



**CONTACT**

**Mrs. Judith J. Langille**

Property Supervisor  
Real Property Services

Nova Scotia Department of Transportation & Public Works  
Debert Air Industrial Park  
P. O. Box 100  
Debert, Nova Scotia  
B0M 1G0

Telephone: (902) 662-3000  
Facsimile: (902) 662-3257  
Email: [www.langilju@gov.ns.ca](mailto:www.langilju@gov.ns.ca)

**AMENITIES**

**A. ADMINISTRATION**

The industrial park is administered jointly by the NS Department of Transportation & Public Works and Nova Scotia Business Inc., a crown corporation for the Province of Nova Scotia. Their offices are located on the 10th floor of Purdy's Wharf, Tower 2 and the 6th floor of the World Trade and Convention Centre respectively.

**B. MAINTENANCE**

Department of Transportation & Public Works is responsible for maintenance of the water and sewage system in the park. At the client's request and cost, C.N.R. will provide maintenance and plowing services to rail sidings in the park.

**C. HOSPITAL FACILITIES**

Colchester Regional Hospital, located approximately twenty kilometres from the park, 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 Brigade serves the park. Fire hydrants are installed in serviced areas. Facilities include booster pumps capable of delivering 2,500 gallons per minute at 100 psi at the hydrant, where new services have been installed.

**E. SECURITY**

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

**TOPOGRAPHY**

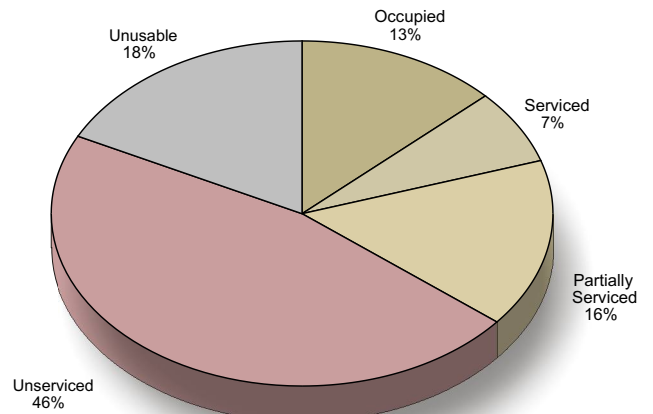
**TOPOGRAPHY**

Debert Air Industrial Park is located on the former lands of Canadian Forces Station Camp Debert. 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. Park standards stress the maintenance of as many trees as possible for screening and landscaping purposes.

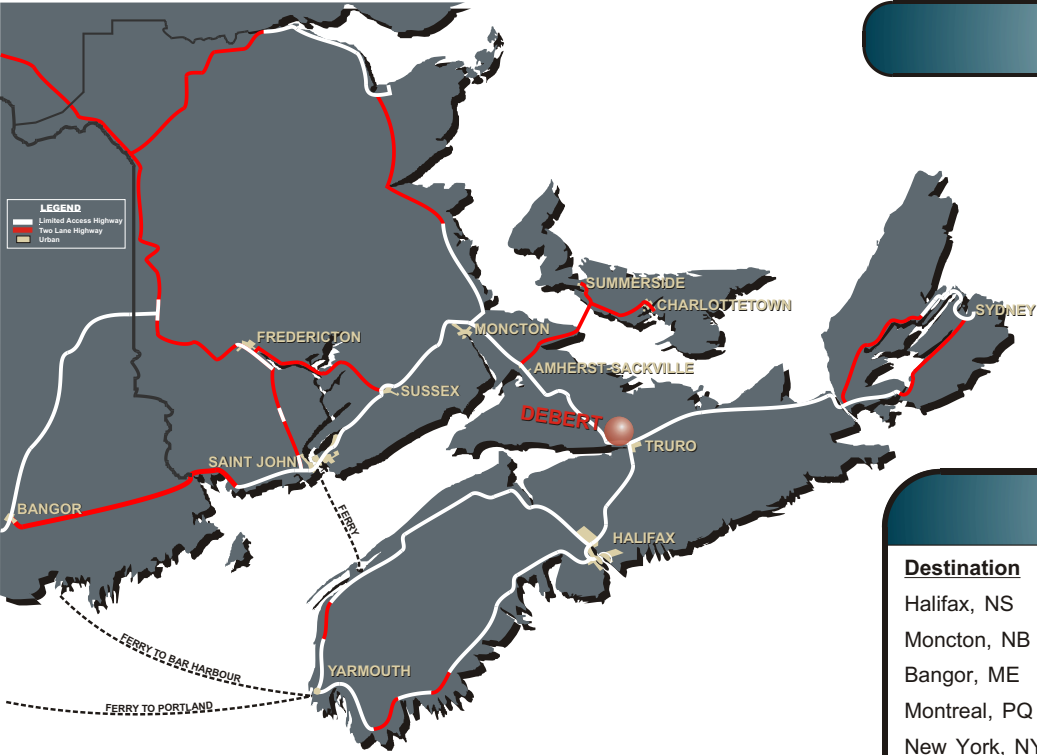
**PLANS FOR EXPANSION**

There are no immediate plans for expanding park boundaries. Concentration will be centred on the development of the park's 3,000 industrial acres, servicing subdivisions on a demand basis.

**LAND DESCRIPTION**  
TOTAL ACREAGE - 3,300

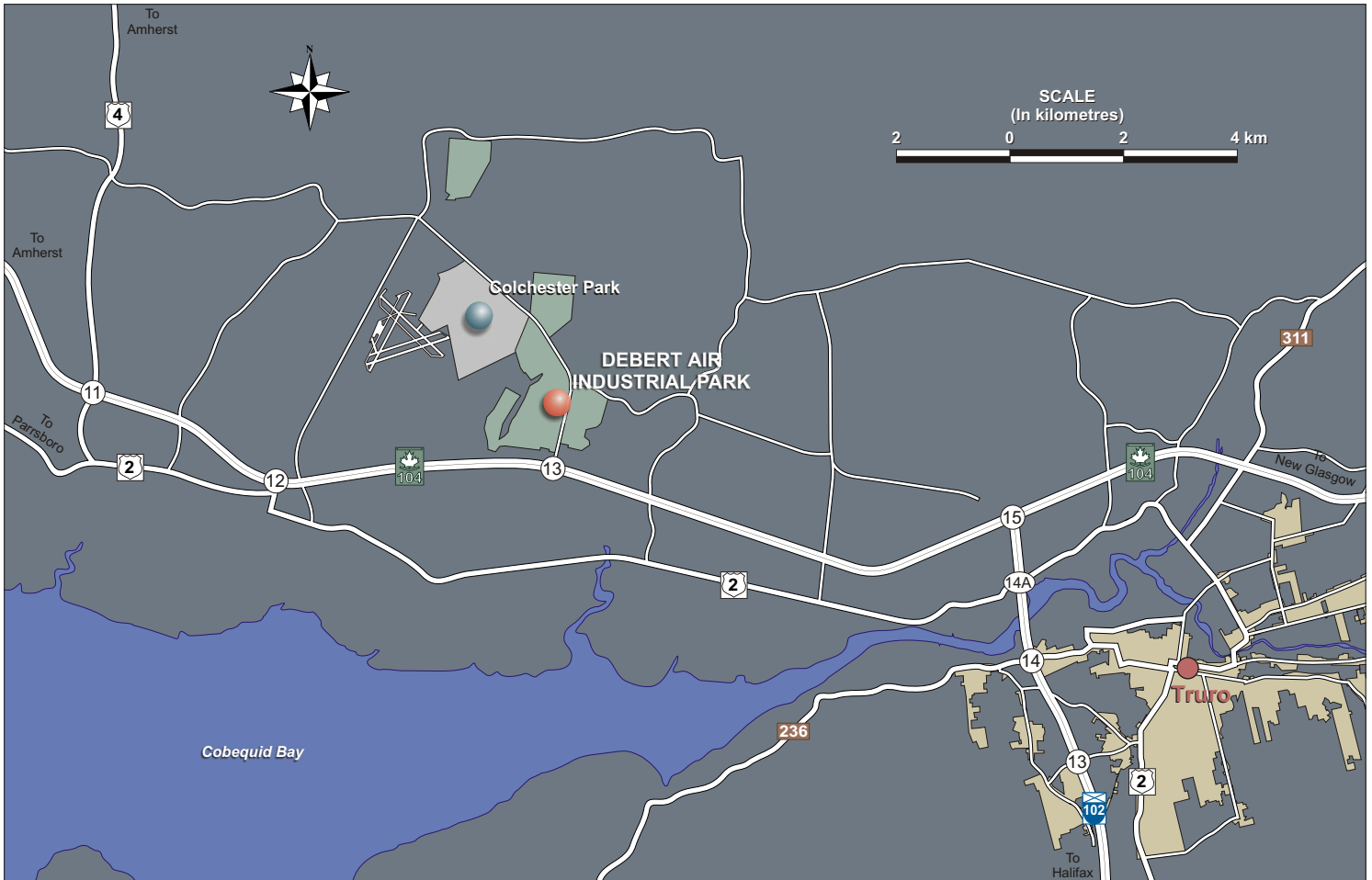


## LOCATION



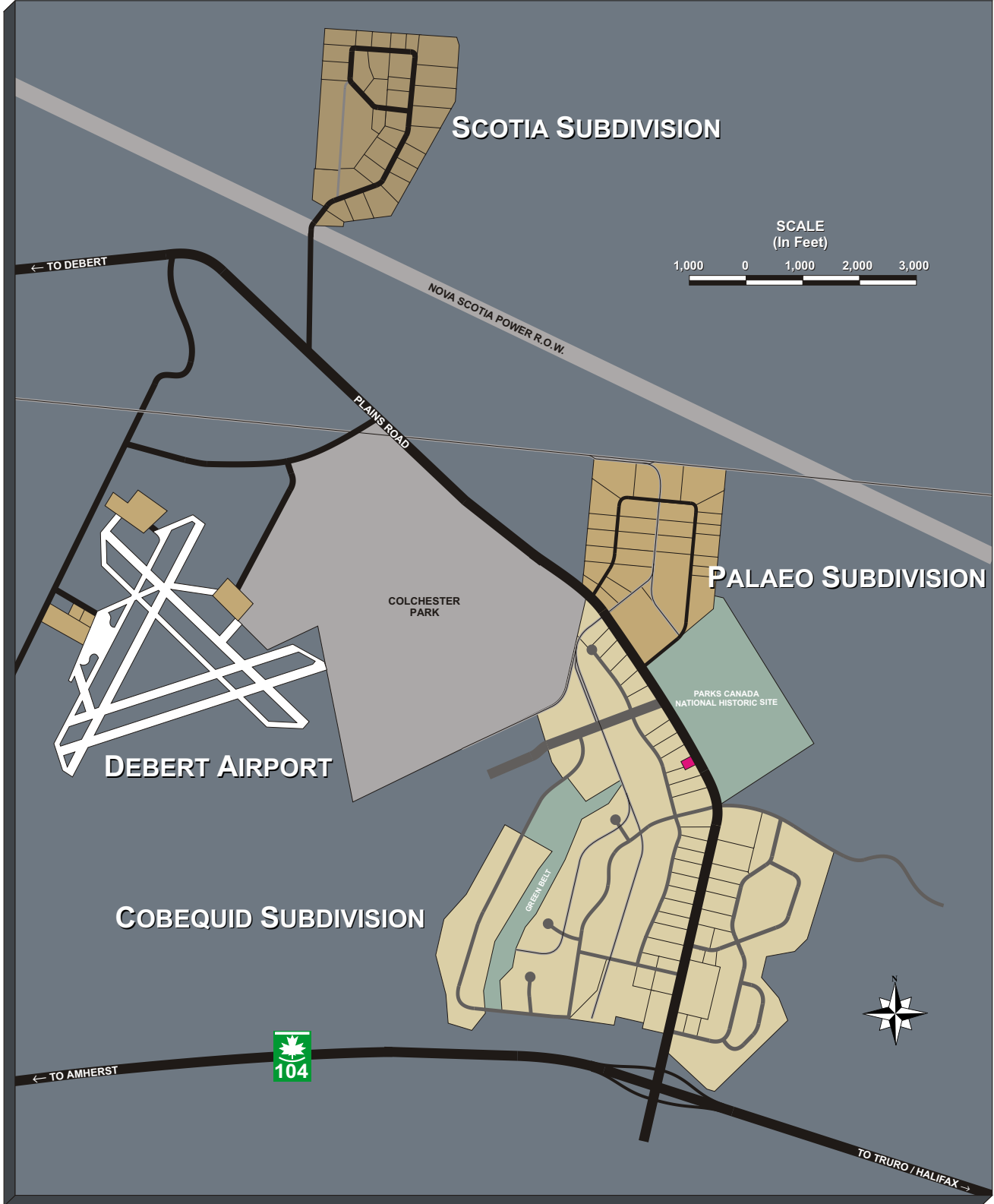
### DISTANCE CHART

Destination	km	Miles
Halifax, NS	114	71
Moncton, NB	166	103
Bangor, ME	575	357
Montreal, PQ	1,202	747
New York, NY	1,341	833
Toronto, ON	1,741	1,082



PARK PLAN

MASTER PLAN



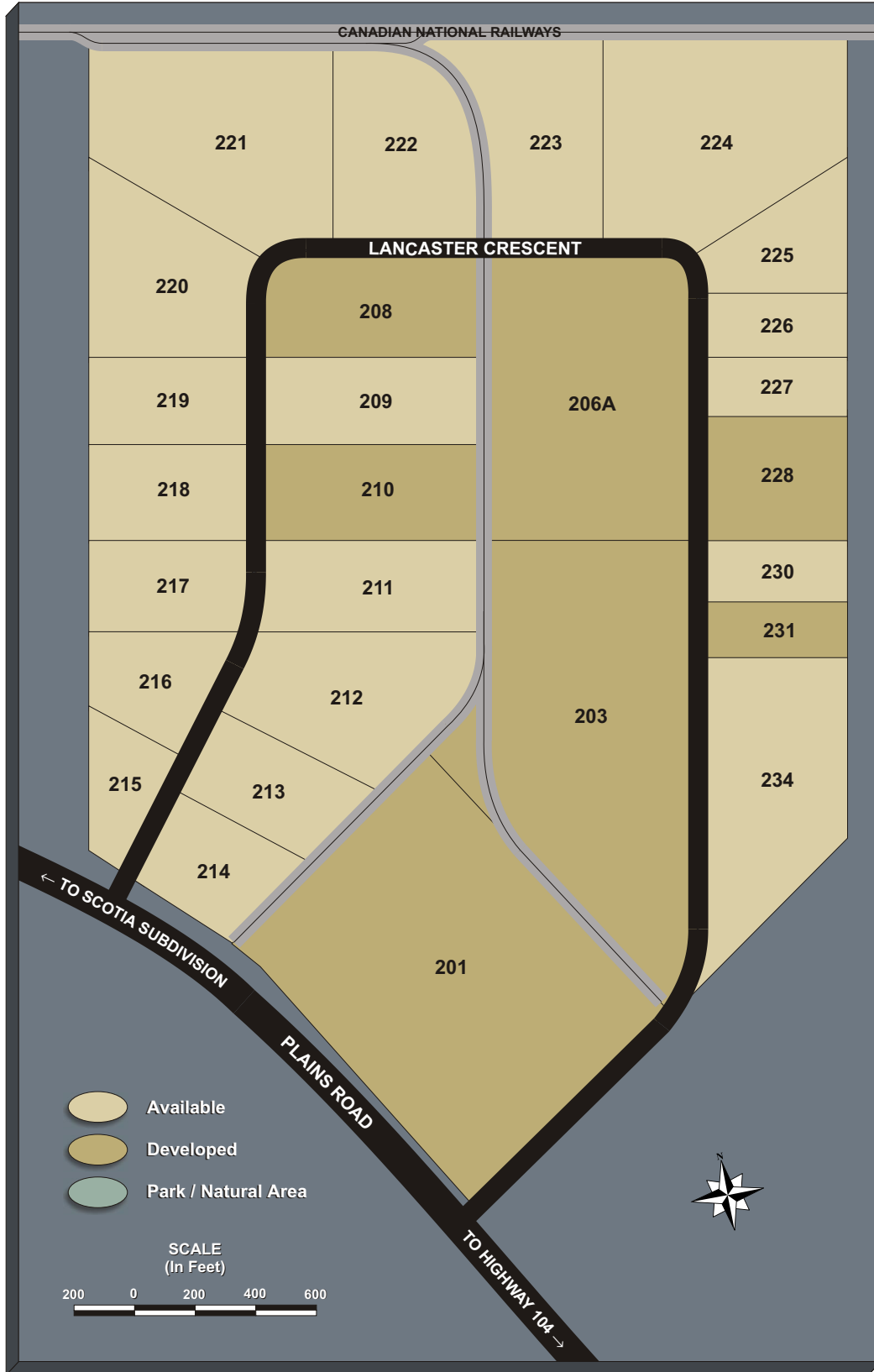
PARK PLAN

COBEQUID SUBDIVISION



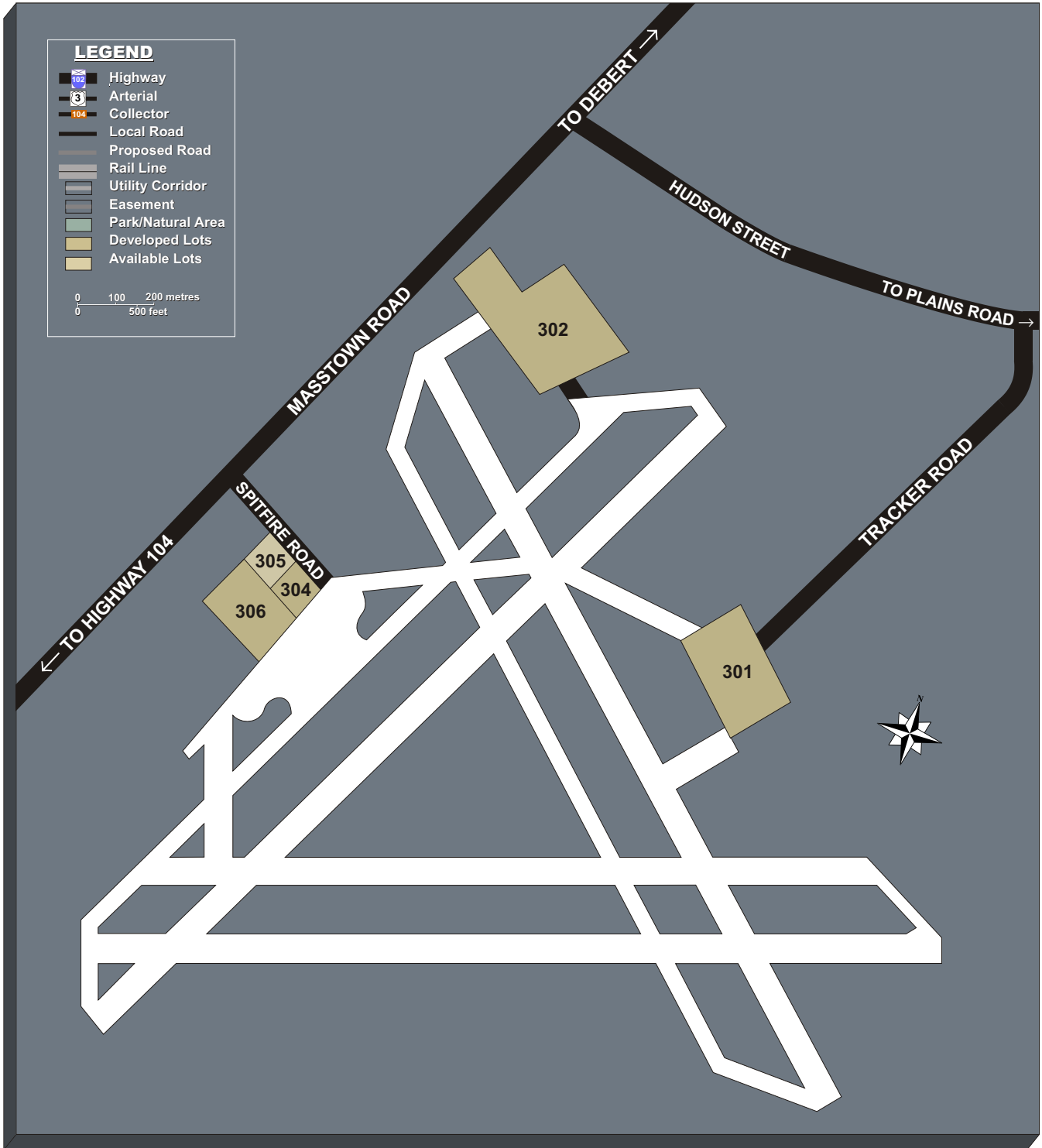
PARK PLAN

PALAEO SUBDIVISION



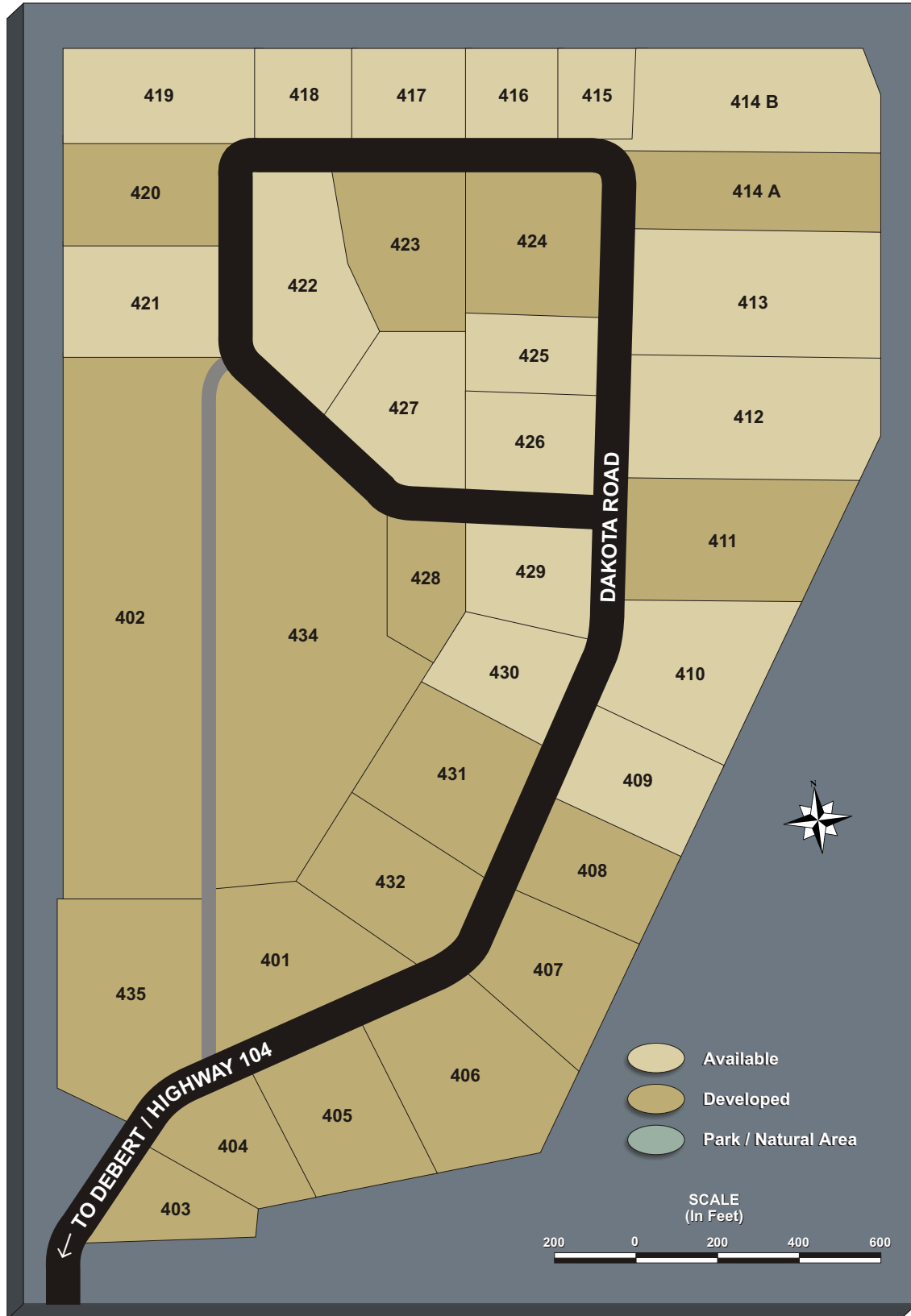
PARK PLAN

DEBERT AIRPORT



PARK PLAN

SCOTIA SUBDIVISION



## SERVICING

### A. WATER

**Source** - The source of water for the Debert Air Industrial Park 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 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
3/4	\$79.68
1	\$133.44
1 1/2	\$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 the Debert Air Industrial Park is through sewer lines ranging from 6" - 30" in diameter. Sewage flows both through gravity and force mains. All effluent from 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 the Debert Air Industrial 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. The Debert Air Industrial 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. Common-user loading and unloading ramps are available adjacent to the park.

## PRICING

### A. LAND

The price of land in Palaeo Subdivision is \$15,000 per acre for fully serviced land, some sites including industrial rail spur. Scotia Subdivision - \$10,000. per acre.

### B. SERVICE INSTALLATION

Water and sewer mains within the park are included in the cost of the land. Installation of services from the main lines are the client's responsibility. Prior approval to connect to water and sewer trunk lines is required. Park roads were built by the Province, and are operated mainly by the Nova Scotia Department of Transportation. Installation and cost of rail siding is negotiable between the client and Canadian National Railways. Power and communications connections are made through local service providers.



## ACCESS

### A. ROADS

Debert Air Industrial Park is located on the former lands of Canadian Forces Base Camp Debert, 15 kilometres west of the Town of Truro. Forming the southern boundary of the 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.

Debert Air Industrial Park accesses Trans Canada Highway 104 at Exit 13, on the southern perimeter 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

Probably the most unique feature of the Debert Air Industrial Park is its airport facilities. The airport 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 Debert Air Industrial 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 Debert Air Industrial Park, with lead spurs into Palaeo Subdivision. 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

Debert Air Industrial 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 Debert Air Industrial Park.

#### 2. Port of Pictou

Debert Air Industrial 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 west of the Debert Air Industrial Park, on Cobequid Bay and the Bay of Fundy, is Parrsboro. Wharf facilities provide the Debert Air Industrial Park with marine access to the Bay of Fundy.

#### 4. Pugwash Wharf

The Pugwash Wharf is 65 kilometres north of the Debert Air Industrial Park on the Northumberland Strait. 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 Debert Air Industrial 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 the Debert Air Industrial 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

## SCOTIA SUBDIVISION

### TENANT LIST

<u>Property</u>	<u>Lot</u>	<u>Acres</u>	<u>Hectares</u>
Wesken Industries Ltd.	401	2.63	1.06
JW Snook Company	402, 435	15.32	6.20
Halifax Seed Company Ltd.	402	14.00	5.67
G Loughhead Services Ltd.	402	Lessee	Lessee
Lasec Enterprises Ltd.	402A	2.17	0.88
Canadian Automotive Radiator	403	1.56	0.63
TW Studs	404	1.75	0.71
Park Storage	408	2.87	1.16
Atlantic Recycled Rubber	411	3.23	1.31
HCM Woodworking	414A	2.53	1.02
N.S. Mines & Energy	420	2.24	0.91
Specialty Steel Inc.	423	2.56	1.04
Ace Asphalt (Maritime) Ltd.	424	2.99	1.21
Conley Photographic Supplies	428	1.43	0.58
Nova Scotia Blueberry Institute	431, 432, 434	14.61	5.91
Nova Scotia Blueberry Institute	405	2.77	1.12
Nova Scotia Blueberry Institute	406	3.84	1.55
Nova Scotia Blueberry Institute	407	2.43	0.98
Park Maintenance	433	-	-
<b>Total</b>		<b>69.89</b>	<b>28.29</b>

### AVAILABLE LOTS

<u>Property</u>	<u>Lot</u>	<u>Acres</u>	<u>Hectares</u>
Vacant	409	2.89	1.17
Vacant	410	2.98	1.21
Vacant	412	4.20	1.70
Vacant	413	4.24	1.72
Vacant	414B	6.48	2.62
Vacant	415	1.18	0.48
Vacant	416	1.86	0.75
Vacant	417	1.59	0.64
Vacant	418	1.44	0.58
Vacant	419	2.63	1.06
Vacant	421	2.21	0.89
Vacant	422	3.19	1.29
Vacant	425	1.62	0.66
Vacant	426	1.96	0.79
Vacant	427	2.49	1.01
Vacant	429	1.84	0.74
Vacant	430	2.01	0.81
<b>Total</b>		<b>44.81</b>	<b>18.13</b>

## PROPERTY LISTINGS

## DEBERT AIRPORT

### TENANT LIST

<u>Property</u>	<u>Lot</u>	<u>Acres</u>	<u>Hectares</u>
Kenwood Kitchens	301	9.09	3.68
Kent Manufacturing Ltd.	302	91.88	37.18
Truro Flying Club	304	0.31	0.13
Vacant	305	0.80	0.32
<b>Total</b>		<b>102.08</b>	<b>41.31</b>

## PROPERTY LISTINGS

## COBEQUID SUBDIVISION

### TENANT LIST

<u>Property</u>	<u>Lot</u>	<u>Acres</u>	<u>Hectares</u>
Debert Administration Building	101	1.60	0.65
Debert Industrial Mall	102	4.27	1.73
Canadian Automotive Radiator	103, 104, 106, 107	16.58	6.71
Canadian Automotive Radiator	105B, 105A	4.44	1.80
Kohler International Ltd.	108, 109, 110	9.67	3.91
Balkoh Window Manufacturing Ltd.	110		
Pumping Station Number One	114	2.20	0.89
Thermo-Cell Insulation	126	2.99	1.21
Travis MacLeod	128	2.25	0.91
Ritchie Brothers	156	25.08	10.15
T.D. Limited (Tim Hortons Ltd.)	618A	8.85	3.58
Safety Kleen (Atlantic) Ltd.	651	6.43	2.60
Industrial Environmental Services	652	10.41	4.21
<b>Total</b>		<b>94.47</b>	<b>38.35</b>

### AVAILABLE LOTS

<u>Property</u>	<u>Lot</u>	<u>Acres</u>	<u>Hectares</u>
Vacant	111	3.10	1.25
Vacant	112	2.80	1.13
Vacant	113	2.70	1.09
Vacant	115	2.40	0.97
Vacant	116	2.00	0.81
Vacant	117	2.90	1.17
Vacant	118	2.30	0.93
Vacant	119	2.60	1.05
Vacant	120	2.40	0.97
Vacant	121	2.60	1.05
Vacant	122	2.40	0.97
Vacant	123	3.90	1.58
Vacant	124	1.90	0.77
Vacant	125	1.30	0.53
Vacant	127	2.60	1.05
Vacant	129	3.40	1.38
Vacant	616	1.89	0.76
Vacant	617	1.82	0.74
Vacant	619	1.52	0.62
Vacant	620	1.12	0.45
Vacant	645	2.21	0.89
Vacant	646	2.98	1.21
Vacant	647	3.99	1.61
Vacant	648	4.69	1.90
Vacant	649	3.64	1.47
Vacant	650	3.86	1.56
<b>Total</b>		<b>69.02</b>	<b>27.93</b>

## PROPERTY LISTINGS

## PALAEO SUBDIVISION

### TENANT LIST

<b>Property</b>	<b>Lot</b>	<b>Acres</b>	<b>Hectares</b>
Home Hardware Stores Ltd.	201, 203	41.4	16.76
Sobeys Inc.	206A	13.13	5.31
Newmac Manufacturing Ltd.	208	4.47	1.81
Nystone Chemicals Ltd.	210	4.53	1.83
N.S. Natural Resources	228	4.14	1.68
Perac Industries Limited	231	2.07	0.84
<b>Total</b>		<b>69.74</b>	<b>28.23</b>

### AVAILABLE LOTS

<b>Property</b>	<b>Lot</b>	<b>Acres</b>	<b>Hectares</b>
Vacant	209	4.53	1.83
Vacant	211	4.52	1.83
Vacant	212	6.39	2.59
Vacant	213	3.35	1.36
Vacant	214	2.92	1.18
Vacant	215	2.28	0.92
Vacant	216	2.94	1.19
Vacant	217	3.42	1.38
Vacant	218	3.44	1.39
Vacant	219	3.44	1.39
Vacant	220	6.01	2.43
Vacant	221	9.92	4.02
Vacant	222	5.36	2.17
Vacant	223	5.89	2.38
Vacant	224	10.18	4.12
Vacant	225	3.41	1.38
Vacant	226	2.07	0.84
Vacant	227	2.07	0.84
Vacant	230	2.07	0.84
Vacant	234	8.71	3.53
<b>Total</b>		<b>92.29</b>	<b>37.36</b>