



THE MUNICIPALITY OF THE COUNTY OF  
LA MUNICIPALITÉ DU COMTÉ DE  
**RICHMOND**

# Profile



V 3.0

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For further information, please contact:

Jeff Stanley, Director of Economic Development and Tourism

Municipality of the County of Richmond

2357 Highway 206 PO Box 120

Arichat, NS B0E 1K0

Phone: 902 226-3982 Email: [jstanley@richmondcounty.ca](mailto:jstanley@richmondcounty.ca)

# Municipality of the County of Richmond - Profile

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### COMMUNITY INFORMATION

#### Location

Located in the Canadian province of Nova Scotia, Richmond County is ideally located on the East Coast of North America! The Municipality of the County of Richmond is the smallest of Nova Scotia's 14 counties. Lying on the Cape Breton side of the Strait of Canso, adjacent to international shipping lanes, the county is bordered on the south by the Atlantic Ocean and on the north by the Bras d'Or Lakes.



The St. Peter's Canal bisects Richmond County by joining the Atlantic Ocean with the World Renowned Sailing Destination of the Bras d'Or Lakes.

Acadian, Scottish, Irish and Mi'kmaq cultures create a kaleidoscope of rich cultural activities for all to enjoy. Whether you are enjoying Richmond's many Acadian festivals, singing along at a local Milling Frolic or taking part in age old ceremonies with the native community of Chapel Island; Richmond County has something for every taste.

With a population of approx 9,500 people, the county is largely rural and boasts 230,000 acres of forested land and miles of pristine coastline. About one-third of Richmond's residents speak both French and English, since the county is home to several vibrant French-Acadian communities. Scottish and Mi'kmaq cultures also contribute to the area's rich history - a history which is celebrated during numerous festivals and events held around the county throughout the year.

Climate <http://www.novascotia.com/en/home/planyourtrip/weather.aspx>

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Nova Scotia weather can be summed up into one word – moderate. It rarely gets extremely hot or extremely cold. The daily temperature does fluctuate both by time of day and by your proximity to the ocean.

### Spring in Nova Scotia

- Mid March to late April: 0 to 10 degrees Celsius (32 to 50 degrees Fahrenheit).
- Late April to mid June: 10 to 20 degrees Celsius (50 to 70 degrees Fahrenheit).

### Summer in Nova Scotia

- Mid June to mid September: 20 to 25 degrees Celsius (70 to 80 degrees Fahrenheit).

### Fall in Nova Scotia

- Mid September to mid November: 10 - 20 degrees Celsius range (50 to 70 degrees Fahrenheit)
- Mid November to mid December: 0 to 10 degrees Celsius range (30 to 50 degrees Fahrenheit)

### Winter in Nova Scotia

- Mid December to mid March: 0 to -15 degrees Celsius (0 to 32 degrees Fahrenheit)

## DEMOGRAPHICS

### Population Size

Population (as of 2013)	9439
Population over 15 years	8190
22% French	
72% English	

### Age Profile

Average age	46.1
Median age	49.5

## LABOUR FORCE

Richmond County is home to a labour force that is 4394 strong. The local labour participation rate is 53.52% with the employment rate being 43.1%. The unemployment rate is 19.48%

### Labour Force by Occupation

Occupation		%	Labourshed Area
<b>H Trades, transport and equipment operators and related occupations</b>	1011	23.1	2769
<b>G Sales and service occupations</b>	975	22.2	4027
<b>B Business, finance and administration occupations</b>	688	15.7	2388

### Labour Force by Industry

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Industry		%	Labourshed Area
<b>11 Agriculture, forestry, fishing and hunting</b>	647	14.8	1765
<b>21 Mining and oil and gas extraction</b>	538	12.3	1799
<b>22 Utilities</b>	375	8.6	1834
<b>23 Construction</b>	362	8.3	966
<b>31-33 Manufacturing</b>	352	8.0	1354
<b>41 Wholesale trade</b>	311	7.1	1017

Wages by Occupation (related to Expected Workforce) (see appendix A)

### Largest Employers

Port Hawkesbury Paper (Manufacturer of supercalendered paper) Workforce: 700 total (300 in plant & 400 in woodlands)  
 NuStar Energy (Petroleum & Chemical Storage) Workforce: 92  
 Premium Seafoods Group (Seafood Product Preparation & Packaging) Seasonal: 100  
 Lobsters R Us (Seafood Product Preparation & Packaging) Seasonal: 50  
 Clearwater Seafoods (Seafood Product Preparation & Packaging) Seasonal: 20  
 Acadia Drywall/Cabot Gypsum (Manufacturer of Gypsum Wallboard) Workforce: 12  
 NS Power (Biomass & Electrical Generating Station) Workforce:  
 Samson Enterprises Ltd. & Samson Industrial Ltd. (Manufacturer of fibreglass boats, repairs, boat storage) Workforce: <15  
 Strait Supplies (Supplier for Industrial, Marine, Plumbing and Hydraulic supplies and equipment) Workforce: <15

### Training Resources

Nova Scotia Community College - Strait Area Campus	<a href="http://www.nsc.ca/">www.nsc.ca/</a>	Port Hawkesbury, NS
Université Sainte-Anne - Petit-de-Grat	<a href="http://www.usainteanne.ca/">www.usainteanne.ca/</a>	Petit de Grat, NS
Cape Breton University	<a href="http://www.cbu.ca/">www.cbu.ca/</a>	Sydney, NS
St. Francis Xavier University	<a href="http://www.stfx.ca/">www.stfx.ca/</a>	Antigonish, NS
Canadian Coast Guard College	<a href="http://www.ccg-gcc.gc.ca/eng/CCG/College/welcome">www.ccg-gcc.gc.ca/eng/CCG/College/welcome</a>	Sydney, NS
Maritime Environmental Training Institute (METI)	<a href="http://www.metiatlantic.com">www.metiatlantic.com</a>	Sydney, NS
Maritime Drilling Schools Ltd.	<a href="http://www.mdslimited.ca/">www.mdslimited.ca/</a>	North Sydney, NS
McKenzie College	<a href="http://www.mckenziecollege.com/">www.mckenziecollege.com/</a>	Sydney, NS
New Dawn College	<a href="http://newdawn.ca/">newdawn.ca/</a>	Sydney, NS
Safety Check	<a href="http://www.safetycheck.ca/">www.safetycheck.ca/</a>	Sydney, NS
Cape Breton Business College	<a href="http://www.cbbc.ns.ca/">www.cbbc.ns.ca/</a>	Sydney, NS
Island Career Academy	<a href="http://www.islandcareeracademy.ca/news.html">www.islandcareeracademy.ca/news.html</a>	Sydney, NS
Nova Scotia Agricultural College	<a href="http://www.dal.ca/faculty/agriculture.html">www.dal.ca/faculty/agriculture.html</a>	Truro, NS
Acadia University	<a href="http://www2.acadiau.ca/index.php">www2.acadiau.ca/index.php</a>	Wolfville, NS
Mount Saint Vincent University	<a href="http://www.msvu.ca/">www.msvu.ca/</a>	Halifax, NS
Saint Mary's University	<a href="http://www.smu.ca/">www.smu.ca/</a>	Halifax, NS
St. Francis Xavier University	<a href="http://www.stfx.ca/">www.stfx.ca/</a>	Antigonish, NS
University of King's College	<a href="http://www.ukings.ca/">www.ukings.ca/</a>	Halifax, NS
Dalhousie University	<a href="http://www.dal.ca">www.dal.ca</a>	Halifax, NS
Atlantic School of Theology	<a href="http://www.astheology.ns.ca">www.astheology.ns.ca</a>	Halifax, NS
Nova Scotia College of Art and Design (NSCAD University)	<a href="http://www.nscad.ca">www.nscad.ca</a>	Halifax, NS

## AVAILABLE SITES AND BUILDINGS

**LOCATION:** Point Tupper Heavy Industrial Park.

- Located in Richmond County

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- Ideally located on the Strait of Canso SuperPort which is one of the world's deepest ice-free ports
- Access via rail, air, road and sea
- Located within 80km of the Great Circle shipping route.
- Distance to Halifax: 287km/178 miles
- Distance to rail: 1km/1 miles
- Distance to international airport: 238km/148 miles
- Distance to regional airport: 3km/2miles
- Major tenants:
  - Port Hawkesbury Paper Mill
  - NuStar Energy
  - Acadia Drywall/Cabot Gypsum
  - NS Power Generating Station
- Zoned as Commercial, Light Industrial, Heavy Industrial

### Tupper Industrial Developments Ltd.

**130 Port Malcolm Road**  
**Point Tupper, NS B0E 2V0**  
**(902) 625-1014**

The entire property is zoned industrial and consists of 250 acres of land as well as four buildings. The combined office and warehouse space is approximately 100,000 square feet. There are existing rail lines bordering both the front and rear sections of the property.

### 4 Buildings (see Appendix B)

## ELECTRIC POWER

Electricity is supplied by Nova Scotia Power.

The following rates (from nspower.ca) would apply to your situation:

**Medium Industrial Tariff** <http://www.nspower.ca/en/home/about-us/electricity-rates-and-regulations/rates/medium-industrial-tariff.aspx>

### Availability

This tariff is applicable to electric power and energy supplied to any industrial customer having a regular billing demand greater than 249 kV.A (224 kW) but less than 2,000 kV.A (1,800 kW), and for which no other tariffs are applicable.

### Demand Charge

\$12.501 per month per kilovolt ampere of maximum demand

### Energy Charge

7.241¢ per kilowatt hour

### Fuel Adjustment Mechanism (FAM)

The FAM Actual Adjustment (AA) and Balance Adjustment (BA) charges or credits (in cents per kilowatt-hour) applicable to the Tariff for the current rate year, shown in the FAM Tariff, shall apply, in addition to the energy charge. To view the cents per kilowatt-hour charge, click [here](http://www.nspower.ca/en/home/about-us/electricity-rates-and-regulations/rates/fam.aspx).

### Minimum Monthly Charge

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The minimum monthly charge shall be \$12.65.

### NATURAL GAS

ExxonMobil Canada Properties is licensed to operate and maintain a natural gas liquids (NGL) pipeline from its gas plant at Goldboro, Guysborough County to its fractionation plant at Point Tupper, Richmond County. Other licenses issued by the Board are held by ExxonMobil for the Subsea Pipeline, Goldboro Gas Plant and the Point Tupper Fractionation Plant.

### WATER AND WASTEWATER

Water and Wastewater are supplied by the Town of Port Hawkesbury. The water supply for the Town as well as Richmond County's Point Tupper Industrial Park is supplied by Lake Landry which is located within the Industrial Park.

Source: <http://phcivic.phpwebhosting.com/toph/node/68>

#### Base Charges

Quarterly Unmetered (Total Charge) - \$ 144.74  
(Assuming a 60,000 gallon annual consumption)  
Metered

5/8"	54.40
3/4"	80.47
1"	132.42
1 1/2"	262.29
2"	418.14
3"	695.95
4"	1086.29
6"	2170.81
8"	3471.94
10"	

#### Consumption Rate

4.85 per 1,000 gallons or \$1.08 per cubic metre.

#### Rates For Sprinkler Service

Each building having a sprinkler system installed shall pay annually for the service as follows:

Each building serviced by a sprinkler service pipe of 6" or less in diameter \$160.00

Each building serviced by a sprinkler service pipe of 8" or more in diameter \$200.00

#### Charges For Re-Establishing Water Service

When water service has been suspended for any violation of the Rules and Regulations of the Utility, such water service shall not be re-established until a re-connection charge of \$25.00 has been paid to the Utility.

#### Connection Fee

The Utility shall charge a \$20.00 fee for the creation of a water account or the installation of a water meter, notwithstanding the fact that no physical disconnection of the system may have occurred.

This fee shall be \$40.00 when a meter is installed, or when water is turned on, after normal working hours of the Utility.

### TRANSPORTATION AND SHIPPING

#### Highways <http://www.straitsuperport.com/port/transportation/>

Richmond County is served by a series of local and regional highways that connect with the national Trans-Canada Highway (TCH) system. TCH 104 serves much of northern Nova Scotia and crosses the Canso Causeway, where it continues as TCH 105 to serve Cape Breton Island. TCH 104 also continues through the County of Richmond and is connected to various Regional Highways such as Highways 206 & 320 on Isle Madame, the Number 4 highway, and highway 247 along the shore through L'Ardoise.

#### Rail Services <http://www.straitsuperport.com/port/transportation/>

Rail service in the Strait of Canso and Cape Breton Island regions is provided by Cape Breton and Central Nova Scotia Rail Road (CBCNS) with direct connections with Canadian National Rail Road (CN) mainline track in Truro. The CBCNS rail line extends from Truro to Sydney.

#### Airports <http://www.straitsuperport.com/port/transportation/>

There are three existing airport facilities serving the area; Port Hawkesbury Airport, Sydney Airport and Robert L. Stanfield International Airport. The Port Hawkesbury Airport is a local airport and is located 3 km east of Port Hastings on Trans-Canada Highway 105. The Sydney Airport is a regional airport and is located 145 km (90 mi.) from the Port, which is approximately 1.5 hours by road. The Robert L. Stanfield International Airport is Nova Scotia's principal airport and is located approximately 245 km (149 mi.) from the Port, which is approximately 2.5 hours by road.

<http://www.sydneyairport.ca/>

<http://www.porthawkesburyairport.com/>

<http://hiala.ca/>

#### Ports <http://www.straitsuperport.com/port/about/>

##### Strait of Canso Superport –

The Strait of Canso Port is located on the east coast of Canada between mainland Nova Scotia and Cape Breton Island in the Municipality of the County of Richmond. It is one of the finest natural deep-water harbours on the eastern seaboard of North America. The port is a major bulk port, handling approximately 68% of Nova Scotia's international and domestic cargo tonnage and is central to offshore resources and North American and International shipping routes. Commodities shipped include, but not limited to: crude oil and petroleum products, stone aggregate, gypsum, forestry products, highway salt, coal, and gravel.

### TAXES AND UTILITIES

#### Local Property Tax Rates

Residential Rates: \$ .78 per \$100 Assessment

Commercial Rates: \$ 2.08 per \$100 Assessment

source: <http://www.richmondcounty.ca/tax-office.html>

#### Federal and Provincial Income Tax Rates

##### Federal income tax rate for 2015

source: <http://www.cra-arc.gc.ca/tx/ndvdl/fq/txrts-eng.html>

15% on the first \$45,282 of taxable income, +

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20.5% **on the next** \$45,281 of taxable income (on the portion of taxable income over \$45,282 up to \$90,563), +  
 26% **on the next** \$49,825 of taxable income (on the portion of taxable income over \$90,563 up to \$140,388), +  
 29% **on the next** \$59,612 of taxable income (on the portion of taxable income over \$140,388 up to \$200,000), +  
 33% of taxable income over \$200,000.

### Provincial income tax rate - Nova Scotia 2015

Source: <http://www.cra-arc.gc.ca/tx/ndvdl/tpcs/ncm-tx/rtrn/cmpltng/prvnc/03-eng.html>

8.79% **on the first** \$29,590 of taxable income, +  
 14.95% **on the next** \$29,590, +  
 16.67% **on the next** \$33,820, +  
 17.5% **on the next** \$57,000, +  
 21% on the amount **over** \$150,000

Corporate Tax Rates* – Non-Canadian Controlled	2014 (%)
Manufacturing and Processing	31
Active Business Income	31
Investment Income	31
Source: <a href="http://www.kpmg.com/Ca/en/services/Tax/Documents/taxfacts-2013-2014-v2.pdf">http://www.kpmg.com/Ca/en/services/Tax/Documents/taxfacts-2013-2014-v2.pdf</a>	

Corporate Tax Rates* - Canadian Controlled	2014 (%)
Small Business Income up to \$425,000	14.0/27.0
Small Business Income between \$425,00 - \$500,000	27
General; Active Business Income	31
Investment Income	50.7
Source: <a href="https://www.kpmg.com/Ca/en/IssuesAndInsights/ArticlesPublications/TaxRates/Federal-and-Provincial-Territorial-Tax-Rates-for-Income-Earned-CCPC-2013-2014.pdf">https://www.kpmg.com/Ca/en/IssuesAndInsights/ArticlesPublications/TaxRates/Federal-and-Provincial-Territorial-Tax-Rates-for-Income-Earned-CCPC-2013-2014.pdf</a>	

\* Combined Federal and Provincial Rates

## BUILDING AND DEVELOPMENT RELATED FEES

### Development Related Fees

#### Subdivision

Preliminary Subdivision Approval	No Charge
Tentative Subdivision Approval	\$50.00
Final Subdivision Approval - first 5 lots	\$200.00
Final Subdivision Approval - additional lots	\$25.00 per lot

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Recording Fees - Payable to Land Registration Office

Traditional Plan: \$213.35  
Land Registration: \$113.35  
Deed: \$100.00  
Instrument: \$113.35  
Certified Copy: \$13.35

### Planning

Rezoning (Antigonish, Inverness, Richmond, Victoria)	\$200.00 for Advertising
Rezoning (Port Hawkesbury)	\$300.00 for Advertising and Notification of Neighbours
Development Permit	\$40.00
Zoning Confirmation	\$50.00
Planning Document & Maps	\$25.00 per document
Custom Maps	\$2.00/sq. ft. + \$20.00/hr

### Building Permits

Development Permit (zoned areas only)	\$40.00
Residential Construction: Including Modular and Mobile Homes (Part 9 National Building Code)	\$40.00 + \$0.16 per sq. ft. (Each Floor including basement)
Commercial/Institutional/Industrial Construction (Assembly Buildings - Part 3 National Building Code)	\$40.00 + \$0.20 / sq. ft.
Agricultural Buildings	\$40.00 + \$0.10 per sq. ft.
Additions and Alterations	\$40.00 + \$2.75 per \$1000
Accessory Buildings (One storey in height and less than 55 sq. m)	\$50.00 flat fee
Demolition Permit	\$40.00
Occupancy Permit	nil
Refund for Unused Permit (within 30 days of issuance only)	50% of permit fee
Permit Renewal Fee	\$40.00
All Construction/Repairs/Alterations commenced without benefit of permit	double the standard fee

Source: [http://www.edpc.ca/permit\\_fees.htm](http://www.edpc.ca/permit_fees.htm)

### Building Fees (2016)

Water Line Connection	\$2000
Water On	\$50 (normal hours) \$100 (after hours)
Sewer Line Connection	\$400

Source: <http://www.richmondcounty.ca/eservices/application-for-water-and-or-sewer-service-connection.html>

## PERMITTING

Registry of Joint Stock (more information: <http://novascotia.ca/sns/pdf/ans-rjsc-fee-schedule-april-1-2015.pdf>)

### Corporations Registration Act

1 Nova Scotia limited company annual fee	\$118.35
2 Nova Scotia company limited by guarantee annual fee	\$37.40
3 Nova Scotia unlimited liability company - Certificate of Registration tax	\$0.00
4 Nova Scotia unlimited liability company - annual registration tax	\$1,144.90
5 Extra-provincial company annual fee	\$274.10

### Partnerships and Business Names Registration Act and Business Electronic Filing Act

1 Annual registration fee for partnership other than Nova Scotia LLP or extra-provincial LLP	\$68.55
1A Annual registration fee for Nova Scotia LLP or extraprovincial LLP	\$93.40
2 For filing declaration under Section 5 of the Act	\$68.55

### Limited Partnerships Act and Business Electronic Filing Act

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1 For issuing a certificate of registration

\$199.35

**NOTE: The Municipality of the County of Richmond will work with the new business to ensure that all barriers / roadblocks are removed in order to expedite the establishment of the business in the county.**

### INCENTIVES

**Low Taxes in Richmond County: One of the lowest residential and Heavy Industrial tax rates in Nova Scotia.**

**E-Commerce** ECBC provides assistance to commercial and non commercial entities to defray the costs associated with the development and upgrading of websites with e-commerce capabilities. <http://www.ecbc-secb.gc.ca/upload/EN%20-%20Guidelines%20-%20ECommerce%202010%201327948754.pdf>

**Payroll rebates** are incentives used to attract new international businesses to Nova Scotia and to help Nova Scotia companies looking to expand. A payroll rebate is an earned incentive, paid out yearly after a company achieves pre-determined hiring targets. <http://www.novascotiabusiness.com/en/home/locate/incentivesandtaxes/payrollrebates.aspx>

**Workplace Innovation and Productivity Skills Incentive** "The Workplace Innovation and Productivity Skills Incentive is a funding incentive that is designed to encourage businesses to invest in employee and management skills development, and to help them improve productivity. It is also designed to help companies adapt to new technology and innovative processes and thereby boost their international competitiveness. The money can be used to buy training, cover course fees, or for skills development. <http://www.gov.ns.ca/econ/pip/wipsi>

**Strategic Cooperative Education Incentive** The Strategic Cooperative Education Incentive provides private sector, government-funded, and non-profit organizations with 50 per cent of the required minimum hourly wage of \$15.00 CAD for co-operative education opportunities. <http://www.gov.ns.ca/econ/sep/scei/>

**Enhanced Net Metering** Net metering is a utility-led program that allows a consumer (individuals, businesses, and community/not-for-profit groups) to connect a small renewable electricity project to the distribution grid through a meter that measures electricity flows in two directions. The new enhanced program will allow Nova Scotia Power (NSPI) customers to supply electricity to multiple meters under one account within a single distribution zone up to 1 MW to meet their own needs. Net metering customers will receive payment for any amount of excess generation based on their retail rate. <http://www.nsrenewables.ca/enhanced-net-metering>

**15% fully refundable R&D Credit** <http://www.novascotiabusiness.com/en/home/locate/keyfacts/default.aspx>

**Small Business Tax Reduction** <http://www.novascotiabusiness.com/en/home/locate/keyfacts/default.aspx>

**No Payroll Tax** <http://www.novascotiabusiness.com/en/home/locate/keyfacts/default.aspx>

**New Business Tax Holiday** <http://www.novascotiabusiness.com/en/home/locate/keyfacts/default.aspx>

**15% Harmonized Sales Tax** <http://www.novascotiabusiness.com/en/home/locate/keyfacts/default.aspx>

**Energy Rebate Program** <http://www.novascotiabusiness.com/en/home/locate/keyfacts/default.aspx>

**First-Time Home Buyers HST Rebate** <http://www.novascotiabusiness.com/en/home/locate/keyfacts/default.aspx>

**Foreign Conventions and Tour Package** <http://www.novascotiabusiness.com/en/home/locate/keyfacts/default.aspx>

**Time Zone Advantage** - Nova Scotia is part of the Atlantic time zone (EST + 1 hour). It offers you unparalleled real time access to international markets through an overlapping workday with the US and Europe. - From Nova Scotia, you can do business with western Europe and across North America on the same work day - saving you money and making it easier to do business. <http://www.novascotiabusiness.com/en/home/locate/strategicgeographiclocation.aspx>

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**Accessibility to Global Markets** From Nova Scotia, you can easily do business with markets around the world. Nova Scotia is positioned as the gateway to North America and as a global shipping centre, Nova Scotia offers you access to the US & European markets. You can fly to Boston in 90 minutes, New York in 2 hours and to London, UK in 5 hours. Nova Scotia offers a geopolitical stability you can take comfort in. <http://www.novascotiabusiness.com/en/home/locate/strategicgeographiclocation.aspx>

## BUSINESS SUPPORT PROGRAMS AND SERVICES

### Government

ECBC -Enterprise Cape Breton Corporation  
Service NS [www.gov.ns.ca/snsmr/](http://www.gov.ns.ca/snsmr/)  
NS Department of Agriculture and Nova Scotia Fisheries and Aquaculture  
NS Department of Economic & Rural Development  
NS Communities, Culture & Heritage  
Export Development Canada  
Canada Business Network  
Cape Breton Center for Small Business

### Non-Governmental Organizations

INRICH	<a href="http://www.cbdc.ca/ns/inrich_index">www.cbdc.ca/ns/inrich_index</a>
Cape Breton Partnership	<a href="http://www.capebretonpartnership.com">www.capebretonpartnership.com</a>
InNOVAcorp	<a href="http://www.innovacorp.ns.ca/">www.innovacorp.ns.ca/</a>
Nova Scotia Business Inc	<a href="http://www.novascotiabusiness.com">www.novascotiabusiness.com</a>

### Financial

East Coast Credit Union - L'Ardoise	902-587-2414
East Coast Credit Union - Louisdale	902 345-2015
East Coast Credit Union - St Peters	902 535-3101
Royal Bank - St. Peter's	902 535-2001
St. Joseph's Credit Union – Petit de Grat	902 226-2288
Business Development Bank of Canada	<a href="http://www.bdc.ca">www.bdc.ca</a>
Nova Scotia Business Inc.	<a href="http://www.novascotiabusiness.com">www.novascotiabusiness.com</a>
InRich CBDC	902 258-3698

### Real Estate

Canadian Pioneer Estates	902 625-5977
Cape Breton Realty Ltd	902 535-2485
Coldwell Mary Pat Realty	902 535-3228
Quadrant Property Development Inc.	902 631-5050
Robert Wambolt Appraisals	902 535-2786

## QUALITY OF LIFE

### Overview

Located in the Canadian province of Nova Scotia, Richmond County is ideally located on the East Coast of North America!

The St. Peter's Canal bisects Richmond County by joining the Atlantic Ocean with the World Renowned Sailing Destination of the Bras d'Or

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Lakes.

Acadian, Scottish, Irish and Mi'kmaq cultures create a kaleidoscope of rich cultural activities for all to enjoy. Whether you are enjoying Richmond's many Community and Acadian festivals, singing along at a local Milling Frolic or taking part in age old ceremonies with the native community of Chapel Island; Richmond County has something for every taste.

During the summer, take part in surfing, sailing, boating, visit the varied beaches, play a round of golf or join a baseball team.

During the winter, there are very active ATV/Snowmobiling clubs, a community Skating Arena, skiing close by.

The County boasts many kilometers of groomed walking/ATV/snowmobile trails for use year-round as well as access to both the Atlantic Ocean and the Bras D'Or Lakes.

For some, interest may lie in the weekly community breakfasts, meals and Card Games.

There are various Seniors Clubs scattered around the County. These clubs are very active in organizing events for its membership. Dances, meals, day-trips, card games, yoga are just a few of the activities taking place weekly.

### Health, Social and Community Services

GASHA – Guysborough, Antigonish, Strait Health Authority	<a href="http://www.gasha.nshealth.ca/">www.gasha.nshealth.ca/</a>
St. Martha's Regional Hospital – Antigonish	902-867-4500
Strait Richmond Hospital	902-625-3100
Cape Breton Regional Hospital	902-567-8000
St. Anne Community and Nursing Care Center	902 226-2826 <a href="http://www.stannecentre.ca">www.stannecentre.ca</a>
Dr. Kingston Memorial Community Health Centre	902 587-2800 <a href="http://www.drkingstoncommunityhealthcenter.com">www.drkingstoncommunityhealthcenter.com</a>
Dr. Laurie MacNeil MD Inc	902 226-1674
Dr. Steven DeRoche	902 226-1674
Bras d'Or Physiotherapy	902 535-3603
Canal Dental Inc	902 535-3386
Coastal Vision Clinic	902 535-2000
Diabetic Education Centre - Arichat, L'Ardoise, Chapel Island	902 226-1911
Dooley's Pharmacy	902 226-3133
Dr. Doug MacNeil Chiropractic	902 625-0005
Dragonfly Acupuncture	902 226-1674
Healthwise Massage Therapy	902 535-2869
Isle Madame Dental Centre	902 226-2226
It's Only Natural General Nutrition	902 535-2500
Jen's Massage Therapy and Aesthetics	902-226-0122
Kin-Excel	902 535-2488
Lawton's Drugs	902 535-2203
MacDonnell Pharmacy	902 535-3196
Martell's PharmaChoice	902 226-3177
Richmond County Home Support Services Society	902 535-2828
Richmond Villa Home for Special Care	902 535-3030
St. Anne Community & Nursing Care Centre	902 226 2826
Strait Richmond Hospital	902-625-3100
Health & Wellness Hotline	811
Free Access to a Registered Nurse — 24 Hours a day, 7 days a Week	

### Emergency and Protective Services

Fire/Ambulance/Police	911
Emergency Management Office	902 563-2093
Child Welfare	902 625-0660
Health & Wellness	811

## Municipality of the County of Richmond - Profile

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Gambling Help Line	1 888 347-8888
Occupational Health & Safety	902 625-4040
Safer Communities & Neighborhoods	1 877 357-2337
Dept of Transportation Road Conditions	511
Criminal Injuries Counselling Info	1 888 470-0773 563-3655
Addiction Services Smokers' Helpline	1-877-513-5333
Mental Health Crisis Line	1-888-429-8167
Crisis Intervention	1-888-429-8167
Eastern Regional Help Line	1-800-957-9995
Kids Help Phone	1-800-668-6868
Forest Fire, Poaching or Emergency Wildlife	1-800-565-2224
Search and Rescue	1-800-565-1582
Spousal Assault - Leaside Transition House	1-800-565-3390
IWK Regional Poison Center	1 800 565-8161 or 911
Addiction Services – Strait Richmond Hospital	902-625-3230 902-625-4366

### Recreation and Tourism

Quarterly Reflections of Richmond with full schedule of recreation events: <http://www.richmondcounty.ca/default.asp?mn=1.40.43>  
Tourism website: [www.capebretonblueways.com](http://www.capebretonblueways.com)

### Events

Robbie Burns Celebration	January
Richmond County Winter Festival	Jan –Feb
Isle Madame ATV Riders Poker Rally	February
Coastal Riders ATV Rally	February
St. Patrick's Day Celebrations	March
Richmond County Volunteer Banquet	April
Grand Lake Fishing Derby	May
Baraco Days – Louisdale	June
Richmond County Seniors Games	June
Relay for Life	June
Music Camp on the Canal	June
John Boudreau Memorial Kids Fishing Derby	June
Drive fore Literacy	June
Isle Madame Historical Society's Annual Art Auction	July
Canada Day Celebrations	July
Codstock – Arichat	July
Grand River Salmon Supper	July
Johnstown Strawberry Festival	July
Race the Cape	July
Sandcastle Competition – Pondville & Pt. Michaud	July
L'Ardoise Acadian Festival	July
Concerts by the Sea – Arichat & St. Peter's	July / August
Shark Derby	August
Nicolas Denys Days – St. Peter's	August
Lennox Passage Yacht Club Harbourfest	August
Petit de Grat Acadian Festival	August
Surf Classic	August
Johnstown Milling Frolic	August
Shop Right in Richmond Business Expo	September
Cape Breton Paddlefest	September
Martell – Richard Memorial Mini Marathon	September
Celtic Colours	October
Festival of Trees – St. Peter's	November
Noel Isle Madame -Christmas Tree Lighting	December



**APPENDIX A**

Wages by Occupation (related to Expected Workforce)

Occupation (NOC)	Wages		
	Low	Median	High
Administrative Clerks (NOC 1441-C)	12	19	26
Machinists and Machining and Tooling Inspectors (NOC 7231-B)	13.75	20	29.04
Material Handlers (NOC 7452-C)	10.3	13.4	22
Contractors and Supervisors, Mechanic Trades (NOC 7216-B)	14.25	21.63	33
Manufacturing Managers (NOC 0911-0)	15	26.44	42.86

**APPENDIX B**

**Building 1**

Single story industrial warehouse. 2 story office section. 22,000sq ft (second floor is completely renovated, furnished and modernized for the latest technology usage). 10 ton overhead crane.

Architectural Style	Single story industrial warehouse with two-story office section
Year Built	1980
Building Base Area	1,997.8 m2
<b>Brief Specifications</b>	
<b>Exterior</b>	
Foundation	Poured Concrete
Walls	Steel insulated sandwich panels
Frame	Steel
Roof	Tar and gravel finish on steel Q-decking on open web steel joists
Insulation – Walls	Fibreglass in walls
Insulation – Roof	Rigid insulation
Windows	Double glazed windows in aluminum frames
Doors	Double entrance doors: One set glazed in aluminum frame Individual doors: Eight metal faced in metal frames Vehicular doors: Nine metal panel overhead type doors
Chimney	None
Fire Escape/Exterior Staircases	None
Downspouts and Guttering	None
Porches and Steps	None
Structural Repair	Good
Paintwork	Good
<b>Interior</b>	
Basement	None
<b>Ground Floor</b>	
Ground Floor – Washrooms and Locker Rooms	
Floor	Quarry tile and vinyl asbestos tile
Walls (finish)	Washrooms- Ceramic tile Locker rooms- Painted concrete block
Ceilings (finish)	Exposed open web joists and decking
Doors and Trim	Solid core doors with metal trim
Clear Height	+/-2.5 m
Ground Floor – Offices in the Workshop Sections	
Floor	Poured concrete and vinyl asbestos tile
Walls (finish)	Painted concrete block and painted gyproc
Ceilings (finish)	Suspended 'T' bar with acoustic tile and painted gyproc
Doors and Trim	Solid core doors with metal trim

## Municipality of the County of Richmond - Profile

Clear Height	2.4 m
Ground Floor – Finished Space (Remainder)	
Floor	Vinyl asbestos tile
Walls (finish)	Painted concrete block and painted gyproc
Ceilings (finish)	Suspended 'T' bar with acoustic tile
Doors and Trim	Solid core doors with metal trim
Clear Height	+/- 2.5 m
Ground Floor – Woodworking Shop	
Floor	Poured concrete
Walls (finish)	Painted concrete block
Ceilings (finish)	Painted gyproc
Doors and Trim	Solid core doors with metal trim
Clear Height	+/- 2.5 m
Ground Floor – Unfinished Space (Remainder)	
Floor	Poured concrete
Walls (finish)	Concrete block
Ceilings (finish)	Exposed open web joists
Doors and Trim	Solid core doors with metal trim
Clear Height	6.93 m
<b>Second Floor</b>	
Second Floor – Washrooms	
Floor	Quarry tile
Walls (finish)	Ceramic tile
Ceilings (finish)	Suspend 'T' bar with acoustic tile
Doors and Trim	Solid core doors with metal trim
Clear Height	+/- 2.4 m
Second Floor – Electrical and Mechanical Rooms	
Floor	Vinyl asbestos tile
Walls (finish)	Painted concrete block
Ceilings (finish)	Exposed open web joists
Doors and Trim	Solid core doors with metal trim
Clear Height	+/- 2.5 m
Second Floor – Remainder	
Floor	Carpet and vinyl asbestos tile
Walls (finish)	Painted gyproc
Ceilings (finish)	Suspended 'T' bar with acoustic tile
Doors and Trim	Solid core doors with metal trim
Clear Height	+/- 2.4 m
<b>Plumbing</b>	
Fixtures and Location	Ground floor: 1 x 7 piece washroom with shower room (4 shower heads)

## Municipality of the County of Richmond - Profile

	1 x 6 piece washroom with shower room (4 shower heads)
	4 stainless steel sinks in Kitchen
	1 Drinking fountain in corridor
	Second Floor:
	1 x 5 piece washroom
	1 x 4 piece washroom
Equipment	Two x 60 gallon John Wood electric hot water heaters
<b>Heating</b>	
Type of Furnace	Steam heat supplied from central heat exchanger unit located on site
Type of Radiation	Finished space: Baseboard heaters
	Pipe and Fab shop and locker rooms: Ducted hot air
	Remainder: Overhead space heaters
Zoned Heating	All workshops and office areas have separate zones
Supplementary Heating	Locker rooms: Electric baseboard heater
	Garage: Overhead electric heater with ducted air radiation
<b>Air-conditioning</b>	
Type of Air-conditioner	Cafeteria: Air circulation system
Type of Radiation	Ceiling mounted vents
Supplementary Ventilation	Pipe and Fab shop: Four 'smog hog' industrial air cleaning units
	Iron workers shop: One 'Smog Hog' industrial air cleaning unit
<b>Electrical</b>	
Service Entrance	Three phase, (7) 600V, 225 Amps
Fixtures	Finished space: Recessed fluorescent lighting
	Unfinished space:
	Woodworking shop fluorescent
	Remainder incandescent
<b>Sprinkler System</b>	
Type	Wet charged system throughout
<b>Fire Protection</b>	
Sensors	Smoke sensors throughout
Pull Stations	Throughout
Fire Alarm Panel	'Edwards of Canada'
	Located in Ground floor entrance
Emergency Lighting	'Rycroft', 'Teledyne' (and other) battery units throughout
Elevators	None

## Municipality of the County of Richmond - Profile

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<b>Fixed Equipment</b>	
Type	One 'Munck' gantry
Size (Capacity)	Ten ton
Location	Pipe and Fab shop

## Municipality of the County of Richmond - Profile

### Building 2

Single story industrial warehouse with single story office section. 33,000 sq ft.

Architectural Style	Single story industrial warehouse with two-story office section
Year Built	Main structure: 1968 Emergency generator building: 1980
Building Base Area	Main structure 3,081.2 m <sup>2</sup> . (Excludes card rack building, built in 1981) Emergency generator building 62.6 m <sup>2</sup>
<b>Exterior</b>	
Foundation	Poured Concrete
Walls	Storage and workshop area: Aluminum V-beam siding Office section: Facing brick with aluminum V-beam facade
Frame	Steel
Roof	Main structure: Tar and gravel finish on steel Q-decking on open web and steel joists Emergency generator building: Steel Q-decking
Insulation – Walls	38 mm Polystyrene
Insulation – Roof	25 mm Rigid insulation
Windows	Single glazed windows in metal frames
Doors	Double entrance doors: Two sets glazed in aluminum frame Two sets metal faced in metal frames Individual doors: Four metal faced and glazed in metal frames Vehicular doors: Four metal roller shutter type
Chimney	One steel chimney
Fire Escape/Exterior Staircases	Metal staircase up to roof
Downspouts and Guttering	Main structure: None Emergency generator Building: metal gutter and downspout
Porches and Steps	None
Structural Repair	Good
Paintwork	Good
<b>Interior</b>	
Basement	None
<b>Ground Floor</b>	
Ground Floor – Entrance, Corridor (Part)	
Floor	Quarry tile
Walls (finish)	Painted concrete block, facing brick and plywood
Ceilings (finish)	Suspended 'T' bar with acoustic tile
Doors and Trim	Solid core/glazed doors with metal trim
Clear Height	+/- 2.4 m
Ground Floor – Washrooms	
Floor	Quarry tile
Walls (finish)	Ceramic tile and painted concrete block
Ceilings (finish)	Suspended 'T' bar with acoustic tile
Doors and Trim	Solid core doors with metal trim
Clear Height	+/- 2.4 m
Ground Floor – Locker room	
Floor	Quarry tile

## Municipality of the County of Richmond - Profile

Walls (finish)	Painted concrete block
Ceilings (finish)	Exposed open web joists and steel decking
Doors and Trim	Solid core doors with metal trim
Clear Height	3.7 m
Ground Floor – Safety Equipment Room, Instrumentation Shop #2 and offices in the workshop	
Floor	Poured concrete
Walls (finish)	Painted concrete block and painted gyproc
Ceilings (finish)	Suspended 'T' bar with acoustic tile
Doors and Trim	Solid core doors with metal trim
Clear Height	+2.4 m
Ground Floor – Office Section (Remainder)	
Floor	Vinyl asbestos tile
Walls (finish)	Painted concrete block and painted and vinyl covered gyproc
Ceilings (finish)	Suspended 'T' bar with acoustic tile
Doors and Trim	Solid core/glazed doors with metal trim
Clear Height	2.4 m
Ground Floor – Storage and Workshop Section (Remainder)	
Floor	poured concrete
Walls (finish)	Painted concrete block
Ceilings (finish)	Exposed steel joists and steel Q-decking
Doors and Trim	Metal faced doors with metal trim
Clear Height	Below mezzanine 3.7 m Remainder 8.4m
<b>SecondFloor</b>	
Second Floor – Washrooms	
Floor	Slate
Walls (finish)	Ceramic tile and vinyl
Ceilings (finish)	Suspend 'T' bar with acoustic tile
Doors and Trim	Solid core doors with metal trim
Clear Height	+ - 2.4 m
Second Floor – Lab	
Floor	Vinyl and ceramic tile
Walls (finish)	Painted concrete block and painted gyproc
Ceilings (finish)	Suspend 'T' bar with acoustic tile
Doors and Trim	Hollow core doors with metal trim
Clear Height	+ - 2.4 m
Second Floor – Remainder	
Floor	Carpet and vinyl asbestos tile
Walls (finish)	Painted concrete block and vinyl covered gyproc
Ceilings (finish)	Suspended 'T' bar with acoustic tile
Doors and Trim	Solid core doors with metal trim
Clear Height	+ - 2.4 m
<b>Plumbing</b>	
Fixtures and Location	Ground floor 1 x 9 piece washrooms

## Municipality of the County of Richmond - Profile

	1 x 3 piece washrooms
	2 sinks in Medical Centre
	1 sink in Safety Equipment room
	Second Floor
	1 x 8 piece washroom
	1 x 6 piece washroom
	Lab
	"Emergency Eye Wash unit
	Several chemical waste sinks
<b>Heating</b>	
Type of Furnace	Canadian Blower Forge Co. warm air unit distributes heat through building Steam heat Supplied from central heat exchanger unit located on site
Type of Radiation	Ducted hot air through ceiling mounted vents
Zoned Heating	Storage/Workshops and Office section have separate zones
Supplementary Heating	One hot water space heater located on ground floor near computer room Electric baseboard heaters in some ground floor offices
<b>Air-conditioning</b>	
Type of Air-conditioner	Air circulation system throughout the office sections
Type of Radiation	Ceiling mounted vents
Supplementary Ventilation	Payroll Section: Two wall mounted unit air-conditioners Computer room: Two wall mounted unit air-conditioners Lab: One wall mounted air chiller unit
<b>Electrical</b>	
Service Entrance	600V, 400 Amps
Fixtures	Office sections, Lab and Workshop below Mezzanine: fluorescent lighting Remainder of Storage/Workshop Section: Mercury vapour lighting
Equipment	P.A. system throughout the building
Service Entrance	600V, 400 Amps
Fixtures	Office sections, Lab and Workshop below Mezzanine: fluorescent lighting Remainder of Storage/Workshop Section: Mercury vapour lighting
Equipment	P.A. system throughout the building
<b>Sprinkler System</b>	
Type	Wet charged system throughout
<b>Fire Protection</b>	
Sensors	Smoke sensors in office sections
Pull Stations	Throughout
Fire Alarm Panel	'Edwards of Canada' Located in Central Control Room
Emergency Lighting	'Teledyne' (and other) battery units throughout
Other	Computer room and Central Control Room: Ceiling mounted Halon units
Elevators	None

## Municipality of the County of Richmond - Profile

### Building 3

Single story industrial warehouse. 20,000 sq ft. pre-engineered steel building

Architectural Style	Single story industrial warehouse
Year Built	1980
Building Base Area	1,858.0 m2
<b>Exterior</b>	
Foundation	Poured Concrete
Walls	Corrugated steel sandwich panels
Frame	Steel
Roof	Shallow pitch roof with corrugated metal covering
Insulation – Walls	Fibreglass
Insulation – Roof	Vinyl blanket
Windows	Office area: Double steel sliders Storage area: Translucent panels
Doors	Individual doors: Nine metal faced/glazed doors in metal frames Vehicular doors: Four metal panel overhead type doors
Chimney	None
Fire Escape/Exterior Staircases	None
Downspouts and Guttering	Metal downspouts and guttering
Porches and Steps	Two sets of concrete steps at front
Structural Repair	Good
Paintwork	Good
<b>Interior</b>	
Basement	None
<b>Ground Floor</b>	
Ground Floor – Receiving Offices	
Floor	Poured concrete
Walls (finish)	Painted concrete block
Ceilings (finish)	Suspended 'T' bar with acoustic tile
Doors and Trim	Solid core doors with metal trim
Clear Height	2.4 m
Ground Floor – Finished space	
Floor	Carpet and vinyl asbestos tile
Walls (finish)	Painted concrete block and gyproc
Ceilings (finish)	Suspended 'T' bar with acoustic tile
Doors and Trim	Solid core/glazed doors with metal trim
Clear Height	2.5 m
Ground Floor – Unfinished Space	
Floor	Poured concrete
Walls (finish)	Metal siding
Ceilings (finish)	Exposed insulating blanket
Doors and Trim	Solid core doors with metal trim
Clear Height	+ - 5.4 m
<b>Plumbing</b>	
Fixtures and Location	one x 3 piece washroom one x 2 piece washroom One emergency shower and eyewash

## Municipality of the County of Richmond - Profile

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Equipment	40 gallon electric hot water heater
<b>Heating</b>	
Type of Furnace	Steam heat supplied from central heat exchanger unit located on site
Type of Radiation	Office Space: Baseboard heaters Unfinished space: Overhead space heaters
Zoned Heating	Office Space: Two zones Unfinished Space: Separate controls for each (or for two) space heaters
Supplementary Heating	None
<b>Air-conditioning</b>	
Type of Air-conditioner	None
<b>Electrical</b>	
Service Entrance	600V, 225 Amps
Fixtures	Office space: Fluorescent lighting Unfinished space: Mercury vapour lighting
Equipment	P.A. system throughout
<b>Sprinkler System</b>	
Type	Wet charged system throughout
<b>Fire Protection</b>	
Sensors	None
Pull Stations	None
Fire Alarm Panel	None
Emergency Lighting	'Chloride' battery units
Elevators	None
<b>Fixed Equipment</b>	
Type	Two automatic dock levellers

## Municipality of the County of Richmond - Profile

### Building 4

Single story pre-engineered warehouse. 25,000 sq ft.

Architectural Style	Single story industrial warehouse
Year Built	1979
Building Base Area	2,299.3 m <sup>2</sup>
<b>Brief Specifications</b>	
<b>Exterior</b>	
Foundation	Poured Concrete
Walls	Corrugated metal siding
Frame	Steel
Roof	Shallow pitch roof with corrugated metal covering
Insulation – Walls	Vinyl blanket
Insulation – Roof	Vinyl blanket
Windows	Glazed window in metal frame, with security bars
Doors	Individual doors: One metal faced and glazed door in metal frame Six metal faced doors in metal frames Vehicular doors: One metal panel overhead type doors
Chimney	None
Fire Escape/Exterior Staircases	None
Downspouts and Guttering	Metal downspouts and guttering
Porches and Steps	Concrete steps to front entrance door
Structural Repair	Good
Paintwork	Good
<b>Interior</b>	
Basement	None
<b>Ground Floor</b>	
Ground Floor – Office	
Floor	Poured concrete
Walls (finish)	Concrete block
Ceilings (finish)	Reinforced concrete
Doors and Trim	Metal faced individual door in metal frame
Clear Height	+2.4 m
Ground Floor – Remainder	
Floor	Poured concrete
Walls (finish)	Concrete block, metal siding and exposed vinyl blanket
Ceilings (finish)	Exposed vinyl blanket
Doors and Trim	Metal faced individual doors in metal frames Four vehicular metal roller shutter type doors
Clear Height	5.46 m
<b>Plumbing</b>	
Fixtures and Location	Emergency shower and eyewash in the change room
<b>Heating</b>	
Type of Furnace	Heat distribution unit located above office Steam heat supplied from central heat exchanger unit located on site

## Municipality of the County of Richmond - Profile

Type of Radiation	Ducted hot air
Zoned Heating	Single zone
Supplementary Heating	None
<b>Air-conditioning</b>	
Type of Air-conditioner	None
<b>Electrical</b>	
Service Entrance	600V, 60 Amps
Fixtures	Office: Fluorescent lighting Remainder: Mercury vapour lighting
<b>Sprinkler System</b>	
Type	None
<b>Fire Protection</b>	
Sensors	Smoke sensors throughout
Pull Stations	Located in main exits
Fire Alarm Panel	'Edwards of Canada' located in the Shipping/Receiving area
Emergency Lighting	'Surette Battery Ltd.' Units throughout
Elevators	None
<b>Security(installed Sept. 1981)</b>	
Type	Siemens closed circuit scanners outside the building Monitored in Central Control Room of Building #ZB-900
<b>Fixed Equipment</b>	
Type	Automatic dock leveller