
To: Council
From: Peter Young, Director of Planning/Building
Date of Meeting: January 13, 2021
Subject: Authorization of Phase 1, Long Sault East Industrial Park Expansion

Recommendation:

That Council authorize staff to proceed with the design and tendering of the Long Sault East Industrial Park expansion from Walner Drive to the existing rail spur and direct staff to include an expenditure of \$400,000 for the project in the 2021 budget.

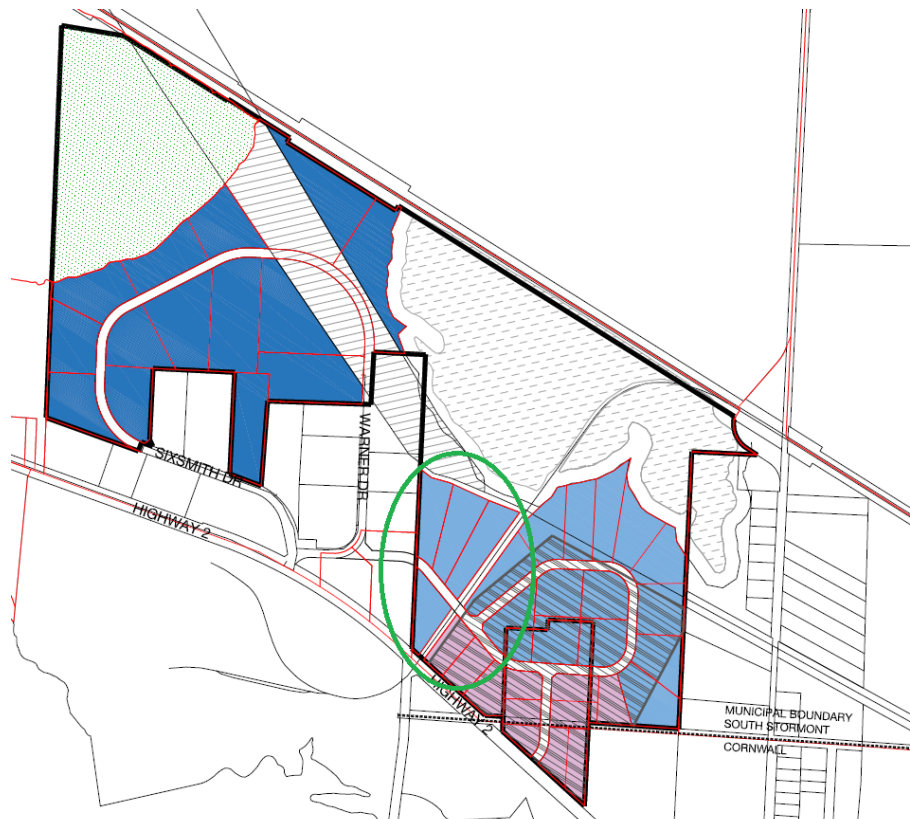
Executive Summary:

This report recommends Council proceed with the first phase of the Long Sault East Industrial Park expansion.

Background:

In 2018, Council authorized the development of an expansion plan for the Long Sault East Industrial Park, due to the lack of available lots with road frontage. A development concept was completed with the potential for approximately 30-40 lots at a cost of \$11.8 million at full build out.

Staff recommend moving forward with an initial phase between Walner Drive and the existing rail spur to allow additional lots to be sold (circled in green in the above diagram).



Based on a preliminary review, the cost for the project would be approximately \$400,000, to be taken from the Land Development Reserve. Should Council authorize the project to move forward, detailed designs would be procured, and the project would be anticipated to be tender ready later in 2021.

Options:

1. That Council authorize staff to proceed with the design and tendering of the Long Sault East Industrial Park expansion from Walner Drive to the existing rail spur and direct staff to include an expenditure of \$400,000 for the project in the 2021 budget.
 2. That Council defer consideration of the project to a later date
 3. Other
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Financial Impact:

The project would be funded from the Land Development Reserve at a cost of approximately \$400,000 with no impact to the municipal tax levy for construction. Once completed, the lots could be sold for additional up front and ongoing tax revenue.

Risk and Asset Management Considerations:

Should Council not proceed with the expansion of the industrial park, there is a risk that businesses would locate in other communities where industrial land is available.

Others Consulted:

Senior Management