

Restigouche Industrial Park



Eel River Dundee

Where businesses grow

The Restigouche industrial park located in Eel River Crossing welcomes any new businesses to the park. With over 350 acres available, the Village of Eel River Dundee offers many incentives to those who are willing to install your business among us. Incentives available are the following:

- ✓ **FREE** water & sewerage
- ✓ **REBATE** on property taxes
- ✓ **SUBSIDY** for job creation
- ✓ **CONTRIBUTION** toward the purchase of property

Council

PHOTO

Deputy Mayor Mario Pelletier
Councillor Laurent Hachey
Councillor Rheal Pelletier
Councillor Gilles Savoie

Contact

The Restigouche Industrial Park is owned by the Village of Eel River Dundee. For further information regarding the properties please contact the municipal office.

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Restigouche Industrial Park

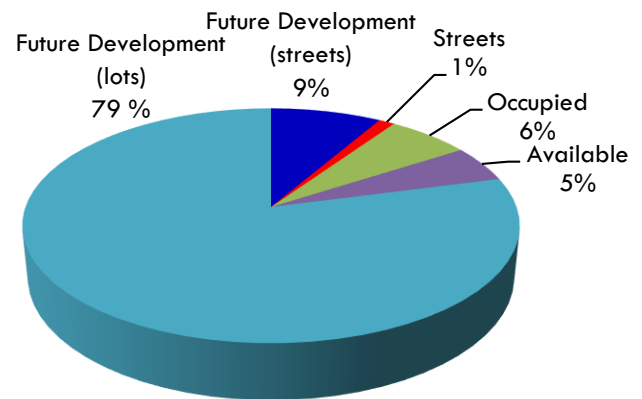
Where businesses grow

The Restigouche industrial park located in Eel River Dundee is situated in northern New-Brunswick near the Bay of Chaleur. The success of the industrial park established in 1973 can be attributed to the collaboration between Enterprise Restigouche and the Village of Eel River Dundee. The Park comprises of 400 acres of land of which about 50 acres are occupied, therefore leaving another 350 for further development. The proximity to highway 11, port, rail and airport facilities are essential assets to the development of companies who choose to establish themselves here. Today the Restigouche Industrial park is home to numerous companies including Leon Chouinard & fils, Maga Rebuilding and PLC info.

Topography

The park lies on the rich estuary between the Bay of Chaleur to the north and the Appalachian uplands, which begin rising two kilometers south of the site. As mentioned, the overburden is typical of an estuary, although it tends to be a gravel/silt mix at the site. The northern one-third of the site adjacent Highway 11 is generally level. Roughly forming an east-west line where Industrial Street meets the southern on/off ramp, the land generally slopes downward on a three-five percent grade. Surface water run-off is southerly to a brook near the southern boundary of the site, where it flows west into Eel River before emptying into the Bay of Chaleur. Soil, groundwater and surface water conditions do not represent an impediment to development at the site. To the north, much of the tree cover has been removed, with some poplar and pine stands remaining. To the south the site is mostly populated by poplars, although again interspersed with some pine.

Site Description



Total Hectares - 148.03 Hectares

Existing Businesses

| | |
|-------------------------------------------|----------------------------------------------------------------------------|
| Championord | (506) 826-3333 |
| Fenêtres Super Seal Windows | www.supersealwindows.ca |
| John Drapeau Diesel | (506) 826-3306 |
| JM Metal & Auto Recycling | (506) 684-0575 |
| Léon Chouinard & fils | www.leonchouinard.com |
| Maga Rebuilding | www.magaelectricmotors.com |
| NB Power – District du centre d’opération | www.nbpower.com |
| PLC Info | www.plcinfo.ca |



Incentives

- Free water and sewage
- Contribution towards purchase of property, depending on property tax evaluation (size of business)
- Subsidy for job creation
- Rebate on property taxes

For more information on incentives, please contact the Village of Eel River Dundee.

Zoning

The Park is zoned for the following uses

- Light manufacturing industry
- Any use concerned with manufacturing, storage, processing, transportation or related activities
- Service industry
- Technical public service, such as a governmental building, incinerator or municipal garage
- Warehouse or wholesaling
- office

Maintenance

The village of Eel River Dundee is responsible for the maintenance and snow removal of the streets in the industrial park; in addition the municipality is also responsible of the maintenance of the municipal water and sewer system.

Services

Water

The Restigouche Industrial Park has central water servicing provided by the village of Eel River Dundee. The source of water for the Village of Eel River Dundee is surface water shed. The surface water shed capacity is many times over what would be required for the village and its consumers. Both Route 280 (Cove Road) and Admiral Street are serviced with 300 mm diameter water mains. Future extensions to the system will be no less than 250 mm in diameter. The village currently utilizes a per unit charge for water servicing. Commercial and industrial customers should contact the municipality for meter and volume charges.

Sewer

A 200 mm gravity flow sanitary sewer main runs under Route 280 (Cove Road), and has been extended to Admiral Street. Plans for future expansion of services have been developed. The village is currently connected to a regional sewage treatment plant in Dalhousie six kilometers north of the industrial park. The regional facility is an aerated lagoon that discharges into the Bay of Chaleur. Contact the municipality of Eel River Dundee for current rates.

Storm Sewer

The park utilizes an open-ditch drainage storm water management system. All ditches in the park have been landscaped and stabilized with sod. The Village of Eel River Dundee mows and maintains ditches in the park.

Streets

There are two street systems in the Restigouche Industrial Park. The park was originally developed around Route 280 (Cove Road), a provincially owned and maintained local highway. Route 280 is paved with asphalt. Industrial, International and Admiral Streets have been developed specifically for industrial park purposes. They are paved; feature full rights of way, well developed road beds, proper turning radiuses for



large trucks, proper shoulders and large, landscaped ditches. All developed sections of the park are serviced with street lights and fire hydrants.

Rail

Individual tenants should contact Canadian National Rail (CN Rail) for the feasibility of constructing a rail siding to their site.

Power

Two major power plants in the region produce 750 megawatts of power, guaranteeing abundant, reliable energy to the industrial park. Power in the park is distributed via overhead power lines.

Visit www.nbpower.com/html/en/business/rates/rates.html for current rates.

Last updated January 8, 2020.

| Service | General Service I | General Service II | Industrial Service |
|---------------------------|-------------------|--------------------------------|--------------------|
| Service charge | \$23.36 | \$23.36 | --- |
| First 20KW of demand | No charge | No charge | --- |
| Additional KW of demand | \$10.75/KW | Lesser \$7.18/KW or 3.577¢/KWh | --- |
| First 5 000kWh of demand | 13.45¢/KWh | 13.46¢/KWh | --- |
| Other kWh | 9.54¢/kWh | 10.32¢/KWh | --- |
| Plus harmonized sales tax | | | --- |
| Demand charge | --- | --- | \$7.14/KW |
| First 100 kWh per kW | --- | --- | 13.84¢/KWh |
| Other kWh | --- | --- | 6.54¢/KWh |

Fire Protection

Fire protection at the Restigouche Industrial Park is provided by the Eel River Dundee Volunteer Fire Department, located nearby in the center of the village. The department has a complement of 30 volunteer firefighters backed by two trucks/pumper and a rescue vehicle. Moreover, in an emergency, there is a service agreement with volunteer firefighters in municipalities of Balmoral, Charlo, Dalhousie and Belledune.

Transportation

Highway

The Restigouche Industrial Park is located off Highway 11 at exit 388. Route 11 is one of the most important highways in north-eastern New Brunswick. The 430-kilometre long road runs from Shediac to the Quebec border near Campbellton at the Interprovincial Bridge, following the province's eastern and northern coastlines.

Rail

Canadian National Railways

Individual tenants should contact Canadian National Rail (CN Rail) for rail services.

Airports

Charlo Airport (3 km)

Charlo Airport is located off Highway 11 at exit 385, three kilometers east of the Restigouche Industrial Park. The airport features a 1,800 meter (6000 foot) all weather runway capable of accommodating flights ranging from small general aviation aircraft to corporate and mid-sized jets.

www.charloairport.ca

Bathurst Regional Airport (80 km)

Bathurst Airport is open year round and its paved runway measures 1371.5 meters long by 30.5 meters wide. The main airline provider is Air Canada Jazz which offers daily flights to and from Montreal, Quebec.

www.bathurstairport.ca

Greater Moncton International Airport (281 km)

The Greater Moncton International Airport (GMIA) has the only fully serviced 24 hour tower in New Brunswick; as well has 2 runways, one of which is 1875 meters long and the other at 2438 meters long. GMIA provides user-friendly connections around the world and offers over 100 weekly direct flights serving all major commercial centers in Canada.

Seaports

Port of Dalhousie (6 km)

The Port of Dalhousie includes two facilities; the East Wharf (length 340 meters, depth 9.1 meters) and the West Wharf (length 335 meters, depth 10.3 meters) as well as a 106,000 ft² warehouse facility. The port offers services such as stevedoring, minor repairs, supplies, freshwater and other services.

Dockside rail is available.

www.portofdalhousie.com

Port of Belledune (47 km)

The port of Belledune includes 3 facilities:

- Terminal I (length 155 meters, depth 10.4 meters and width 15 meters)
- Terminal II (length 307 meters, depth 14.4 meters and width 28 meters)
- Terminal III consisting of a wharf (length 455 meters width 100 meters supporting two berths - (West) length, 200 meters depth alongside 9.9 meters (32.5 ft.) at chart datum; (East) length, 200 meters, depth alongside 11.5 meters (37.7 ft.) at chart.

The port specializes in bulk commodities and general cargo.

www.portofbelledune.ca

Hospital and Clinics

St. Joseph Community Health Centre

The St-Joseph community health center situated in Dalhousie serves the eastern portion of the county. The St. Joseph Community Health Centre walk-in clinic is open 12 hours per day from 8 a.m. to 8 p.m., 7 days a week to provide primary health care to the population. The clinic is approximately eight kilometers from the Restigouche Industrial Park.

Campbellton Regional Hospital

The Campbellton Regional Hospital is a 166 bed acute care Regional hospital that opened in 1991. It offers all primary and secondary services to the residents of Restigouche County. The hospital provides a wide range of services, including emergency care, ambulatory care, and intensive care. The Campbellton Regional Hospital is approximately 26 kilometers from the Restigouche Industrial Park.



Jacquet River Health Center

The Center is an extension of the outpatient and an ambulatory care service offered by St. Joseph Community Health Centre and is also a medical clinic for established physicians.

THE NEW COMMUNITY

Eel River Dundee with a new population of 1,953 habitants, offers a year-round walking trail, approximately 5 kilometers long. In the center of the municipality is an exterior skating rink, two playgrounds, basketball court and baseball and softball fields. The Recreaplex, indoor pool is located only 6 km away. We are a charming municipality that is an ideal place to settle.