

# Long Sault Logistics Village: What We Heard Report

December 20, 2021





## INTRODUCTION

The engagement phase for the Long Sault Logistics Village occurred between October 6 and November 30, 2021. Information related to the project was communicated to key stakeholders and shared with the public through local advertisements and a project website. Additionally, the public was invited to engage and provide feedback throughout the process by email or survey.

The following report highlights the top themes and feedback heard from 218 survey respondents and 27 website visit emails in regard to the future of Long Sault and the proposed Logistics Village. Among the 218 responses, 78% of respondents completed the survey in full, while the remainder only answered some questions. With regards to the website, there were 1,562 unique visitors and 2,583 page views during the duration of the engagement phase. Also, 130 people viewed the presentation to the Township via the website, with 77 individuals subscribed to receive up to date e-news on the project.

## SURVEY FINDINGS

The key themes to emerge from the 13-question online survey are captured below by question. For each we've highlighted top themes, including descriptions, graphs, and verbatim quotes.

1. In 200 words or less tell us what makes Long Sault special.
  - 66 comments on close knit community/ small town feel
  - 57 comments on quiet
  - 42 comments on nature and green spaces
  - 32 comments on small town
  - 21 comments on good location
  - 21 comments on family friendly

Theme	Description	Verbatim Quotes
Close Knit Community/ Small Town Feel	People in Long Sault know and trust one another. It is a welcoming and safe community for people of all ages.	<ul style="list-style-type: none"> <li>• Small, beautiful, waterfront community. I've only been here for two years, and I know so many of my neighbors all around me. People wave and smile at each other. There are mature trees, green spaces, and parks for kids to play.</li> <li>• Everyone in this small community is extremely friendly and welcoming. It's a nice quiet village to live in.</li> <li>• It is a small tight knit town.</li> </ul>

Quiet	The small and rural nature of Long Sault makes it a relatively noise-less environment.	<ul style="list-style-type: none"> <li>● Quiet, really friendly village, small country living.</li> <li>● A lovely community near the St-Laurent but far enough south of the 401 to appreciate the quiet and serenity of rural life.</li> </ul>
Nature and Green Spaces	Both natural and human-made outdoor spaces are loved. From waterfront views and fauna to the parks and bike paths that connect it all.	<ul style="list-style-type: none"> <li>● Fresh air, peace and quiet, close to nature and away from industry.</li> <li>● Long Sault area is surrounded by natural environment, peaceful community and medium class people. I love living with birds chirping around and green forest trees.</li> </ul>
Small Town	Long Sault has seen little growth and development over the years, it is home to a relatively small population.	<ul style="list-style-type: none"> <li>● It has maintained the charm of a small village.</li> <li>● Small quiet hamlet with no growth!</li> <li>● It's closeness to amenities within other communities but staying small and quiet.</li> </ul>
Good Locations	Long Sault benefits from proximity to other more developed communities as well as the US border.	<ul style="list-style-type: none"> <li>● Small friendly community. Country feel, but close to city.</li> <li>● It's a small quiet community with proximity to large cities for shopping.</li> </ul>
Family Friendly	The community successfully serves its entire population, young and old, with sufficient services.	<ul style="list-style-type: none"> <li>● Community based recreational events and options Lots to do with family/kids</li> </ul>

Other, less prominent, but repeatedly heard comments and themes included:

- The parkway and connection to St. Lawrence River
- Safe and community-oriented
- Strong heritage
- Very little traffic or road congestion

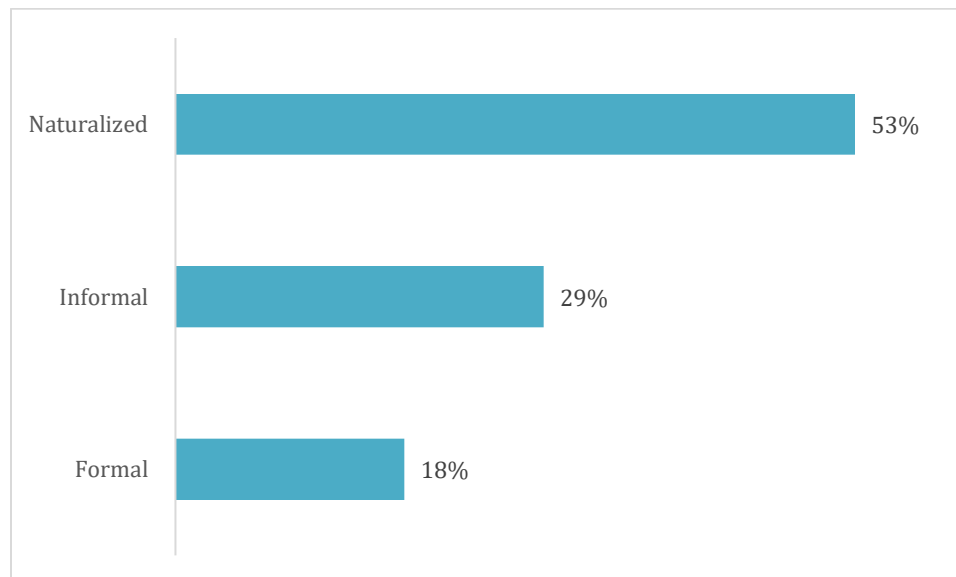
2. From most important to least, rank the following roadways in terms of their value to the community

Ranking	Roadway	Respondents Preferred Option by Percent
1	Moulinette Road and interchange (off -ramp, County Rd 35)	44%
2	Avonmore frontage (County Rd 15)	30%
3	Highway 401 frontage	26%

3. Why did you rank your first choice as most important?

- a. The Moulinette Road and interchange (off -ramp, County Rd 35)
  - i. Main Road into the Community
  - ii. Ease of Access
  - iii. The Road I Use Most Frequently
- b. Avonmore frontage (County Rd 15)
  - i. The Road I Use Most Frequently
  - ii. Ease of Access
  - iii. Close Proximity to My Home
- c. Highway 401 frontage
  - i. The Major Regional Corridor
  - ii. Ease of Access

4. Which of the following describes your landscaping preferences for the site?



There were 156 responses to this question

5. Other [landscape preferences].

- 15 comments on more natural features
- 10 comments on noise reduction
- 9 comments on no new facilities
- 7 comments on trees

Theme	Description	Verbatim Quotes
More Natural Features	<p>Respondents want to see more natural elements integrated into the landscaping. Some respondents would like the existing natural elements to be preserved.</p>	<ul style="list-style-type: none"> <li>• I would object to highrise units, or having buildings or construction along our waterways. Keep our trees, natural landscape as much as possible. Protect our area ecosystem and environment.</li> <li>• What about the animals that live in this area? I would like their habitats protected or moved properly.</li> <li>• Leave nature alone.</li> </ul>
Noise Reduction	<p>Using natural and artificial materials to limit the transfer of noise from the village to nearby homes and businesses.</p>	<ul style="list-style-type: none"> <li>• Sound barriers</li> <li>• I am concerned about the noise. I live on Saunders Ave and my windows are open spring/summer/fall. I hear the hum of the 401 now that the trees are cleared. Could there be a noise barrier wall built?</li> <li>• Noise control should be a part of the planning so that design features can be included to limit potential noise to surrounding residential areas.</li> </ul>
No New Facility	<p>Some respondents are entirely opposed to the development and would prefer to see the landscape remain as is.</p>	<ul style="list-style-type: none"> <li>• I won't like any trucks or train noise near the town, really opposed to such nuisance.</li> <li>• Not impressed. This once quiet little town will be listening to trains shunting all the time !!!</li> <li>• Go somewhere else. Shame on you for wanting to lower property values and disturb peoples lives.</li> </ul>
Trees	<p>Ensuring trees are part of the landscaping effort for</p>	<ul style="list-style-type: none"> <li>• Plant trees back! People will like it to be green again.</li> </ul>

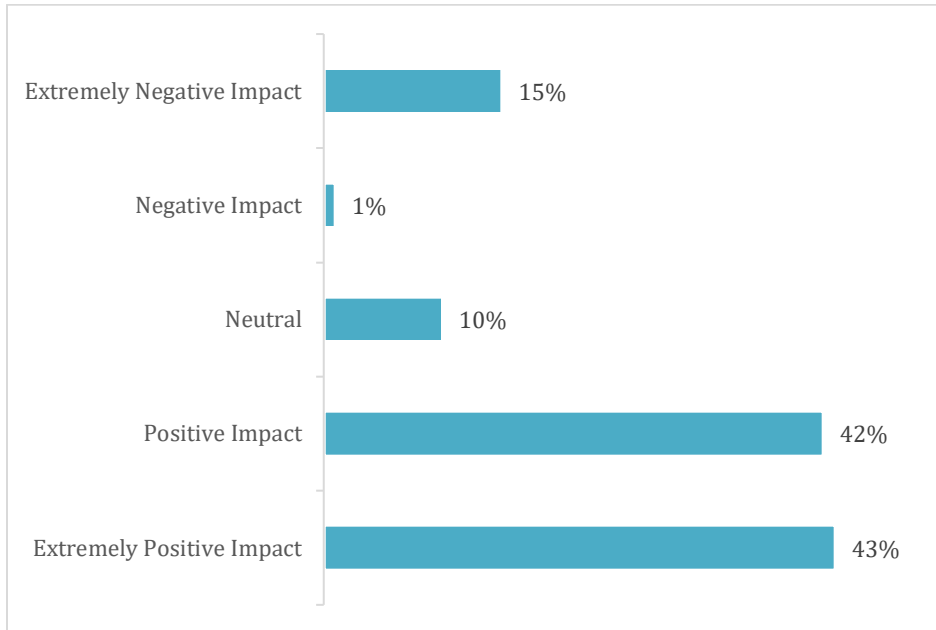
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a combined benefit of conservation, aesthetics and noise reduction.

- Cutting down the minimum amount of trees and bush as possible, this area has seen beautiful amounts of forestry cut down and clear cut.
- Start planting trees now! It saddens me to see how our beautiful and essential forests are being slashed, without any thought of selective cutting.

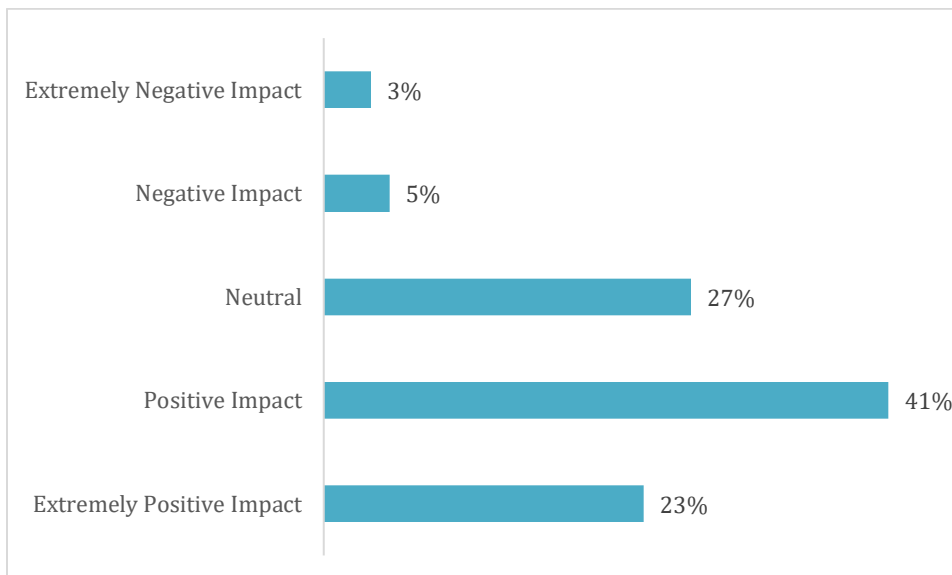
Please share your views on the following features that could be part of the project and the impact it could have on the community

6. **Beautification:** A natural landscape treatment that reflects the community character and image



There were 149 responses to this question

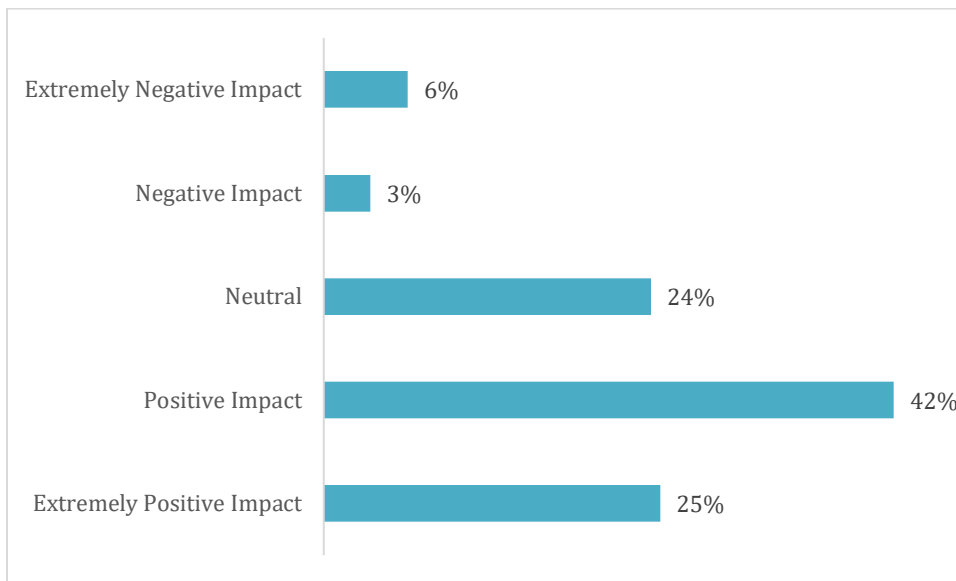
7. **Wayfinding:** Signs and other indicators of routes and landmarks



There were 145 responses to this question

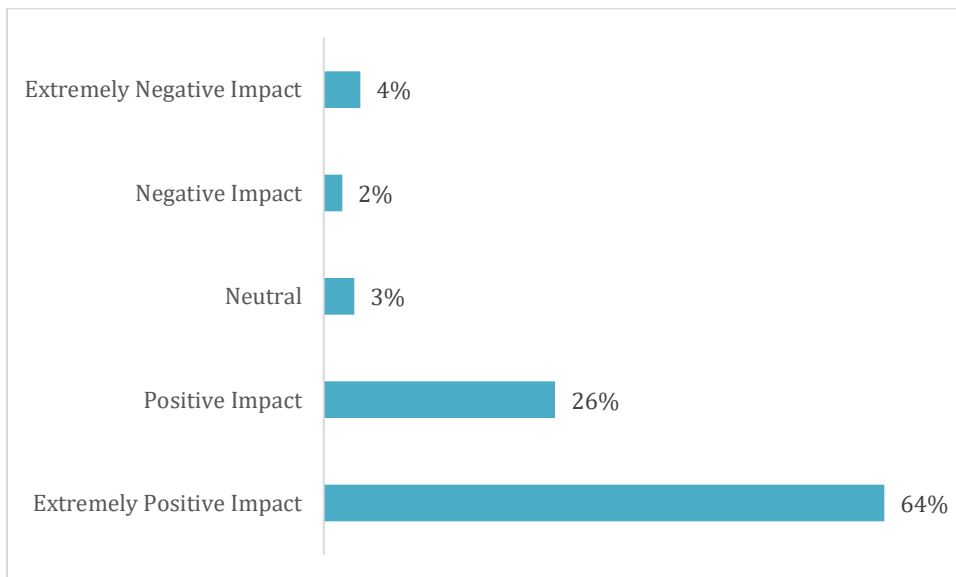


**8. Public Art of Landmarking:** A unique feature that is identified along the highway



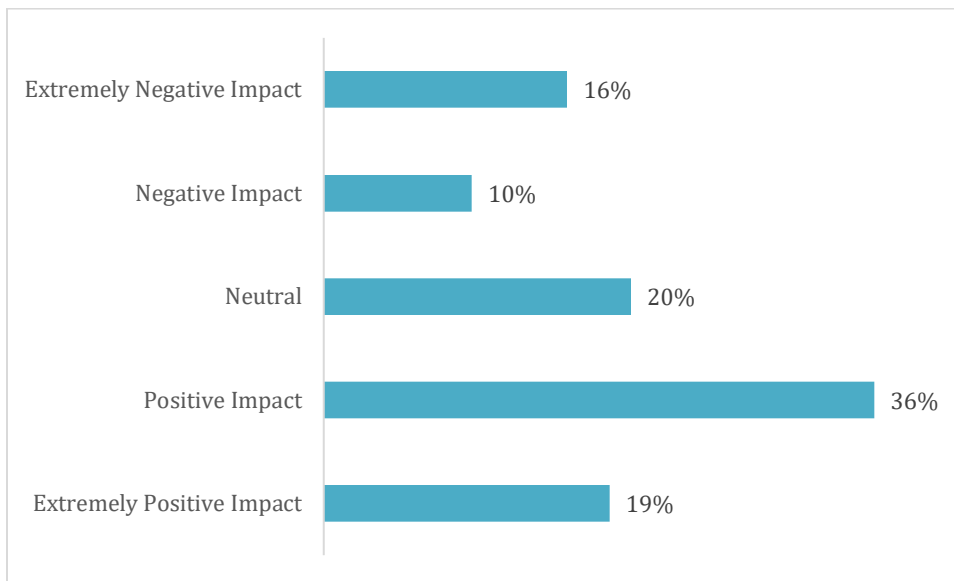
There were 146 responses to this question

**9. Open/ Green Space:** Dedicated land for modest recreation use and buffering



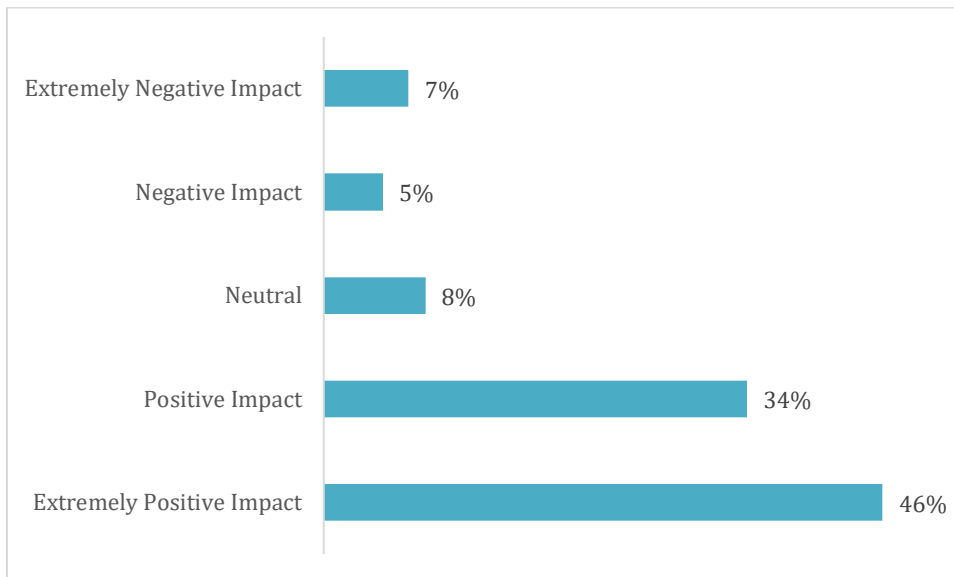
There were 144 responses to this question

10. **Business Uses:** Office, retail, fuel, hotel, or similar serving organizations



There were 145 responses to this question

11. **Active Transport & Cycling:** Pathways that connect the logistics center to Long Sault via active modes of transportation



There were 145 responses to this question

12. How could the development of a logistics village benefit the larger community?

- 66 comments on more local jobs
- 24 comments on economic opportunity
- 21 comments on no new facility
- 17 comments on increased tax base
- 15 comments on community amenities

Theme	Description	Verbatim Quotes
More Local Jobs	The most commonly shared benefit of the logistics village is the job opportunities that will emerge to directly and indirectly support the hub.	<ul style="list-style-type: none"> <li>• Employment is the greatest benefit. Could potentially make the region more resilient in terms of logistics/supply chains.</li> <li>• Better job opportunities with a small commute. More amenities.</li> <li>• Spin-off Jobs</li> </ul>
Economic Opportunity	Beyond jobs, many see the logistic village as an opportunity to attract more people to the area to live and visit as well as support new businesses and limit the brain drain of young people.	<ul style="list-style-type: none"> <li>• Good paying jobs, taxes, growth in terms of accommodations, grocery stores, other shops, and community programs.</li> <li>• Having a logistics village would benefit the larger community by bringing tourism and business to Long Sault.</li> <li>• Increased local property values. Provide employment to young people allowing them to stay in our communities. Provide business opportunities to established local businesses, or new business start ups.</li> <li>• Growth is great for business</li> </ul>
No New Facility	Some respondents feel there are no benefits and the village should not happen in such close proximity to town.	<ul style="list-style-type: none"> <li>• Not at all. There will be a lot of noise and crime rate will go up, as well as house prices go down.</li> <li>• I don't think that it can [benefit].</li> <li>• I don't see how it can. The rapid growth of Long Sault is taking away from its charm.</li> </ul>
Increased Tax Base	Respondents named taxes as a benefit, given the assumption	<ul style="list-style-type: none"> <li>• New growth opportunities. Increase tax base. Local employment growth. Increase revenue for local business growth.</li> </ul>

	it will reduce pressures on the residential tax base and increase the Town coffers.	<ul style="list-style-type: none"> <li>• The logistics village will provide an improved tax base.</li> <li>• Reduce tax rate for residents</li> </ul>
Community Amenities	Some respondents say it's the private and public amenities that will follow from an increased population working in and visiting the area.	<ul style="list-style-type: none"> <li>• This will bring more housing along with other facilities such as grocery stores and restaurants.</li> <li>• It would bring more jobs and money to Long Sault, which we could then funnel into more projects that help promote a rich community in regards to sports, arts, facilities and the like.</li> </ul>

13. How could the logistics village be integrated with the larger Long Sault community?

- 14 comments on green space
- 13 comments on no integration w/ community
- 12 comments on maintaining quite/ limit noise
- 12 comments on no new facility
- 12 comments on more bike and pedestrian pathways

Theme	Description	Verbatim Quotes
Green Spaces	Similar to comments heard about landscaping, respondents want to see greenery preserved and enhanced to subdue the impact of the industrial use on the residents;	<ul style="list-style-type: none"> <li>• I'm not entirely sure how but I hope that it is worked into the landscape without having more trees cut.</li> <li>• I think the landscaping would be critical to making it feel natural and less sterile.</li> <li>• Keeping with the quiet village. Green and nicely landscaped in a natural way.</li> <li>• Don't be an eye-sore.... Blend into the community.</li> </ul>
No Integration w/ Community	Residents want it hidden from their homes and lives, not	<ul style="list-style-type: none"> <li>• Keep it out of the Community because of increased and unwanted heavy traffic. Make sure the exits do not affect the Community.</li> </ul>

	integrated into the community.	<ul style="list-style-type: none"> <li>● It should be far from long sault town, don't want any disturbance near home</li> </ul>
Maintain Quiet/ Limit Noise	The concern about noise from this new use has led many to suggest that noise reduction approaches be used to limit impact on the residential community.	<ul style="list-style-type: none"> <li>● Keep logistic centre road traffic out of village core to maintain the peace and quite, sound barriers to reduce noise to neighboring residential areas.</li> <li>● Build it on the north side of the 401 away from residence due to the noise and pollution.</li> </ul>
No New Facility	About a dozen respondents said they would prefer no logistics hub at all.	<ul style="list-style-type: none"> <li>● Build it somewhere else.</li> <li>● It will make the place too busy. Had I known this was being built I would not have bought here in fall 2020.</li> <li>● Don't do it.</li> </ul>
More Bike and Pedestrian Pathways	Including connection through and to the site for a mix of active mode users.	<ul style="list-style-type: none"> <li>● accessible walking path, biking infrastructure, starting a public transportation system.</li> <li>● Better access. Park Bike path.</li> <li>● Development of a multi-use path around the northern part of the village and to the train yard. Another park/green space close, maybe a view of the logistics village that could incorporate the industrial aspect of the train yard into a themed park suitable for kids of all ages and adults.</li> </ul>

## EMAIL FINDINGS

The key themes to emerge from the website emails are captured below. We’ve highlighted top themes, including descriptions and verbatim quotes. Please note that numerous individuals and businesses provided contact information for further conversation regarding the logistic village and its integration into the area. Following up with these individuals still needs to occur.

Theme	Description	Verbatim Quotes
Maintain Quiet/ Limit Noise	Concerns surrounding noise and noise reduction interventions continued through the email responses, with a focus on potential impacts to the residential areas south of the village.	<ul style="list-style-type: none"> <li>● How noisy will this be to the closest homes due south?</li> <li>● Are you going to construct a berm to the south for the residential area? Will residents have to hear constant train horns and bells from the crossing at Avonmore Road?</li> </ul>
General Operation, Logistic & Facility Integration Questions and Concerns	Further clarification on hours of operation, types of goods to be moved through the area, the current stage of the project , and the project's ability to accommodate extra long semi-trucks and intermodal trains through railway sidings is needed.	<ul style="list-style-type: none"> <li>● Will this operate 24/7 365 days?</li> <li>● What sort of goods will be off-loaded and loaded in the railyard?</li> <li>● Is the plan proposed or approved? What is an estimated time to start construction?</li> <li>● An extended length siding would allow for the assembly of an empty container carrier train of over 3000 meters in length.</li> <li>● Future competitiveness of the village will depend on easy access for extended length trucks.</li> </ul>
Traffic Management	Respondents voiced concerns surrounding traffic and also provided suggestions to mitigate risks concerning traffic flows.	<ul style="list-style-type: none"> <li>● How long will the rail crossing be impacted at Avonmore Road? What does that do if an emergency vehicle is trying to cross?</li> <li>● Evaluate the merit of installing traffic circles</li> <li>● What will the flow of traffic from Avonmore Road to Highway 401 look like?</li> </ul>

<p>Green Spaces</p>	<p>Similar to comments from the survey, respondents want to see nature, wildlife, and trees preserved.</p>	<ul style="list-style-type: none"> <li>● It would be nice to see you compensate for the mature tree removal by planting trees elsewhere to maintain the carbon filtering effect of existing trees.</li> <li>● What will the effect on our air quality and environment be?</li> </ul>
<p>Good Location</p>	<p>Recognition that Long Sault’s location is strategically placed for a logistics village.</p>	<ul style="list-style-type: none"> <li>● It enhances the regions attractiveness for logistics operations</li> <li>● Several factors make this suitable for the development of an intermodal railway</li> </ul>

### Next Steps

The Camino LVS project team is reviewing all the input and suggestions received to date and will be incorporating these ideas and priorities as possible. Look for regular updates on the project website at [caminolvs.com](http://caminolvs.com).

Thanks to everyone who participated in this process and helped shape the logistics village development.