

# Welcome! ...to the Westlock Airport



Photograph:  
Westlock Aerodrome July 29, 2015

## WESTLOCK COUNTY *and* TOWN OF WESTLOCK An Informational Document

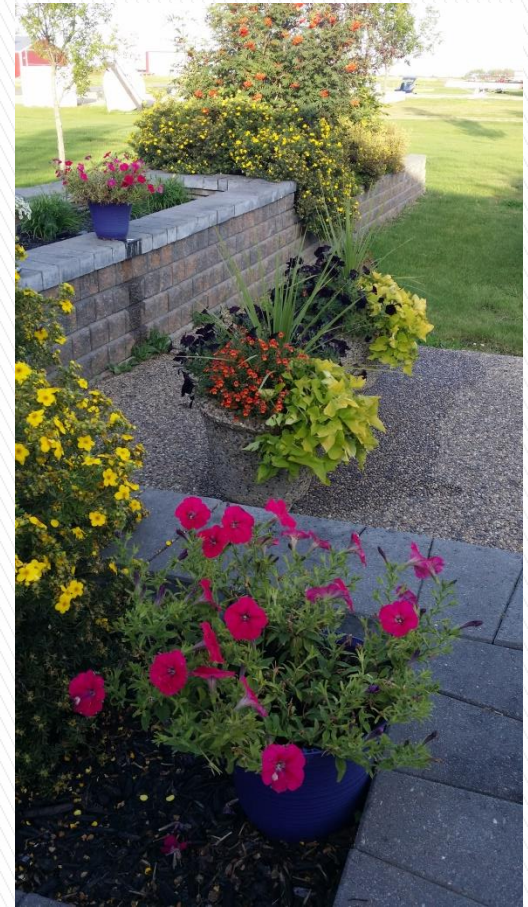
Prepared by:

Westlock Airport Board  
June, 2021

# What's in this document:

## *Summary information as follows:*

- ▶ Aerodrome Boundaries
- ▶ Airport Users
- ▶ Economic Impact
- ▶ Tax Base Opportunities
- ▶ Repair/Reconstruction Projects
- ▶ Buildings & Equipment
- ▶ Municipal Commitment
- ▶ Commercial Development
- ▶ Residential Development
- ▶ Legal Requirements – Operation
- ▶ Aerodrome vs Airport
- ▶ Advisory Board Contact Information






# WESTLOCK AERODROME BOUNDARIES

## Area:

- LEGAL DESCRIPTION:  
Portion of SE & SW  
Section 31;59;25;4  
(ptn. of ½ Section)
- Aerodrome area – as  
shown within **RED**  
lines
- Other aerodrome  
related property – as  
shown within **BLUE**  
lines
- Seeded to crop  
annually – as shown  
within **BLACK** lines



# Airport Community USERS

- ▶ Government Officials
  - ▶ Local retail/construction/agricultural operations
  - ▶ Aerodrome Business Operators (mechanics; aircraft builders; custom spraying; skydive; pilot licensing)
  - ▶ Oil companies
  - ▶ RCMP
  - ▶ Fueling Traffic Station (enroute traffic)
  - ▶ Air Ambulance/STARS/Emergency Aircraft Landing/Emergency Services
  - ▶ Military
  - ▶ Students
  - ▶ Recreational Pilots
- 



# AIRPORT USERS Gallery–Westlock

## Westlock Airport

IATA: none – ICAO: none – TC LID: CES4

### Summary

**Airport type** Public  
**Operator** Westlock County  
**Location** Westlock County, between Westlock and Clyde, Alberta  
**Time zone** MST (UTC−07:00)  
 • Summer MDT (UTC−06:00) (DST)

**Elevation AMSL** 2,214 ft / 675 m

**Coordinates**  54°08′32″N 113°44′27″W

### Map



Location in Alberta

### Runways

Direction	Length		Surface
	ft	m	
10/28	3,000	914	Asphalt

Source: [Canada Flight Supplement<sup>\[1\]</sup>](#)





# AIRPORT USERS

Gallery-Westlock





# AIRPORT USERS

Gallery-Westlock





# AIRPORT USERS

Gallery–Westlock





# AIRPORT USERS

Gallery–Westlock

From Brandon, Manitoba



From Rankin Inlet, Nunavut



From High Level, Alberta



From Fairview, Alberta



From Blackfoot, Alberta



From Yellowknife, Northwest Territories





# AIRPORT Condition (Overlay Pending) Gallery-Westlock





# Economic Impact Summary

- ▶ **Tax Revenue and Assessment**
- ▶ **Employment Opportunities**: Instructor; Aircraft Mechanic; Facilities & Groundskeeper; Crop Sprayer; Crop Sprayer Ground Service; Bookkeeper; Jump Master; Parachute Packer; Customer Service Representatives; Commercial Pilots; Restaurateur; Aerial Farm Photographer
- ▶ **Educational Opportunities** for Young & Mature Students (Pilot License; Ultralight Pilot License; Student Science of Flight Learnings); Military Circuit
- ▶ **Emergency Services**: Medevac (STARS & Air Ambulance); Municipal Emergency Disaster Plan
- ▶ **Volunteer Opportunities** & Organizations: Committee Members; Flying Club Members; COPA for Kids/Air Cadets; Grounds Keeping; Fly-in Events; National & International Skydive Competitions.
- ▶ **Promotion** County & Town: Included in service base that attracts investment
- ▶ **Recreational Opportunities**: running/walking/biking trails (ie. Edson example); aviation/skydive watching; skydiving; recreational aircraft (gliders, trikes, ultralights; small airplanes)
- ▶ **Economic Spinoff**: for local business: Agriculture, Fuel, Restaurants & Food, Hotels, etc.;

## Westlock is privileged to have a unique location:

- ▶ **Proximity** to Edmonton, Capital City of Alberta for providing for short excursions: persons travelling from the north can park & ride into nearby cities; population of nearby cities are a market for aerodrome property ownership and aerodrome business services;
- ▶ **Gateway Access** bringing ground travelers in via Highways 18, 44, and air travelers via Runways 10 & 28.

# Economic Impact: Tax Base Opportunity

- ▶ A tax base opportunity exists for the single purpose of the Aerodrome alone. Because of our proximity to a large city, Westlock has opportunity afforded to few municipalities:
  - Hangar Properties – 34 Commercially developed lots, additional property for future land development.
  - Aircraft Related Business – Manufacturing, Pilot Instruction, Aircraft Repair & Maintenance, Skydiving, Aerial Crop Spraying, Hangar Leasing. The proximity of Westlock is conducive to a large market area.
  - Residential Airparks – a niche market many communities are attempting to develop. Westlock has two independent developers with property that is market ready.
  - Recreation/Sporting/Leisure Activity – Westlock is home to Edmonton Skydive company, a thriving business that has hosted provincial, national & international competition from their Westlock location. Thousands of people from Edmonton & area come to Westlock to check this item off their bucket list. In addition, aerodrome activity attracts both residents and travelling sightseers, and opportunity to expand walking trails. The airport is also in close proximity to Rainbow Park.



# Airport Repair/Reconstruction Projects

- ▶ Addressed impassable taxiways 2016: Reconstruction of Taxiway from Apron eastward approximately 457 m (1500 ft.) and northward 180 m (550 ft.) and connect to Runway 10 – 28.
- ▶ Repaired major frost heave on Runway 10 – 28 2016
- ▶ Rehabilitate drainage from Taxiway to outfall area 2016

Items addressed in 2018 - 2020:

- ▶ Crack filling
- ▶ Line painting
- ▶ Expand tie-down parking area

Items addressed for 2021:

- ▶ Grant funding application to overlay Runway, Main Taxiway, & Apron

# What's at the Airport (Buildings, Equipment, Contracts, Reserves, Landsales)

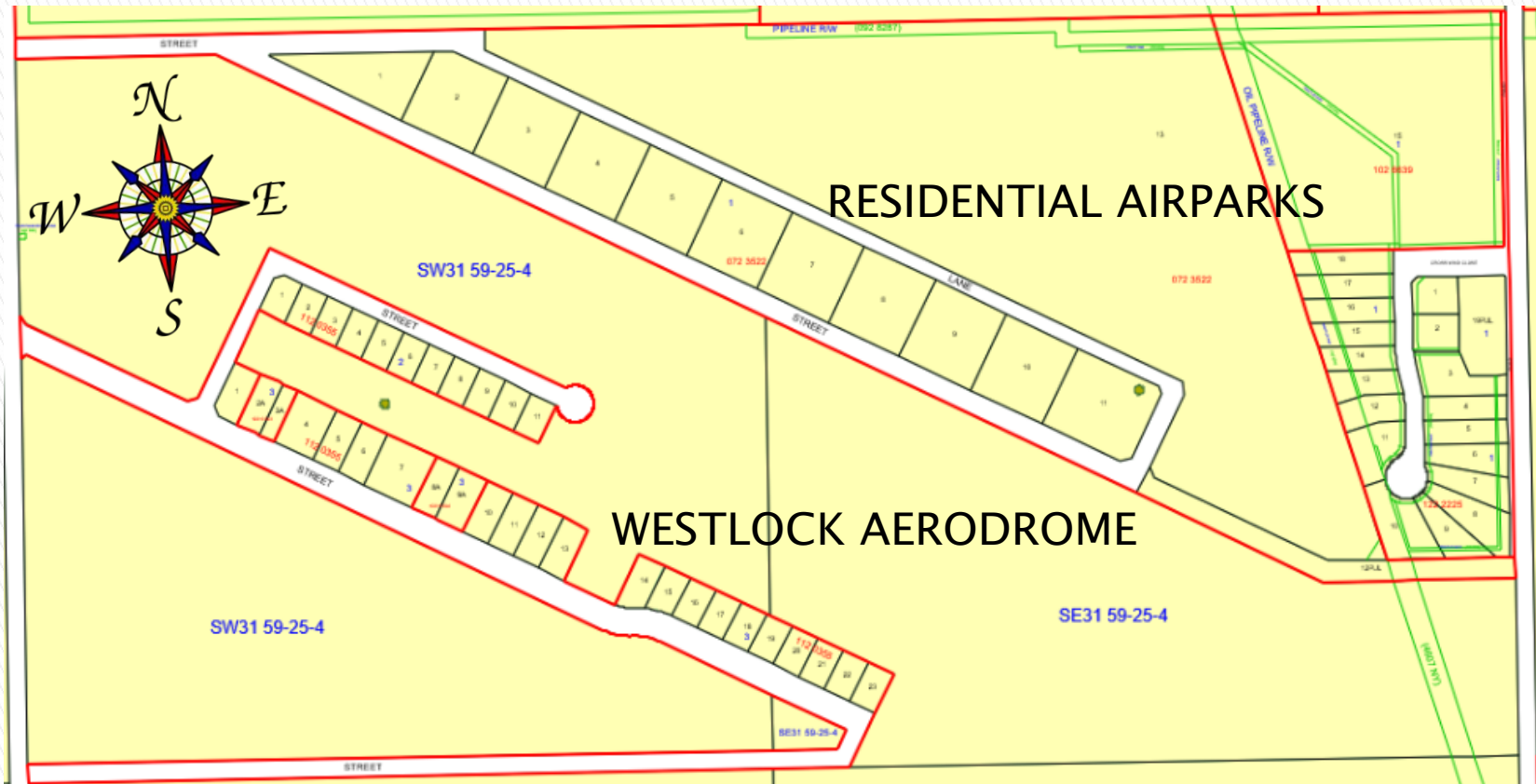
- ▶ Terminal Building
- ▶ Windsock
- ▶ Lighting
  - Solar: runway & main taxiway
  - Beacon
- ▶ Fuel Cardlock Dispenser
- ▶ Mobile Equipment
  - 1998 Valtra Valmet 6800 Tractor with mower attachment
  - 1991 John Deer Rotary Mower
  - 3Pt. Hitch Blade (purchased Dec/15)
  - Snowblower (purchased Dec/15)
  - Hydraulic Rotary Broom (purchased Dec/15)
- ▶ Hangar Lots for Sale
- ▶ Capital Reserve Account



# Municipal Commitment

- ▶ Westlock County and Town of Westlock have approved significant Aerodrome development in the last 5–10 years:
  - 2010 Subdivision & sale of commercial land within the aerodrome
  - 2008 & 2010 Subdivision & sale of residential airpark property adjacent to the aerodrome
- ▶ Investors have since collectively invested millions in aerodrome properties, and rely on Westlock County and Town of Westlock to continue the commitment of seeking, promoting, and fostering growth.

# Development Overview: Commercial & Residential Subdivisions





# Development Overview – Commercial

## (34 Subdivided Lots)

### ► Westlock Airport

(34 Lots/79.4% Developed – Subdivided lots):

- 22 Developed Lots/on asphalt taxiway
- 2 Lots Available for sale on asphalt taxiway (municipal owned)
- 5 Developed Lots/on the undeveloped taxiway
- 5 Lots Available for sale on undeveloped taxiway (municipal owned)
- Undeveloped lands

# Development Overview – Residential

## (29 Subdivided Lots)

### ▶ Airpark – West Air Estates (JSP Dev.)

(11 Lots/54.5% Improvements):

- 6 Lots Improved–Houses/Hangars
- 5 Lots Vacant (privately owned)
- Undeveloped lands available for future expansion

### ▶ Airpark – Crosswind Landing (Windsock Dev.)

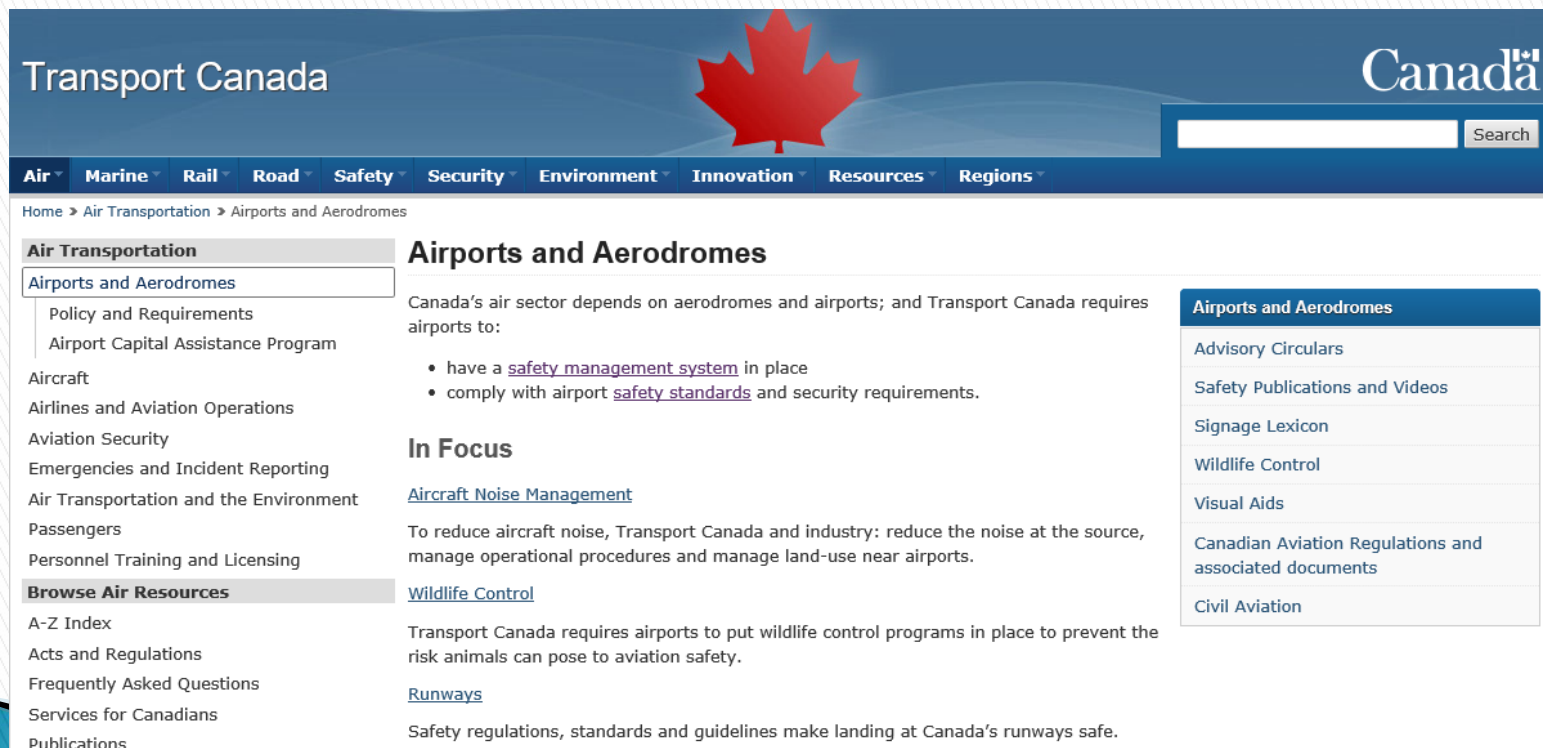
(18 Lots/22.2% Improvements):

- 4 Lots Improved–Houses/Hangars
- 14 Lots Vacant
- Undeveloped lands available for future expansion



# LEGAL (Operational) REQUIREMENTS

- ▶ Aerodrome Operations must comply with Canadian Aviation Regulations (SOR/96-433) administered by Transport Canada
- ▶ Aerodrome infrastructure standards exist for safe aircraft operation (due diligence to ensure adherence to a reasonable state of taxiway & runway repair and maintenance of equipment (windsock/lighting)).



The screenshot displays the Transport Canada website interface. At the top, the 'Transport Canada' logo is on the left, a red maple leaf is in the center, and the 'Canada' wordmark is on the right. Below the logo is a search bar. A navigation menu contains links for Air, Marine, Rail, Road, Safety, Security, Environment, Innovation, Resources, and Regions. The breadcrumb trail reads: Home > Air Transportation > Airports and Aerodromes.

**Air Transportation**

- Airports and Aerodromes
  - Policy and Requirements
  - Airport Capital Assistance Program
- Aircraft
- Airlines and Aviation Operations
- Aviation Security
- Emergencies and Incident Reporting
- Air Transportation and the Environment
- Passengers
- Personnel Training and Licensing

**Browse Air Resources**

- A-Z Index
- Acts and Regulations
- Frequently Asked Questions
- Services for Canadians
- Publications

## Airports and Aerodromes

Canada's air sector depends on aerodromes and airports; and Transport Canada requires airports to:

- have a [safety management system](#) in place
- comply with airport [safety standards](#) and security requirements.

### In Focus

[Aircraft Noise Management](#)

To reduce aircraft noise, Transport Canada and industry: reduce the noise at the source, manage operational procedures and manage land-use near airports.

[Wildlife Control](#)

Transport Canada requires airports to put wildlife control programs in place to prevent the risk animals can pose to aviation safety.

[Runways](#)

Safety regulations, standards and guidelines make landing at Canada's runways safe.

**Airports and Aerodromes**

- Advisory Circulars
- Safety Publications and Videos
- Signage Lexicon
- Wildlife Control
- Visual Aids
- Canadian Aviation Regulations and associated documents
- Civil Aviation

# Definition: AERODROME vs. AIRPORT

TECHNICALLY, the Westlock Airport is classified as an Aerodrome, not an Airport. The term 'Airport' however, is used as a common name when referring to the Westlock Aerodrome proper:

- ▶ **Aerodrome:** *aerodrome* means any area of land, water (including the frozen surface thereof) or other supporting surface used, designed, prepared, equipped or set apart for use either in whole or in part for the arrival, departure, movement or servicing of aircraft and includes any buildings, installations and equipment situated thereon or associated therewith; (aérodrome)
- ▶ **Airport:** *airport* means an aerodrome in respect of which a Canadian aviation document is in force; (aéroport)
- ▶ **Canadian aviation document** means any license, permit, accreditation, certificate or other document issued by the Minister under Part I to or with respect to any person or in respect of any aeronautical product, aerodrome, facility or service; (document d'aviation canadien)
  - *Example: Canadian aviation document is issued to aerodromes having scheduled air service*



# Definition: AERODROME vs. AIRPORT



## Transport Canada

[Air](#) ▾ [Marine](#) ▾ [Rail](#) ▾ [Road](#) ▾ [Safety](#) ▾ [Security](#) ▾ [Environment](#) ▾ [Innovation](#) ▾ [Resources](#) ▾ [Regions](#) ▾

[Home](#) ▸ [Air Transportation](#) ▸ [Airports and Aerodromes](#) ▸ [Aerodromes and Airports Policy and Requirements](#)

### Air Transportation

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## Aerodromes and Airports Policy and Requirements

An aerodrome is any area of land, water (including a frozen surface) or other supporting surface used for aircraft landings or take-offs ([legal definition](#)). Transport Canada:

- Only certifies and inspects an aerodrome if it meets certification criteria, such as having scheduled air services.
- Considers only **certified aerodromes** as **airports**.

### System of Airports in Canada

There are 300 airports in Canada. Some are owned by [airport authorities](#), and others by [Transport Canada](#).

# Primary Contact Information

## Westlock Regional Airport Advisory Board

NAME	PHONE
Victor Julyan, Chairman & Councillor Westlock County	780-349-3346
John Shoemaker Councillor Town of Westlock	780-802-3346
Larry Price	780-307-1799
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