

Executive Summary

This report examines the industrial base of four towns in eastern Ontario in the county of Dundas. Using available information, an industrial inventory is developed to follow-up the recommendations of a 1989 economic study of South Dundas. The South Dundas Economic Development Commission enlisted this study to help the communities within South Dundas make informed decisions about the role of industrial lands in their communities.

The method of producing this industrial inventory developed by initially determining the key factors for industrial land which included, parcel size, servicing, ownership, and zoning. On-site research within each municipality, and literature reviews were also undertaken to document the role of industrial lands. Once the inventory was developed, discussion of the inventory's implications to each municipality are made, followed by conclusions and recommendations.

The Villages of Morrisburg and Iroquois, and the Townships of Matilda and Williamsburg make up the region of South Dundas. South Dundas is located along a major industrial corridor between Cornwall and Brockville along the north shore of the St. Lawrence. Within an hour by car of South Dundas there is a vast market of more than one million consumers.

There are over 3600 acres of industrial zoned land in South Dundas, although more than half of this land is unoccupied. The majority of industrial land is located in the two townships. There are more than 1800 acres of unserviced vacant land in South Dundas and only 200 acres of serviced and vacant land available for consumption. The total amount of serviced industrial land in South Dundas is only 326 acres. There is no need for additional industrial land in South Dundas. The current land consumption rate averages about 14 acres per year for all of South Dundas, ranging from 1.3 acres/year in Morrisburg to 27.0 acres/year in Matilda. Iroquois is the best poised to accommodate new industry or expansions with sufficient serviced land available. Morrisburg lacks the servicing capacity, which affects Williamsburg, and Matilda has no vacant industrial land.

Changing economic circumstances, lack of serviced industrial land, and a low profile have reduced the demand for industrial land in South Dundas. The municipalities of South Dundas must cooperate together to take advantage of scale economies and to increase the profile of the region. Zoning in the townships should be reconsidered so that industry may locate within the hamlets, and not be restricted. The needs of industry must be determined to strategically market the vast amounts of vacant industrial land available. The utilization of this inventory, with the production of a GIS database and a regional home page on the INTERNET will assist South Dundas in marketing itself. The role of the South Dundas Economic Development Commission should be to lead these efforts and to ensure that this inventory is adequately maintained.