



**DATE:** November 30, 2016  
**REPORT TO:** Mayor Bridge & Council  
**FROM:** Belinda Wick – Graham  
Business & Economic Manager  
**SUBJECT:** 215 Minto Road: “Ontario Investment Ready:  
Certified Site”

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**STRATEGIC PLAN PRIORITY:**

- 4.3 Ensure there is sufficient serviced/serviceable land for a variety of uses in Minto’s three urban areas, and maintain a supply of municipally owned serviced industrial land for sale to business in accordance with Town policies.
- 4.5 Continue retention and attraction strategies to help secure and stabilize existing business, and identify expansion and development opportunities from these contacts.

**BACKGROUND**

On November 5, 2014 the Town of Minto submitted a Pre-Screening Application to the then Ministry of Economic Development, Employment and Infrastructure for the Investment Ready: Certified Site Program in an effort to certify 215 Minto Road in the Palmerston Industrial Park.

An Investment Ready: Certified Site designation is issued to properties that have successfully completed a set of program requirements to demonstrate that the property is primed for development and ready for investment.

A property with an Investment Ready: Certified Site designation is attractive to investors and site selectors because it:

- provides important background information on the site’s availability, utilities, transportation access and environmental records
- encourages faster site selection decisions
- can help greenfield or expansion projects get started

On December 22, 2014 an agreement was signed with the Ministry to participate in the process to become certified. Due to a number of circumstances an extension was granted December 21, 2015 with the Application to Certify Deadline of August 31, 2016.

**COMMENTS:**

As of August 31, 2016 I am proud to announce that 215 Minto Road – Palmerston Industrial Park has been awarded an “Investment Ready: Certified Site” designation, the first in Wellington County.

The total cost related to becoming an “Investment Ready: Certified Site” was \$11,957.19 with one of the benefits being that we received 50% of our costs back. As a result the cost to the Town of Minto to become designated was \$5,978.59.

One of the key benefits of being designated includes marketing and investment attraction support from the Ministry of Economic Development and Growth.

Certified sites are incorporated into a variety of marketing campaigns and strategies that attract international investors, which may also include:

- the support of Ontario’s international marketing professionals
- advertising in key industry publications and trade shows
- customized sales materials
- a profile on Ontario's international investment website
- visibility on Ontario's social media channels

There are currently 18 properties certified across the Province and only eight sites under 20 acres.

**RECOMMENDATION:**

THAT Council receives the Business & Economic Managers’ report regarding 215 Minto Road: Ontario Investment Ready: Certified Site for information.

Attachments:

- Investment Ready: Certified Site Certificate
- Sell Sheet
- Press Release

Belinda Wick-Graham, Business & Economic Manager



**THE PROPERTY LOCATED AT**  
215 Minto Road - Palmerston Industrial Park  
Minto (Ontario)

has been designated according to program requirements as an

**INVESTMENT READY: CERTIFIED SITE**

by the Ontario Ministry of Economic Development and Growth

Designation valid until August 31, 2018.

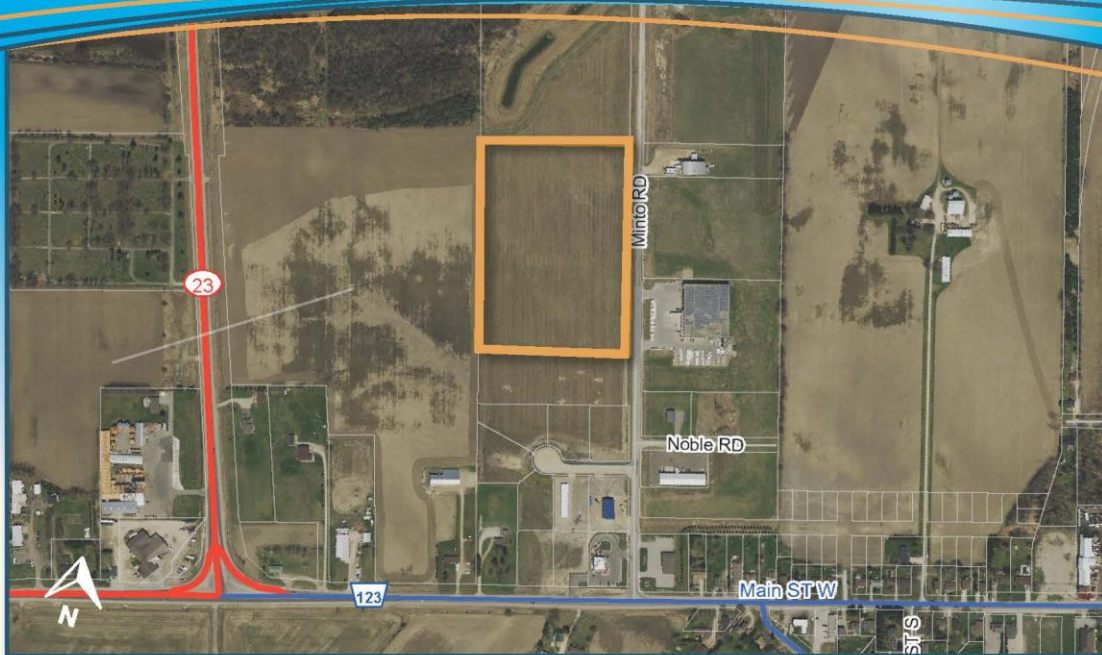
Giles Gherson  
Deputy Minister  
Ministry of Economic Development and Growth



# Investment Ready Site

215 Minto Road - Palmerston Industrial Park  
Minto, Ontario, Canada

Industrial Vacant Land | For Sale



## Investment Opportunity

A 14.2-acre industrial property with frontage on Minto Road, access to Highway 85 in under 1 hour drive and within a 1 hour and 30 minute drive to Highway 401. The property is located in the Town of Minto within the Palmerston Industrial Park. Businesses in Palmerston Industrial Park include MSW Plastics, Ideal Supply, Tucker Industries and Tri-Coat Wood Finishing.

## An Ontario Certified Site\*

An Investment Ready Certified Site demonstrates a commitment to work with investors by collecting up-front property information, mapping and completed assessments including environmental, heritage, archaeological and species at risk reviews. Additional information about this site is available.

### For additional information, please contact:

Ministry of Economic Development  
and Growth

Investment Ready: Certified Site Program  
InvestmentReady@ontario.ca  
Tel: +1-416-325-5029  
InvestInOntario.com/CertifiedSite

Belinda Wick-Graham  
Business and Economic Manager

Town of Minto  
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Tel: +1-519-338-2511

## Key Highlights

Lot Size: 14.2 acres / 5.75 hectares  
Depth: 199.688 metres  
Frontage: 286.363 metres  
Services: Full municipal services  
Zoning: Industrial

## Permitted Uses

- Manufacturing
- Warehousing
- Heavy equipment sales and servicing

## Utilities

### Fully serviced property with:

- Access to 300mm diameter watermain and 300mm sanitary sewer main
- Existing 44kV line available from Westario Power Inc. and Hydro One Networks Inc.
- Existing NPS 2" gas main adjacent to the site, 70kPa of delivery pressure. Higher delivery pressure and volume available 300m south of this site. Serviced by Union Gas.
- Copper-based facilities and fibre servicing available in the area.



# Minto, Ontario



## Transportation

- Located 85 Km from Hwy 85 and 115 Km from Hwy 401
- 108 Km from Vaughan Intermodal Facility and 88 Km from Goderich Port
- 78 Km to the Region of Waterloo International Airport

## Travel Times by Car to Minto (actual travel times may vary)

Waterloo	1 hour
Downtown Toronto	2.5 hours
Buffalo	3 hours
Pittsburgh	3.5 hours

## US / Canada Border Distances

Port Huron/Sarnia	180 Km / 112 Miles
Lewiston/Queenston	196 Km / 122 Miles
Buffalo/Fort Erie	214 Km / 133 Miles

## The Minto Advantage

- The Town of Minto is located within Wellington County in Southwestern Ontario, with a driving time of 1 to 1.5 hours to Canada's "Golden Horseshoe" industrial heartland and major centres including Toronto and Hamilton, and under 1 hour to Kitchener-Waterloo and Guelph.
- The nearby City of Owen Sound offers Great Lakes port and shipping facilities, as does the Town of Goderich situated approximately 100 km to the southwest.
- Wellington County has a population of 90,900, providing businesses with access to skilled labour at competitive wage rates. Machinery, food and fabricated metals manufacturing sectors have a strong base in Wellington employing 7,200 jobs. Major employers within Wellington include Maple Leaf Foods, Nestle Waters, Con Cast Pipe, TG Minto, Linamar, Danby, Newland Feed, The Gund Co. (Canada) and Husky Farm Equipment.
- Wellington's workforce is supported by nearby world-class post-secondary institutions including the University of Guelph, University of Waterloo, Wilfrid Laurier University and Conestoga College.
- Companies benefit from the Town of Minto's high speed internet connection (fastest in Ontario), fast-tracked permitting process, low land costs and low building costs.



\*A Property with an Investment Ready: Certified Site designation means the Province of Ontario has received from the site owner assessments and other site related information required under the Investment Ready: Certified Site program. The Province has not verified the information and prospective purchasers, lessors and others should conduct their own usual due diligence and make such enquiries as they deem necessary before purchasing, leasing or otherwise investing in the subject site. Prospective purchasers, lessors and other interested in the subject site should check existing laws and regulations to confirm that this particular property is suitable for their intended purpose or use and what permits, approvals and consultations, including with aboriginal communities, are required in order to develop such property, as well as any costs associated with such development. This document, including all related photographs, is for information purposes only and is not intended to provide investment advice. Reliance upon any information shall be at the user's sole risk. All information should be verified independently before being used or relied upon. The Province of Ontario does not guarantee the quality, accuracy, completeness or timeliness of this information; and assumes no obligation to update this information or advise on further developments. The Province of Ontario disclaims any liability for unauthorized use or reproduction of any information contained in this document and is not responsible for any direct, indirect, special or consequential damages or any other damages caused, arising out of or in connection with use of this information. The Province of Ontario is not acting as a real estate broker or agent for any party in connection with the site described in this document.



# COUNTY OF WELLINGTON

## Media Release

FOR IMMEDIATE RELEASE

December 6, 2016

### **Palmerston Industrial Park home to the first "Ontario Investment Ready: Certified Site" in Wellington County**

**HARRISTON, ON-** 215 Minto Road, a 14.2 acre industrial site in the Palmerston Industrial Park, has received the Certified Site designation from the Ministry of Economic Development and Growth (MEDG) following completion of the Investment Ready: Certified Site Program. 215 Minto Road, located within the municipality of the Town of Minto, is the first Certified Site within Wellington County.

The province's Investment Ready: Certified Site Program offers up-front information about possible investment locations to help make investing in Ontario an easy decision. A Certified Site designation gives investors a greater degree of certainty when looking for development opportunities in Ontario municipalities by providing detailed information about industrial sites, including: availability, utilities servicing, access and environmental studies. The Certified Site Program partners with communities and property owners to attract more jobs and investment, but also helps to reduce the burden placed on businesses that wish to expand in Ontario.

"What an exciting opportunity for Wellington County," said Warden George Bridge. "We look forward to the economic growth that this certification is sure to bring to Minto and Wellington County."

"I am thrilled to see this location in the Town of Minto take advantage of Ontario's Investment Ready: Certified Site Program," said Brad Duguid, Ontario's Minister of Economic Development and Growth. "This designation helps communities attract development in a cost-effective and efficient way. I am pleased Ontario is a pioneer in Canada in site certification, and look forward to seeing it drive economic growth and create valuable jobs in the County of Wellington."

The pre-qualification of this industrial site through the Investment Ready: Certified Site Program allows for a streamlined site selection process that will reduce risk and hassles to investors, improve investor confidence and pave the road for faster site selection.

"The Town of Minto is proud to have successfully completed the provincial designation process and be the first community in Wellington County able to offer an Investment Ready: Certified Site" said Minto's Manager of Economic Development Belinda Wick-Graham. "This designation signals to developers that the Town of Minto is open for business. Minto has made the commitment to work with investors by providing comprehensive and complete information about the property, which will reduce the risk and provide confidence for investors."

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