

# WATERFRONT HOTEL DEVELOPMENT LAND

## Highlights of Property

- Waterfront property along St. Lawrence River
- Adjacent to 183-Slip Harbour
- Next to a National Historic Site
- Near to Highway 401 and 416, and International Bridge
- Airports and Train Station nearby
- Within walking distance of 18-Hole Golf Course
- Area among the top shore dive destinations in Canada.
- Located in Prescott's Historic Downtown Core
- Along waterfront walkway



## TOWN OF PRESCOTT

360 Dibble Street West, P.O Box 160  
Prescott, ON K0E 1T0

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E-mail: [rhaller@prescott.ca](mailto:rhaller@prescott.ca)  
Web Site: [www.prescott.ca](http://www.prescott.ca)  
Contact: Robert Haller, CAO / Clerk

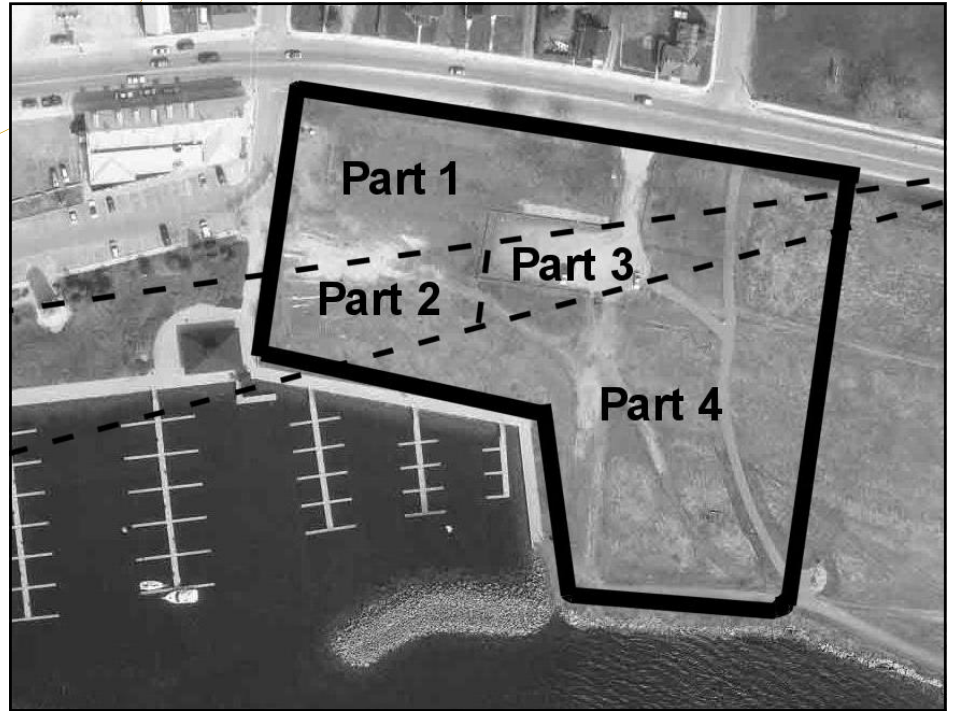


The Town of Prescott has 3.85 Acres (1.56 hectares) of beautiful waterfront property available for the development of a destination-style hotel. This prime location, overlooking the St. Lawrence River, is adjacent to the town's exceptional 183-slip harbour, and within easy walking distance of Fort Wellington National Historic Park, an 18-hole golf course, an amphitheatre (home of the St. Lawrence Shakespeare Festival), and the downtown shopping district of Prescott.

Prescott, located in the heart of Eastern Ontario, is perfectly located at the intersection of Highways 401 and 416, and the Ogdensburg-Prescott International Bridge to the U.S. We are less than an hour's drive from Ottawa, Kingston and Cornwall, and have direct highway access to Toronto and Montreal via the 401. Airports are available in Ottawa, Ogdensburg and Brockville to accommodate both domestic and international travellers. A VIA rail train station is located within 5 km of the site. The summers here offer a wide range of water recreation, diving, cycling, golfing, theatre and historical sites while the winters offer cross-country ski trails and snowmobiling throughout the region.

The site is already zoned for a destination-style hotel/restaurant complex, and the Town is reserving the site for such a development. A reasonable and viable proposal would have the full support of the Town Council and the community. For more information, please contact the Town.

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### Land and Development Information

The 3.85 Acre (1.55 hectare) parcel of land is located along Prescott's waterfront, near the corner of East Street and King Street (County Road #2). It is bordered by the Sandra S. Lawn Harbour to the west and parkland owned by Parks Canada to the East. The Town of Prescott currently owns this property, with the purchase price open for negotiation. It is zoned specifically for hotel development.

The site is subject to some height restrictions in order to maintain an unobstructed view of the St. Lawrence River from Fort Wellington. The land is divided into 4 parts as seen above. Parts 2 and 3 have a height restriction of 8 and 9 metres respectively. Part 4 must be kept as open space or for surface uses, including landscaping, parking and tennis courts. Also, any building plan must include detail of colour, form, texture and material to be reviewed to ensure compatibility with the existing character of the area and the historic setting of the Fort. For a official site plan, refer to Plan R15-6982.

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### Traffic Statistics for the Town of Prescott

Highway	Year	Annual Average Daily Traffic
Highway 401	2002	27,200
Highway 416	2002	10,300
County Road #2 (King Street)	2003	4,800
County Road #18 (Edward Street)	2003	4,400
Prescott-Ogdensburg Bridge	2004	1,417

### Distance, Travel Times to Major Centres

Destination	Km	Miles	Approximate Travel Time
Ottawa-Gatineau, ON	70	45	45 minutes
Montreal, PQ	190	115	2.5 hours
Toronto, ON	345	215	3.5 hours
Rochester, NY	320	200	3 hours
New York City, NY	640	400	7 hours

### Transportation Statistics for Prescott Area

The property is located along Country Road #2 (King Street), only 2 km from the Prescott 401 exit. There is also a bridge to the U.S. a mere 5 km east to accommodate American travellers. Prescott is also located on VIA Rail's principal Quebec City - Windsor corridor and is served by nine daily runs between Toronto and Montreal. Travelers may board and disembark the train in Brockville, just 5 km west of Prescott.

The Ottawa International Airport, a mere 45-minute drive from Prescott, is the busiest airport in Eastern Ontario serving over 3 million passengers annually. The Brockville-1000 Islands Regional Airport is located just west of Prescott, and accommodates light cabin-class and twin engine aircraft, and corporate jets. The Ogdensburg International Airport is only 10 minutes across the Ogdensburg-Prescott International Bridge and handles domestic and international jet aircraft of up to 100 passengers.

# WATERFRONT HOTEL DEVELOPMENT LAND

## Nearby Attractions

### **Fort Wellington National Historic Site**

370 Vankoughnet Street, P.O. Box 479, Prescott, ON K0E 1T0

Telephone: (613) 925-2896 Fax: (613) 925-1536

Email: [ont-wellington@pc.gc.ca](mailto:ont-wellington@pc.gc.ca)

Web Site: [www.parkscanada.pch.gc.ca/wellington](http://www.parkscanada.pch.gc.ca/wellington)

**Description:** This premier historic site dates from 1838, and is operated by the Canadian Parks Service. The fort consists of earthworks surrounded by a palisade. This historic site is open during the summer months.

### **Battle of the Windmill National Historic Site**

P.O. Box 479, Prescott, ON K0E 1T0

Telephone: (800) 463-6769 Fax: (519) 571-5686

Email: [ont.wellington@pc.gc.ca](mailto:ont.wellington@pc.gc.ca)

Web Site: [www.parkscanada.pch.gc.ca/windmill](http://www.parkscanada.pch.gc.ca/windmill)

**Description:** Another prime National Historic destination is the site of the Battle of the Windmill. This windmill, built in 1822, contains displays, exhibits and an exceptional view of the St. Lawrence from atop the 80-foot structure. This historic site is open during the summer months.

### **Sandra S. Lawn Harbour and Marina**

Telephone: (613) 925-1255

**Description:** The St. Lawrence River draws a variety of sports enthusiasts, sailors and pleasure craft boaters. Constructed in 1989, the Sandra S. Lawn Harbour in Prescott is one of the premier boating facilities in Ontario. The harbour opens in May on the Victoria Day weekend, and closes for the season in September. Dockage is offered on a seasonal, monthly, weekly, daily (includes overnight) and hourly basis. There are 183 Slips in all. The Harbour has approximately 100 seasonal occupants per year, and an additional 450 daily travelers per year. Electrical and water services are available.

### **Prescott Golf Club**

Telephone: (613) 925-5006

**Description:** Just steps from the Harbour, you can work on your golf game at the Prescott Golf Club, just east of Fort Wellington. This challenging course is a par-70 18-hole course and offers a spectacular view of the St. Lawrence River. Green fee players are welcome.

### **St. Lawrence Shakespeare Festival**

Telephone: (613) 925-0035

**Description:** Presented at the outdoor amphitheatre in Prescott, this 4-week theatre festival showcases the works of Shakespeare throughout July.

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