



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 Annette Murray, the Airport Administrator. 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 Administrator. 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 \$100 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 \$0.29 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. However, only the hangar building itself (excluding the land) is assessed for property taxation purposes. Building 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.

The smaller hangars at the Airport pay between \$450 and \$650 in taxes annually, but the amount of taxes can vary considerably based on the size and complexity of the building.

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:

- 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 (on the building only)
- Building and contents insurance coverage (to be arranged by the owner)
- Site land lease
- Airport Infrastructure Fee of \$500 for hangars up to 5,000 SF and \$1,000 for hangars 5,001 SF and up
- Yearly maintenance fee of \$100

CONTACT INFORMATION

Further information can be obtained by contacting Annette Murray, Airport Administrator Tillsonburg Regional Airport.

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