

Greater Sudbury Airport

Northern Ontario's preferred gateway.



COMMERCIAL DEVELOPMENT PACKAGE

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flysudbury.ca

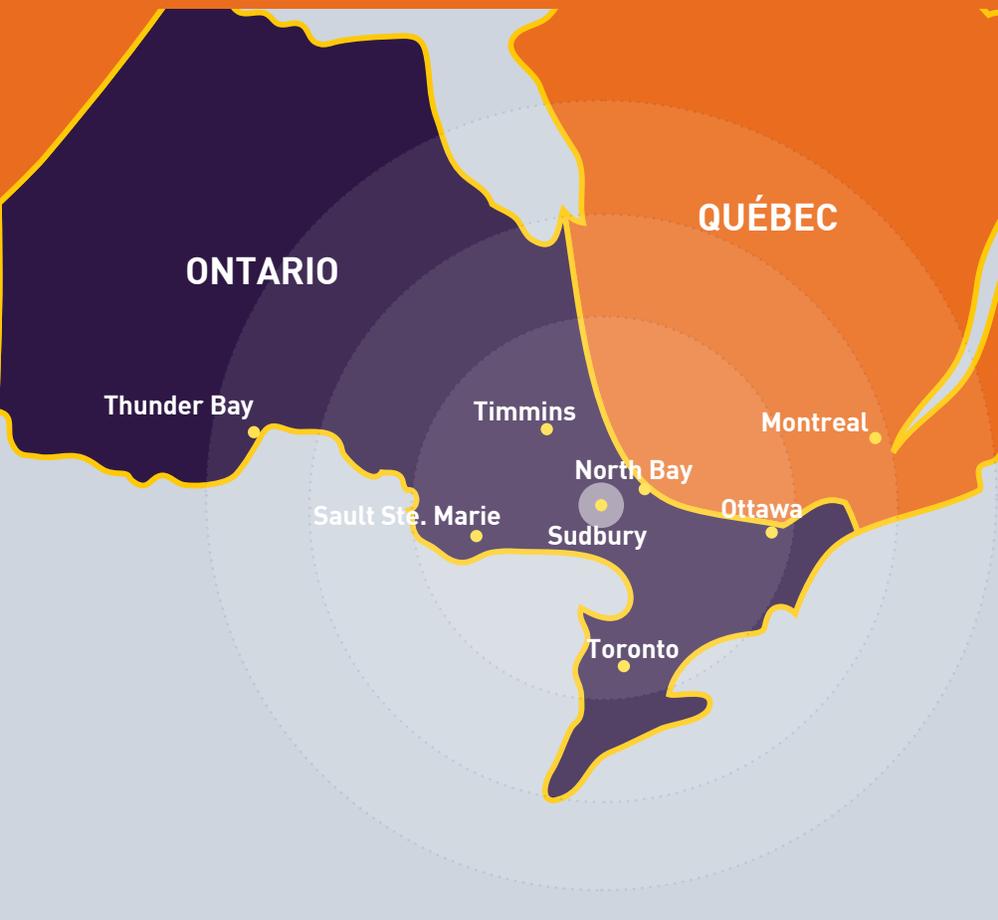


A PARTNER IN BUSINESS DEVELOPMENT

This document has been prepared by the Greater Sudbury Airport.
We strongly encourage businesses and individuals that are interested
in airport development property to contact our business development
team at **705.693.2514 ext 234, toll free 1.855.FLY.2YSB,**
or email: ysbdevelopment@fllysudbury.ca

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Discover Sudbury



Greater Sudbury is a central point of access to Northeastern Ontario.

Greater Sudbury is a dynamic and diverse regional capital that functions as the service hub for all of Northeastern Ontario's market of approximately 500,000+ people. It is a centre for government, business, social services, education, media, medicine and other professional services.

Located at the convergence of the Trans Canada Highway 17, Highway 69 to the south and Highway 144 to the north, the city is an ideal servicing point for major Ontario markets. Greater Sudbury also provides a central access point to both Eastern and Western Canada.

Significant air, rail and road infrastructure ensures smooth passage for thousands of people and millions of tonnes of goods every year. The diversification of our mining supply and services sector has encouraged a global business mindset in all sectors. The skilled, bilingual labour force within Greater Sudbury is ready to serve the global markets of today's successful companies.

Sudbury's business community is as dynamic as it is diverse. While we remain a leader in mining supply and services, our economic base has evolved into a centre of innovation and applied research in many fields, including mining technology, environmental restoration, specialized product development, health care and astrophysics research.

Greater Sudbury is a regional centre with an international focus.

Post-Secondary Institutions have capitalized on the community's strengths in mining and healthcare by establishing programs and education partnerships to sustain a leading role in the economic and social growth of the Greater Sudbury region and Northeastern Ontario.

Fast facts about Greater Sudbury

- The largest municipality in Ontario based on total area.
- Central – providing access to North American markets.
- The hub for Northeastern Ontario.
- Main acute-care referral centre for Northeastern Ontario.
- Cancer treatment centre for Northeastern Ontario.
- A world leader in land reclamation.

Ideal Positioning



Greater Sudbury Airport is one of Northern Ontario's busiest.

With four major airlines now serving Greater Sudbury and surrounding areas, as well recent expansion projects creating availability of land for commercial and private development, the airport property is quickly establishing itself as a major point of access for businesses looking to expand. An ideal location for expansion, companies on airport land have access to services such as 24-hr security, on-site air travel options, and emergency services - benefits that are not found in other industrial settings.

In 2016, the Greater Sudbury Airport surpassed 230,000 annual passengers, a record year looking back over the airport's last 20 years. The increase can be attributed to the multi-million dollar renovation of the airport terminal building and the recent strategic improvements in air service development.

The Greater Sudbury Airport has expanded beyond traditional aviation type businesses to include those in the mining, medical, construction, engineering and manufacturing fields.



Airlines serving Sudbury connect you to Canada and the rest of the world through a global network.

The Sudbury airport is located approximately **24 kilometers north of downtown Sudbury** and occupies a land area of 1,227.6 acres.

ICAO Code: CYSB

Coordinates: N 46° 37' 20" W 80° 47' 56"

Annual Passengers: 228, 962 (2016)

Airport Property: 496.8 hectares (1227.6 acres) of land

Runways:

Primary: 04-22: 6,600ft x 150ft

Crosswind: 12-30: 5,000ft x 150ft:

Operational Specifications:

Aircraft Fire Fighting Services: Category VI

NAV Canada: Flight Service Station: 24/7

Airport Restrictions or Curfews: None

Fixed Base Operators (FBO): Northern Aviation Services (Shell) and Executive Aviation (World Fuels)

24-hour Security Services

Comprehensive commercial and charter air service:

Air Canada: Offering daily flights to and from Toronto's Pearson International Airport, which provide worldwide connections.

Porter Airlines: Offering daily service to and from downtown's Billy Bishop Toronto City Airport with connections to many U.S. and Canadian destinations.

Bearskin Airlines: Offering air service to and from many Northeastern Ontario centres several times daily.

Sunwing Vacations: Offering flights from Greater Sudbury to various sun destinations from December to March annually.

WestJet: Offering daily flights to and from Toronto's Pearson International Airport, which provide worldwide connections.

Some private sector companies operating at the Greater Sudbury Airport

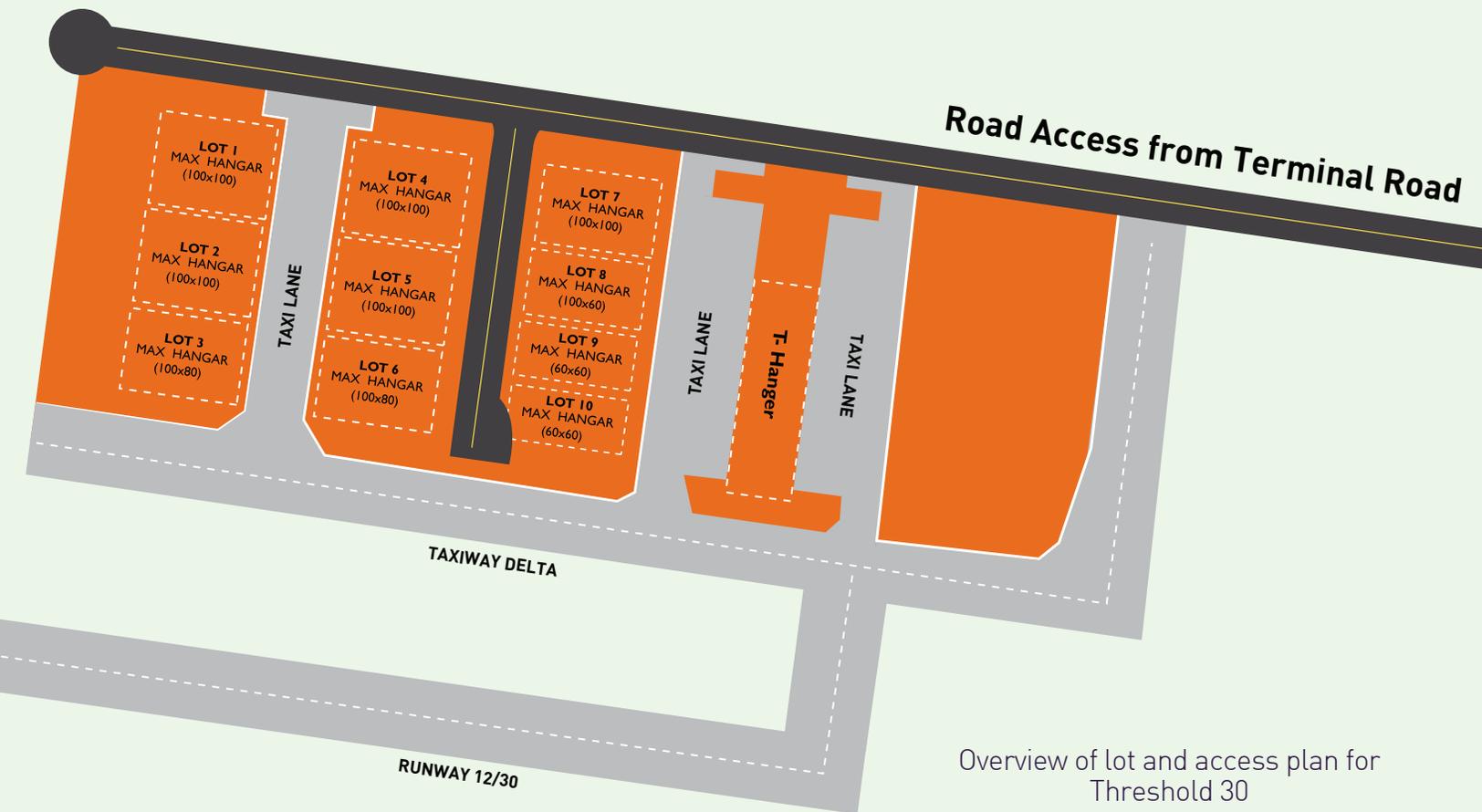


Land Development Opportunities



The Airport's business development team is available to discuss all business proposals and can work with potential builders to accommodate their needs.

Investment Readiness



Overview of lot and access plan for Threshold 30

Business is easier with an airport on site. It's practical, it's convenient, and it's strategic.

Runway Accessibility: All lots are airside accessible.

Usability: All lots identified on map are fully serviced lots with power, water, sewer, and fibre optic access.

Flexibility: Lot sizes identified above are flexible to accommodate various hangar sizes and there is availability to the north of this area for further development if more space is required.

There are also opportunities for non-airside access lots for commercial or retail purposes in the immediate vicinity.

Note: Proposed development projects are subject to the Greater Sudbury Airport's Land Use Plan and Development Guidelines. Please contact the business development team for further details.

Providing you with all of the infrastructure and support services required for a successful operation.

- Fully serviced lots with power, water, sewer, and fibre optic access
- Water quality, flow and pressure meet or exceed fire protection requirements
- Licensed Restaurant and Food Catering on-site
- Aircraft Maintenance Facilities
- Car Rental Service
- Hangar and aircraft storage
- New fleet of operational and safety equipment

More on Threshold 30

We strongly encourage prospective developers to make contact with our Business Development team to assist in the process.

North-East Quadrant Lots

Lot #	Max Hangar Size	Lot Characteristics
1,2,4,5,7	100' x 100'	Airside, Fully Serviced (Power, water, sewer, fibre)
3, 6	100' x 80'	Airside, Fully Serviced (Power, water, sewer, fibre)
8	100' x 60'	Airside, Fully Serviced (Power, water, sewer, fibre)
9, 10	60' x 60'	Airside, Fully Serviced (Power, water, sewer, fibre)
T-Hangar (4 units)	Units with 11' x 40' and 14' x 40' door clearance	concrete slab, by-fold doors, access to furnished flight lounge



Newly constructed T-Hangar

All new and existing buildings at the Greater Sudbury Airport are subject to the following:

- Executing a lease with the Sudbury Airport Community Development Corporation
- Land lease payments
- Municipal property taxes (commercial or residential rates will apply depending on activity conducted on the property)
- Municipal building permit required to ensure proper building standards

Connect with us today to discuss options and get your project off the ground! Contact us at:

705.693.2514 ext 234 or 1.855.FLY.2YSB, or email ysbdevelopment@fllysudbury.ca