

# WATERFRONT DEVELOPMENT OPPORTUNITIES





## THE ST. LAWRENCE RIVER

The St. Lawrence River is one of the world's great rivers. Measuring almost 1200 kilometres, the river flows easterly from Lake Ontario to the Gulf of St Lawrence and Atlantic Ocean. The River has a diverse ecosystem and forms the southern boundary of the City of Cornwall. The river offers amazing scenic views and is a popular location for a wide variety of recreation activities.



# Growing Economy

## Attracting New Residents

Some of Ontario's largest private sector investments over the past few years have happened in Cornwall, attracting new workers to fill hundreds of new jobs.

Walmart has opened a second major distribution centre in the Cornwall Business Park, and Loblaw has joined Shoppers Drug Mart in an expanded distribution centre. Benson has expanded their operations, as has Minimax and Seaway Express. Growth has been seen in the food processing sector, with new facilities opened by Leclerc and Lallemand. Olymel continues to expand its meat-processing facility, and several manufacturers such as SigmaPoint, Laminacorr and the Laframboise Group have expanded and invested in new technology.

Service Canada and TTEC have each established successful call centres, taking advantage of the bilingual capabilities of the local workforce. All of these developments have ensured that Cornwall has a diverse and growing employment base.

The public sector has kept pace, and Cornwall now boasts a new hospital, a new international bridge, a revitalized college and a new multi-sport facility that is attracting thousands of tournament participants each year.

People have flocked to Cornwall as a result of this investment, and local builders have responded in style by building new condos, expanding subdivisions and erecting apartment buildings.

Cornwall's tourism sector has seen significant growth, especially in terms of special events, Working together, tourism officials and the hospitality sector are now welcoming major conferences and sporting events throughout the year.

With a growing economy, expanding population and strategic access to Highway 401 traffic, there has never been a better time to invest in Cornwall.



**CORNWALL** sits on the banks of the St. Lawrence River. The waterfront is showcased with accessible, well-maintained parks and the popular Waterfront Trail runs the entire 18km route.

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## GUINDON PARK

Large recreation area featuring a mix of active and passive recreational uses.

Opportunities include water and land based recreation activities, camping.

**417 acres**

**Zoning:** Open Space

**OP:** Open Space



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## CORNWALL CANAL

Linear lands on the north side of the Cornwall Canal. Opportunities include water and land based recreation activities, residential development. Majority of land owned by St. Lawrence Seaway Authority, deemed surplus in 2014.

**30+ acres**

**Zoning:** Mix of residential, commercial, manufacturing

**OP:** Residential, Commercial, Future Study Area



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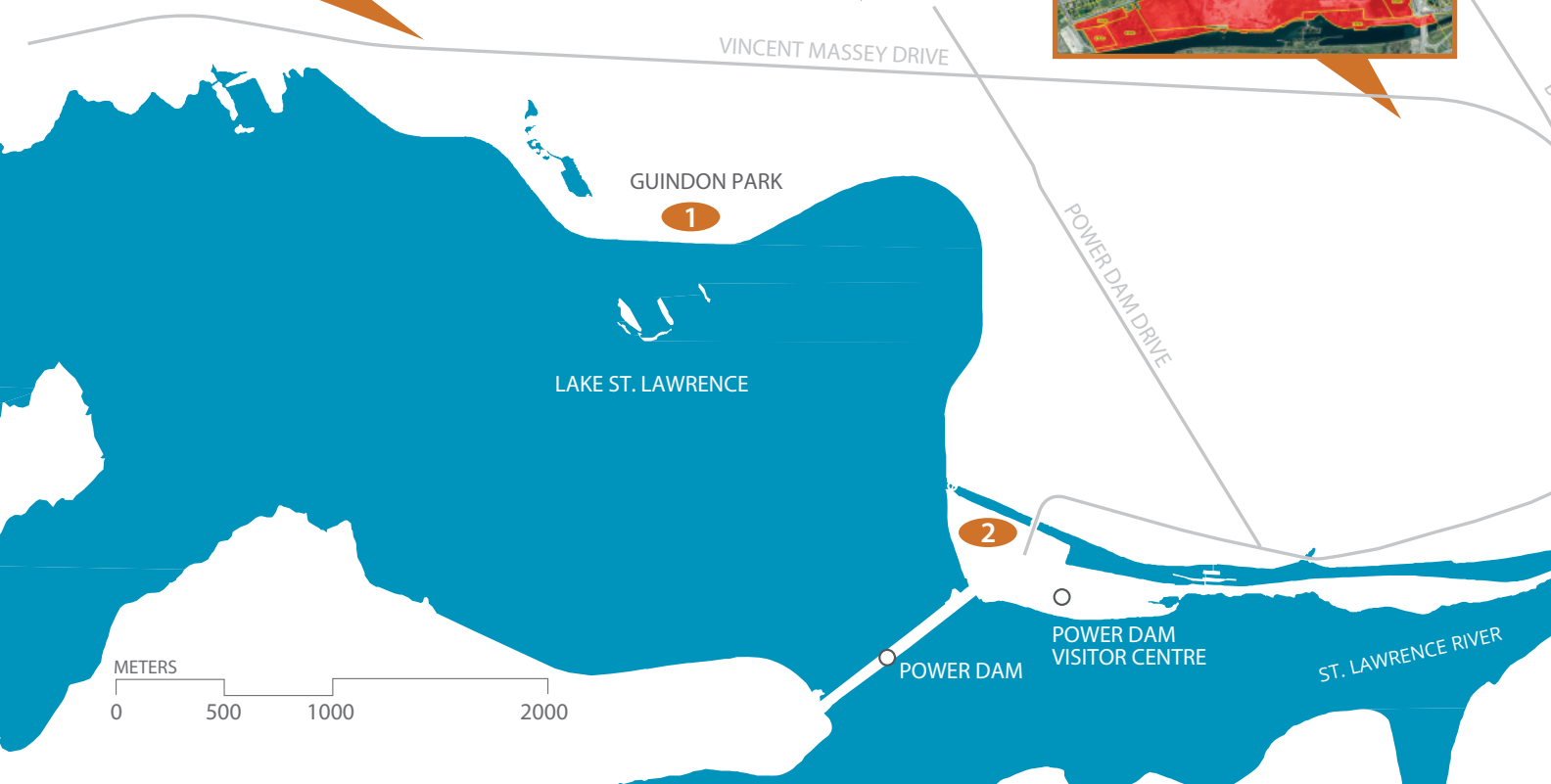
## FORMER DOMTAR LANDS

Former industrial site ready for redevelopment. Opportunities include commercial and residential development. Private sector landowners.

**80+ acres**

**Zoning:** Manufacturing 20

**OP:** Comprehensive Redevelopment Area





The City of Cornwall recently adopted a new Official Plan and a new Waterfront Plan. It is currently in the process of updating its Zoning By-Laws. A Tourism Development Fund has been created to support the creation of new tourism attractions in the city. The following areas offer a variety of development opportunities.

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## CORNWALL HARBOUR

Area includes a mix of residential, commercial and industrial activity. Harbour area jointly owned by City and Akwesasne. Opportunities include commercial and residential development.

**20 acres**

**Zoning:** Mix of Commercial/Residential/Manufacturing

**OP:** Business District



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## NAV CENTRE

Large conference/training facility operated by NAV CANADA. Facility includes 500+ guest rooms, 70+ meeting rooms and on-site restaurant and a fitness centre.

Opportunities include complementary commercial and residential development.

**75 acres**

**Zoning:** Institutional

**OP:** Institutional



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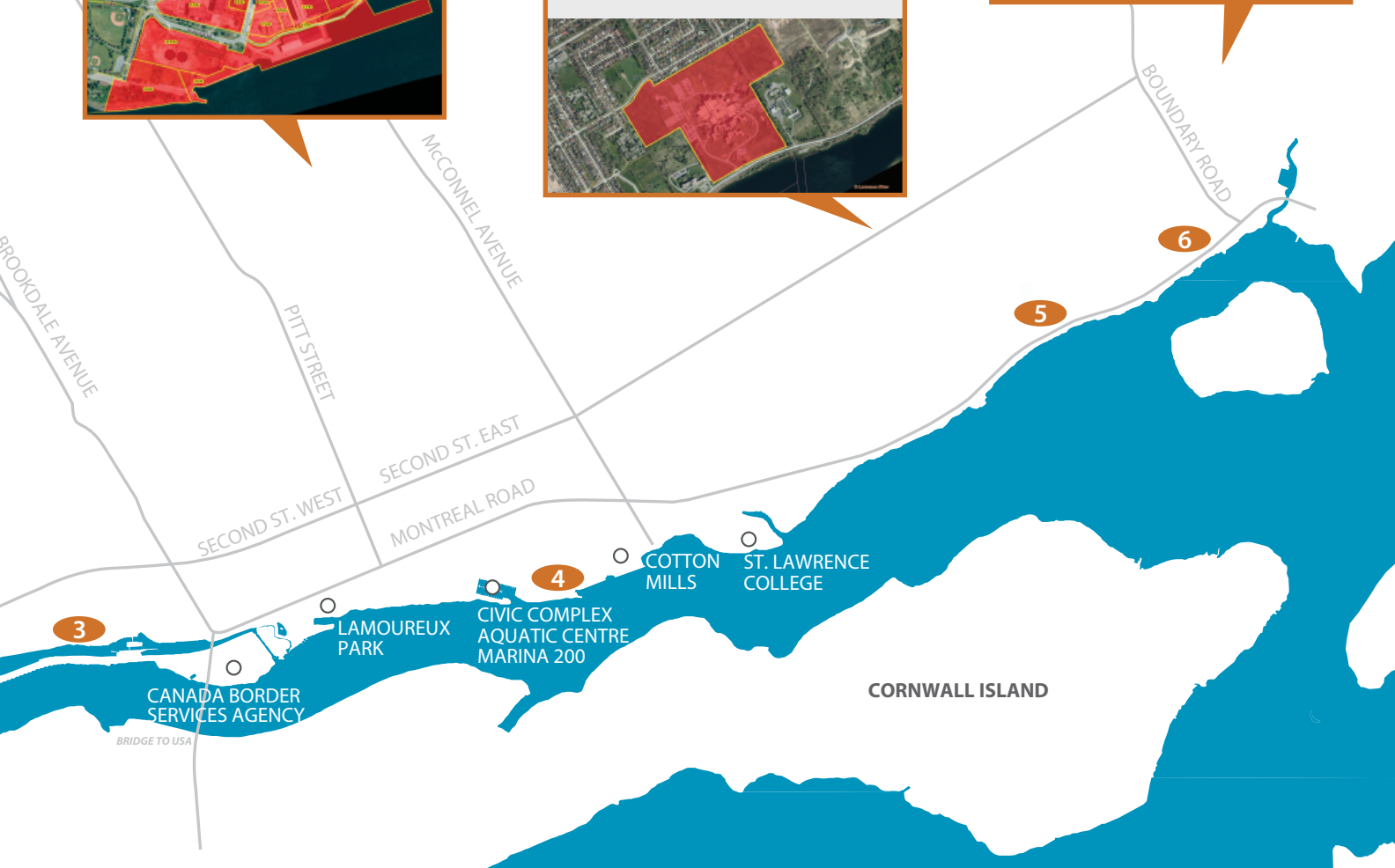
## INVERARDEN

National historic site featuring early nineteenth century house overlooking the St. Lawrence River. Opportunity for heritage/arts based attraction, specialty food/beverage operation. Property owned by Public Works Canada.

**2.5 acres**

**Zoning:** Residential 20

**OP:** Institutional



# CORNWALL

*Cornwall is a vibrant city with a healthy mix of affordable housing, business opportunities, and world class amenities.*

## IT'S A PLACE WHERE YOU CAN SUCCEED.

With Highway 401 at your doorstep and the St. Lawrence River in your backyard, Cornwall offers an enviable combination of modern urban amenities in a scenic natural setting. It is a great place to raise a family – a welcoming community with a diverse cultural makeup and endless recreational opportunities.

Cornwall is an affordable place to live. It is a vibrant city with a strong municipal infrastructure and a stable economy led by world-class companies.

We think Cornwall rates a closer look. You will find news about the business community and the latest employment opportunities on our web site. If you are looking for something specific, simply drop us a note and we will get the information to you as quickly as possible.

### Key Facts

Cornwall Population:	46,589
SDG Population:	113,429
Average House Price:	\$261,885
Electrical Rates:	25% lower than other Ontario Cities
Business Park:	\$50,000 per serviced acre

### Top Private Sector Employers

Walmart Logistics - Distribution Centre  
Ridgewood - Manufacturing  
Shoppers Drug Mart - Distribution Centre  
Olymel - Food Processing  
SigmaPoint - Manufacturing  
Morbern - Manufacturing



# A CITY WITH A WORLD OF POSSIBILITIES

***In Cornwall, you can have it all.*** You'll find everything you need to enjoy an exceptional quality of life, where everything is just minutes away from your front door and new opportunities wait around every corner!



## ARTS & CULTURE

The arts scene in Cornwall is growing in leaps and bounds – with dozens of fantastic concerts, festivals and open houses held throughout the year. From world-class musicians, to exciting theatre and thought provoking visual arts, culture is alive and well along the St. Lawrence.



## RECREATION

Cornwall presents countless opportunities for recreation all year round — be it an organized sport, boating or cycling. Dozens of parks and recreational facilities are popular with both local and visiting athletes, including the Benson Centre, our \$32 million multi-sport facility.



## HEALTH CARE

Cornwall is home to a modern full service hospital with state-of-the-art equipment and hundreds of healthcare professionals. The hospital is supported by more than 80 physicians and 25 dentists who maintain a practice in the City. You are never far from the assistance you need.



## SCHOOLS

Children in Cornwall benefit from quality education in 25 elementary schools and 6 secondary schools with options for instruction in English and French. Our schools offer a safe and friendly environment with robust opportunities for extracurricular activities.



## ST. LAWRENCE COLLEGE

St. Lawrence College is home to over 1400 full-time students taking a variety of programs. The Campus is nestled on the banks of the St. Lawrence River, along with the River Institute and Aultsville Theatre.



## CORNWALL TRANSIT

Our transit system provides effective and efficient service to 870,000 passengers annually. The fleet of modern buses operates on a half hour service and the bus stop is never more than a short walk away.

### ***Find us online by searching "Choose Cornwall"***

We are active on Facebook, Twitter, YouTube and Instagram. You will also want to visit our website which has dozens of interesting stories, as well as info on jobs and available real estate.



### ***Free Information package***

Ask for your free information package, including a copy of the very popular Cornwall Living magazine, by visiting [ChooseCornwall.ca](http://ChooseCornwall.ca)







# CHOOSE CORNWALL

If you are looking to invest, take a closer look at Cornwall.

With affordable electrical rates, low cost real estate and a welcoming business community, Cornwall gives you the best possible chance to succeed.

Learn more about development opportunities by contacting Cornwall Economic Development. Visit us online for current business news, available real estate and local job postings.

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