



## MANDATE & LOCATION

**Mandate:** To provide the fertile environment necessary to grow and develop real economic opportunities for the agrifood industry with a particular focus on new environmental technologies and value added products and services.

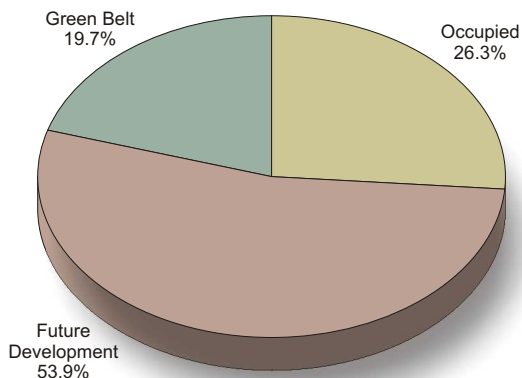
**Location:**

AgriTECH Park offers close proximity to the Nova Scotia Agricultural College, a centre for agricultural research and development in Atlantic Canada  
 65 hectare rural property that belies the exciting and ground-breaking developments within the facility  
 close to downtown Truro, transportation hub of the Maritimes located on CN Rail's Halifax to Montreal line (passenger and freight services) and 40 minutes from the Halifax International Airport  
 resident clients use our corporate address as their own - 90 Research Dr.

## TOPOGRAPHY

AgriTECH Park is located within the Village of Bible Hill on a 65 hectare parcel of land. The Park is bound to the north by the Brookside Branch Road and to the south by Pictou Road. The Park is three kilometres from the Nova Scotia Agricultural College. Surface water drainage at the Park is excellent. Much of the land at the Park is used for agricultural purposes; subsurface drainage water quality is monitored year-round from two research sites located at the Bio Environmental Engineering Centre, located at the south-east corner of the Park.

**LAND DESCRIPTION**  
 TOTAL ACREAGE - 207.70 ACRES



## CONTACT

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## AMENITIES

**A. ADMINISTRATION & MAINTENANCE**

AgriTECH Park is owned by the Province of Nova Scotia and is managed by the Nova Scotia Agricultural College. The Nova Scotia Agricultural College in collaboration with the Department of Transportation and Public Works is responsible for the maintenance of all infrastructure at the Park.

**B. HOSPITAL**

Colchester Regional Hospital, located approximately six kilometres from the Park is a 200 bed facility serving the Colchester community and beyond.

**C. FIRE PROTECTION**

Fire protection at AgriTECH Park is provided by the Bible Hill Village Fire Department which is located three kilometres away.

**D. SECURITY**

AgriTECH Park provides security services to its clients seven days a week from 9 p.m. to 5 a.m. Emergency back up support is available from the Bible Hill RCMP Detachment, which is located adjacent to the Park.

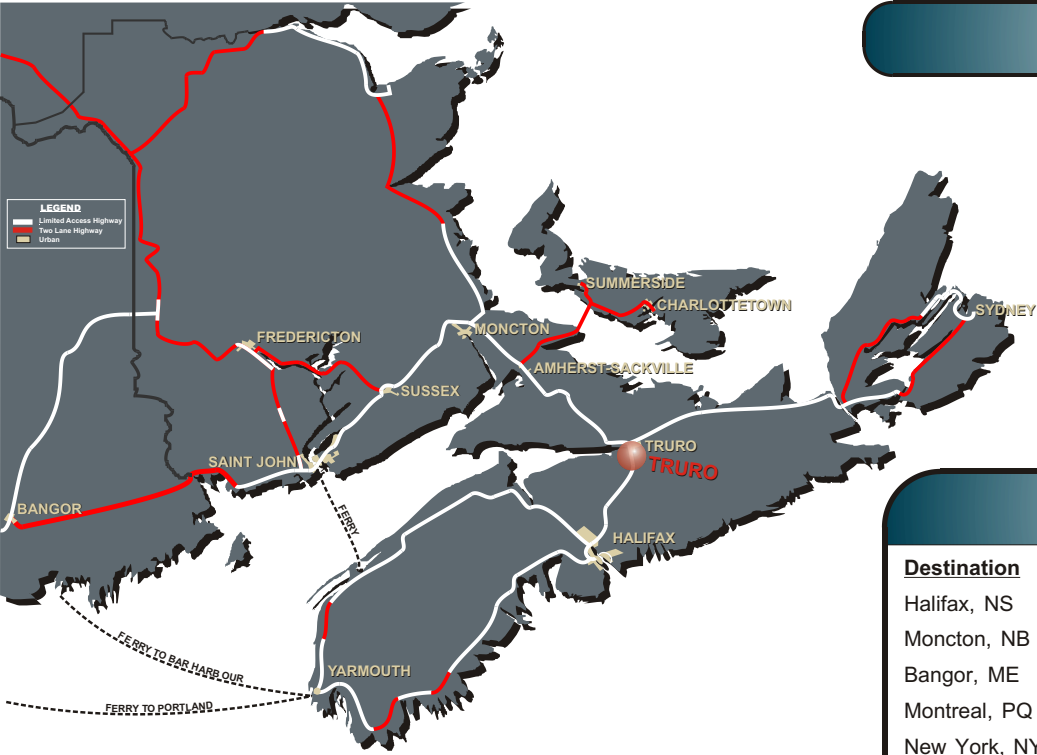
**F. RECREATION**

AgriTECH Park offers quiet recreational opportunities for its clients and visitors alike. The Park borders the Village of Bible Hill Cobequid Trail, a walking, biking or cross country ski trail. There is a 25 meter indoor swimming pool within the Park that is available to clients as well as the general public.

**G. FOOD SERVICES**

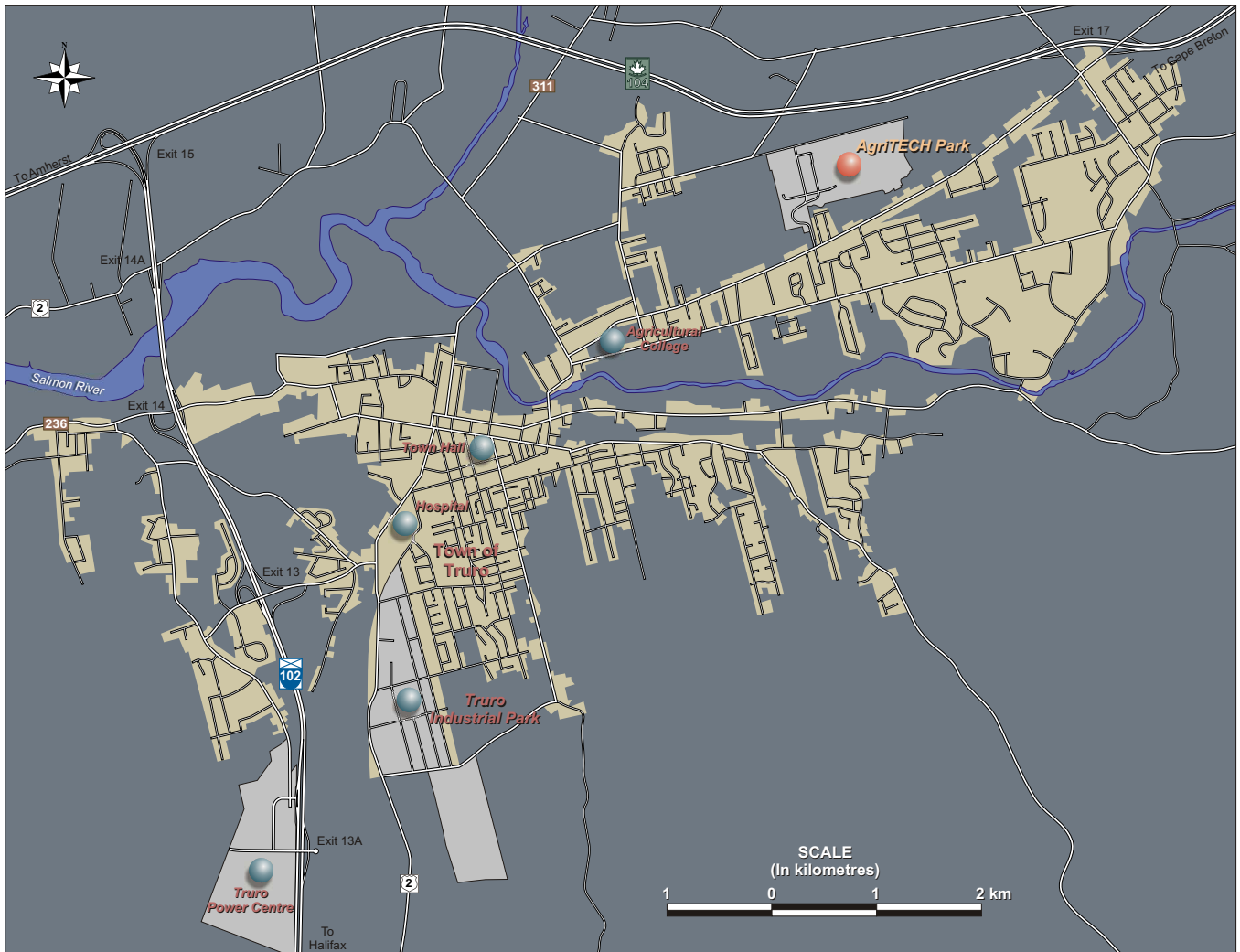
All on site Food Services are provided by Chartwells; meals are served from a central dining room in Annapolis Cottage or catered to your meeting room. AgriTECH Park offers overnight accommodation services featuring single and double occupancy with shared private baths.

## LOCATION

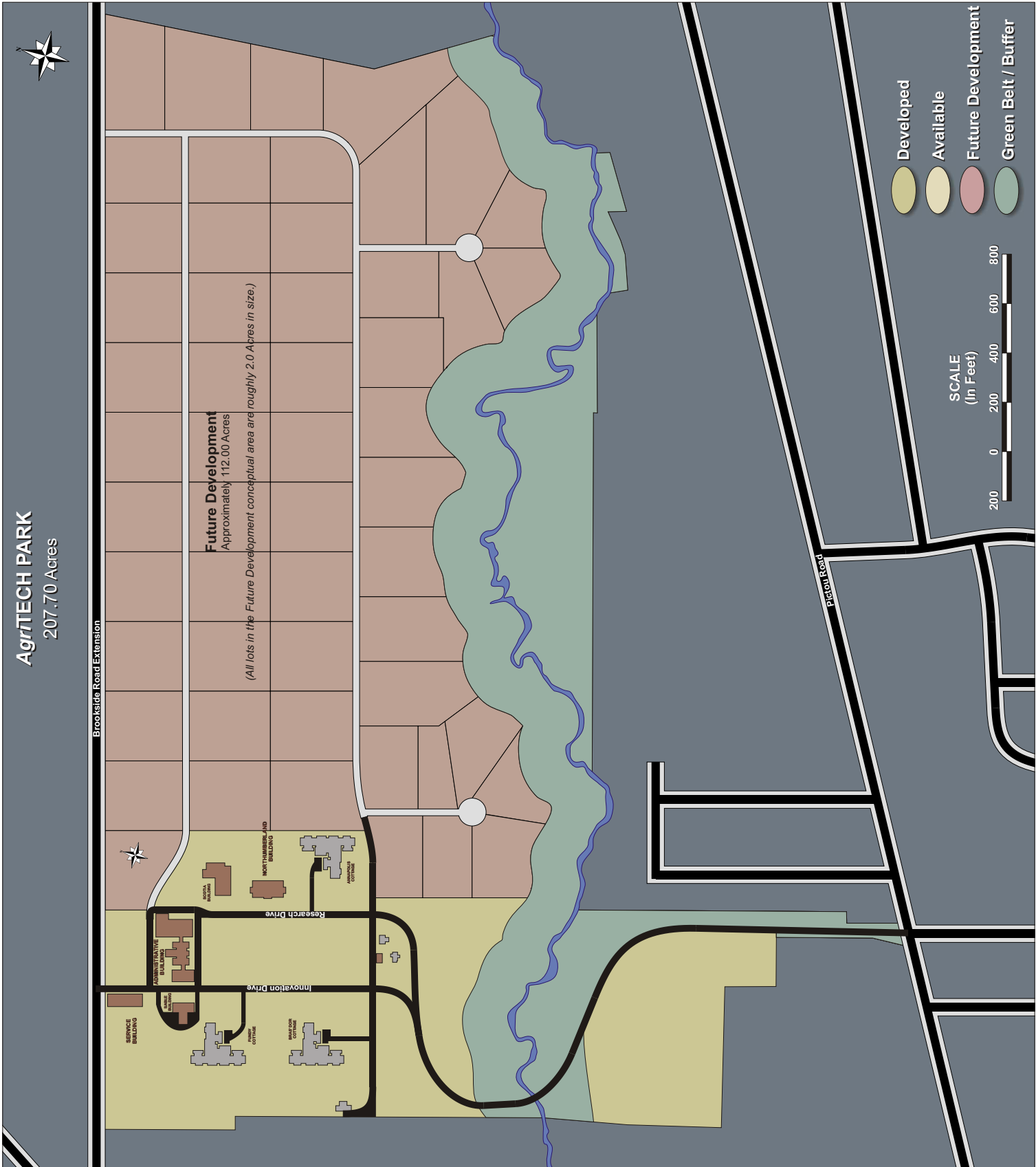


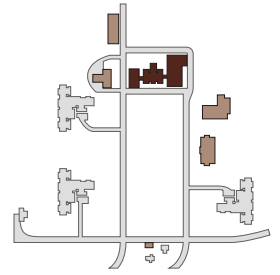
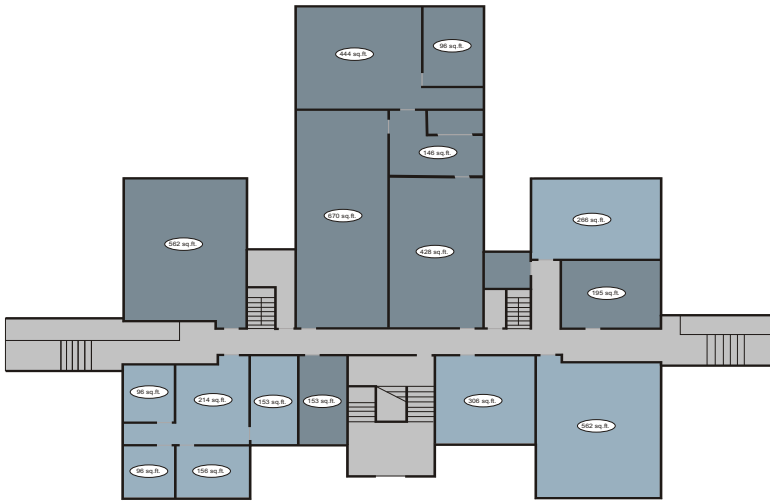
### DISTANCE CHART

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

AgriTECH Park has an abundant supply of water from deep wells within the Park. The Park's on-site water tower has a holding capacity of 104,000 gallons. Water samples are taken and tested every three months.

### B. SEWER

The Park is connected to the municipal sewer system that in turn linked to the Colchester Wastewater Treatment Plant.

### C. STORM SEWER

Storm water run-off in the park is managed by low-profile open ditches. All ditches in the park are sodded and mowed.

### D. STREETS

All roadways within the Park are paved with asphalt. The road to the Bio Environmental Centre is a 0.5 kilometres stretch of gravel road. There is street lighting throughout the developed sections of Park. Fire hydrants are located throughout the facility.

### 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 General**

Demand Charge	\$12.65 / month (Base Rate)
Energy Charge (first 200 kW hours)	\$0.0953 / kW hour
Energy Charge (over 200 kW hours)	\$0.0838 / kW hour

#### **General**

Demand Charge	\$7.75 / kW / month
Energy Charge (first 200 kW hours)	\$0.0765 / kW hour
Energy Charge (over 200 kW hours)	\$0.0548 / kW hour

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

Demand Charge	\$8.25 / month / kV.A
Energy Charge	\$0.0490 / kilowatt hour

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

Demand Charge	\$4.88 / month / kV.A
Energy Charge (first 200 kW)	\$0.0636 / month / kV.A
Energy Charge (over 200 kW)	\$0.0485 / month / kV.A

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

Demand Charge	\$7.84 / month / kV.A
Energy Charge	\$0.0452 / kilowatt hour

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

Demand Charge	\$7.47 / month / kV.A
Energy Charge	\$0.0449 / kilowatt hour

Source: Nova Scotia Power Inc. (Effective January 1, 2004)

### F. RAIL

Truro is the rail hub of Nova Scotia, with the Canadian National Railway mainline and the Cape Breton and Central Nova Railway shortline junction in Truro. There is no direct rail access to the Park, but nearby common user areas are available.

## FACILITIES

AgriTECH Park offers flexible leasing of office, lab and industrial space. The main village has many buildings suitable for custom development. The Administration building has a modern and professional reception/waiting area; clients can take advantage of shared business equipment, a fully equipped kitchen as well as conference, meeting and training rooms. Clients can access many more resources from the Nova Scotia Agricultural College including graduate students, lab equipment, potential R&D partners, the Aquaculture Centre, MacRae Library and the Langille Athletic Centre.

### CLIENT TESTIMONIALS

"...we really need to be here; the networking with other clients has been invaluable. ... love the peaceful, private setting and quiet recreational opportunities. ... very reasonable rates and accommodating staff."

### CLIENT LIST:

Agra Point International  
 Atlantic Country Composting  
 Azar Agriculture Ltd.  
 BioScan Analytical Services  
 Bridco Values Ltd.  
 Cortechs Canadian Spirit Packaging Inc.  
 Dairy Farmers of Nova Scotia  
 J.G. Vaughan Consulting Hydrogeologist  
 Nova Mariculture  
 Nova Scotia Co-operative Council  
 Office of Health Promotion  
 Pizza Me

## PRICING

Currently, the land dedicated for future development and expansion of the AgriTECH Park is in the planning phase. However, lot subdivision in the Park can be accommodated on an individual basis. Land subdivision and sales are negotiated directly with AgriTECH Park.

## ACCESS

### A. ROADS

AgriTECH Park is located in the Village of Bible Hill, a bedroom community 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 west is Highway 102, the primary highway linking Halifax and southern and western Nova Scotia to northern Nova Scotia and continental North America.

AgriTECH Park three kilometres from Highway 104's Exit 17, and 10 kilometres east of the Trans Canada Highway 104's Exit 15 junction with 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*

AgriTECH Park is 80 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*

Twenty-two kilometres from AgriTECH 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 central Truro. 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. 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*

AgriTECH Park is 113 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*

AgriTECH Park is approximately 67 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 93 kilometres from AgriTECH Park is the Town of Parrsboro. Wharf facilities in the community provide the AgriTECH Park with marine access to the Bay of Fundy.

#### 4. *Pugwash Wharf*

The Pugwash Wharf is 86 kilometres from AgriTECH 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 126 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 (67 kilometres from AgriTECH 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.