

Economic Impact and Infrastructure Review

Prepared for the



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Funding support for this project has been provided by the Government of Canada, through the Federal Economic Development Agency for Southern Ontario's (FedDev Ontario) Eastern Ontario Development Program, administered by the Community Futures Development Corporation of Renfrew County.



Federal Economic Development
Agency for Southern Ontario



Agence fédérale de développement
économique pour le Sud de l'Ontario



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EXECUTIVE SUMMARY

The Pembroke & Area Airport Commission contracted the Loomex Group, an aviation management and consultant firm to conduct an Economic Impact and Infrastructure Review of the Pembroke & Area Airport (YTA). The purpose of this study is to identify the socio-economic impact of the Airport, assess the existing infrastructure and facilities, and provide recommendations for viable growth and development opportunities to improve the Airport's impact as an economic driver for Renfrew County.

Stakeholder consultations were conducted as part of the preparation of the Economic Impact and Infrastructure Review. The consultation included face-to-face and telephone meetings with elected officials and economic development representatives for the various communities in the county. General aviation users and businesses in the community were also consulted through an online and mail-in-survey. The general consensus from the stakeholder meetings revealed a renewed desire to fully utilize and leverage the Pembroke & Area Airport's potential as an alternate transportation mode and a vital component for economic development of Renfrew County.

The Airport currently handles approximately 4,300 aircraft movements per year with 75% of traffic classified as civil movement and 25% military traffic. The Airport supports a range of activities from military operations to medevac services, law enforcement activities, and general aviation traffic.

The economic impact of the Pembroke & Area Airport to Renfrew County is estimated to be just under **\$1 million** per year with 10 Full Time Equivalents (FTEs). The Pembroke & Area Airport also serves as a support facility for medevac flights facilitating the timely transportation of patients for specialized medical treatment, emergency service responses, and military and law enforcement operations; valuable services to Renfrew County that cannot be quantified.

The Pembroke & Area Airport is the only Transport Canada certified airport between Carp and North Bay with a 5,000 ft. (1,524 metres) runway capable of accommodating regional commuter aircraft and business jets. The location of the Airport as the last transient point to Northern Ontario, its proximity to the largest military base in Canada, and the availability of abundant land, are the Airport's greatest assets. The availability of over 300 acres of available land provides an excellent opportunity to attract investment opportunities that would promote the Airport and foster both aviation/aerospace growth and non-aviation related business developments in Renfrew County.

This report evaluates the Airport facilities against industry norms and provides recommendations on opportunities for development that contribute to the economic stability of both the Airport and Renfrew County.

RECOMMENDATIONS SUMMARY

Immediate Term (0-2 years)

- Outline a strategic vision for the Pembroke & Area Airport
- Secure federal and/or provincial funding to help finance the Airport infrastructure and facilities rehabilitation
- Consult with Garrison Petawawa and CFB Trenton with respect to providing the optimal infrastructure needs to meet DND operational demand
- Rehabilitate existing airside pavement infrastructure priorities: Runway 17-35, Taxiway Alpha & Apron I
- Intensify efforts to increase the Airport's economic impact to Renfrew County by seeking and attracting aviation related business opportunities with special focus on: small scheduled passenger services, ad-hoc charter flights, flight training school, and aerospace and defence companies
- Diversify revenue generation by encouraging non-aviation related business development in the designated Groundside/Landside Areas (Zone II-IV)
- Review, restructure and adjust airport fees accordingly in line with other similar sized airports
- Promote land use compatibility in the vicinity of the Airport through consultation and coordination with municipal planning departments, NAV CANADA, and Transport Canada in matters regarding development requests such as buildings and tall structures within an eight-kilometre radius of the Airport to protect the current approaches and future growth
- Seek private financiers to invest in the construction of additional aircraft storage hangars

Short-term (2-5 years)

- Secure funding to conduct Airport Master Plan, Business Plan, and Marketing Plan studies
- Convert current incandescent airfield lighting system to LED as a maintenance cost and energy saving measure
- Replace existing underground fuel tanks with above ground tanks equipped with card-lock payment system to reduce maintenance, operations and inspection costs
- Extend utilities to service Airside Commercial Area phase I
- Rehabilitate Taxiway Bravo, Charlie, and Apron II
- Implement Fleet Replacement Program to replace older and uneconomical equipment in a timely manner to minimize maintenance and repair costs
- Implement an airport maintenance fee program to help improve and maintain airport infrastructure

Medium-term (5-10 years)

- Extend utilities to service Groundside/Landside Area – Zone I
- Extend utilities to service Airside Commercial Area -Phase II
- Realign Len Hopkins Drive

Long-term (10-15 years)

- Construct new access road for Airside Commercial Area Phase III
- Extend utilities to service Airside Commercial Area Phase III

- Review and assess airport infrastructure requirements
- Review strategic Plan and update Airport Master Plan

SUMMARY OF AIRPORT MARKET POTENTIAL

AVIATION RELATED OPPORTUNITIES		NON-AVIATION RELATED OPPORTUNITIES	
High Prospect	Medium to Low Prospect	High Prospect	Medium to Low Prospect
Skydiving Business	Small Scheduled Passenger Service	Self Storage Units	Government Agencies
Ad-hoc Charter Flights		Rental Car Business	Hotel/Motel
Aerospace and Defence Industry		Professional Service Offices	Restaurant
Aircraft Hangar Development		Recreational Facility	
Fixed Based Operator		Warehousing and Logistics Centre	
Flight Training School		Maintenance Facility	



Pembroke & Area Airport Facts & Figures

<p>500 Acres The Airport's land area.</p>	<p>\$69,000 Approximate municipal levy contributed to the Airport annually by the six owner municipalities.</p>	<p>6.5 KM NAV Canada operates and maintains a Non-Directional Beacon located at 3.5 nautical miles (6.5 kilometres) south of the Airport.</p>
<p>300 Acres Airport land available for development.</p>	<p>\$550,000 Average annual budget of the Airport.</p>	<p>12,000 Square Feet The size of the Airport hangar.</p>
<p>365 Days/Year Airport operational days.</p>	<p>103,000 The catchment area of the Pembroke & Area Airport.</p>	<p>3,000 Square Feet Space in the hangar that is available for office space.</p>
<p>5,000 Feet The length of the runway.</p>	<p>4.300 The number of aircraft movements the Airport handles per year (355 per month).</p>	<p>3 Types of fuel available at the Airport: 100 Low Lead, Jet A-1 Fuel and MOGAS.</p>
<p>100 Feet The width of the runway.</p>	<p>75% – 25% Aircraft movements that are civil (75%) and military (25%).</p>	<p>145,000 Litres Capacity of the Airport's fuel tanks.</p>
<p>38 The number of general aviation aircraft based at the Airport.</p>	<p>1986 The year the runway was lengthened to 5,000 feet. Previously it was 4,000 feet in length.</p>	<p>60 Parking stalls available at the Airport.</p>
<p>13 Number of hangars at the Airport.</p>	<p>4 The number of taxiway systems available at the Airport.</p>	<p>\$917,433 The annual economic impact of the Airport.</p>
<p>1954 The year the Airport was established as Brown's Airfield.</p>	<p>2 Number of aprons at the Airport.</p>	<p>100+ Number of business and government users of the Airport.</p>
<p>1968 The year the Airport was purchased by 11 municipalities.</p>	<p>14 Number of guidance signs on the airfield.</p>	<p>For more information on the Pembroke & Area Airport, visit: www.flycyta.ca or www.Facebook.com/flycyta</p>
<p>2000 The year the Airport's 11 owner municipalities became 6 due to amalgamation: Laurentian Hills, Deep River, Petawawa, Laurentian Valley, Pembroke and Whitewater Region.</p>	<p>40 Passenger capacity at the Airport terminal building.</p>	
<p>9 Members on the Pembroke & Area Airport Commission.</p>		