

Niagara Signature Sites Niagara Economic Development

Presented by Daniel Turner

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NIAGARA SIGNATURE SITES

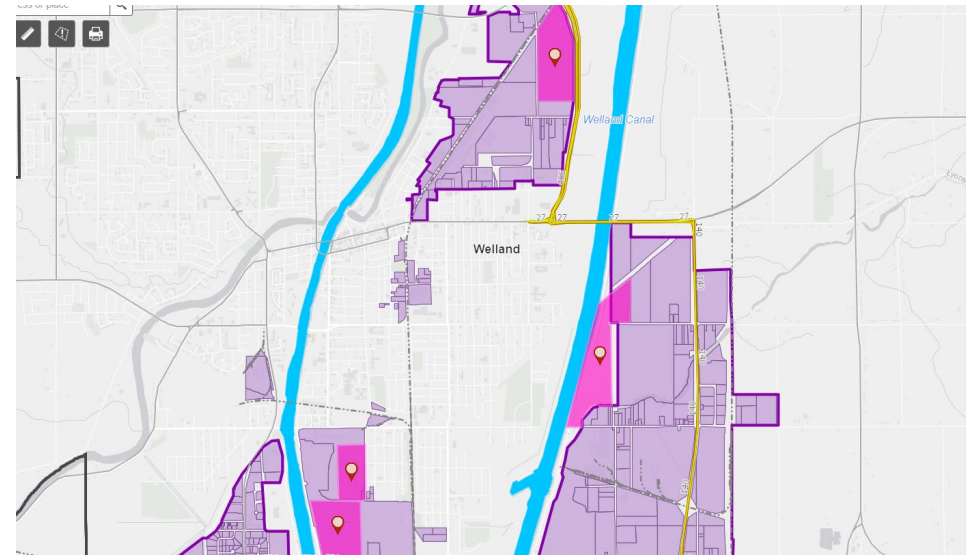
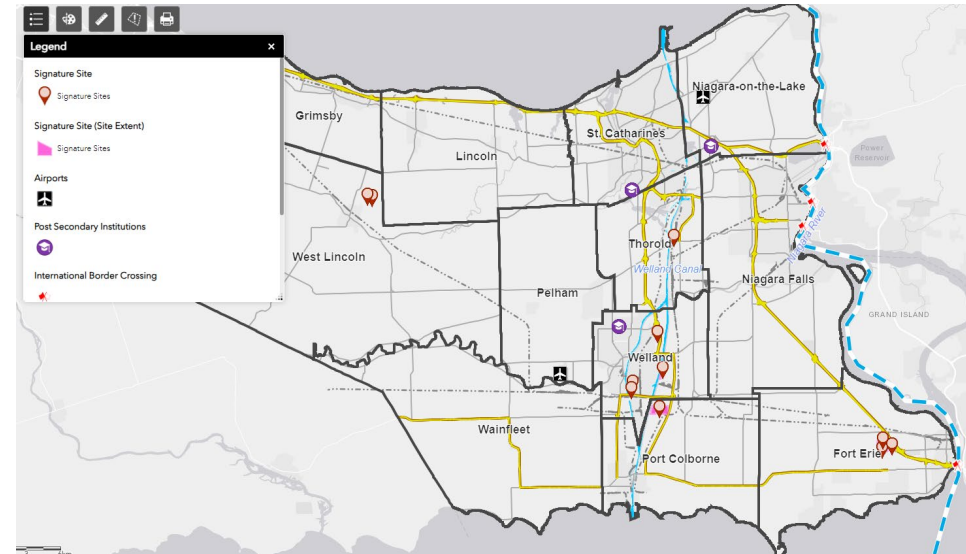
Let us help you invest in one of Niagara's Premier Sites.

Introduction

- **Niagara Signature Sites:** Interactive map of prime industrial and commercial opportunities in Niagara on NiagaraCanada.ca
- **Development:** Created by Niagara Region Strategic Growth Services and Economic Development with local and private partners.
- **Site Criteria:** Selected for strategic location, permitted uses, and minimum size of 50+ acres.
- **User-Friendly:** Designed for investors and developers, offering key insights into each site's development potential.

Purpose

- **Purpose:** Help domestic and international companies find large-scale development and investment opportunities in Niagara.
- **Detailed Info:** Provides property details to encourage connections with Niagara Economic Development staff.
- **Support:** Assists the investment attraction team in showcasing available sites, facilitating informed investment decisions.



Collaboration

Development:

Created in-house by Niagara Region staff from Growth Management and Analytics, IT, and Economic Development without external contractors.

Cost-Effective:

Leveraged internal expertise and local partnerships to create a valuable tool for showcasing development opportunities without external costs.

Collaboration:

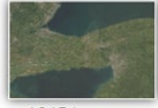
Worked with all 12 local municipalities and the local real estate community for comprehensive and accurate information.

Key Data and Features

- The Niagara Signature Sites application includes multiple layers such as airports, post-secondary institutes, international border crossings, and major highways to provide comprehensive contextual information to users.
- These layers help potential investors assess the strategic advantages of each site, including connectivity, accessibility, and proximity to key infrastructure.
- By offering detailed insights into employment areas, assessment parcels, and urban boundaries, the application enables users to make well-informed decisions regarding development opportunities in the Niagara region.



1934 Imagery

1954-1955
Imagery

1965 Imagery



2000 Imagery



2006 Imagery



2010 Imagery



2013 Imagery



2015 Imagery



2018 Imagery

2018 Imagery
(Offline)

2018 Imagery NiR



2020 Imagery

2020 Imagery
(Offline)

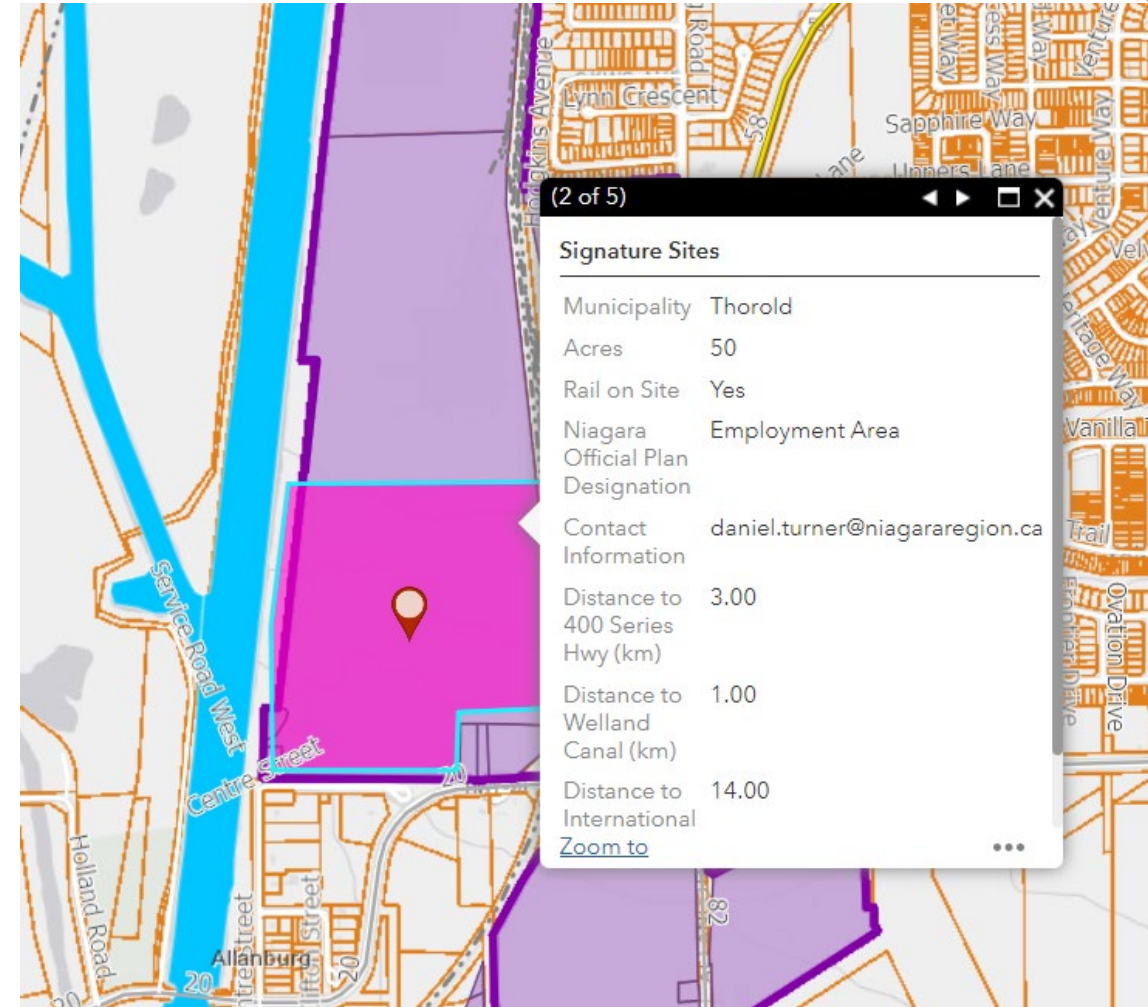
2020 Imagery NiR

Tools and Additional Resources

- The Niagara Signature Sites application offers useful tools that allow users to measure distances and areas, draw over the map, search for addresses, and easily print portions of it for their needs.
- Additionally, it includes numerous base map layers, enabling users to view aerial imagery of properties dating back to 1934, providing insights into the historical uses of the land.
- These features enhance the user experience by offering comprehensive and interactive ways to analyze, visualize, and locate property information.

Detailed Overview of Identified Sites

- The Niagara Signature Sites application allows users to view identified strategic sites within Employment Areas, Employment Lands, and Urban Area Boundaries.
- Users can explore characteristics such as proximity to major highways, the Welland Canal, the US border, and whether there is rail access on site.
- Additionally, the application is designed to be adaptable, allowing for the inclusion of new characteristics over time to further enhance its utility.




Detailed Site Listings

- Below the Niagara Signature Sites application, there is a detailed Site Listings section that provides additional information about each site, including available incentives, utility information, and key highlights.
- This section also outlines potentially permitted uses, offering a comprehensive overview for potential investors.
- By delivering in-depth details, the Site Listings section complements the interactive map, making it easier for users to evaluate and compare properties.


Filter By Local Municipality
- Show All -

Filter By Land Area
- Show All -

FILTER

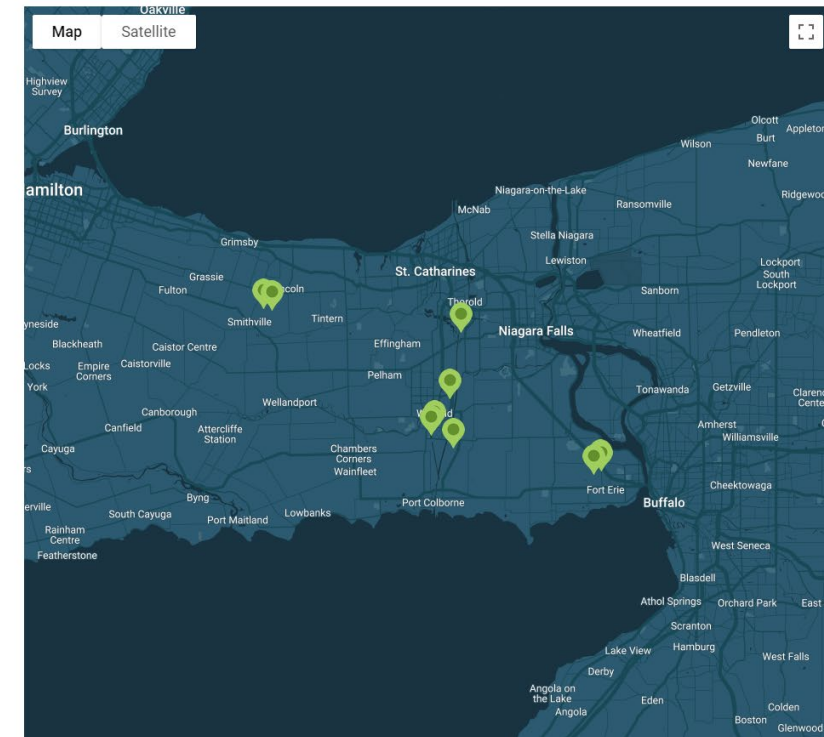


HWY 58A & HWY 140 LANDS, PORT COLBORNE
LARGE INDUSTRIAL
Total Land Area: 200 acres
Permitted Uses:
In the City of Port Colborne, industrial zoning permits a variety of uses designed to support manufacturing and industrial operations. These uses include general manufacturing, warehousing, distribution centers, and assembly plants. Additionally, permitted activities encompass processing facilities, research and development establishments, and logistics hubs. The zoning
[READ MORE →](#)



200 DAIN AVENUE, WELLAND
LARGE INDUSTRIAL
Total Land Area: 64 acres
Permitted Uses:
In the City of Welland, industrial zoning permits a variety of uses aimed at supporting manufacturing and industrial operations. Permitted uses include general manufacturing, warehousing, distribution centers, assembly plants, processing facilities, and research and development establishments. Additionally, the zoning allows for uses such as heavy equipment sales, rental and
[READ MORE →](#)

SITE LISTINGS




Engagement


- At the bottom of the Niagara Signature Sites page, there is a "Contact Us" prompt designed to encourage interested investors and developers to connect with Niagara Economic Development.
- This feature facilitates direct communication, allowing users to easily express their interest and receive personalized assistance.
- By fostering engagement, the **Contact Us** prompt helps streamline the investment process and supports the region's economic growth initiatives.

TAKE THE NEXT STEPS:

CONTACT US TODAY

For general enquiries call 1-800-263-7215 x3334, email info@niagaracanada.com or fill out the form below.

☐ I'm not a robot 
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Prosperous Region

- For the Prosperous Region priority, the Niagara Signature Sites application plays a crucial role in attracting and retaining businesses by showcasing premier development opportunities.
- The tool helps build Niagara as a global brand and supports the growth of emerging sectors by providing detailed property information and highlighting strategic advantages.
- This comprehensive platform enhances the region's economic development efforts by facilitating connections between potential investors and Niagara Economic Development staff, thus fostering local, national, and international business growth



Effective Region

- The Niagara Signature Sites initiative supports the Niagara Region Council's Effective Region priority by transforming service delivery through innovative and collaborative efforts.
- By integrating advanced GIS and IT capabilities into the development of the application, the initiative modernizes processes and ensures efficient use of resources.
- This approach aligns with the goal of implementing continuous improvement and delivering fiscally responsible services that enhance the region's attractiveness to investors



QUESTIONS & CONTACT

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