



 Enterprise Central NB / Entreprise Centre du N.-B.

Community Economic Development Agency / Agence de développement économique communautaire

The Minto - Chipman Grand Lake Region



Our Region

Introduction

The Minto – Chipman Grand Lake Region, rich in natural resources, open space and business opportunities, possesses a strong sense of community and offers affordable living in a “quality-of-life” environment. Situated near the picturesque Grand Lake in an attractive natural and cultural setting, the region is an important destination for outdoor recreational activities, including boating, wildlife viewing, birding, hunting, fishing and country hospitality.



Forestry and forest products manufacturing are the mainstays of the Region’s economy. However, tourism, value-added manufacturing (particularly metal fabrication and value-added



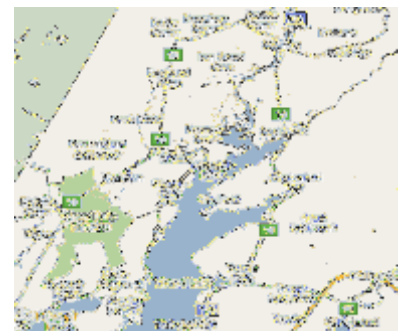
wood products for the export market) and upscale Customer Contact Centres are also important sectors providing additional opportunity for economic expansion and job creation. The region has a tradition of entrepreneurship and commerce that dates back 300 years.

The Minto – Chipman Grand Lake Region is characterized by skilled, motivated, bilingual workers, innovative industries, a strong entrepreneurial culture and tailored government support programs that provide the bedrock for economic enterprise and business success. A strategic location, low taxes, attractive real

estate costs, competitive power rates, and an advanced telecommunications infrastructure increase the business allure. The Region is a great place to live, work and play.

General location

The Minto / Chipman Grand Lake Region is strategically located on the northwest shore of Grand Lake (the largest freshwater lake in the Maritimes) in central New Brunswick, Canada, approximately 70 km north of Fredericton and 140 km west of Moncton. The Region occupies parts of both Queens County (2006 population 11,708) and Sunbury County (2006 population 25,542). The region’s principal commercial centres are the villages of Minto and Chipman.



Unique and special attributes

The region is renowned for its scenic area adjacent to Grand Lake, which along with the Jemseg River, is a key component of the Saint John River Lower River Passage. This waterway is part of the Trans



Canada Trail Water Route and offers some of the finest inland water experiences on the eastern seaboard. With ample open and green space the Region supports exceptional outdoor land-based recreation and eco-tourism offerings. From a natural resource perspective, the Region is in the centre of one of the largest shale deposits in eastern Canada, and is currently being targeted for oil and gas exploration by international mining interests. The Region also contains one of only two large clay deposits in the province suitable for the manufacture of construction products.

Our People

Demographics

The Minto - Chipman Grand Lake Region has a relatively small population; in 2006, the population of Queens and Sunbury Counties was 37,250. Within a typical commuting distance of 50 km (31 miles) there are approximately 150,000 people. The Region extends into neighbouring York County which has an additional population of 90,872.

	Area km ²	Population	Census Ranking
Village of <u>Minto</u>	31.53	2,681	1,082 of 5,008
Village of <u>Chipman</u>	19.58	1,291	1,748 of 5,008

Source: Statistics Canada, 2006 Census

The median age of Chipman / Minto residents is 48.8 and 46.2 respectively, compared to the median age of 41.5 for the Province of New Brunswick.

Age Profile						
Age	Chipman		Minto		New Brunswick	
	Population	Percentage	Population	Percentage	Population	Percentage
0-14 years	155		420		118,250	
15-64 years	825		1690		504,115	
65+ years	320		560		107,640	
population 15+ years		88		84.3		83.8

The majority of the Region's residents are English speaking (89.5%) compared with 64.4 percent for New Brunswick.

Languages						
	Chipman	%	Minto	%	New Brunswick	%
Total Population	1291		2681		719,650	
English Only	1235	96	2255	86	463,190	64.4
French Only	50	3.9	295	11	232,980	32.4
English and French	0		50	2	4450	.6
Other	10	.1	10	1	19025	2.6

Education

The Minto - Chipman Grand Lake Region offers excellent primary and secondary education facilities with two schools in Minto: Elementary Middle School and Memorial High School which offer English and French curriculum, and two schools in Chipman: Chipman Elementary School and Chipman Forest Avenue School. The New Brunswick Community College offers trades training in heavy transport and motor mechanics. There are numerous private day care centres, kindergartens and public libraries and museums.

Post secondary education is available in Fredericton at the University of New Brunswick, St. Thomas University, New Brunswick Community College of Craft and Design, and numerous information technology training schools.

In terms of educational attainment, based on the population of Minto - Chipman aged 15+ years, 23% have completed high school, 11% have a trades certificate, 15% have a college/university level diploma, and about 6% have an undergraduate degree.



Population 15 + By Highest Level of Education:			
	Chipman	Minto	New Brunswick
Population 15+	1120	2140	601,420
High School Certificate or equivalent	280	475	156,365
Apprenticeship or trades certificate or diploma	125	220	65,075
College, CEGEP or other Non-university certificate or diploma	150	270	105,670
University certificate or diploma below the bachelor level	30	25	19,555
University Certificate, diploma or degree	70	110	78,110

Income

In 2005, the median income for persons 15 years and over was \$19,838, and \$17,842, for Chipman, and Minto, respectively. This compares with \$22,000 for New Brunswick and \$25,615 for Canada.

Special skills

The Region's labour force numbers about 2,000. Based on the Minto / Chipman labour force (1,720), the dominant sector is "other services" (23% of employed person); the next most important sector is business services accounting for 13%; the third most important sectors, health care & social services, and manufacturing employ about 12% each; retail trade accounts for 10% and about 11% are employed in agriculture and other resource-based industries.

Labour Force by Industry			
Sector	New Brunswick	Chipman	Minto
Total experienced labour force 15 years & over	376,985	570	1150
Agriculture and other resource-based industries	26,150	25	155
Construction	25,415	15	115
Manufacturing	40,700	60	140
Wholesale trade	13,500	10	25
Retail Trade	44,290	35	130
Finance & real estate	15,870	40	30
Health care & social services	43,030	85	120
Educational services	24,615	30	40
Business services	63,835	100	125
Other services	79,580	140	255

Our Assets

Industrial parks

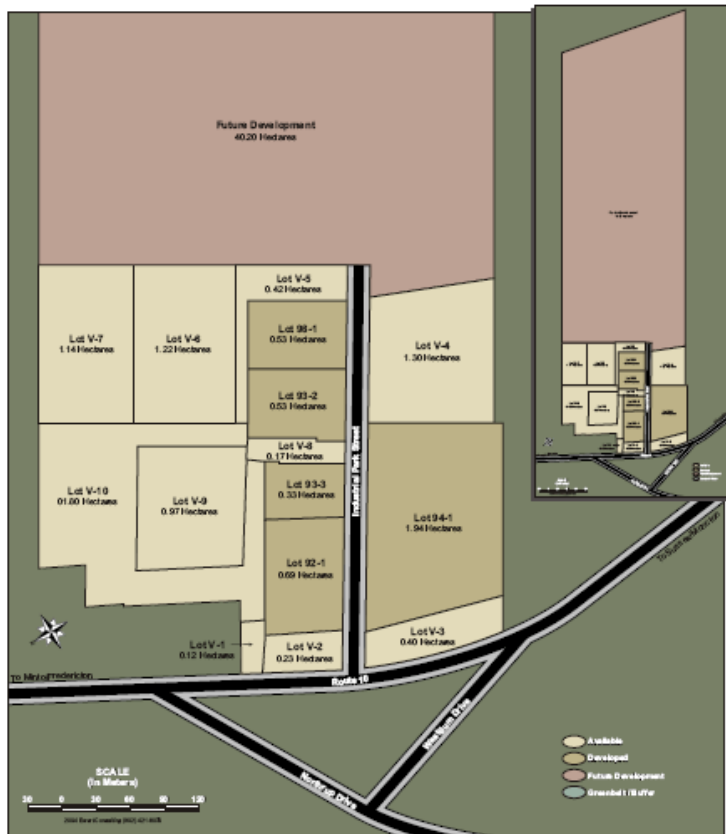
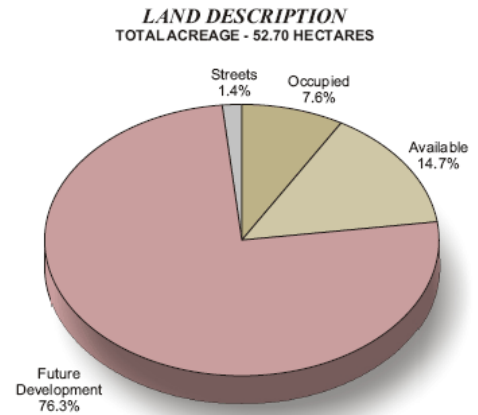
The region has two industrial parks located in the Chipman and Minto commercial centres. Ready access to Grand Lake and the Saint John River system offers the potential for industrial barging worldwide; an attractive transport option, especially in the current context of increasing fuel and distribution costs. The central location, excellent warehouse space and numerous independent trucking companies ensures reasonable transportation and distribution services for local firms.

Chipman

The 130 acre (52.70 hectares) Chipman Industrial Park is located on Route 10 with ready access to the Trans Canada Highway, and onward to USA and Central Canadian markets. There is a rail spur and river access. Less than 10 acres of the park are currently occupied, thus offering considerable opportunity for expansion.



Park tenants are responsible for development of an on-site water supply system, which must be approved by the Department of Environment and meet minimum standards. There are no plans at the present time to extend the municipal system to the park. All building lots in the park are adequately sized.

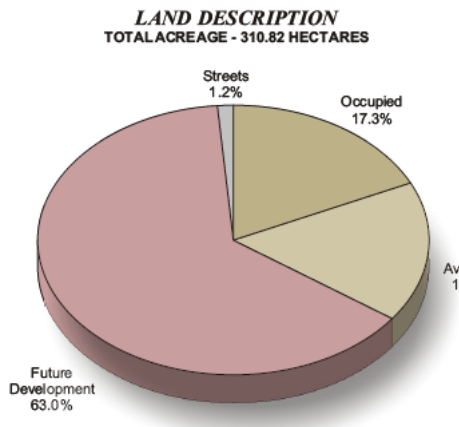


Minto

The 768 acre (310.82 hectares) Minto Industrial Park, owned by the Province of New Brunswick, is located on the north side of the Village of Minto on Route 10. Over 17 acres of the park are currently occupied, leaving ample serviced land available for expansion.



Water is supplied from a deep well with a total capacity of 350 US gallons per minute. Current demand averages 30 US gallons per Minute. Pressure (110 psi) is assured by an enclosed 1,000,000 US Gallon elevated steel tank, and an adequate distribution system, which can be readily expanded. Water consumption is charged at \$100 per 1,000 Imperial Gallons of consumption.



Available buildings

There is an attractive stock of manufacturing and warehouse buildings available for ready occupancy; offering a considerable range of space configurations to accommodate the particular layout requirements for almost any enterprise.

K. Murray Shop
Chipman Industrial Park
3300 sq ft
14 ft ceiling height
2 acre property
10 year old building
1 loading dock



Former HTM Sawmill
Minto Industrial Park
20,372 sq ft
16 ft ceiling height
15 year old building

Former Sawmill
Village of Chipman
General Industrial Zoning
10,000 sq ft
24 acre property with waterfront
30 year old building

Former HTM Facility
Minto Industrial Park
17,000 sq ft
16 to 24 ft ceiling height
30 year old building
1 loading docks



Former Chlorox Building
Minto Industrial Park
126,000 sq ft (3 separate buildings)
16 ft ceiling height
37 acre property
40 year old building
4 tailgate and 6 drive-in loading docks



Tourism

Anchored by its connection to the world renowned Saint John River and Grand Lake waterway system, and bolstered by a scenic highway touring network, the Region has significant potential as a tourism destination. Grand Lake is a large, clean and relatively protected water body excellent for all types of pleasure craft boating (motorized and non-motorized), swimming, fishing and other water oriented recreational activities. There are three marinas located at Chipman, Newcastle Creek and Douglas Harbour.



The green wide-open spaces, lakes and rivers, country roads and forest trails support extensive opportunities for popular eco-tourism activities such as cycling, hiking, bird watching, as well as hunting and fishing in the summer and ice fishing and other special events in winter. The extensive provincial ATV and

snowmobile trail network crisscrosses the Region. For inclement weather days there are many museums, festivals and facilities oriented to heritage and cultural resources.



Lakeside Park (formerly Grand Lake Provincial Park) offers particular interest to outdoor enthusiasts and eco-tourism promoters (and perhaps even cottage and condo developers). This 171.6acre (69.5 ha) site comprises campsites and a 3,000 ft (900 meters) beach situated on the eastern shore of Grand Lake. With immediate access from NB Route 105, the park can provide a base for day excursions to Grand Lake Meadows and the extensive connecting inland lakes and waterways. Its central location in the province assures easy accessibility to key potential tourism markets (Quebec, Ontario, Maritimes and New England States).



Retail and commercial activity

The Villages of Minto and Chipman serve as the principal retail and service nodes for the region with respect to local and immediate needs, such as grocery stores, banking, real estate, insurance, business services, restaurants and accommodations. As well, both municipalities provide high quality health services, nursing homes, fire and police protection, recreation and cultural activities.



Tax base and property tax rates

The municipal tax base and 2010 tax rates for Chipman are \$66.6 million, and \$1.33 per \$100; and for Minto are \$63.6 million, and \$1.24 per \$100. Housing and residential building lots are very affordable with the price of an average dwelling significantly less than \$100,000.

Our Employers

Enterprises

Grand Lake Timber, a state-of-the-art sawmill owned by J.D. Irving Limited, is the region's largest employer, with a total of 700 employees involved in mill, woodlands and silvaculture operations. The mill has an annual production capacity of approximately 100 million board feet of dimensional lumber.



Other major employers include Eastland Industries (75 employees), Maritime Fiberglass (30 employees), Minto Machine and Welding (35 employees), Tire Recycling Atlantic Canada Corporation (50 employees) and NB Power (60 employees).

In addition, Virtual Agent Services operates two customer contact centres in Minto (100 employees) and Chipman (45 employees). These operations

present full-time employment, student employment and dual income opportunities for community residents.



Our Connectivity

Transportation System

The region's transport network provides ready access to sea ports, international airports, US Interstate 95, Trans Canada Highway, and the continental rail network (CN & CP), assuring fast and responsive service to all parts of Atlantic Canada and beyond.



Highways

The Region is well served by an extensive primary and secondary highway network comprising Route 10, Route 2, and Route 7 and, via connecting routes, the Trans Canada Highway. The driving distances to New Brunswick cities and major population centres in eastern North America is shown below.

Cities	Distance (km)	Distance (miles)
Fredericton, NB	53	33
Moncton, NB	155	96
Saint John, NB	138	86
Halifax, Nova Scotia	415	258
Boston, Mass.	745	463
Montreal, Quebec	802	498
New York, New York	1096	681
Toronto, Ontario	1389	863

Airports

Fredericton Airport, the closest airport, located about 70 km from the Region, has two runways: 8,010 ft (longest in the province) and 5,100 ft. The airport is open 24 hours per day, seven days per week, and features a full range of on-site services, including fuel storage, hangers, etc. Daily direct flights to Halifax, Ottawa, Montreal, and Toronto provide travellers with efficient connecting access to continental North America. Seasonal service consists of direct international flights to selected sun and European destinations.

Greater Moncton International Airport, located about 140 km from the region is the Atlantic regional centre for cargo traffic. Over 100 weekly direct flights serving all the major commercial centres in Canada provide easy connections to the world. The airport has the only full service 24-hour tower in New Brunswick, as well as 6,125 ft and 8,000 ft runways.

Chipman Airfield: provides a 1,600 m runway suitable for light aircraft.

Seaports

Port of Saint John, located at 150 km from the region, is a year-round, deep water port; the third busiest in Canada and the busiest in eastern Canada. Close proximity to road and rail lines, together with roll-on/roll-off capacity and other specialized cargo-handling and storage facilities make the Port highly competitive. The Port features 3,741 metres of berthing space, 104,091 m² of shed space, 42.5 hectares of open storage space, with berthing depth's ranging from 9 - 12 metres. The port maintains excellent connections with Europe, North and South America, Asia, Africa, the Middle East and the Caribbean.

Port of Miramichi, located at about 160 km from the region, consists of one wharf (313 metre berth, 9 metre depth) and presently handles only wood pulp.

Port of Belledune, located at 250 km from the region, is located on the Chaleur Bay about 30 km northwest of Bathurst, and specializes in bulk commodities and general cargo. In 2001 the port handled 2.4 million tonnes of cargo from its three berths (lengths of 155, 307, and 455 metres; depths of 11, 13.4, and 10.2). There is a 6,500 m² warehouse on the third wharf.

Rail

Rail service in the Region is provided by CN, one of the largest rail operators in the world, with a mainline from Halifax to Vancouver and direct connections to major hubs in the USA. At Saint John connections are available to the N.B. Southern Railway Ltd., allowing for direct rail access to the US northeast. The New Brunswick East Coast Railway, a short line serving eastern and northern New Brunswick, operates from Moncton.

Our services

Infrastructure

Water: Minto's water supply comes from privately owned wells, with a water tower in the industrial park. In Chipman potable water is also provided by individual private wells.

Waste water treatment. In Minto all waste water is collected and discharged into the sewage treatment plant designed to handle 400,000 US gallons per day. Sanitary and storm sewers are located throughout the community. Sanitary sewer service fees in Minto are \$304.00 per year for 1 unit and \$76.00 for a 1/4 unit. In Chipman waste water is collected and discharged into the sewage treatment plant.

Electric Power, provided by NB Power, is available for all residential and commercial streets in the built up areas in the region. The industrial parks are supplied with 12.47 Kv, 3-phase system. Electricity to service currently undeveloped areas is readily installed by NB Power as required.

Business support

The Region boasts a pro-business and pro-active attitude supported by progressive municipal and provincial governments whose focus is on helping entrepreneurs establish, maintain and grow their businesses. In addition to the assistance provided by Enterprise Central (the lead economic development agency in the region), Business New Brunswick, the Atlantic Canada Opportunities Agency (ACOA), and Service New Brunswick provide direct access to government programs from an office in Minto.

Recreation, sports, culture and leisure

The Region is well endowed with both natural and man-made recreational and cultural facilities. Local municipalities provide ice arenas, gymnasiums, ball fields, tennis courts, bowling alleys, a golf course, and urban parks. In addition, there are numerous service clubs, recreational clubs, community centres and outreach centres that provide an opportunity for all residents to become involved in the community.





Both Chipman and Minto have unique museums. The Minto Museum has its historic roots in the coal mining industry and the role of the railroads (CN and CP) as its principal theme. The Chipman Tourist Centre & Museum features its local history.

The site of the WW II New Brunswick internment camp is located in the region. The camp, which held over 15,000 prisoners between 1941 and 1945, was the only such facility in the Maritimes. This story is the foundation of the New Brunswick Internment Camp Museum located at 420 Pleasant Drive in Minto.



Health care and public safety

The Region has good health care facilities. In Chipman there is a Health Centre, two senior's complexes, ambulance service, and Chipman Community Care Inc. In Minto, there is the Queen's North Community Health Centre, ambulance service, two senior's complexes, Queens North Nursing Home and a special care facility. The villages of Chipman and Minto each have fire departments and the Royal Canadian Mounted Police (RCMP) provides 24 hour police protection.



Conclusion

The Chipman - Minto Grand Lake Region offers a life-style that captures the North America dream: low cost housing; good schools; low crime rate; clean air and water; a safe, healthy environment in which to raise children; modern medical facilities; and an impressive array of history and cultural offerings. It's a short commute to work, shopping or social and recreational activities. Almost the entire province is within a few hour's drive and major airports and seaports are close at hand. The cost of living and housing is very affordable; most standard dwellings are significantly below the national average cost. Land for residential, commercial and industrial development is abundant. Good educational facilities, from kindergarten to high school, deliver immersion/non-immersion education programs. Post secondary education and trades training opportunities are available within an hour's drive.

The Region presents a unique blend of dedicated, hard working and loyal workers in combination with a rather laid-back life style. The community fosters considerable local entrepreneurism given its cultural emphasis on individual responsibility, counter balanced with an equally strong sense of family traditions. These basic values and traditions allow the community to quickly coalesce to effectively cope with the vagaries of a volatile and changing economy.