



INVESTMENT

TOWNSHIP OF CENTRE WELLINGTON

PROFILE



Centre Wellington

CENTRE OF SOMETHING GRAND

10



REASONS

With access to local and global markets, a robust communication infrastructure, a strong business support network, skilled labour, and an unrivalled quality of life, it's no surprise that people who visit decide to stay. Centre Wellington has it all. **Come for a day, stay for a lifetime...**

TO CHOOSE CENTRE WELLINGTON

1 Strategically located within close proximity to major urban centres of Waterloo, Guelph and Toronto

2 Host to a thriving business community benefitting from a wide range of support services

3 Full fibre technology available in urban areas

4 Offers a quality skilled local talent base

5 Offers financial incentives and low operating costs enabling business to grow

6 Host to strong and innovative agricultural businesses and research

7 Home to well-established small and large manufacturing facilities

8 A proactive approach to planning, vital to making development opportunities a reality

9 Home to beautiful natural landscapes and cultural experiences

10 High quality of life and well equipped amenities with a comfortable small town feel

LOCATION AND TRANSPORTATION

Centre Wellington is uniquely located minutes north of Guelph and Kitchener-Waterloo, within an hour of Toronto, one of the largest concentrations of technology and manufacturing in North America.



1 day drive to:
130million
people

60% of Canada's population

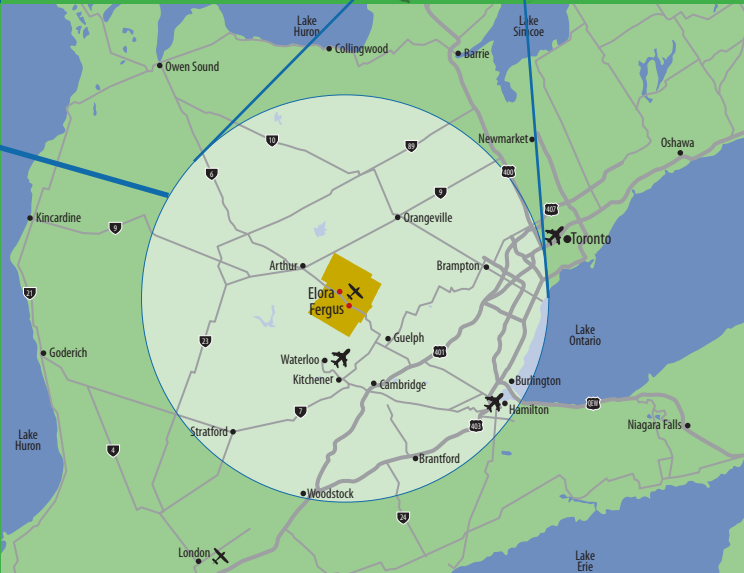
40% of the US population

 **1 hour** driving radius

 Canadian National Railway
Canadian Pacific Railway
Via Rail
Go Rail
Guelph

 Toronto Pearson
Region of Waterloo
Hamilton

 **74 km** from Port of Hamilton
116 km from Port of Toronto



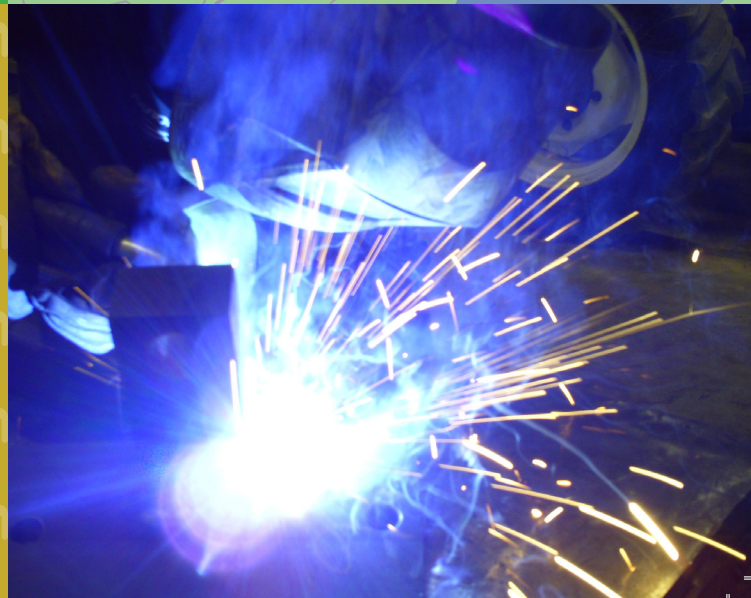
65.6%
employment

5%
unemployment

Talent

Centre Wellington enjoys a young, productive, well-educated workforce. Employment rates remain strong and the Township has experienced steady growth with population numbers expected to grow

+40% over the next 20 years



Wired

Multiple options for high-speed internet services exist, giving businesses access to global markets & customers.

Urban areas are fully connected with fibre to all homes and business.



Energy

Centre Wellington Hydro is a proactive, municipally owned utility specializing in customer service and reducing costs through their partnership with the co-operative Cornerstone Hydro Electric Concepts.

Natural gas is readily available within the urban area and we are working with utilities to expand service into the rural areas of the township.

INFRASTRUCTURE



Learning & Research



Public and separate school boards.

Private schools, providing options from pre-school to high school.

Well connected to prestigious private schools and world class University of Waterloo, University of Guelph and Wilfrid Laurier University.

Home to 5 high tech agricultural research stations and several private research facilities.

Career focused training and education is easily accessed at the many campuses of Conestoga College, including opportunities for adult and continuing education.



Healthcare

The new Groves Hospital is underway, scheduled for completion in 2020, an investment of more than \$144 million to build a new modern hospital that will serve Wellington County for years ahead.

An active doctor recruitment program and a wide variety of physical, mental and alternate therapy health services are readily available.



LIVE HERE



Create

When you think of Elora and Fergus, you see the dramatic beauty of the Elora Gorge, world class festivals, a haven of arts and culture, all with a heritage river running through it. Artistic and creative expression is strengthened by a thriving fine arts and music community. From Riverfest to the Fergus Scottish Festival & Highland Games to the internationally renowned Elora Festival, we are home to amazing events and our very own Fergus Grand Theatre.



Nature

The natural landscape of Elora, Fergus and the surrounding area make the great outdoors a memorable experience. The Grand River and its gorge flows through our two downtowns making exciting outdoor activities only steps away. The trails and natural waterways encourage visitors and residents to get out and explore. We are home to 78 hectares of parkland in addition to hundreds of hectares in local conservation authority parks.



Home is Here

Centre Wellington has housing opportunities for home buyers and renters at all income levels, from affordable to luxury. We work closely with developers to grow the supply of quality housing in the Township and to preserve the unique historic neighborhoods, and buildings. In the past 5 years, more than 1200 housing units have been added to the local economy.

History

Our history is on display daily. From our locally quarried stone homes and buildings to our 19th Century downtown streetscapes, the story of how our vibrant, livable and prosperous community was built is revealed for you every day.



Manufacturing

Our manufacturing sector encompasses both multi-national corporations and more traditional family-run shops. A well-established growing sector, it has adapted over the years to embrace new technologies and advanced manufacturing approaches.



Health & Wellness



With a new state-of-the-art hospital facility under construction, Centre Wellington is home to a wide range of interdisciplinary health professionals.

From alternate therapies, psychotherapy and counselling, to physical fitness programs, coupled with many recreational activities, Centre Wellington has everything to support a healthy lifestyle.



MAKE IT HERE



Agriculture

The agricultural and agri-food sector is a rapidly expanding force in our local economy. Ranging from numerous modern university and private research stations to food processing technology to expansive family farms and small cottage industries, agribusiness opportunities are on the rise for both local and global operations.



Creative & Innovative

Our location and heritage environment has attracted a diverse community of knowledge industry professionals resulting in a strong, distinct and growing creative economy sector. Our quality of life and access to the world through a modern fibre infrastructure ensures that working in Centre Wellington is the best of all possible worlds.

Financial Incentives



The Tax Increment Equivalent Grant (TIEG) offers grants to property owners/ developers whose property tax has increased as a result of development or re-development of an eligible property in the urban area of the Township.

The purpose is to defer a tax increase for a period of time in order to finance improvements that make the project financially viable.

Grant/Loan Programs

Centre Wellington offers a variety of grants and loans to property owners in the downtowns, highway commercial and industrial areas of the urban centre. The purpose of the program is to assist with the financing of improvements and rehabilitation of existing properties; or for contamination assessment studies where this may be an issue.

These incentives, in terms of grants and interest-free loans repayable over 5 years, are to assist with financing of improvements and rehabilitation to buildings that improve the character of the building or its surroundings.



BUSINESS ENVIRONMENT

Start Here

Centre Wellington assists businesses through programs and services that help you start and grow your business. The Township has partnered with agencies and relevant business associations, capable of meeting the requirements of new and growth oriented companies. We also offer various financial incentives, competitive tax rates and development charge options. Contact our Economic Development team to learn more about how we can help you launch and succeed here.



Business Friendly

Our close proximity to two regional innovation centres (KW's Communitech and Innovation Guelph), our partnerships with government agencies (OMAF, MEDTE, CFDC), along with the Centre Wellington Chamber of Commerce, Guelph Wellington Business Enterprise Centre, and two Business Improvement Associations enables our Economic Development team to quickly connect you to the people, businesses and information you need to succeed.



Grow Here

Home to established business success stories, Centre Wellington wants to help make your business a success. In the past 5 years, more than \$470 million in construction value has been added to our local economy. Our national and globally engaged companies have made significant commercial and industrial investments. Investors are capitalizing on our great location, highly skilled and educated talent base, tourism and cultural assets and steady growth rate.



MAYOR'S MESSAGE



Centre Wellington is a one-of-a-kind town boasting an enviable quality of life with vibrant heritage downtowns, natural beauty, world-class festivals, and a thriving, diversified economy – all within close proximity to major urban centres of Kitchener-Waterloo, Guelph and Toronto.

We have an ambitious and exciting vision for Centre Wellington! We are serious about building a complete community – an amazing place to live AND work. We are doing what it takes to attract jobs and investment.

Partnering with our business community through the Economic Development Task Force (EDTF), we have reduced our development fees; simplified/streamlined the development review process for all employment-related projects; introduced a Community Improvement Plan (CIP) with incentives and tax relief opportunities; and provided business support programs for our own home-grown entrepreneurs.

If you are interested in relocating or growing your business here in Centre Wellington, we'd be happy to do what we can to help!

KELLY LINTON MAYOR



Centre Wellington

Economic Development

1 MacDonald Square, Elora, Ontario

519-846-9691 ext. 304 | ecodev@centrewellington.ca | [@CentrWellington](https://twitter.com/CentrWellington) | [f centrewellington](https://www.facebook.com/centrewellington)