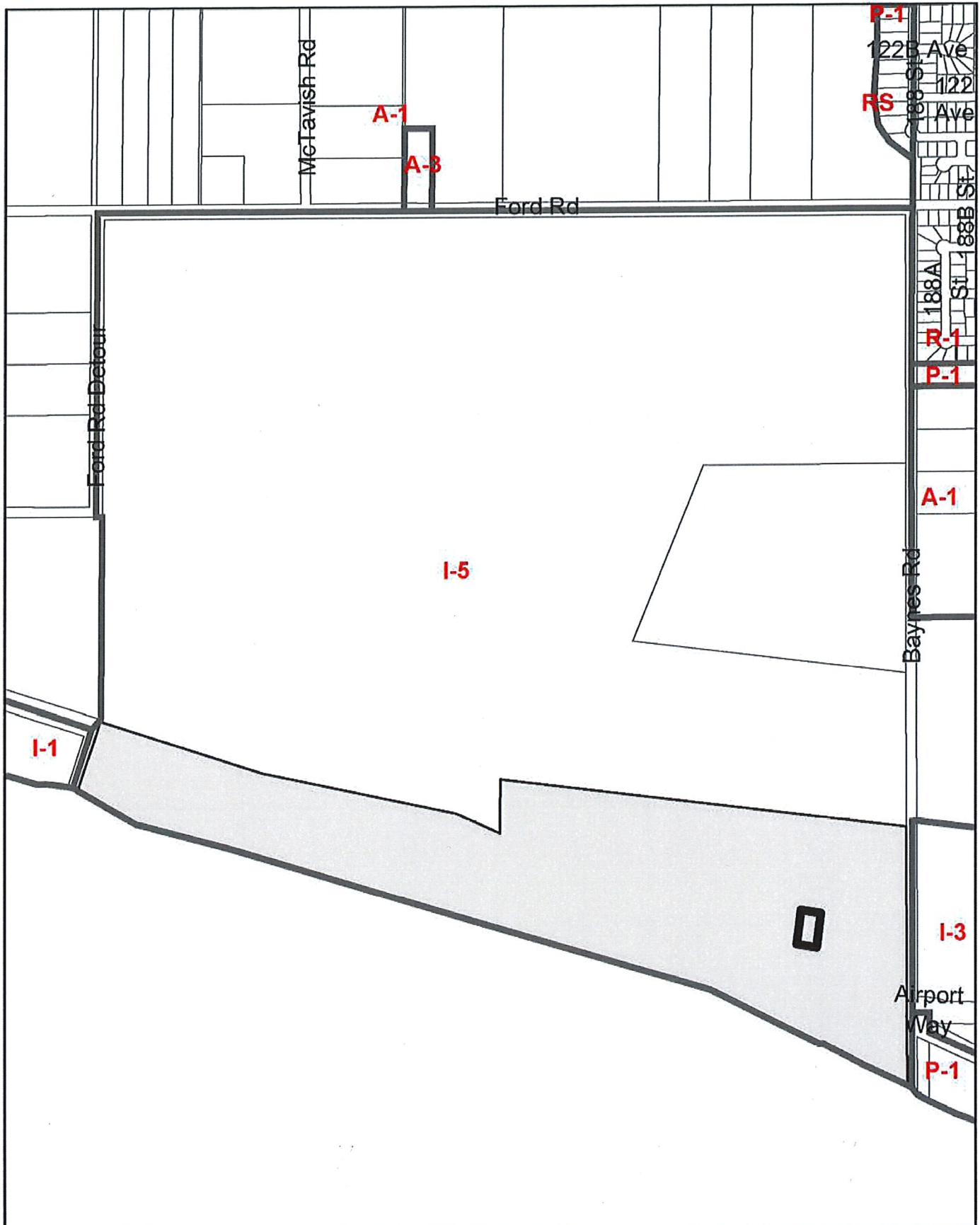


170 - 18799 Airport Way - Sky Helicopters Neighbourhood OCP Attachment B

0 100 200 400 600 800 Meters

Map Created: 2021/10/14



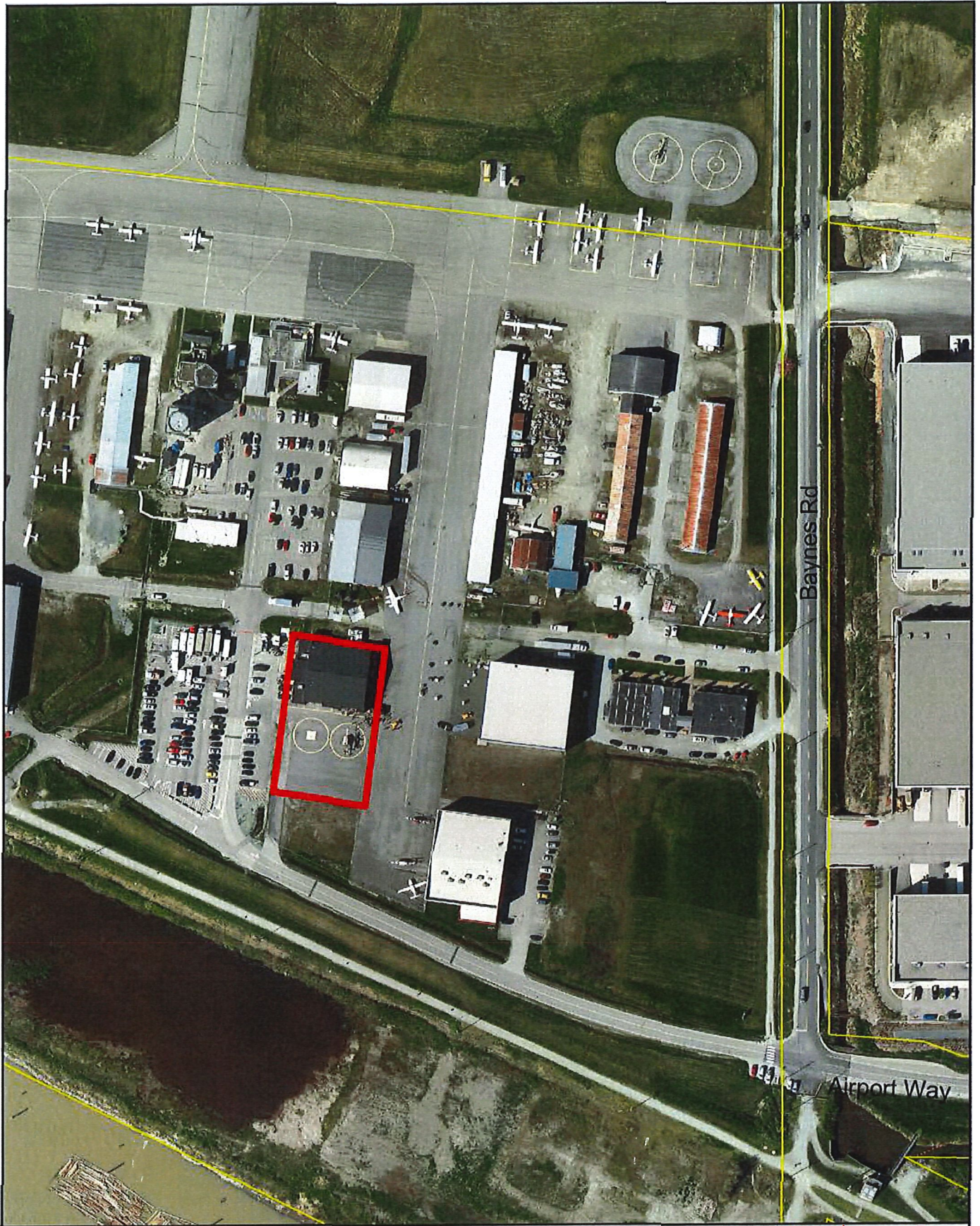


170 - 18799 Airport Way - Sky Helicopters Neighbourhood Zoning Attachment C

0 100 200 400 600 800 Meters

Map Created: 2021/10/14





Attachment D

170 - 18799 Airport Way - Sky Helicopters



0 25 50 100 150 200 Meters

Map Created: 2021/10/14





September 9, 2021

City of Pitt Meadows
Attn: Alex Wallace, Manager of Community Development
12007 Harris Road
Pitt Meadows, BC V3Y 2B5

**TEMPORARY USE PERMIT – PITT MEADOWS AIRPORT SOCIETY/SKY HELICOPTERS
LETTER OF INTENT**

Dear Ms. Wallace,

Please accept this letter of intent as part of our formal application package to secure a two-year Temporary Use Permit authorizing Sky Helicopters to host events at the Sky Hangar located at the Pitt Meadows Regional Airport ("YPK"), specifically at 170-18799 Airport Way.

Sky Helicopters was established in 2011, and commenced operations on the Westlund Helicopters Inc. leasehold at YPK in 2014 (Google Earth image attached for reference). It is a state-of-the-art rotary wing company whose branding is recognized and respected throughout the entire province of British Columbia. It is arguably the most progressive commercial aviation business entity currently operating out of YPK. As a foundational member of the airport community, Sky Helicopters contributes significantly to ongoing airport operations and airport economic prosperity. It has quickly become an invaluable cornerstone for future airport growth. Sky Helicopters currently provides a range of services from heli-tours, proposal packages, and executive charters to environmental/wildlife surveys, wildfire suppression, and backcountry infrastructure implementation. Adding to its distinctive list of offerings, the Sky Hangar provides an opportunity to value-add its offering with a unique event space, professionally designed to host fundraisers, celebrations, professional events, and more. The Sky Hangar underwent significant code-compliant upgrades in 2018 to ensure it meets required safety standards for assembly use of up to 300 people. In recent years, Sky Helicopters have hosted approximately 65-75 events per year with an average event size of 125 people.

YPK is zoned I-5: Airport which allows for aviation-related enterprises, including events. Currently, Sky Helicopters works closely with Pitt Meadows Airport Society and City of Pitt Meadows to review and monitor each event booking and assess specific aviation

components. This application for a Temporary Use Permit seeks to reduce administrative burdens and eliminate the uncertainty surrounding this subjective zoning compliance (aviation-related vs non), and instead capitalize on Sky Helicopter's entrepreneurial spirit and global recognition by authorizing non-aviation events. This diversification of services will ensure Sky Helicopters' continued sustainability and contribute to the elevated business standards YPK is aspiring to. It also reinforces City of Pitt Meadow's Official Community Plan commitments to "view the airport as one of its most important economic development generators" and to "continue to work with the airport and other parties to promote its successful development."

As this application is essentially for an expansion of the type of events permitted at one specific site rather than a wholesale change in use for the entire property, and given the location of Sky Helicopters is interior to the airport lands (no City-road frontage), we respectfully request that the requirements for posting a Development Proposal Sign and conducting public information meetings be waived. We fully intend to adhere to the community mail-out requirement, but note that only two properties (one commercial, one residential) fall within the 50m distribution area.

We thank you for your continued support and consideration of this application. I trust the information contained herein is sufficient however please do not hesitate to contact me directly if you require anything further.

Respectfully,



Ashley Hilland
Director, Administration & Operations



Re: Temporary Use Permit for SKY Helicopters

To whom it may concern,

The SKY Helicopters hangar was completed in 2014 for the purpose of housing and operating the SKY Helicopters fleet as well as host the Westlund Group of companies (SKY's parent corporation) for group meetings and events. We started renting the space to external clients in 2015 as interest in using our hangar for event related purposes grew. The juxtaposition of a professional or formal function within an industrial helicopter hangar is the attraction of our facility. And though we believe that events within our hangar are inherently aviation related, we understand that this is a subjective interpretation and wish to do whatever necessary to achieve compliance in the eyes of our governing bodies. In 2018 we made the necessary life-safety upgrades to our building at the cost of over \$150,000.00 in order to secure a permitted occupancy of 300 persons. Since that time we have been working closely with the Pitt Meadows Airport society as well as the City of Pitt Meadows to verify each rental taking place at our property. We are so appreciative of the flexibility and time that both airport and city staff have given SKY Helicopters. From charity galas, corporate training events, and product launches to flying in keynote speakers, bride and grooms, and wowing guests with event-day intro flights, we have been able to host thousands of people from all over the lower mainland throughout the years.

We are excited to take the next steps of obtaining a temporary use permit for our property at SKY Helicopters. This permit will allow us to continue exhibiting our hangar as a unique asset to both the Pitt Meadows Airport and general community while alleviating some of the current administrative burdens associated with regulating our business. We thank you in advance for the opportunity and consideration.

Sincerely,

A handwritten signature in black ink, appearing to be "AW", written over a light blue horizontal line.

Andrew Westlund
Owner, SKY Helicopters & Westlund Group of Companies

A handwritten signature in black ink, appearing to be "CW", written over a light blue horizontal line.

Christina Westlund
Director Events & Special Projects, Westlund Group of Companies

CITY OF PITT MEADOWS

TEMPORARY COMMERCIAL USE PERMIT NO. 2021-001

ISSUED BY:

THE CITY OF PITT MEADOWS, a City under the "Local Government Act" of the Province of British Columbia, and having its Municipal Offices at 12007 Harris Road, in the Municipality of Pitt Meadows, in the Province of British Columbia, V3Y 2B5

(hereinafter called the "City")

TO:

PITT MEADOWS AIRPORT SOCIETY, INC. NO. S37037
12007 HARRIS ROAD
PITT MEADOWS, BC
V3Y 2B5

SKY HELICOPTERS (BUSINESS OWNER)
18799 AIRPORT WAY #170,
PITT MEADOWS, BC
V3Y 2B4

(hereinafter called the "Permittee(s)")

WHEREAS the Permittee(s) wishes to conduct a commercial operation upon ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of Pitt Meadows in the Province of British Columbia, and more particularly known and described as:

Parcel Identifier: 000-719-595

Legal Description: Lot 59 Except: Part on Plan BCP9734 Sections 2, and 3 and Parts of Sections 9, 10, 11 and 14 Block 5 North Range 1 East New Westminster District Plan 42375

(hereinafter called the "Lands")

AND WHEREAS the Permittee(s) has made application for a Temporary Commercial Use Permit in regard to the Lands;

AND WHEREAS the Local Government Act provides that in such a Permit certain matters may be regulated, required or limited;

NOW THEREFORE, the Council of the City of Pitt Meadows hereby issues a Temporary Commercial Use Permit in respect of the Lands as follows:

1. This Temporary Commercial Use Permit is issued subject to compliance with all City Bylaws except those bylaw conditions that are at variance with the conditions described in this Permit.
2. This Temporary Commercial Use Permit applies to and only to those lands within the City described below, and any and all buildings, structures and other development thereon:

Parcel Identifier: 000-719-595

Legal Description: *Lot 59 Except: Part on Plan BCP9734 Sections 2, and 3 and Parts of Sections 9, 10, 11 and 14 Block 5 North Range 1 East New Westminster District Plan 42375*

3. The Temporary Use described on this permit shall be discontinued on or before **October 29 2024**.
4. The Temporary Use permitted on the said lands shall be to:

Host commercial special events. A special commercial event means any for-profit, public assembly event or gathering that may occur on one day or consecutive days.

5. The Temporary Use shall be carried out according to the following conditions:

- a. *All events must adhere to the BC Building Code.*
- b. *All events must adhere to the BC Fire Code.*
- c. *The Occupancy Limit cannot be exceeded.*
- d. *All Public Health Orders must be followed.*
- e. *No Event Parking is allowed on public right-of-ways.*
- f. *All events must adhere to City's Fireworks and Pyrotechnics Bylaw No. 2673, 2015*
- g. *All events must adhere to the City's Fire Protection and Life Safety Bylaw No. 2405*
- h. *The Fire Department must be notified within two weeks of booking or as soon as possible when the event contains:*
 - I. *Pyrotechnics and/or Fireworks and;*
 - II. *Where a helicopter will be displayed as part of the event by the occupier, the requirements of Section 10.5 a) b) & c) of the Fire Protection and Life Safety Bylaw 2405 must be met.*

- a. The applicant shall obtain a business license, building permit and any other applicable permits under all applicable City bylaws;
- b. This permit is only granted to Sky Helicopters. Shall the business no longer exist, the permit is no longer valid;
- c. A \$10,000 refundable security in the form of a letter of credit will be held to ensure compliance with the terms and conditions of the permit;

7. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this permit and any plans and specifications attached to this permit shall form a part hereof.
8. This permit is not transferable. The permit may be amended or cancelled by Council resolution and in accordance with the regulations prescribed by the Lieutenant Governor in Council.
9. This permit is not a building permit.

AUTHORIZING BY COUNCIL RESOLUTION, passed on the _____ day of _____, 2021

THE CORPORATE SEAL OF THE CITY OF PITT MEADOWS
was hereunto affixed on the _____ day of _____, 2021

Bill Dingwall, Mayor, BGS, LL.B., CPHR

Kate Barchard, Corporate Officer

Pitt Meadows Airport Society
(by its authorized signatory(ies))

Print Name

Sky Helicopters
(by its authorized signatory(ies))

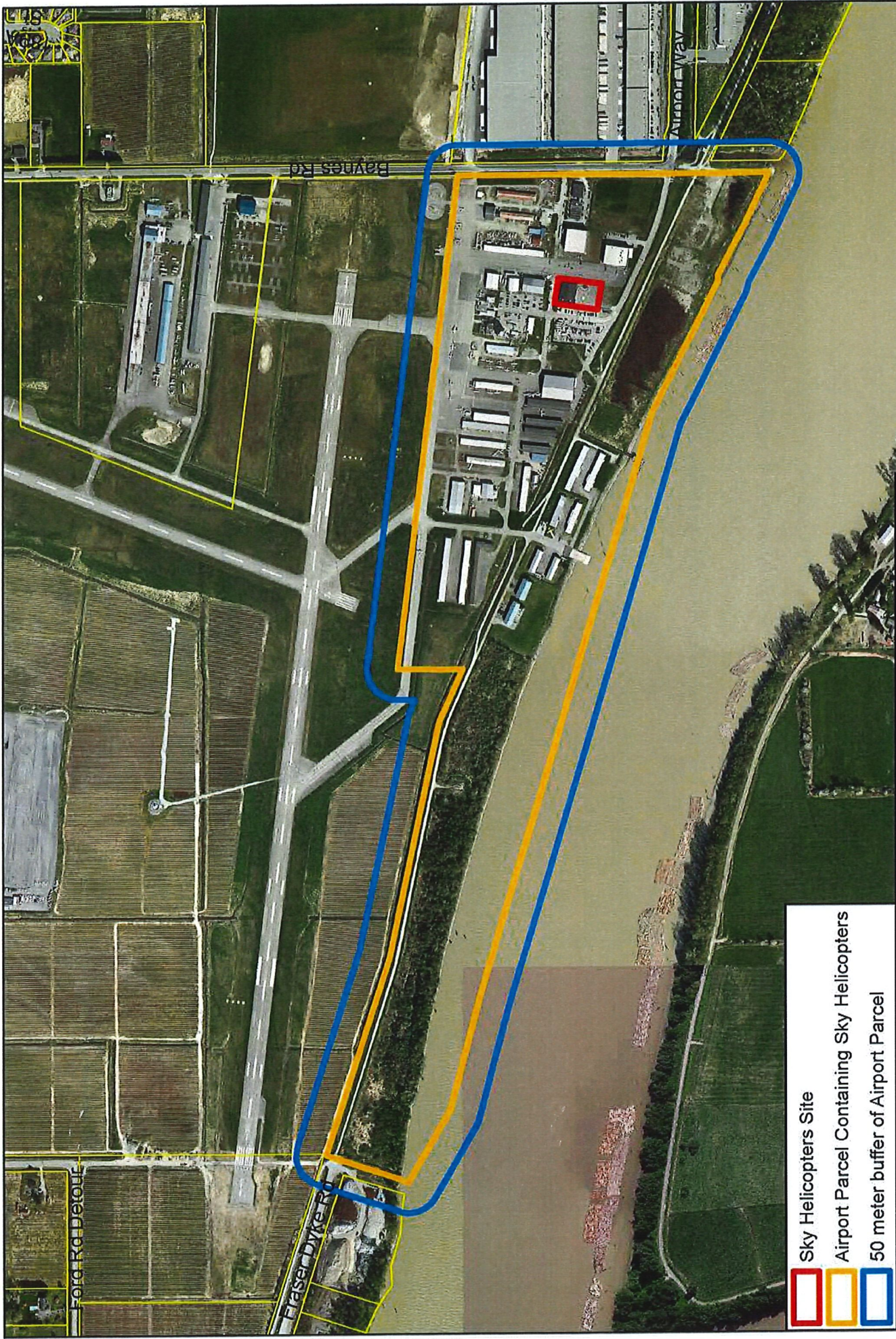
Print Name




SIGNED, SEALED AND DELIVERED BY
the Owner of the Lands on
the ____ day of _____, 2021

Attachment "A"

Site Plan



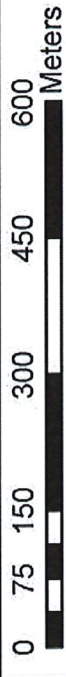


-  Sky Helicopters Site
-  Airport Parcel Containing Sky Helicopters
-  50 meter buffer of Airport Parcel

170 - 18799 Airport Way - Sky Helicopters

50 meter Buffer of Parent Parcel

Attachment H



Map Created: 2021/10/14

