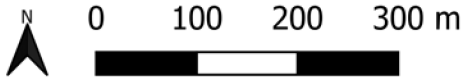


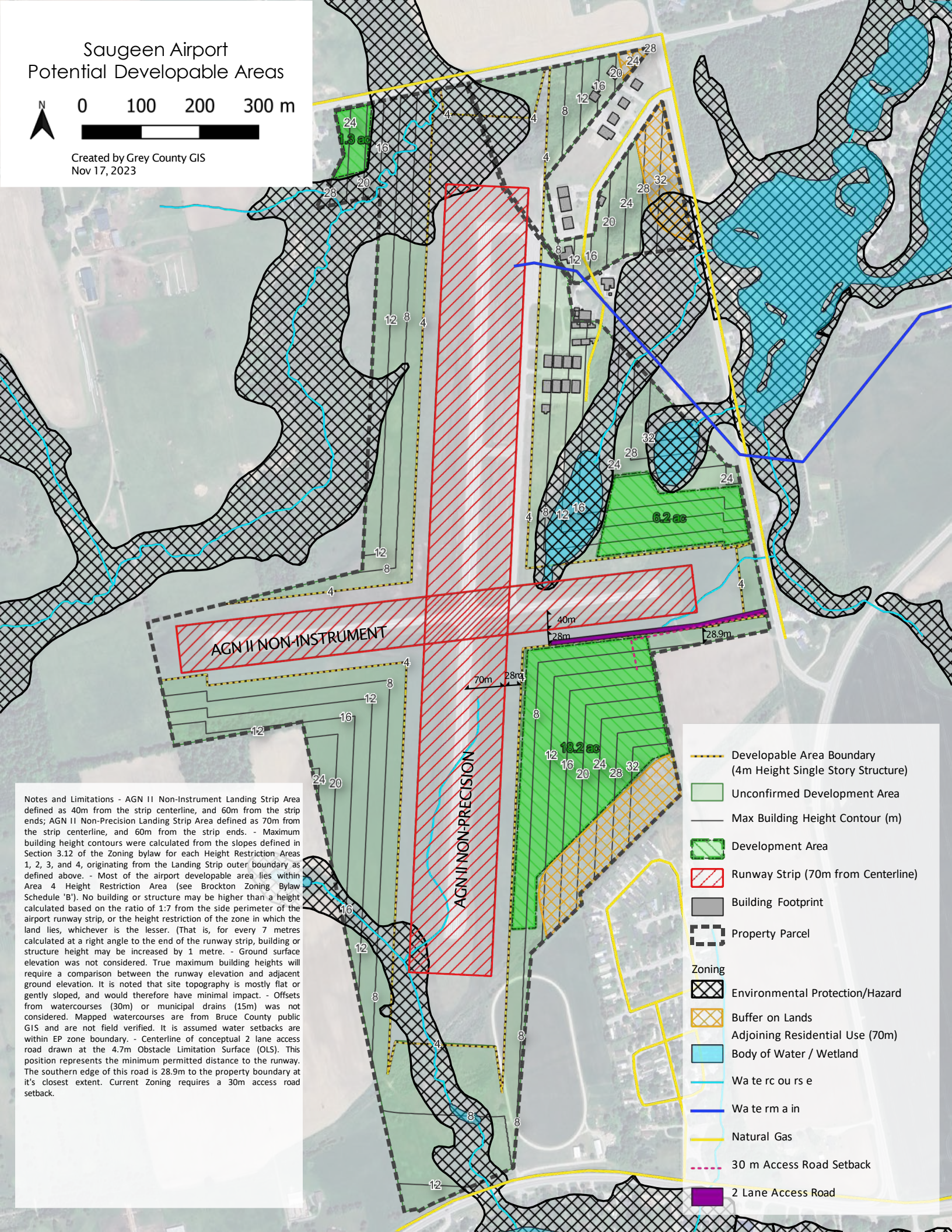
**SAUGEEN MUNICIPAL AIRPORT**

**DEVELOPMENT OPPORTUNITY,  
PLANNING FOR GROWTH  
ONTARIO, CANADA**

# Saugeen Airport Potential Developable Areas



Created by Grey County GIS  
Nov 17, 2023



Notes and Limitations - AGN II Non-Instrument Landing Strip Area defined as 40m from the strip centerline, and 60m from the strip ends; AGN II Non-Precision Landing Strip Area defined as 70m from the strip centerline, and 60m from the strip ends. - Maximum building height contours were calculated from the slopes defined in Section 3.12 of the Zoning bylaw for each Height Restriction Areas 1, 2, 3, and 4, originating from the Landing Strip outer boundary as defined above. - Most of the airport developable area lies within Area 4 Height Restriction Area (see Brockton Zoning Bylaw Schedule 'B'). No building or structure may be higher than a height calculated based on the ratio of 1:7 from the side perimeter of the airport runway strip, or the height restriction of the zone in which the land lies, whichever is the lesser. (That is, for every 7 metres calculated at a right angle to the end of the runway strip, building or structure height may be increased by 1 metre. - Ground surface elevation was not considered. True maximum building heights will require a comparison between the runway elevation and adjacent ground elevation. It is noted that site topography is mostly flat or gently sloped, and would therefore have minimal impact. - Offsets from watercourses (30m) or municipal drains (15m) was not considered. Mapped watercourses are from Bruce County public GIS and are not field verified. It is assumed water setbacks are within EP zone boundary. - Centerline of conceptual 2 lane access road drawn at the 4.7m Obstacle Limitation Surface (OLS). This position represents the minimum permitted distance to the runway. The southern edge of this road is 28.9m to the property boundary at it's closest extent. Current Zoning requires a 30m access road setback.

- Developable Area Boundary (4m Height Single Story Structure)
- Unconfirmed Development Area
- Max Building Height Contour (m)
- Development Area
- Runway Strip (70m from Centerline)
- Building Footprint
- Property Parcel
- Zoning**
- Environmental Protection/Hazard
- Buffer on Lands Adjoining Residential Use (70m)
- Body of Water / Wetland
- Watercourse
- Watermain
- Natural Gas
- 30 m Access Road Setback
- 2 Lane Access Road

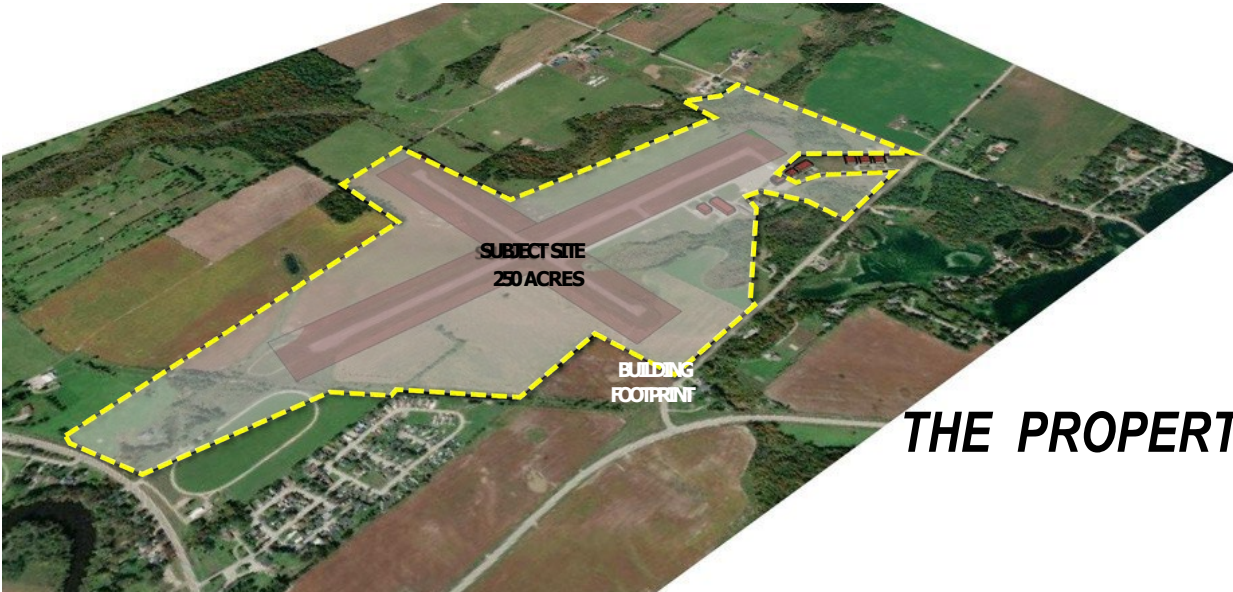
**SAUGEEN MUNICIPAL AIRPORT**

**REDEVELOPMENT OPPORTUNITY, LOCATION OF SITE**



The Saugeen Municipal Airport (CYHS), is a Transport Canada registered airport. The airport serves as a base for flight training, sightseeing tours, air ambulance services, corporate jets, and recreational pilots. The 250- acre airport complex offers two paved runways with full instrument-approach systems. Runway 01/19 is a 4000' paved runway and is 75' wide. Runway 09/27 is a 2500' paved runway and is 50' wide.

**SAUGEEN MUNICIPAL AIRPORT**

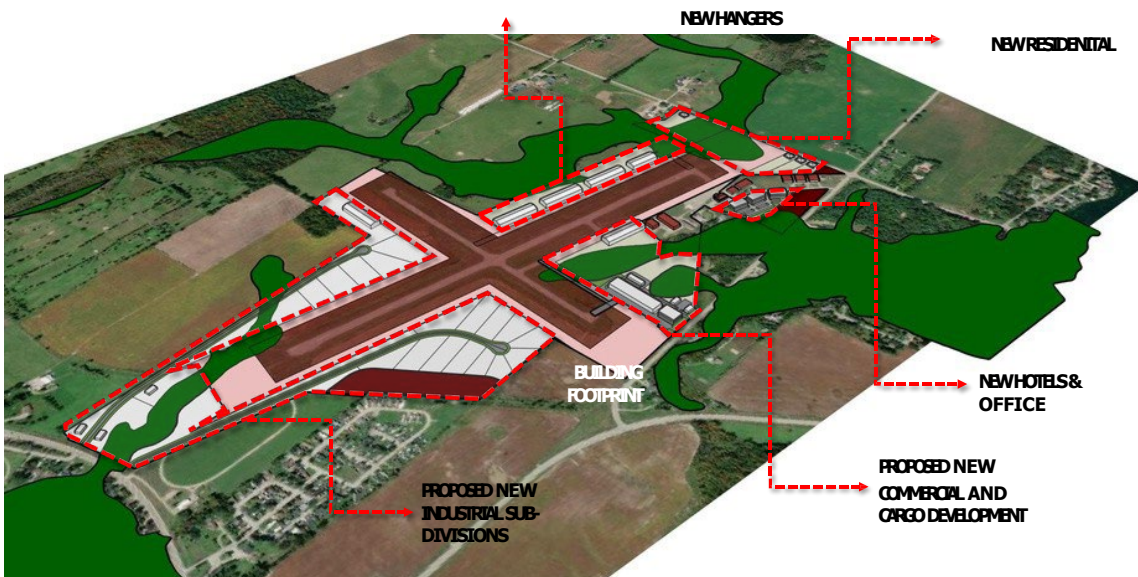


**THE PROPERTY**



**EXISTING RUNWAYS**

**ENVIRONMENTAL LANDS**



**PROPOSED DEVELOPMENT**

***BIRDSEYE  
VIEW OF  
NORTH SIDE***



***BIRDSEYE  
VIEW OF  
SOUTH SIDE***



***BIRDSEYE  
VIEW OF  
SOUTHSIDE***



## ***Development Potential of Saugeen Airport***

Over 25 acres of developable lands

Service infrastructure is available

Multiple airport uses and general manufacturing potential

Investment in infrastructure required

Invest Ontario can assist

### Next Steps

- Support from municipalities
- Refine concepts, uses and costing
- Engage Infrastructure Ontario re: financing
- Develop Investment Attraction Plan
- Work the Plan