



Presented by Land Services Group  
DUE DILIGENCE PURPOSE ONLY

# Vision and Preferred Development Option

**Saugeen Municipal Airport**

**Brockton, Hanover, West Grey**

NOV, 17, 2025



# ABOUT LAND SERVICES GROUP

Land Services Group Corp, established with a vision to revolutionize the market, seeks to address the pressing need for a comprehensive solution in a niche market. Our mission is to provide an all-encompassing, one-stop-shop solution for the real estate investment global market, particularly in land development and multi-residential rental investment management.





## **FUTURE DEVELOPMENT**

Concept Plan

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November, 17, 2025



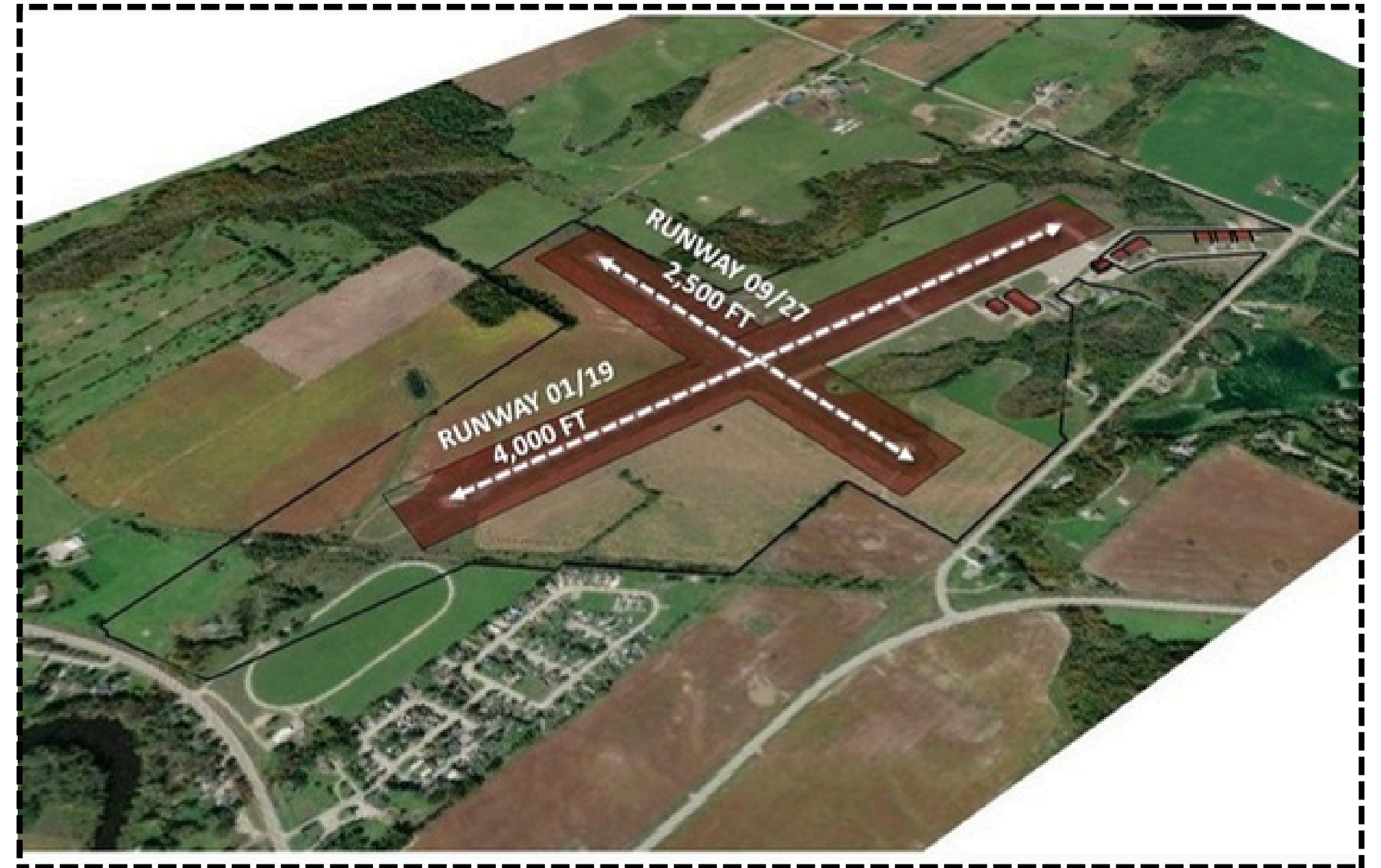
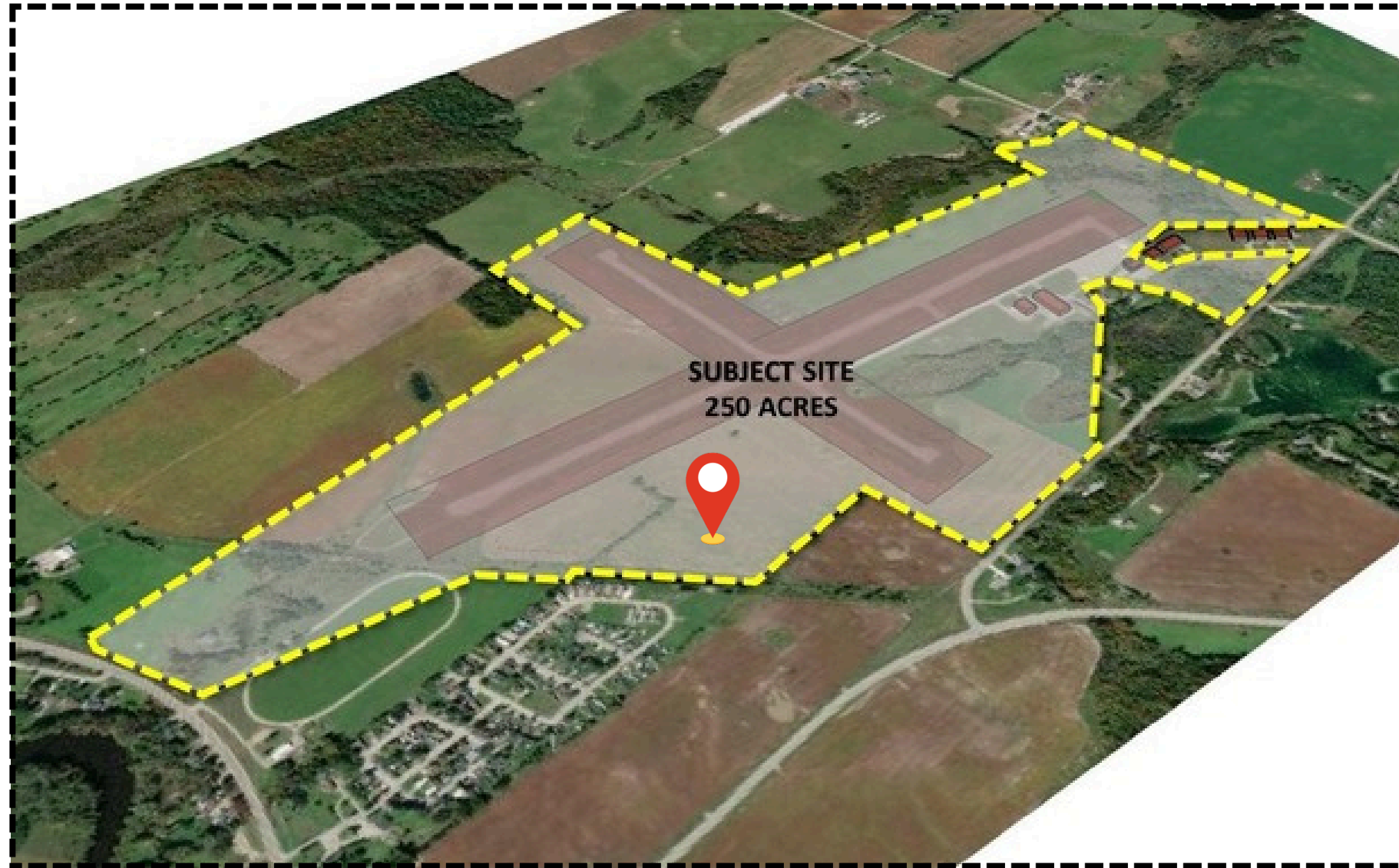
# SAUGEEN MUNICIPAL AIRPORT

Strategic Visioning and Urban Design Overview

# 250 ACRE



# Lot Size



23.4 SPECIAL PROVISIONS

Township of Brant By-Law #90-1077 (Part Lot 64 and 65, Concession 2 NDR - Airport)

.1 Notwithstanding their 'AP' Zoning designation, those lands delineated as 'AP-1' on Schedule 'A' shall only be used in accordance with the following provisions:

i. Uses Permitted

No person shall within the 'AP-1' zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- Industrial, Dry limited to the assembly/manufacture of complete aircraft
- Bulk fuel storage
- Maintenance garage and storage for airport service equipment
- Aircraft Hangar
- Open storage area
- Parking lot
- Flight school
- Accessory Business Office
- Dwelling, Accessory Apartment' in accordance with Section 3.8.1, to be used exclusively and solely in support of a Permitted Use. A 'Dwelling, Accessory Apartment' shall not be permitted in association with Bulk fuel storage, Parking lot or Open storage area.

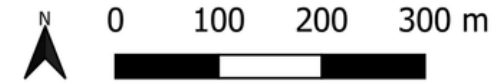
ii. Provisions

Minimum Lot Area	0.8 hectares (2.0 ac)
Minimum Lot Frontage	30 metres (100 ft)
Minimum Front Or Exterior Yard	15.24 metres (50 ft)
Minimum Side Yard	7.62 metres (25 ft)
Minimum Rear Yard	7.62 metres (25 ft)
Maximum Lot Coverage	15%
Parking Space Requirements	3 parking spaces

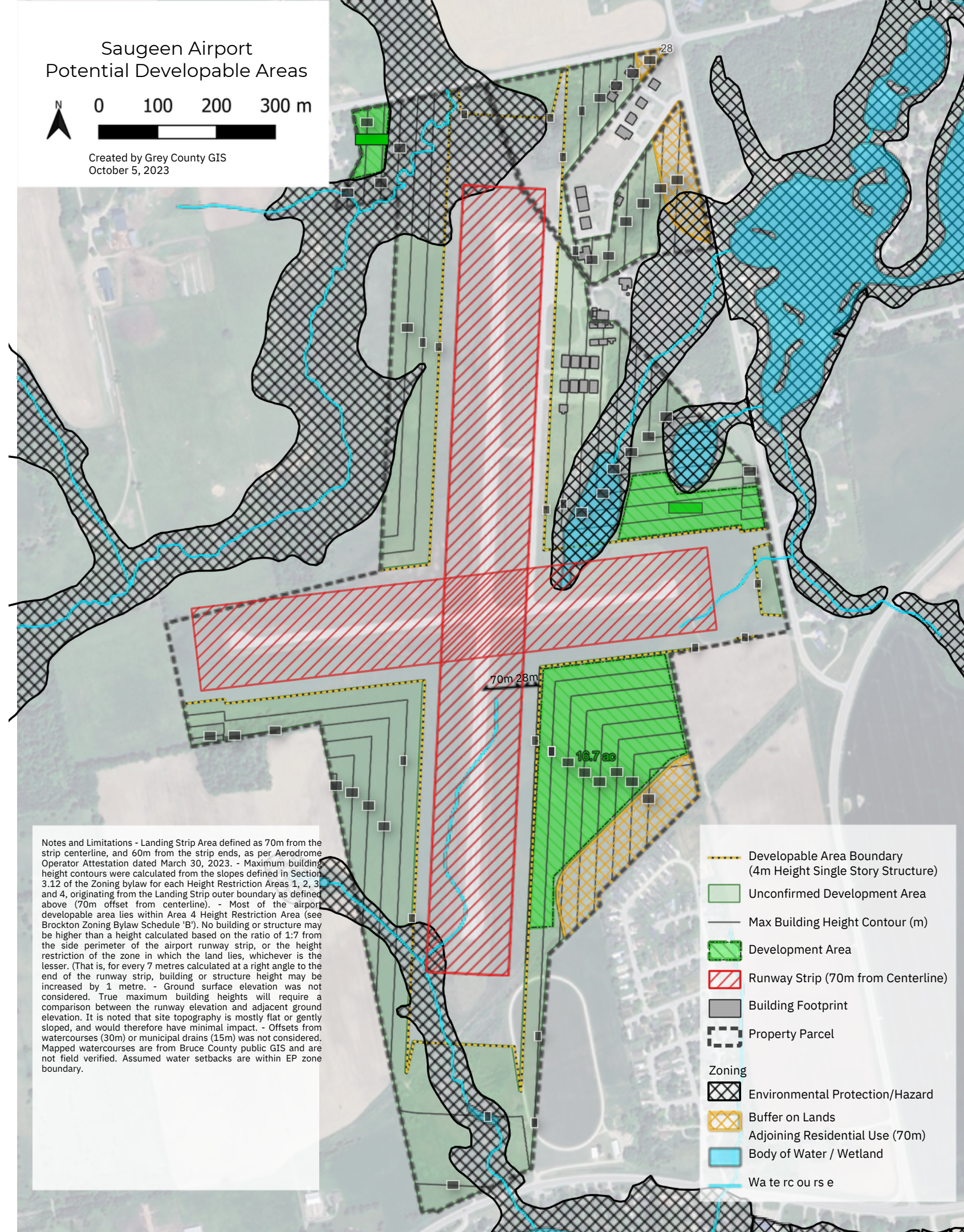
iii. Additional Provisions 'AP-1' Zone

- a) No part of any Parking Space shall be located closer than 3 metres (10 ft) to any street lot line; or 9 metres (30 ft) to any lot line.
- b) No part of any bulk fuel storage, fuel pump or storage area for combustible materials shall be located closer than 7.62 metres (25 ft) to any lot line.
- c) 'Open Storage Areas' shall be in accordance with 'Section 3.17.1 Open Storage Areas'.

Saugeen Airport  
Potential Developable Areas



Created by Grey County GIS  
October 5, 2023



Notes and Limitations - Landing Strip Area defined as 70m from the strip centerline, and 60m from the strip ends, as per Aerodrome Operator Attestation dated March 30, 2023. - 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 (70m offset from centerline). - 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. Assumed water setbacks are within EP zone boundary.

- 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
- Wa te rc ou r s e

.1 Notwithstanding Section 3.13 'Exceptions to Maximum Height Regulations' or any other provisions of this By-Law to the contrary, within those areas identified on Schedule 'B' as Area 1, Area 2, Area 3 and Area 4, no person shall erect or construct any building or structure, or any addition to any existing building or structure, the highest point of which will exceed the following heights:

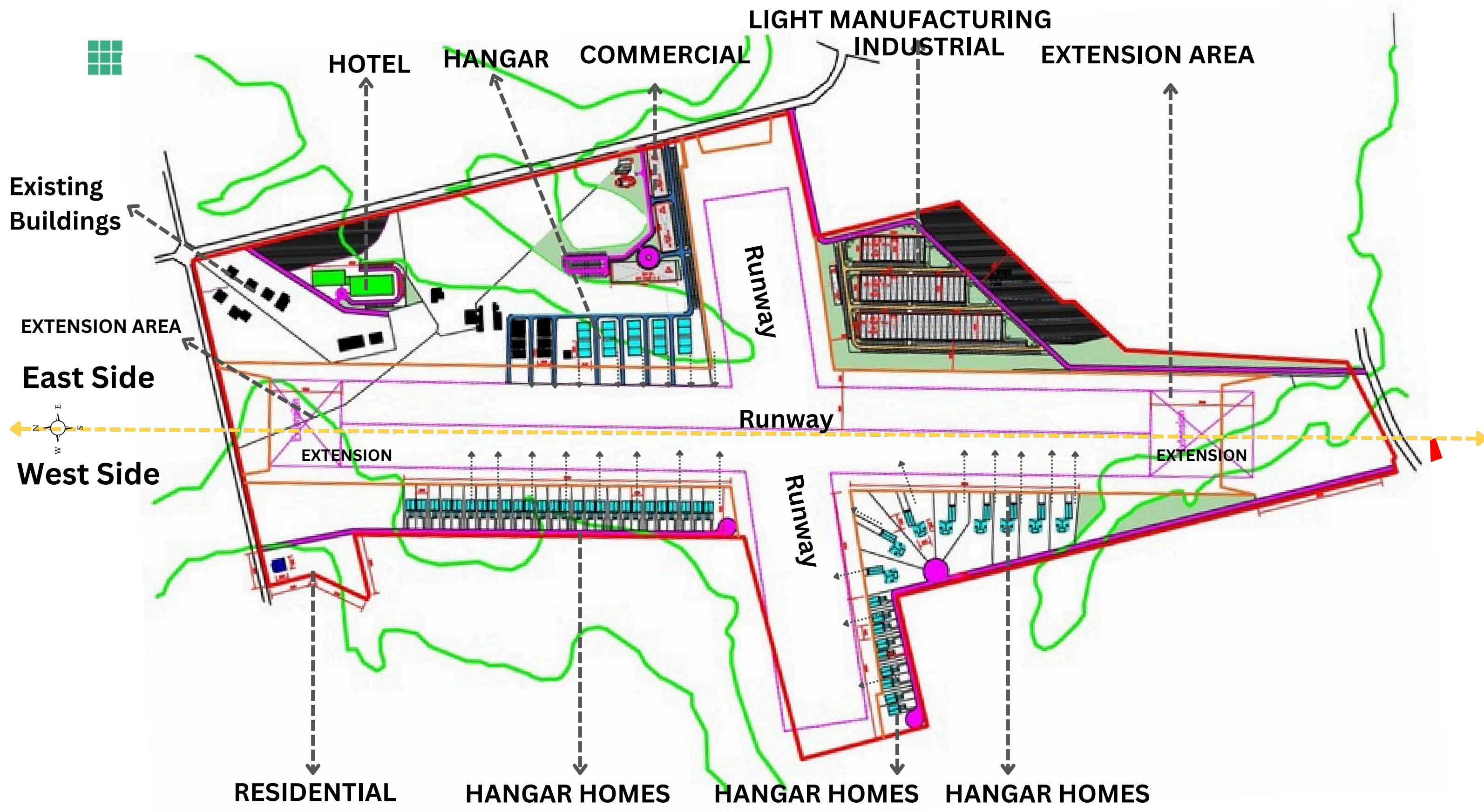
- i. In Area 1, no building or structure may be higher than a height calculated based on the ratio of 1:30 from the end of the airport runway strip, or the height restriction of the zone in which the land lies, whichever is the lesser. (That is, for every 30 metres calculated at a right angle to the end of the runway strip, building or structure height may be increased by 1 metre, until the prescribed maximum height restriction is reached);
- ii. In Area 2, no building or structure may be higher than a height calculated based on the ratio of 1:20 from the end 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 20 metres calculated at a right angle to the end of the runway strip, building or structure height may be increased by 1 metre, until the prescribed maximum height restriction is reached);
- iii. In Area 3, no building or structure may be higher than a height calculated based on the ratio of 1:5 from the side perimeter of the airport runway strip, or the height

General Provisions For All Zones

restriction of the zone in which the land lies, whichever is the lesser. (That is, for every 5 metres calculated at a right angle to the side plane of the runway strip, building or structure height may be increased by 1 metre, until the prescribed maximum height restriction is reached);

- iv. In Area 4, 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, until the prescribed maximum height restriction is reached.

.2 Notwithstanding Section 3.13 'Exceptions to Maximum Height Regulations' or any other provisions of this By-Law to the contrary, within the area identified on Schedule 'B' as 'Outer Surface' no person shall erect or construct any building or structure, the highest point of which will exceed 331 metres (1086 ft.) Above Sea Level.

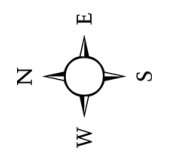


LAND SERVICES GROUP

# LSCG PARTNERS

CONCEPTUAL SITE PLAN  
PROPOSED DEVELOPMENT

Preliminary Concept Without Prejudice  
[www.landservicesgroup.com](http://www.landservicesgroup.com)



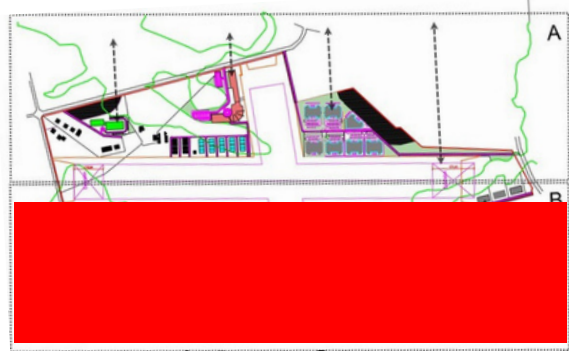
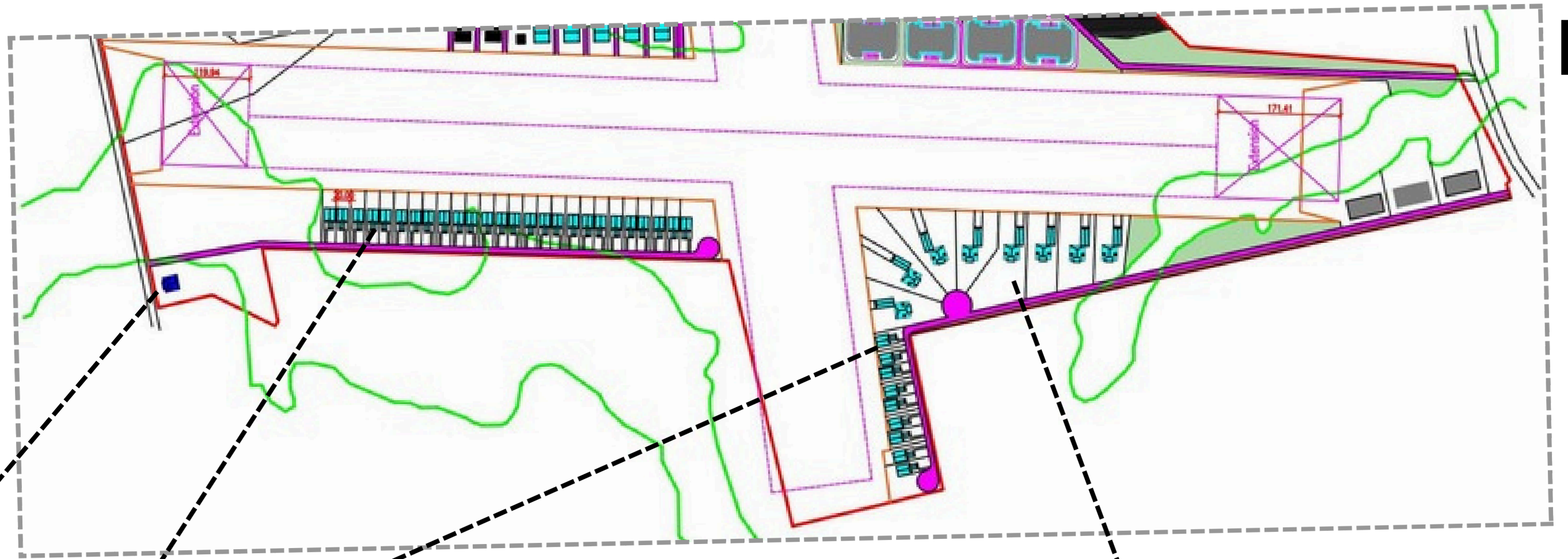
Job Title  
**Comprehensive  
Concept Plan**



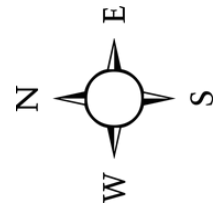
Issue date  
Nov, 18, 2025

**DUE DILIGENCE  
PURPOSE**

**B**



**West side of Runway**



**Residential**

Lot Area 6,134 sq m

**Private Hangar Homes**

Total Lot Area 57,235 sq m



**Private Hangar Homes**

Total Lot Area 47,241 sq m





**Hotel**  
Total lot Area 12,877sqm

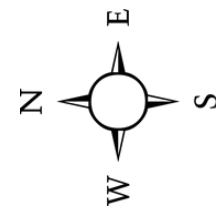


**Commercial**  
lot Area 35,000 sq m

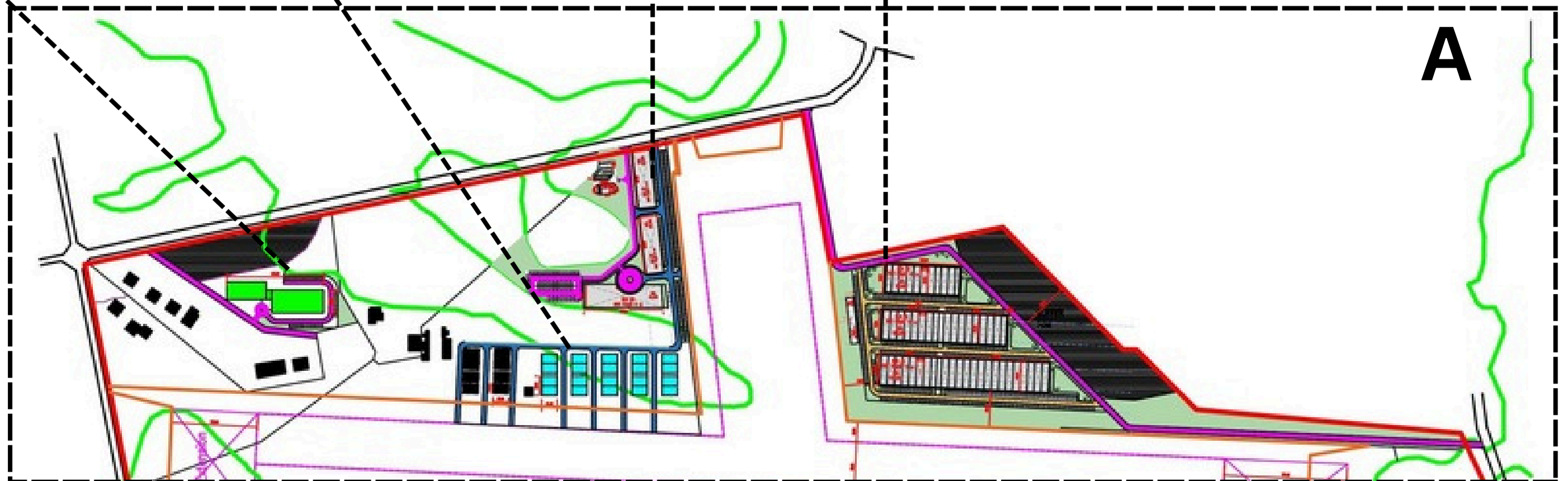
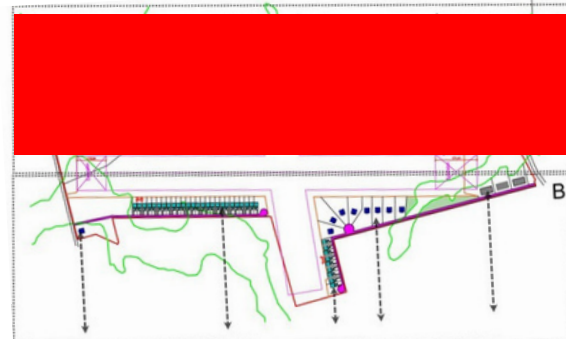


**Light Manufacturing**  
Total lot Area 71,000 sq m

**Double-sized Hangar**  
lot Area 12,877 sq m



**East side of Runway**



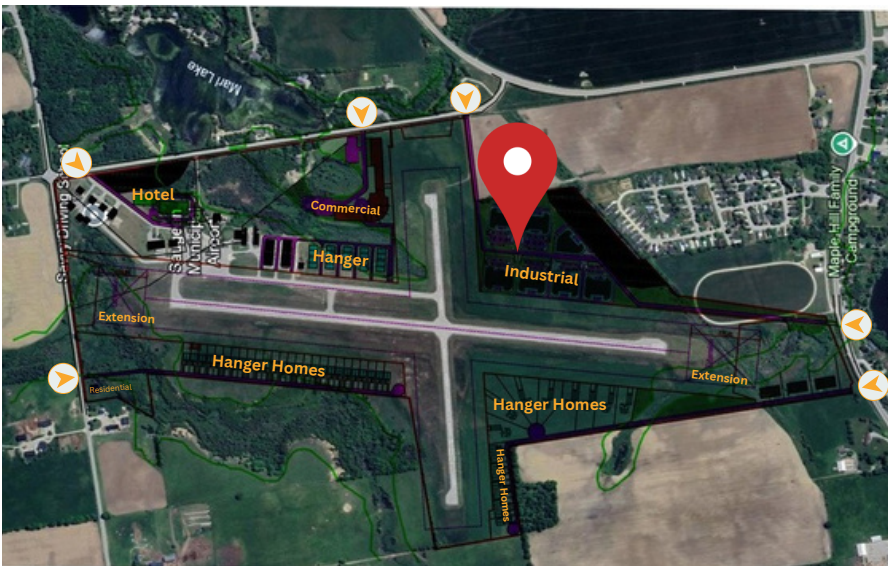
**STATISTICS FULL SITE SUMMARY - (Saugeen Municipal Airport)**

November 18, 2025

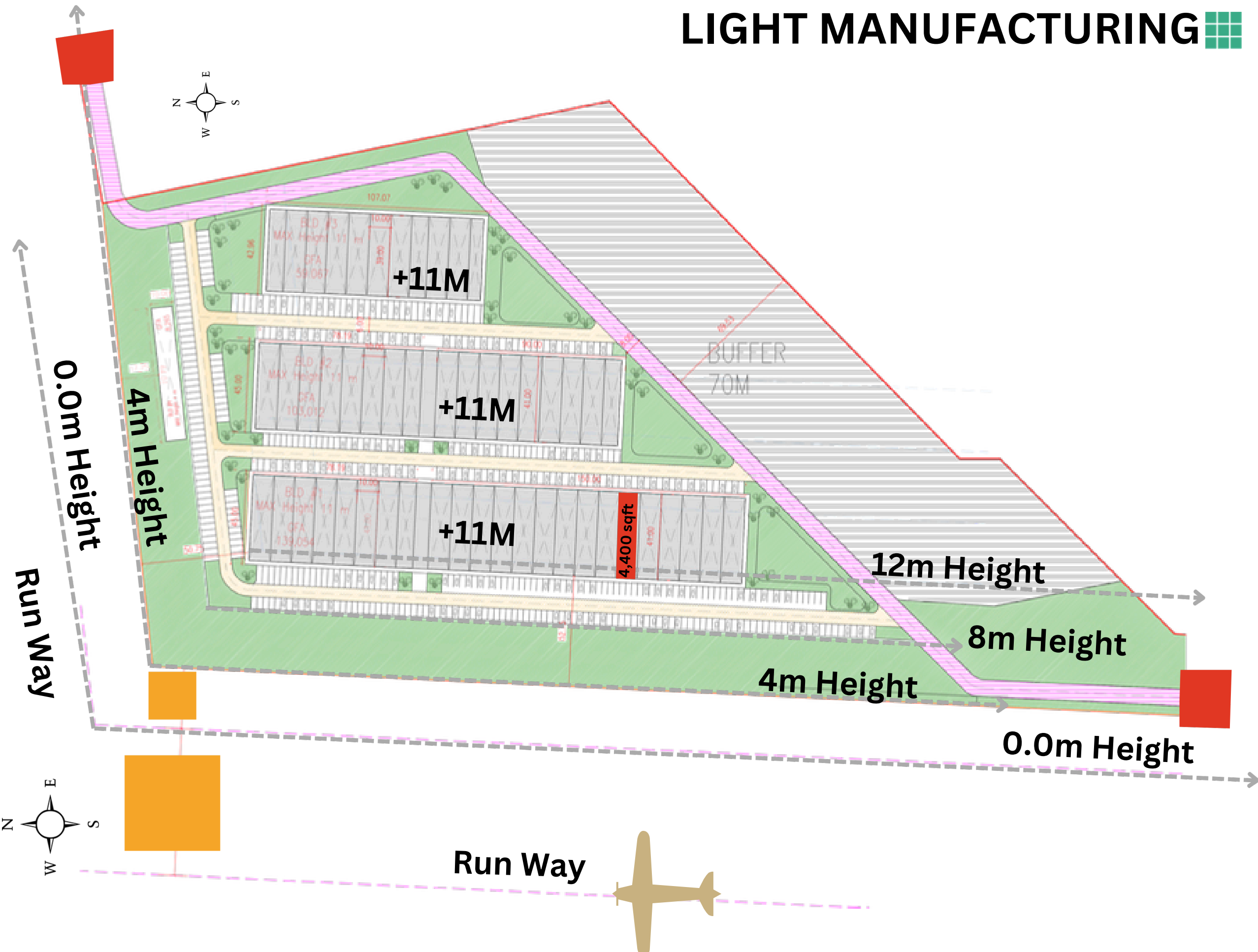
Preliminary Site Plan Prepared by (Without Prejudice)

**ALTERNATIVE 01**

INDUSTRIAL LOTS		
TOTAL LOT AREA	SF	763,658.7
TOTAL BUILDING FOOTPRINT	SF	257,833.3
LOT COVERAGE ( FOUR BUILDINGS )	%	33.8
FSR	X	0.4
TOTAL APPROX. GFA	SF	308,022.4
Building #1 APPROX. GFA ( 20% Messanine included)	SF	139,054.0
Building #2 APPROX. GFA ( 20% Messanine included)	SF	103,012.0
Building #3 APPROX. GFA ( 20% Messanine included)	SF	59,068.0
Building #4 APPROX. GFA	SF	6,887.8
TOTAL VEHICULAR PARKING ( Minimum one spot per 1,076 sq f GFA) + Barrier free parkings (more than 101 space 2% of over 100 spaces)	#	Total Parking 286+Barrier free 8+loading 2
Loading Space (Greater than 25,000 sqft )	#	
Bicycle ( Minimum 2 spots per 10,760 sq ft GFA)	#	30.0
BUILDING HEIGHT	M	MAX 11



# LIGHT MANUFACTURING



**STATISTICS FULL SITE SUMMARY - (Saugen Municipal Airport)**

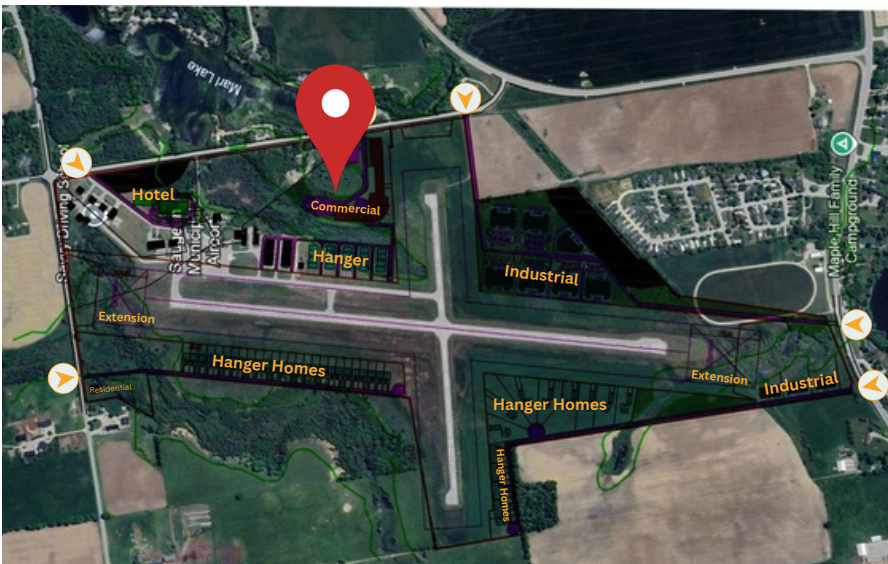
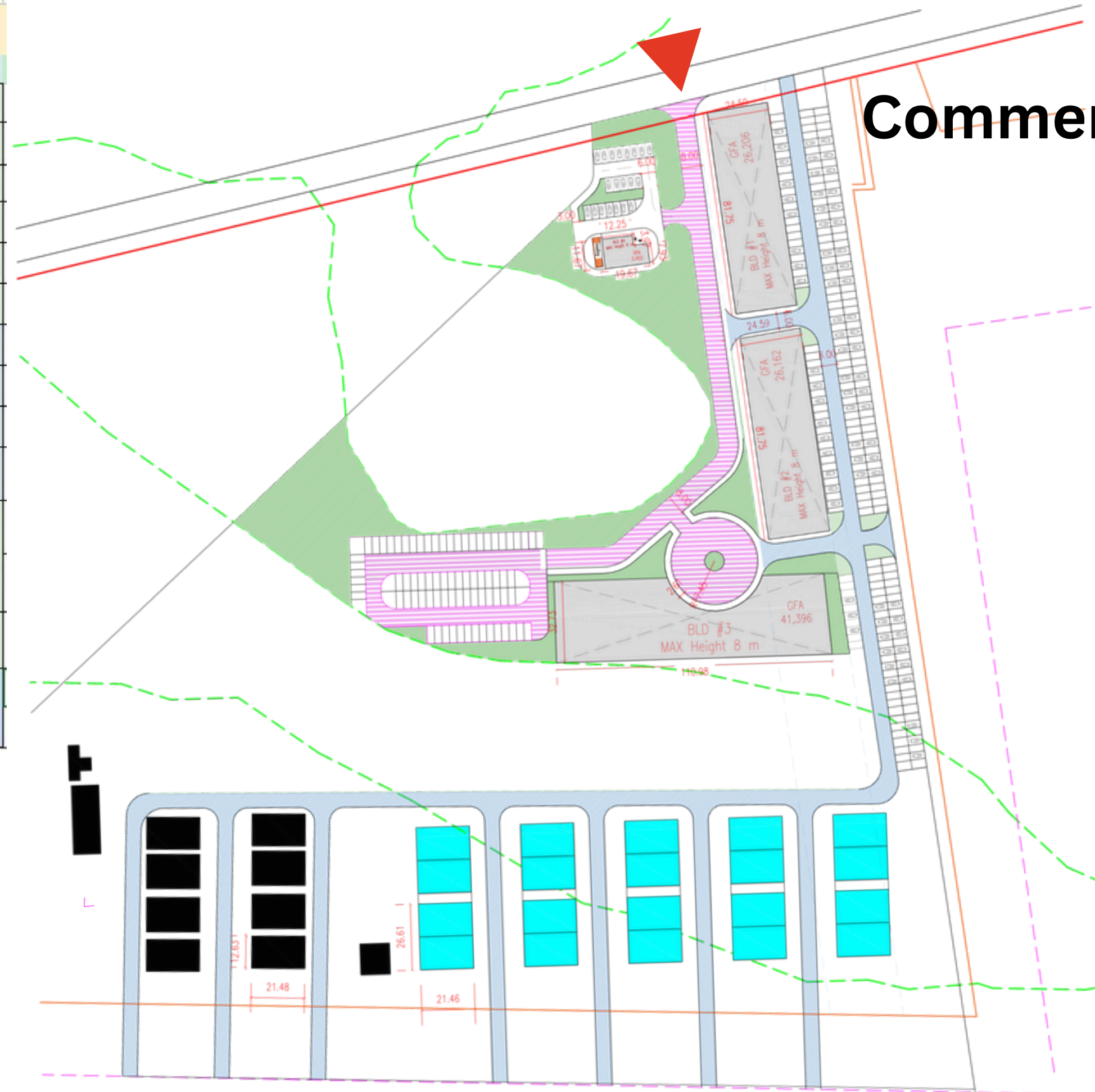
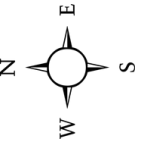
November 18, 2025

Preliminary Site Plan Prepared by (Without Prejudice)

**ALTERNATIVE 01**

COMMERCIAL LOT		
TOTAL LOT AREA	SF	352,230
TOTAL BUILDING FOOTPRINT	SF	80,185
LOT COVERAGE ( FOUR BUILDINGS )	%	23
FSR	X	0
TOLTA APPROX. GFA	SF	<b>96,222</b>
Building #1 APPROX. GFA ( 20% Messanine included)	SF	26,206
Building #2 APPROX. GFA ( 20% Messanine included)	SF	26,162
Building #3 APPROX. GFA ( 20% Messanine included)	SF	41,396
Building #4 APPROX. GFA ( 20% Messanine included)	SF	2,453
Provided TOTAL VEHICULAR PARKING	#	Total parking 241 + Barrier Free 7
Loading Space ( Greater than 25,000 sqft )	#	
Bicycle ( Minimum 2 spots per 10,760 sq ft GFA)	#	10.00
BUILDING HEIGHT	M	MAX 8

**Commercial part** 

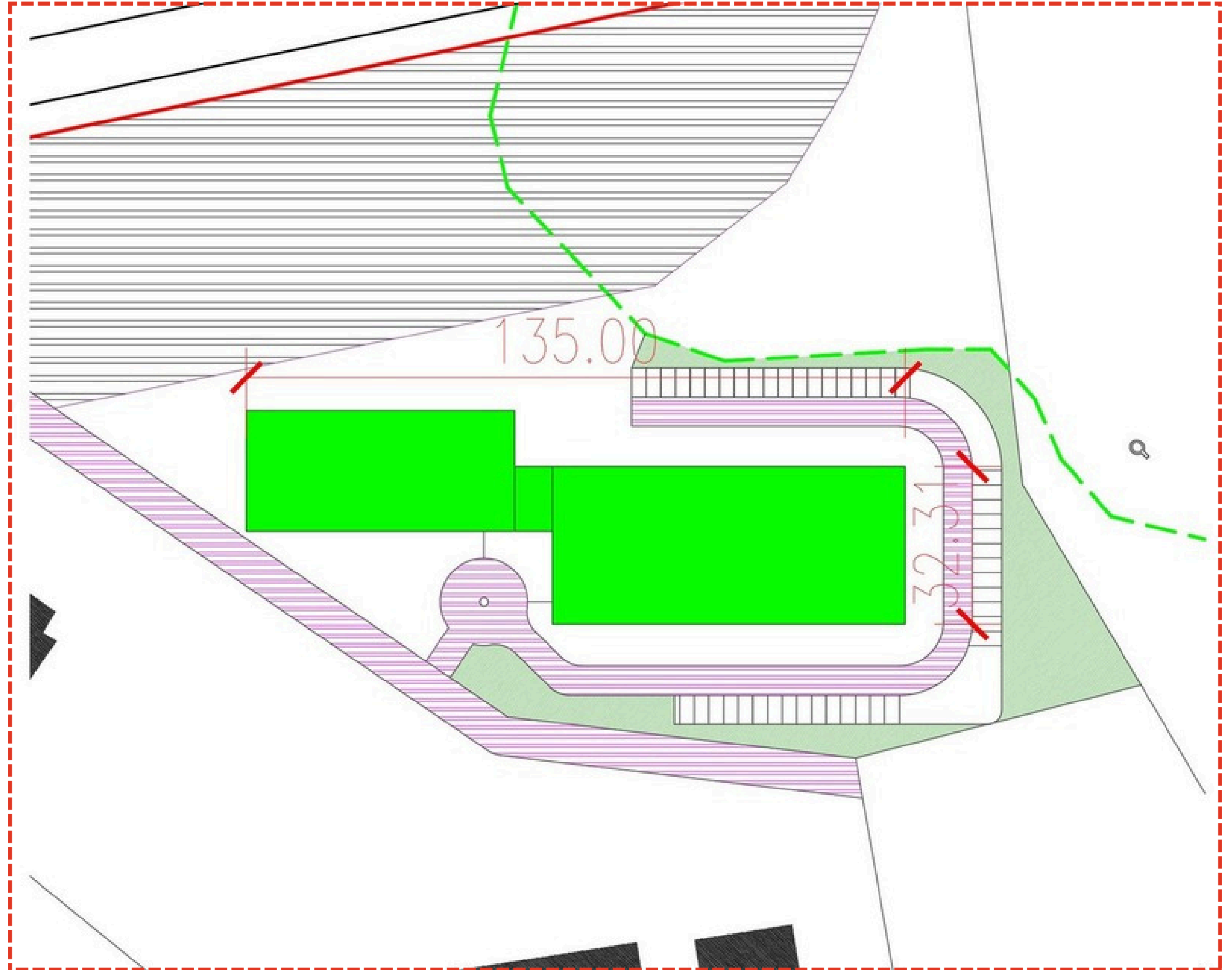
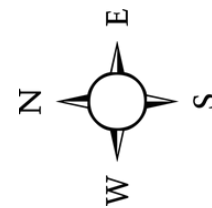




# Hotel

Lot Area: 12,877 sq m

Lot Coverage: 3,800 sqm

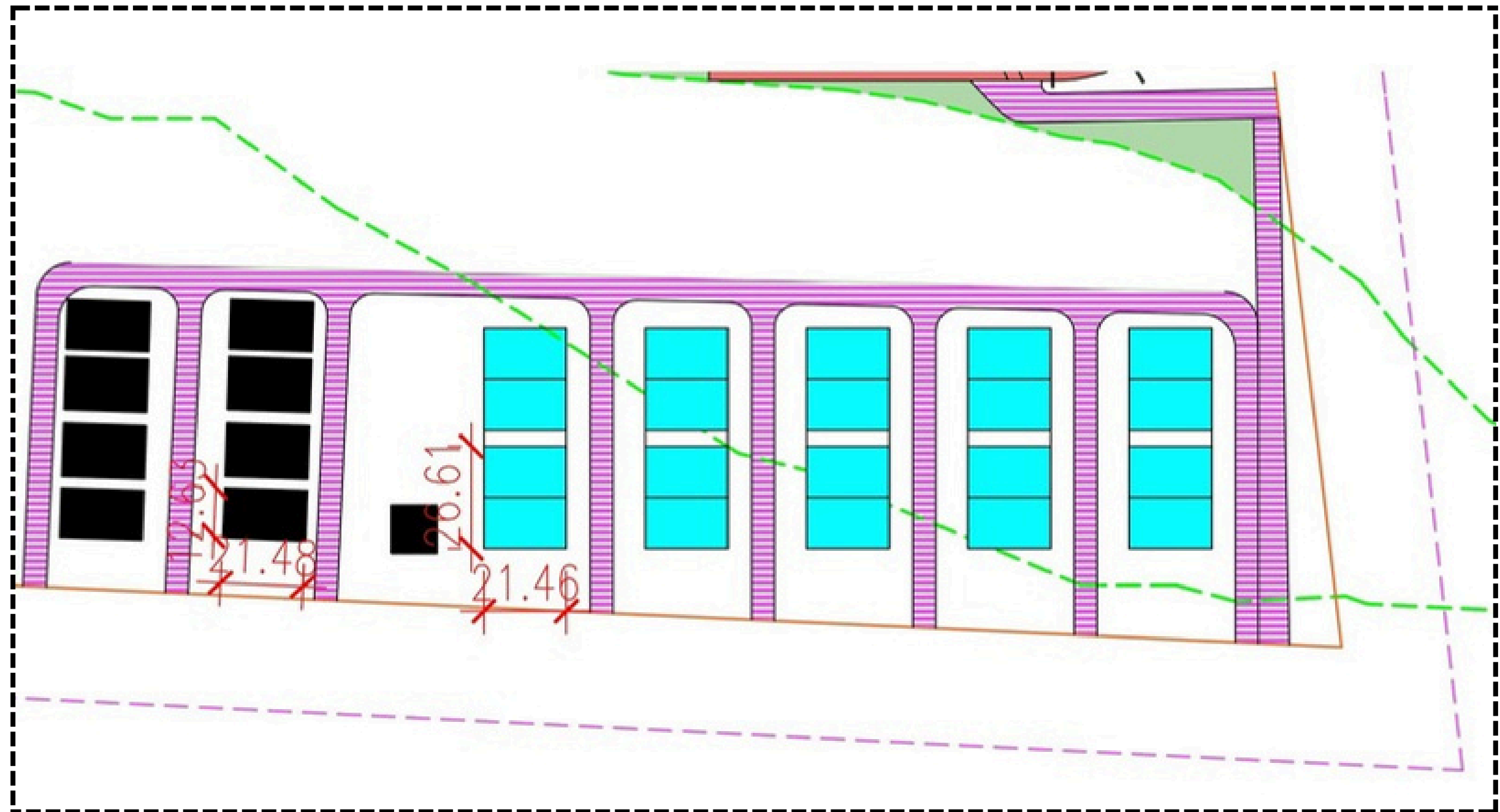
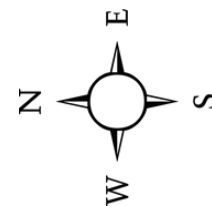
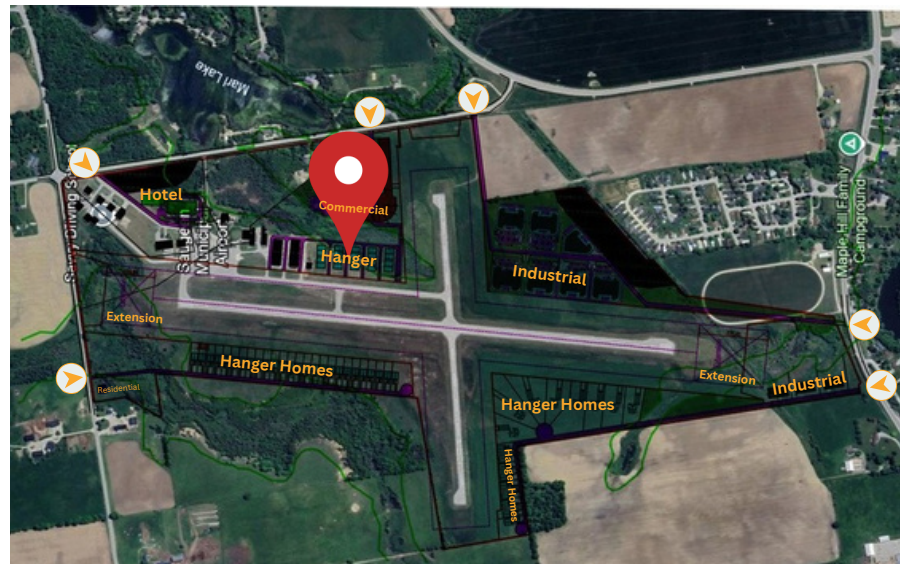
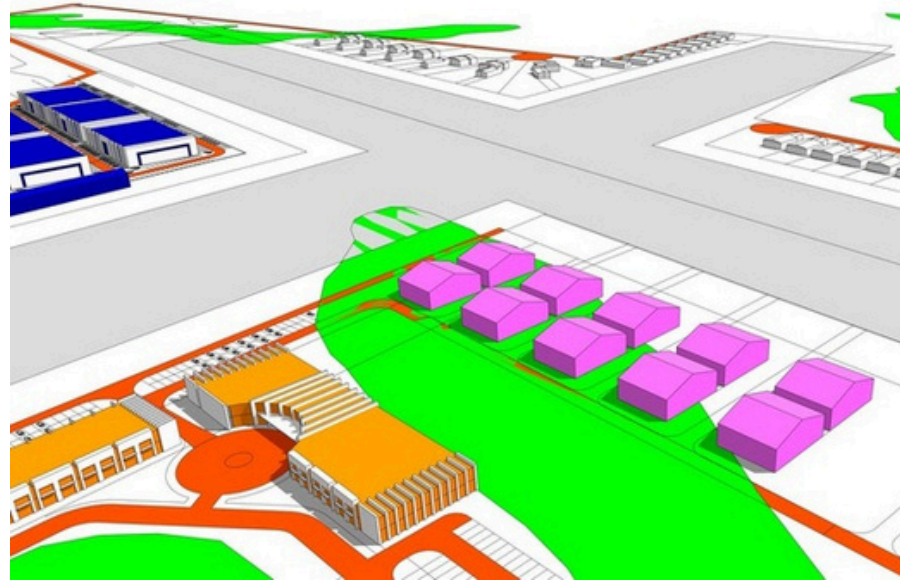




# Hangar

Lot Area: 12,877 sq m

Lot Coverage: #10\* 571 sq m

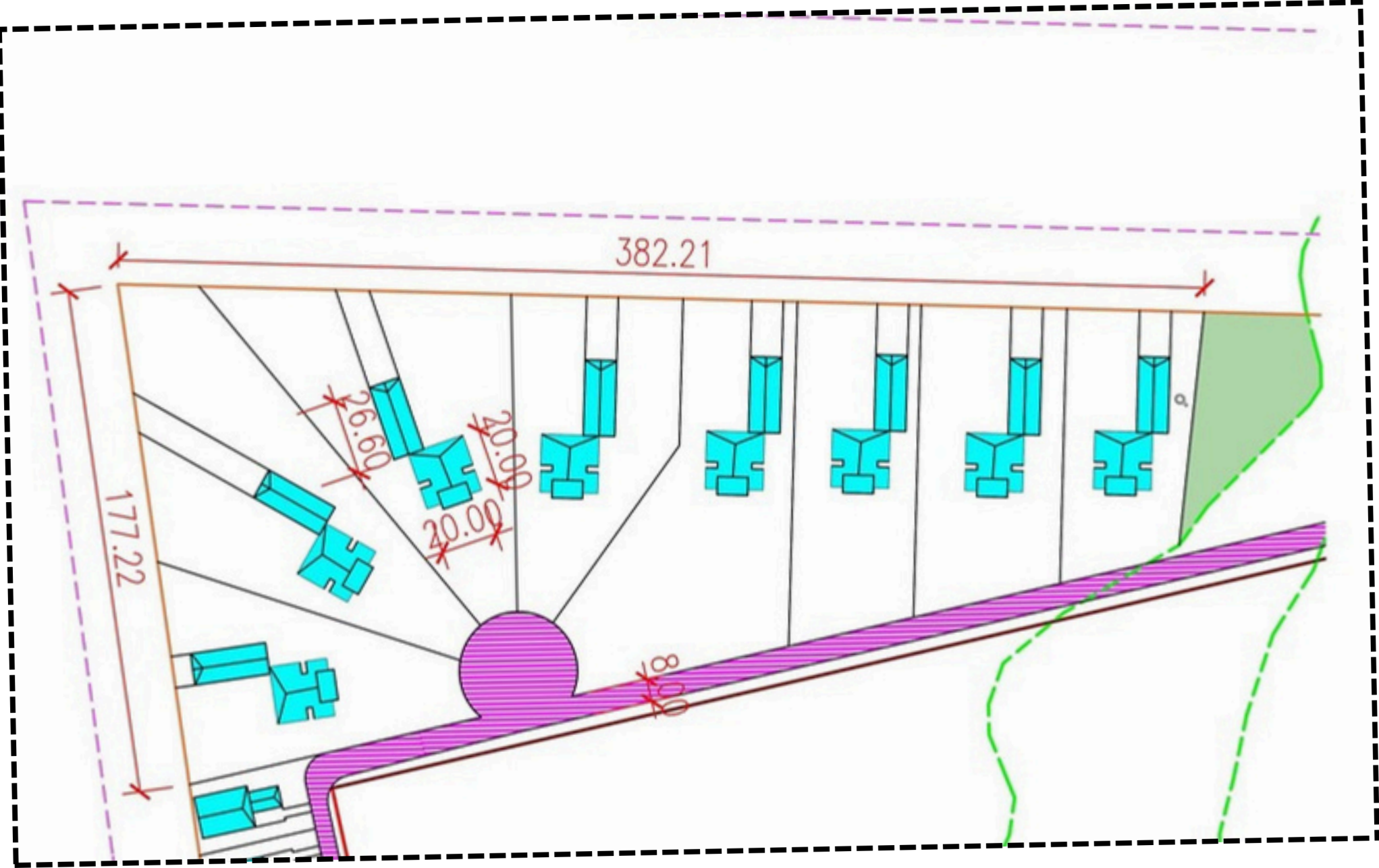
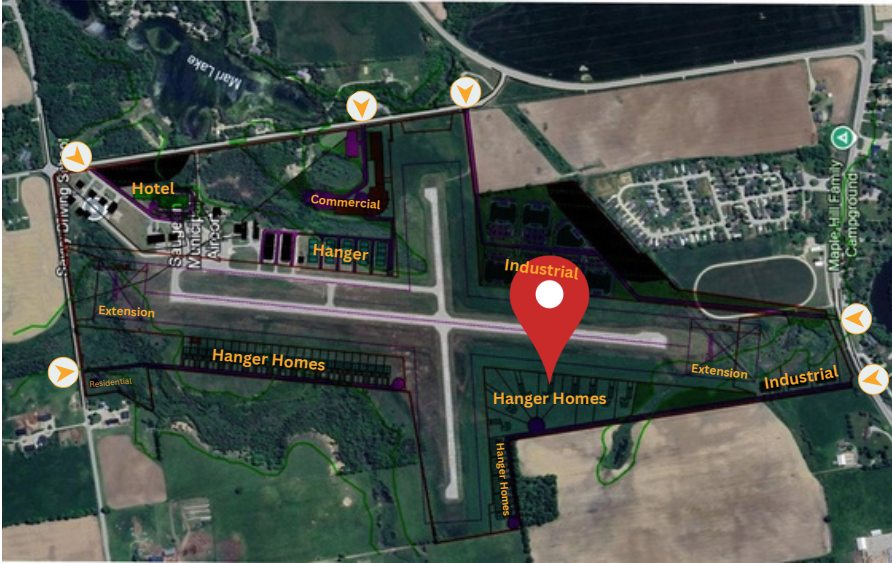




# Hangar Homes 01

Lot Area: 47,241sq m

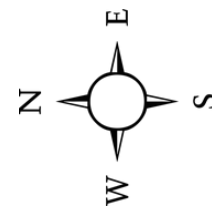
Lot Coverage: #8\* 716 sq m





# Hangar Homes 02

Lot Area: 11,000 sq m  
Lot Coverage: #9\* 400 sq m

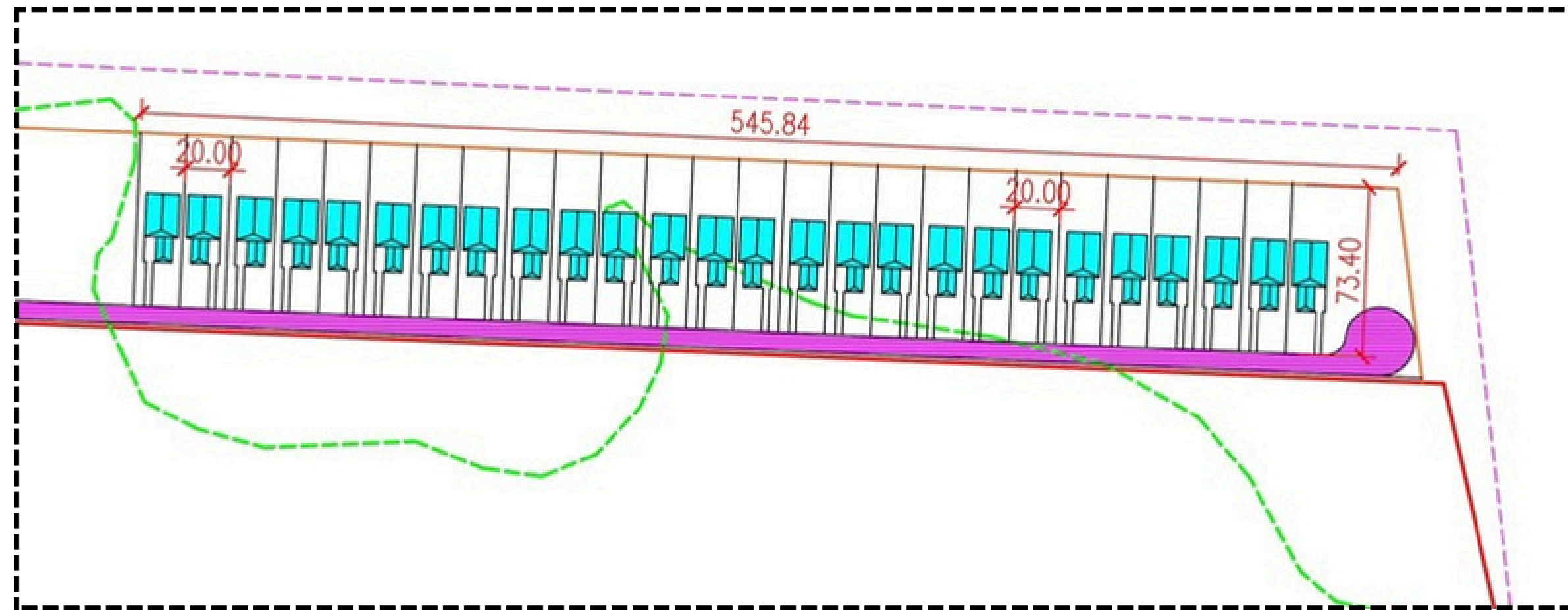
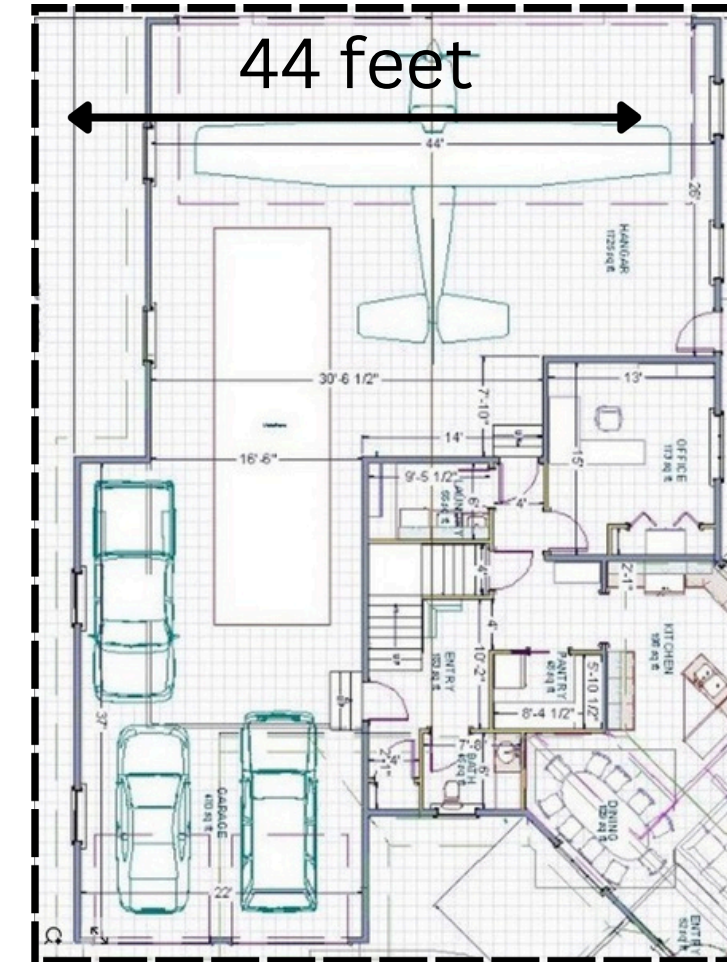
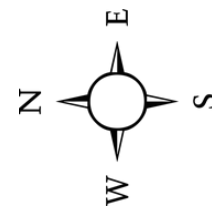
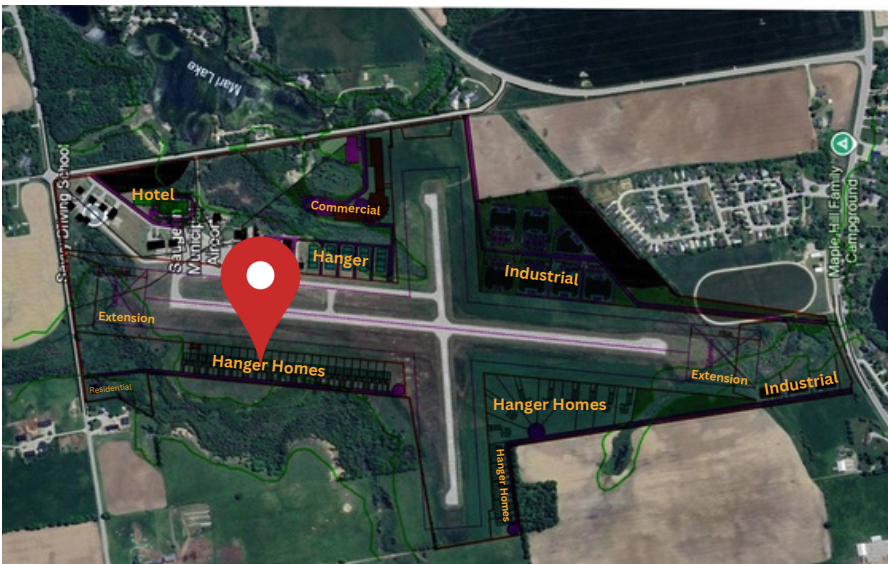




# Hangar 03

Lot Area: 43,600 sq m

Lot Coverage: #26\* 400 sq m

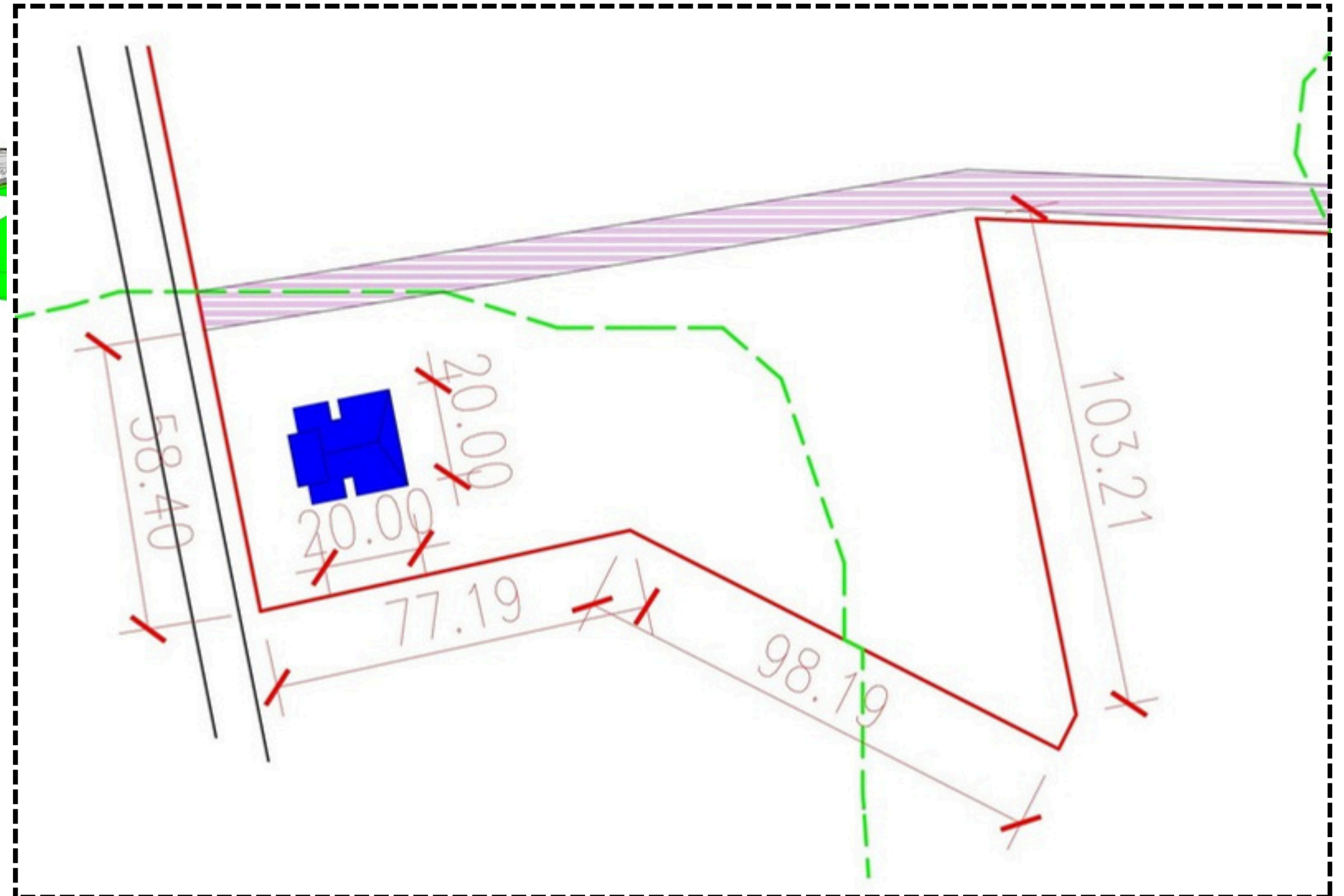
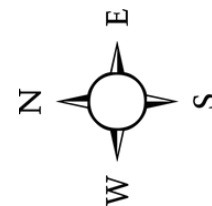
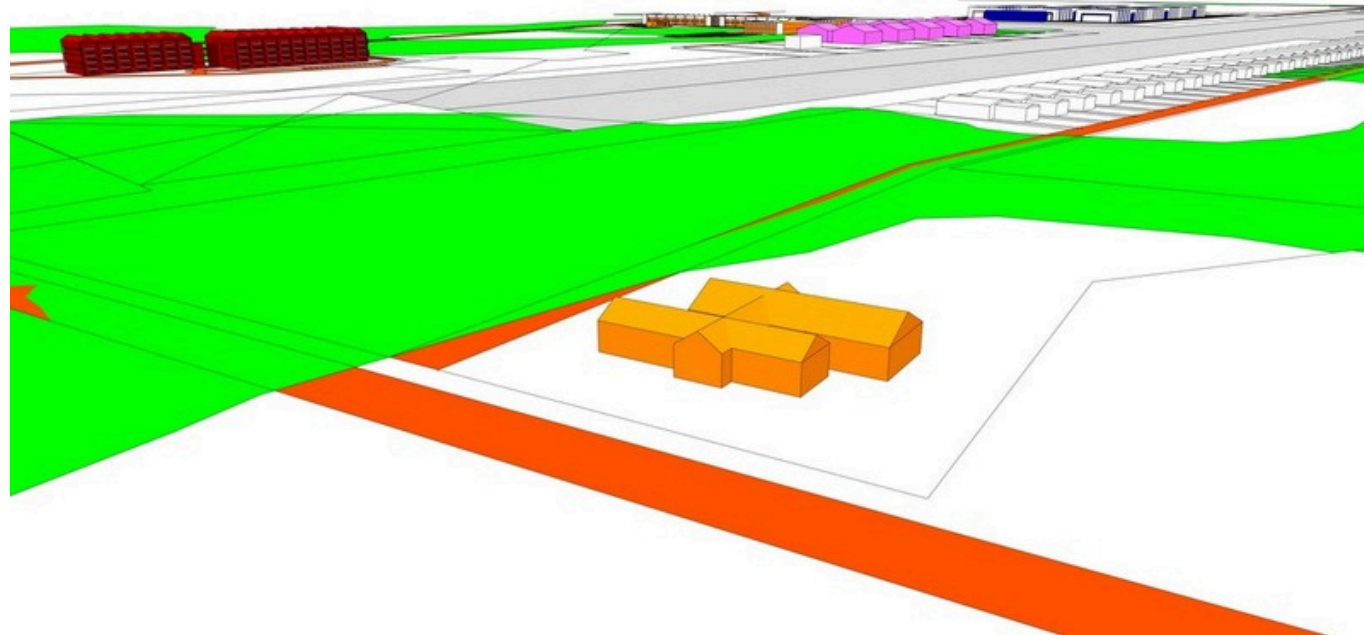




# Residential

Lot Area: 6,134 sq m

Lot Coverage: 400 sq m



## Contact:

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