



**SIoux LOOKOUT**  
Hub of the North

# REPORT

**MEETING TYPE: Regular Council Meeting**

<b>To:</b>	Council
<b>From:</b>	Jody Brinkman, Manager of Development Services/Chief Building Official
<b>Date:</b>	May 21, 2025
<b>Subject:</b>	Airport Lands Lot Creation
<b>Report No.:</b>	2025-542

**TITLE:** Airport Lands Lot Creation

**RECOMMENDATION:**

THAT Council authorizes the passing of By-law No. 31-25, Being a By-law for the Creation of Separate Lots Legally Described Under PLAN 23R15041, as follows:

1. PART OF PART EXTENSION OF SIOUX LOOKOUT TOWNSITE FORMERLY BLOCK 10 (SOMETIMES KNOWN AS GRAND TRUCK PACIFIC BLOCK 10) BEING PART 1 PLAN 23R-15041 PART OF PIN 42043-2149(LT)
2. PART OF PART EXTENSION OF SIOUX LOOKOUT TOWNSITE FORMERLY BLOCK 10 (SOMETIMES KNOWN AS GRAND TRUCK PACIFIC BLOCK 10) BEING PART 2 PLAN 23R-15041 PART OF PIN 42043-2149(LT)
3. PART OF PART EXTENSION OF SIOUX LOOKOUT TOWNSITE FORMERLY BLOCK 10 (SOMETIMES KNOWN AS GRAND TRUCK PACIFIC BLOCK 10) BEING PART 3 PLAN 23R-15041 PART OF PIN 42043-2149(LT)
4. PART OF PART EXTENSION OF SIOUX LOOKOUT TOWNSITE FORMERLY BLOCK 10 (SOMETIMES KNOWN AS GRAND TRUCK PACIFIC BLOCK 10) BEING PART 4 PLAN 23R-15041 PART OF PIN 42043-2149(LT)
5. PART OF PART EXTENSION OF SIOUX LOOKOUT TOWNSITE FORMERLY BLOCK 10 (SOMETIMES KNOWN AS GRAND TRUCK PACIFIC BLOCK 10) BEING PART 5 PLAN 23R-15041 PART OF PIN 42043-2149(LT)
6. PART OF PART EXTENSION OF SIOUX LOOKOUT TOWNSITE FORMERLY BLOCK 10 (SOMETIMES KNOWN AS GRAND TRUCK PACIFIC BLOCK 10) BEING PART 6 PLAN 23R-15041 PART OF PIN 42043-2149(LT)
7. PART OF PART EXTENSION OF SIOUX LOOKOUT TOWNSITE FORMERLY BLOCK 10 (SOMETIMES KNOWN AS GRAND TRUCK PACIFIC BLOCK 10) BEING PART 7 PLAN 23R-15041 PART OF PIN 42043-2149(LT)

8. PART OF PART EXTENSION OF SIOUX LOOKOUT TOWNSITE FORMERLY BLOCK 10 (SOMETIMES KNOWN AS GRAND TRUCK PACIFIC BLOCK 10) BEING PART 8 PLAN 23R-15041 PART OF PIN 42043-2149(LT)

9. PART OF PART EXTENSION OF SIOUX LOOKOUT TOWNSITE FORMERLY BLOCK 10 (SOMETIMES KNOWN AS GRAND TRUCK PACIFIC BLOCK 10) BEING PART 9 PLAN 23R-15041 PART OF PIN 42043-2149(LT)

10. PART OF PART EXTENSION OF SIOUX LOOKOUT TOWNSITE FORMERLY BLOCK 10 (SOMETIMES KNOWN AS GRAND TRUCK PACIFIC BLOCK 10) BEING PART 10 PLAN 23R-15041 PART OF PIN 42043-2149(LT)

11. PART OF PART EXTENSION OF SIOUX LOOKOUT TOWNSITE FORMERLY BLOCK 10 (SOMETIMES KNOWN AS GRAND TRUCK PACIFIC BLOCK 10) BEING PART 11 PLAN 23R-15041 PART OF PIN 42043-2149(LT)

12. PART OF PART EXTENSION OF SIOUX LOOKOUT TOWNSITE FORMERLY BLOCK 10 (SOMETIMES KNOWN AS GRAND TRUCK PACIFIC BLOCK 10) BEING PART 12 PLAN 23R-15041 PART OF PIN 42043-2149(LT)

and further,

THAT Council authorizes the passing of By-law No. 33-25, Being a By-law for the Creation of Separate Lots Legally Described Under PLAN 23R15004, as follows:

1. PART OF THE EXTENSION OF THE TOWNSITE OF SIOUX LOOKOUT FROMERLY PART OF BLOCK 10 (SOMETIMES KNOWN AS GRAND TRUCK PACIFIC BLOCK 10) BEING PART 1 PLAN 23R- 15004 PART OF PIN 42043-1909 (LT)

2. PART OF THE EXTENSION OF THE TOWNSITE OF SIOUX LOOKOUT FROMERLY PART OF BLOCK 10 (SOMETIMES KNOWN AS GRAND TRUCK PACIFIC BLOCK 10) BEING PART 2 PLAN 23R- 15004 PART OF PIN 42043-1909 (LT)

3. PART OF THE EXTENSION OF THE TOWNSITE OF SIOUX LOOKOUT FROMERLY PART OF BLOCK 10 (SOMETIMES KNOWN AS GRAND TRUCK PACIFIC BLOCK 10) BEING PART 3 PLAN 23R- 15004 PART OF PIN 42043-1909 (LT)

**PURPOSE:**

For the creation of separate lots under Municipal ownership at the Sioux Lookout Airport

**BACKGROUND:**

The Sioux Lookout Airport is Municipally owned and operated, the Municipality leases several parcels of land to different companies/organizations primarily for flight services and airplane maintenance. These parcels of land have never been registered at Land Titles, meaning there are no defined lots within the overall Airport property. Land leases are currently based off of the size of the area they are occupying instead of a registered lot on title with it's own pin. The

process of creating these lots where existing developments are currently in place will simplify the leasing and assessment process for the tenants and the Municipality. We have experienced issues in the past where a tenant registers something on title as a requirement of their business operations and the registration affects the entire Airport property.

Defining each lot will ensure we are using the land efficiently and developing lease agreements using clear dimensions based on registered parcels of land.

#### **DISCUSSION:**

The lots being created will still be owned by the Municipality, having separate lots and pins will assist with the issue of lease registrations and tenant financing. In particular will limit any issues with the tenant or their financing obligations to the registered lot they are located on, rather than potentially impacting the entire Airport property. Each lot can be assessed separately by MPAC for accurate assessments for taxation purposes. Going through this process will clean up all current leases and will be beneficial for the Municipality now and in leasing future registered parcels of land.

#### **RELATIONSHIP TO THE STRATEGIC PLAN:**

Community Development

#### **FINANCIAL IMPLICATIONS:**

There are legal fees associated with the registration of these lots. These fees will be paid by Airport revenues.

#### **ATTACHMENTS:**

1. [31-25 BABL for the Creation of Separate Airport Lots.docx](#)
2. [33-25 BABL for the Creation of Separate Airport Lots.docx](#)
3. [23R15041.pdf](#)
4. [23R15004.pdf](#)

*Written By:*  
Jody Brinkman, Development Services  
Manager

*Approved By:*  
Brian P. MacKinnon, CAO/Municipal Clerk