

## CONTACT

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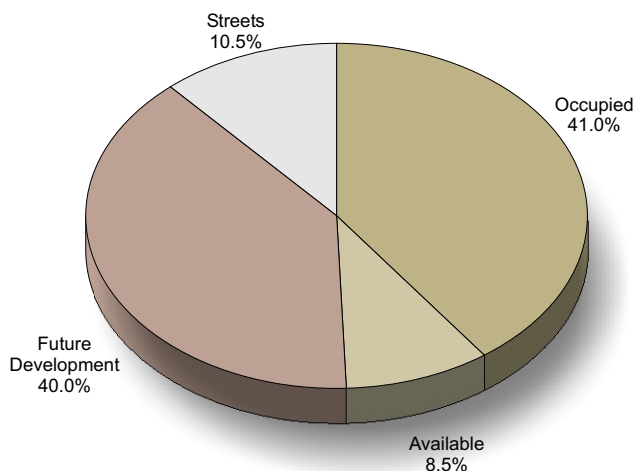
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## TOPOGRAPHY

The Bouctouche Industrial Park is located in the Town of Bouctouche on New Brunswick's eastern shore. The park is located on Route 515, approximately 90 metres from Highway 11's Exit 32A-B. Route 515 forms the southern boundary, while Highway 11 generally forms the eastern boundary of the park. Large private tracts form the western and northern boundaries of the Bouctouche Industrial Park; ideal for future expansion. The park is situated on top of a bluff overlooking the Bouctouche River, with the park averaging 150-200 metres from the shoreline. The park is generally level, with a two percent grade rising from the southern one-quarter of the park. The park then levels out for the second quarter, with the remaining 50 percent again rising on a two percent grade.

The park has ideal drainage conditions with surface water run-off from north to south to the river. There is no evidence of ponding or bogging in the park. Soil conditions are favourable to development, with a mixed sand/clay overburden, typical of soil conditions in eastern New Brunswick. In the southwest corner of the park, most of the original forest canopy has been removed. The central and northern sections are mostly populated by poplar, interspersed with some pine. The tree cover is in the thirty to fifty year range.

**LAND DESCRIPTION**  
TOTAL HECTARES - 59.43 HECTARES



## AMENITIES

### A. ADMINISTRATION

The Bouctouche Industrial Park is administered by Enterprise Kent in collaboration with the Town of Bouctouche.

### B. MAINTENANCE

The Town of Bouctouche is responsible for maintenance and snow removal for streets in the park. The Municipality is also responsible for maintenance of municipal water and sewer systems in the town.

### C. HOSPITAL

#### **Bouctouche Health Centre**

The Bouctouche Health Centre has several services including two doctor offices, a massage therapist, a nutritionist, a counselling centre, a blood test lab and also a fitness centre.

#### **Stella-Maris-De-Kent Hospital**

Located in Sainte-Anne-de-Kent, 10 kilometres north of Bouctouche, the Stella-Maris-De-Kent Hospital serves a rural population of about 40,000 inhabitants in more than 22 communities. The health care team in this 20-bed hospital is made up of 6 doctors, 110 employees and 15 volunteers.

#### **Moncton Hospitals**

The **Moncton Hospital** is a 567 bed, active treatment, regional hospital. Employing more than 950 people, it is a major referral centre providing advanced services such as neurosurgery and neonatal intensive care. The Moncton Hospital is operated by the South-East Regional Health Authority. The **Dr. Georges-L. Dumont Hospital** serves the Greater Moncton region and is a major referral centre for other parts of New Brunswick. It is affiliated as a teaching hospital for interns and residents with the three francophone medical schools in the province of Quebec. The hospital has 400 beds and employs 1,200 people. Both hospitals are located in central Moncton near Wheeler Boulevard, approximately fifty kilometres from the Bouctouche Industrial Park.

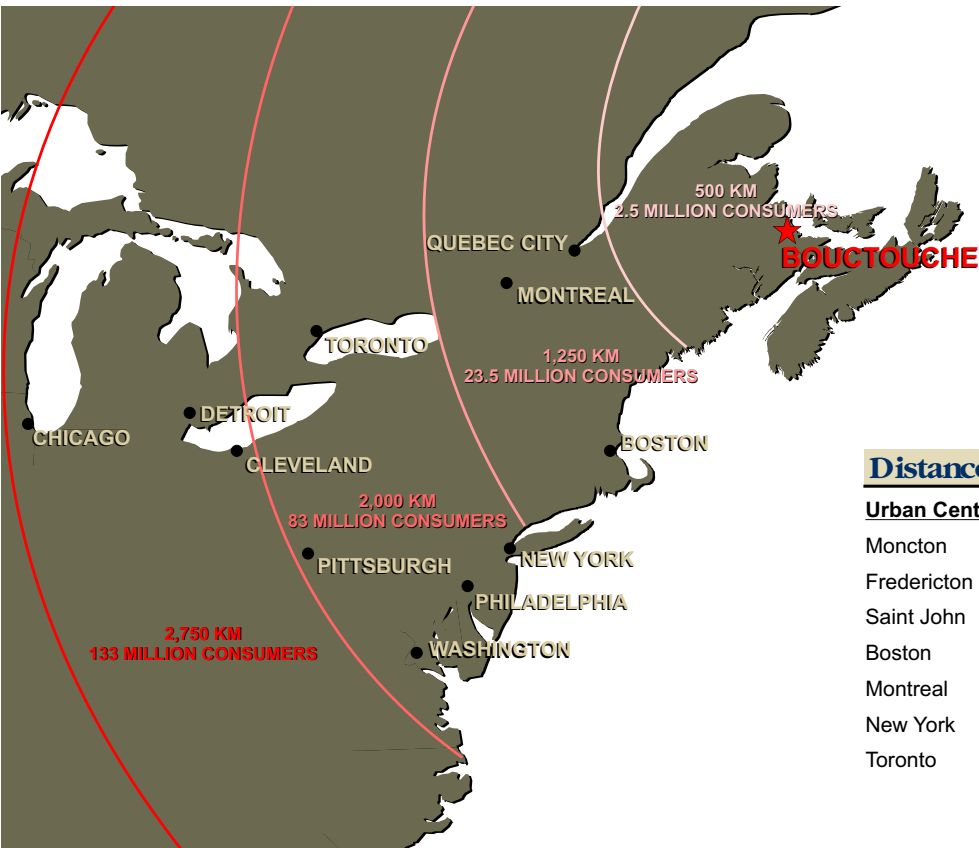
### D. FIRE PROTECTION

Fire protection at the Bouctouche Industrial Park is provided by the Bouctouche Volunteer Fire Department, located in the park. The department has a volunteer complement of 35 fire fighters supported by four tanker/pumpers trucks and one rescue vehicle. The town has mutual aid agreements with surrounding communities.

### E. SECURITY

The Town of Bouctouche contracts policing services from the Royal Canadian Mounted Police, who are responsible for policing in the industrial park.

## LOCATION

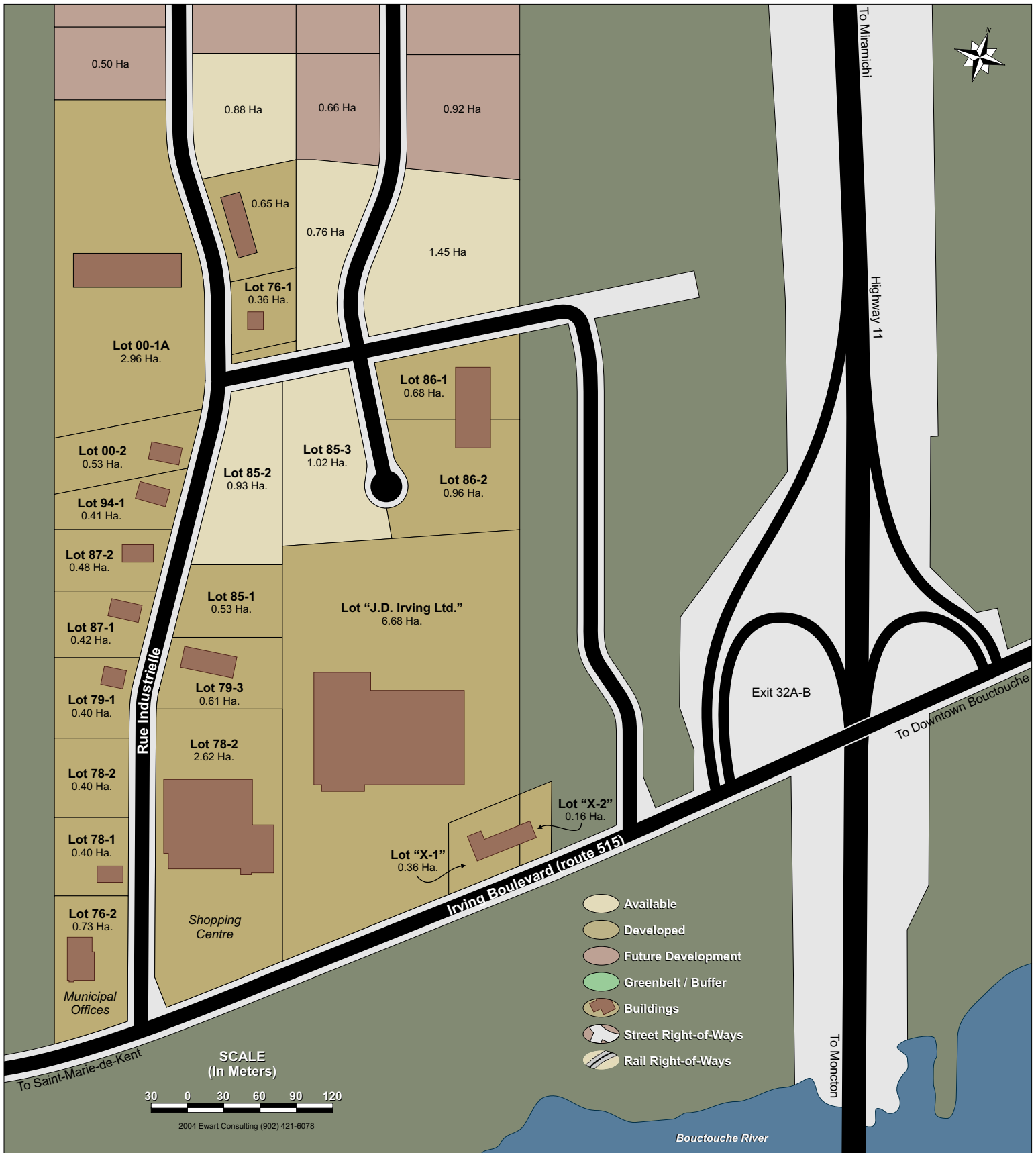


### Distance to Urban Markets

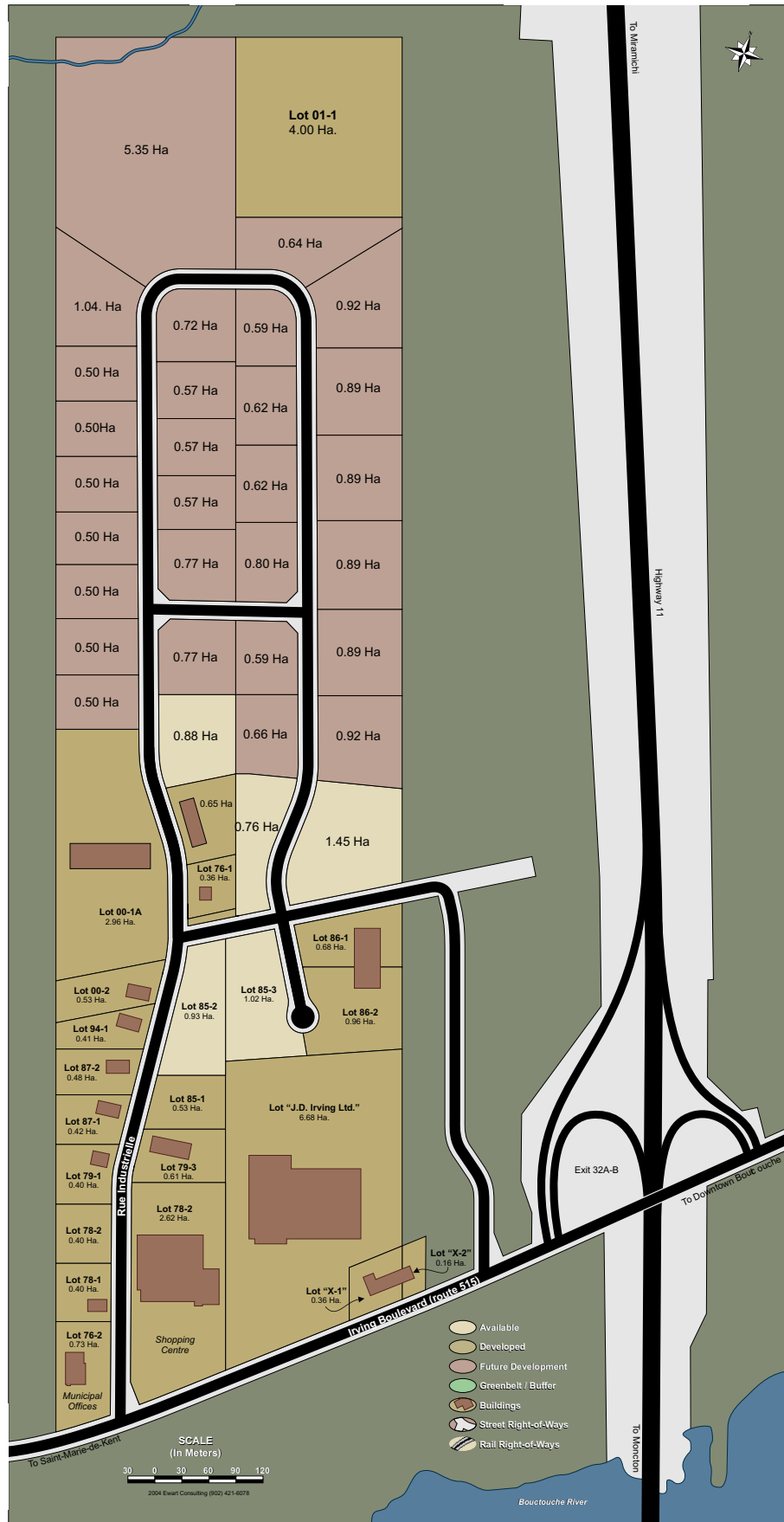
Urban Centre	Kilometres	Miles
Moncton	47	29
Fredericton	176	109
Saint John	206	128
Boston	942	586
Montreal	1,066	663
New York	1,261	784
Toronto	1,609	1,001



## PARK PLAN



## MASTER PLAN



## SERVICING

### A. WATER

The Town of Bouctouche water supply is sourced from three wells. Well 1, a standby well, has a depth of 118 metres and has a 7 litre/second capacity. Wells 2 and 3 are the primary service wells for the town and have a depth of 122 metres and each generates 19 litres per second. Current demand averages 25-30 percent of the well capacity. The water is chlorinated at the well head. Prior to distribution, the water is stored in a 196 feet high, 1,450,00 US Gallon storage tank. Water servicing in the park is by individual wells. The water main extends to the southern section of the park along Irving Boulevard. The town anticipates extending the 10" water main to the park in 2005.

#### Rates

The Town of Bouctouche uses a per unit charge for commercial and industrial water consumption. The town charges \$130 for every 10 employees working at a firm.

### B. SEWER

An 8" gravity flow sanitary sewer is available to the serviced lots, with designed capacity to service of balance of lots in the park. The sewer system will be extended to the undeveloped sections of the park as demand requires. The Town of Bouctouche Sewage Treatment Plant is a two-cell aerated lagoon with a capacity of approximately 585,500 US gallons per day. Treated effluent is discharged into the Bouctouche River.

#### Rates

The Town of Bouctouche uses a per unit charge for commercial and industrial sewage use. The town charges \$170 for every 10 employees working at a firm.

### C. STORM SEWER

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

### D. STREETS

All streets within the park are paved with asphalt. The streets utilize open ditches for storm water runoff and have compacted gravel shoulders. There is street lighting throughout the park. The most recent extension to the street system is a cul-de-sac of Rue Industrielle, the 2nd exit of Rue Industriel on Route 515. Plans to extend Rue Industrielle to the northern 31.41 hectare future development land are ongoing.

### E. POWER

N.B. Power provides electrical power in New Brunswick. Three phase 608 volt power is available in all areas of the Bouctouche Industrial Park.

### F. BROADBAND

Broadband, or high-capacity internet, is used to send or view large amounts of information, including live video and audio, via internet. This service is available throughout the park. Contract for broadband service are available through the local Aliant (New Brunswick) office.

## FINANCIAL

### A. TAXES

The Town of Bouctouche municipal tax rate is among the lowest in the province.

### B. INCENTIVES

Project grants are available from the Bouctouche Economic Development Corporation. Contact Marc Landry (Executive Director) at (506) 743-7260.

## TRANSPORTATION

### A. HIGHWAY

The Bouctouche Industrial Park is adjacent Highway 11 at Exit 32A-B. Highway 11 is the primary transportation artery for eastern and northern New Brunswick. The highway is two-lane limited (mostly) access, stretching 320 kilometres from Shediac, near Moncton, to the Quebec border west of Campbellton. At Moncton, the park has access to the Trans Canada Highway 2 south to Nova Scotia and PEI; or west to the US border at Woodstock, where it connects with Interstate 95. At Riverglade, the TCH 2 meets Highway 1, with direct four-lane access to Saint John and the US border at St. Stephen. Both the TCH 2 and Highway 1 are four-lane divided highway, with the exception of some small sections near the US border.

### B. AIRPORT

**Greater Moncton International Airport** (40 km)  
GMIA is New Brunswick's only international airport and serves over 1.5 million consumers within a 2.5-hour drive, more than any other airport in Atlantic Canada. It has grown significantly over the past five years, with double digit growth seen in both passenger and cargo traffic. In fact, due to its central location within the region, GMIA is the regional centre for cargo traffic, with both Purolator and FedEx based from the city. GMIA provides user-friendly connections around the world and offers over 100 weekly direct flights serving all the major commercial centres in Canada. GMIA's state of the art terminal opened in 2002 and has the only fully serviced 24-hour tower in New Brunswick, as well as 6,125 ft and 8,000 ft runways.

### C. SEAPORT

**Port of Belledune** (205 km)  
Located on Chaleur Bay immediately north of Bathurst, the port specializes in bulk commodities and general cargo. In 2001 the port handled 2.4 million tonnes of cargo from its three berths, with lengths of 155, 307, and 455 metres, respectively, with corresponding depths of 11, 13.4 - 14.2, and 10.2 - 11.2, respectively. There is also a 6,500 m<sup>2</sup> warehouse on the third wharf.

**Port of Saint John** (200 km)

The year-round, deep water port is the third busiest in Canada. More tonnage is shipped through Saint John than any other port in eastern Canada (2003, 26.09 million metric tonnes). The Port features 3,741 metres of berthing space, 104,091 m<sup>2</sup> of shed space, 42.5 hectares of open storage space, with depth's ranging from 9 - 12 metres. The port maintains excellent connections with Europe, North and South America, Asia, Africa, and the Middle East, and offers charter movements to all parts of the world.

**Port of Halifax** (285 km)

One of the major world ports, the Port of Halifax is the New York alternate for post-Panamax shipping on the east coast of North America. The port utilizes EDI (Electronic Data Interchange) to track cargo shipments through the port. The port is directly served by CN's east-west mainline. The port has diverse wharf facilities including two large post-Panamax container terminals, Ro-Ro terminals, and a large, modern shipyard and drydock.

**D. RAIL** (40 km)

Rail access is available at Moncton, the hub of rail transport in Atlantic Canada. CN, one of the largest rail operators in the world, has its main Gordon Yard on the western edge of the city. CN operates its mainline from Halifax to Vancouver, with direct connections south to Chicago and Biloxi, Mississippi. CN also operates a shortline to Saint John, where a connection is made with N.B. Southern Railway Ltd., allowing for direct rail access to the US northeast. A third shortline serving eastern and northern New Brunswick, the New Brunswick East Coast Railway, operates from Moncton to Campbellton, where it reconnects with CN's Gaspe line.