



Cape Breton

Nova Scotia, Canada



Transportation

Cape Breton is your gateway hub to North America. With some of the world's deepest waters and direct shipping routes to Europe, the U.S., South America and Asia, it's the first port of call on mainland North America for vessels transiting the Suez Canal.



Investment Opportunities

- ▶ **Launch a new port services business**
As more facilities are constructed at our ports, additional services will be required.
- ▶ **Service base for the offshore**
Offshore oil and gas developments present exceptional opportunities for service based industry.
- ▶ **Dry bulk transshipments**
The region's deep waters present interesting opportunities to develop bulk transshipment facilities for vessels travelling up and down the St. Lawrence Seaway and along the North American east coast.
- ▶ **Industrial fabrication**
Cape Breton ports offer excellent locations for shipbuilding and repair, and the fabrication of large-scale components used in energy systems and transportation infrastructure. Their location makes each ideal for the offshore oil and gas sector and emerging opportunities in Newfoundland and northern Canada.

- ▶ **Coal, ore and minerals - liquid bulk petroleum transshipments**
Our ports are strategically located to receive stockpiles of coal, ores and minerals for domestic and international markets as well as to receive and transship some of the largest liquid bulk petroleum shipments in Atlantic Canada.



Top Reasons to Invest in Cape Breton

- ▶ **Strategic port location**
Cape Breton is strategically located between North American, European and South American markets. Ours are the closest North American ports to Europe, the Suez Canal and Santos, Brazil. Our close proximity to the eastern U.S. coast adds a further advantage.
- ▶ **Strategic markets**
Our inclusion in the North American Free Trade Agreement provides access to 440 million consumers living in Canada, the U.S. and Mexico while the new Comprehensive Economic and Trade agreement will maximize significant

- ▶ **trade opportunities with 508 million consumers in the EU.**
- ▶ **Deep-water ports**
The ports at the Strait of Canso and Sydney are deep-water, ice-free ports that can accommodate 12,500+ TEU vessels.
- ▶ **Accessible land**
The ports at the Strait of Canso and Sydney have in excess of 1,000 acres of brownfield or greenfield land available for development.
- ▶ **Multimodal**
With sea, road, rail and air transportation options, Cape Breton has multimodal transportation options that allow for flexibility in shipping and receiving.

- ▶ **Industrial parks**
The ports at the Strait of Canso and Sydney have diverse industrial parks with available land, buildings and other infrastructure to service a variety of businesses.





Key Infrastructure/ Resources

► Business support

The Atlantic Canada Opportunities Agency, provincial and municipal partners, provide financial and other support services to companies looking to invest in port-related services and other transportation sector opportunities.

► Port infrastructure

Strait of Canso: 27 m draft (89 ft)

The Strait is the deepest harbour on the North American east coast. It has two

public harbours, Port Hawkesbury and Mulgrave, and five private terminals.

Port of Sydney: 17 m draft (56 ft)

The facilities within Sydney Harbour are located along the six kilometre “Y” shaped waterway that is used for shipping activities and offers a protected ice-free harbour with unrestricted access.

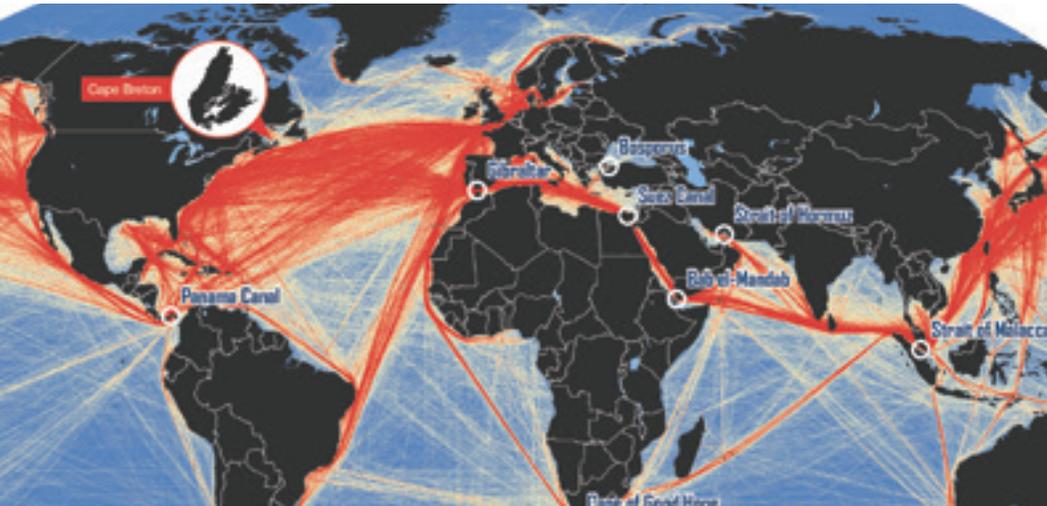
► Air transportation infrastructure

The JA Douglas McCurdy Sydney Airport offers multiple flights per day to Halifax, with connecting flights to major North American and international destinations.

The Airport also has daily direct flights from Sydney to Toronto. Port Hawkesbury Airport accommodates private and charter service to the western side of Cape Breton.

► Rail and road transportation infrastructure

Cape Breton is connected to the rest of Canada and the United States by the 394 km (245 mi) railway operated by the Cape Breton and Central Nova Scotia Railway, offering double stacking container capability. A full range of trucking services from large fleet operations to small niche companies provide an alternative to rail and ship transport.



Sailing Distance Comparisons

New York to Natal, Brazil	4,173 Nautical Miles
Virginia to Natal, Brazil	4,285 Nautical Miles
Cape Breton to Natal, Brazil	4,179 Nautical Miles
New York to Suez Canal	4,881 Nautical Miles
Virginia to Suez Canal	5,125 Nautical Miles
Cape Breton to Suez Canal	4,553 Nautical Miles



Transportation Success Stories

► East Coast Hydraulics and Machinery Ltd.

Operating since 1984, this well respected company provides hydraulic engineering, installation and sales, steel fabrication, mechanical and electrical repairs to ship's installations, industrial repair and sales and service of mechanical components for international industrial and marine sectors.

► Nustar

Located in Point Tupper, NuStar's petroleum and chemical storage terminal is one of the largest of its kind in the world. The terminal consists of 7.6 million barrels of tankage used to accommodate crude oil, gasoline, diesel fuel, furnace oil, gasoline blend components and butane. The company is planning to build a railcar offloading facility at its terminal.

► Provincial Energy Ventures

Provincial Energy Ventures operates the Atlantic Canada Bulk Terminal in Sydney Harbour, which provides efficient transfer of commodities to consumers in North America and Europe. It is adjacent to the Harbourside Commercial Park with 300 acres of land with buildings and lots available to lease.

► Logistec

Logistec Stevedoring (Atlantic) owns and operates the Sydney International Coal Pier that receives and stores coal and petroleum coke off-loaded by self-unloading vessels. The facility has 180m+ mooring dolphins, 240,000 MT of storage and direct access to rail service via the Sydney Coal Railway (SCR).



Invest in Cape Breton Today!

► www.InvestInCapeBreton.com

► 902-562-6059

► Toll Free: 1-844-868-0967

Visit the website or call to find out more about financial support and investment opportunities.