Subject: Hangar No. 5 Land Lease
Report Number: OPS 20-14
Author: Dan Locke, C.E.T. Manager of Public Works
Meeting Type: Council Meeting
Meeting Date: Tuesday, April 14, 2020

RECOMMENDATION

THAT Council receives Report OPS 20-14 shared Hanger No. 5 Land Lease;

AND THAT the Land Lease between the Corporation of the Town of Tillsonburg and 1467246 Ontario Inc. for the northerly portion of shared Hanger No. 5 be approved for assignment to Robert L.D. Bennett;

AND THAT the Mayor and Clerk be authorized to execute the Land Lease Assignment with 1467246 Ontario Inc. and Robert L.D. Bennett;

AND THAT Council approves the termination of the recently assigned Land Lease Agreement between the Corporation of the Town of Tillsonburg and Robert L.D. Bennett for the northerly portion of shared Hanger No. 5;

AND FURTHER THAT a By-law authorizing Mayor and Clerk to execute a new Hangar Land Lease Agreement with Robert L.D. Bennett for the northerly portion of shared Hanger No. 5 be brought forward for Council consideration.

BACKGROUND

On January 23, 2015 a Hangar Land Lease Agreement between the Corporation of the Town of Tillsonburg and Geoffrey Lee of 1467246 Ontario Inc. was executed for the northerly section of a shared hangar on the parcel of land at the Tillsonburg Airport that is known as Hanger No. 5. Geoffrey Lee of 1467246 Ontario Inc. now desires to assign the original Land Lease Agreement to Robert L.D. Bennett as per the attached Land Lease Assignment.
Both Town Staff and Robert L.D. Bennett have agreed that a new updated Land Lease Agreement (attached) for the full 20 year term be executed for the northerly section of shared Hanger No. 5. Therefore, Robert L.D. Bennett and Town staff mutually desire to terminate the original Land Lease Agreement. The new Land Lease Agreement has updated language that aligns with the Rates & Fees by-law, increased protection for the Town, as well as a requirement to comply with Town criteria and provide a construction schedule, which in this case does not apply to an existing hanger. Mr. Robert L.D. Bennett has also executed the attached new Hangar Land Lease Agreement.

**FUNDING IMPACT/ FUNDING SOURCE**

There is a small increase in rent revenue to the Town through the execution of this new Hangar Land Lease Agreement with Robert L.D. Bennett in accordance with the 2020 Rates and Fees, however all other financial terms and conditions as contained within the original land lease remain in effect (i.e. rent due date, insurance, etc.).

**COMMUNITY STRATEGIC PLAN (CSP) LINKAGE**

1. Excellence in Local Government
   - ☐ Demonstrate strong leadership in Town initiatives
   - ☐ Streamline communication and effectively collaborate within local government
   - ☒ Demonstrate accountability

2. Economic Sustainability
   - ☐ Support new and existing businesses and provide a variety of employment opportunities
   - ☐ Provide diverse retail services in the downtown core
   - ☐ Provide appropriate education and training opportunities in line with Tillsonburg’s economy

3. Demographic Balance
   - ☐ Make Tillsonburg an attractive place to live for youth and young professionals
   - ☐ Provide opportunities for families to thrive
   - ☐ Support the aging population and an active senior citizenship

4. Culture and Community
   - ☐ Promote Tillsonburg as a unique and welcoming community
   - ☐ Provide a variety of leisure and cultural opportunities to suit all interests
   - ☐ Improve mobility and promote environmentally sustainable living

**Attachments:**
Attachment 1 – Lee to Bennett Land Lease Assignment
Attachment 2 – Bennett Hangar Land Lease Agreement
Report Approval Details

<table>
<thead>
<tr>
<th>Document Title:</th>
<th>OPS 20-14 Hangar No. 5 Land Lease.docx</th>
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<tbody>
<tr>
<td>Attachments:</td>
<td>- OPS 20-14 Attachment 1 - Hangar Land Lease Assignment.pdf</td>
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<td>- OPS 20-14 Attachment 2 - Hangar Land Lease Agreement.pdf</td>
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<td>Final Approval Date:</td>
<td>Apr 6, 2020</td>
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This report and all of its attachments were approved and signed as outlined below:

Dave Rushton - Apr 2, 2020 - 4:21 PM

No Signature - Task assigned to Kyle Pratt was completed by workflow administrator Michelle Smibert

Kyle Pratt - Apr 6, 2020 - 4:36 PM

Michelle Smibert - Apr 6, 2020 - 4:36 PM