



CONTACT

Mr. Greg Brown
 Business Development Officer
 Colchester Regional Development Agency
 Post Office Box 181
 Truro, Nova Scotia
 Canada
 B2N 5C1

Telephone: (902) 893-0140
 Cellular: (902) 890-9139

Facsimile: (902) 897-1157
 E-mail: gbrown@corda.ca

Ms. Jo Ann Fewer
 Chief Executive Officer
 Colchester Regional Development Agency
 Post Office Box 181
 966 Prince Street
 Truro, Nova Scotia
 Canada
 B2N 5C1

Telephone: (902) 893-0140
 E-mail:
 Web Site:

Facsimile: (902) 897-1157
contact@corda.ca
www.corda.ca

AMENITIES

A. ADMINISTRATION

The Colchester Park Development Society was formed in 1996 to assume the Department of National Defence assets at Canadian Forces Station Camp Debert. The society administers the park.

B. MAINTENANCE

The Colchester Park Development Society is responsible for maintenance in the park. The society maintains all buildings not divested to private companies, streets, domestic and storm sewers, water supply systems, street lighting, snow removal from streets, and mows all lawns at the site.

C. HOSPITAL

Colchester Regional Hospital, located approximately twenty kilometres from the centre, is a 200 bed facility serving the town and county areas of central Nova Scotia. The hospital provides a range of services in acute care, family medicine, general medicine and surgery, etc.

D. FIRE PROTECTION

The Debert Volunteer Fire Department serves the park, and fire hydrants are located in all the developed portions of the park. Facilities include booster pumps capable of delivering 2,500 gallons plus per minute.

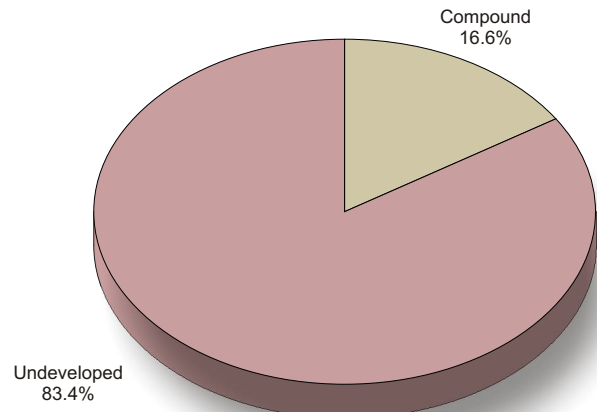
E. SECURITY

The Royal Canadian Mounted Police (RCMP) provides police services at Colchester Park. Emergency back-up support is available from the Bible Hill RCMP Detachment and the Town of Truro Police Service.

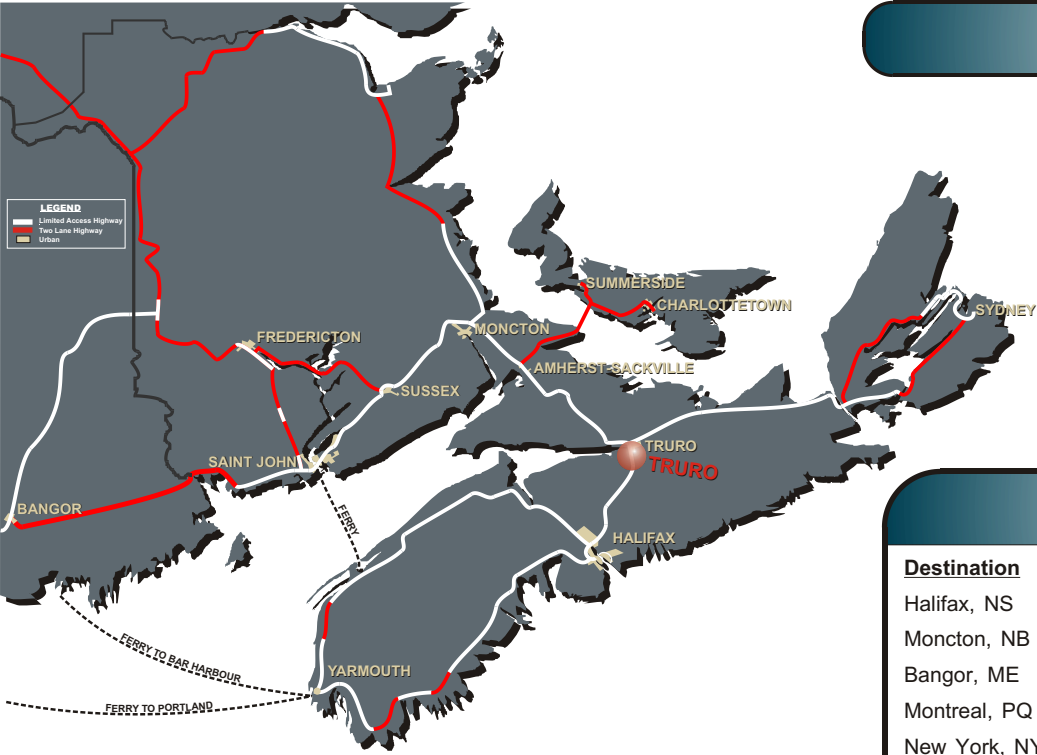
TOPOGRAPHY

Colchester Park is located on the former lands of Canadian Forces Station Camp Debert. The park is bounded by Plains Road to the northeast; Tracker and Hudson streets to the northwest; Debert Airport to the southwest; and Debert Air Industrial Park to the southeast. The park lies on a gradually rising plain - rising 400 feet over 15 kilometres - from Cobequid Bay (seven kilometres south), to the base of the Cobequid Mountains (eight kilometres north). From the base, the mountains ascend rapidly to a 1,100 feet plateau. Colchester Park lies on a flat piece of land 100 feet above sea level. The park is well-drained with no ponding, and with surface runoff draining southeast to a tributary of the Chiganois River. Soil conditions at the park consists of a fine, dense sand topsoil over a sandstone bedrock subsoil. Some sections of the park have been cleared of forest cover for its previous use as a military station, but most of the land is still forest covered, with native white pine predominating.

LAND DESCRIPTION
 TOTAL ACREAGE - 764.05 ACRES

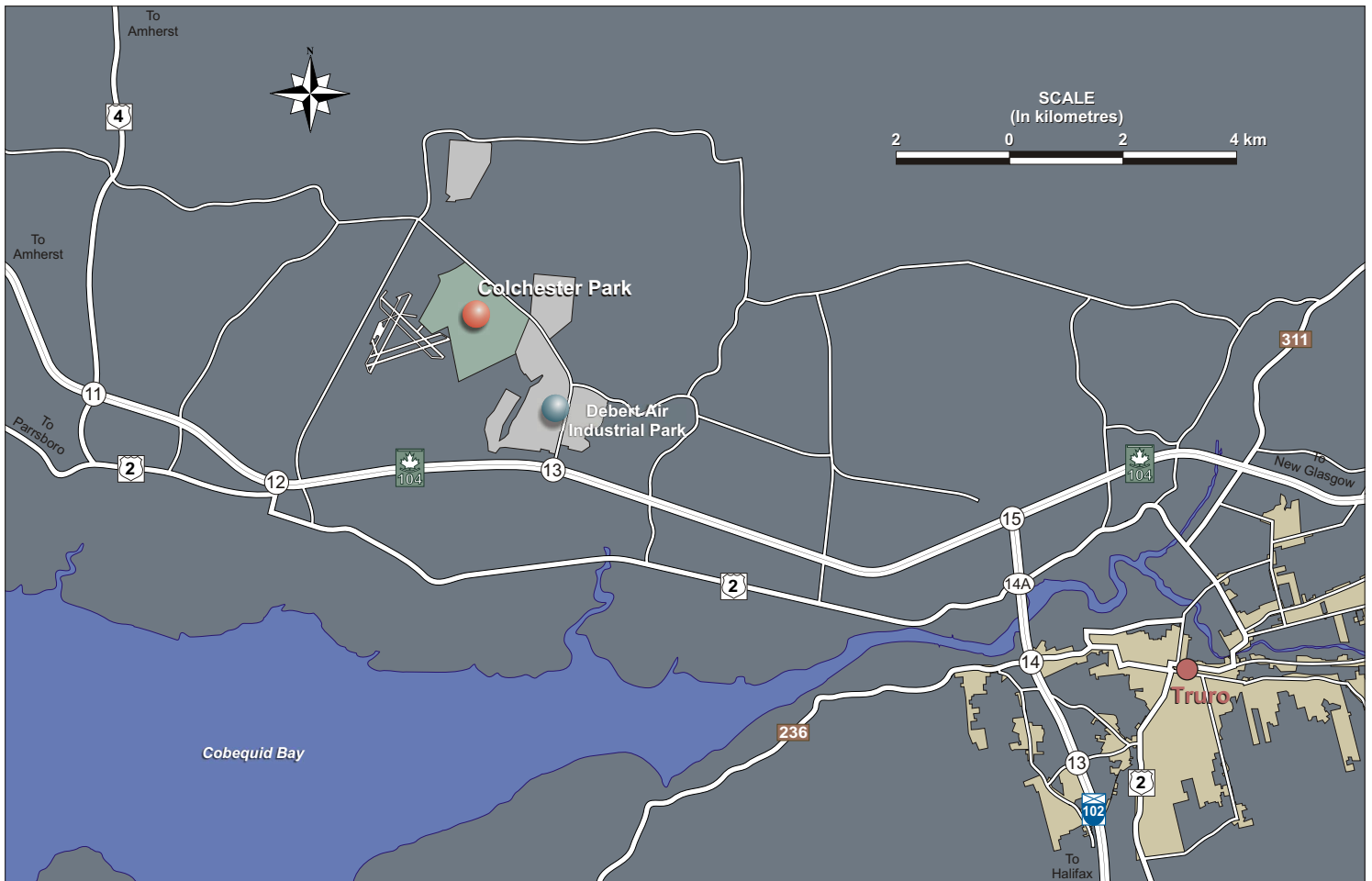


LOCATION



DISTANCE CHART

Destination	km	Miles
Halifax, NS	99	62
Moncton, NB	189	117
Bangor, ME	615	382
Montreal, PQ	1,225	761
New York, NY	1,370	851
Toronto, ON	1,764	1,096



PARK PLAN

MASTER PLAN



PARK PLAN

COMPOUND



COLCHESTER PARK
Residential & Commercial Subdivision



SERVICING

A. WATER

Source - Colchester Park operates a shared water and supply distribution system with the Debert Air Industrial Park. The source of water for both parks are deep wells located throughout the park. The only water treatment necessary is chlorination. Test sample analysis is available on request.

Current Capacity and Demand - The current capacity of the system is 450 gallons per minute. The estimated maximum yield of the present wells total 1,000 gallons per minute. Undeveloped on-site wells are available to increase water production as demand dictates. The current consumption rate is an average of 140-200 gallons per minute. The system will be extended and expanded as necessary when Palaeo Subdivision, in the Debert Air Industrial Park, is 60-70% occupied.

Distribution System - The transmission main serving the park area is 16" in diameter and distribution lines within the park vary from 10" to 12" in diameter. A 750,000 and 1,000,000 gallon reservoirs service the park.

Rates (Effective date: April 1st, 2002)

a) Base Rate

Meter Size	Rate/Quarter
Unmetered	\$72.09
5/8"	\$55.73
¾"	\$79.68
1"	\$133.44
1½"	\$268.84
2"	\$382.24
3"	\$662.60
4"	\$1,028.88
6"	\$2,052.88
8"	\$3,392.06

b) Consumption Rate

Per 1,000 gallons \$1.35 / 1,000 gallons

B. SEWER

Sewage collection in Colchester Park is through sewer lines ranging from 6" - 30" in diameter. Sewage flows both through gravity and force mains. All effluent from Colchester Park, Scotia Subdivision, Kent Homes, Kenwood Kitchens and the airport area is collected and treated at a package treatment plant before release to outflow in the Debert River. The current effluent capacity is a BOD loading of 270mg/L. An additional 150 lbs BOD per day can be introduced to the STP for disposal. Non-biodegradable effluent requires pre-treatment. Extension of system will take place as demand dictates. Effective April 1, 2002, the consumption rate per 1,000 gallons of waste water discharged is \$0.86.

C. STREETS

All streets within Colchester Park are paved with asphalt. The streets utilize landscaped and sodded open ditches for storm water runoff, and have compacted gravel shoulders. There is street lighting throughout the developed sections of the park. Fire hydrants are located every 500 feet on all streets in the park. Planned street extensions will take place as the current inventory of available lots with street frontage are sold.

D. STORM SEWER

The park utilizes a low-profile open-ditch storm water collection system. All ditches in the park have been landscaped and stabilized with sod. Park tenants are encouraged to mow and maintain ditches abutting their property.

E. POWER

Nova Scotia Power Incorporated provides electrical power in Nova Scotia. Ninety per cent of power in the province is generated by five coal/oil thermal generating stations producing 1,595 MW of power. Power distribution, controlled at the Energy Control Centre (ECC) at Ragged Lake in Halifax, efficiently distributes energy through the province to meet peak demands of industry and consumers. Colchester Park is near Truro, the hub of power transmission in the province, linking the generating stations on Cape Breton Island and in New Glasgow to the primary population centres south and west of Truro. A 69kV, 138kV, 230kV, and 345kV transmission line pass near the park. Any level of industrial power consumption can be accommodated in the park, with current distribution at 25 kV.

General

Demand Charge	\$7.15 / kW / month
Energy Charge (first 200 kW hours)	\$0.076 / kW hour
Energy Charge (over 200 kW hours)	\$0.0537 / kW hour

Large General (2000 kV.A (1800 kW) or greater)

Demand Charge	\$7.90 / month / kV.A
Energy Charge	\$0.0469 / kilowatt hour

Small Industrial (Up to 249 kV.A. (224 kW))

Demand Charge	\$4.75 / month / kV.A
Energy Charge (first 200 kW)	\$0.062 / month / kV.A
Energy Charge (over 200 kW)	\$0.0472 / month / kV.A

Medium Industrial (250 kV.A (225 kW) - 1999 kV.A. (1799 kW))

Demand Charge	\$7.50 / month / kV.A
Energy Charge	\$0.0433 / kilowatt hour

Large Industrial (2000 kV.A (1800 kW) or greater)

Demand Charge	\$7.20 / month / kV.A
Energy Charge	\$0.0433 / kilowatt hour

Source: Nova Scotia Power Inc. (July 2001)

F. RAIL

The Canadian National Railways main line from Halifax to Montreal passes through the park. An industrial lead spur line has been constructed and rail service is available in Palaeo subdivision, approximately one kilometre from Colchester Park in the Debert Air Industrial Park. Common-user loading and unloading ramps are available adjacent to the park.

PRICING

A. LAND

All land not currently sold in Colchester Park is owned by the the Colchester Park Development Society. Land sales within the park are negotiated with the Colchester Park Development Society.

B. SERVICE INSTALLATION

Water and sewer mains within the park are provided by the Municipality of the County of Colchester. There is a fee for service connection to water and sewer mains within the park. Servicing connections to individual lots are the responsibility of the tenant. Power and communications connections are made through local service providers.

ACCESS

A. ROADS

Colchester Park is located on the former lands of Canadian Forces Base Camp Debert, 15 kilometres west of the Town of Truro. Three kilometres south of Colchester Park is Trans Canada Highway 104, a four-lane limited access highway running from Amherst to Cape Breton and passing the north side of Truro. On the Debert side of Truro is Exit 15, the junction of Trans Canada Highway 104 and Highway 102. Highway 102 links Halifax with northern Nova Scotia and continental North America.

Colchester Park accesses Trans Canada Highway 104 at Exit 13, three kilometres south of the park. Both Highway 102 to Halifax and the Trans Canada Highway 104 from Amherst (west of Truro) to New Glasgow (east of Truro) are four-lane limited access highway.

B. AIRPORT

1. Debert Airport

The Debert Airport (the former NORAD base) forms the western boundary of Colchester Park, and is accessible via Hudson Street on the park's northern perimeter. In 1970 the Province of Nova Scotia purchased the airbase and transformed the facilities into a civilian/commercial airfield. The airport has been classified by the Canadian Owners & Pilots Association as one of the three best facilities of its kind in Canada. It is owned by the Province of Nova Scotia with operations contracted to the Truro Flying Club.

The Airport has the capability to handle aircraft up to and including executive jet configuration. The airport has three paved runways measuring 5,000 feet long and 150 feet wide. Services at the airport include:

- ▶ automatic electric runway lighting
- ▶ tie-down facilities
- ▶ cold weather engine pre-heat
- ▶ seasonal oil, aviation fuel
- ▶ Unicom flight advisory service, by radio, on 123.00 Mhz
- ▶ no landing fees.

2. Halifax International Airport

The Colchester Park is 82 kilometres from Halifax International Airport. Halifax International is ranked sixth among Canadian airports in terms of passenger traffic and is among the most important cargo handling airports in the country. Halifax International is served by Canada's major carriers, who offer daily flights to New York, Boston, Montreal and Toronto to name but a few. International routes are regularly served by Canadian airlines connecting Halifax to destinations around the world.

C. RAIL

Canadian National (CN) railway's mainline track from Halifax to Vancouver runs through Colchester Park, with lead spurs into the adjacent Debert Industrial Park. Common user facilities for loading/unloading are available in the park. The park offers direct access south to the Port of Halifax. CN is one of the largest rail companies in the world, with east/west track and rail operations from Halifax to Vancouver and north/south track and rail operations from Winnipeg through Chicago to New Orleans. CN employs 22,400 people, operates 15,500 route miles of track and has annual revenues of \$5.4 billion. Rail shipments east of Truro are through the **Cape Breton & Central Nova Scotia Railway**, a 230 mile short line between Truro and Sydney, Nova Scotia.

D. SEAPORTS

1. Port of Halifax

Colchester Park is 114 kilometres north of the world class Port of Halifax. Halifax harbour is one of the world's deepest (21.3 m or 70' at the low water) and can be entered from the Atlantic at any level of tide. The port lies 86 kilometres (54 miles) from the Great Circle route connecting North America and Europe, and is served by over thirty shipping lines.

Port facilities include two large post-Panamax container terminals, two autoport terminals, oil and refining terminals, general cargo terminals, Ro-Ro terminals, and a large, modern shipyard and drydock. Direct rail access to the Port of Halifax is available via the Canadian National mainline from a common user area in the adjacent Debert Air Industrial Park.

2. Port of Pictou

Colchester Park is approximately 96 kilometres from the Port of Pictou, situated on the South Shore of the Gulf of St. Lawrence, approximately five kilometres from the Town of Pictou. The approach channel has a low-tide depth of seven metres with no width restrictions. Pilotage is available but not compulsory. The Port of Pictou has two piers: 1) Pier B - 100 feet long with 15 feet of water; 2) Pier C - 600 feet long with 30 feet of water and a 7,500 square foot cargo shed. The sea wall has a berthing length of 550 feet with rail. The port has excellent dry dock and ship repair facilities for ships under 10,000 tons. Port services include: fresh water; major repairs supplies; port-of-entry; harbour master shed space; fuel (by truck); stevedoring; barge wharf; common user dock; lay down area adjacent to wharf.

3. Parrsboro Wharf

Approximately 72 kilometres from Colchester Park is the Town of Parrsboro. Wharf facilities in the community provide Colchester Park with marine access to the Bay of Fundy.

4. Pugwash Wharf

The Pugwash Wharf is 65 kilometres from Colchester Park. The marine facilities in Pugwash are closed during the winter months due to ice packs in the Northumberland Strait. There is no on-shore crane or storage facilities at the wharf.

5. Port of Sheet Harbour

The Port of Sheet Harbour is located on Nova Scotia's eastern shore, approximately 149 kilometres east and south of Colchester Park via Highway 104 to New Glasgow and Route 374 south to Sheet Harbour. The harbour is approximately 80 kilometres west of the Great Circle Route between North America and Europe. The approach channel has a low-tide depth of 11-15 metres with no width restrictions. Pilotage is available but not compulsory. Port services include: lights; harbour master; common user dock; barge wharf supplies transportation system; anchorage; stevedoring; ship loading conveyor system.

E. FERRY

Northumberland Ferries operates daily vehicle and passenger service from Caribou, Nova Scotia (96 kilometres from Colchester Park) to Wood Islands, P.E.I. The ferry makes the 22 kilometre trip across the Northumberland Strait between May 1 and December 15; carrying 325 passengers per crossing every 90 minutes.

PROPERTY LISTINGS
COMMERCIAL SPACE

Bldg	Name	Type	Sq. Ft.	Sq. Metre	Status
136	Recreation Centre (Used by DND)	Wood Framed	17,600.65	1,635.15	Rented
213	Debert Museum	Wood Framed	6,796.56	631.42	Rented
217	CE Det 04 DND	Wood Framed	1,773.95	164.81	Rented
218	Main Gate	Wood Framed	389.67	36.20	None
219	Land Maintenance DND	Wood Framed	3,981.70	369.91	Rented
220	DND Storage (EME) (Part of 219)	Wood Framed	102.26	9.50	Rented
221	DND Storage (EME) (Part of 219)	Wood Framed	200.22	18.60	Rented
222	CPDS Shops	Wood Framed	3,300.32	306.61	CPDS
223	DND Storage (EME) (Part of 219)	Wood Framed	200.22	18.60	Rented
224	CPDS Main Administration / DND	Wood Framed	2,723.36	253.01	CPDS
225	Sempra Gas Atlantic	Wood Framed	316.47	29.40	Rented
226	Ballfield Building (Demolished)	-	144.00	13.38	CPDS
228	CPDS Labour Shop	Wood Framed	2,440.26	226.71	CPDS
230	CPDS Storage	Wood Framed	405.81	37.70	CPDS
232	Condor Industry	Wood Framed	2,910.66	270.41	Rented
237	Brookside Heating & Contracting	Brick	1,458.56	135.50	Rented
238	Well House (Behind Building 237)	Wood Framed	140.00	13.01	CPDS
241	CPDS Cold Storage	Brick	1,668.46	155.01	CPDS
242	Taggarts Hardwood	Brick	1,668.46	155.01	Rented
243	CPDS Cold Storage	Brick	1,668.46	155.01	CPDS
245	GRP Fibreglass	Wood Framed	3,020.45	280.61	Rented
246	CPDS Cold Storage	Steel	3,245.43	301.51	CPDS
247	C.A. Trailer Repair	Steel	3,245.43	301.51	Rented
TRL	DCL (Construction Trailer)	Wood Framed	559.74	52.00	Marketable
250	Safety Kleen	Steel	3,245.43	301.51	Rented
251	Pharmatech Inc.	Steel	3,245.43	301.51	Rented
252	ABR Cold Storage	Steel	3,245.43	301.51	Rented
253	Sempra Gas Atlantic	Brick	1,673.84	155.50	CPDS
254	Taggarts Hardwood	Brick	1,673.84	155.50	Rented
255	CPDS (Old Fire Training Building)	Brick	860.06	79.90	CPDS
256	CPDS Cold Storage	Brick	860.06	79.90	CPDS
258	CPDS Cold Storage	Brick	441.33	41.00	CPDS
259	CPDS Cold Storage	Brick	876.21	81.40	CPDS
260	CPDS Cold Storage	Brick	876.21	81.40	CPDS
261	Taggarts Hardwood	Brick	860.06	79.90	Rented
262	Hose Reel Shed (Unknown)	-	645.86	60.00	CPDS
264	CPDS Bunker	Concrete	64,000.00	5,945.79	Marketable
265	CPDS Pol	Wood Framed	144.24	13.40	CPDS
267	CPDS Road Salt Storage	Brick	1,494.80	138.87	CPDS
272	Orenda	Wood Framed	43,900.97	4,078.53	Rented
272A	Orenda Auxiliary Power	Concrete	415.50	38.60	Rented
316	Sempra Gas Atlantic	Wood Framed	4,299.25	399.41	Rented
387	DHC	Brick & Wood	17,395.05	1,616.05	CPDS
388	DHC	Brick & Wood	5,610.33	521.22	CPDS
389	DHC	Brick & Wood	3,803.01	353.31	CPDS
390	CPDS Incinerator	Concrete	224.97	20.90	CPDS
391	DHC / DND	Brick & Wood	22,528.53	2,092.97	Rented
392	CPDS Water Meter	Steel	447.80	41.60	CPDS
394	Orenda Auxiliary Fire Pump	Concrete	265.88	24.70	Rented
395	CPDS Pool Hut	Wood Framed	447.80	41.60	CPDS
396	Pharmatech Inc.	Concrete	125.94	11.70	Rented
397	Pharmatech Inc.	Concrete	17,350.90	1,611.95	Rented
398	POL Orenda	Steel & Concrete	2,021.53	187.81	Rented
399	CPDS Sewage Plant	Wood Framed	121.63	11.30	CPDS
431	Sempra Gas Atlantic	Wood Framed	292.79	27.20	Rented
435	CPDS Trailers	Wood Framed	1,440.00	133.78	CPDS
Total:	56 Buildings		264,795.78	24,600.30	