



**Big Sky. Big Runway. Big History.**

#### ***PRIVATE AIRCRAFT HANGARS AT TRA***

The Corporation of the Town of Tillsonburg encourages persons who have an interest in building a hangar at the Airport to contact Don Huras, the Airport Manager. Space is available for multiple unit hangars, individual hangars, and larger corporate aircraft hangars.

#### ***HANGAR LOCATION - THE AIRPORT MASTER SITE DEVELOPMENT PLAN***

The Airport has prepared a hangar development plan. A copy of the plan is available from the airport manager. Both existing and potential new small aircraft hangar sites are shown on the plan.

Hangar sites for larger, corporate aircraft will be in the area to the east of the Terminal building.

## ***CONSTRUCTION STANDARDS***

Tillsonburg Regional Airport wishes to maintain a quality aviation facility and in the interests of orderly development, has set out a number of minimum standards that new hangar builders will need to be aware of. These standards are briefly described below.

### ***SITE GRADING***

The Airport has prepared a master-grading plan that has to be adhered to in order to ensure proper drainage and integration with surrounding hangar buildings. The hangar owner will be responsible for all grading of the site according to the plan.

### ***ELECTRICAL SERVICE***

Each new hangar is to be equipped with its own hydro meter and hydro will be billed directly to the hangar owner.

### ***FEES***

An annual maintenance fee of \$159 per hangar is required to cover costs for snow removal and grass cutting.

### ***SITE RENTAL AND TAXES***

A sample lease agreement can be requested at any time through the airport administrator.

The lands available for private hangar construction are rented to the hangar owner by the Town of Tillsonburg, the legal owner of the Airport property. Hangar rental rates are \$0.40 per square foot per year. Square footage is calculated using the outside dimensions of the building. Land lease rates are subject to annual adjustment, generally in the range of the Ontario consumer price index.

Hangars are subject to property taxes and taxes are payable by hangar owners. Assessments for taxation purposes are completed by the Municipal Property Assessment Corporation. Taxes are collected by the Town of Tillsonburg, but the amounts collected are remitted to the Township of South West Oxford, the municipality in which the Airport is located.

## ***COSTS***

Costs for all work associated with new hangar construction, as well as ongoing maintenance and operating costs, is the responsibility of the hangar owner. These costs include:

- Airport Application Fee \$345 + Administrative Fee \$54
- Site preparation and grading, if required
- Asphalt paving in front of hangar to connect to taxiway
- Foundation and building construction
- Electrical servicing costs and hydro inspection fees
- South West Oxford Township taxes
- Building and contents insurance coverage (to be arranged by the owner)
- Site land lease
- Airport Infrastructure Fee of \$610 for hangars up to 5,000 SF and \$1,220 for hangars 5,001 SF and up
- Airport Development Fee of \$689
- Yearly maintenance fee of \$159

## ***CONTACT INFORMATION***

Further information can be obtained by contacting Don Huras, Airport Manager, Tillsonburg Regional Airport.

Address: 244411 Airport Rd  
South-West Oxford, ON N4G 4H1

Telephone: (519) 842-2929

Email: [airportmanager@tillsonburg.ca](mailto:airportmanager@tillsonburg.ca)