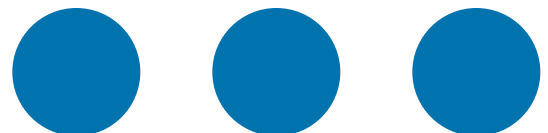




2019

**GO TO THUNDERBAY**

BUSINESS  
OPPORTUNITY



[www.gotothunderbay.ca](http://www.gotothunderbay.ca)

## Why Thunder Bay

Thunder Bay is a thriving business centre nestled in a breathtaking landscape. Natural resources abound, making forestry and mining historical key industries for the region. With a focus on investment and diversification, Thunder Bay has created a stable and competitive business environment capable of supporting innovation in a variety of sectors including mining, aviation, health sciences and advanced manufacturing. Thunder Bay's central location within Canada and access to US and international markets through its extensive transportation network allow businesses to use Thunder Bay as a key location in their supply chain.



## The Opportunity

After many years of reliable service Ontario Power Generating Station (OPG) has shut down and is in the process of decommissioning its Thunder Bay Generating Station. We at the Thunder Bay CEDC are working with OPG to search for a suitable client that would be interested in procuring the site to repurpose this large facility into another type of business. What follows is a brief description of the generating site, Thunder Bay and its assets, location and people. For more information please contact us through the coordinates on the last page.



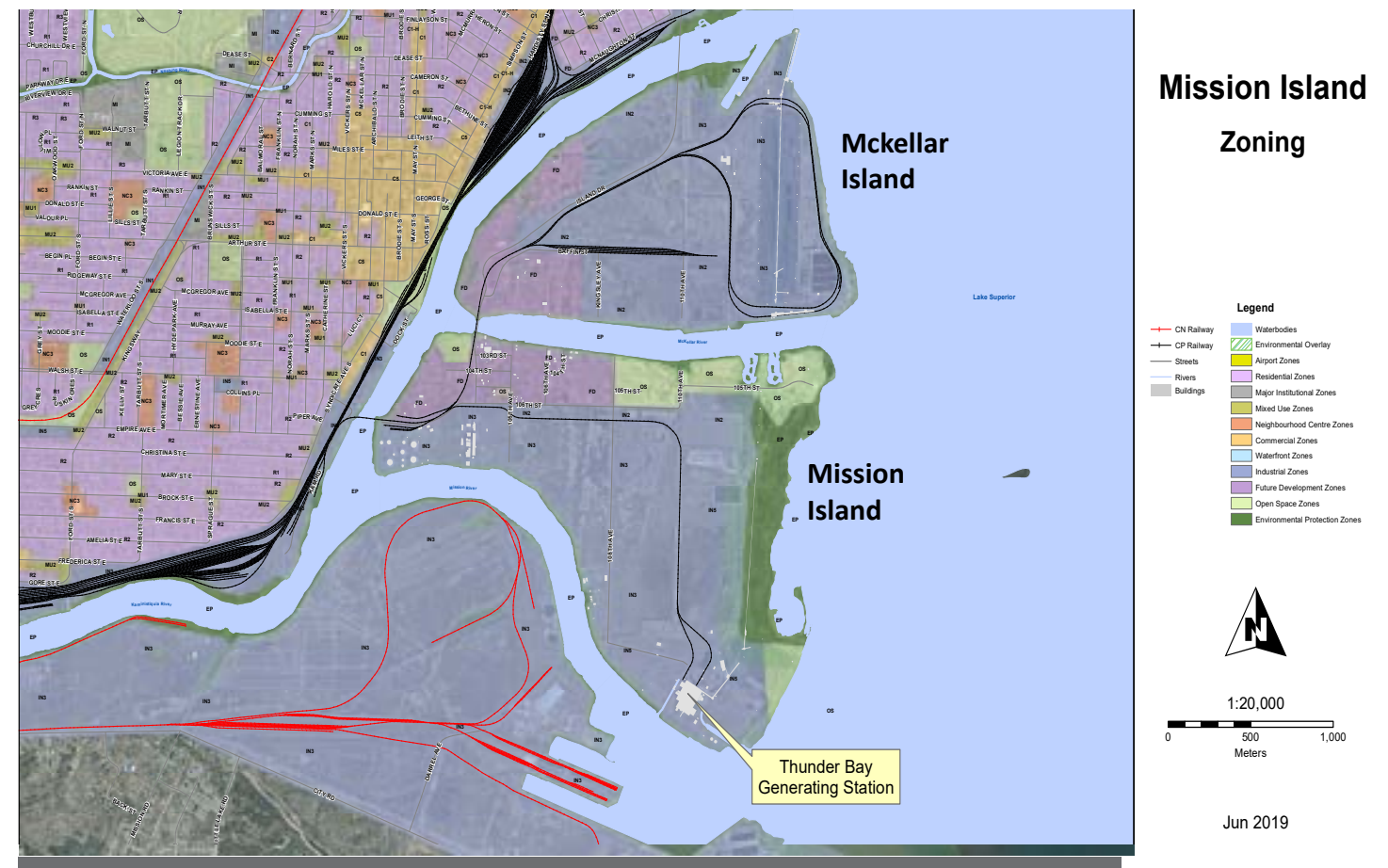
## The Site

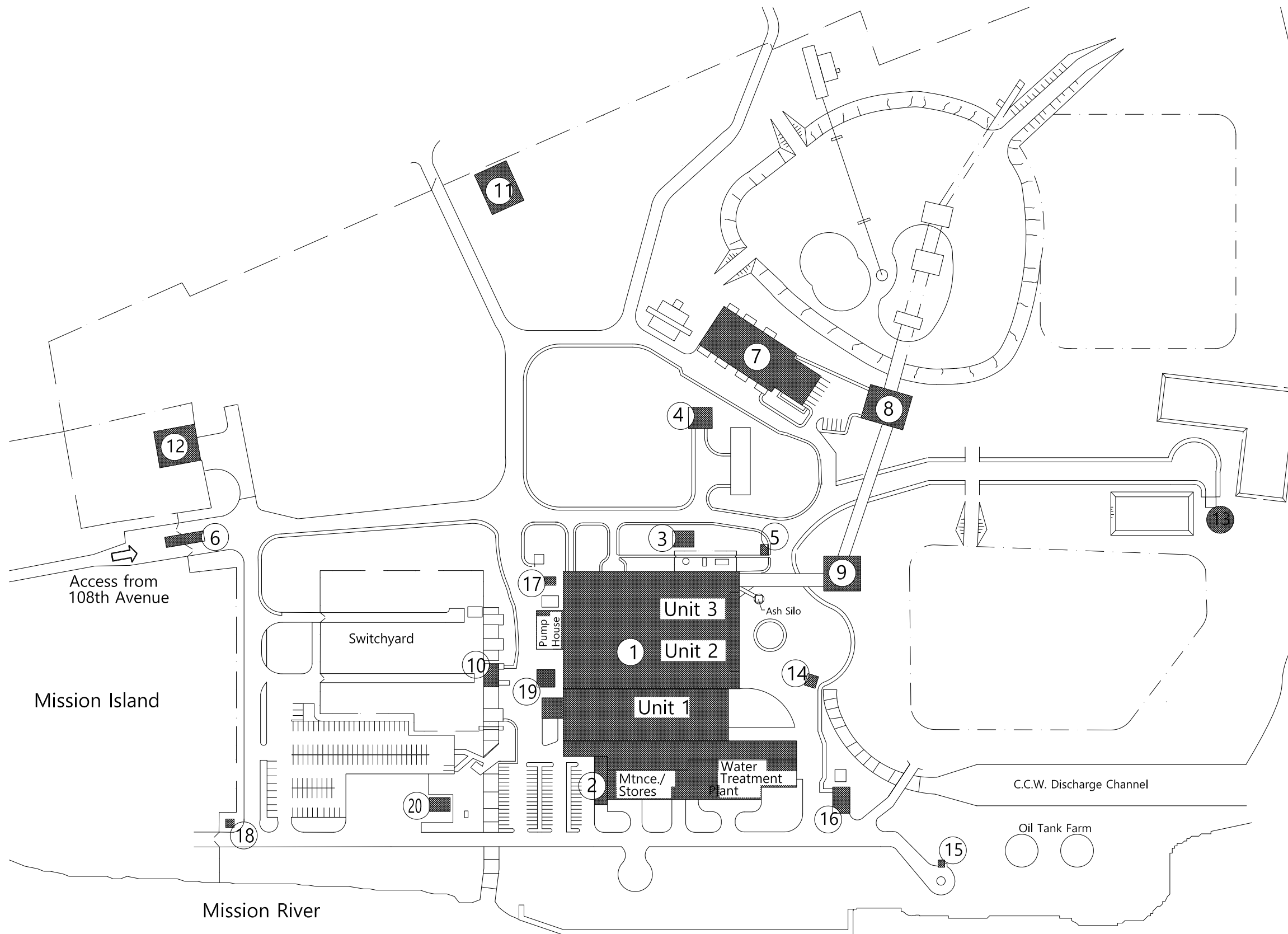
The Ontario Power Generation Inc. owned site is 74 hectares (183 acres), including a 20 hectare (50 acre) water lot, located on Mission Island in Thunder Bay. The purpose of the facility was to produce up to 326 MW of 115 KV power to the Hydro One power grid. In 2014, one of the coal fired boilers was converted to burn advanced wood pellets in order to eliminate the use of coal. With the announcement of a new 650 MW tie line and major reduction of the Northwestern Ontario paper industry, the power station has become surplus to the needs of the power grid. This facility has the ability to draw fresh water from the world's largest lake, Lake Superior, and to discharge water. It has water and sewage treatment plants, an open ash landfill site on land leased from the City of Thunder Bay, and a waste water treatment system. It has access to a world class material handling system on McKellar Island (via an underground portal) that can unload unit trains of commodities with access to ocean and domestic shipping, an onsite large vessel dock, and rail access to Canadian Pacific could be restored. In addition to high voltage power connections, it also has the possibility to connect up to natural gas.



Canada is the only country in the world to achieve a top 3 ranking in all categories.

Source: KPMG Competitive Alternatives 2016





Building	"Elevation 608' Plan Dimensions"	Number of floors
Administration building	123' x 37'	4
U1 Powerhouse	356' x 111'	Varies, highest elevation = 129'
U2/3 Powerhouse	370' x 260'	Varies, highest elevation = 228'
Water Treatment Plant	173' x 143'	1
MTCE shop/stores	173' x 143'	1
Construction Warehouse	80' x 60'	1
FAS garage	78' x 185'	1

Note: Buildings are irregular in shape, dimensions given are for estimation purposes only

THUNDER BAY GENERATING STATION	
BUILDING LEGEND	
BLDG. #	BLDG. NAME
1	POWER HOUSE
2	ADMINISTRATION BUILDING
3	ATWTP SURGE BASIN PUMP HOUSE
4	SEWAGE TREATMENT BUILDING
5	MAINTENANCE STORAGE QUONSET HUT
6	GUARDHOUSE
7	FAS MAINTENANCE BUILDING
8	CRUSHER HOUSE
9	TRANSFER HOUSE
10	CHLORINE BUILDING
11	FAS SITE STORAGE BUILDING
12	CONSTRUCTION WAREHOUSE A
13	WASTE WATER PUMP HOUSE
14	UNIT 1 SEWAGE PUMP HOUSE
15	IGNITION OIL PUMP HOUSE
16	STEEL STORAGE BUILDING WAREHOUSE B
17	OILY WATER PUMPHOUSE
18	OLD GUARDHOUSE
19	SMS
20	OLD CTU SWITCHGEAR BUILDING

# SITE PLAN

334000 334600 335200 335800 336400 337000



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**Legend**

- OPG Ownership
- HONI Switchyard Lease
- Easement
- CAZ Lands
- Easement from City of Thunder Bay
- Permit from Thunder Bay Port Authority
- Water Lot Lease
- Lease for Ash Landfill
- Licence
- Road
- Railway

0 80 160 320 480 640 Meters

## THUNDER BAY GS

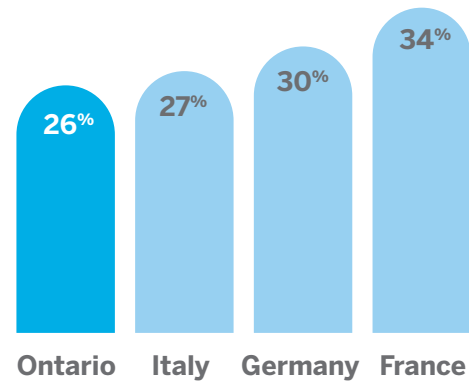


date - yr/month/day	requested by	coordinate system
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units	designed by	datum
Meters	N. BRYAN	NA 1983 CSRS
electronic filename	sheet	version
ThunderBayGS_V00_2018-12-11.pdf	1 of 1	00

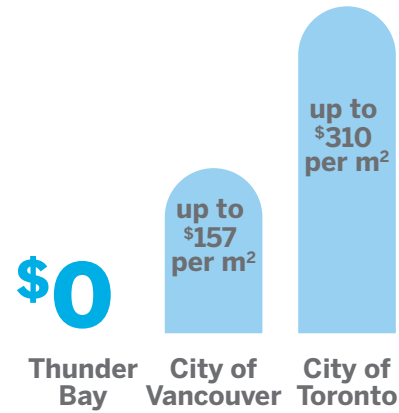
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



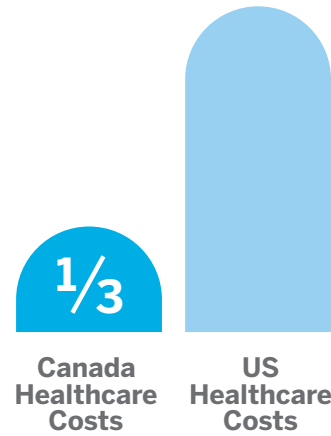
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**Low Taxes**  
Ontario has a combined provincial (11.5%) and federal (15%) corporate income tax rate of 26.5%, making Ontario's combined general federal-provincial CIT rate lower than the average of G20 countries and lower than the average federal plus state CIT rate in the United States.



**Low Site and Building Costs**  
Thunder Bay offers extremely competitive land costs, construction costs, and zero development charges, making it an ideal location for expansion and new construction. Thunder Bay has a large amount of land zoned for new development, offering commercial, industrial, and aviation space.



**Low Healthcare Costs**  
One area in which Canadian companies are much more competitive than their US counterparts is healthcare. Ontario has a universal healthcare system, which means that average employer health costs per year for companies based in Ontario are 1/3 of the cost of the US average.

## Incentives / Funding Programs

**35%**

Refundable Investment Tax Credit offered to Canadian Controlled Private Corporations on qualified expenses

**Northern Ontario Heritage Fund Corporation**  
The NOHFC provides financial assistance to businesses that are committed to the economic growth and diversification of Northern Ontario. NOHFC also provides internship programs and incentive programs for R&D, Apprenticeship Tax Credit, and wage subsidies.

**\$260M**

Has been invested through FedNor since 2011

**SR&ED**  
This federal program supports businesses that are investing in innovation. Companies that complete scientific research and experimental development in Canada may qualify for tax rebates through the SR&ED program.

**50%**

Funding up to 50% on eligible project costs

**FedNor**  
Focused on supporting businesses in the North, FedNor provides funding assistance for community projects as well as private sector initiatives designed to improve the economic and social well-being of the North. FedNor also offers internship programs.

## Location/Transportation Network

**70**

kilometers from the Pigeon River crossing to the US market

**Road**  
300 km/186 mi to Interstate 35 linking to to the US-Mexico border.

346 km/215 mi from the Fort Frances/International Falls border crossing.

**20,000**

kilometers of CN Rail track through Canada & US

**Rail**  
Access to 2 major railways, Canadian National (CN) & Canadian Pacific (CP).

Provides access across Canada, through the US, and ports on 3 coasts.

**6<sup>th</sup>**  
largest port in Canada

**Water**  
Largest outbound port on the Great Lakes-St. Lawrence Seaway System.

One of Canada's largest warehousing and trans-shipment complexes.

**3<sup>rd</sup>**  
busiest airport in Ontario

**Air**  
2 hour flight from major centres in the US and Canada.

Airport moves over 800,000 passengers per year.

## Demographics

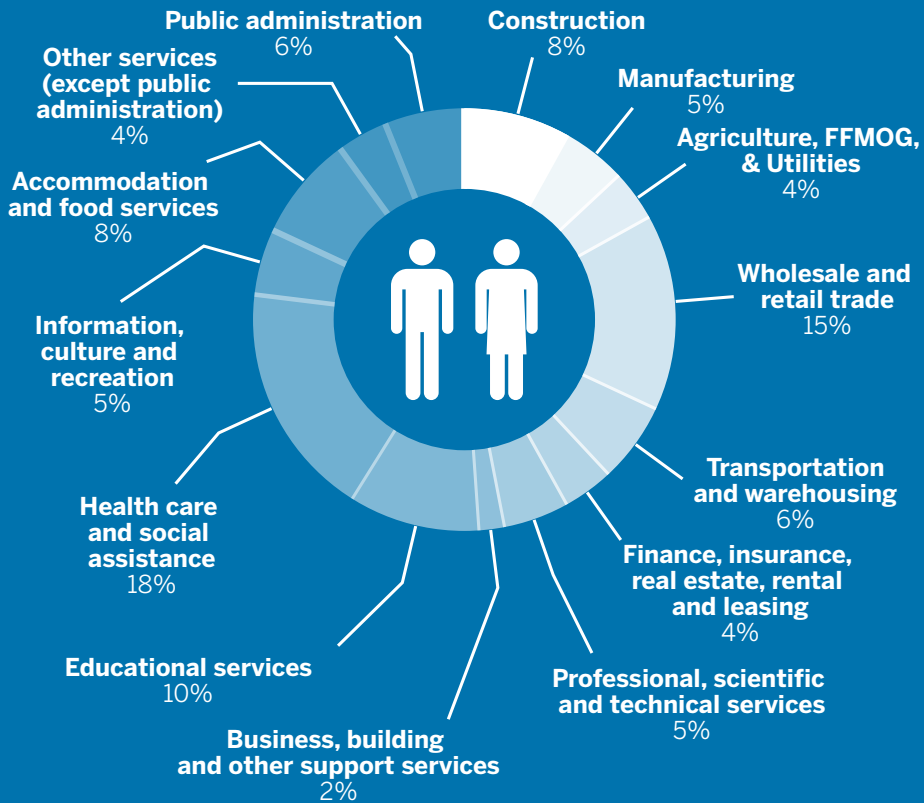
The City of Thunder Bay is home to 121,621 residents, but the district of Thunder Bay expands the population to approximately 146,048. Over 15,000 Thunder Bay residents identify as part of an aboriginal population, with First Nations being the largest group with over 12,000 people followed by Métis with 3,000 people and 100 who identify as Inuit. With a proud multi-cultural heritage and deep Aboriginal roots, Thunder Bay is one of the most culturally diverse communities of its size in North America.

The city of Thunder Bay has an educated and dedicated labour force of 61,690 people. 61% of adults in Thunder Bay possess a post-secondary education which is a higher rate than any other OECD country. With the recent development and investment in R&D, Thunder Bay has been building a knowledge based economy with diverse job opportunities. Investments such as the Northern Ontario Medical School and Thunder Bay Regional Health Research Institute have attracted world class experts to Thunder Bay.

Thunder Bay is also home to many skilled trades people. Thunder Bay District has over 900 active apprentices and over 3,000 active journey persons. These trades people are skilled in developing projects and maintaining equipment across all industry sectors.

“61% of adults in Thunder Bay possess a post-secondary education which is a higher rate than any other OECD country.”

# Talent Pool by Occupation



Total Labour Force



61,690

Employment Rate



61%

Participation Rate

64%



## Thunder Bay CEDC

Thunder Bay's CEDC Team is here to support you while you start, or expand your business in Thunder Bay. Our dedicated Development Officers are local experts that can connect you with other leaders to learn more about the business environment in Thunder Bay. We also assist with: discussing opportunities or available sites, collection of statistics, financial or legal options, booking site visits, providing referrals, and acting as a liaison.

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