

CIF Project #222 – Industrial Site Search in Eastern Ontario

Background

In 2010, the CIF hired PSTG Consulting Inc. to conduct a preliminary search for industrial sites in Eastern Ontario that could accommodate a Material Recycling Facility (MRF). The process and report were kept confidential in this early stage of a potential MRF development because of the sensitive commercial and political nature of the research.

To aid in identifying suitable properties, the consultant was asked to identify buildings with a minimum of 30 ft ceilings and 50,000 sf of floor space and land with industrial zoning and 5-10 acres or more if storm ponds would be required. The site would also need to be available by January 2012 at the latest.

Summary of Results

The consultant identified nine potential sites and/or facilities and provided an outline that included the location, type, costs, zoning, age, context, host community, as well as pros and cons of each. The list included two existing facilities and seven vacant lots. The properties were located in Brockville, Smiths Falls, Perth, Carleton Place, Kemptville and Gananoque.

Through this process, three of the sites were found to be unsuitable for various reasons. A final recommendation was not provided in the report.

Financials

The CIF approved funding of \$20,000 plus tax and the final cost of this project was \$17,242.

Learnings

The research showed that Smiths Falls was an ideal location for a central Eastern Ontario facility due to its excellent infrastructure of roads and rail links combined with low cost commercial properties.