



Depart the usual and arrive
at the **extraordinary**



EXPLORE DEVELOPMENT OPPORTUNITIES AT YYB
NORTH BAY'S NEWEST
AIRPORT INDUSTRIAL BUSINESS PARK





YYB NORTH BAY... YOUR NEXT BUSINESS LOCATION

YYB North Bay advantages include:

- 10,000 ft/3,050 m runway
- Both airside and groundside development land available
- Easy access to land and rail transport
- Modern passenger terminal, services and conveniences
- Hassle free, low cost and convenient alternative to bigger centres
- Minutes from the downtown core
- Located only three and a half hours drive from Toronto and Ottawa and within a day's drive of 6 border crossings
- Exceptional quality of life and competitive cost of living

YYB North Bay can provide space for a variety of purposes including, but not limited to:

- Aircraft manufacturing/assembly/testing
- Aircraft maintenance, repair and overhaul
- Corporate hangarage
- Cargo courier hub
- Flight training school

Explore your development opportunities at YYB North Bay, a fully serviced Airport Industrial Business Park.

Explore YYB North Bay





ABOUT NORTH BAY

North Bay's strategic location has, since the 1930s, served as an aviation centre of excellence for National Defence and commercial aviation.

What began as a training facility with a gravel runway in the 1930s has grown to become Jack Garland Airport with a 10,000 ft/3,050 m runway, modern passenger services, a state-of-the-art terminal building and a thriving aerospace hub providing competitive development opportunities.

According to *MoneySense* magazine North Bay, Ontario is rated as one of the best places in Canada to call home and to do business. Investments in infrastructure upgrades continue to give North Bay a competitive edge. Industrial lands have proven a hot commodity and the new Airport Industrial Business Park offers an exciting opportunity for investors.

With a local workforce of 32,000 and regional catchment area of 114,000, more than 54,000 people call this four season community home.

North Bay boasts a diverse local economy supported by a strong mix of commercial, industrial and institutional operations. North Bay continues to grow through local business expansions and aggressively attracting new investment.

NORTH BAY, ONTARIO, GATEWAY TO OPPORTUNITY.





ABOUT JACK GARLAND AIRPORT

Just minutes from North Bay's downtown core, the municipally-owned Jack Garland Airport is served by several air carriers and charter operators with daily flights to Toronto and Ottawa. This provides national and international connector service for North Bay and other Northern Ontario communities.

The main 10,000 ft/3,050 m runway is serviced by a parallel taxiway for efficient airport operations. Our Category 1 Instrument Landing System, and Flight Service Station attract and accommodate a diverse range of aircraft. The pavement load rating will carry anything that flies, from light trainers to wide-bodied planes such as the Boeing 747 and Antonov 124.

Jack Garland is within easy access from anywhere in the world.

Aerospace North Bay

Aerospace plays a large role in the Canadian economy employing over 80,000 individuals through more than 400 employers and is worth more than \$28 billion to the economy. These are cutting edge, high tech manufacturers, re-fitters, engineering, design and service providers employing skilled trades, professionals and research and development staff from around the world.

Ontario is a key aerospace player and North Bay holds a prominent position as a current and future location for aerospace development. Bombardier, Voyageur Airways, Canadore College and various helicopter flight training schools all call North Bay home and with acres/hectares of land for aerospace and aviation development, you too can enjoy and benefit from the offerings of YYB North Bay.

North Bay; positioned to take advantage of a number of aerospace opportunities including:

- Aircraft manufacturing and assemblage
- Aerospace and aeronautical research and development
- Maintenance, repair and overhaul
- Cargo base and logistics centre
- Tourism gateway to northern destinations
- Expanded private and public sector aviation training
- Flight testing/flight training/cold weather testing
- Private and corporate hangarage

North Bay offers a competitive alternative for operations seeking a location other than the congested flight centers and flight paths of southern Ontario. The 10,000 ft/3,050 m runway ensures virtually any aircraft, and any aerospace undertaking, can be accommodated in North Bay.

Just the Facts

- 10,000 ft/3,050 m runway
- 4,500 ft/1,370 m cross wind runway
- Customs clearance available
- 24/7 operations with unlimited access/no curfew restrictions
- Pavement load rating to handle almost any aircraft
- Certified for day and night instrument flight rules and visual flight rules operations
- Generous noise exposure forecasts zones
- Protected flight test corridors
- Dedicated airside area for test purposes
- Recent runway upgrades
- Modern terminal building
- Airport lands equal 1,903 acres/770 hectares
- 255 acres/103 hectares of airside lands available for development
- 373 acres/151 hectares of groundside lands available for development
- Future airport access via Highway 11 as an alternate route for truck traffic



Aviation/Aerospace Workforce

North Bay is home to a hard working, cooperative and loyal work force; absenteeism and turnover rates are low and labour/management relations are excellent. Residents are committed to remaining which means a work force dedicated to making business work.

Jack Garland Airport is the only facility of its size in Ontario with a dedicated airside post secondary aviation training facility, Canadore College School of Aviation. Canadore offers programming that continues to provide a steady resource of highly skilled individuals for aerospace and aviation employers locally, nationally and around the globe. International students attending Canadore's School of Aviation become contacts for ongoing opportunities.

Canadore College is one of the most comprehensive aviation educators in Ontario with 82,000 sq ft/ 7,618 m² of state-of-the-art facility consisting of classrooms, laboratories, hangars, a resource centre, and more. Canadore can tailor programming to meet industry needs.

As well, a variety of helicopter and fixed wing operations reside at Jack Garland Airport providing charter services, flight training, maintenance, heavy mainframe and airframe overhauls and more.





AIRPORT INDUSTRIAL BUSINESS PARK

Strong local economic growth has resulted in industrial park lands being full to capacity. Confidence in the North Bay economy has been substantial. The next phase of community development and growth now resides with the Airport Industrial Business Park as designated in the City's Official Plan.

Airport Industrial Business Park uses include:

- Aeronautical aerospace research and development facilities
- Manufacturing, fabrication, assembly, repair, overhaul, testing and maintenance of aircraft or aeronautical/aerospace related products
- Fixed base operations including refuelling, flight planning, air ambulance and pilot services
- Technical and professional aeronautical/aerospace industrial and administrative support services
- Air cargo warehousing, value-added assembly and distribution
- Charter/private aircraft and facilities and other flight services
- Groundside industrial uses

A recent FedNor study ranked North Bay first among 13 comparative northern and southern Ontario airports with total airside assets valued at over \$300 million and in excellent condition with an ongoing municipal commitment for capital investments for maintenance and upgrades.

Explore opportunities to purchase or lease airside and groundside land at competitive rates. There currently exists a range of serviced lots.

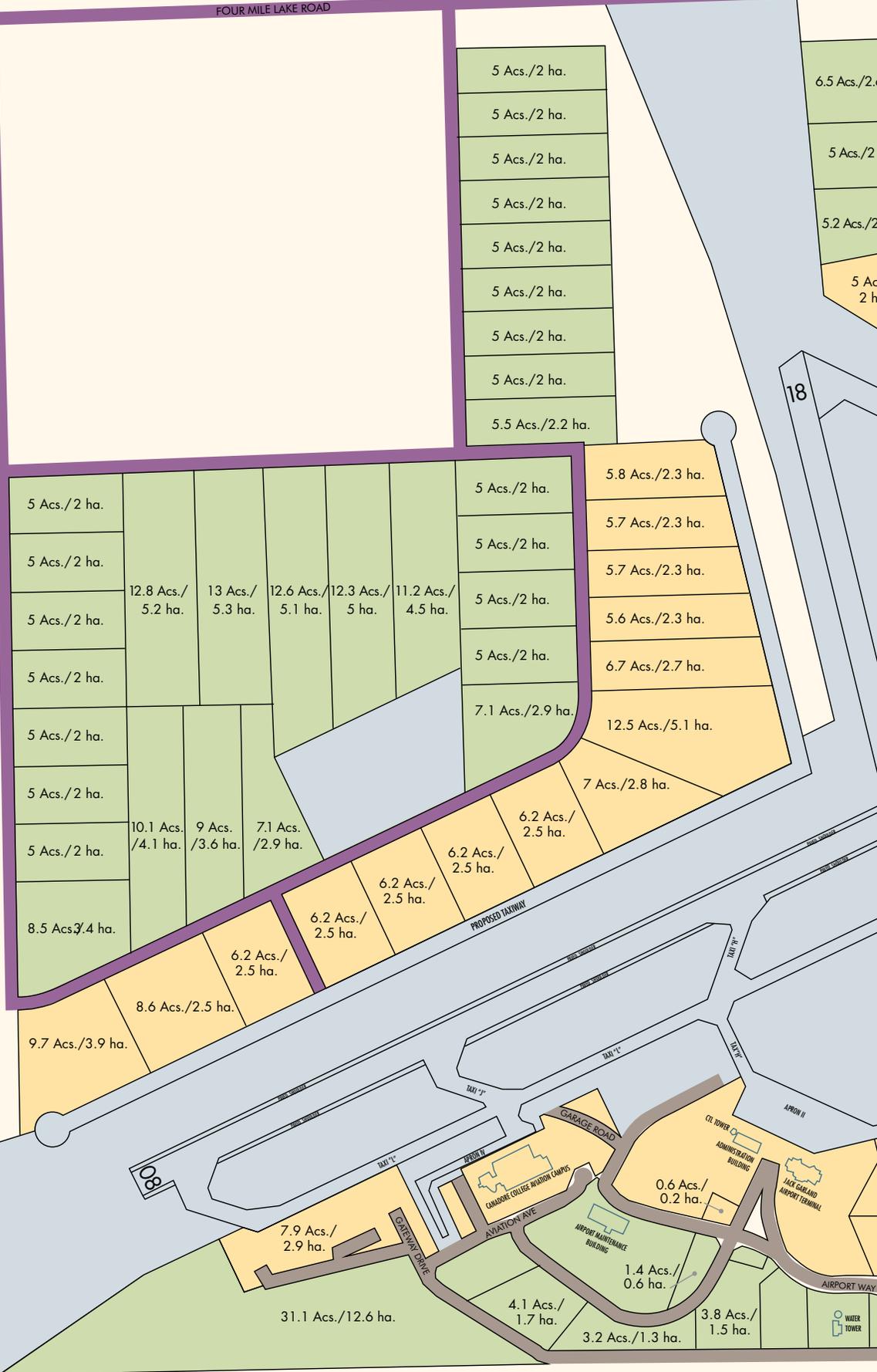
Establishing a presence in the Airport Industrial Business Park could not be easier and average airside lots range in size from 2.2 to 10 acres/0.9 to 4.05 hectares. Groundside opportunities exist with land parcels ranging in size from 1.4 to 10.1 acres/0.6 to 4.09 hectares with road access and nearby utilities.

The Airport Industrial Business Park is divided into quadrants, with focus on development in areas currently serviced or in close proximity of services. We welcome the opportunity to help you achieve your business objectives by locating at the Jack Garland Airport Industrial Business Park in North Bay.

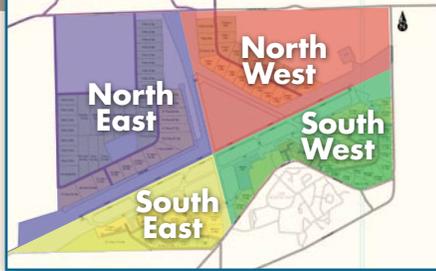
YYB North Bay Airport Industrial Business Park Opportunities

FOUR MILE LAKE ROAD

TO HIGHWAY 11N (Via Marsh Dr.)



Project Quadrants



Legend

- Airfield Reserve
- Airside
- Groundside
- General Aviation
- Proposed Roads
- Existing Roads



CITY OF NORTH BAY INCENTIVES

Incentives

North Bay offers a competitive incentive package for capital costs and on-going operating costs to ensure long term viability for your project.

Airport Community Improvement Plan

In an effort to stimulate economic development and in support of job creation, the City of North Bay has developed a targeted incentive initiative for new builds, expansions or improvements to City approved developments located in the Airport Industrial Business Park.

Airport Community Improvement Plan investment incentives include:

Tax Incremental Base Grant:

Refunds the municipal portion of property tax associated with improvements. 100% of the increase in year one, 66% in year two, and 33% in year three with resumption of full remittance in year four.

Municipal Fee Rebate Program:

Waives industrial development charges and provides a refund of municipal planning, legal and building permit fees related to development approval.

Landfill Tipping Fee Reduction

Provides a reduction in landfill tipping fees associated with site preparation.

Additional Municipal Assistance

North Bay Jack Garland Airport Corporation and the City of North Bay take a coordinated approach to aviation related investment projects. Airport and City staff are available to assist with all aspects of your expansion project from access

to capital, location review and site selection to grand opening and community integration.

Development Application Review Team

The Development Application Review Team is comprised of municipal departments and agencies involved with site plan control agreements, official plan amendments, zoning by-law amendments and plans of subdivision. Their primary objective is to facilitate development by ensuring a coordinated and timely response on all development proposals. The Development Application Review Team approves text and site plans ultimately used in site plan control agreements.

The Development Application Review Team meets bi-weekly to review current applications and provides feedback to the developer. Developers are encouraged to provide draft plans to The Development Application Review Team early in the planning process. Early consultation allows The Development Application Review Team members to identify any potential concerns in the preliminary phases.

Corporate After Care Program

The City of North Bay is committed to ensuring companies are well served during and after their expansion project or relocation to the community. Through our network of partners, including the North Bay & District Multicultural Centre, the North Bay Newcomer Network, Service Clubs of North Bay and the North Bay & District Chamber of Commerce companies can access community integration and settlement services for employees and their families. Our Corporate After Care program ensures that new investors and their employees have access to the types of resources and professional services needed to thrive in our community.



For more information
on how to

DEPART THE USUAL
AND ARRIVE AT
THE EXTRAORDINARY

please contact

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www.investinnorthbay.ca





www.yyb.ca



Foreign Affairs and
International Trade Canada

Affaires étrangères et
Commerce international Canada