



REQUEST FOR EXPRESSION OF INTEREST

LEASING OPPORTUNITY OF T-HANGARS AT THE GODERICH REGIONAL AIRPORT

1. Introduction

This Request for Expression of Interest (“EOI”) is to seek submissions from qualified respondents for the leasing of T-Hangar(s) at the Goderich Regional Airport. The proposed use of the T-Hangar is exclusive to aviation, specifically aircraft storage.

2. Timetable

Issue Date of EOI	September 10, 2026
Site Visit	On Request
Submission Deadline	September 25, 2026, at 1 PM
Lease Date	October 5, 2026, Upon approval of Council and the completion of a signed lease agreement

Mandatory prior notice will be required from any parties interested in attending a site visit scheduled for September 23, 2026. Notice can be provided by email to kwilliams@goderich.ca by September 22 at 12 PM.

3. Information Requested

The EOI response submission should include the following information:

- Completed Submission Form (Appendix A)
- Name of all current leases
- Intended occupancy timeframe for lease of the property
- Airplane details (type, make, model)

Commercial General Liability Insurance

The Tenant shall at their expense, obtain and keep in force during the term of the Lease, Commercial General Liability Insurance satisfactory to the Landlord and underwritten by an insurer licensed to conduct business in the Province of Ontario. The policy shall provide coverage for Bodily Injury, Property Damage and Personal Injury and shall include but not be limited to:

- (a) A limit of liability of not less than \$5,000,000/occurrence, with an aggregate of not less than \$5,000,000



- (b) Add the Landlord as an Additional Insured with respect to the operations of the Named Insured (the tenant)
- (c) The policy shall contain a provision for cross-liability and severability of interest in respect of the Named Insured
- (d) Non-owned automobile coverage with a limit not less than \$5,000,000, and shall include contractual non-owned coverage
- (e) Products and Completed Operations coverage
- (f) Contractual Liability
- (g) Hostile Fire
- (h) The policy shall provide 30 days prior notice of cancellation

Tenant's Legal Liability Insurance

Tenant's Legal Liability Insurance for the actual cash value of the building and structures on/within the demised premises, including loss of use thereof;

Indemnification and Hold-Harmless Clause

The Tenant shall defend, indemnify and save harmless the Town of Goderich, its elected officials, officers, employees and agents, their heirs, successors and assigns from and against any and all claims of any nature, actions, causes of action, losses, expenses, fines, costs (including legal costs), interest or damages of every nature and kind whatsoever, including but not limited to bodily injury, sickness, disease or death or to damage to or destruction of tangible property including loss of revenue or incurred expense resulting from disruption of service, arising out of or allegedly attributable to the negligence, acts, errors, omissions, misfeasance, nonfeasance, fraud or willful misconduct of the Tenant, its directors, officers, employees, agents their heirs, successors and assigns, contractors and subcontractors, or any of them, in connection with or in any way related to the delivery or performance of this Contract. This indemnity shall be in addition to and not in lieu of any insurance to be provided by the Tenant in accordance with this Contract and shall survive this Contract.

The Tenant agrees to defend, indemnify and save harmless the Town of Goderich from and against any and all claims of any nature, actions, causes of action, losses, expenses, fines, costs (including legal costs), interest or damages of every nature and kind whatsoever arising out of or related to the Tenant's status with WSIB. This indemnity shall be in addition to and not in lieu of any proof of WSIB status and compliance to be provided by the Tenant in accordance with this Contract and shall survive this Contract.



4. Selection Process

The EOI will be considered based on:

- Type of aircraft to be stored (suitability for T-Hangar)
- Nature of Use: personal, recreational, business, instructional, etc.
- Alignment with general aviation activities at the Goderich Regional Airport
- Indication of intent for ongoing hangar use
- References from other airports, aviation clubs, or hangar rentals

5. Submission Instructions

Respondents are asked to submit the requested information and signed Submission Form by September 25, 2026, at 1 PM local time to the following address and to the attention of the following EOI Contact:

Andrea Fisher
Director of Legislative Services/Clerk
afisher@goderich.ca
cc'd abanting@goderich.ca

Respondents should direct any questions to:
Kyle Williams
Community Services and Operations Manager
kwilliams@goderich.ca

Submissions received after the Submission Deadline will be declared late and shall not be considered during the selection process.

6. Background

Goderich Regional Airport is located within a 3-minute drive from downtown Goderich.

The airport features two paved runways 5000' x 100' (1524m x 30m) & 3000' x 50' (914m x 15m) maintained year-round and one turf runway 1870' x 80' (570m x 24m).

The terminal building is open daily, 7 AM to 5 PM. 100LL and Jet-A Fuel is available 24/7.

Further details can be found on the Goderich Regional Airport website
<https://goderichairport.ca/>



7. Property Description

Currently there are two (2) “T” Hangars available located at 33874 Airport Rd, Goderich, ON N7A 3Y2.

“T” Hangar Unit #4 (forth unit from south end of Hangar #3, the most westerly “T” Hangar) located on Part of Block A, Western Division in the Township of Ashfield-Colborne-Wananosh, that is occupied by the establishment knows as “Goderich Regional Airport” for the sole purpose of storing an aircraft (the “demised premises”).

AND

“T” Hangar Unit #4, (fourth unit from south end of Hangar #1, the most westerly “T” Hangar) located on Part of Block A, Western Division in the Township of Ashfield-Colborne-Wawaonsh, that is occupied by the establishment knows as “Goderich Regional Airport” for the sole purpose of storing an aircraft (the “demised premises”)

The Hangars are serviced from a sliding rail hangar door and man door with electricity available at the hangar. The floor is gravel, and the hangar is not insulated.

8. Lease Term Available

For the term of three (3) years commencing on the fifth (5) day of October 2026 ending on the fifth (5) day of October 2029. However, lease terms may be negotiable depending on the Expression of Interest submission.

The selected respondent(s) will be required to enter into a three (3) year lease agreement with the Town of Goderich.

9. Lease Fees

The following land lease rate is for the exclusive use of the hangar. Other Goderich Regional Airport Fees are set out in the 2026 Town of Goderich User Fees and Charges Schedule found in By-Law 167 of 2025.

\$296.96 per month plus applicable taxes (the “Rent”) to be adjusted annually on January 1 by the CPI.

GODERICH





APPENDIX A – RESPONDENT SUBMISSION FORM

1. Respondent Information

Please complete the following form. Provide one (1) respondent's name for contact purposes for the EOI process.

Full Legal Name of Respondent:	
Any Other Relevant Name under which Respondent Carries on Business:	
Street Address:	
City, Province:	
Postal Code:	
Phone Number:	
Company Website (if any):	
Respondent Contact Name and Title:	
Respondent Contact Phone:	
Respondent Contact Email:	
Liability Insurance Coverage in the minimum amount of \$5,000,000	

Signature of Respondent Representative

Name of Respondent Representative

Title of Respondent Representative

Date