

Bulletin: Development within Airport Zone

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This information is summarized for convenience. Please refer to the applicable Kelowna Airport Zoning Regulations for detailed guidance.

What is the Airport Zone?

The Airport Zone, also referred to as the Obstacle Limitation Surface (OLS) is a surface that establishes the limit to which objects may project into the airspace associated with an aerodrome so that aircraft operations at the aerodrome may be conducted safely.

The Airport Zone, or OLS consists of the following three surfaces (refer to Figure 1):

1. **Outer Surface** – a surface located in a horizontal plane above an aerodrome and its surrounding area. This surface is located 45 m above the airport reference point (center of the runway) and has a radius of 4000 m. In the case of Kelowna Airport, there are some variances that have been agreed to over the years which are identified within the Kelowna Airport Zoning Regulations. Above sea level, the Outer Surface is located at 463.6 m.

NOTE: Where the Outer Surface intercepts terrain, the maximum obstacle height above ground level is 9 m. This is referred to as the Imaginary Surface.

2. **Takeoff/Approach Surface** – an inclined plane beyond each end of the runway and preceding the threshold of each runway to a distance of 3000 m, at a slope of 2.5% (1:40) and a divergence of 15%.
3. **Transitional Surface** – a complex surface along the side of the runway strip that slopes upwards and outwards to the Outer Surface. The Transitional Surface runs at a 14.3% (1:7) grade from the runway strip.

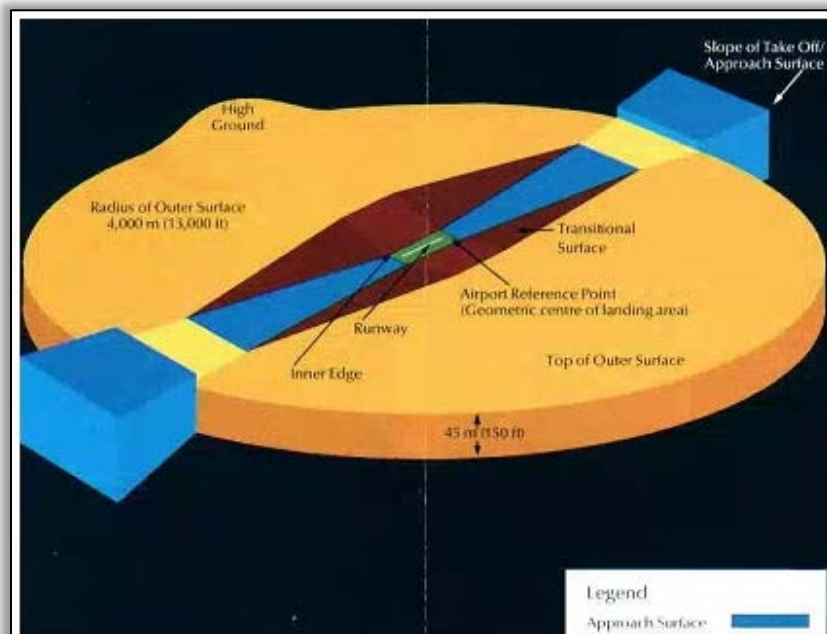


Figure 1 – Obstacle Limitation Surface Legend

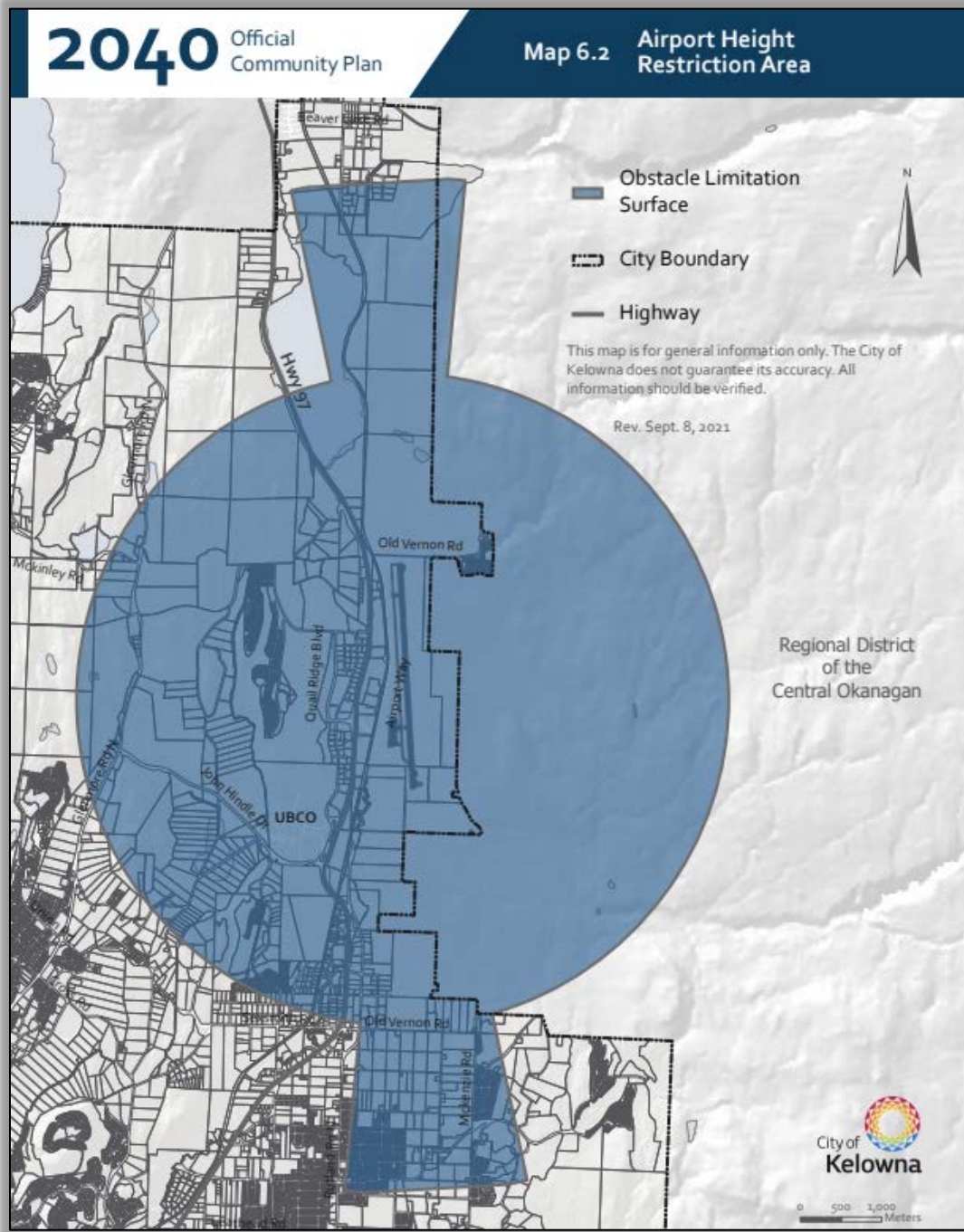


Figure 2 - Airport Zone Height Restriction Area

What Needs to be Considered when Building in the Airport Zone?

The maximum height of the building and the height of equipment used during construction are the two components that need to be considered when building in the Airport Zone (refer to Figure 2).

What is the Maximum Height of my Building in the Airport Zone?

Buildings being considered inside the **Outer Surface** must not exceed 463.6 metres above mean sea level (AMSL). Where the Outer Surface intercepts terrain, the maximum obstacle height above ground level is 9 metres. This is referred to as the Imaginary Surface.

Buildings being considered inside the **Approach and Transitional Surfaces** have varying height restrictions depending on their locations. These maximum height restrictions must be determined through an assessment provided by the Developer of the project.

How do I Determine if my Building and Construction Equipment Exceeds the Maximum Height?

It is the Developer's responsibility to provide an assessment of the building and construction equipment heights to ensure they fall below the maximum height requirements. It is recommended to retain the services of a consultant with knowledge of airport zoning regulations as part of the assessment process.

The assessment must include the following information:

- project description
- civic address and geographic coordinates of proposed construction
- confirmation of building grade elevation through legal land survey or Issued for Construction documentation in metres, above mean sea level
- maximum building height including roof-top equipment in metres, above mean sea level
- diagram showing site location with distance from center of runway
- a plan for equipment of height, usually but not limited to cranes, telehandlers, and vertical concrete pumpers

What do I do if my Planned Building and/or Construction Equipment Exceeds the Maximum Height Requirements?

Outer Surface

Developers planning a building or using construction equipment that exceeds the maximum height requirements within the **Outer Surface** must obtain approvals from the following entities:

- Kelowna International Airport (YLW)
- Transport Canada Civil Aviation

Approach and Transition Surface

Developers planning a building that exceeds the maximum height requirements within the **Approach and Transition Surfaces** must revise their plans to ensure the building and construction equipment remain below the maximum height requirements. NOTE: Under special circumstances approvals may be granted for the temporary use of **construction equipment** that exceeds the maximum height requirements.

What Approvals are Required if my Planned Building and/or Construction Equipment Exceed the Maximum Height Requirements and How do I Obtain Them?

Outer Surface

The Developer must:

1. Submit the completed assessment and request a Letter of No Objection from YLW at the following email address: ylwdevelopment@kelowna.ca. YLW generally does not support permanent structures that exceed the maximum height requirements.
2. Apply for an Exemption to the Airport Zoning Regulations through the Aeronautical Assessment Form for Obstacle Evaluation Process (AAF). Forms may be obtained from the following link:

https://wwwapps.tc.gc.ca/Corp-Serv-Gen/5/forms-formulaires/download/26-0427_BO_PX

Completed form(s) can be sent to aviation.pac@tc.gc.ca

Approach and Transition Surface

YLW does not support permanent structures that exceed the maximum height requirements.

For construction equipment that exceeds the maximum height, follow steps 1 and 2 as outlined above:

What Other Approvals are Required When Building Within the Airport Zone?

Nav Canada approval is required for all planned construction activities within the Airport Zone. The Developer must apply through the Land Use Application process for the proposed buildings and all construction equipment.

<https://www.navcanada.ca/en/aeronautical-information/land-use-program.aspx>