

Competitive Advantages

The Town of Tillsonburg is located in the heart of Southwestern Ontario just south of Hwy 401 and directly on Provincial Highway 3. A business location in Tillsonburg provides:

- Low land costs, no industrial development charges, low taxes, and competitive labour costs
- An educated and skilled, regional labour force of over 100,000
- Education facilities at Fanshawe College Centre that offer numerous continuing education courses
- Ample development and redevelopment opportunities
- Well developed communications and telecommunications infrastructure
- Close to the recreational heartland of Ontario's South Coast

CANADA ADVANTAGES

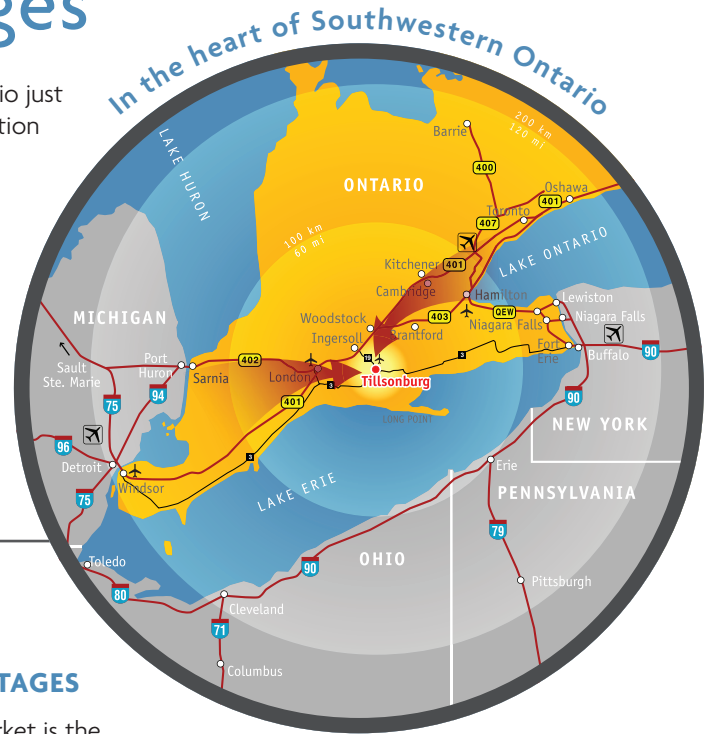
- Canada is better placed than many countries to weather the global financial turbulence
- Canada's NAFTA advantage gives investors access to more than 443 million consumers and a combined GDP of more than US\$15 trillion
- The Economic Intelligence Unit has rated Canada the #1 place to do business in the G7 for the next five years
- Canada is a nation of intelligent, educated workers, ranking #1 in the OECD in higher education achievement
- Canada has a robust and growing economy according to the OECD's Economic Outlook
- Offers the best access to capital (Milken Institute 2009 Capital Access Index)
- Canada offers businesses low tax rates, boasting the lowest payroll taxes among the G7 countries
- Some of the most generous R&D tax credits in the world
- Moved up three spots in the World Economic Forum's Global Competitiveness Report (to 10th)
- Canada has sophisticated infrastructure and a highly developed transportation network

ONTARIO ADVANTAGES

- 13 Million person market is the heart of the Canadian economy and responsible for 42% of Canada's GDP
- A central location in the North American market
- Ontario's combined corporate tax rate will be almost 10 percentage points below the US states average by 2012
- A well-educated, motivated work force and extensive transportation infrastructure
- Easiest country in the world to start up a business with only two steps required
- Network of 44 universities and colleges trains students in every field
- A higher percentage of our workers have post-secondary education than in any G7 country
- Our workers average tenure is 10 years in manufacturing, which means lower costs
- Business leaders say our healthcare system creates a competitive advantage and cost less than half as much as in the US
- We speak more than 100 languages

TILLSONBURG ADVANTAGES

- Regional (30 min) population of 222,277
- One of the fastest growing urban areas in Southern Ontario
- Located at a mid-point between all border crossings, perfect for JIT delivery
- Low capital and operating costs
- Low taxes, development charges and land costs
- Strong, diversified economy
- Located within a 2 hours drive of 22 universities/colleges
- Offers a wealth of recreational opportunities for outdoor enthusiasts, including a championship level golf course
- Extremely safe community
- Rolling topography with 15% of houses backing onto greenspace



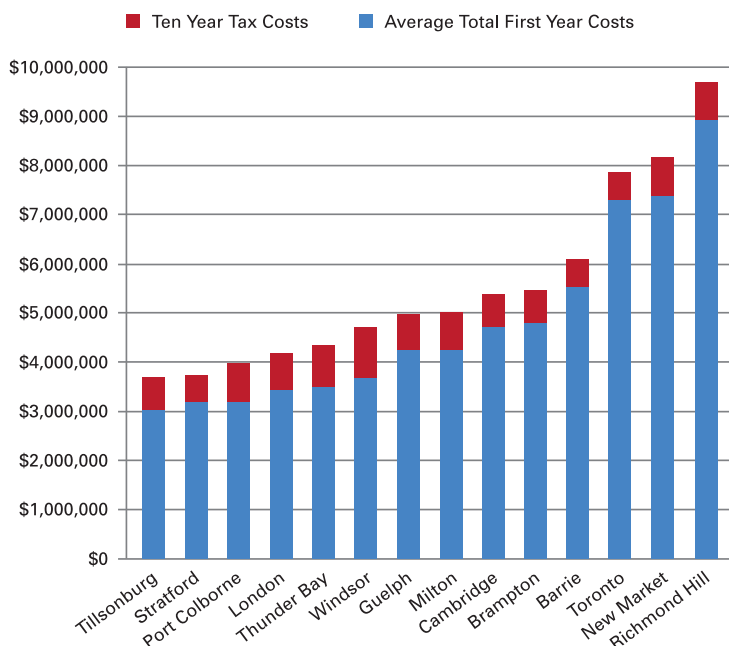
TOWN OF TILLSONBURG

Quick Facts!

- Population of 16,000 (2010)
- Projected growth to 21,500 by 2031
- Labour Force of 8,000 (2010)
- Excellent transportation network with:
 - Direct access to Highways 3, 19, & 59/13
 - Convenient access to Highway 401 with no stops between the Highway and the Town
 - Rail service provided by the Ontario Southland Railway (CP) & Trillium Railway (CN)
 - Air service at the Tillsonburg Municipal Airport and within an hour's drive of three international airports (London, Waterloo, Hamilton)
- 3 Industrial Parks with over 100 acres of available land
- Over 50 diversified manufacturing companies
- Within a 1 hour drive of 7 of the top 100 golf courses in Canada

	Male & Female	Male	Female
Total - All persons	14,820	6,995	7,830
Age 0-4	765	380	385
Age 5-14	1,630	830	800
Age 15-19	870	435	430
Age 20-24	860	445	415
Age 25-44	3,505	1,710	1,805
Age 45-54	2,020	935	1,095
Age 55-64	1,750	810	945
Age 65-74	1,645	740	900
Age 75-84	1,370	585	785
Age 85 +	390	120	280
Median age	43.9	41.9	45.8
% 15 +	83.9	82.7	84.9

Town of Tillsonburg Construction and Tax Costs Savings: 1 Year and 10 Year horizons



Economic Development Office 2010

Sources: Statistics Canada Census 2006, FP Markets 2010

PROJECT SUMMARY

When compared with other municipalities, Tillsonburg is ranked 1st overall for 10 year construction and tax costs and 1st overall for total first year construction costs!

- Tillsonburg 10 Year Costs = \$3,518,350.00
- Overall Average (Ten Year Costs) = \$5,258,555.00

PROJECT DESCRIPTION

Comparison of the costs of building a 50,000 ft² industrial finished/partitioned building – included associated costs are:

- Land Costs
- Site Plan Application Fee
- Building Permit Fee
- Development Charges
- Building Costs
- Yearly Tax Bill (Building x Tax Rate)

ASSUMPTIONS

- 10 acres of Land
- Building Costs = \$50/ ft²
- Site Plan Application Fee = Varies
- Tax rate does not increase/decrease