



Town of Deseronto Community Profile

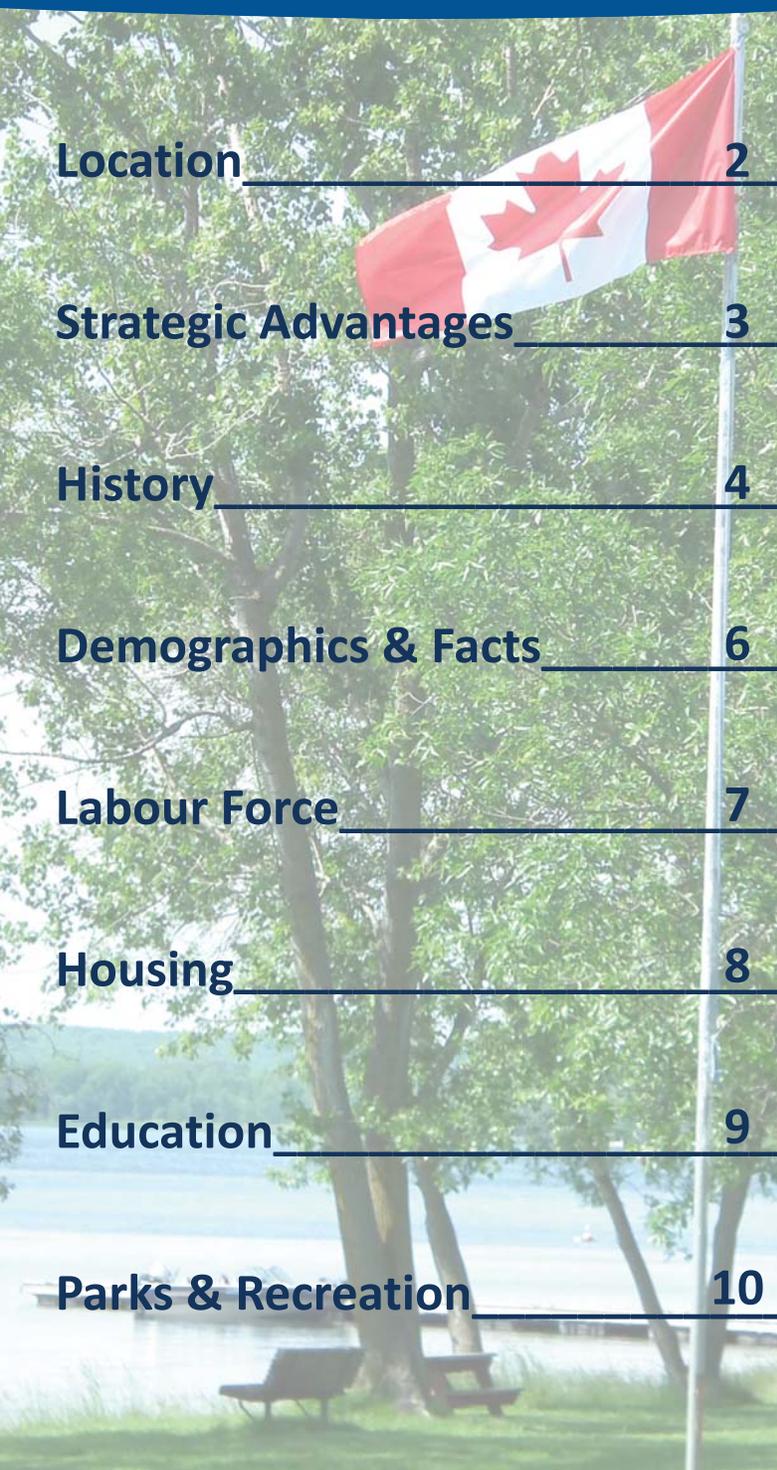
on the water's edge



urban advantages in a natural setting



deseronto.ca



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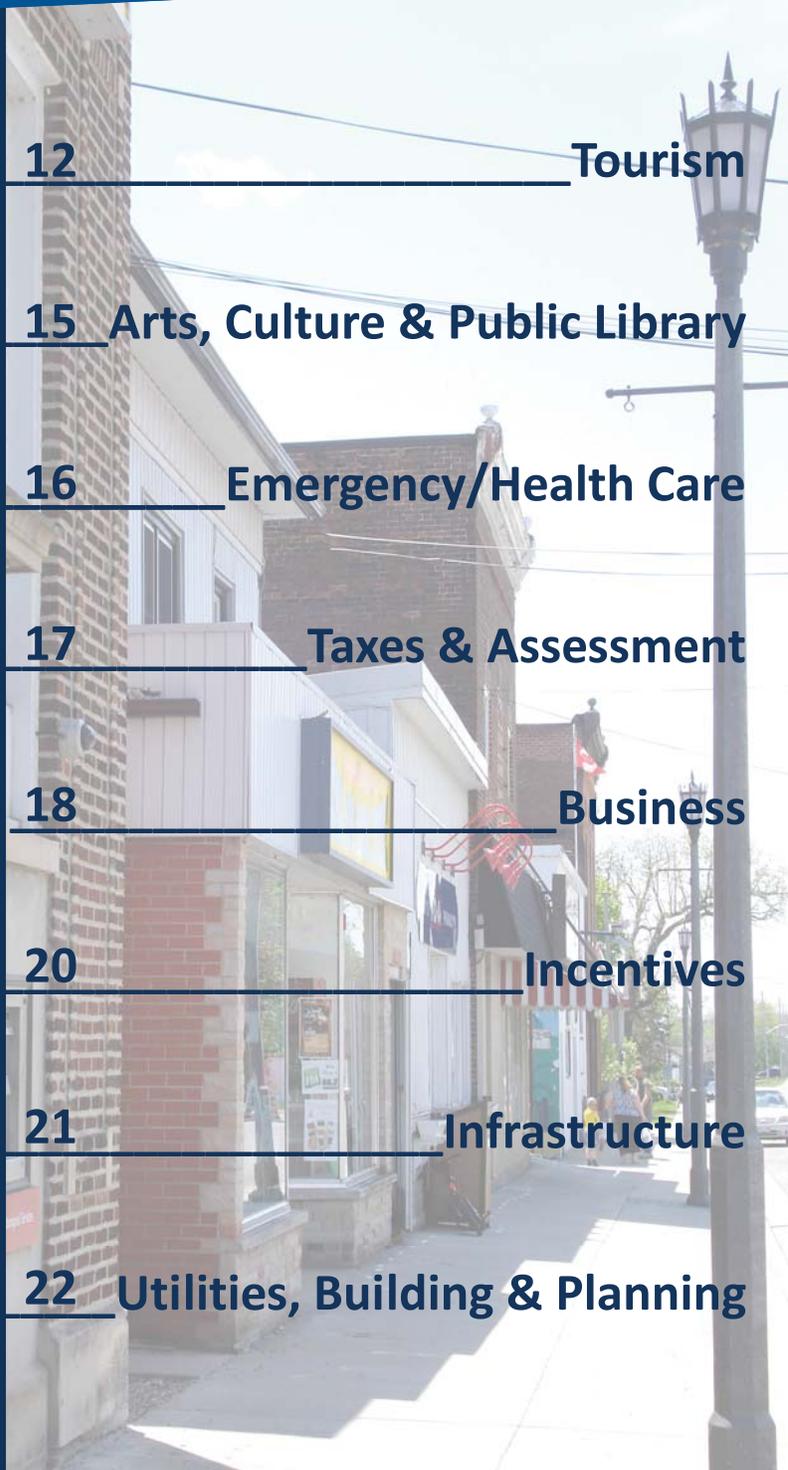
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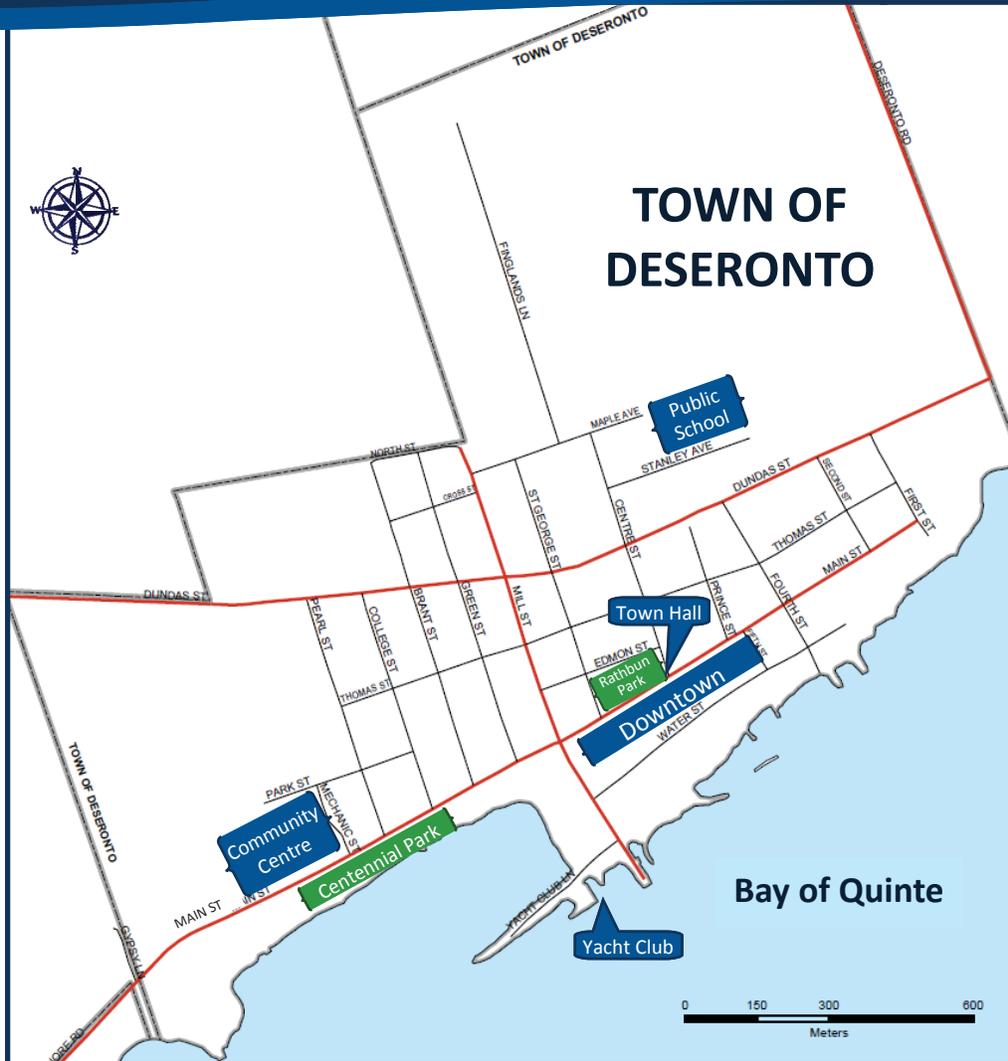


Discover the Town of Deseronto, in Southeastern Ontario, Canada. The eastern gateway to the Bay of Quinte tourism region... where you'll find a mix of urban advantages in a natural setting.

Located in Hastings County, just minutes from Prince Edward and Lennox & Addington Counties; Deseronto is the ideal destination for living, business & tourism.

Tyendinaga Mohawk Territory resides just west of Deseronto. Although Deseronto is a traditional municipality that is distinct from the First Nation territory, the town takes great pride in the strong ties it has to the region's abundant aboriginal culture & heritage.

Positioned just 4km south of Highway 401 (Exit #570), between Toronto & Montreal and a short drive from Kingston & Belleville; take advantage of Deseronto's location amidst major markets, urban centres, transportation routes and popular tourism regions.



Distance to Urban Centres

Napanea, ON 8km ~ 5mi	Prince Edward, ON 4km ~ 2.5mi	Belleville, ON 30km ~ 18mi	Kingston, ON 57km ~ 35mi	Toronto, ON 219km ~ 137mi	Montreal, QC 338km ~ 210mi	Detroit, MI 596km ~ 379mi	New York, NY 657km ~ 408mi
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Strategic Advantages

Abundant Development Opportunities: Target sectors include commercial, tourism and residential;

Location: Positioned on the Bay of Quinte and within Close proximity to Highway 401 corridor, US border, major waterways and urban centres; connected to key U.S. & Canadian markets;

Labour & Wages: Competitive wages and a diverse labour force that is well-educated and motivated, strong mix of local and regional employment opportunities;

Transportation: Immediate access to all major road, water, rail and air transportation methods and routes, as well as local public transportation;

Available Land & Buildings: Municipal and private land and buildings available for residential, commercial and tourism/recreation development at attractive prices;

Education/Training: Wide array of regional post-secondary institutions, training providers & agencies offering career focused training, internships and wage subsidies; promising careers & access to skilled labour;

Incentives: Zero development fees and incentives such as tax rebates, business & development resources and financing/grant opportunities;

Infrastructure: Competitively priced, wide-ranging, reliable, modern and available;

Diverse Economy: The diverse employment base offered by the Town and surrounding area contributes to the region's healthy economy;

Communication: State-of-the-art infrastructure including digital switching and fibre optic cabling offers high speed & other modern communications;

Quality of Life: Urban advantages in a rural setting... a family oriented Town providing a healthy mix of amenities and benefits such as recreation programs and modern facilities, waterfront, parks/trails, history/culture, and a thriving business community featuring diverse shops, restaurants, and services; it's the ideal destination to live, work, play and visit.



Centennial Park

Deseronto Past to Present

After the American Revolution, this area's first settlers were a group of Mohawks led by Deserontyon (Captain John). They had lost their lands in the Mohawk Valley after fighting on the British side in the conflict and in exchange they were granted a tract of land in the Bay of Quinte which was purchased from the Mississauga people in 1784.

Deserontyon's daughter married a Scottish fur trader and their son, John Culbertson, inherited Deserontyon's property at the south-eastern corner of the Mohawk territory. Culbertson improved the land and built a wharf on the waterfront. In 1836 he applied to the Crown for the right to own the land and it was granted to him in 1837. The village that grew up around the waterfront became known as Culbertson's Wharf.

Culbertson began selling village lots in his tract in 1840. A portion of the village was purchased from Culbertson by Amos S. Rathbun, Thomas Y. Howe and L. E. Carpenter in 1848 & formed the site of the area's first sawmill, which processed lumber from trees cut from a wide area and transported down the Napanee, Salmon, Moira and Trent rivers. Hugo Burghart Rathbun ran the sawmill business between 1855 and 1863, when his son, Edward Wilkes Rathbun, took over the management. E.W. Rathbun oversaw a considerable expansion in the Company's industries and many people moved to the area to work.

Mill Point, as it was then known, became incorporated as a village in 1871. In 1881 the town's name was changed to Deseronto in honour of Captain John Deserontyon. It was incorporated as a Town in 1889 with Edward Wilkes Rathbun elected as its first Mayor.



Main St. Looking East c.1914



Main St. Looking East c.2014



Deseronto Town Hall c. 1905



Deseronto Town Hall c. 2013

Deseronto Past to Present

At the peak of its operations, the Rathbun Company owned two sawmills; a sash, blind & door factory; flour mill; terra cotta works; chemical works; railcar works; shipyard; machine shop; cedar mill; grain elevator; coal shed, docks & wharves; a steamboat company, & railways including the Bay of Quinte Railway. By the 1890s Deseronto was home to 4,000 people, many of whom worked in the Rathbun industries. In the early 20th century the population fell by almost half, as Rathbun's lumber industries began to decline as a result of depleted tree supplies.

The First World War brought the Royal Flying Corps (later the Royal Air Force) to Deseronto, with two training camps close to the town: Camp Mohawk was on the site of the current Tyendinaga (Mohawk) Airport, while Camp Rathbun was just northeast of the town. Young pilots from the British Empire & the United States came here to learn to fly between 1917 & 1918, & many men and women were employed locally to support the camps. Over 50 men died while attached to the Deseronto training squadrons, most of them in flying accidents. Seven of whom are buried in Deseronto Cemetery.

Industries such as the Dominion Match Company, Metcalfe Foods, Clapperton's Glassworks, Deseronto Electronics, Canada Optical, Ideal Vendors and Arctic Gardens continued to dominate the Town's economy until the decline of the industrial era in the 1970s. The Post Office on Deseronto's Main Street has formed an important focus for Deseronto's people for more than 100 years. Facing the Post Office, the former Bank of Montreal building became Deseronto's Town Hall in 1945, while further down Main Street, Naylor's Theatre was a venue for movies. The Lucky Strike Lanes (in the current location of Deseronto Public Library) was a popular place to go bowling. Skating took place on an outside rink on Edmon Street until 1975 when the Deseronto Community Recreation Centre opened on the former site of the Dominion Match Company.

As is often the case with rural communities, Deseronto's economy has transitioned from a dependency on industrial operations to a healthy mix of small to medium enterprises specializing in the retail, service & tourism sectors; service organizations; recreation; social and tourism opportunities. Nearby urban centres including Belleville and Kingston have become the hub for large industries, which provides a diverse local and regional employment base. Today Deseronto is becoming a destination of choice for tourism, business and residential development; offering a high quality of life and numerous competitive advantages.

Population & Demographics (2011 census)

Population	1835
Trade Area Population (within 10km radius)	15,700
Regional Population (within 50km radius)	239,000
Median Age of Population	40.7
% of Population Aged 15 & Over	81.1%
Median Income*	\$45,964
Median Income**	\$60,541

* 2006 census - All census families

** 2006 census - Couple households with children

Quick Facts

Location	Hastings County, Ontario, Canada
Market	More than 120 million people within a days drive
Total Private Dwellings	764
Land Area	2.52 sq. km.
Geographical Coordinates	44°12'N, 77°02'W
Elevation	89m/291ft
Time Zone	Eastern
Winter Climate	December to March
Average Temperature	-4°C
Spring Climate	April to June
Average Temperature	12°C
Summer Climate	July to August
Average Temperature	21°C
Fall/Autumn Climate	September to November
Average Temperature	9°C
Average Mo. Rainfall	65mm
Average Mo. Snowfall (Nov - Mar)	30cm





Downtown Deseronto Looking Northwest

Deseronto and the surrounding region provides a diverse employment base. The community's educated and motivated skilled and unskilled labour force benefits from a strong mix of employment opportunities in Deseronto, Napanee, Belleville and Kingston.

Take advantage of competitive wages; with current minimum wage rates at \$11.00/hour, an average hourly wage for the region of \$26.25, and wage rates greatly exceeding the average for many skilled labour industries. Primary labour force industries include: Retail, Tourism, Creative & Knowledge, Healthcare, Management, Business, Government & Finance, Agricultural, Education, Manufacturing, Distribution & Construction. The region attracts and retains skilled labour at lower rates, thus reducing costs for local industry.

Affordability, location, modern infrastructure, a diverse workforce, public transportation, business amenities/services and a business mix that attracts a wide demographic of residents and visitors are just a few of Deseronto's many advantages.

Employment Industry Sectors (2006 census)

Industry	Total	Male	Female
Agriculture and related industries	30	10	15
Construction	35	35	10
Manufacturing	180	130	40
Wholesale trade	25	25	0
Retail trade	170	90	80
Finance and real estate	10	0	10
Health care and social services	120	10	105
Educational services	25	10	20
Business services	135	65	65
Other services	200	100	100
Total experienced labour force 15 years and over	935	490	445

Medium to large Deseronto employers include: Canada Cordage, Hastings & Prince Edward District School Board, Hager's Drug Store, Lalonde Auto, OSR Performance, United Restaurant, Your Town Grocery & the Town of Deseronto.

New Dwelling Units

Year	Single Dwellings	Multi Dwellings	Total
2014	1	4	5
2013	1	2	3
2012	0	0	0
2011	0	9	9
2010	1	0	1
2009	2	0	2
2008	2	0	2
2007	1	4	5

Source: Building Inspection Services Committee

Construction Value*

2014	\$687,000
2013	\$416,000
2012	\$31,000
2011	\$1,115,240
2010	\$1,585,240
2009	\$442,500
2008	\$448,075
2007	\$440,955

*Value of all residential & commercial construction permits that produce new square footage.

Source: Building Inspection Services Committee

Avg. Residential Sale Value

2014	\$184,567
2013	\$183,248
2012	\$183,869
2011	\$186,342
2010	\$181,756
2009	\$171,734
2008	\$181,112
2007	\$173,692

Source: QDAR/Municipal Data



Residential Housing Examples



The town features a rich stock of 19th - 21st century residential properties. Housing options include Victorian, executive and bungalow style fully detached homes, semi-detached homes, town houses, apartments, retirement living and waterfront properties.

Numerous residential development opportunities exist on both municipally and privately owned properties. A number of large and medium parcels are available for multi unit residential and mixed use developments, a number of individual building lots are also available. Of these, several properties are on serviced municipal road frontage while others require servicing provisions.

Affordability, access to urban amenities, public transportation, a diverse business mix, recreation, parks, and proximity to larger urban centres are just a few of the attributes that contribute to Deseronto's high quality of life.



Public School Community Field Trip

Deseronto and the surrounding region offers several excellent education options. Within walking distance to all residents, the elementary school provides superior education from grades JK to 8.

Choose from numerous secondary schools in nearby Napanee, Belleville and Kingston which offer public, Catholic and private schools of note.

Prominent post-secondary institutions are a short commute away and include Kingston's Queen's University, Royal Military College, St. Lawrence College and Belleville's Loyalist College.

Post-secondary institutions offer a wide array of career focused programs; providing for a sound local labour force. Business services including workplace skills training, hiring incentives & business development programs are key advantages offered by the range of post-secondary institutions & business service providers throughout the region.

Education Institutions	
Deseronto	Elementary School
Napanee 8km	High School
Belleville 30km	High School/College
Kingston 57km	High School/College & University



Deseronto Public School c.1890



Deseronto Public School c.2007



Parks, Waterfront, Outdoor Spaces & Trails

Deseronto's recently revitalized Centennial Park features a scenic accessible waterfront just waiting to be explored. Available amenities include boat launch/docking, washrooms, playground facilities, Waterfront Trail, rest areas, refreshments, and more. Centennial Park plays host to numerous festivals, special events and several fishing tournaments that take place throughout the year.

Celebrate your inner nature lover by exploring the many green spaces in and around Deseronto. Travel the Waterfront Trail to discover Deseronto's waterfront, much of which is accessible to the public.

Take in the activity of downtown Deseronto from picturesque Rathbun Park, a focal point of the community by Town Hall, the park features a stately fountain & gazebo, flowers/foliage, benches, cobblestone paths and wonderful views of heritage buildings & sites.



Community Recreation Centre



Centennial Park Playground



Recreation Activities & Facilities

Recreation opportunities are abundant in Deseronto no matter the season. The waterfront serves as the focal point for many of Deseronto's summer and winter activities.

Popular summer pastimes include fishing, recreational boating, water sports, team sports, outdoor fitness programs, cycling and photography to name a few.

There's also no shortage of winter activities for residents and visitors. Experience an array of activities such as hockey, ice-skating, ice fishing, tobogganing, snowshoeing and snowmobiling on area trails and much more. The Town features a selection of social clubs, service organizations and many volunteer opportunities, which provides for a broad range of options for social engagement.

The Town offers an array of recreation programs to suit residents of all ages and interests. The Community Recreation Centre; located on Mechanic St. across from Centennial Park, is home to many programs throughout the year including hockey, skating, rollerblading, fitness classes, private and community functions.

The facility is home to an ice pad with spectator seating, event/banquet facilities featuring a fully equipped commercial kitchen, licensed bar & meeting room, ball diamond, tennis courts and fitness centre. Facility upgrades are attracting an ever growing demographic of new user groups and individuals to the facility.

Visit deseronto.ca for facility rental rates & detailed information on Parks & Recreation programs & opportunities.

Experience Deseronto...

The Town offers a welcome reprieve from mainstream sights and activities, while providing ease of access to both rural and urban amenities. Explore the historic downtown & uptown business district home to a vibrant blend of shopping, dining and services.

Experience Deseronto's picturesque waterfront on the Bay of Quinte, and enjoy the abundance of cultural, recreation pursuits and amenities the town and Bay of Quinte Region has to offer.

Deseronto is becoming a destination of choice for tourism, business and residential development; offering a high quality of life and several competitive advantages including location, zero development fees, affordability, access to modern broadband/telecommunications, infrastructure & amenities, a public transit system and business mix that attracts a wide market of consumers.

Several exciting Main St. commercial opportunities exist for business owners and aspiring entrepreneurs. Contact the Economic Development Department today for details and to learn about the range of business development services and advantages Deseronto has to offer.



AN AREA TO GROW.
A PLACE TO EXPLORE.
A WAY OF LIFE.
Discover the region of
Bay of Quinte



South Eastern Ontario

www.thegreatwaterway.com



www.visithastings.ca



Downtown Deseronto Looking Northeast



Downtown Deseronto Looking Southeast

Downtown

Deseronto's Downtown offers a diverse mixture of shopping, restaurants, services, parks, culture/history and recreation opportunities. Hunt for unique treasures in the vast assortment of antique & collectible dealers. Browse the variety of specialty shops and boutiques where you'll find the creative works of local artisans, clothing/accessories, home décor and much more.



Tall Ship Tours Aboard St. Lawrence II

Heritage & Culture

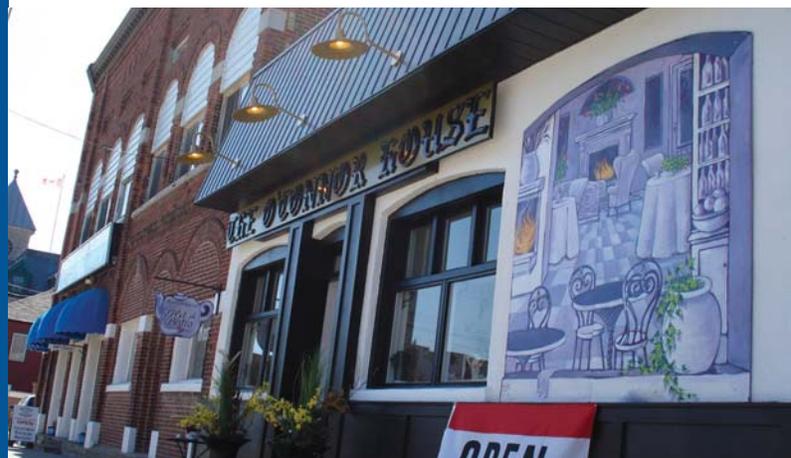
Founded on Loyalist, Mohawk, military and industrial roots; Deseronto's rich history continues to both define and be embraced by the Town today. Historic and cultural sights and activities are abundant throughout the community.

Don't miss the fantastic fireworks display at annual Canada Day celebrations, get an early visit from Santa and his reindeer at the Santa Claus Parade and Tree Lighting Ceremony, hunt for treasures at the semi-annual Yard & Sidewalk Sale, and experience Deseronto's heritage and unique assets at the many other community & cultural events that take place throughout the year.

Visit deseronto.ca or stop in to the Town Hall during your visit (331 Main St.) for complete Deseronto tourism information.

Culinary Experiences

Experience an array of local foods & beverages at Deseronto's great selection of restaurants/cafes. Immerse yourself in the beautiful surroundings of our Victorian Tea Room, relax while savouring the renowned pizza or experience a stuffed burger; enjoy the flavours all Deseronto's restaurants have to offer.



Downtown Deseronto Looking Northwest



Centennial Park Dock & Boat Launch

Waterfront & Outdoor Spaces

The waters off Deseronto present perfect conditions for all types of activities such as fishing, recreational boating and water sports. Boating launch/docking services and facilities at Centennial Park and the Deseronto Yacht Club connect boaters & anglers with a broad network of recreational boating and angling opportunities on the Bay of Quinte & Lake Ontario.

The Bay of Quinte is renowned as the heart of Walleye country, & its waters are home to a variety of other popular fish species such as large and small mouth bass, pike, carp, catfish and panfish. Avid anglers can be found on Deseronto's waters throughout the year, whether it's boat, shore or ice fishing, all are popular pastimes.

Accommodations & Area Attractions

The Town is centrally located amongst many Bay of Quinte attractions including golf courses, recreation facilities, museums/galleries, beaches/provincial parks and nature preserves, trail systems, historic sites and points of interest.

Deseronto's selection of hotel, B&B and seasonal accommodations featuring modern amenities, are sure to satisfy overnight guests. Additionally a number of hotel/motel accommodation providers are located in nearby urban centres.

A visit to Deseronto's historic downtown will reveal a variety of arts and cultural sights and activities. Home to specialty shops featuring works by local & regional artisans, commemorative sights, murals, rich stock of commercial properties that reveal interesting architectural details.

Naylor's Theatre, an iconic property bordering the eastern edge of downtown Deseronto, was once a Vaudeville performance theatre built in the late 1800's that was the most prominent of its kind between Kingston and Toronto during its glory days. The Deseronto Arts & Culture Society, formed in 2004, is working to restore and re-open the theatre.

Indoor and outdoor social and cultural events take place downtown and in Deseronto's parks as well as facilities including the library, community centre, organizations, churches and several other sights throughout the seasons.

The Public Library also resides downtown and offers many educational and social activities – a wide range of programs are available for both families and individuals. Bring the kids down to Rathbun Park each Wednesday during the spring and summer to join in the Library's Circle of Stories, playgroup, fitness programs and more.

Deseronto's rich history is preserved by the Archives Department which resides in the Library and is open to the public each Wednesday between 10:00am - 4:00pm. Archivist Amanda Hill oversees an abundant collection of archive images and materials and is available to assist with information inquiries.

Visit deseronto.ca for a complete guide to the town's arts, cultural and community events/activities.



Downtown Mural c. 2012



Naylor's Theatre



Deseronto Public Library & Archives

Fire Department

The Deseronto Volunteer Fire Department provides emergency fire/rescue & medical services to the Town of Deseronto and surrounding areas.

Emergencies: DIAL 911

Fire Chief: Dale Loney

316 Edmon St. Deseronto, ON K0K 1X0

Fire Station: 613-396-2325, Email: firechief@deseronto.ca

Police

Deseronto police patrol and emergency services are provided by the Ontario Provincial Police (OPP).

Emergencies: DIAL 911

Napanee OPP Detachment

86 Advance Ave. Napanee, ON K7R 3Y5

Phone: 613-354-3369, Incident Reporting: 1-888-310-1122, Web: www.opp.ca

Ambulance

Deseronto's emergency medical land ambulance services are provided by Hastings County Ambulance Services and County of Lennox & Addington Ambulance Services.

Emergencies: DIAL 911

Hastings - Quinte EMS

111 Millennium Parkway Belleville, ON K8N 4Z5

Phone: 613-771-9366, Web: www.hastingscounty.com

County of Lennox & Addington Ambulance Service

97 Thomas Street East Napanee, ON K7R 3S9

Phone: 613-354-4883, Web: www.lennox-addington.on.ca

Health Care Services

Deseronto	Family Physician, Dental Centre, Senior & Disability Services, Community Health Centre, Retirement Facility
Napanee (8km east)	Lennox & Addington County Hospital, Doctors, Medical Services & Products, Retirement Facilities
Kingston (55km east)	Kingston General & Hotel Dieu Hospitals, Doctors, Medical Services & Products, Retirement Facilities
Belleville (30km west)	Belleville General Hospital, Doctors, Medical Services & Products, Retirement Facilities
Pictou (20km south)	Prince Edward County Hospital, Doctors, Medical Services & Products, Retirement Facilities

Veterinary service providers are also abundant throughout the region to serve our four legged friends.



The Town sets property tax rates based on the following factors:

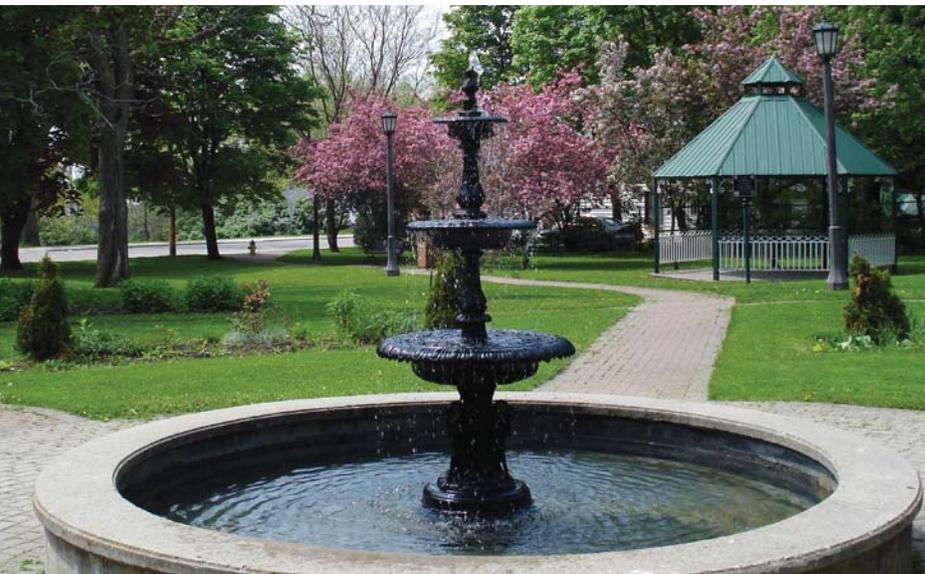
- The Municipal tax rate, which is set on an annual basis by Town of Deseronto Council.
- The County tax rate, which is set on an annual basis by Hastings County Council. The education tax rate, which is established by the Province of Ontario.
- The assessment value of properties, which is determined by the Municipal Property Assessment Corporation (MPAC).

Deseronto provides the following services to local residents and businesses through the collection of the municipal portion of these taxes:

- Emergency & Protective Safety Services (fire protection, police, by-law enforcement, animal control)
- Public Works (roads, waste services)
- Water/Wastewater Treatment
- Public Transit
- Development Services (planning, economic development, approvals, building services)
- Recreation & Cultural Services (parks, arena, community centre, library, recreation programs, archives)
- Municipal Government Administration



Post Office



Rathbun Park - Downtown

2015 Tax Rates

CATEGORY	RATE
RESIDENTIAL/FARM	0.01726813
MULTI RESIDENTIAL	0.01961947
COMMERCIAL OCCUPIED	0.02584693
COMMERCIAL VAC. UNITS	0.01809285
COMMERCIAL VAC. LAND	0.01809285
INDUSTRIAL OCCUPIED	0.02919724
INDUSTRIAL VAC. UNITS	0.01897820
INDUSTRIAL VAC. LAND	0.01897820
PIPELINES	0.02255282
FARMLANDS	0.00431703

Business

Deseronto is becoming a destination of choice for business, tourism & residential development - offering a high quality of life and several competitive advantages including location, zero development fees, affordability, modern amenities, broadband, utilities and infrastructure, and a business mix that attracts a wide demographic of residents and visitors. Ideally located on the Bay of Quinte, between Toronto & Montreal and a short drive from Kingston and Belleville; take advantage of Deseronto's position amongst major markets, transportation routes & popular tourism regions.

Commercial Areas

Downtown - The historic downtown hosts a mix of retail shops, dining, grocery/conveniences, personal, business and medical services. Century brick and contemporary properties unite character and modern amenities to offer the ideal location for any business. Take in the sights and sounds from historic Rathbun Park located in the heart of the downtown; the park features a stately fountain and gazebo, commemorative monument, flowers/foilage, benches, cobblestone paths and wonderful views of heritage buildings and sites. Just a short stroll from downtown you'll find the picturesque waterfront and the many recreational pursuits and amenities it brings. The Downtown and parks are home to numerous events throughout the year from festivals to sidewalk sales.

Uptown - Deseronto's uptown business district features a variety of commercial businesses such as dining, boutiques, conveniences, services and industry. Located on Dundas St./ Highway 2, the uptown business district offers ease of access and a prime location to capture through traffic.



Downtown Deseronto Looking Southeast

Commercial Development Opportunities

The town is ideally suited for small to medium commercial development. A number of exciting Main St. commercial opportunities exist. Primary sectors identified for future growth include: destination retail focused on antiques, artisans, boutiques, food/beverage and dining; tourism; creative/knowledge industries; and entrepreneur development.

Business Support Services

The region is home to an ever growing list of agencies that provide extensive business development services including access to financing and grants, marketing, labour/training, development and advisory services. Several of these organizations are listed below. Contact the Economic Development Department to learn more about these and other providers throughout the region.

Dana Valentyne, Economic Development Officer, dvalentyne@deseronto.ca, 613-396-2440 Ext: 202

Trenval Business Development

www.trenval.on.ca

Small Business Centre of Quinte

www.smallbusinessctr.com

Business Development Bank of Canada

www.bdc.ca

Quinte Economic Development Commission (QEDC)

www.quintedevelopment.com

Manufacturing Resource Centre (MRC)

www.manufacturingrc.ca

Employment & Social Development Canada

www.esdc.gc.ca

Hastings County Enterprise Facilitation

www.hastingscounty.com/business/planning/business-coaching

Ministry of Economic Development & Trade

www.ontario.ca/ministry-economic-development-trade-employment

Ministry of Rural Affairs

www.omafra.gov.on.ca/english/rural/

Canada Business

www.canadabusiness.ca

Service Ontario

www.ontario.ca/serviceontario

Napanee and District Chamber of Commerce

www.napaneechamber.ca

Loyalist Training and Knowledge Centre

www.loyalisttraining.com

Loyalist College Community Employment Services

www.communityemploymentservices.ca

Meta Employment Services

www.metaemploymentservices.com

Employment Ontario

www.tcu.gov.on.ca/eng/employmentontario/



Town Entranceway Dundas St. East



Downtown Deseronto Looking Northwest

Incentives and advantages including zero development charges, low labour costs, affordable property, lower utilities and taxes in comparison with urban centres, close proximity to urban centres and transportation routes, and reduced start up and operating costs; position Deseronto as one of the most attractive locations in Ontario for business.

Provincial and Federal governments have established several incentive programs, and the region offers countless business development and financing opportunities. Organizations such as the TRENVAL Business Development Corporation and Small Business Centre, located in Belleville provide new and existing businesses with access to vital business development resources.

The municipality is also establishing several incentive programs and policies to achieve, promote and encourage improvements in the downtown core and the redevelopment of properties throughout the community.

Property redevelopment incentive programs are being implemented that are designed to encourage preservation of the architectural traditions that contribute to Deseronto's unique historic character; restoration and rehabilitation of older downtown buildings and properties, and maintaining consistency in design of new commercial buildings with traditional designs. .

Deseronto has several land and building development opportunities available. Contact the town's Economic Development department for information and assistance with exploring available lands and buildings - 613-396-2440 or dvalentyne@deseronto.ca.

Air

Canada's largest Air Force Base, 8 Wing Trenton, is located just 40 minutes away in Quinte West and accommodates any size aircraft, offers charter & cargo service, 24 hours a day, 7 days per week. Kingston Airport, located 40 minutes east, has two runways a fully-accessible terminal, and is serviced by Air Canada with six flights a day between Kingston & Toronto Pearson International Airport.

Toronto's Pearson International Airport is just a 2 hour drive from Deseronto & provides flights to many U.S. & international destinations. International airports are also located in Ottawa & Montreal.

Rail

Transcontinental railway services are offered by CN & CP Rail which provides access to all major ports and over 75% of the North American population and markets worldwide. Nearby Belleville offers ready access to miles of track as both rail mainlines run right through the heart of the city making your shipping needs fast, efficient and accessible.

VIA Rail passenger service provides convenient, affordable service to all major cities including Toronto, Montreal & Ottawa. VIA Rail stations are located in Napanee, Belleville & Kingston.

Highways & Roads

Deseronto is conveniently situated just 4km south of Highway 401 which provides access to all major Canadian & US markets. Provincial Highway 2 runs directly through the community and connects Kingston & Belleville, Highway 49 connects Deseronto with Prince Edward County just 5km to the west, & Highways 37 & 62 (30km west) provide direct access to northern regions within the province.

The town maintains a sound road network equipped with infrastructure including sidewalks, gutters, storm drains and high efficiency street lighting installed in 2014. A vast local and regional road and transportation network and countless courier and logistics companies within close proximity, afford ease of access to all North American and global transportation modes.

Deseronto's public transit service connects residents with larger urban centres and affords businesses with access to a diverse employment base. In addition, highway coach companies provide regular service to major cities.

Waterways

Deseronto's prime location on the Bay of Quinte provides access to all major waterways including the Trent Severn Waterway, Kingston & the Thousand Islands, Lake Ontario, the Great Lakes and St. Lawrence River. Several major shipping ports are located within a 2 hour drive of Deseronto, providing convenient access to global markets.

The Great Lakes St. Lawrence Seaway System gives shippers the most direct water route to and from the continent's major industrial and agricultural markets. The System consists of the five Great Lakes, the Seaway and the St. Lawrence River from the Atlantic Ocean to the Port of Montreal.

Utilities

Deseronto offers amenities comparable to those of larger urban centres, while providing the quality of life that comes with a rural setting. The town supplies modern water/sewer and a variety of other services. The region is home to a variety of service providers offering other primary utilities including: electricity, natural gas, broadband internet, phone, and cable services.

In 2014, the Town was a leader amongst both small and large municipalities in the region to complete an LED high efficiency streetlight conversion project. This is just one example of Deseronto's proactive approach to Municipal infrastructure and services.

Deseronto's electricity service provider is Hydro One. Detailed information can be obtained on rates and services available by visiting their website: www.hydroone.com.

The Town's natural gas provider is Union Gas which is a major Canadian natural gas storage, transmission and distribution company based in Ontario with over 100 years of experience and service to customers. For further information visit: www.uniongas.com.

Deseronto administers a user pay garbage disposal system, and offers waste reduction programs such as curbside recycling programs, and fall/spring clean up events.

Visit deseronto.ca for complete details regarding infrastructure, rates, and programs.

Building & Planning

The Building Inspection Services Committee (BISC) is responsible for all building matters within the Town of Deseronto.

The Hastings County Planning department provides advice to the town on all aspects of land development and is responsible for processing applications for land transactions which require consent/land severance or plan of subdivision/condominium approval.

Planning & development inquiries can be directed to the Economic Development Department.

Visit deseronto.ca for Building & Economic Development contacts, fees and detailed information.

Building & Planning Fees

Building Permit Fees

NEW RESIDENTIAL HOUSING AND ADDITIONS
\$75 per square foot

COMMERCIAL AND INDUSTRIAL:
\$50 per square foot (First Class)
\$30 per square foot (All Buildings)

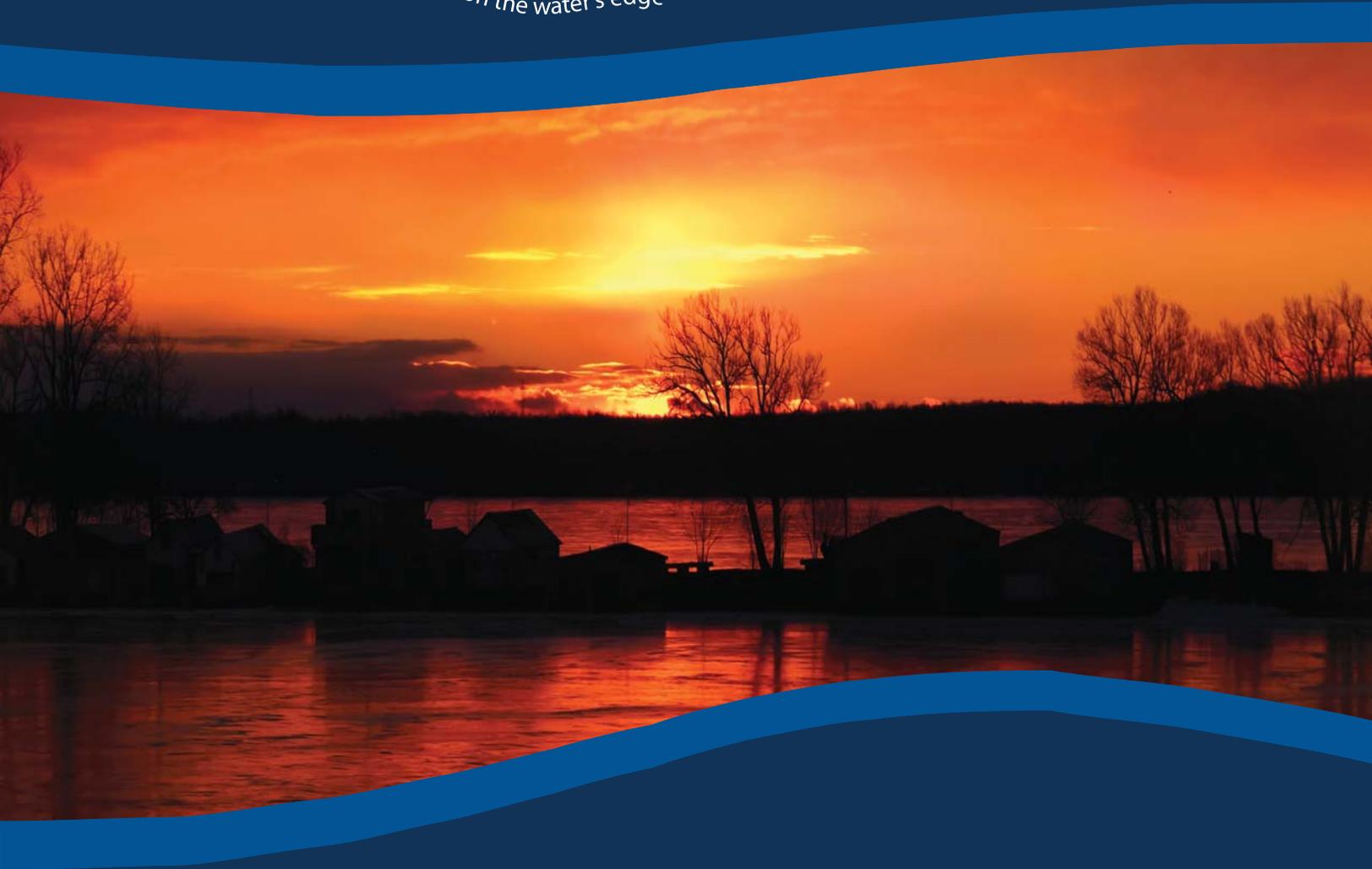
Planning Fees

Minor Variance Application Fee: \$300

Rezoning Application Fee: \$600

Consent (severance) Application Fee: \$800

Subdivision Application Fee: \$3,000 - \$6,000



Contact the Economic Development Department to learn more about Deseronto's unique opportunities for business, development, tourism and living.

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