



Taylor Kidd Industrial Complex Site Characteristics

Site Characteristics	
Owner	Public/Private
Municipality	Loyalist Township
Available Acreage	375 (North), 185 (South)
Rail Access	A Canadian National Railway (C.N.R.) line runs to the north of the site. A spur line can be arranged.
Potable Water Supply	Municipal water for domestic consumption is available.
Process and Fire Water Supply	Complex provides available raw process water due to the proximity to Lake Ontario.
Sanitary and Storm Sewers	Municipal sewer services are not currently available in the complex. Two options exist for sewer services including: <ul style="list-style-type: none"> • Private treatment • Storm sewer by on-site retention ponds and ditching
Natural Gas Supply	A large pipeline is available and provided by Union Gas. The pipeline is buried along the lot line on the south side of County Road 23. Available capacity is approximately 800 million BTU.
Electricity Supply	Electricity is provided by Hydro One. A 128 kV line is available, as well as a separate 256 and 44 kV line. Large transmission lines run east-west along the northern boundary. NPIF Kingston also provides the option of providing electricity from its 110 Mw natural gas fuelled co-generation plant.
High Speed Internet	Utilities Kingston has extended high speed Internet by the site.
Access to Highway 401 (4-lane Freeway)	Taylor Kidd Industrial Complex is located approximately 10 minutes south of Highway 401 (full-service interchange #593), via concrete and well-maintained County Road 4. There are no seasonal load restrictions.

Site Characteristics (Continued)	
Access to St. Lawrence Seaway	There is potential for new dock construction due to the St. Lawrence Seaway's close proximity.
Lafarge Asphalt Engineering Docking Station	Dock-sharing possibilities exist with the Lafarge Asphalt Engineering docking station in the Taylor Kidd Industrial Complex. The berth consists of a concrete pier, with two dolphins connected by catwalks. Its face is 300 feet long and 10 feet high, connected to the mainland and plant by a causeway of 450 feet. Water depth was recently reported to be 35-38 feet.
Steam Availability	Vacant land is located adjacent to NPIF Kingston. NPIF currently supplies thermal energy in the form of steam to Invista Canada. NPIF can produce 330,000 lbs. of steam per hour and has excess steam capacity of 130,000 lbs. per hour.
Zoning By-law Designations	Zoned General Industrial (M3) permitting (but not limited to) the following uses: <ul style="list-style-type: none"> • Manufacturing, processing, assembly or fabricating plant • Workshop • Warehouse • Cartage or transport depot • Bulk storage tanks • Printing or publishing establishment • Truck repair and maintenance depot
Environmental Status	An environmental audit was performed in 1992 that indicated that the site is clean. The land is formerly agricultural.
Landscaping and Topography issues	Land in the complex is generally flat with a slight drop towards Lake Ontario (moderate north-south rise). Drainage is excellent on the site. A 1994 geotechnical study indicated average soil depth of 4-6 feet with limestone bedrock underneath. At that time, it was determined that the site was devoid of problematic soils.
Flood Plain	Site is above the flood plain with no major drainage courses.
Emergency Fire Services	There are 4 Emergency Fire Services nearby, with the closest being approximately 5 minutes away