



WHERE
THE
WORLD
CONNECTS.



THE MUNICIPALITY
OF THE COUNTY OF
RICHMOND

LA MUNICIPALITÉ
DU COMITÉ DE

**Point
Tupper** | Heavy
Industrial
Park

 NOVA SCOTIA



Where the World Connects

Point Tupper along the Strait of Canso maintains its status as the finest natural deep-water harbour on the eastern seaboard of North America; it is strategically located near to the hydrogen and offshore wind exploration currently taking place off Nova Scotia and North American and international shipping routes. Point Tupper Heavy Industrial Park is situated within 80km of the Great Circle shipping route and is close to major transportation links:

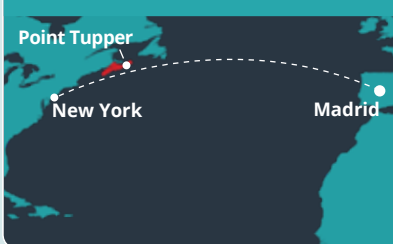


Port Hawkesbury Airport: 10 km, 12 min
Sydney Airport : 145 km, 1 h 45 min



Newfoundland Ferry: 143 km , 1 h 45 min

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:

Point Tupper
\$2.15 per \$100
of Assessment



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 the talent pool to support any business.



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



33% has either university or college education.



Richmond:
Average total income of households **\$66,556**



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

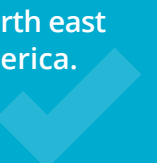
Workforce of Strait Area: **28,205**



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



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



Gateway to the Great Lakes through the St. Lawrence Seaway



Length: **12 metres** (20 km)
Width: **1 metre** (1.5 km)



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



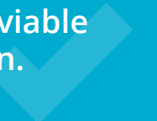
Tides: Mean range of **1.4 metres**
Currents: Normal: **0.5 knots**, Estimated Extremes: **1.5 knots**



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.





The Strait of Canso has the finest, deep-water, ice-free and dredge-free harbour on the East Coast of North America with superior wharf facilities. It is strategically located on established international and coastal shipping lanes. In fact, its location on the Great Circle Atlantic Shipping Route is well situated to serve Eastern North America and the Great Lakes, as well as Trans-Atlantic destinations.

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



	Length		Depth		Usage
	ft	m	ft	m	
Port Hawkesbury Pier	397 ft	121 m	19.6 ft	6 m	Common User
Federal Gypsum	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
EverWind Fuels	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

Rail

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

Airport

The Allan J. MacEachen Port Hawkesbury Airport features a 5,000 foot runway capable of handling most corporate commercial aircraft up to a Boeing 737. It is primarily chartered and 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 MGD. Water is pumped from the lake to a water treatment plant in Point Tupper. Plans are underway to expand capacity significantly.



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
- Class 2 landfill available
- 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; three (3) hours to Newfoundland ferry terminal
- Access to ANC industry-leading operations group and skilled trades/ workforce and machine shop

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 tons/hour of high pressure (900 psi) steam generated by third party onsite. An additional 145 metric tons/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.

“This area is 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'kmaw, 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

Five schools are located within county boundaries as well as a satellite campus for the Université Sainte-Anne. Just a ten-minute drive away, the 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 enviable infrastructure, 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



AVAILABLE LAND:

- RICHMOND MUNICIPALITY
- TUPPER INDUSTRIAL DEVELOPERS
- NOVA SCOTIA BUSINESS INC.
- SABLE OFFSHORE ENERGY INC.

LAND(S) OWNED BY:

- A** Cabot Gypsum
- B** Port Hawkesbury Paper
- C** Sable Offshore Energy Inc.
- D** NSPI Point Tupper Generating Station
- E** EverWind Fuels
- F** Bear Head LNG Corp.
- G** NSBI properties
- H** NSPI Ash Disposal Site
- J** Tupper Industrial Developers
- K** Richmond Municipality
- L** Nova Scotia Power Incorporated Ideal
- M** Concrete

BUSINESS LOCATIONS:

- 1** McNally Construction Inc.
- 2** Cabot Gypsum
- 3** Strait Supplies
- 4** Port Hawkesbury Paper
- 5** AW Leil Cranes
- 6** Raw Steel Fabrication
- 7** Ideal Concrete
- 8** Bear Head LNG Office
- 9** Allsteel Coating Ltd.
- 10** Sable Offshore Energy Inc.
- 11** EverWind Fuels
- 12** Bear Head Energy Site



Cape Breton Island

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 each fall, 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 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.

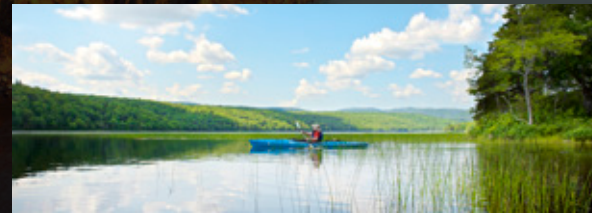
In winter, there are arenas for hockey, figure skating and public skating, curling clubs, and endless snowshoeing, skiing and snowmobiling opportunities. In summer, swimming, yachting, kayaking, and boating of any kind are popular among local residents and visitors. Throughout the year, there are exercise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

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 (CBRM, 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)





Business Development Contacts

Cape Breton Partnership	www.capebretonpartnership.com	902-562-0122
Municipality of the County of Richmond	www.richmondcounty.ca	902-226-2400
Strait Area Chamber of Commerce	www.straitareachamber.ca	902-625-1588
Eastern District Planning Commission	www.edpc.ca	902-625-5361
Atlantic Canada Opportunities Agency	www.canada.ca/en/atlantic-canada-opportunities.html	902-564-3600
Invest Nova Scotia	www.investnovascotia.ca	902-227-7144