



Township of  
**Leeds and the  
Thousand Islands**

# LEEDS AND THE THOUSAND ISLANDS REGIONAL INVESTMENT PROFILE



## **Leeds and the Thousand Islands Economic Development**

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## Welcome To Our Township



The Township of Leeds and the Thousand Islands is a vibrant and diverse community in Eastern Ontario with opportunities for growth in all sectors. We are strategically located along Canada's busiest highway and the St. Lawrence Seaway, and offer access to major Canadian and American markets. Business and residents benefit from our region's access to major transportation networks and proximity to urban centres. We offer a rural lifestyle with the perfect balance of heritage, outdoor recreation, culture, services and contemporary living. Residents and visitors enjoy our spectacular natural beauty and rich culture. Leeds and the Thousand Islands is the ideal region to locate your new or expanding business.

	<b>Township of Leeds and the Thousand Islands</b>	<b>Town of Gananoque</b>
Population 2016	9,465	5,190
Number of Dwellings	4,903	2453
Land area	612.45 km <sup>2</sup>	7 km <sup>2</sup>
Average Income	\$67,366	\$59,224
Commercial Tax Rate 2015	0.02325005	0.0370963
Industrial Tax Rate 2015	0.02849597	0.0386701
Local Labour Force	5130	2455



## Our Development Advantage

### Location

We are located in Eastern Ontario, Canada's most populated province and one of the most important economic engines in North America. Our strategic location provides access to major transportation routes and markets.

- Located along the Highway 401 corridor, halfway between Toronto and Montreal
- Direct connection to the United States via 1000 Islands International Bridge connecting Hwy 401 to Interstate 81
- Short drive to a deep sea port at the Port of Prescott and St. Lawrence Seaway
- Over half of North American industry is within one day's travel
- In the center of over 120 million consumers
- Access to Canadian National Rail and VIA Rail main lines that extend from Detroit to Montreal



Distance to Urban Centres					
Belleville ON	120 km	75 miles	Ottawa ON	150km	93 miles
Boston MA	655 km	407 miles	Peterborough ON	225 km	140 miles
Brockville ON	40km	25 miles	Rochester NY	265 km	165 miles
Buffalo NY	400 km	248 miles	Sudbury ON	610 km	379 miles
Detroit MI	680 km	423 miles	Syracuse NY	170 km	105 miles
Kingston ON	30km	19 miles	Toronto ON	300 km	186 miles
Montréal QC	250 km	155 miles	Thunder Bay ON	1665 km	1035 miles
New York NY	565 km	351 miles	Windsor ON	650 km	404 miles
North Bay ON	480 km	298 miles			

### Lifestyle

Our region offers its permanent and seasonal residents a great lifestyle with the perfect balance of heritage, cultural arts, services, outdoor activities and contemporary living.

- Relaxed, rural lifestyle within close proximity to major urban centres including Kingston, Brockville, Ottawa, Montreal and Toronto
- Four season location with unlimited opportunities for outdoor recreation
- Enjoy the natural, rugged beauty of the Frontenac Arch Biosphere, the world’s ninth geo-tourism site
- Dedicated community groups, first responders and volunteers committed to making Leeds and the Thousand Islands one of the most beautiful places to live, work, and play

### Average Temperatures (Celsius)

Temperature	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Average High	-2.4	1.7	5.7	12.2	19.5	24.3	26.2	25.6	21.7	14.8	8.1	1.2
Average Low	-10.4	-7.4	-3.2	1.9	9	13.7	16.3	15.7	12.1	5.9	1.5	-6
Average	-6.4	-2.8	1.3	7.1	14.3	19	21.3	20.7	17	10.4	4.8	-2.4

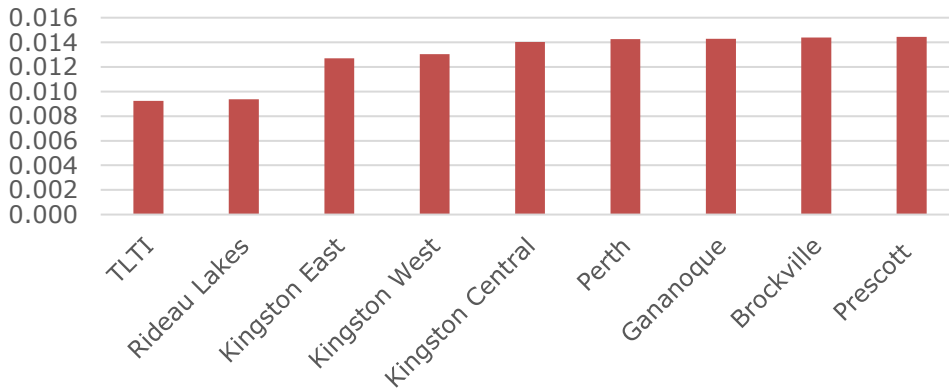
Source: Environment Canada 1981-2011 Average Temperatures Gananoque ON



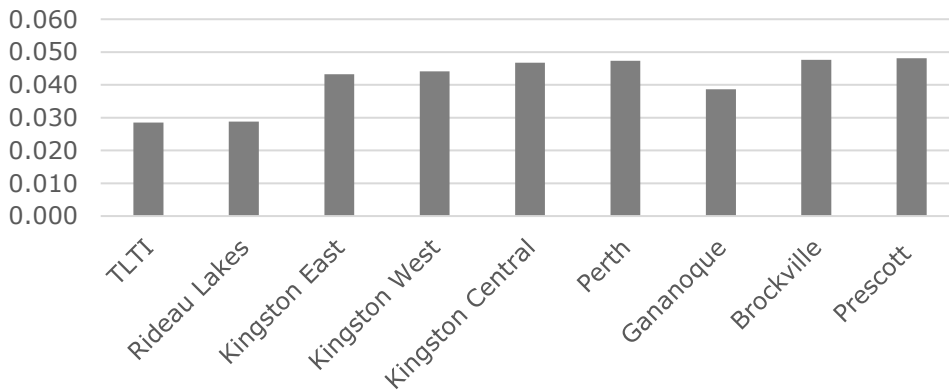
## Affordability

The Township of Leeds and the Thousand Islands has one of the most competitive tax rates in the United Counties of Leeds and Grenville and surrounding area.

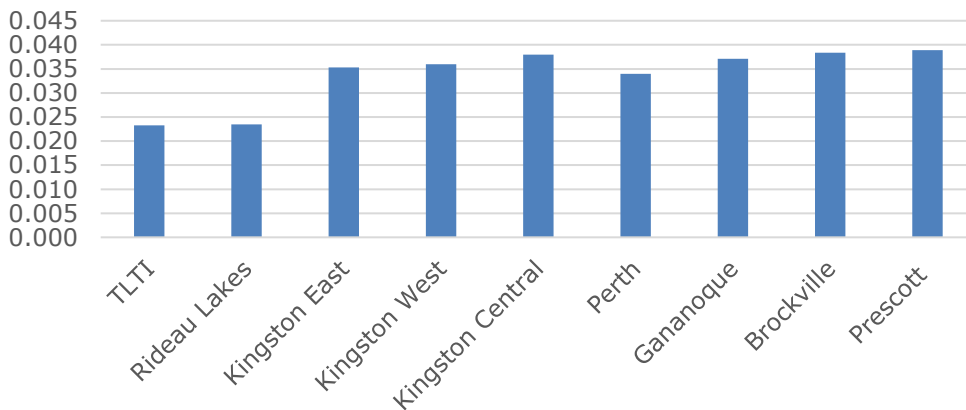
### Residential Occupied Total Tax Rate 2015



### Industrial Occupied Total Tax Rate 2015



### Commercial Occupied Total Tax Rate 2015



## Strategic Vision

Our progressive and responsive government is committed to supporting business and growing our region. Our Investment Readiness Plan outlines key objectives that, when paired with the Community Strategic Plan, provides a comprehensive road map to growth.



## Moving Forward Together

The strategic vision of the Township of Leeds and the Thousand Islands ensures the Township will continue to be a friendly and historic rural community surrounded by natural beauty where the economy, nature and our people flourish. It is with this objective in mind that municipal services are delivered to our community.



Moving Forward Together

## Community Strategic Plan

### 2017 Actions

Sustaining the Natural Environment	Sustainable Community Development	Creating a more Sustainable Economy
<p><b>Accessing:</b></p> <ol style="list-style-type: none"> <li>1. Ensure public lands mapped online</li> <li>2. Review Official Plan policies re: protection of public access</li> </ol> <p><b>Protecting:</b></p> <ol style="list-style-type: none"> <li>1. Best practices review/implementation of Official Plan re: natural environment protection and waterway development</li> <li>2. Source water protection strategy and communication (continued)</li> </ol> <p><b>Managing waste:</b></p> <ol style="list-style-type: none"> <li>1. Communicating septic maintenance (continued)</li> <li>2. Expand septic re-inspection (continued)</li> <li>3. Explore financial support re: septic system maintenance</li> <li>4. Waste reduction (continued)</li> </ol>	<p><b>Customer service:</b></p> <ol style="list-style-type: none"> <li>1. Communication plan (continued)</li> <li>2. Website (continued)</li> <li>3. Tax comparison/communication</li> </ol> <p><b>Enhancing the Township's built environment:</b></p> <ol style="list-style-type: none"> <li>1. Built heritage mapping (continued)</li> <li>2. Community Improvement Plan development</li> <li>3. Sign strategy (continued)</li> <li>4. Recreation master plan</li> </ol> <p><b>Developing community partnerships:</b></p> <ol style="list-style-type: none"> <li>1. Partnership development (joint municipal and volunteer groups)</li> <li>2. Define ideas, establish service standards</li> <li>3. Community builder award program</li> </ol> <p><b>Building community pride:</b></p> <ol style="list-style-type: none"> <li>1. Education</li> <li>2. Best practice identification</li> <li>3. Community awareness campaign</li> </ol>	<p><b>Preparing for investment:</b></p> <ol style="list-style-type: none"> <li>1. Real estate broker relationship building</li> <li>2. Vacant commercial/industrial inventory</li> <li>3. Review shovel-ready land availability</li> </ol> <p><b>Strategizing for future sustainable economic development:</b></p> <ol style="list-style-type: none"> <li>1. Investment response protocol</li> <li>2. Investment attraction marketing strategy</li> </ol>

A friendly and historic rural community surrounded in natural beauty where the economy, nature and our people flourish together

## Our People

### Demographics

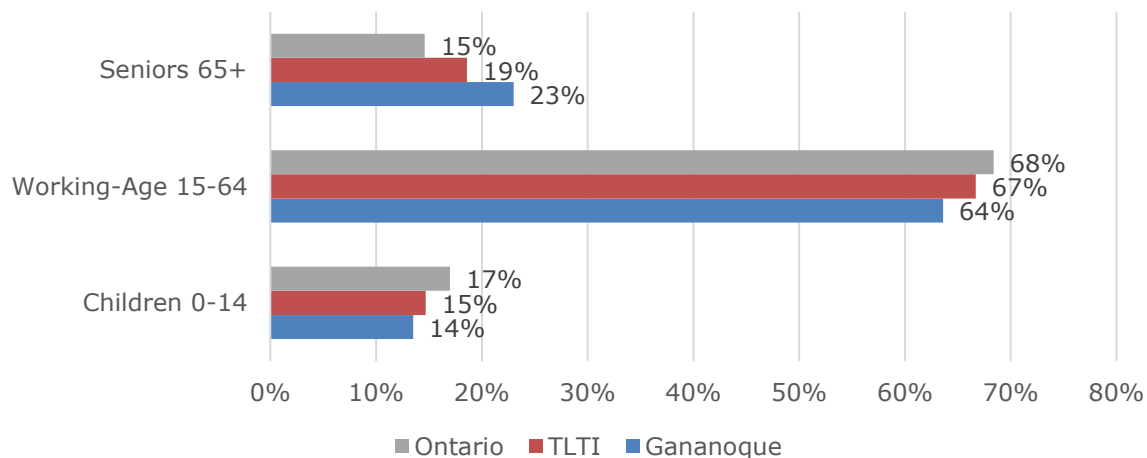
The region is comprised of a dynamic cross section of families, retirees, youth and seniors. Our population grew 2% from 2011 to 2016.

Age Range	Leeds and the Thousand Islands	Gananoque
Total Population	9,280	5,190
0-4	420	200
5-9	410	240
10-14	530	255
15-19	560	300
20-24	400	265
25-29	360	245
30-34	425	250
35-39	490	265
40-44	615	320
45-49	805	445
50-54	830	440
55-59	880	400
60-64	825	375
65-69	635	310
70-74	415	255
75-79	310	225
80-84	215	200
85 +	160	205
Median Age	47.7	48.1

Source: Statistics Canada Census 2016



### Age Distribution by Age Group

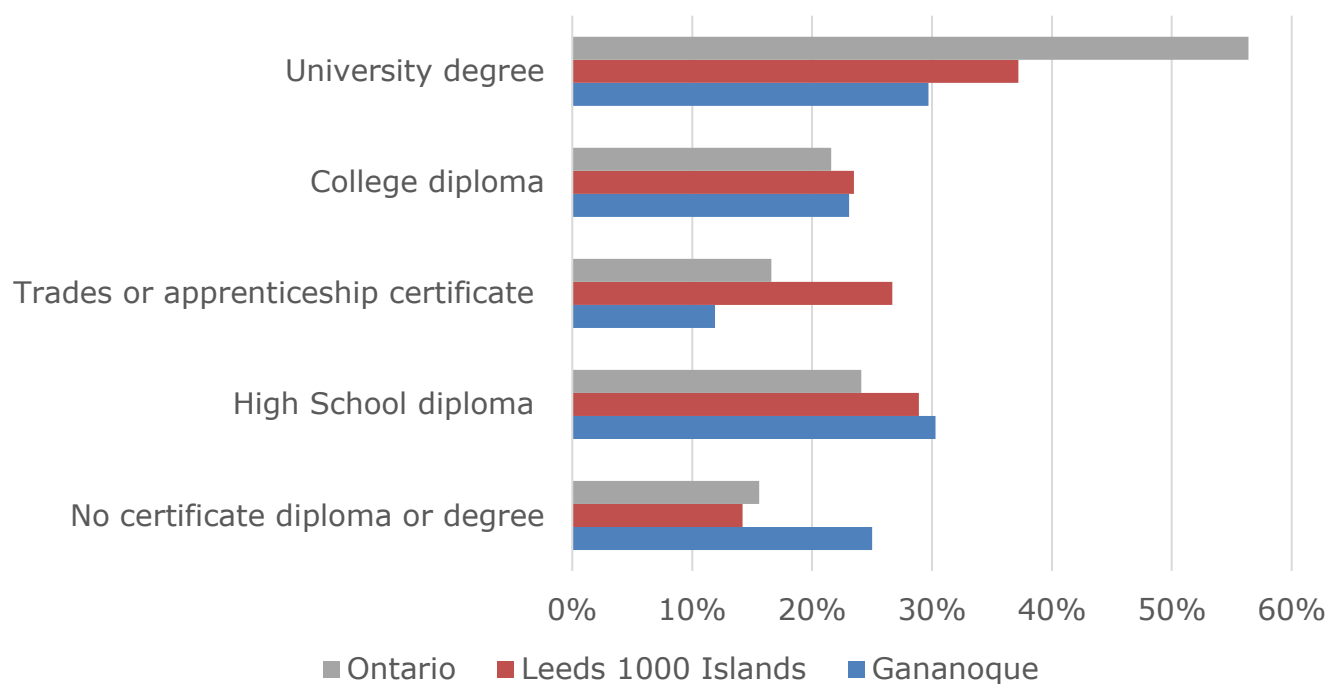


Source: Statistics Canada NHS 2011

## Labour Force

Leeds and the Thousand Islands is home to creative and highly skilled people. A higher percentage of our residents have high school, trades certificate or college diplomas compared to the provincial average.

### Educational Attainment



Source: Statistics Canada NHS 2011

### Population Ages 15 Years And Over By Field Of Study

Field of Study	Number of People
Architecture, engineering, and related technologies	870
Health and related fields	780
Business, management and public administration	565
Education	505
Personal, protective and transportation services	395
Social and behavioural sciences and law	315
Visual and performing arts, and communications technologies	185
Humanities	150
Agriculture, natural resources and conservation	130
Physical and life sciences and technologies	80
Mathematics, computer and information sciences	75
No postsecondary certificate, diploma or degree	3,760

Source: Statistics Canada NHS 2011



## Our Communities

### Lansdowne



Lansdowne is centrally located in the Township, at the crossroads of County Road 3 and County Road 34. The village is fully serviced with water and sewage disposal systems and is located 5 minutes from Highway 401 and less than 10 km to the United States border crossing. Lansdowne is situated approximately 50 km east of Kingston and 150 kilometres southwest of Ottawa and has a range of amenities.

Lansdowne is home to over 750 people and is the only village in the Township that has a municipal water supply and sewage disposal systems. The village has a bank, post office, grocery store, library, Telephone Company, feed store, elementary school, churches, farmer's market, and other shops. The Municipal Offices for the Township of Leeds and the Thousand Islands, its Public Works Building and main Fire Station are located in the village.

### Lyndhurst



Lyndhurst is in the northeast corner of the Township located along County Road 33, approximately 40 km northeast of Kingston and 130 km southwest of Ottawa. The village is home to the oldest stone bridge in Ontario and a number of quaint shops and picturesque lakes. The surrounding area, along with Lansdowne, sit in the heart of the Township's agricultural sector.

Lyndhurst is home to over 250 people and offers a range of services. The area also offers unique shops, several restaurants, post office, library, hardware store, bait and tackle shop, many cottages and campgrounds, golf courses, numerous launch ramps for boaters, and Kendrick's Park's beautiful beach and picnic grounds.

### Rockport



Rockport is in the southeastern area of the Township, located along the shores of the St. Lawrence River with historic homes, restaurants, boat launches and marinas. Accessible directly from the 1000 Islands Parkway, the village is 20 kilometres east of Gananoque, 1 km away from the 401 interchange and is home to Rockport Boat Line.

Rockport is now a major terminus for the Rockport Boat Line Cruises, which tour the 1000 Islands. There are bicycle racks, benches, and marked walking paths featuring interpretive signs and murals noting historical facts about the village. Two churches that were founded in the late 1800s remain active, including St Brendan’s Church, a memorable landmark along the St Lawrence River.

## Seeley’s Bay

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Seeley’s Bay is located in the northwest corner of the Township, lies along the historic Rideau Heritage route. The village is situated 20 minutes from the 401 just off Highway 15 40 km northeast of Kingston and 160 km southwest of Ottawa. Seeley’s Bay is the first marina for boaters heading north on the Rideau. The surrounding area is the focus of the Township’s mining industry.

Seeley’s Bay is home to over 400 people and offers a range of services and amenities. The village has a bank, grocery store, post office, library, hardware store, several restaurants, shops, tennis courts, parks, hiking trails, several marinas, and a range of tourist accommodations. Travellers to the area can enjoy fishing, golfing, water sports, and cycling and hiking. The village is host to many fishing tournaments and community festivals

## Town of Gananoque

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Located along the shore of the St. Lawrence River, the Town of Gananoque is surrounded by Leeds and the Thousand Islands. The town is located along Highway 401, 30 km east of Kingston and 40 km west of Brockville. The town is home to 5,200 people and offers a range of amenities including manufacturing facilities, grocery stores, recreation centre, walking trails, marinas, accommodations, shops, restaurants and attractions.



## Housing

Structure	Leeds and the Thousand Islands	Gananoque
Detached House	3391	1275
Semi-Detached House	36	214
Row House	0	145
Apartment	91	587

Source: Statistics Canada NHS 2011

## Education

Local Schools
Thousand Islands Elementary School, Lansdowne
Sweet's Corners Elementary School, Lyndhurst
Linklater Elementary School, Gananoque
St. Joseph Catholic School, Gananoque
Gananoque Intermediate Secondary School
Rideau District High School, Elgin
T.R. Leger School of Adult Learning and Continuing Education, Gananoque

Post-Secondary Institutions	Distance
Royal Military College of Canada, Kingston	28km
Queen's University, Kingston	30km
St. Lawrence College, Kingston, Brockville, Cornwall	40km
Loyalist College, Belleville	54km
Carlton University, Ottawa	123km
University of Ottawa	127km
Algonquin College, Nepean	156km

## Largest Private Sector Employers

Employer	Number of Employees
Medtronic	450
Shorelines Casino Thousand Islands	419
Home Hardware	127
Canada Border Service Agency	120
Glen House Resort	120
Metro	100
Gananoque Boatline	95
Rockport Boatline	80

Source: Statistics Canada NHS 2011, Data verified May 2013



## Tourism

We offer access to the world-class 1000 Islands, the UNESCO designated Rideau Heritage Route, Frontenac Arch Biosphere Reserve, and many lakes, rivers and scenic vistas in between. Each year we welcome over five hundred thousand of visitors to the region and are experiencing constant growth.

- Over 500,000 visitors per year
- 66% of visitors are overnight visitors
- \$64 million dollars spent annually by overnight visitors
- 34% of visitors are same day visitors
- \$20 million dollars spent annually by same day visitors

### Regional Visitation Statistics

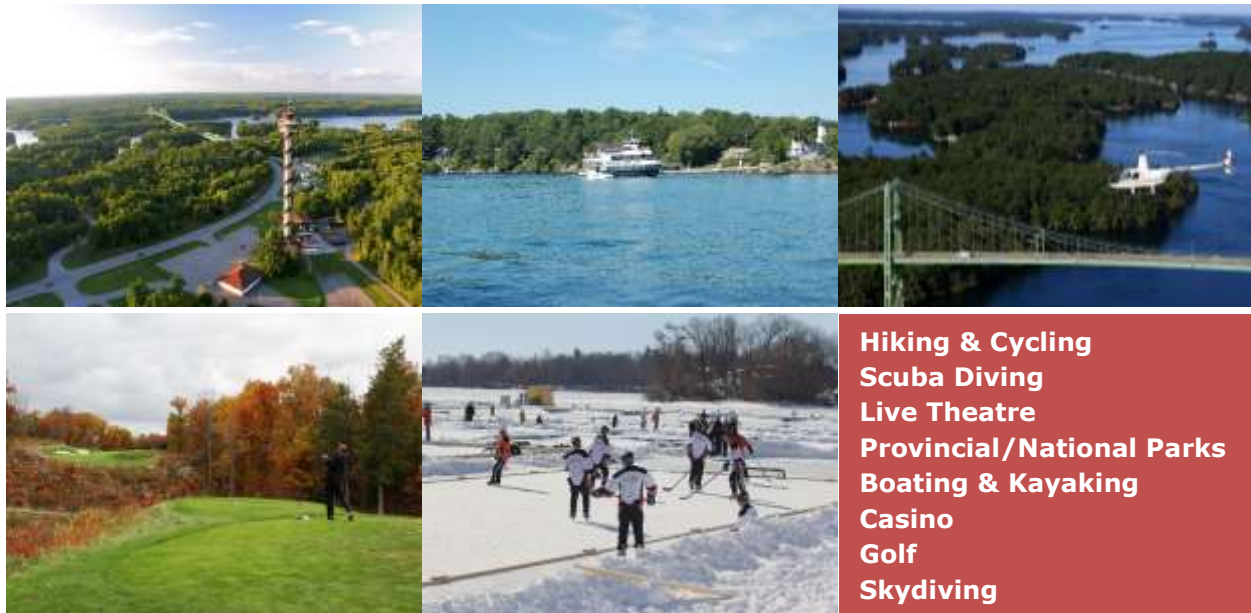
Length of Stay	
Average Length of stay (days)	1.6
Average party size	2.7
Average adult party size	2.3
% of parties travelling with children	19%

Visitation	
% first time	72%
% repeat visitation	27%
Canadian visitors	62%
U.S. visitors	19%
Overseas visitors	19%

Source: Ministry of Tourism's Regional Tourism Profiles for Regional Tourist Area #9 2011

### Regional Attractions

The 1000 Islands region is world famous for its picturesque views, scenic boat tours, outdoor recreation, historic buildings, acclaimed live theatre, dining, shops, golf, accommodations and welcoming hospitality.



## Business Support

We are committed to creating a more sustainable economy. Whether you are a new or expanding business, there are many resources available to support business development and success in our region.

### **1000 Islands Community Development Corporation**

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

613-343-6216

The Thousand Islands Community Futures Development Corporation is dedicated to helping small and medium-sized business by providing resources, business counselling, advisory services and access to capital through loans, equity investment and loan guarantees.

### **Leeds & Grenville Small Business Enterprise Centre**

[www.lgsbec.com](http://www.lgsbec.com)

613-342-8772 x470

The Leeds and Grenville Small Business Enterprise Centre is small business support for individuals who are considering starting a business or have been in business for less than five years. They provide you with resources, tools and free access to professional staff. They also offer seminars, workshops and networking.

### **Eastern Ontario Development Fund**

<https://www.ontario.ca/page/eastern-ontario-development-fund#section-0>

613-241-3841 x224

The Eastern Ontario Development Fund gives money to businesses, municipalities and not-for-profit organizations for economic development in eastern Ontario. The fund supports projects that: create jobs; encourage innovation, collaboration and cluster development; attract private sector investment.

### **Keys Job Centre**

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

613-382-1085

Keys provides Kingston and communities in Eastern Ontario with a variety of dynamic employment programs and services including: skills training programs; wage incentive programs; employer/job seeker services.

The Leeds and the Thousand Islands Economic Development department keeps track of all the funding programs available to businesses in the community. Please contact the office for a full listing: 613-659-2415 x212 [elaine@townshipleeds.on.ca](mailto:elaine@townshipleeds.on.ca)

