

**COMSATEC**  
**AVIATION** INC.



# COMSATEC AVIATION

With its size, amenities, location to the Jack Garland Airport, and a range of financial incentives and assistance available at the municipal, provincial and federal levels, the Comsatec Aviation hangar provides businesses with an exceptional opportunity in North Bay.



# Hangar Lease & Rental

Comsatec Aviation offers cost-effective short-term or longer-term lease of its unique commercial aircraft hangar that is conveniently located near Jack Garland Airport. The large, self-contained facility can accommodate a range of storage needs, from smaller single-engine and mid-sized aircrafts to general warehouse spacing. An ideal space for any business operation, the modern facility boasts two fully customizable offices, a reception area and convenient second-floor storage. Take advantage of the spacious workshop and clean, private washroom facilities with lockers and showers. A large parking lot accommodates numerous vehicles and allows easy access to hanger and delivery bay areas. Further custom improvements may also be considered for long-term leases. Only minutes from Jack Garland Airport, the facility is ideally situated in relation to one of Northern Ontario's essential transportation hubs.

## Facility attractions include:

- Heated aircraft hangar - 18,000 sq. ft.
- Hangar door - 105 ft. wide by 28 ft. tall
- Delivery bay - 10 ft. tall
- Loading dock
- Two offices - 143 sq. ft. and fully customizable
- Reception area - 600 sq. ft.
- Storage area on second floor
- Washrooms with lockers and showers
- Private apron
- Large parking lot
- Large workshop



For leasing information, please contact:  
Tom Waqué at 705-497-4996  
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# Jack Garland Airport – North Bay Airport

North Bay Airport, also known as North Bay/Jack Garland Airport (YYB), is located in North Bay, Ontario, Canada, at Hornell Heights, which is 7.4 km north-northeast of the city. The airport is classified as an airport of entry and is staffed by the Canada Border Services Agency. It is owned by the Corporation of the City of North Bay and managed and operated by the North Bay Jack Garland Airport Corporation.

## History

Since the 1930's, North Bay's strategic location has served as an aviation centre of excellence for National Defence and commercial aviation. It began as a training facility with a gravel runway and has now grown to become YYB North Bay Jack Garland Airport. YYB offers a 10,000 foot runway, modern passenger services, state-of-the-art terminal building, and has a thriving aerospace hub.

## Civilian Use

The first terminal was constructed in 1938, housing a small waiting area on the ground floor and a control tower on the second floor. Upgrades after World War II led to the construction of a second terminal in 1963. The second terminal has been renovated (completed 2010) to accommodate sole civilian use since 2006.

### The current amenities offered at YYB include:

- Three gates
- Six airline check-in counters
- Restaurant - Aramark Canada
- Lounges
- CBSA
- First aid station
- Baby/parent room
- Disabled access/facilities
- Cafeteria
- Bar
- News stand
- Taxi stand
- National Car Rental and Enterprise Car Rental booths



# 22 Wing North Bay

In 1933, North Bay was selected by the Royal Canadian Air Force (RCAF) as the Ontario Regional Office for the construction of emergency landing fields. With the outbreak of World War II, RCAF North Bay became an auxiliary training base and base for ferrying Liberator and Lancaster bombers across the Atlantic.

The base closed at the end of the war and reopened in 1951, first as a flying school, then as a fighter base where it became home to 430 Day (Fighter) Squadron and 445 and 414 All Weather (Fighter) Squadrons.

Construction began on an underground complex in 1959, and the Semi-Automatic Ground Environment (SAGE) was completed in 1962. Air Defence Command Headquarters was established, and 446 Surface-to-Air Missile Squadron with BOMARC missiles was manned until 1973.

In 1966, RCAF Station North Bay was officially designated Canadian Forces Base (CFB) North Bay. It was the home of 414 (Electronic Warfare) Squadron from 1972 until 1992. With the restructure of Air Command on April 1, 1993, it was renamed 22 Wing and, in 1994, celebrated its 50th anniversary as a formation.

In 2010, North Bay's operations centre took the first steps towards transitioning from air to aerospace defence, commencing preparations for Sapphire, Canada's first military satellite. Sapphire functions as a contributing sensor in the United States Space Surveillance Network (SSN), performing surveillance of objects orbiting at 6,000 to 40,000 kilometres altitude, and delivering data on those objects (called Resident Space Objects, or RSOs) to the Space Surveillance Operations Centre (SSOC) in North Bay's operations centre. In turn, The SSOC coordinates with the Joint Space Operations Center in Vandenberg, California.

Today, 22 Wing North Bay is also known as the Canadian Air Defence Sector (CADS) and is responsible for providing surveillance, identification, control and warning for the aerospace defence of Canada and North America at the Sector Air Operations Centre.

This surveillance and identification of all air traffic approaching North America (some 200,000 flights per year) is accomplished using radar information received via satellite from the North Warning System across the Canadian Arctic, coastal radars on the east and west coasts of Canada, and Airborne Warning and Control System Aircraft.





# Canadore College School of Aviation



Jack Garland Airport has a dedicated airside post-secondary aviation training facility, Canadore College School of Aviation.

Canadore College, is a known aviation educator with a 82,000 sq. ft. state-of-the-art facility consisting of classrooms, laboratories, hangars, a resource centre and home to modern aviation equipment. Over the past 40 years, Canadore has been recognized domestically and internationally as one of Canada's premier aviation and technical institutions.

The college has graduated over 3,100 aviation professionals, with many becoming renowned experts in fixed-wing and rotary-wing maintenance, structures, avionics, safety and security. Some have attained executive level positions with global industry leaders.

Canadore College offers programming such as aviation and avionics maintenance, structural repair technology, rotary-wing pilot training and can tailor programming to meet industry needs. Programs that are currently under development include UAV manufacturing, advanced composites, system integration, environmental controls technician, resource management and aviation management.

# Flight Test Corridor

Since 1966, the airport has been participating in the International Runway Friction Index Testing Program with Transport Canada, National Aeronautics and Space Administration (NASA), Federal Aviation Administration (FAA), National Research Council (NRC) and several European countries.

## **YYB North Bay Jack Garland Airport offers:**

- Runways to accommodate all aircraft types (10,000 ft. runway and a 4,500 ft. runway)
- Dedicated ground-test areas
- Reserved flight-test areas
- Operational schedules to accommodate intensive periods of runway use
- Large ground facilities
- Weather conditions that can be representative of most airports in the world





# Airport Industrial Business Park



The Airport Industrial Business Park is divided into quadrants with groundside and airside options available. Hundreds of acres are fully serviced with municipal water and sewer services, natural gas, three-phase power and fiber-optic telecommunications. An off-site storm water management facility is available and eliminates the need for costly self-contained facilities.

A recent FedNor study ranked Jack Garland Airport first among 13 comparative northern and southern Ontario airports, with total airside assets valued over \$300 million and in

excellent condition with an ongoing municipal commitment for capital investments for maintenance and upgrades.

A critical mass of aerospace/aviation firms involved in a wide range of assembling, manufacturing, repair and overhaul (MRO), charters, flight services, and training activity is already present on the airport lands.

## **The Airport Industrial Business Park can be used for the following:**

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



# Fixed Base Operators

The airport has several fixed-base operators that provide a range of different services.

## **Weisflock Aviation (Shell) (705.472.4910)**

- Aircraft rental
- Car rentals
- Catering
- Conference room
- Courtesy transportation
- De-icing
- Engine preheat
- Flight planning
- GPU
- Internet services
- Maintenance
- Passenger lounge / Pilot lounge
- Plug-ins
- Preferred rate hotel accommodation
- Snooze room
- Ramp parking
- Tie-downs
- Weather

## **Voyageur Aviation (Esso) (705.476.1750)**

- Refueling
- Electrical Services
- Baggage Handling
- Aircraft Towing
- Lavatory Service Cart
- Oxygen and Nitrogen Service Cart
- De-icing
- Personnel Safety Equipment
- Aircraft Wheel Chocks
- Safety Cones

## **Mara-tech Aviation (705.472.8876)**

- Ground Handling
- Grooming
- Baggage Handling
- De-icing
- Marshalling
- Airside handling





# Noise Exposure Forecast (NEF) Zone

North Bay has a generous noise exposure forecasts (NEF) with a contour area of twenty-two square kilometers and offers 24-hour unlimited access, with no curfew restrictions. The NEF is produced to encourage compatible land use planning in the vicinity of airports.

## Landing Fees

Aircraft Size	Domestic Charge Per 1000 kg	International Per 1000 kg
Minimum Landing Fee	\$25.85	\$25.85
4000 - 21,000 kg	\$7.05	\$8.85
21,001 – 45,000 kg	\$8.85	\$10.40
Over 45,000 kg	\$10.40	\$13.75

Landing fees do not apply to piston engine aircraft weighing 2,000 kg or less.  
Touch-and-go/training landings will be charged at 20% of the published rate for the aircraft being used.



# Incentives & Assistance

There are many assistance and incentive programs available that offered at the municipal, provincial and federal levels.

## Municipal

### City of North Bay

North Bay offers a competitive incentive package for capital costs and on-going operating expenses to help offset project costs, along with a low industrial tax rate.

- **Airport Community Improvement Plan**  
The Airport Community Improvement Plan (ACIP) assists in the successful development of an attractive Airport Business Park by providing Municipal Tax Assistance, Municipal Fee Rebate Program, and Land fill Tipping Fee Reduction.
- **Tax Incremental Base Grant (TIF)**  
This program refunds the municipal portion of property tax associated with improvements. The grant equals 100% of the increase in the Municipal portion of the taxes in year one, decreasing to 66% in year two, and 33% in year three. The owner pays the full amount of taxes in year four.
- **Municipal Fee Rebate Program**  
This program waives industrial development charges and provides a refund of the municipal fees including the Planning, Legal and Building Permits related to development approval.
- **Landfill Tipping Fee Reduction**  
This program provides a reduction in the landfill tipping fees associated with site preparation.
- **Expedited Permitting**  
The Development Application Review Team (DART) is comprised of municipal departments and agencies involved with site plan control agreements, official plan amendments, zoning by-law amendments and plans of subdivision. The objective is to facilitate development by ensuring a coordinated and timely response on all development proposals.
- **No Industrial Development Charges**  
North Bay has eliminated industrial development charges, implemented a 20-year commercial tax reduction strategy and has reduced industrial taxes by 66%, one of the lowest levels in Ontario.
- **Corporate After Care Program**  
The City of North Bay is committed to ensuring companies are well served during and after expansion projects or relocation to the community. Through a network of partners, companies can access community integration and settlement services for their employees and their families. The Corporate After Care program ensures that new investors have access to the types of resources and professional services needed to thrive within the community.



## Provincial

### **Northern Ontario Heritage Fund Corporation**

The Northern Ontario Heritage Fund Corporation (NOHFC) partners with business-minded Northerners to develop innovative technologies, invest in infrastructure, bolster collaboration and build economic development capacity.

The NOHFC offers five programs: the Strategic Economic Infrastructure Program, the Northern Community Capacity Building Program, the Northern Innovation Program, the Northern Business Opportunity Program and the Northern Ontario Internship Program.

**[www.nohfc.ca](http://www.nohfc.ca)**



## Federal

### **FedNor**

FedNor is the Government of Canada's economic development organization for Northern Ontario. Through its programs and services, and through its financial support of projects that lead to job creation and economic growth, FedNor works with businesses and community partners to build a stronger Northern Ontario.

FedNor offers three programs for the private sector: financing from innovation, research and development, support for manufacturers and support for youth internships.

**[www.fednor.gc.ca](http://www.fednor.gc.ca)**

# Incentives & Assistance Continued

## **NECO Community Futures Development Corporation**

NECO is a Community Futures Development Corporation, funded by Fednor/Industry Canada and is managed by a volunteer board of directors. It is a regional economic development organization, which invests in, and nurtures small business, and develops partnerships with private and public sectors to create and maintain jobs in our communities.

NECO offers business financing to small and medium businesses who are ineligible for conventional bank financing.

**[www.neco.on.ca](http://www.neco.on.ca)**

## **National Research Council Canada**

The National Research Council of Canada Industrial Research Assistance Program (NRC-IRAP) stimulates wealth creation for Canada through technological innovation. This is largely accomplished by providing technology assistance to small and medium-sized enterprises (SMEs), at all stages of the innovation process, to build their innovation capacity and successfully take their ideas to market. NRC-IRAP helps SMEs identify and understand technology issues and opportunities and provides linkages to the best business and R&D expertise in Canada.

NRC Industrial Research Assistance Program (IRAP) provides financial support to qualified small and medium-sized enterprises in Canada to help them undertake technology innovation projects.

**[www.nrc-cnrc.gc.ca](http://www.nrc-cnrc.gc.ca)**

## **Natural Sciences and Engineering Research Council of Canada**

The Natural Sciences and Engineering Research Council of Canada's (NSERC) role is to make investments in people, discovery and innovation to increase Canada's scientific and technological capabilities. NSERC invests in people by supporting postsecondary students and postdoctoral fellows in their advanced studies. They promote discovery by funding research conducted by postsecondary professors and foster innovation by encouraging Canadian companies to participate and invest in postsecondary research and training.

NSERC offers five programs targeting the private sector: Engage Grants, Applied Research and Development Grants, Experience Awards, Collaborative Research and Development Grants as well as funding for Industrial Research Chairs.

**[www.nserc-crsng.gc.ca](http://www.nserc-crsng.gc.ca)**