



High River Regional Airport Open House

By: Patricia Maloney & Ryan Siersma

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Presentation Outline

- **Brief History**
- **Open House # 1**
- **Airport Business Development Strategy**
- **Airport Area Structure Plan**
- **Airport Land Use Districts**

History

- **Airport has been operating since 1976**
- **Owned by the Town of High River and the MD of Foothills**
- **Operated by the High River Regional Airport Limited**
- **Classified as a Code 2 B Non- Instrument, Registered Aerodrome**

Historical Growth



High River Regional
Airport – 1980

Historical Growth



High River Regional
Airport – 2000

Historical Growth



High River Regional
Airport – 2015

How can we build on this success?

- **How can the airport become more self-sustaining?**
- **How can the airport bring in new business?**
- Airport Business Development Strategy
- Airport Area Structure Plan
- Land Use Districts which allow the airport to develop and protect the airport from encroaching uses

Business Development Strategy

- **Dillon hired and began work in May 2016**
- **First to determine whether the Airport should sell or lease land**
- **Once leasing was established as the direction forward - it was identified that a Business Development Strategy should be created to promote growth**

Consultation

- **Survey**
 - Online for three months
 - 22 responses
- **Open house**
 - November 26 – Cadets Building
 - 21 participants
- **Meetings with Airport Board members, Town of High River and MD of Foothills staff**
- **Outcome: SWOT analysis, key findings informed strategy**



Strengths, Weaknesses, Opportunities and Threats

- **Identified a number of strengths**
 - Location, access, land availability, length and width of runways
- **Weaknesses**
 - lack of sewer/ water, lack of marketing/ promotion, no public transit to Airport
- **Opportunities**
 - Flight path to Alaska, lower fuel prices, no landing fees, linked with 2A corridor
- **Threats**
 - Alberta economy, fewer private aviation enthusiasts

Recommendations

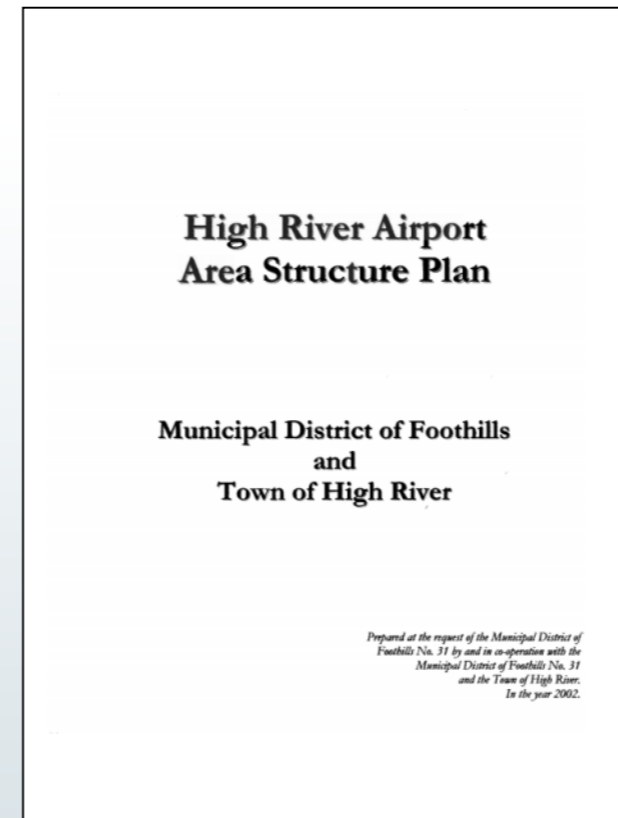
- **33 Recommendations**
- **Short term is to create a dedicated airport zone that allows appropriate development to increase revenue**
- **Medium term focuses on marketing the airport and improving existing operations to maintain a competitive advantage**
- **Long term focuses on major capital upgrades, runways, water and sewer**



High River Regional Airport Area Structure Plan

Area Structure Plan Timeline

- **Outdated Area Structure Plan (2002)**
- **Needed to be updated to reflect business development strategy and promote the Airport**



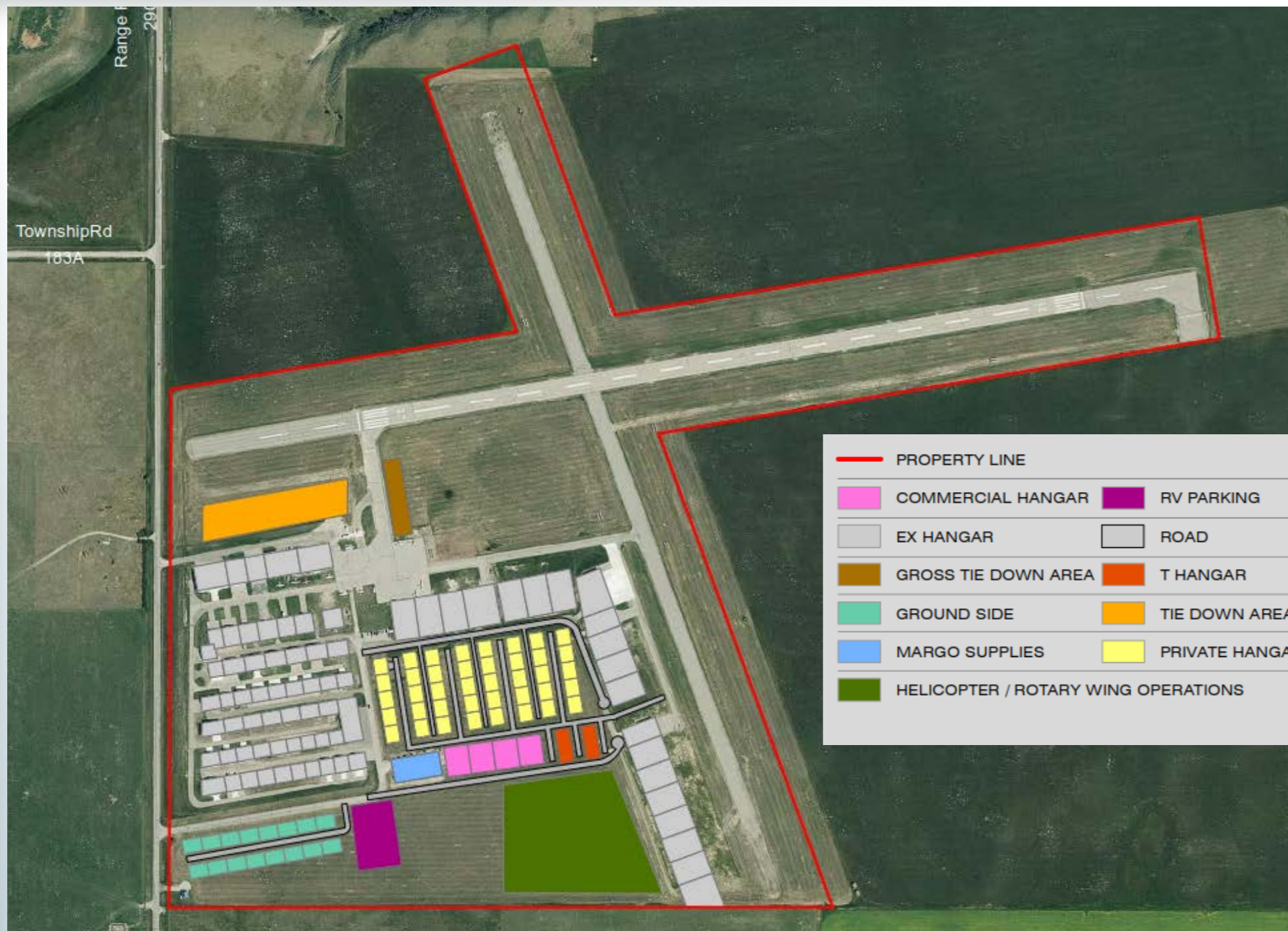
Purpose

- **The High River Airport Area Structure Plan is a policy document that will be used to guide future growth and development, supporting the Airport's Business Development Strategy and ensuring it complies with MD of Foothills and Town of High River statutory policies**

Vision and Goals

- **The High River Regional Airport is a successful regional airport serving the Foothills Region, Calgary, and Southern Alberta.**
- **Goals:**
 - To identify and encourage development that will provide revenue for the Airport;
 - To develop a strategy for growth;
 - To balance the airside and groundside development; and
 - To continue the safe operation of the Airport.

Future Land Use Development



- **Airside**
 - Uses that have direct access to the taxiways, runways and aprons
- **Groundside**
 - Uses which are located on airport property but do not have direct access to the taxiways, runways or aprons
- **Operational**
 - Uses including navigational aids, terminal buildings, equipment and fire halls

Phasing



- **Phase 1**
 - will focus on the existing undeveloped lots at the Airport
- **Phase 2**
 - will focus on creating additional airside development lots with access to the taxiways and runways
- **Phase 3**
 - will focus on groundside uses that will not have access to the taxiways and runways and will bring additional revenue



Proposed Land Use Districts

High River Regional Airport District

- **Designed to regulate development on the High River Regional Airport lands by providing a number of permitted and discretionary uses**
- **Permitted uses in this district are primarily related to the operation of the Airport and related activities**



Proposed Permitted Uses

- Administration office
- Aerodrome/ airstrip
- Aerial application and spraying operations
- Aerial photography services
- Agricultural
- Air ambulance
- Air cargo facilities
- Aircraft service and repair
- Aircraft charter operations
- Aircraft parking
- Aircraft sales, leasing and rentals
- Airport traffic control facilities
- Aprons
- Baggage services
- Card lock fuel dispensing facility
- Club house (aviation)
- Flight training schools
- Hangars
- Helicopter operations
- Meteorological installations
- Military operations including search and rescue
- Navigational aid facilities
- Protective and emergency services
- Runways
- Taxiways
- Utilities and public utilities

High River Regional Airport District

- **Discretionary uses are uses that must be approved at the discretion of the Development Authority**
- **Proposed discretionary uses in this district are primarily ground-side uses that do not require direct access to runways and are generally non-intrusive uses**

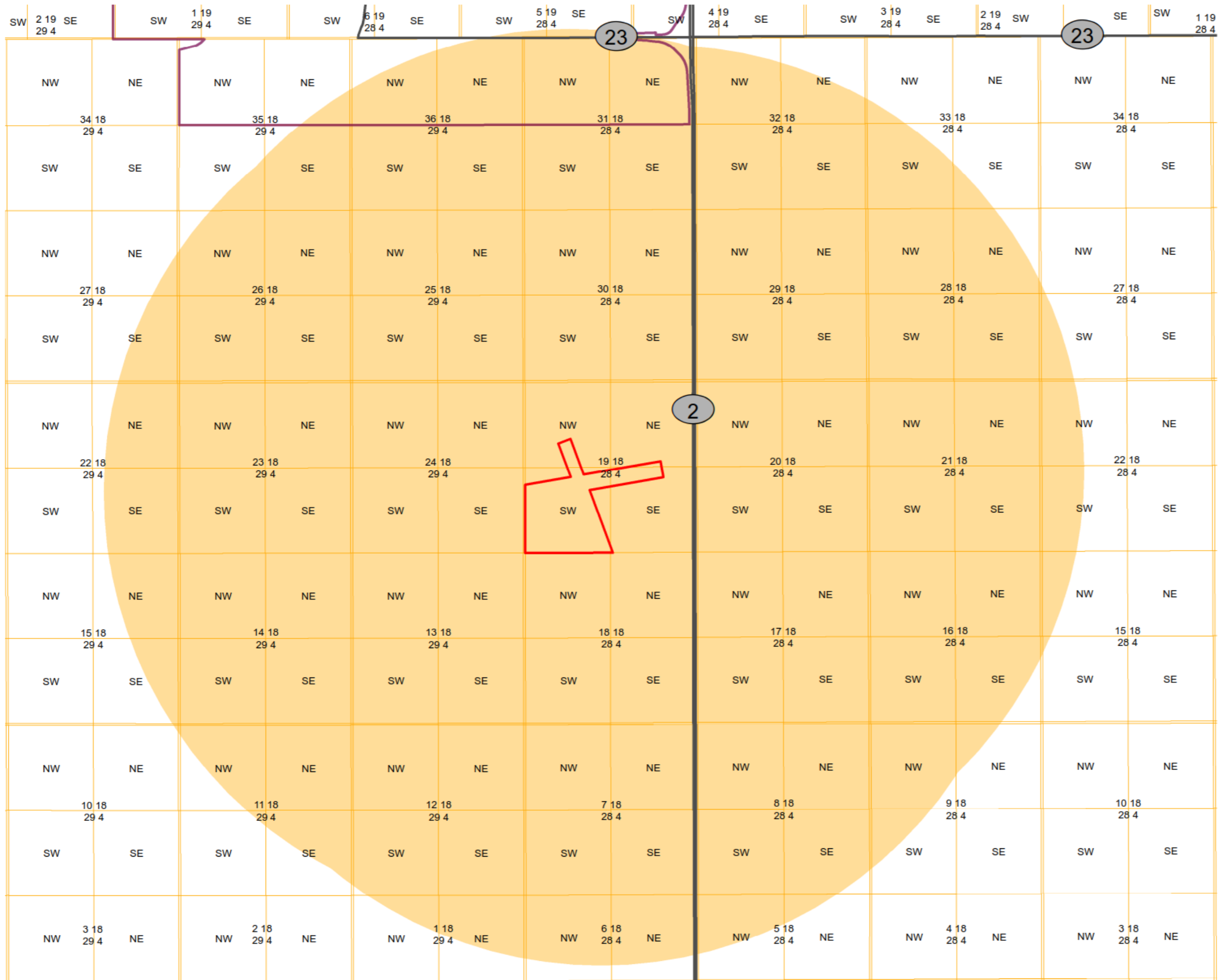


Proposed Discretionary Uses

- Aviation museum
- Campground, minor
- Commercial school, college or training facility
- Education centre
- Food service, accessory
- Food truck
- Garage, private
- Industrial, manufacturing/processing
- Industrial, storage and warehousing
- Industry, light
- Logistics and distribution
- Medical marihuana production facility
- Mini storage
- Outdoor storage
- Parking areas and structures
- Recreation vehicle storage
- Restaurant
- Retail store (aviation)
- Solar power equipment
- Solar power facility

Proposed Airport Overlay District

- **Purpose is to protect the Airport from uses that may impact the continued operation of the Airport, by ensuring all development that may exceed 1088.8 metres of elevation above sea level, in the Outer Surface Area, as well as those uses that may unduly create dust, smoke, steam, electronic interference or attract birds, are not permitted in the area**
- **The permitted and discretionary uses listed in the land use district in which the site is located shall continue to apply**



MUNICIPAL DISTRICT OF FOOTHILLS NO. 31
AIRPORT AREA STRUCTURE PLAN

FIGURE 1
HIGH RIVER REGIONAL AIRPORT OVERLAY DISTRICT

- PROPERTY LINE
- HIGHWAYS
- HIGH RIVER
- 4KM BUFFER FROM RUNWAYS

0 0.25 0.5 1 Kilometers



SCALE 1:35,000

MAP DRAWING INFORMATION:
DATA PROVIDED BY ALTALIS, DILLON CONSULTING AND ESRI

MAP CREATED BY: PMH
MAP CHECKED BY: PM & RS
MAP PROJECTION: NAD 1983 3TM 114

FILE LOCATION: \\DILLON.CA\DILLON_DFS\SASKATOON\GIS\151461\MXD



PROJECT: 151461
STATUS: DRAFT
DATE: 2017-11-17



Thank you!
Questions?