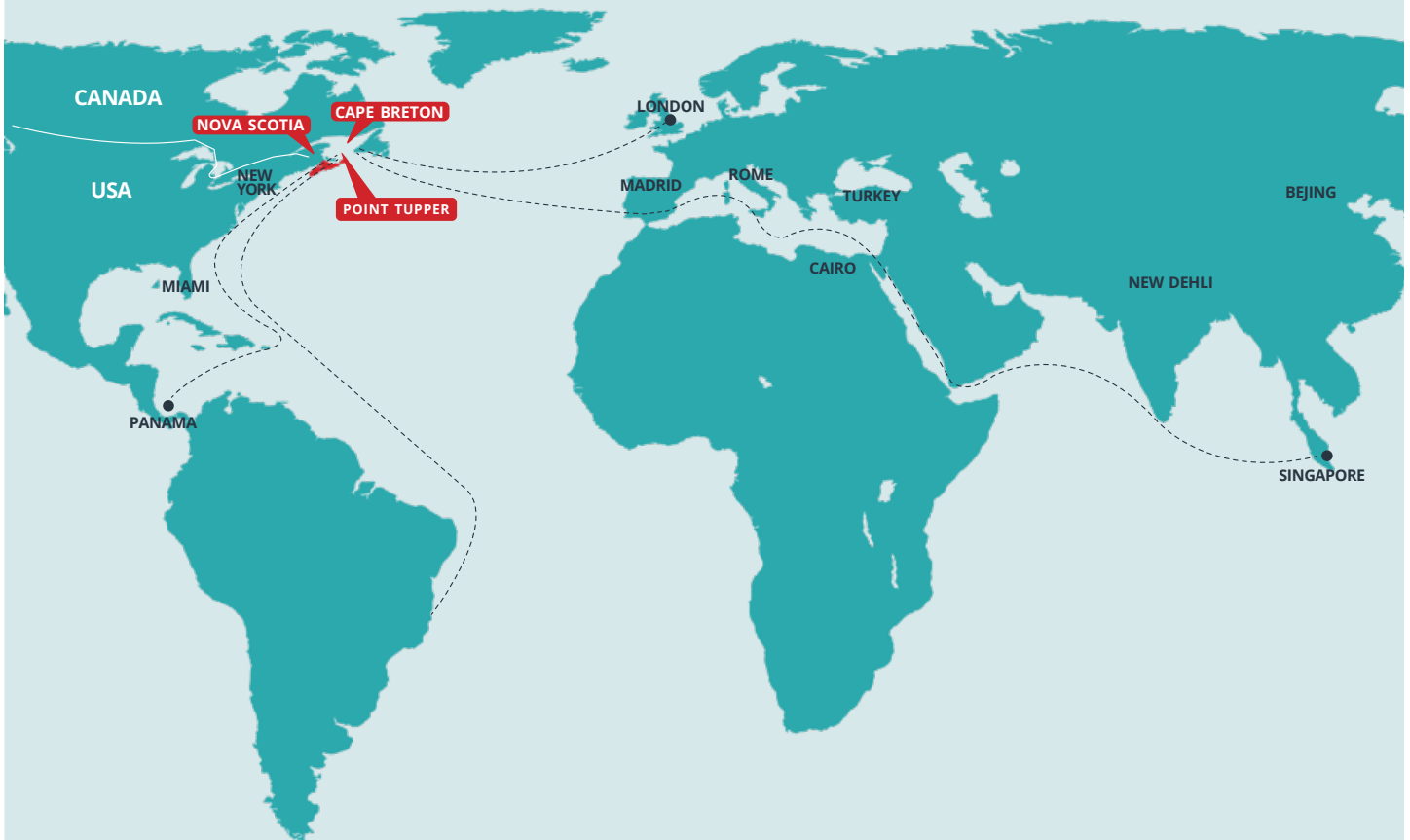




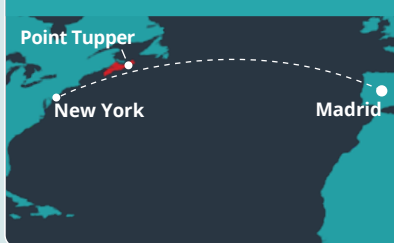
WHERE
THE
WORLD
CONNECTS.



Point Tupper Heavy Industrial Park maintains its status as the finest natural deep-water industrial park on the eastern seaboard, strategically located within 80 kilometres of the Great Circle Shipping Route.



Great Circle Route



	Point Tupper, Nova Scotia	New York
Belgium	11 days, 04 hours, 2682 nm	14 days, 03 hours, 3388 nm
Singapore	39 days, 13 hours, 9494 nm	42 days, 05 hours, 10133 nm
England	11 days, 2636 nm	13 days, 22 hours, 3342 nm
Brazil	19 days, 06 hours, 4616 nm	19 days, 18 hours, 4616 nm

**FAST
FACTS**



Port Hawkesbury Airport: 10 km, 12 min
Sydney Airport : 145 km, 1 h 45 min



Newfoundland Ferry:
143 km, 1 h 45 min



Fast Facts:

Point Tupper
\$2.08 per \$100
of Assessment
(commercial tax rate)



Length:
12 miles (20 km)
Width:
1 mile (1.5 km)



World-class, deep
water, ice-free,
dredge-free, sheltered
harbour on the north east
coast of North America.



Tides:
Mean range of **1.4
metres**
Currents:
Normal: **0.5 knots**,
Estimated Extremes:
1.5 knots



Capable of
accommodating the
world's largest, fully-
laden Ultra-Large
Carriers of **500,000 dwt**



**Safe, Efficient,
Competitive and
Environmentally
Responsible.**
A commercially viable
shipping location.



Gateway to the Great
Lakes through the
St. Lawrence Seaway



Limiting Depth:
92 ft (27 metres)
Average Depth:
mid-channel: **210 ft**
(64 metres)



Richmond County:
Average total income of
households: **\$66,556**
Average Age: **46.5** years



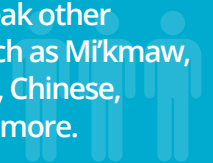
With nearly 20% of the
population under the
age of 20, and another
18% between 20 and
29—Richmond has a
healthy talent pool for
new enterprises.



Educational Institutions:
Nova Scotia
Community College,
Cape Breton University,
St. Francis Xavier
University, Université
St. Anne.



Languages Spoken:
Over 10,000 residents speak
both official languages
and 5,700 speak other
languages such as Mi'kmaw,
Gaelic, Arabic, Chinese,
German, and more.



19.6% of population
has completed an
apprenticeship in a
skilled trade.

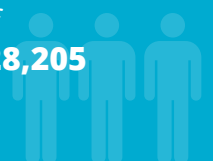


33% of the population
has either university or
college education.



Total Population of
Strait Area: **58,464** (2016)

Workforce of
Strait Area: **28,205**





The Strait of Canso is the finest, deep-water, ice-free and dredge-free harbour on the East Coast of North America. It is strategically located on the Great Circle Shipping Route and is well situated to serve eastern North America, the Great Lakes, as well as trans-Atlantic destinations.

Located at 45.575841, -61.341648, the Strait of Canso is capable of accommodating ultra-large carriers of the 500,000 dwt (dead weight) tonne class. The Strait is 12 miles long (20 km); up to 1 mile wide (1.5km) with a limiting depth of 92 feet (27 metres). The needs of shippers, vessel operators, cargo importers and exporters can be met by common user and private terminal facilities along the Strait of Canso.



Rail

Genesee and Wyoming serve the industrial parties in Point Tupper including Nova Scotia Power and Port Hawkesbury Paper.

Airport

The Allan J. MacEachen Regional Airport features a 5,000 foot runway capable of handling most corporate commercial aircraft up to a Boeing 737. It is primarily chartered by private planes, including those used by local industrialists.

Safety and Security

Emergency services in the area are provided through the collaboration of federal, provincial, municipal and volunteer parties. Each of the major parties operating in Point Tupper is required and has in place a structure of first response involving the deployment of trained personnel and equipment as necessary to address any incident that occurs within their property.

Water Supply

Landrie Lake provides a safe yield of 9.7 MGPD. Water is pumped from the lake to a water treatment plant in Point Tupper.

	Length		Depth		Usage
Port Hawkesbury Pier	397 ft	121 m	19.6 ft	6 m	Common User
Georgia Pacific	1100 ft	338 m	29 ft	8.8 m	Gypsum
Port Hawkesbury Paper	560 ft	170.6 m	28 ft	8.5 m	Paper, Clay, Common
NuStar Terminals	1917 ft	585 m	100 ft	30.4 m	Liquids
NSPI Marine Coal Terminal			59 ft	18m	Coal Handling
McNally Marine	250 ft	76.2 m	16 ft	4.8 m	Berthage



Port Hawkesbury Paper

Site assets that can be leveraged to support lower cost development:

- 15 separate brownfield site development opportunities
- Significant permitted surplus industrial waste treatment capacity
- Existing electrical grid tie-in and on-site power plant for reduced power costs
- Near existing natural gas, natural gas liquids, crude oil pipelines and storage facilities
- Access to local sources of aggregate
- Fresh & salt water availability – millions of gallons per day
- Reclaimable waste heat – 4 separate liquid streams 31-60 degrees
- High-pressure steam
- Secured serviced industrial site and warehouse
- Wharf at ice-free port with 9.3 metre draft; ISPS Port Security and Transport Canada compliant providing access to Atlantic Canada and the world
- Trans-loading facility with qualified personnel and heavy lift capabilities and year-round rail and highway transportation hub with truck scales
- Marine vessel to rail or truck; rail to truck or marine vessel; truck to rail or marine vessel; rail serviced by G&W to CN; 138 kilometres to Newfoundland ferry terminal

Process Utilities

Port Hawkesbury Paper has excess capacity in most of its utilities which can be supplied on an “over-the-fence” basis. This could significantly reduce capital requirements for projects. Some of the key utilities available are:

STEAM

215 metric units of high pressure (900 psi) steam generated by third party onsite. An additional 145 metric units/hour of high pressure steam is available as back up and is owned by Port Hawkesbury Paper.

WATER INTAKE

Operating permits include 76,000 L/min of intake from Goose Harbour Lake and Grant's Lake.

FIRE WATER

Over 7 million gallons of fire water is supplied by 2,000 gallons/minute electric pump at 80 psi and 2,500 gallons/minute diesel pump at 100psi.

WATER DISCHARGE

State-of-the-art waste water treatment plant with additional capacity and potential for re-useable warm water discharge.

An area shaped by the sea, proud of its
past, and ready to move into a bold future.





Welcome to Richmond County

Richmond County is bordered on the south by the Atlantic Ocean and the north by the Bras d'Or Lake (Canada's Inland Sea). This gateway to the Bras d'Or Lake is a rich mix of cultures, including Mi'kmaq, Acadian, Irish and Scottish. This land of 100 coves is home to a rich fishing ground producing some of the world's best lobster and crab. Several aquaculture sites produce mussels, scallops and oysters.

Access to World-Class Training

Nova Scotia Community College (NSCC) Strait Area Campus offers an extensive range of post-secondary programs. It provides Transport Canada-approved marine training and features a wave tank, fire training centre, and state-of-the-art simulators for propulsion systems, navigation and global communications. Cape Breton University (CBU) is host to 4,700 students and is located one hour's drive from Richmond County.



This area is shaped by the sea, proud of its past, and ready to move into a bold future. With available infrastructure and a skilled and talented workforce, Richmond County is an ideal location for new and expanding businesses. The people of this community welcome you, and invite you to learn more about all that Richmond County has to offer.





Point Tupper Industrial Park







INTERESTING FACTS

The population of Cape Breton Island is approximately 131,000

The Bras d'Or Lake, located in the heart of Cape Breton, was designated as a UNESCO Biosphere Reserve in 2011

Cape Breton is home to five municipalities (Cape Breton Regional Municipality, the Counties of Inverness, Victoria and Richmond, the Town of Port Hawkesbury) and five First Nation communities (Potlotek, We'koqma'q, Wagmatcook, Eskasoni and Membertou)



Cape Breton truly offers the best of all worlds—four distinct seasons, breathtaking natural landscapes, and safe, close-knit communities surrounded by all the amenities you could need.

All your heart's desires

Home to treasures like the world-renowned Cabot Trail, the pristine Bras d'Or Lake, Cape Breton Highlands National Park, Alexander Graham Bell and Fortress of Louisbourg National Historic Sites, and several world-class golf courses, the Island offers access to all the services an individual or family requires. There are centrally-located hospitals, medical clinics and schools, plenty of grocery and retail shopping, parks and playgrounds, and access to all essential government and private-sector services.



The art of the matter

Arts, culture and music have a longstanding history in Cape Breton, and those traditions form an important part of the community fabric – from the renowned Celtic Colours International Festival that takes place every October, to weekly ceilidhs held in community halls.

The Island is home to several living and vibrant cultures including one of the few living Celtic cultures outside of Europe, five Mi'kmaq First Nation communities, and two regions dedicated to the preservation and celebration of Acadian culture.

An ocean playground

Whether hiking to one of the Island's impressive waterfalls, playing a round at one of the top 20 golf courses in the world, sailing on the renowned Bras d'Or Lake, salmon fishing on the pristine Margaree River, or snowmobiling through the Cape Breton Highlands, the Island offers something for everyone and has a long list of year-round activities.

In winter, there are arenas for hockey, figure skating and public skating, curling clubs, and endless snowshoeing, skiing and snowmobiling opportunities. In summer, swimming, yachting, kayaking, and boating of any kind are popular among local residents and visitors. Throughout the year, there are exercise and yoga classes, and sports leagues of all kinds for all ages – from baseball to hockey.



Business Development Contacts

**Atlantic Canada Opportunities Agency
(Port Hawkesbury Office)**

[www.canada.ca/en/
atlantic-canada-opportunities.html](http://www.canada.ca/en/atlantic-canada-opportunities.html)

902-625-3111

Federal Government Agency, works to create opportunities for economic growth in Atlantic Canada by helping businesses become more competitive, innovative, and productive.

Cape Breton Partnership

www.capebretonpartnership.com 902-562-0122

Cape Breton-Unama'ki's private sector-led economic development organization that supports companies and entrepreneurs.

Eastern District Planning Commission

www.edpc.ca

902-625-5361

Provides planning, subdivision, and building inspection services in eastern Nova Scotia for the Counties of Antigonish, Inverness, Richmond, and Victoria and the Towns of Port Hawkesbury and Antigonish.

Municipality of the County of Richmond

www.richmondcounty.ca

902-226-2400

The local Municipal Government, providing municipal support and services for residents and businesses.

Nova Scotia Business Inc.

www.novascotiabusiness.com

902-424-6650

Provincial Government business development agency, helping businesses grow with a focus on developing new exporters and attracting innovative, globally competitive companies to Nova Scotia.

Strait Area Chamber of Commerce

www.straitareachamber.ca

902-625-1588

The local chamber of commerce, a business development organization that promotes, improves, and protects trade and commerce in the area.
