



Weyburn Airport Development Plan

Weyburn, Saskatchewan



PREPARED BY:

City of Weyburn
Engineering Department
157 3rd Street NE.,
Weyburn, Saskatchewan
T: 306.848.3230 F: 306.842.2001
www.weyburn.ca

EXECUTIVE SUMMARY

The Weyburn Airport Development Plan is intended to be a blueprint for future development at the Weyburn Airport (CJE3), which is managed and operated by the City of Weyburn. This plan is a description of the most appropriate development options regarding land use, facilities and services required to ensure CJE3 meets its strategic objectives and accommodate expected levels of traffic for present and future users. It builds upon the City of Weyburn Airport Operations Manual and is guided by the efforts of the City of Weyburn.

Table of Contents

EXECUTIVE SUMMARY	1
List of Charts	3
List of Figures	3
List of Maps	3
List of Tables	3
1. Background	4
2. Site Description.....	5
1.1. Obstacle Limitation Surfaces	6
3. General Operations.....	9
a. Operating Conditions	10
b. Critical Aircraft	10
4. City of Weyburn Organizational Chart.....	10
4.1 Duties and Responsibilities	10
5. Governing Jurisdictions	12
5.1 Government of Saskatchewan.....	12
5.2 City of Weyburn.....	12
5.3 RM of Weyburn	12
6. Airport Applications.....	13
6.1 Leasing Application	13
6.2 Procedure for Hangar and Permit Application:.....	14
6.3 Weyburn Airport Hangar Proposal	15
Weyburn Airport Proposed Lease Sites:.....	16
Appendix A - Weyburn Airport Hangar Application	17
Appendix B - Weyburn Airport Lease Template.....	19
Appendix B – RM of Weyburn Development Permit Application	20
Appendix C – RM of Weyburn Building Permit Application	21

Appendix D – RM of Weyburn Demolition/Moving Permit Application..... 22

List of Charts

Chart 1: City of Weyburn Organizational Chart..... 11
Chart 2: Procedure for Hangar Lease & Building Permit Application..... 14

List of Figures

Figure 1: Aerial View of the Weyburn Airport 4
Figure 2: Pictorial Layout of the Weyburn Airport 6
Figure 3: Obstacle Limitation Surfaces 7
Figure 4: Weyburn Airport Vacant Lease Sites 16

List of Maps

Map 9 (RM): Flight Maneuvering & Approach Area..... 8

List of Tables

Table 1: Restrictions around Weyburn Airport 9

1. Background

The Weyburn Airport was constructed in late 1941 as part of the British Commonwealth Air Training Plan. In two years of operation from 1942-1944, it graduated 1,055 pilots and recorded more than 180,000 hours of flight time. The peak month was April of 1943 when over 12,000 hours were logged by 146 aircraft; 136 being single engine Harvards and 10 twin engine Avro Ansons. The station was abandoned on June 30, 1944. Post war, other uses included a children's physiological hospital in the 1950s and the home of the Western Christian College from 1957 to 1989.

Currently the Weyburn Airport serves the surrounding business community such as agricultural spraying, and passenger & cargo services for the gas and oil industry. The airport is also utilized by medical emergency services and recreational flyers.

The Airport was decertified in 2018 and now operates as a registered airport. The RM of Weyburn enforces zoning around the airport to protect the airspace. This includes enforcing restrictions for building heights and distances from the runway.



Figure 1: Aerial View of the Weyburn Airport

2. Site Description

The Weyburn Airport is located 2.2 nautical miles (4.1 km; 2.5 mi) northeast of Weyburn, Saskatchewan. It is a four-directional airport with 12-30 direction available (06-24 has limited maintenance). Runway 12-30 is a 4,000 ft. by 75 ft. runway completed in 1988.

Runway 12-30 meets the requirements for the aerodrome. It is situated so that it could be extended to approximately 1500m without requiring additional land. The City of Weyburn has no plans to extend Runway 12-30 in the foreseeable future, as it is currently meeting the needs of its users.

The Weyburn Airport amenities include:

- Pilot's lounge
- Jet fuel station, Av Gas
- 3 windsocks (one lit)
- Weather station
- Security gate and partial fencing
- RCA LCD lighting
- GPS approach
- Leased Lots/Airport Hangars

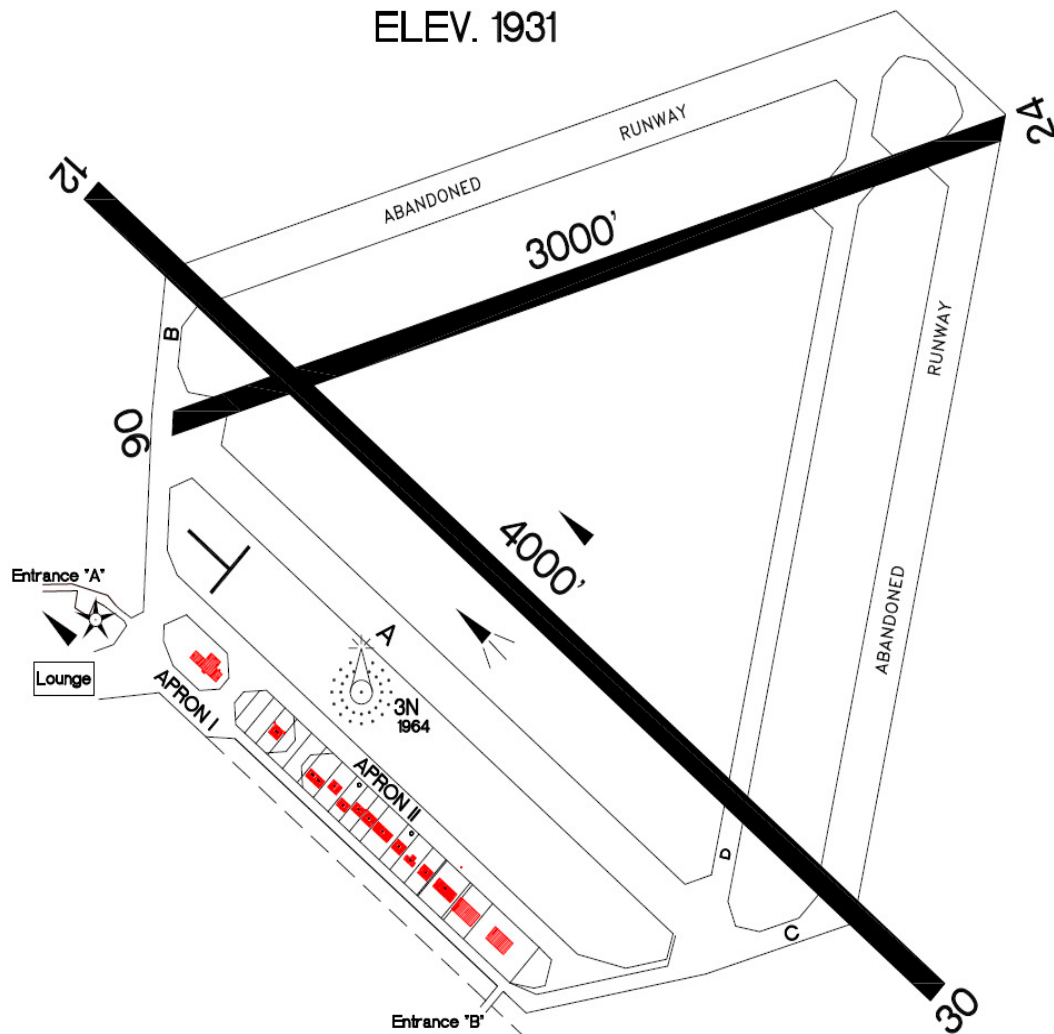


Figure 2: Pictorial Layout of the Weyburn Airport

1.1. Obstacle Limitation Surfaces

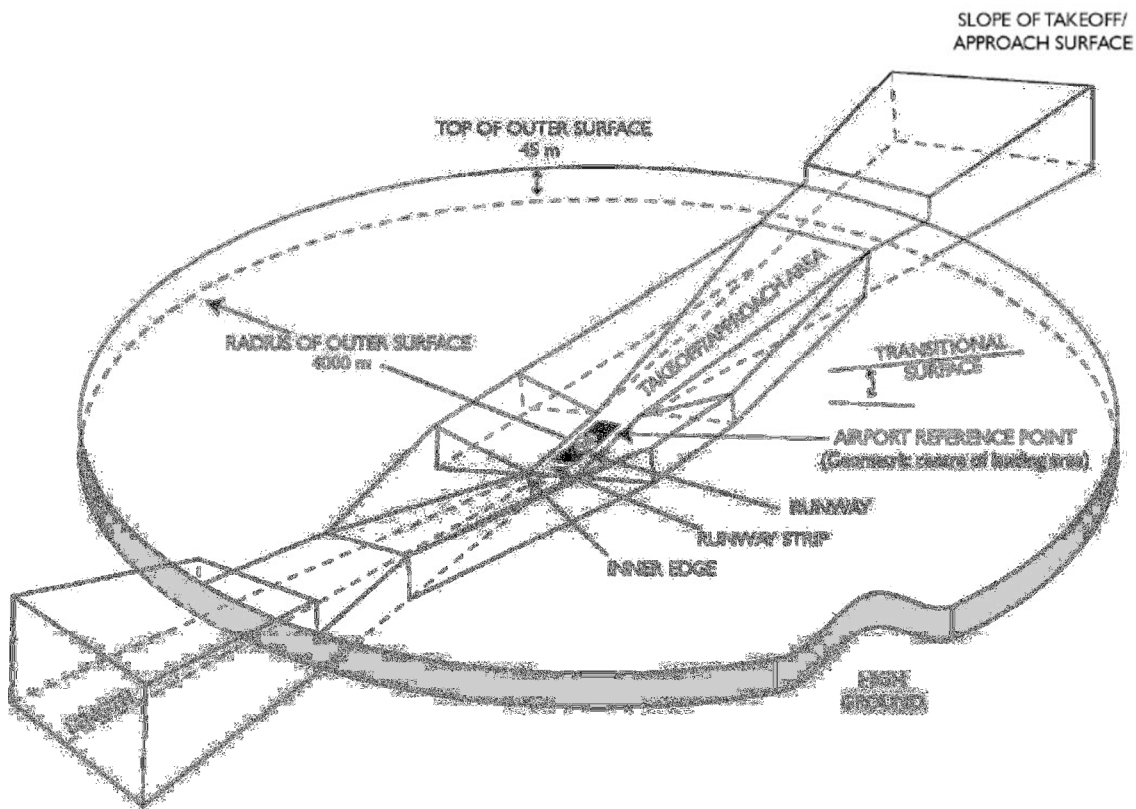
In 2018, the Weyburn Airport was decertified and now operates as a registered Airport. Though Transport Canada (TC) does not enforce regulations of a registered airport, it is encouraged and recommended by the City of Weyburn Airport Board to achieve compliance with the same standards as certified airports.

The benefits of being a registered airport include, but are not limited to:

- Cost effective for City of Weyburn operations and limited resources (will not have to invest into upgrading lighting, runways, etc.),
- Able to receive chartered flights, and
- Rural Municipality of Weyburn can enforce zoning around the airport to protect the airspace in order to provide the proper restrictions for build heights and distances from the runways.

To ensure the airspace is protected, the Rural Municipality of Weyburn has zoning regulations that ensure the object limitation, take-off and approach surfaces are not penetrated around the vicinity of the airport. Figure 1 display the runway strip, transitional surface, take-off surface and approach surface. Table 1 highlights the information for restrictions around the Weyburn airport as listed in Transport Canada TP312 Aerodrome Standards and Recommended Practice.

Figure 3: Obstacle Limitation Surfaces



Map 9 – Flight Maneuvering and Approach Area (RM of Weyburn)

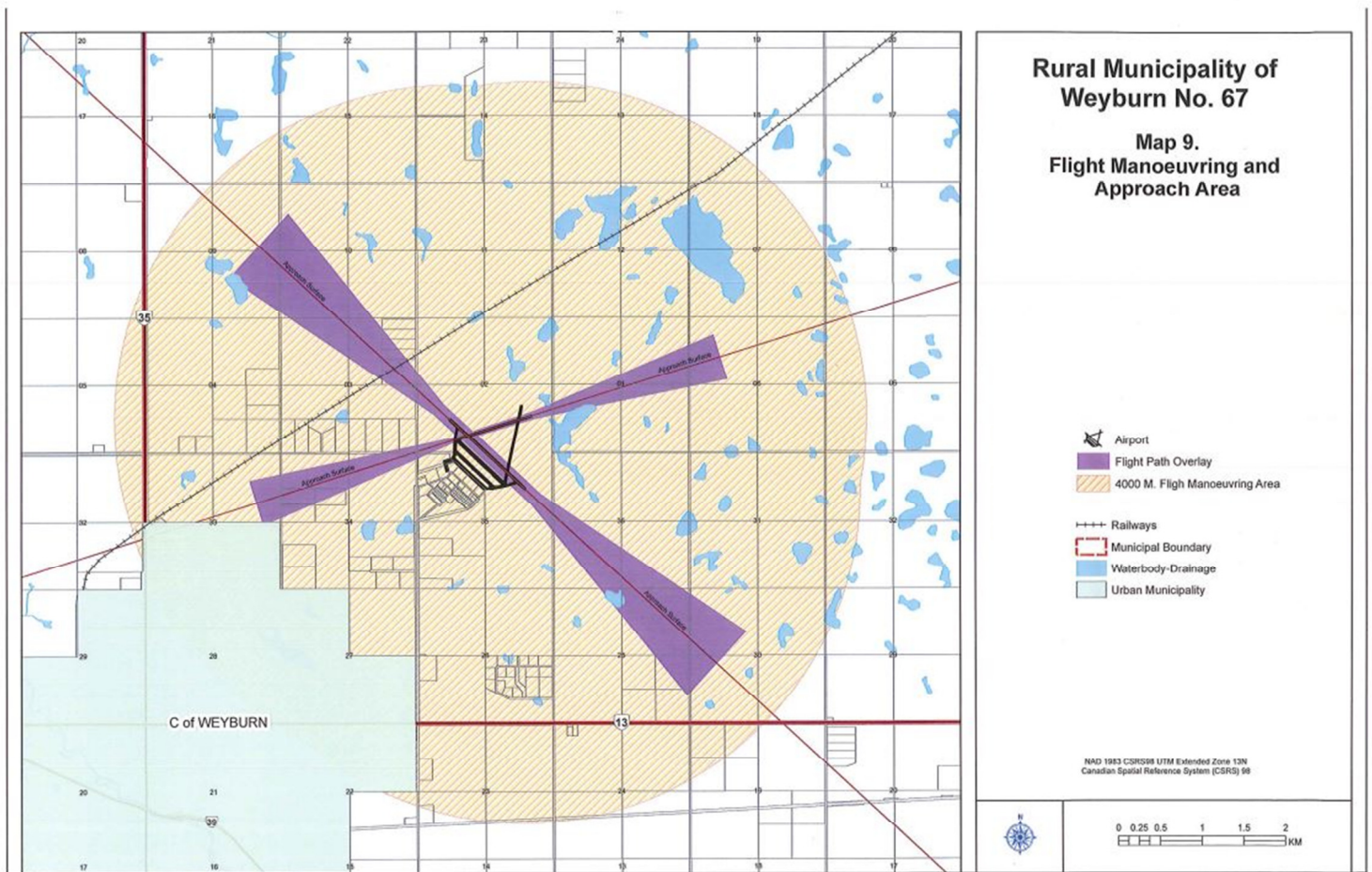


Table 1: Restrictions around Weyburn Airport

SURFACE and DIMENSIONS	RUNWAY TYPE / CODE NUMBER								
	Non-instrument				Non-precision approach			Precision approach Cat I	
	(1)				(2)			(3)	
	Code number				Code number			Code number	
	1	2	3	4	1&2	3	4	1&2	3&4
OUTER SURFACE									
- Height	45m	45m	45m	45m	45m	45m	45m	45m	45m
- Radius	4000 m	4000 m	4000 m	4000 m	4000 m	4000 m	4000 m	4000 m	4000 m
TAKE-OFF/APPROACH SURFACE									
- Length of Inner Edge	30 m	30 m	45 m	75 m	45 m	75 m	150 m	75 m	150 m
- Distance from threshold	30 m	60 m	60 m	60 m	60 m	60 m	60 m	60 m	60 m
- Divergence (minimum each side)	10%	10%	10%	10%	10%	15%	15%	15%	15%
- Length (minimum)	2500 m	2500m	2500m	2500m	2500 m	3000 m	3000 m	15000m	15000m
- Slope (maximum)	5% (1:20)	4% (1:25)	2.5% (1:40)	2.5% (1:40)	3.33% (1:30)	2.5% (1:40)	2.5% (1:40)	2.5% (1:40)	2.0% (1:50)
TRANSITION SURFACE									
- Slope (maximum)	20.0% (1:5)	20.0% (1:5)	14.3% (1:7)	14.3% (1:7)	14.3% (1:7)	14.3% (1:7)	14.3% (1:7)	14.3% (1:7)	14.3% (1:7)

Above: Highlighted in red is the information on restrictions around the Weyburn airport as listed in Transport Canada TP312 Aerodrome Standards and Recommended Practices

3. General Operations

The Weyburn Airport is owned and operated by the City of Weyburn. All Airport inquiries are to be directed to the City of Weyburn Engineering Department:

Address: City of Weyburn
 Director of Engineering
 Box 370, 157 - 3rd Street N.E.
 Weyburn, SK. S4H 2K6

Phone: (306) 848-3230
 Fax: (306) 842-2001

a. Operating Conditions

The Weyburn Airport is a small public use airport with a primary paved runway (12/30), and an adjoining taxiway system. The secondary runway (06/24) has limited maintenance. The airport is left unattended with ARCAL lighting supplied to enable flight operation. Current descriptive data on the Weyburn Airport can be found in the Canadian Flight Supplement.

The airport is available for use on a 24 hour basis, seven days per week, and is capable of supporting both day and night VFR and IFR operations down to non-precision approach limits.

Daily inspection is carried out by the City of Weyburn Public Works Department Monday to Friday. City of Weyburn staff is responsible for any required maintenance and upkeep. Emergency services are provided by the Weyburn Police Services and Weyburn Fire Department. Runway conditions are observed and published daily via a SNOWTAM to NAV Canada. The City of Weyburn Engineering Department issues NOTAMS accordingly to advise pilots of adverse weather or any other circumstances that may be in effect for the aerodrome.

b. Critical Aircraft

The critical aircraft for the primary runway, (12/ 30), is the Beechcraft King Air - 200. The secondary runway is restricted to 7,000 lbs.

4. City of Weyburn Organizational Chart

4.1 Duties and Responsibilities

Weyburn Airport Board provides advice and recommendations to City of Weyburn Council for operations of the Weyburn Airport.

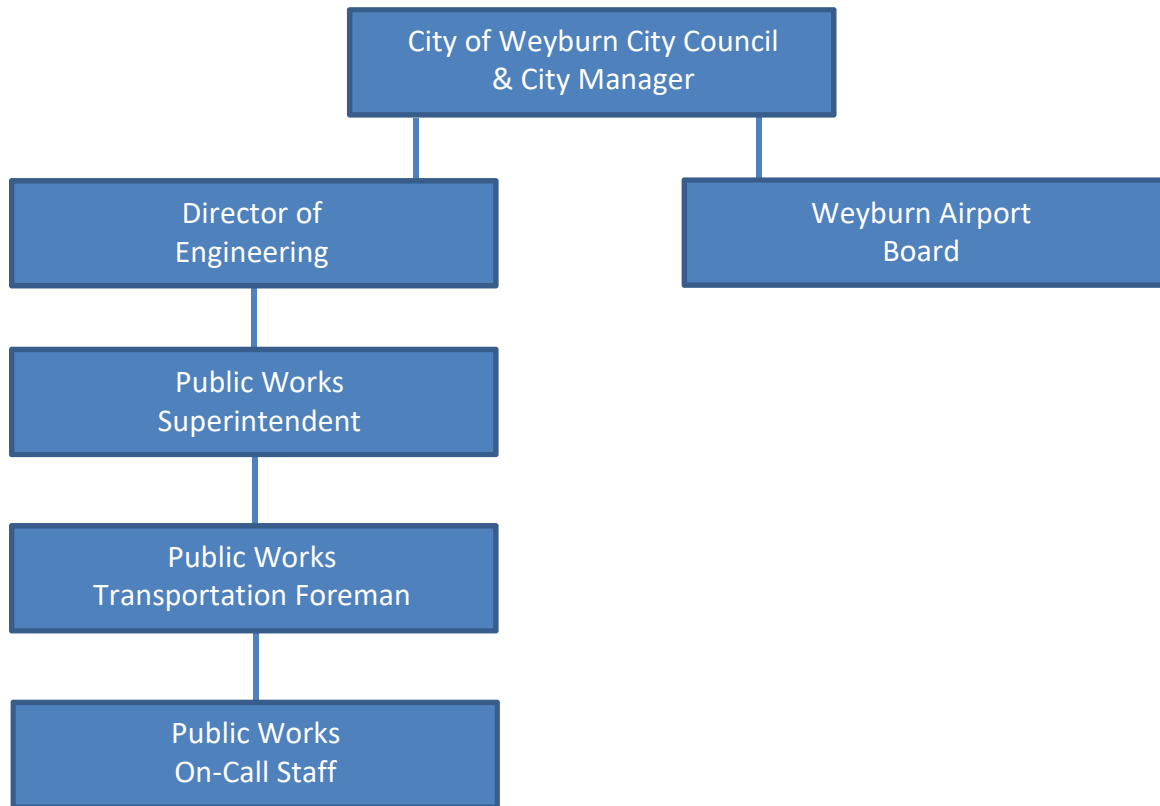
Director of Engineering is responsible for staff supervision, project management, liaison (with stakeholders, communities), agreements and contracts, leases, invoicing, etc., and ensures that the airport meets all expected Provincial and Federal Standards for a registered airport. The Director of Engineering reports to the City Manager.

Airport Operator (*Transportation Foreman*) is responsible to ensure that all basic airport lighting, surfaces, equipment, buildings and radios are maintained up to standards. They are also responsible for the issuing of NOTAMs as deemed necessary. The Airport Operator reports to the Director of Engineering.

The City of Weyburn **Public Works Department** provides the necessary maintenance, including, but not limited to:

1. Maintenance of the runway and taxi lighting systems
2. Pavement maintenance and repair
3. Snow removal
4. Maintenance of Airport radio and directional aides
5. Emergency services (Police, Fire, Ambulance, etc.)

Chart 1: City of Weyburn Organizational Chart



5. Governing Jurisdictions

The Weyburn Airport falls within three (3) government jurisdictions with varying responsibilities as described below.

5.1 Government of Saskatchewan

The Saskatchewan Ministry of Highways and Infrastructure recognizes the important role that community airports play in supporting social and economic development, such as their vital role in the operation of air ambulance services. The Government of Saskatchewan has introduced the Community Airport Partnership (CAP) Program for the purpose of providing eligible airports with financial assistance for safety improvements and the rehabilitation and improvement of airport infrastructure. Since the inception of the CAP program in 2007; the City of Weyburn has applied for and received \$352,414 in grant funding to assist with projects such as an engineered drainage system, lighting upgrades, airside fencing, and recapping of the runways.

5.2 City of Weyburn

The City of Weyburn is the 10th largest city in Saskatchewan with a population of 10,870 (*Statistics Canada, 2016*). Located in the heart of Southeast Saskatchewan, Weyburn has been recognized as one of the more desirable places to live and work. The main economic sectors include manufacturing, agriculture and oil & gas. The City of Weyburn owns and operates the Weyburn Airport, although the site falls outside City limits. The City has financial responsibility for the airport and the resources required to maintain its operations and improvements. The City of Weyburn is responsible for approving all hangar development proposals. After reviewing and approving proposals, applications are forwarded to the RM of Weyburn for final approval and permit processing. Tenants of the airport pay an annual lease fee to the City of Weyburn at an amount approved by City Council.

5.3 RM of Weyburn

The Rural Municipality (RM) of Weyburn surrounds the City of Weyburn and is home to a diverse range of agricultural and commercial operations. There are also several communities located in the RM, including the Village of McTaggart and the Organized Hamlet of North Weyburn. The Weyburn Airport lies within the boundaries of the RM. Airport development and construction are subject to bylaws and regulations enforced by the RM. Property taxes are paid by airport tenants directly to the RM. In the return, the RM returns the lease fees to City of Weyburn as monetary support for the operations and maintenance at the airport.

6. Airport Applications

6.1 Leasing Application

The hangar proposal and application for a hangar lease is submitted to the Director of Engineering for approval. Once the hangar proposal is approved, the lessee is required to provide a \$10,000 refundable deposit with the City of Weyburn as per Bylaw 2019.3400, and enter into a lease agreement with the City of Weyburn. It is the responsibility of the applicant to obtain the required approvals from the RM of Weyburn for the development, building and/or demolition of a hangar. Professional Building Inspections Inc. (PBI) is contracted by the RM of Weyburn as building inspectors. Please contact the RM of Weyburn Development Officer to discuss the additional forms and any additional information that may be required by PBI.

Prior to moving or demolishing a building in the RM of Weyburn the applicant must apply for a Moving/Demolition Permit. The cost of the permit is as per Bylaw 1-2018. The applicant will provide a refundable security deposit with the RM of Weyburn as outlined in their Building Bylaw 1-2018. The deposit is to ensure the site is restored after the building has been moved or demolished to such a condition that it is, in the opinion of the RM of Weyburn Manager of Public Works, in an acceptable condition to the municipality and that it is not dangerous to public safety. Once acceptable, the sum deposited, or a portion thereof, shall be refunded.

RM of Weyburn application forms can be picked up at the office or they are available on the RM of Weyburn website: www.rmweyburn.ca.

Completed applications shall be submitted to the RM of Weyburn by mail, or brought to the office:

Address: RM Weyburn No. 67
23 – 6th Street N.E.
Weyburn, SK
S4H 1A7

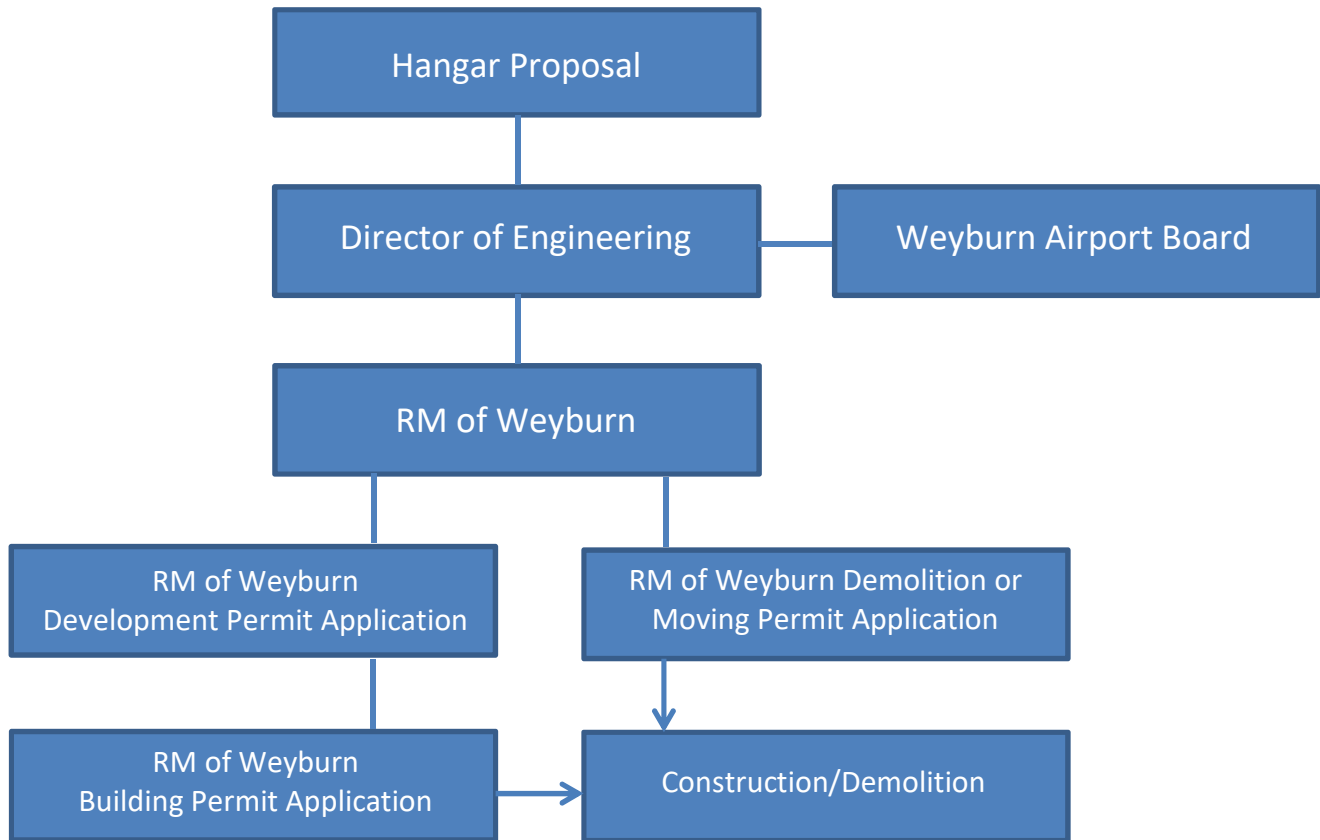
Email: rm.67@sasktel.net | development@rmweyburn.ca

Fax: 306-842-1002

In addition to the development permit application, the RM of Weyburn shall receive a copy of the approval from the City of Weyburn and the City of Weyburn Airport Board.

6.2 Procedure for Hangar Lease & Building Permit Application:

Chart 2: Procedure for Hangar Lease & Permit Application



6.3 Weyburn Airport Hangar Proposal

The proposal to build a new hangar or alter an existing hangar or any structure on the airport grounds must first receive prior approval by the City of Weyburn Engineering Department and the Weyburn Airport Board. Approval or non-approval shall be communicated to the applicant within 60 days; any non-approval shall be accompanied by the statement of the reasons.

The Weyburn Airport has developed an application form to provide information that will assist the Weyburn Airport Board in their decision. The application forms are available on the City of Weyburn website: www.weyburn.ca or at the Engineering Department at Weyburn City Hall (157 3rd Street NE.).

Once the Engineering Department has received the completed application forms from the applicant, the application and any additional information will be brought to the Weyburn Airport Board for review. Applications are reviewed on a first come, first served basis.

The following items will be considered, but not limited to:

- Review utility needs (electrical, water, sewer, etc.).
- Review of costs prior to construction (fees, landscaping, drainage, etc.).
- Verify lease terms and agreement with sponsor.
- Hangar site (lot size and description, tarmac, taxiway, construction access).
- Verify construction time table (starting time table must be established with construction to begin within 90 days of approval to build).
- Hangar lease agreement requires that an aircraft must be stored in the hanger
- Proof of Pilot license status and ownership of aircraft

The applicant shall have the responsibility for the hangar construction and utilities, to meet all federal, provincial, and municipal codes and comply with required permits (building, utilities, land use, etc.).

Appendix A - Weyburn Airport Hangar Application
(City of Weyburn)



CITY OF WEYBURN

Weyburn Airport Hangar Proposal Application

Weyburn Airport Hangar Proposal Application

Applicant Information	
Name:	Phone:
Mail To:	Postal Code:
City/Prov:	Email:

Proposed Development Details: (lot(s) requested, construction start & end dates, building size) **Note:** *Following building permit approval by the RM of Weyburn, a site plan and a copy of construction plans will be required by the City of Weyburn for our file.*

Hangar will be used for: Recreational Use
 Business Use (If Business Use, provide business details below)

Details of Aircraft(s) to be kept on site: (Provide details for each aircraft, use additional paper if needed)	
Model(s):	Make(s):
Colour(s):	Serial Number(s):

Signature of Applicant: _____ Date: _____

For Office Use Only:

- Proposal Reviewed by Engineering Department
- Proposal Reviewed by Weyburn Airport Board
- \$10,000 refundable deposit received by City of Weyburn
- Site Plan & Construction Plans to be provided to the City of Weyburn after RM approval

This Proposal is hereby: Refused Approved Approved with Conditions

Received By: _____ Date: _____

Appendix B - Weyburn Airport Lease Template
(City of Weyburn)

WEYBURN AIRPORT TENANT LEASE AGREEMENT

THIS LEASE AGREEMENT is made effective as of the ___ day of _____, 20___ (the "Effective Date").

1. Parties

Between: The City of Weyburn, 157 3rd Street NE, Weyburn, SK S4H 2K6 (the "Lessor").

And: **NAME of ADDRESS, WEYBURN, SASKATCHEWAN, POSTAL CODE** the "Lessee").

2. Recitals

WHEREAS the Lessor is the registered owner/operator of lands comprising the Weyburn Airport (CJE3) and regulates its use under applicable bylaws; and

AND WHEREAS the Lessee desires the right to occupy a designated area at the Airport for the construction, operation and maintenance of an aircraft hangar (the "Premises"); and

AND WHEREAS the Lessee will use the hangar for the storage of aircraft and for maintenance by the Lessee or its regular employees.

3. Definitions

- "Airport" means the Weyburn Airport (CJE3).
- "City" means the City of Weyburn.
- "Director" means the City's Director of Engineering or designate.
- "Premises" means the lands described in Exhibit A.
- "RM" means the Rural Municipality of Weyburn.

4. Property Description

- a) A portion of the lands labelled Hangar No. **_____**; more particularly described as Lot **_____**, Block **_____**, as shown on Exhibit A (Site Plan).
- b) If used for commercial purposes, the occupied indoor area is approximately **_____** sq. ft.
- c) If used for recreational purposes, the Lessee shall annually declare all stored aircraft (Make, Model, Color, Registration #, Owner Information) per Exhibit B.

5. Term

The term of this Lease is one (1) year commencing on January 1, 2026, and ending on December 31, 2026 (the "Term"). Any renewal shall be by written agreement of the parties executed no later than thirty (30) days prior to expiry.

6. Rent and Fees

- a) Base Rent: The Lessee shall pay annual rent set out in Exhibit C (current fee bylaw schedule), payable in advance on the first day of the Term.
- b) Late Payment: Amounts not received when due bear interest at two percent (2%) per month (24% per annum) until paid, plus any actual NSF/administration fees.

7. Use and Access

- a) Use is limited to aircraft storage and associated aviation activities by the Lessee and its regular employees.
- b) Non-Exclusive Use: The Lessee has non-exclusive use, in common with others, of runways, taxiways, aprons, roadways and common areas, subject to the Airport rules.
- c) Ingress/Egress: The Lessee, its employees, guests and patrons may access the Premises via Airport roadways and aprons, subject to the Airport security procedures.

8. Construction and Site Preparation

- a) Plans and Approvals: All construction, alterations and site works require prior written approval of the Lessor and compliance with applicable RM/City codes, National Building and Fire Codes requirements.
- b) Spatial Separations: The Lessee shall maintain required building separations and wall-to-wall spacing.
- c) Fees: A one-time building review fee (see Exhibit C) applies to new hangar construction.

9. Taxes and Utilities

- a) The Lessee shall pay all due and owing taxes and assessments allocable to the Premises, including possessory interest and taxes on leasehold improvements, directly to the RM of Weyburn.
- b) The Lessee shall arrange and pay for all utilities for the Premises.

10. Covenants and Operational Standards

- a) Comply with Airport Regulations and directives of the Lessor and Director, and with Transport Canada regulations.
- b) Maintain, repair and keep the hangar and improvements in good order, clean and sanitary condition.
- c) Display proper identification on the Aircraft Hangar.
- d) No material alterations (including signage or advertising material) without prior written approval of the Lessor and any required RM/City permits.
- e) Maintain the premises (including front and rear of hangar to taxiway) consisting of weeds, mowing, snow removal, drainage and housekeeping.

- f) Cardkey/Security: Comply with Airport access controls. The Lessor is not responsible for security of aircraft or other belongings store on the Premises or any other common areas of the Airport.
- g) No outside storage of non-aeronautical items that aren't required for aviation operations (boats, automobiles, trailers, mobile homes, etc.).
- h) For recreational use hangars, provide an annual written declaration each January of all aircraft stored in hangar or on the Premises including name, address, e-mail and phone number of all registered owners (if different than Lessee) of each aircraft being stored (and upon replacement/addition/sale).

11. Insurance

- a) Commercial General Liability: Not less than \$1,000,000 per occurrence, including bodily injury (including death), property damage, personal and advertising injury, cross liability and non-owned automobile.
- b) Tenants' Legal Liability / Property Damage: Not less than \$500,000 per occurrence.
- c) Policy Administration: Form, limits and deductibles subject to the Lessor's reasonable approval; insurer to provide thirty (30) days' prior written notice of cancellation or material change.
- d) Certificates: The Lessee shall provide certificates of insurance upon request, on or before the Effective Date.
- e) Failure to Insure: If the Lessee fails to maintain required coverage, the Lessor may procure insurance at the Lessee's expense without limiting other remedies.

12. Indemnity

Except to the extent caused by the negligence or recklessness of the Lessor or those for whom it is responsible in law, the Lessee shall indemnify and save harmless the Lessor from and against all losses, claims, demands, actions, damages, liabilities, costs and expenses (including reasonable legal fees) arising out of:

- (a) the Lessee's use or occupancy of the Premises;
- (b) any act or omission of the Lessee, its employees, agents, invitees or contractors;
- (c) any breach of this Lease by the Lessee.

The Lessee shall, upon written request, defend such claims at its cost. This Section survives expiry or termination of the Lease.

13. Maintenance, Casualty and Environmental

- a) Casualty: If the Lessee's structures are damaged by fire or other casualty, the Lessee shall (i) repair or replace, or (ii) remove the damaged structure and restore the Premises, within ninety (90) days of damage; the Lessor may grant a reasonable extension where warranted.

- b) Environmental Compliance: The Lessee shall at all times comply with applicable environmental laws; promptly remove any hazardous substances brought onto the Premises contrary to law, and remediate any migration to surrounding properties attributable to the Lessee after the Effective Date.

14. Assignment and Transfer

- a) The Lessee shall not assign, transfer or sublet without prior written consent of the Lessor, such consent not to be unreasonably withheld, conditioned or delayed.
- b) Transfer of Hangar Ownership: Prior to any transfer, the hangar must pass building inspection to the Lessor's satisfaction; upon approval a transfer fee (see Exhibit C) is payable. No security-deposit workaround applies.
- c) The Lessor may assign this Lease without Lessee consent to a successor municipal entity or as part of a municipal amalgamation, reorganization or a transfer of Airport operations, provided the assignee assumes the Lessor's obligations.

15. Default and Remedies

- a) Monetary Default: Failure to pay money due under this Lease within ten (10) days after written notice constitutes a default.
- b) Non-Monetary Default: Failure to perform any other obligation within thirty (30) days after written notice constitutes a default; if such default cannot reasonably be cured within thirty (30) days, the Lessee shall commence and diligently pursue cure to completion within a reasonable time.
- c) Bankruptcy/Abandonment: Bankruptcy/insolvency events, unlawful vacancy of the Premises for fifteen (15) consecutive days without consent, or seizure of Lessee's goods may constitute default.
- d) Remedies: Upon default, the Lessor may re-enter and take possession, terminate this Lease, and pursue any remedies available at law or in equity, subject to applicable cure periods.

16. Termination and End of Term

- a) Either party may terminate on sixty (60) days' written notice.
- b) Make-Good: Prior to termination/expiry, the parties will conduct a joint inspection. The Lessee shall remove its property and restore disturbed areas to a neat, safe and proper condition to the Lessor's reasonable satisfaction.
- c) Abandonment/Title: If possessions and improvements remain after sixty (60) days following termination/expiry without approved removal plan, title may revert to the Lessor who may dispose of same; the Lessor may require a removal bond as a condition of any extension.

17. Airport Development and Relocation

The Lessor may develop, expand or improve the Airport. If such development requires relocation of the Lessee, the Lessor will provide not less than ninety (90) days' prior notice and will relocate the Lessee at the Lessor's cost to a location providing substantially equivalent access, utilities and functionality (a "Compatible Location"). Buildings will be moved or equivalent facilities provided by the Lessor at no cost to the Lessee.

18. Notices

Notices shall be in writing and delivered by: (a) personal delivery; (b) nationally-recognized courier; (c) registered mail; or (d) email (with delivery/read confirmation). Notices are deemed received: on delivery (personal/courier); on the fifth (5th) business day after mailing (registered mail); and when sent (email) if sent during business hours or the next business day otherwise. The parties' notice particulars are:

- **Lessor:** City of Weyburn, 157 3rd Street NE, Weyburn, SK S4H 2K6; Email: engineering@weyburn.ca
- **Lessee:** _____; Email: _____

A party may change its notice particulars by notice given under this Section.

19. Dispute Resolution; Governing Law

Any dispute not resolved by senior representatives within thirty (30) days shall be settled by arbitration under The Arbitration Act, 1992 (Saskatchewan). The seat of arbitration shall be Weyburn, Saskatchewan, and the language shall be English. This Lease is governed by the laws of the Province of Saskatchewan and the laws of Canada applicable therein. Nothing in this Section limits a party's right to seek interim or injunctive relief from a court of competent jurisdiction.

20. Amendments to Agreements

The Lessor may amend the schedules to reflect changes to applicable bylaws, rates or fees on not less than sixty (60) days' prior written notice to the Lessee. If any such amendment materially and adversely affects the Lessee, the Lessee may terminate this Lease on thirty (30) days' written notice delivered within thirty (30) days after receipt of the amendment notice. Any other provision of this Lease may be amended or revised by mutual written agreement signed by both parties.

22. General

- a) Entire Agreement: This Lease (including Exhibits) constitutes the entire agreement and supersedes prior understandings.
- b) Severability/Waiver: Invalidity of any provision does not affect the remainder; no waiver unless in writing.
- c) Successors/Assigns: This Lease binds and benefits the parties and their permitted successors and assigns.

22. Exhibits

- Exhibit A – Site Plan / Legal Description
- Exhibit B – Annual Aircraft Declaration Form
- Exhibit C – Fee Schedule / Bylaw Schedule ‘A’

23. Execution

IN WITNESS WHEREOF the parties have executed this Lease as of the Effective Date.

CITY OF WEYBURN

Per: _____ Date: _____

Name: _____ Title: _____

LESSEE

Per: _____ Date: _____

Name: _____ Title: _____

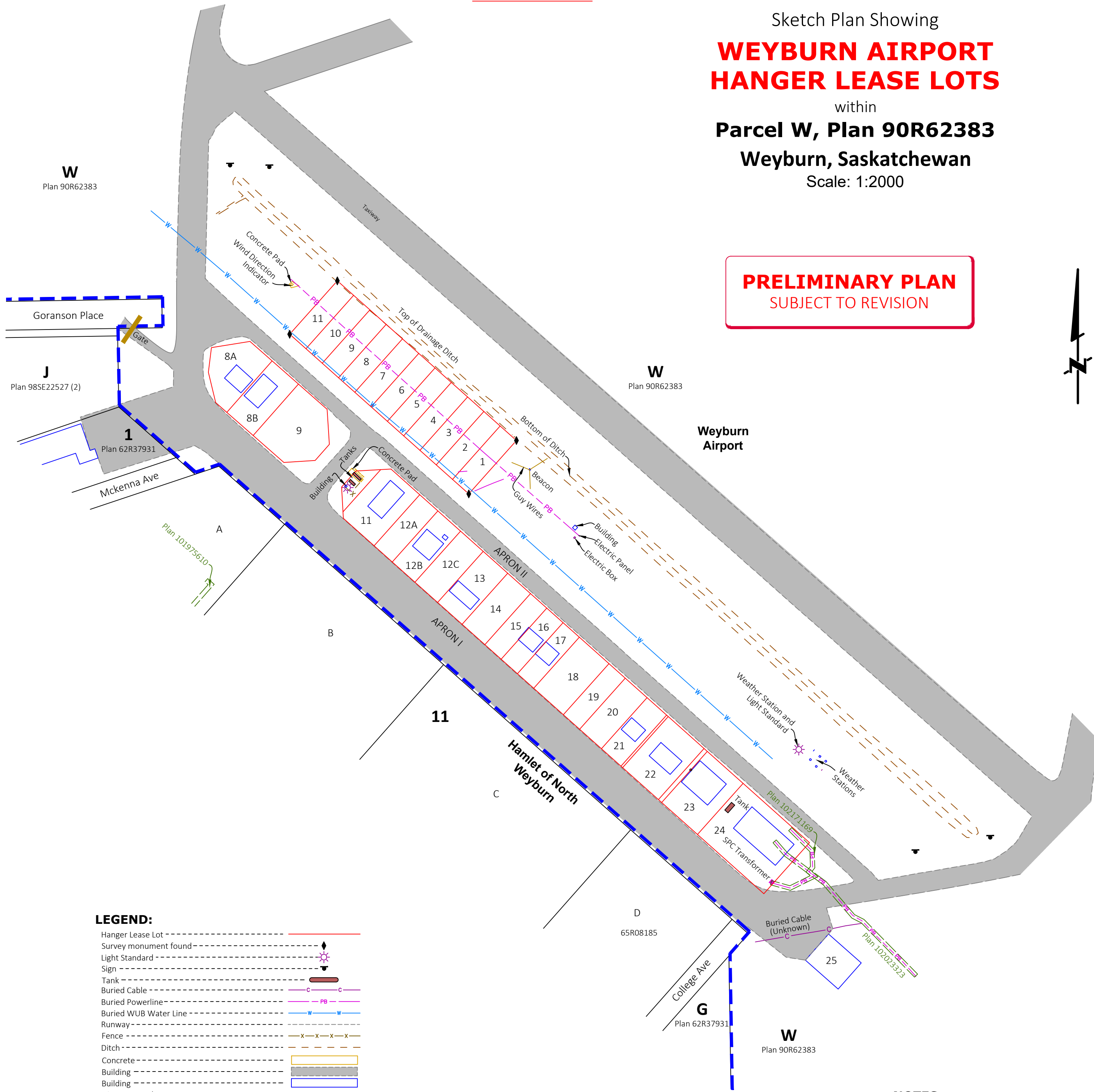
EXHIBIT A

Sketch Plan Showing **WEYBURN AIRPORT HANGER LEASE LOTS**

within
Parcel W, Plan 90R62383
Weyburn, Saskatchewan

Scale: 1:2000

PRELIMINARY PLAN
SUBJECT TO REVISION



LEGEND:

Hanger Lease Lot	
Survey monument found	
Light Standard	
Sign	
Tank	
Buried Cable	
Buried Powerline	
Buried WUB Water Line	
Runway	
Fence	
Ditch	
Concrete	
Building	
Building	
Airport Boundary	

NOTES:

- Measurements are in metres and decimals thereof.
- Survey date: January 26, 2026
- © 2026 GeoVerra Inc., All rights reserved.



GeoVerra Inc.
Toll Free: 1-800-465-6233
www.geoverra.com

Revision: Issued	Client File No.:	REV.
Plan Date: Jan. 29, 2026	Project No: 26-00182	0
Initials: RC-AP-RM		
File: 26-00182-001-SK_R0		



WEYBURN AIRPORT HANGAR AIRCRAFT DECLARATION

DATE: _____

HANGAR OWNER INFORMATION:

NAME: _____ HANGAR #: _____

ADDRESS: _____

PHONE: _____ EMAIL: _____

DESCRIPTION OF STORED AIRCRAFT(S):

MAKE: _____ MODEL: _____ COLOR: _____

REGISTRATION #: _____ OWNER NAME: _____

ADDRESS: _____

PHONE: _____ EMAIL: _____

MAKE: _____ MODEL: _____ COLOR: _____

REGISTRATION #: _____ OWNER NAME: _____

ADDRESS: _____

PHONE: _____ EMAIL: _____

MAKE: _____ MODEL: _____ COLOR: _____

REGISTRATION #: _____ OWNER NAME: _____

ADDRESS: _____

PHONE: _____ EMAIL: _____

I declare that the aircraft(s) as noted above are the only aircraft being stored in my hangar. I acknowledge that the City of Weyburn reserves the right to enter upon the Lands and Premises for the purpose of validating this declaration as per the conditions of my Weyburn Airport Lease agreement.

HANGAR OWNER NAME: _____

SIGNATURE: _____ DATE: _____

CITY OF WEYBURN

BYLAW NO. 2026-3512

**A BYLAW TO AMEND BYLAW 2026-3508
TO REGULATE THE USE OF THE WEYBURN AIRPORT**

The Council of the City of Weyburn, in the Province of Saskatchewan, enacts as follows:

That Bylaw No. 2019-3408 of the City of Weyburn, being a Bylaw to regulate the use of the Weyburn Airport therewith, be amended as follows:

1. Schedule A is hereby amended and the attached appendix marked Schedule "A" to Bylaw No. 2026-3512 substituted therefore
2. This Bylaw shall come into force and take effect upon final reading.



MAYOR



CITY CLERK

J. Gray

READ a first time this 9th day of February, A.D., 2026.

READ a second time this 9th day of February, A.D., 2026.

READ a third time this 9th day of February A.D., 2026, and passed.

Schedule "A" to Bylaw No. 2019-3400

1. Schedule "A" to Bylaw 2019-3400 is as follows:

a) The charges for each private hangar situated on or adjacent to Airport property, be as follows:

Effective January 1, 2026 - a charge of \$1700.00 per annum.
Effective January 1, 2027 - a charge of \$2000.00 per annum.
Effective January 1, 2028 - a charge of \$2200.00 per annum.
Effective January 1, 2029 - a charge of \$2300.00 per annum.
Effective January 1, 2030 - a charge of \$2400.00 per annum.
Effective January 1, 2031 - a charge of \$2500.00 per annum.
Effective January 1, 2032 - a charge of \$2600.00 per annum.
Effective January 1, 2033 - a charge of \$2700.00 per annum.
Effective January 1, 2034 - a charge of \$2800.00 per annum.
Effective January 1, 2035 - a charge of \$2900.00 per annum.

b) The charge per square foot of space occupied and used by commercial operators such as air schools, air services, mechanical services, repair services, air spraying services, et cetera, which are on or adjacent to the Airport and use the Airport facilities in their operation, be as follows:

Effective January 1, 2026 - a charge of \$1.30 per square foot per annum.
Effective January 1, 2027 - a charge of \$1.50 per square foot per annum.
Effective January 1, 2028 - a charge of \$1.70 per square foot per annum.
Effective January 1, 2029 - a charge of \$1.80 per square foot per annum.
Effective January 1, 2030 - a charge of \$1.90 per square foot per annum.
Effective January 1, 2031 - a charge of \$2.00 per square foot per annum.
Effective January 1, 2032 - a charge of \$2.10 per square foot per annum.
Effective January 1, 2033 - a charge of \$2.20 per square foot per annum.
Effective January 1, 2034 - a charge of \$2.30 per square foot per annum.
Effective January 1, 2035 - a charge of \$2.40 per square foot per annum.

c) The charges for each aircraft using the Weyburn Airport and stored in hangars on or adjacent to the Airport or tied down on a permanent basis on or adjacent to the Airport be as follows:

Effective January 1, 2026 - a charge of \$750.00 per annum.
Effective January 1, 2027 - a charge of \$775.00 per annum.
Effective January 1, 2028 - a charge of \$800.00 per annum.
Effective January 1, 2029 - a charge of \$825.00 per annum.
Effective January 1, 2030 - a charge of \$850.00 per annum.
Effective January 1, 2031 - a charge of \$875.00 per annum.
Effective January 1, 2032 - a charge of \$900.00 per annum.
Effective January 1, 2033 - a charge of \$925.00 per annum.
Effective January 1, 2034 - a charge of \$950.00 per annum.
Effective January 1, 2035 - a charge of \$1000.00 per annum.

Each private hanger owner shall have one aircraft included in their hanger fee from a). Each subsequent aircrafts are subject to the above fee in Section c). Commercial operators are exempt due to paying per sq. ft. on hangars.

d) Charges under Sections a), b) and c) shall be due and payable at par for the current year during the period January 1 to January 31, and thereafter shall be subject to a penalty of 2% per month (24% per annum) until paid in full.

e) The charge for each aircraft using the Weyburn Airport on a temporary basis, tied down or stored on or adjacent to the Airport, be as follows:

Effective January 1, 2026 - \$220.00 per month or \$100.00 per week
Effective January 1, 2027 - \$240.00 per month or \$110.00 per week
Effective January 1, 2028 - \$260.00 per month or \$120.00 per week
Effective January 1, 2029 - \$280.00 per month or \$130.00 per week
Effective January 1, 2030 - \$300.00 per month or \$140.00 per week
Effective January 1, 2031 - \$320.00 per month or \$150.00 per week
Effective January 1, 2032 - \$340.00 per month or \$160.00 per week
Effective January 1, 2033 - \$360.00 per month or \$170.00 per week
Effective January 1, 2034 - \$380.00 per month or \$180.00 per week
Effective January 1, 2035 - \$400.00 per month or \$190.00 per week

f) The charge for each aircraft using the Weyburn Airport for the temporary operation of commercial crop spraying shall pay the following deposit and rental fees:

Effective January 1, 2026 - a \$1000.00 refundable deposit, and a rental fee of \$225.00 per week, shall be paid at City Hall, when rental space is requested for the

operation of commercial crop spraying. The deposit will be returned upon payment of all final bills and clean-up of the site back to pre-existing conditions.

- g) The charge for each user group using the Weyburn Airport for the temporary operation of skydiving or a private airshow shall pay the following deposit and rental fees:

Effective January 1, 2026 – a \$225.00 refundable deposit, and a rental fee of \$150.00 per week, shall be paid at City Hall, when rental space is requested for the operation of skydiving or a private airshow. The deposit will be returned upon payment of all final bills and clean-up of the site.

- h) Effective January 1, 2026 – each new Lessee shall have a building inspection completed on their hangar (at their cost) to be submitted to the Engineering Department for review. Upon a clear building inspection and approval from the Engineering Department, the lessee shall pay the City of Weyburn, a transfer of ownership fee in the amount of \$2,500.

The current lessee is responsible for ensuring that the hangar passes a building inspection prior to the transfer of ownership. If the hangar does not meet acceptable standards as determined by the Building Inspection and the Engineering Department, the transfer will not be approved until all deficiencies are corrected at the lessee's expense.

- i) Effective January 1, 2026 – each new Lessee who constructs a new hangar shall pay a one time building fee of \$2,500 payable to the City of Weyburn.

Appendix B – RM of Weyburn Development Permit Application
(RM of Weyburn)



APPENDIX "B"

Development Permit Application

The Zoning Bylaw provides for permitted and discretionary uses in each zoning district. Every person is required to obtain a development permit before commencing any construction or use of land except provided within the Zoning Bylaw.

Application Fee:

The R.M. of Weyburn No. 67 outlines the fees within the Planning and Development Fee Bylaw.

Where additional fees are required to obtain a permit, the additional fee shall be paid in full prior to issuance of such permit.

Application Requirements:

The following information is required in order to make an application:

- a) Completed application form;
- b) Submission of any additional necessary appendices;
- c) Receipt of full payment of applicable fee;
- d) Provide a detailed site plan, drawing to scale, on a separate sheet showing, in detail, the site for proposed development including the following at a minimum:
 - a. North arrow;
 - b. Boundaries of parcel including approximate dimensions;
 - c. Location and dimensions of existing buildings and structures and distances from the property boundaries;
 - d. Location of trees or other vegetation or screening devices and distances from property boundaries;
 - e. Location of all existing and proposed utilities;
 - f. Location of all existing and proposed approached and driveways;
 - g. Site topography and special site conditions distinguishing physical features located on or adjacent to the property including but not limited to sloughs, streams, culverts, drainage ways, wetlands, slopes, bluffs, etc. (depending on circumstances may require contour map or additional information);
 - h. A dimensional layout of parking areas, entrances and exits;
 - i. Others, as required by the Development Officer or Council to effectively administer this Bylaw.

Development Permit Application

APPLICANT:

Name: _____

Address: _____

Phone Number: _____

Email: _____

REGISTERED OWNER:

As Above:

Address: _____

Phone Number: _____

Email: _____

Legal Description of land proposed for development:

All/Part of _____ Section _____ Township _____ Range _____ W2

LSD(s): _____ Lot(s): _____ Block(s): _____ Registered Plan Number: _____

Existing Land Use:

- Agricultural Resource (AR)
- Country Residential (CR)
- Hamlet (H)
- High Profile Commercial (HPC)
- Industrial (IND)

Detailed Description of current land use:

Proposed new use of land and/or buildings:

Size of Building (If required): Length: _____ Width: _____ Height: _____

Additional Information:

Declaration by Applicant:

I, _____ of _____ in the Province of Saskatchewan, solemnly declare that all of the above statements within the application are true, and I make this solemn declaration conscientiously believing to be true, and knowing that it is of the same force and effect as made under oath, and by virtue of "The Canada Evidence Act."

I agree to indemnify and hold harmless the Rural Municipality of Weyburn No. 67 from and against any claims, damage, liabilities, costs and damages related to the development undertaken pursuant to this application.

Date:

Signature:

Appendix C – RM of Weyburn Building Permit Application
(RM of Weyburn)

**RURAL MUNICIPALITY OF WEYBURN NO. 67
APPLICATION FOR BUILDING PERMIT**

I hereby make an application for a permit to:

- CONSTRUCT
- ALTER
- RECONSTRUCT

Description of Project:

Registered Owner:

Address:

Phone Number:

Email:

Contractor:

Address:

Phone Number:

Email:

Applicant:

Phone Number:

Same as Registered Owner

Same as Contractor

Legal Description:

Lot

Block

Plan

Intended Use of Building:

Size of Building – Length:

Width:

Height:

Insulated: yes no

Comments:

Estimated value of construction (excluding site): \$

Building area (largest area):

Estimated Start Date:

Estimated Completion Date

I hereby agree to comply with the Building Bylaw of the Local Authority and acknowledge that it is my responsibility to ensure compliance with the Building Bylaw of the Local Authority and with any other applicable bylaws, acts and regulations regardless of any plan reviews or inspections that may or may not be carried out by the Local Authority of its Authorized Representative.

Date:

Signature:

**Appendix D – RM of Weyburn Demolition/Moving Permit
Application**
(RM of Weyburn)

RURAL MUNICIPALITY OF WEYBURN NO. 67
APPLICATION FOR A PERMIT TO DEMOLISH OR MOVE A BUILDING

APPLICANT:

Address: _____

Phone Number: _____

Email: _____

REGISTERED OWNER:

As Above:

Address: _____

Phone Number: _____

Email: _____

Building has the following dimensions: Length: _____

Width: _____

Height: _____

I hereby make an application for a permit to **demolish** a building now situated on:

Civic address or location:

Lot _____

Block _____

Plan _____

The demolition will commence on _____

And will be completed on _____

I hereby make an application for a permit to **move** a building now situated on:

Civic address or location:

Lot _____

Block _____

Plan _____

to Civic address or location _____

Lot _____ Block _____ Plan _____

or Out of the municipality _____

The building mover will be: _____

And the date of the move will be: _____

The building will be moved over the following route: _____

The site work (filling, final grading, landscaping, etc.) which will be done after removal of the building includes: _____

I hereby agree to comply with the Building Bylaw of the Local Authority and to be responsible and pay for any damage done to property as a result of the demolition or moving of the said building, and to deposit such sum as may be required by Section 6(1) (b) of the Building Bylaw. I acknowledge that it is my responsibility to ensure compliance with the Building Bylaw of the Local Authority and with any other applicable bylaws, acts and regulations, and to obtain all required permits and approvals prior to demolishing or moving the building.

Date: _____ Signature: _____