

TILLSONBURG REGIONAL AIRPORT (CYTB)



MASTER PLAN

**Presentation to Oxford
County Council
October 13, 2021**



In Context



- The objective of the Master Plan is to be an action oriented, working document that identifies and guides the future development of the Airport in a practical and environmentally sustainable manner.
- The Airport Master Plan presents a comprehensive review of the infrastructure and services currently at the airport and identifies both essential and desirable improvements for the future.
- It assesses activity and potential growth opportunities in the general and corporate aviation sectors and groundside development scenarios and opportunities.
- The plan considers short-term (1-5 years), medium-term (6-10 years) and long-term (11-20 years) planning horizons. It assesses the capacity of the airport's facilities to support the proposed development activities and provides detailed capital and operational expenses.

Master Plan Content

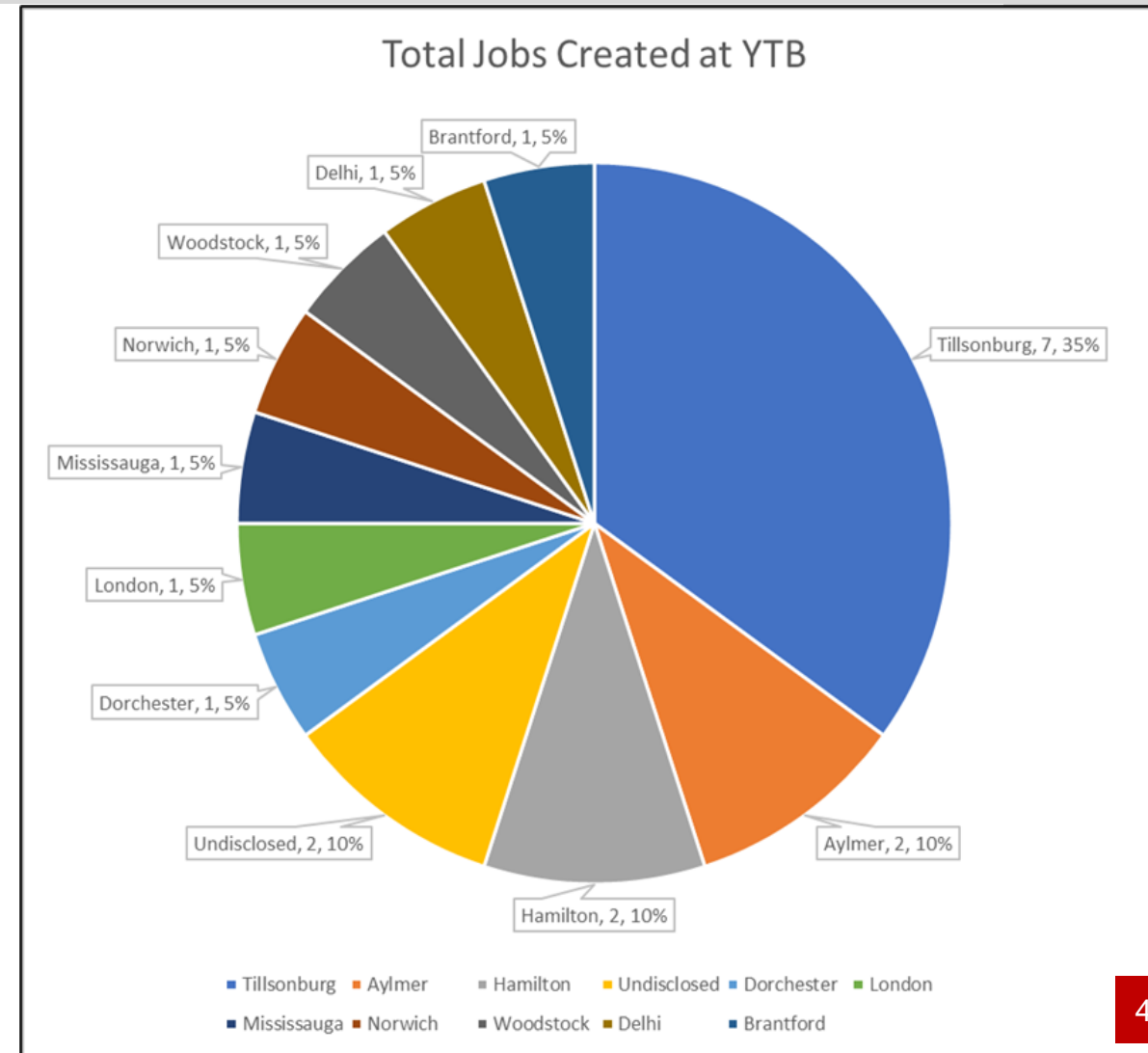
1. Airport Portrait
2. Socio-Economic Analysis
3. Aviation Forecast
4. Economic Impact Analysis
5. Engagements and Consultations
6. Review of Airport Operations
7. Infrastructure Assessment
8. Gaps and Alternatives
9. Land Use Plan
10. Governance Model
11. Capital Plan
12. Implementation Plan
13. Marketing Strategy
14. Executive Summary
15. Maps and Drawings



Economic Impact

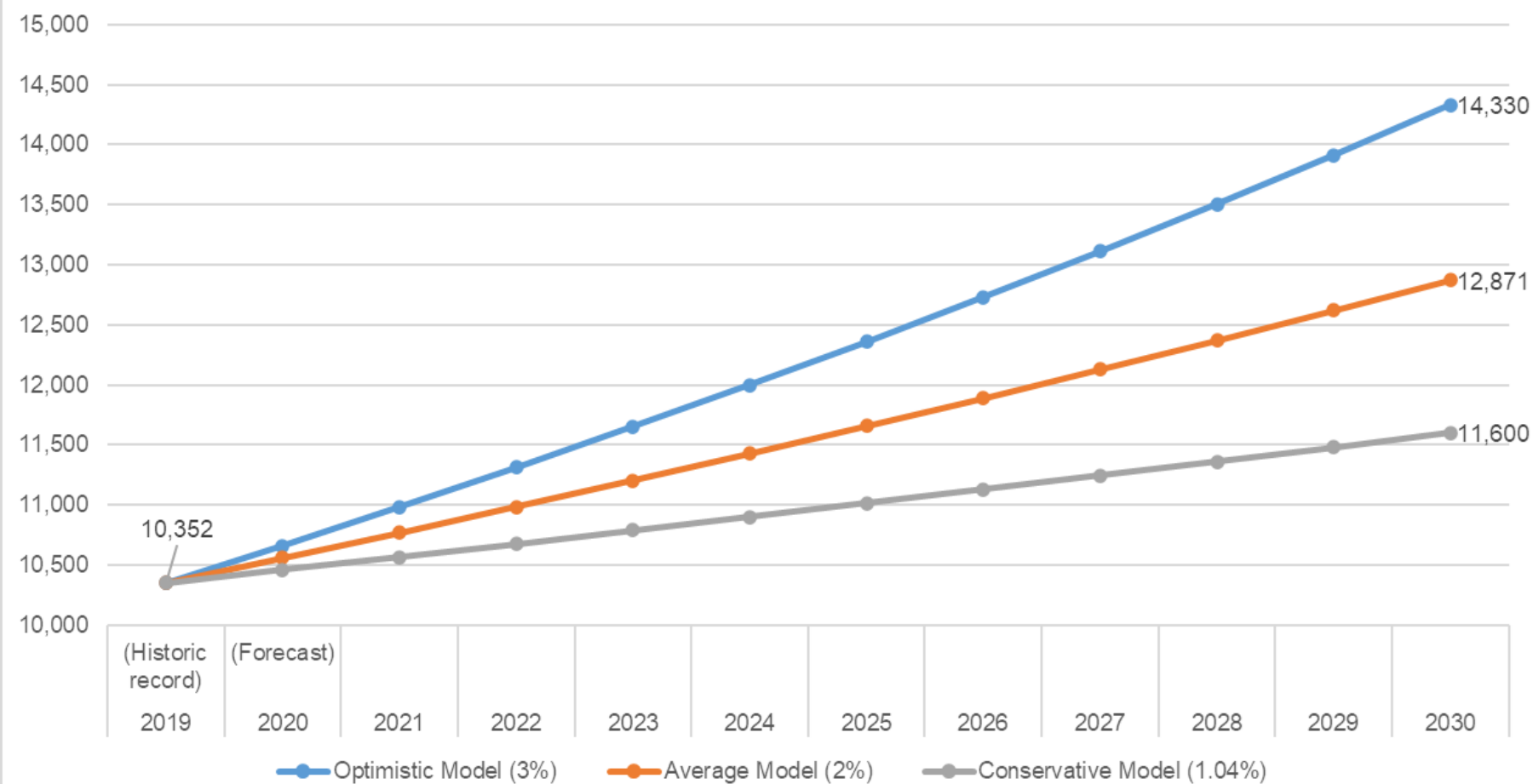
Summary of the 2020 Direct, Indirect and Induced Impacts

Categories		Total
Jobs (FTE)		15
Jobs (PTE)		15
Total Jobs Created		30
Gross Payroll		\$961,552
Province Government Revenues	Payroll Tax	\$49,376
	Total	\$49,376
Federal Government Revenues	Payroll Tax	\$93,326
	Total	\$93,326
Government Revenues		\$142,701
Municipal Taxes Paid to SWOX		46,640
Corporate Expenses		\$2,511,230
Current Investments		564,080
Grand Total		\$4,226,203 100.0%



Aviation Forecast 20 Year Growth Models

Forecast of Total Movements without Fly-in Package
2021 - 2030



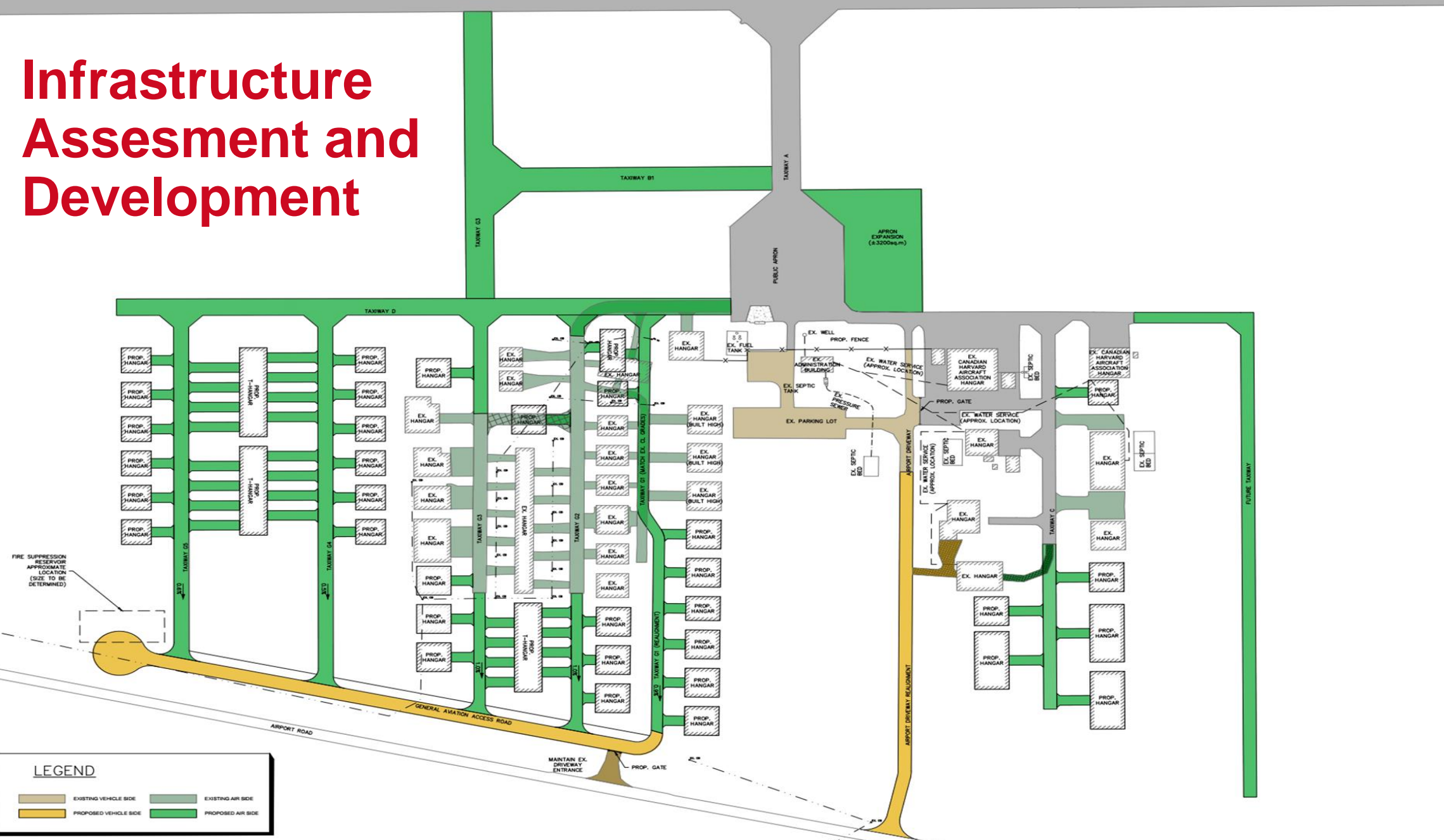
Local Movements by 2030

- Optimistic Model
 - 3% annual growth (activity levels at YTB)
 - 14,330 movements

- Average Model
 - 2% annual growth (based on population growth)
 - 12,871 movements

- Conservative Model
 - 1.04% annual growth (based on SOAN forecast)
 - 11,680 movements

Infrastructure Assessment and Development



LEGEND

	EXISTING VEHICLE SIDE		EXISTING AIR SIDE
	PROPOSED VEHICLE SIDE		PROPOSED AIR SIDE

NO.	DESCRIPTION	DATE
G	TAXIWAY GRADES	09 JUL 2021
F	MASTER PLAN	26 MAY 2021
E	REVIEW	07 APR 2021
D	REVIEW	30 MAR 2021
C	REVIEW	03 MAR 2021
B	REPORT	04 FEB 2021
A	REVIEW	10 JAN 2021

Do not scale drawings. Report any discrepancies to Quortek Group Inc. for review.

Drawings must be sealed by the Architect and/or Engineer prior to use for any building permit applications and if so permitted to be used must be signed by the Architect and/or Engineer. Drawings are subject to any conditions.

All representations to be in accordance with the current Ontario Code and all applicable Ontario regulations.

All drawings and related documents remain the property of Quortek Group Inc. All drawings are protected under copyright and patent.

Quortek

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project title

TILLSONBURG REGIONAL AIRPORT
TILLSONBURG, ON

drawing title

DEVELOPMENT OPTION LONG-TERM PLAN

drawn by: NS
checked by: EFNS
date: 30 DEC 2021
job number: 20162
sheet: G
drawing number: 20162-SITE-LT

Land Use Development Scenarios



- Commercial Office Space
- Light Industrial Space / Hydroponic
- Commercial Retail / Tourism
- RV / Boat / Vehicle / Equipment Storage
- Airport Billboard Signage (Hwy 19 Visible)
- Agricultural Farming
- Warehousing and Storage / Logistics and Distribution
- Light Industrial Space / Hydroponic Horticultural Production Facility
- Energy Project – Photobioreactor
- Light Industrial Space / Hydroponic Horticultural Production Facility
- Tree-Top Adventure Park

Implementation Schedule

YTB Master Plan Implementation Planning				Cost Estimates
Phase 1 - Year 1 to 5				
Extending Ramp, adding tie-down and a run-up area				\$ 185 000
Widening Alpha to allow aircraft to cross				\$ 225 000
Extension of G2				\$ 70 000
Electrical Upgrade plus generator				\$ 285 000
Extending G3 (as required)				\$ 60 000
Extension of Taxiway Charlie southward (as required)				\$ 40 000
Widening G1 and extending south and to Delta				\$ 420 000
Moving Sideway Hangar				\$ 50 000
Construction of G4				\$ 500 000
Relocating Fuel Farm or extending ramp toward the west (30 m)				\$ 1 000 000
Total				\$ 2 835 000
Phase 2 - Year 6 to 10				
Extending Delta to G3 and G4				\$ 340 000
Repavement of main ramp				\$ 396 000
Terminal Expansion				\$ 450 000
Total				\$ 1 186 000
Phase 3 - Year 11 to 15				
Extending G2 or G3 to runway				\$ 275 000
Runway and Taxiway Alpha overlay				\$ 3 200 000
Total				\$ 3 475 000
Phase 4 - Year 16 to 20				
Airport Entrance Rehabilitation/Relocation				\$ 325 000
Total				\$ 325 000



Utilisation of the 2021 Grant

Project	Costs
Airport Operations Manual (Update)	\$ 2,218
Safety Management System Manual (New)	\$ 6,513
Emergency Response Plan (Update)	\$ 2,218
Wildlife Manual (New)	\$ 3,948
Snow and Ice Control Plan (New)	\$ 2,564
Airside Vehicle Operating Procedures Manual	\$ 1,353
Snow Removal	\$ 15,765
Furnace Replacement	\$ 4,783
Fuel Pump Inspection and Maintenance	\$ 5,040
Hydro Capacity Analysis	\$ 5,598
Total	\$ 50,000

Funding Request

- The Town is requesting a five year commitment from Oxford County that will support infrastructure rehabilitation and upgrade;
- The Town is requesting a grant of \$100,000 annually. This amount represent 17% of identified infrastructure only requirements.



QUESTIONS

