



Centre
Wellington

QUICK FACTS 2021



The Centre of Something Grand

Located in Wellington County, in south-central Ontario, Centre Wellington encompasses the historic towns of Fergus and Elora. Strategically located within close proximity of major urban centres, Centre Wellington hosts a thriving business community benefiting from a wide range of support services to grow your business.

LOCATION & MARKET ACCESS



Distance To Major Centres

URBAN CENTER	KMS	MINUTES
Guelph	25	24
Kitchener/Waterloo	42	44
Hamilton	74	70
Niagara Falls, ON	137	140
Toronto	104	85
London	146	105
Detroit, USA	202	220
Buffalo, USA	105	124
Chicago, USA	490	7.75 hrs
New York, NY, USA	497	8.40 hrs

Distance To Canada-US Border Crossings

URBAN CENTER	KMS	MINUTES
Fort Erie, ON/ Buffalo, NY	162	120
Sarnia, ON/ Port Huron, MI	244	155
Windsor, ON/ Detroit, MI	323	3.5 hrs

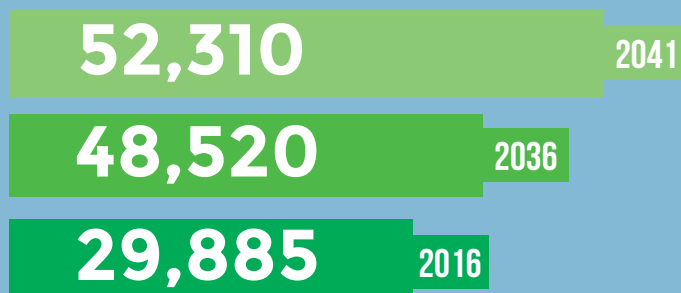
DEMOGRAPHICS & LABOUR FORCE



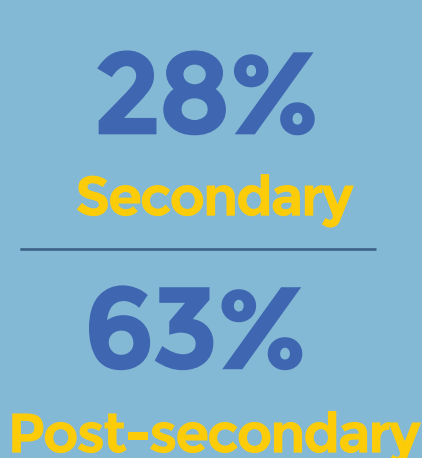
	Total Population	Average Household Income	Average Employment Income	In Labour Force	Employment Rate	Unemployment Rate	Participation Rate
Centre Wellington	29,963	\$179,132	\$47,189	16,589	64.4%	3.9%	67%
Ontario	14,125,924	\$103,488	\$45,190	7,699,753	59.8%	7.5%	64.6%



Population Growth Projections



Highest Education Level



Within 125 km of 26 post-secondary schools

Local Labour Force

Local Labour Force Area

374,107
Jobs

Over
1 M
in 50 km/30 miles

Nearly
5.7 M
in 125 km/80 miles

Pearson International Airport
Approximately 90 km (70 minutes)

Hamilton International Airport
Approximately 90 km (80 minutes)

Waterloo Regional Airport
Approximately 45 km (50 minutes)

13%

Centre Wellington residents enjoy a median employment income **13% greater** than in Ontario.

\$2.5 B

Total export sales flowing into the Township of Centre Wellington amounted to **\$2.5 billion**.

The Township of Centre Wellington has **higher participation rates (67%)** and **lower unemployment rates (3.9%)** than the Province of Ontario.

\$160 M

1-day trucking to 160 million customers and 60% of all manufacturers in the US and Canada.

Incentives for Businesses

Centre Wellington has a comprehensive set of incentives through the "Improve Centre Wellington Community Improvement Plan" which has an added benefit of County of Wellington support and involvement. Incentives include:

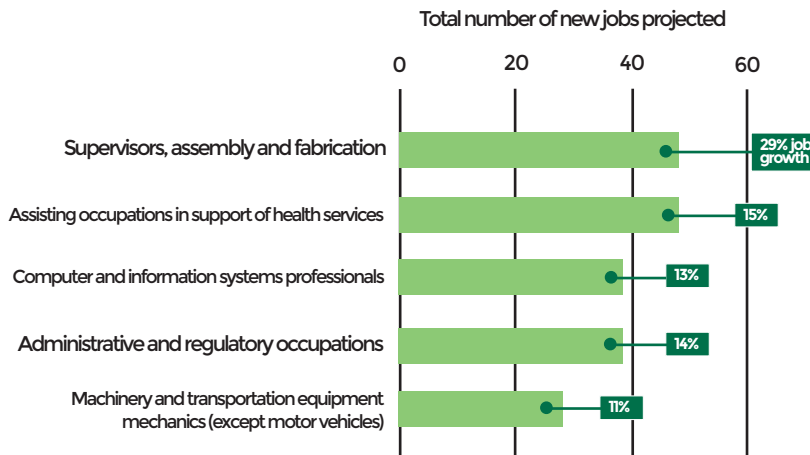
- Tax Increment Equivalency Grants
- Brownfield Financial Assistance Program
- Facade Building and Property Improvement Grant/Loans
- Housing Conversion and Rehabilitations Grant/Loans

Development Charge deferrals are considered on a case-by-case basis.

Top Employers by Number of Employees

TOP EMPLOYERS	SECTOR	EMPLOYEES
Jefferson Elora Corp.	Manufacturing - Auto Parts	540
Groves Memorial Hospital	Healthcare	300
Wellington Terrace	Healthcare	280
Nexans Canada	Manufacturing - Electrical Cabling	215
Polycorp Ltd.	Manufacturing - Engineered Polymer Products	140
RR Donnelly	Manufacturing - Commercial Printing	130

Top 5 Occupations with Largest Projected Job Growth, 2018-2023



"Having our company become one of the top 500 fastest growing companies in Canada has been a challenging experience. Knowing that we had the support and active assistance of the Township and Economic Development on the purchase of land and the development of our new manufacturing facility has really helped us to confidently handle those challenges and enable further growth of our company."

Tyler Renton
Wellington Perforated Sheet & Plate

Recent ICI Investments

INVESTMENT	VALUE (\$)
Groves Memorial Hospital	\$126.5 Million
Elora Mill Development	\$27 Million
Jefferson Elora Corp.	\$10 Million
Freshco Grocery Store Plaza	\$9 Million
Elements Casino	\$6 Million
U of G Beef Research Station	\$2.9 Million
Elora Distilling CO.	\$650,000

TAXES & UTILITIES

In terms of operating costs, a 2018 study done for the Township by Watson & Associates Economists found that the Township of Centre Wellington is competitive with regards to taxes, sewer and water rates and Development Charges amongst its municipal comparators.

2021 Tax Rate Summary

	COMMERCIAL	INDUSTRIAL
Township General	0.44%	0.72%
Township Dedicated Capital Levy	0.04%	0.07%
County	0.92%	0.01%
Education	0.88%	0.88%
TOTAL	2.29%	3.16%
GRCA Area Rate	0.01%	0.02%

Strengths in the Technology Sector



- In the heart of Ontario's Innovation Corridor (Kitchener-Waterloo, Guelph and Toronto) linking 15,000 tech companies and the GO Transit Commuter Rail line (Kitchener-Guelph-Toronto).
- Key industries in the GTA that will affect Centre Wellington: Largest Growth Industry by Total Employment is Computer systems design and related services.
- Urban areas of the Township of Centre Wellington have access to a full fibre network to homes and businesses in addition to a full dark fibre network that provides additional opportunities for businesses. Public buildings and the downtown areas in both Fergus and Elora, are fully covered with public access wifi.
- Computer and information systems professionals is the third largest occupation by employment in Centre Wellington and the highest growth rate (60% increase) between 2013 and 2018 and third largest projected growth rate between 2018-2023 at 13%.



OUR FOOD
FUTURE

“Open for Business” is indeed how we do business in Centre Wellington. Bring us your ideas, plans and business opportunities and we will help you make them a reality. Our pre-consultation process for business development allows you to understand the process and costs as your company grows in Centre Wellington.

Centre Wellington is firmly committed to creating the conditions that enable businesses to go from concept to ribbon-cutting, as efficiently as possible. The Economic Development department can connect you with the right people and walk you through the permits and processes to help your projects move forward seamlessly, minimizing unnecessary delays and red tape.

Why Choose Centre Wellington?

Within 30 km
of 3 world
class
universities

In the heart of Ontario's
Innovation Corridor
(Kitchener-Waterloo,
Guelph and Toronto)
linking 15,000 tech
companies

Full fibre
connectivity in
urban areas

Financial
incentives and
low operating
costs for
businesses

Proactive
approach to
planning and
development

Strong and innovative
agricultural businesses and
research;

342 active farms and 972
related businesses!

Quality skilled
local talent
base

High quality
of life;
New hospital
facility!

Located near the
GO Transit
Commuter Rail
line (Kitchener-
Guelph-Toronto)



Centre
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