

CONTACT

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HISTORY

Date of Establishment

The Truro Industrial Park was established in 1962.

Background

The Truro Industrial Commission was incorporated in 1964. The capital necessary to purchase the first 67 acres of land was obtained from a \$32,500 loan personally guaranteed by the officers of the Commission. In 1965, an additional 53 acres were purchased with a \$32,500 loan. Since 1965, profits from the park have been adequate to pay off loans and allow the Commission to further develop the park. In 1967, the Town of Truro received an ADB grant to pay for 1/3 of all costs incurred for servicing the park to a maximum total of \$200,000. In 1973 a Local Initiatives Project grant provided \$20,800 for tree clearing and road improvements. In 1981 a provincial grant of \$1.8 million was provided to expand the park southerly from Upham Drive. The park has had several expansions since then.

AMENITIES

A. ADMINISTRATION & MAINTENANCE

The Truro Industrial Park is owned by the Town of Truro and is administered by the Truro Industrial Commission. The Town of Truro is responsible for maintenance of streets, domestic and storm sewers, water supply systems, street lighting and snow removal from streets.

B. HOSPITAL

Colchester Regional Hospital, located less than one kilometre from the park, is a 200 bed facility serving the town and County of Colchester. The hospital provides a range of services in acute care, family medicine, general medicine and surgery, etc.

C. FIRE PROTECTION

Fire protection at the Truro Industrial Park is provided by 10 full-time and 60 volunteer fire fighters of the Truro Fire Department.

D. SECURITY

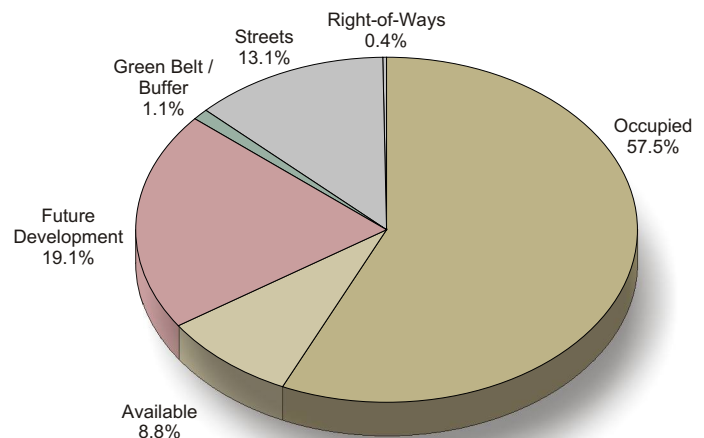
The Truro Police Service is responsible for policing in the Town of Truro. The 36 member officer and civilian service conducts regular patrols of the Truro Industrial Park.

TOPOGRAPHY

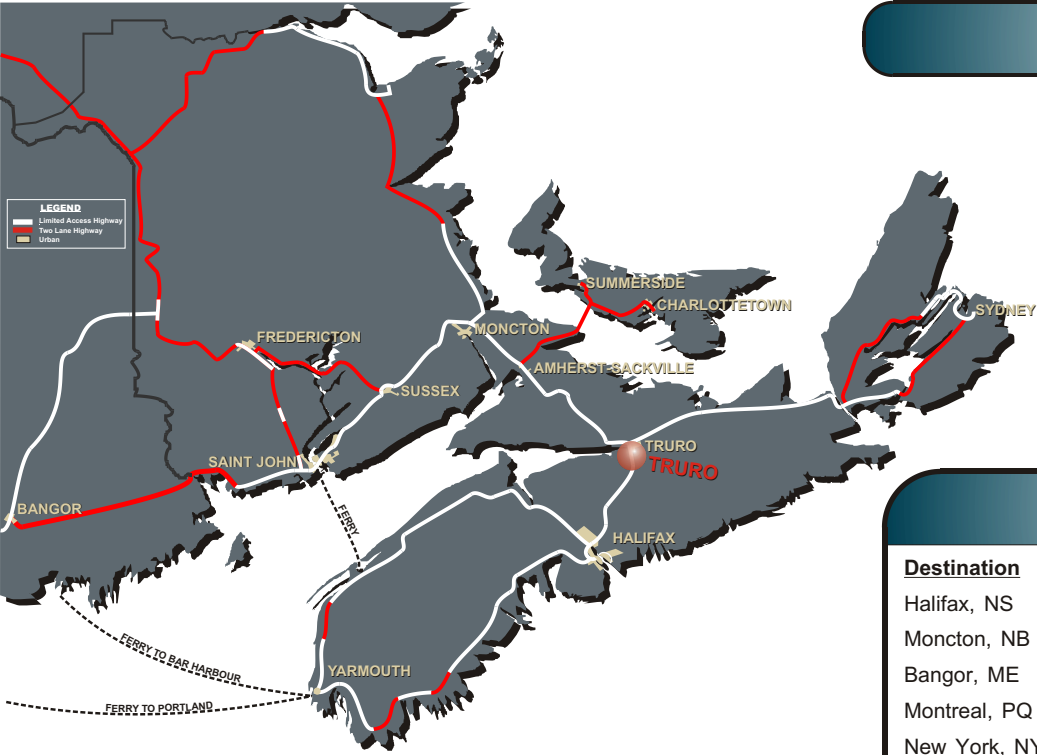
The Truro Industrial Park is located in the Town of Truro, southeast of the central business district. The park is wedge shaped; bounded to the west by Willow Street and the Canadian National Railway mainline; to the east by residential subdivisions; and to the south by William Barnhill Drive. The park lies on a fairly level section of land that gradually rises to the east and south. The northern end of the park lies approximately 150 feet above the Salmon River estuary and rises to 250 feet at the southern end of the park.

The park has excellent drainage, with surface water draining east to the McLure Brook. There is no ponding in the park. The soil conditions in the park are consistent with the rich agricultural land of the Truro area. The till is a deep, rich sand loam aggregate, with the subsoil a sandstone bedrock. Most of the forest cover has been removed from the park.

LAND DESCRIPTION
TOTAL ACREAGE - 267.0 ACRES

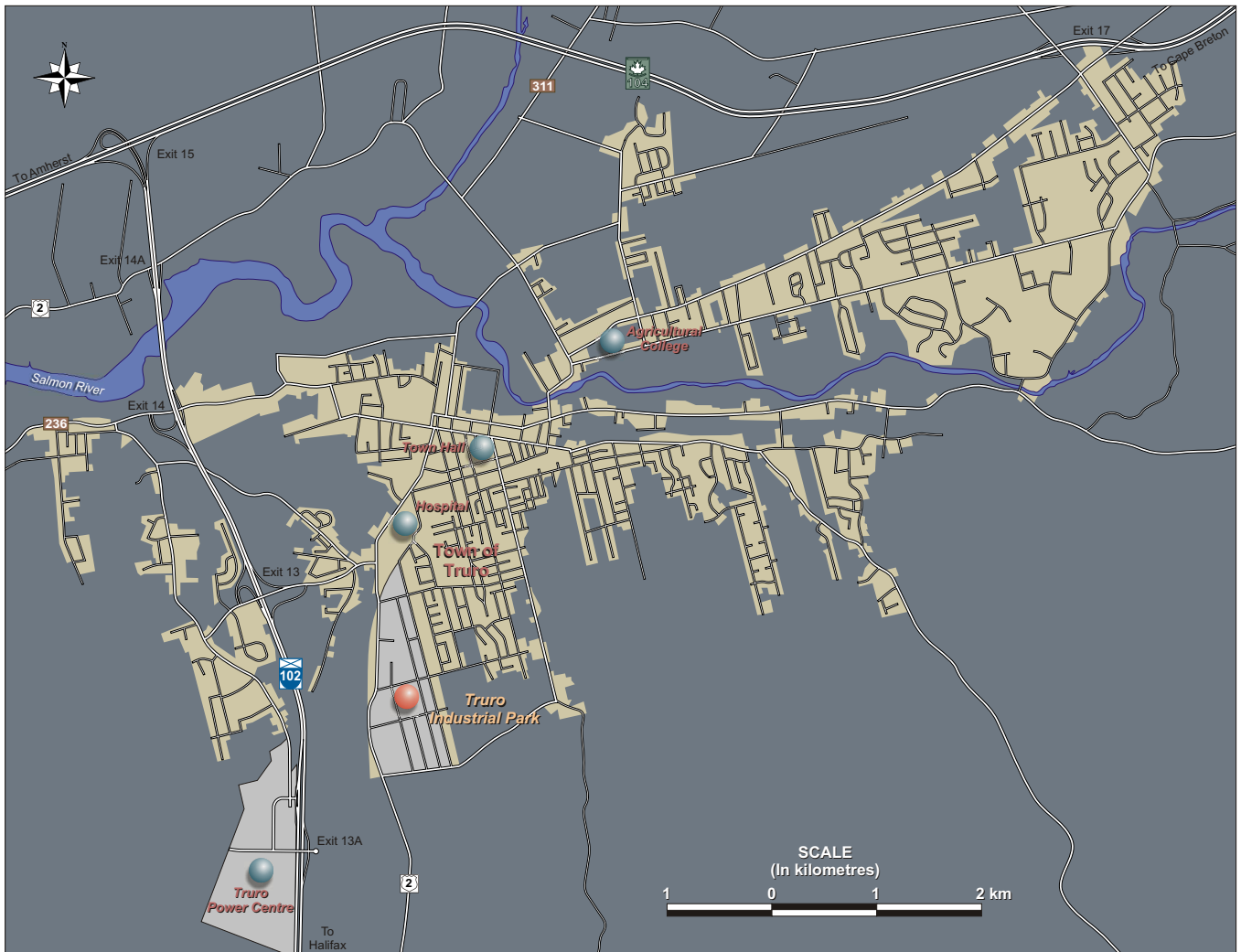


LOCATION

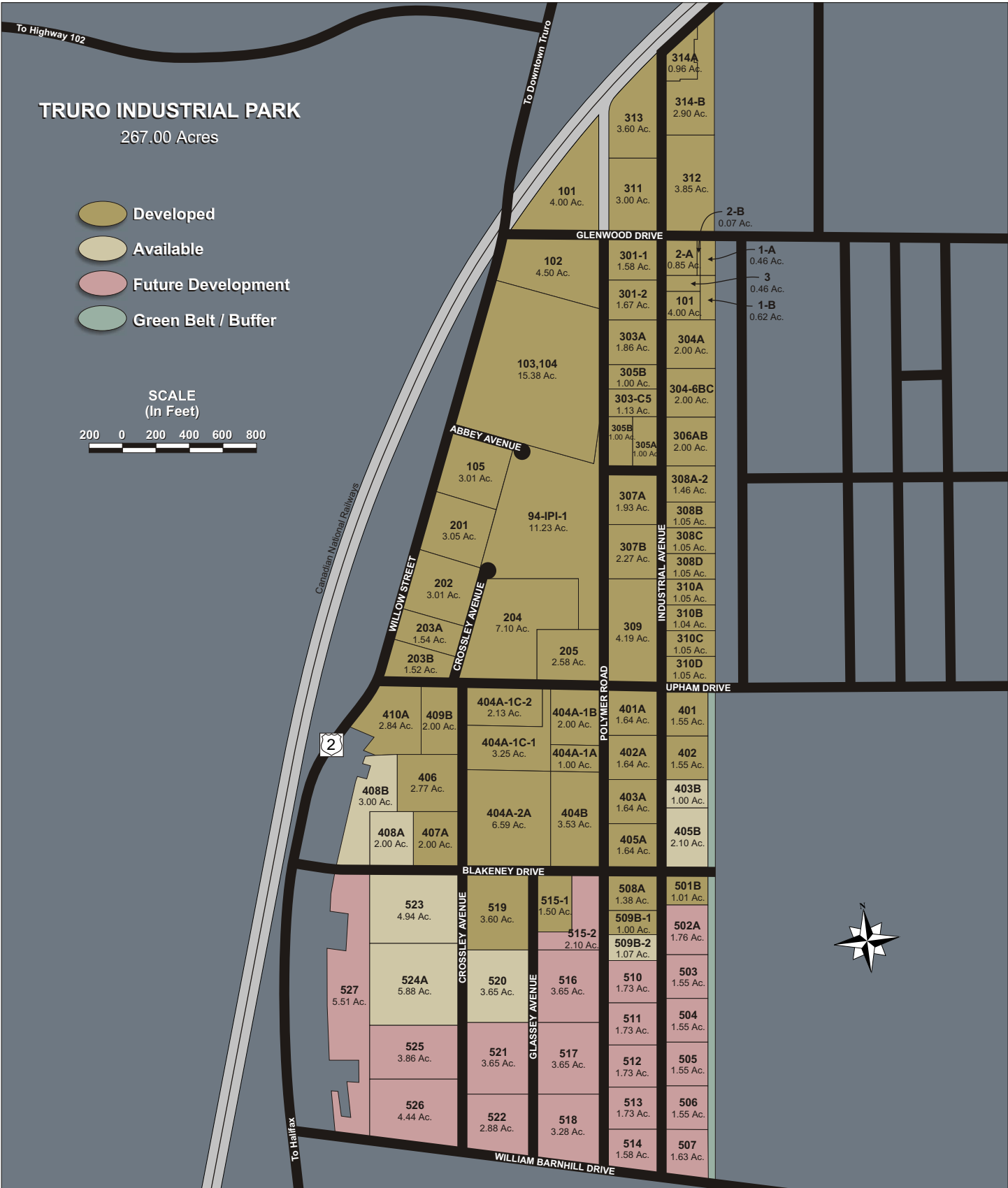


DISTANCE CHART

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



SERVICING

A. WATER

Source - The Lepper Brook impoundment is the water source for the Town and region of Truro. The man-made lake is approximately 1.5 kilometres long and is about 22 metres at its deepest point. The lake's surface area is roughly 78 hectares, with the watershed lands covering 1,621 hectares. The storage capacity is 2.14 million cubic metres, with an average sustainable yield of 11,350 cubic metres per day from ground water sources, or roughly 40 per cent of water generated by the watershed.

Current Capacity and Demand - The Lepper Brook pumping station extends out into the lake drawing water from a depth of 21 metres. The pumping station houses three vertical turbine pumps that will give an approximate total capacity of 300,000 cubic metres per day. The pumps deliver the lake water to the Water Treatment Plant, which has a capacity of 25 mega-liters per day. The present rate of production is 11,500 cubic metres, or 2.53 million gallons of water per day.

Distribution System - Water is stored in 4.72 mega-liter capacity underground clearwells, and is delivered to town reservoirs by gravity feed via a 400 mm pipe east (Wood Street Reservoir and town core), a 500 mm pipe west (Pleasant Street Reservoir), and a 300 mm pipe delivering water south (Young Street Reservoir). The Wood Street Reservoir has a 3.31 mega-liter capacity; the Pleasant Street Reservoir has a 2.21 mega-liter capacity, and the Young Street Reservoir has a 1.39 mega-liter capacity.

Rates (Effective date: August 2001)

a) Base Rate

Meter Size	Rate/Quarter
5/8"	\$48.46
3/4	\$72.34
1 - 1.25	\$121.16
1.5	\$242.32
2 - 2.5	\$388.19
3	\$776.37
4	\$1,213.96
6	\$2,425.57
8	\$4,366.49

b) Consumption Rate

First 250,000 gallons	\$1.30 / 1,000 gallons
Over 250,000 gallons	\$0.60 / 1,000 gallons

B. SEWER

All developed and available land in the park is served with 8", 10" and 12" sanitary sewer lines throughout the park. The sanitary sewer lines convey all raw sewage in the town to a central collection point where the sewage is discharged directly into Salmon River and Cobequid Bay. Although the town has no sewage treatment facility, the tidal action of the Bay of Fundy does mitigate some of the negative aspects of untreated effluent.

C. STORM SEWER

Truro Industrial Park has installed a low profile concrete curb and gutter storm water collection system throughout the Park. The underground storm sewer system consists of 15" (375 mm) and 36" (900 mm) storm sewer mains.

D. STREETS

All streets within the Truro Industrial Park are paved with asphalt. The streets have concrete curbs and sidewalks and low profile in-ground storm water mains with gutters. The shoulders along the developed streets are sodded. There is street lighting throughout the park. Fire hydrants are located every 500 feet on all streets in the park.

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. Truro is 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.

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

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

Truro is the rail hub of Nova Scotia, with the Canadian National Railway mainline passing the park on the west side of Willow Street. A lead spur with common user facility is available at the northern end of the park. There are no available serviced lots with rail siding in the park. However, given the location of the mainline to the park, a lead spur extension to available land in the park can be accommodated.

PRICING

A. LAND

All land not currently sold in the Truro Industrial Park is owned by the Town of Truro. Land sales within the park are negotiated with the Truro Industrial Commission.

B. SERVICE INSTALLATION

Water and sewer mains within the park are provided by the Town of Truro. 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

The Truro Industrial Park is located in the Town of Truro, the rail and highway hub of Nova Scotia. The community is bounded to the north by Trans Canada Highway 104, the main transportation artery of northern Nova Scotia and Cape Breton Island. Connecting with the Trans Canada Highway to the east is Highway 102, the primary highway linking Halifax and southern and western Nova Scotia to northern Nova Scotia and continental North America.

The Truro Industrial park is adjacent Trunk Highway 2; one kilometre from Highway 102's Exit 13, and six kilometres south of the Trans Canada Highway 104's Exit 15, via Highway 102. 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. *Halifax International Airport*

The Truro Industrial Park is 67 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.

2. *Debert Airport*

Fifteen kilometres from the Truro Industrial Park is the former NORAD base at Debert. 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 daily operations contracted to the Truro Flying Club.

The Airport is capable of handling aircraft up to and including executive jets. 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.

C. RAIL

Canadian National Railway

Canadian National (CN) railway's mainline track from Halifax to Vancouver runs adjacent to the Truro Industrial Park along Willow Street, with lead spurs into the park. CN maintains a station and marshalling yard with a common user facility for loading/unloading in Truro. Direct access south to the Port of Halifax and west to major North American destinations are available in the industrial park. CN is one of the largest rail company's in the world, with track and rail operations from Halifax to Vancouver and south along the Mississippi River to New Orleans on the Gulf of Mexico, including the North American rail hub at Chicago. CN employs 22,400 people, operates 15,500 miles of track and has annual revenues of \$5.4 billion.

Serving eastern Nova Scotia is the **Cape Breton & Central Nova Scotia Railway**, operating a 230 mile short-line between Truro and Sydney, Nova Scotia. CB&CNSR is a short-line bulk commodity feeder service that works closely with CN to service eastern Nova Scotia and Cape Breton.

D. SEAPORTS

1. *Port of Halifax*

The Truro Industrial Park is 99 kilometres from 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 lead spurs into the park and common user areas and marshalling yards at CN operations in Truro.

2. *Port of Pictou*

The Truro Industrial Park is approximately 81 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 87 kilometres from the Truro Industrial Park is the Town of Parrsboro. Wharf facilities in the community provide the Truro Industrial Park with marine access to the Bay of Fundy.

4. *Pugwash Wharf*

The Pugwash Wharf is 80 kilometres from the Truro Industrial 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 140 kilometres southeast of Truro 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 (81 kilometres from the Truro 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
DEVELOPED LAND

Property	Lot	Acres	Hectares
128063 Canada Inc.	305A	1.00	0.40
1975938 Nova Scotia Ltd.	301-2	1.67	0.68
A&Y Tire Holdings Ltd.	203B	1.52	0.62
A-1 Tire Holdings Ltd.	310B	1.04	0.42
Andres Wines Ltd.	105	3.01	1.22
Andres Wines Ltd.	201	3.05	1.23
Brent Stone Sales Agency Ltd.	3	0.46	0.19
Buyertran Fuels Ltd.	308A-2	1.46	0.59
Canada Post	405A	1.64	0.66
Carter Douglas	308C	1.05	0.42
Casey Concrete Ltd.	312	3.85	1.56
Central Petroleum Services	501B	1.01	0.41
Cigas Products Ltd.	314-B	2.90	1.17
Clarence Farm Services	313	3.60	1.46
Co-op Atlantic	404B	3.53	1.43
Cobequid Neighbourhood Work Activity	1-A	0.46	0.19
Cobequid Neighbourhood Work Activity	1-B	0.62	0.25
Cobequid Neighbourhood Work Activity	2-B	0.07	0.03
Colchester Rentals	314-A	0.96	0.39
Conroy Refridgeration Ltd.	310D	1.05	0.42
Crossley Karastan Carpet Mills Ltd.	103, 104	15.38	6.22
David A. Yould	310A	1.05	0.42
E Lynds Enterprises Ltd.	305B	1.00	0.40
Eastern Bakery Ltd.	2-A	0.85	0.34
Eastern Crushing & Screening Systems	404A-1A	1.00	0.40
Eastern Crushing & Screening Systems	404A-1B	2.00	0.81
Eldis Inc.	102	4.50	1.82
Federal Pioneer Ltd.	202	3.01	1.22
Fosco Realty Ltd.	401	1.55	0.63
Fundy Grinding & Machining Ltd.	406	2.77	1.12
Fundy Grinding & Machining Ltd.	409B	2.00	0.81
Fundy Textile & Design Ltd.	304-6BC	2.00	0.81
Fundy Textile & Design Ltd.	306AB	2.00	0.81
Harris & Roome Ltd.	303A	1.86	0.75
Hinspergers Properties	519	3.60	1.46
Intertape Polymer Inc.	94-IPI-1	11.23	4.54
Irving Oil Ltd.	101	4.00	1.62
J.C. Mechanical Contractors Ltd.	407A	2.00	0.81
J.W. Snook & Company Ltd.	311	3.00	1.21
JP Shannon Realities Ltd.	404A-1C-1	3.25	1.32
Jump Steel Ltd.	301-1	1.58	0.64
K&M General Contracting	308B	1.05	0.42
Kerr Controls Ltd.	307B	2.27	0.92
L&A Electric Ltd.	303-5C	1.13	0.46
M&J Developments Ltd.	404A-1C-2	2.13	0.86
Multi Span Builders Ltd.	508A	1.38	0.56
Nova Scotia Power Inc.	204	7.10	2.87
Nytech Design Ltd.	308D	1.05	0.42
Radio Atlantic (1997) Ltd.	304A	2.00	0.81
Rayan Investments (NS) Ltd.	309	4.19	1.70
Red Light Equipment Ltd.	302C	0.79	0.32
Red Light Equipment Ltd.	305B	1.00	0.40
Roger A. Ryan	402	1.55	0.63
Roger A. Ryan	402A	1.64	0.66
S.P.C.A.	509B-1	1.00	0.40
Sansom Equipment Ltd.	401A	1.64	0.66
Scotia Equipment Ltd.	410A	2.84	1.15
Scotsburn Co-operative Services	404A-2A	6.59	2.67
Shell Canada	205	2.58	1.04
T&R Truck Repair Ltd.	515-1	1.50	0.61
Truro International Ltd.	203A	1.54	0.62
Truro Sanitation Ltd.	403A	1.64	0.66
Vandekieft Enterprises Ltd.	310C	1.05	0.42
Wilson Fuel Company Ltd.	307A	1.93	0.78
Green Buffer	-	2.95	1.19
Rail right-of-way	-	1.07	0.43
Streets	-	35.04	14.18
Total		192.23	77.79

PROPERTY LISTINGS
AVAILABLE LAND

<u>Property</u>	<u>Lot</u>	<u>Acres</u>	<u>Hectares</u>
Vacant	520	3.65	1.48
Vacant	523	4.94	2.00
Vacant	403B	1.00	0.40
Vacant	405B	2.10	0.85
Vacant	408A	2.00	0.81
Vacant	408B	3.00	1.21
Vacant	509B-2	1.07	0.43
Vacant	524A	5.88	2.38
Vacant (Future Development)	502A	1.76	0.71
Vacant (Future Development)	503	1.55	0.63
Vacant (Future Development)	504	1.55	0.63
Vacant (Future Development)	505	1.55	0.63
Vacant (Future Development)	506	1.55	0.63
Vacant (Future Development)	507	1.63	0.66
Vacant (Future Development)	510	1.73	0.70
Vacant (Future Development)	511	1.73	0.70
Vacant (Future Development)	512	1.73	0.70
Vacant (Future Development)	513	1.73	0.70
Vacant (Future Development)	514	1.58	0.64
Vacant (Future Development)	515-2	2.10	0.85
Vacant (Future Development)	516	3.65	1.48
Vacant (Future Development)	517	3.65	1.48
Vacant (Future Development)	518	3.28	1.33
Vacant (Future Development)	521	3.65	1.48
Vacant (Future Development)	522	2.88	1.17
Vacant (Future Development)	525	3.88	1.57
Vacant (Future Development)	526	4.44	1.80
Vacant (Future Development)	527	5.51	2.23
Total		74.77	30.26