airport,
 - (i) the commencement of which coincides with the end of the basic strip,
 - (ii) that rises at a slope ratio of 1:40 measured from the end of the basic strip,
 - (iii) that diverges outward on each side as it rises, at a rate of 15% measured from the respective projected sides of the basic strip, and
 - (iv) that ends at its intersection with the outer surface;
 - (b) for runway 09-27 (crosswind) of the Medicine Hat Municipal Airport,
 - (i) the commencement of which coincides with the end of the basic strip,
 - (ii) that rises at a slope ratio of 1:25 measured from the end of the basic strip,
 - (iii) that diverges outward on each side as it rises, at a rate of 10% measured from the respective projected sides of the basic strip, and
 - (iv) that ends at its intersection with the outer surface.

TRANSITIONAL SURFACES

- 3 There is a transitional surface associated with each side of the basic strip of a runway, and in each case the transitional surface is an imaginary surface consisting of an inclined plane that
- (a) for runway 03-21 (main) of the Medicine Hat Municipal Airport,
 - (i) commences at and abuts the sides of the basic strip,
 - (ii) rises at a slope ratio of 1:7 from an elevation at the centre point of the runway opposite the proposed development, and measured from the sides of the basic strip, and
 - (iii) ends at its intersection with the outer surface and take-off/approach surfaces;
 - (b) for runway 09-27 (crosswind) of the Medicine Hat Municipal Airport,
 - (i) commences at and abuts the sides of the basic strip,
 - (ii) rises at a slope ratio of 1:5 from an elevation at the centre point of the runway opposite the proposed development, and measured from the sides of the basic strip, and
 - (iii) ends at its intersection with the outer surface and the take-off/approach surfaces.

AIRPORT ZONING REFERENCE POINT ELEVATION

- 4 The airport zoning reference point elevation is the elevation used to establish the height of the outer surface and for the purpose of this Overlay is deemed to be 715.9 metres above sea level.

OUTER SURFACE

- 5 The outer surface of the protection area is an imaginary common plane established at a constant elevation of 45 metres above the airport zoning reference point elevation and extending to the boundary of the protection area.

GENERAL

- 6 The area locations of the take-off/approach surfaces and transitional surfaces are represented on the map shown in Figure 3, but if any discrepancy exists between the description of the take-off/approach surfaces or transitional surfaces in this Appendix and their location on the map, the description in this Appendix prevails.

