



Niagara District Airport (CYSN) 

# 2025 - 2045 Airport Master Plan Public Information Session

Session 1: 3:00-5:00pm

Session 2: 6:00-8:00pm

Date | May 7, 2025

NIAGARA DISTRICT AIRPORT

# Agenda

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1. Introductions
2. Purpose of an Airport Master Plan
3. Alignment with the Airport's Strategic Plan
4. Niagara District Airport Today
5. The Master Planning Process
6. Air Service Opportunities
7. Niagara District Airport Tomorrow
8. Land Use Compatibility and Protections
9. Your Opportunity – Your Airport

# Introductions

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# Purpose of an Airport Master Plan

An Airport Master Plan:

- Provides a development vision for next 20+ years
- Road map for infrastructure improvement and development
- Conveys need for the Airport to community and users
- Consolidates an analysis of opportunities and constraints
- Presents just-in-time approach to delivery of infrastructure and facility improvements
- Identifies areas that need safeguarding for setbacks associated with future infrastructure





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# Alignment with the Airport's Strategic Plan



# Alignment with the Airport's Strategic Plan



## SHORT-TERM PLANNING GOAL

### Develop the Business Case for Growth

- Airside Redevelopment Study
- Master Plan
- Business Case & Economic Study

## LONG-TERM PLANNING GOAL

### Secure Partners for Growth

- Obtain funding to engage in airside development
- Attract scheduled & charter passenger services



# Alignment with the Airport's Strategic Plan



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# Niagara District Airport Today

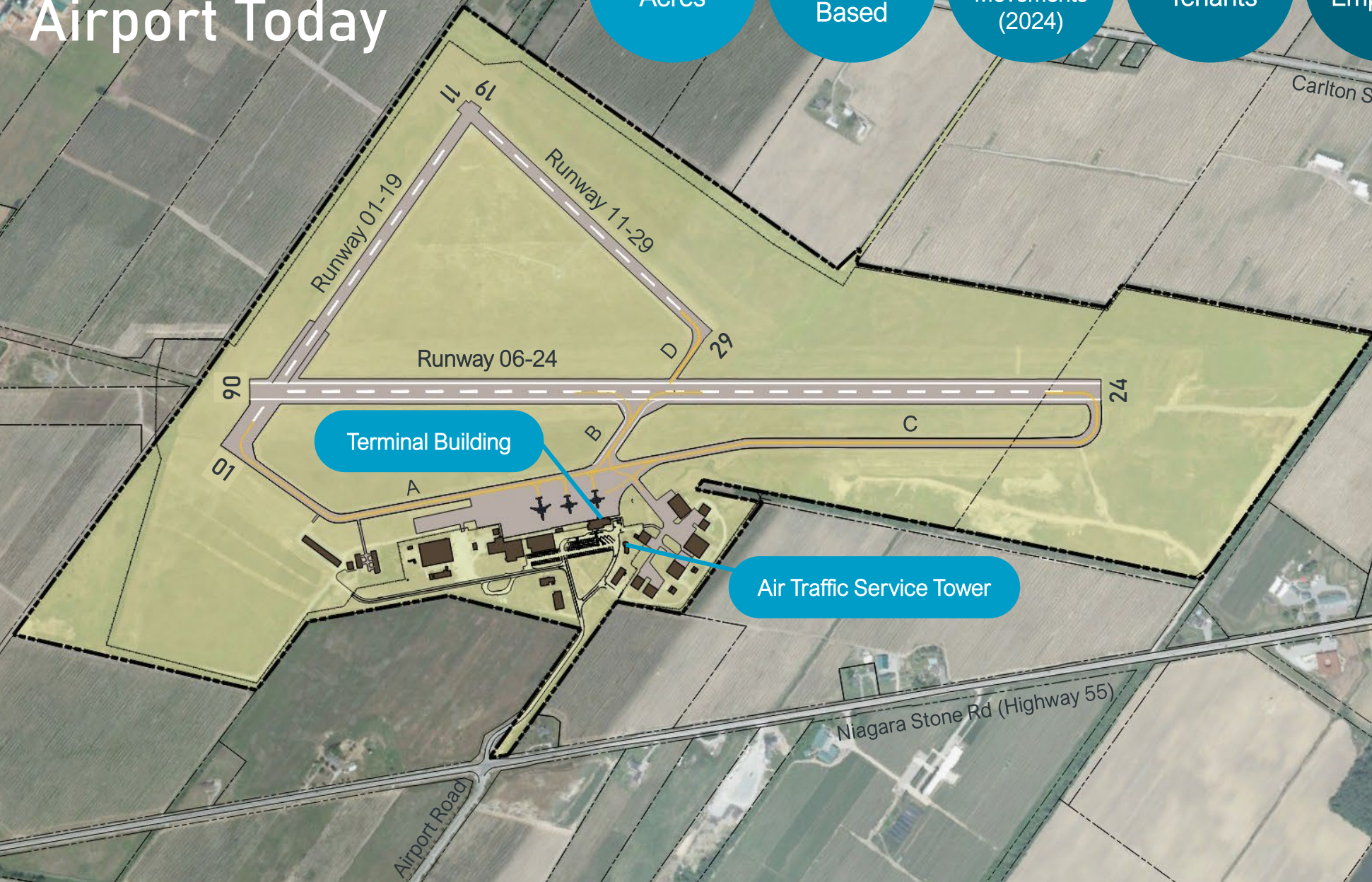
365  
Acres

~75  
Aircraft  
Based

32,000  
Aircraft  
Movements  
(2024)

15+  
Tenants

45+  
Employees



**CYSN**  
NIAGARA DISTRICT AIRPORT  
2025 - 2045 MASTER PLAN



**AVIA • NO**  
AIRPORT CONSULTANTS

**NIAGARA** DISTRICT AIRPORT



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# The Master Planning Process

1. Data Collection
2. Opportunities and Constraints
3. Needs Assessments
4. Recommended Development Plan
5. First Draft of Airport Master Plan
6. Prepare Capital and Phasing Plan
7. Finalize Airport Master Plan





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# Air Service Opportunities – Catchment Area

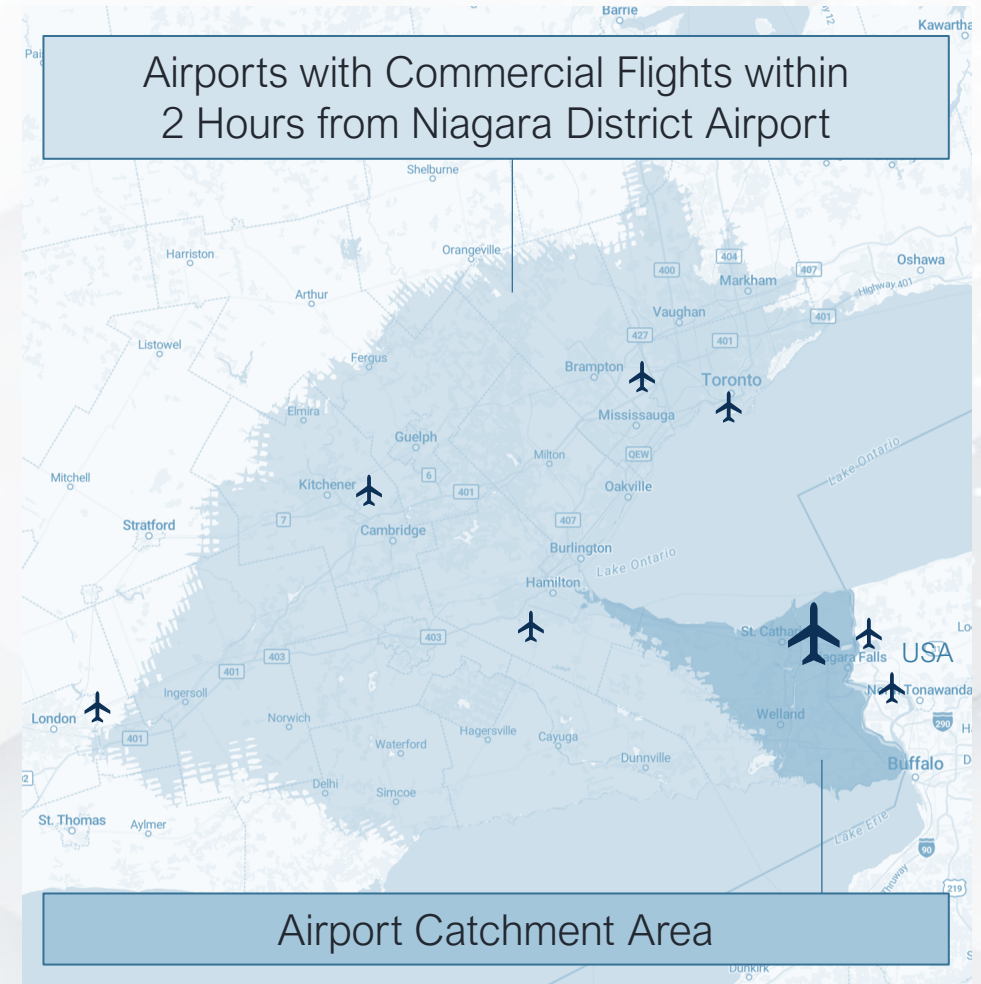
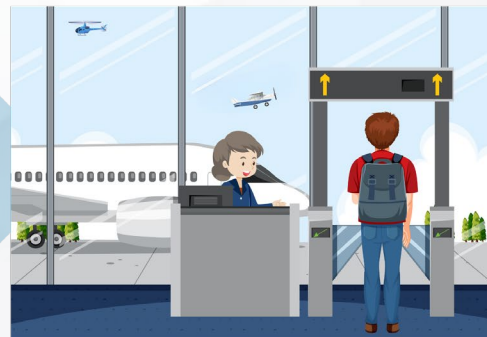
Over 0.5  
Million  
Residents

1 Million  
Passengers  
(2019)

2.1 Trips  
per  
Inhabitant  
(Niagara)

84% Rely  
on YYZ

High  
Disposable  
Income



# Potential Air Service Routes

## Domestic Market

- Ottawa (YOW)
- Montreal (YUL)
- Vancouver (YVR)
- Calgary (YYC)

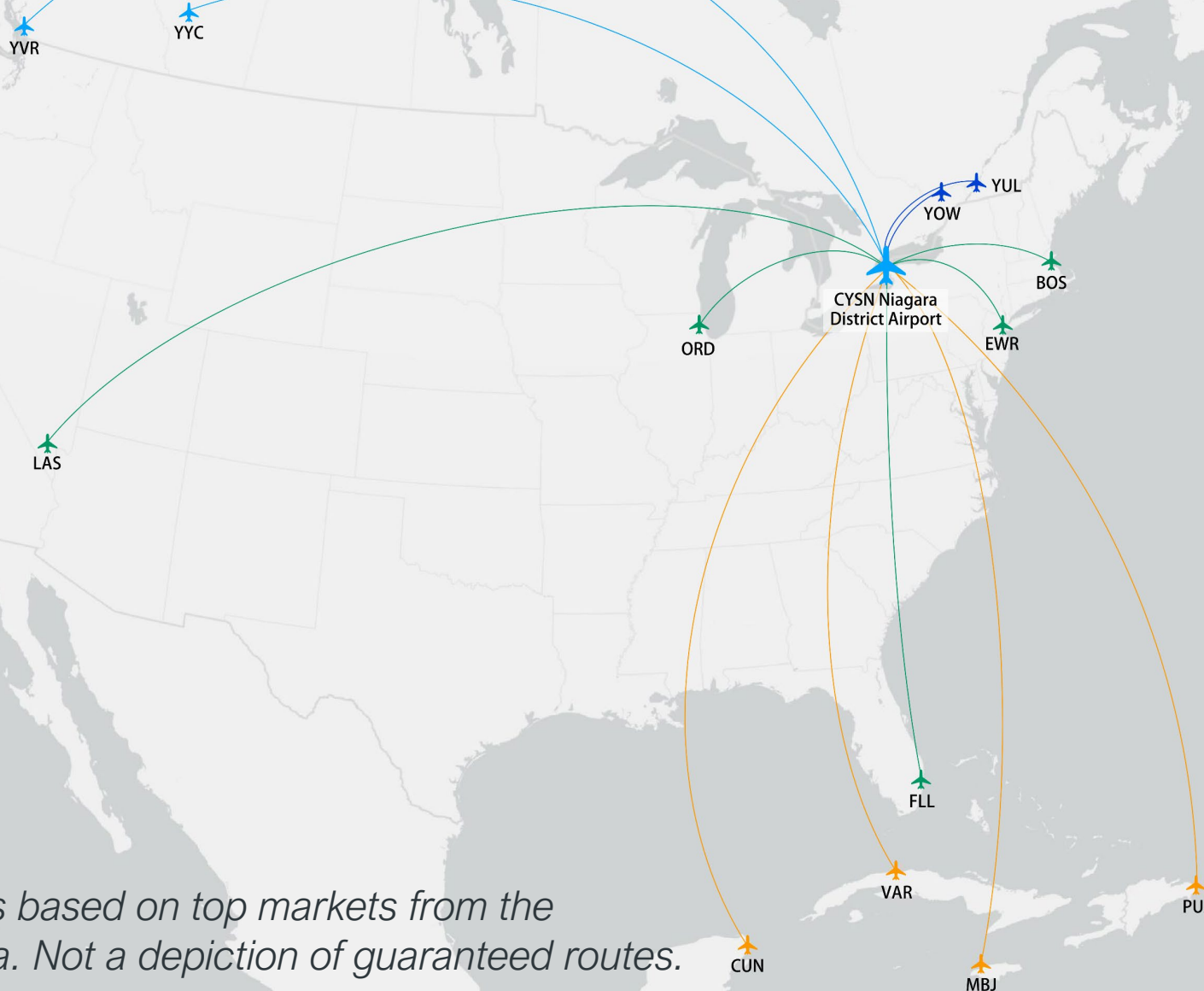
## USA Market

- New York (EWR)
- Fort Lauderdale (FLL)
- Las Vegas (LAS)
- Boston (BOS)
- Chicago (ORD)

## Sun Destination Market

- Cancun (CUN)
- Varadero (VAR)
- Punta Cana (PUJ)
- Montego Bay (MBJ)

*Potential routes based on top markets from the catchment area. Not a depiction of guaranteed routes.*



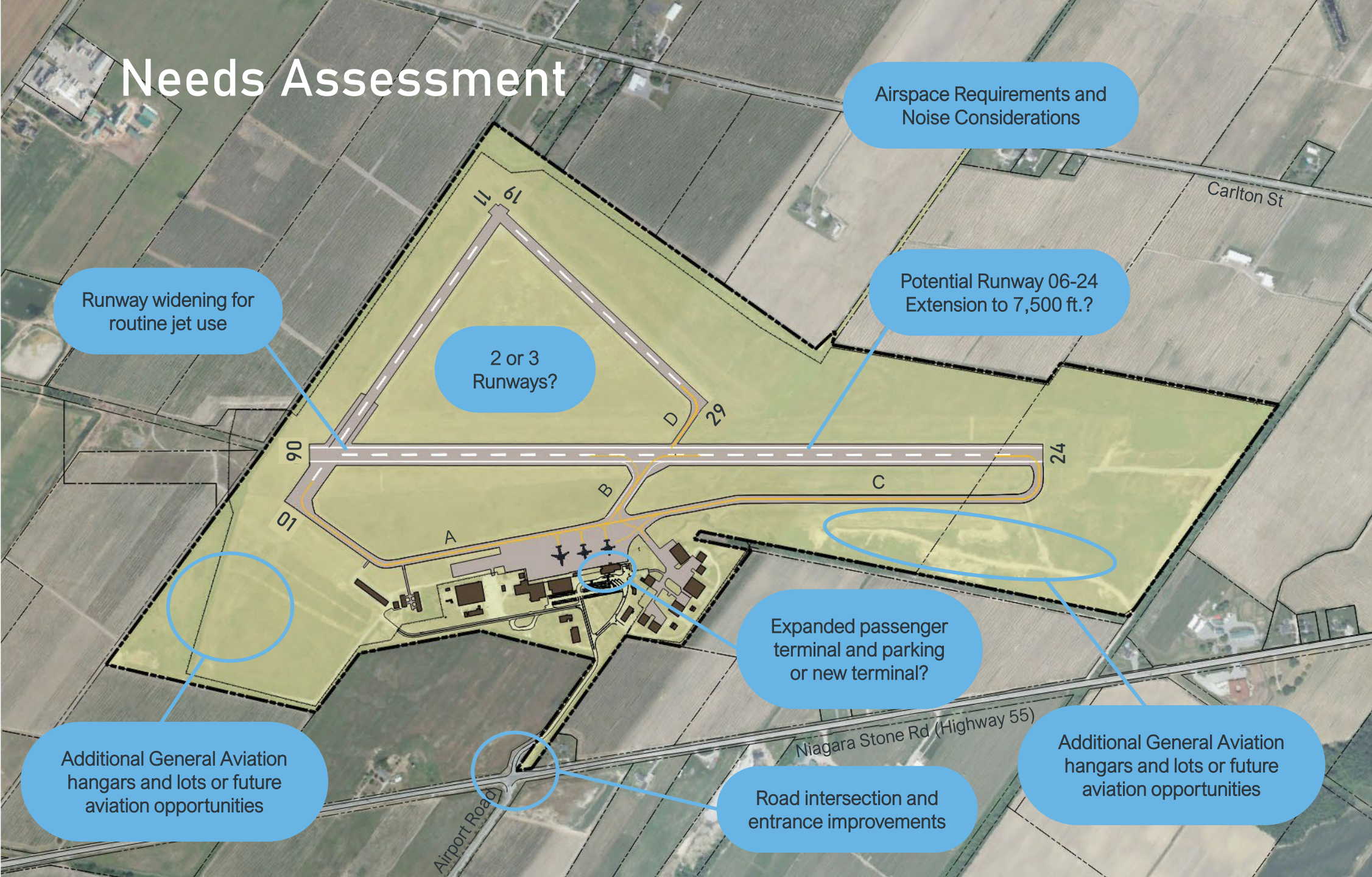
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# Needs Assessment



Airspace Requirements and  
Noise Considerations

Potential Runway 06-24  
Extension to 7,500 ft.?

Runway widening for  
routine jet use

2 or 3  
Runways?

Expanded passenger  
terminal and parking  
or new terminal?

Additional General Aviation  
hangars and lots or future  
aviation opportunities

Road intersection and  
entrance improvements

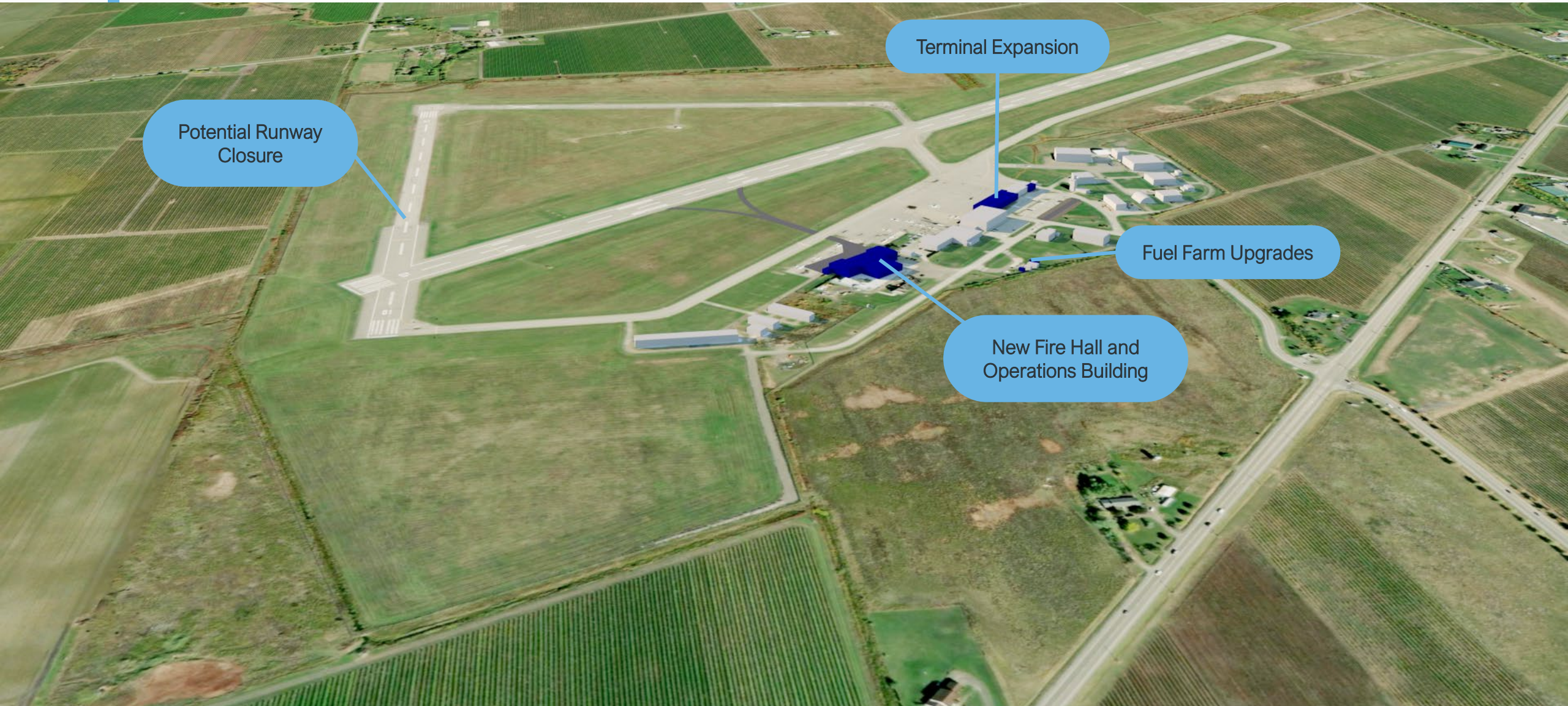
Additional General Aviation  
hangars and lots or future  
aviation opportunities





# Airport Redevelopment Concept

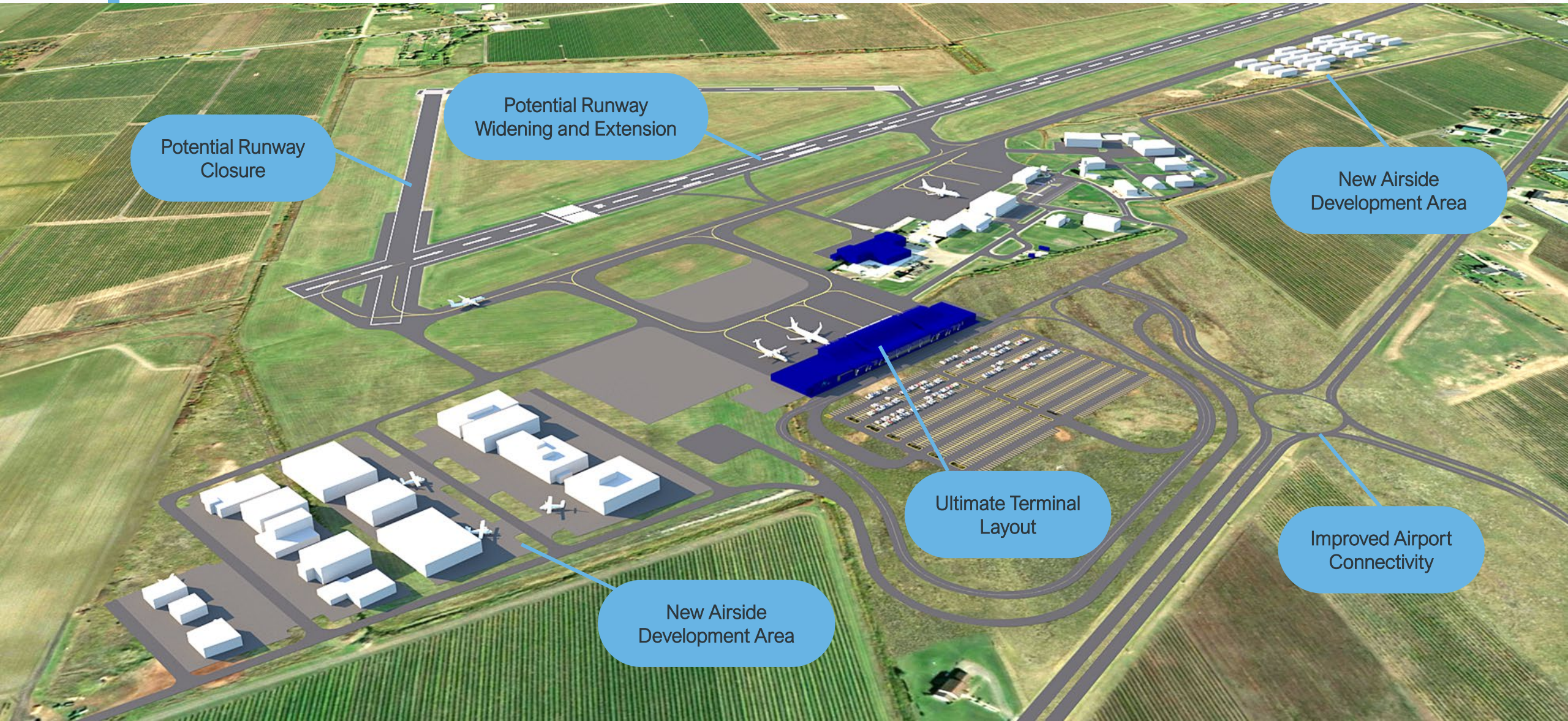
Stage 1: Status Quo – 5,000 Feet Runway





# Airport Redevelopment Concept

Stage 2: Jet Service ~7,000 to 7,500 ft. Runway



Potential Runway  
Closure

Potential Runway  
Widening and Extension

New Airside  
Development Area

Ultimate Terminal  
Layout

Improved Airport  
Connectivity

New Airside  
Development Area

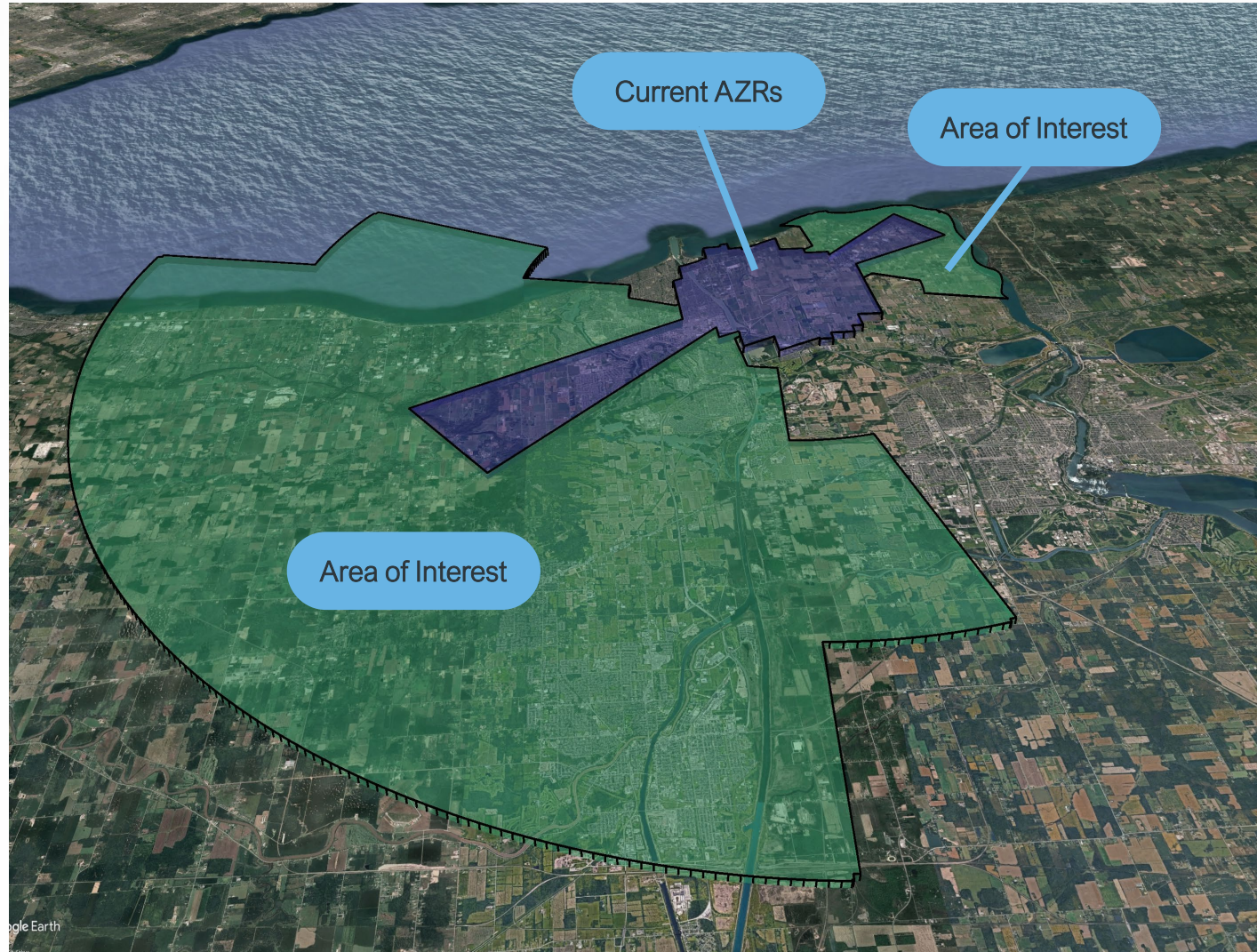


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# Airport Zoning Regulations



## What is an AZR?

Regulation of defined areas to prevent conflicting land uses.

## Why do AZR exist?

Protection of existing and future airport operations.

## Why is a change needed?

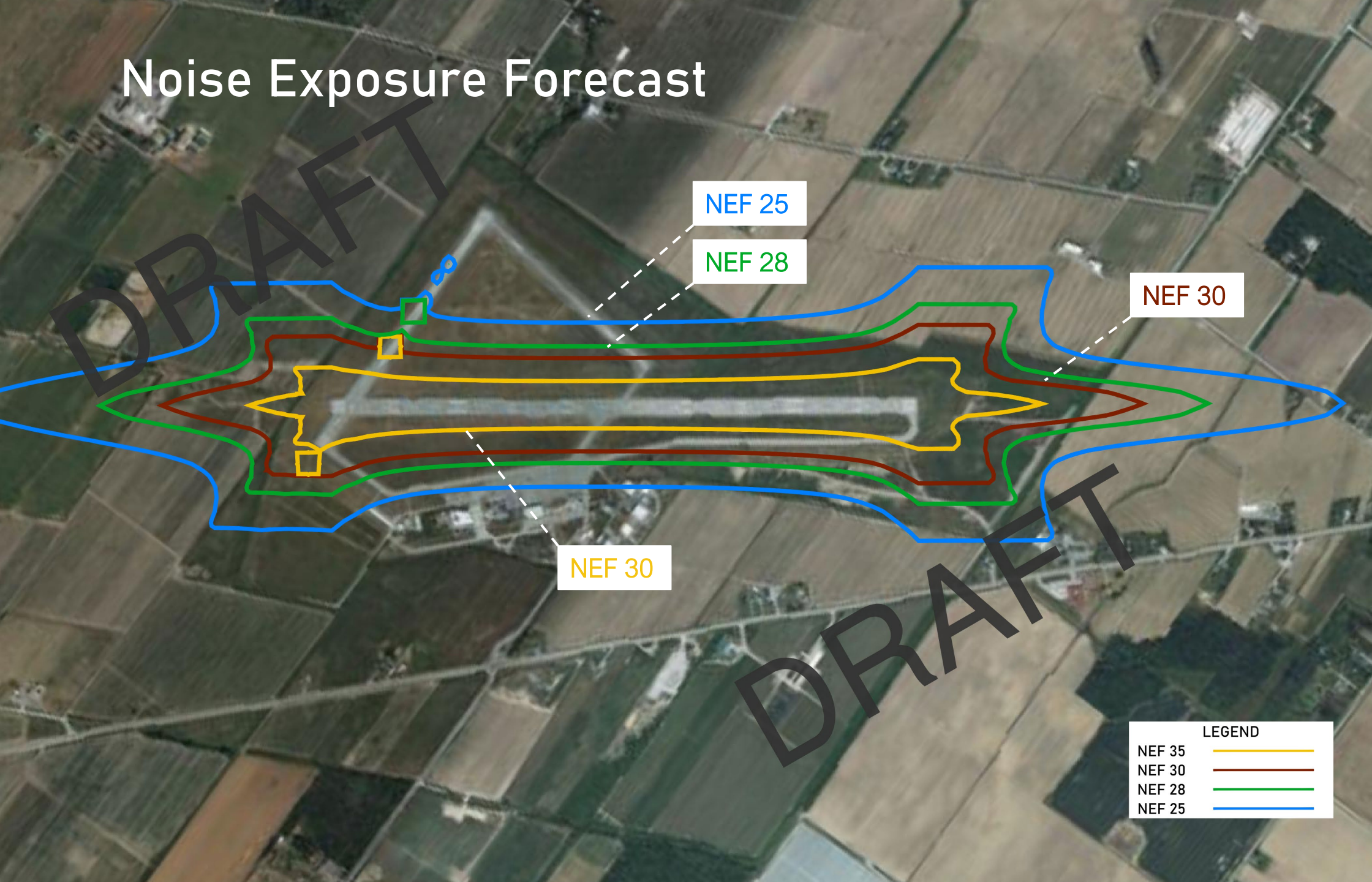
New regulatory requirements.

Future airport changes.

Preservation of instrument flight procedures.



# Noise Exposure Forecast



LEGEND	
NEF 35	
NEF 30	
NEF 28	
NEF 25	



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# NIAGARA DISTRICT AIRPORT

*Welcome to the website for the*

## Niagara District Airport 2025 - 2045 Master Plan

This website has been created to provide publicly available information about the Airport Master Plan currently being prepared for the Niagara District (CYSN). It also provides an opportunity for anyone to leave feedback, comments or questions related to the Master Plan.

*The Niagara District Airport 2025 - 2045 Master Plan project began in Summer 2024 and is anticipated to be completed in the Summer 2025.*



*Scan the QR code to access the Niagara District Airport 2025 - 2045 Master Plan website.*