

640 – Airport Zone (I4)

Intent: To accommodate airport facilities and limited commercial Uses that are complementary to the Abbotsford International Airport

640.1 Permitted Uses

Permitted Uses Table for I4 Zone	
Principal Uses	
.1 Agricultural Use	.8 Freight Handling Facility
.2 Airport	.9 Manufacturing
.3 Airport Office	.10 Off-Street Parking
.4 Civic Use	.11 Service Station
.5 Commercial School	.12 Tourist Accommodation
.6 Dormitory	.13 Trade School
.7 Flying Club	.14 Warehousing
Accessory Uses	
.15 Automobile Rental/Leasing	.19 Pub
.16 Coffee Shop	.20 Restaurant
.17 Drive Through Restaurant	.21 Retail
.18 Liquor Store	

640.2 Site Specific Permitted Uses (B/L 3159-2021)

- .1 Entertainment and Sports Centre shall be a permitted Use on the following Lot:
 - a. PID: 030-305-071
 Legal Description:
 Lot 1 Plan EPP70454 NWD Section 11, 12, 13, TWP 13 &
 Section 7 Township 16, Except Plan EPP70456

Editorial Note
Known civically as: 1590 Mt Lehman Road

640.3 Development Regulations

Development Regulations Table for I4 Zone	
Column I	Column II
.1 Density (maximum)	n/a
.2 Minimum Setbacks (Interior Lot Line)	a. 0.0 m, except 3.0 m where abutting an R or RM zone
.3 Minimum Setbacks (Exterior Lot Line)	a. 3.0 m
.4 Minimum Setbacks between Buildings	n/a
.5 Height (maximum)	a. Any Building or structure or any addition to any Building or structure must not penetrate the obstacle limitation surfaces

	established for the Abbotsford Airport by Transport Canada and NavCanada
.6 Lot Coverage (maximum)	n/a
.7 Security perimeter fence line	a. Groundside – 3.0 m b. Airside – 1.0 m

640.4 Off-Street Parking

Refer to section 150 for requirements pertaining to off-street parking.

640.5 Conditions of Use

- .1 Unenclosed storage and unenclosed operations are subject to the following regulations:
 - a. not be located within 3.0 m of an Exterior Lot Line;
 - b. be limited to that part of a Lot that is surfaced with asphalt paving, concrete or another dust free material;
 - c. not include storage of materials or goods likely to produce or give off dust or other particulate matter that may become wind-borne; and
 - d. not include storage of material or goods likely to attract birds or other animals.
- .2 Manufacturing and Warehousing of goods shall be exclusively related to the aerospace industry.
- .3 An Off-Street Parking use shall not include parking for commercial vehicles.