The Township of Wilmot is a small urban/rural municipality in the Region of Waterloo, Ontario, Canada. The population of the Township is approximately 21,000 persons living in small towns, settlements, and on farms. The majority of the population of the Township lives in the towns of New Hamburg and Baden. Population forecasts predict that the Township will continue to grow to a population of 28,500 by 2031.

Over the last number of years, the Township of Wilmot has actively moved towards providing serviced industrial lands totaling approximately 56 hectares. These lands are strategically located on Provincial Highway 7/8 less than 30 minutes from Highway 401. Lands have direct rail access and easy connectivity to four international airports, Waterloo Region, London, Hamilton and Toronto Pearson. Attached are several information sheets describing these lands and illustrating their location, servicing, and associated development fees.

Through 2015 and 2016, the Township of Wilmot will be completing a comprehensive update to its Official Plan including an employments lands review to support development of additional employment lands.
**Site Highlights**

Prime location on Provincial Highway corridor with potential railway access.

Full services available: sanitary sewer installed and/or available, water supply

Access to two signalized intersections: Hamilton Road and Nafziger Road

**A**  Approx. 17.4ha

Official Plan: Light Industrial

Zoning: Zone change available for light industrial uses to implement designation (subject to completion of necessary noise impact assessment in relation to adjacent residential and completion of servicing and storm water management)

**B**  Approx. 26.5ha

Official Plan: General Industrial

Zoning: Zone 10 (Industrial) - holding zone available for release upon completion of servicing and storm water management

Badenview Developments Inc Contact: Ray Robinson 226.366.9030 or 416.346.2918 ray.robinson@avisonyoung.com

Schneider Lands Contact: Michael Black 519.340.2313 or 519.616.4800 michael.black@cbre.com

Municipal Contact: Grant Whittington, CAO 519.634.8444x237 grant.whittington@wilmot.ca

Approx. 26.0ha

Approx. 4.0ha

Approx. 8.5ha

Approx. 8.5ha

Approx. 5.7ha

Badenview Developments Inc

Schneider

Badenview Developments Inc

Schneider

Badenview Developments Inc

Schneider

Badenview Developments Inc

Schneider

Approx. 4.0ha

Protected Woodlot

Approx. 43.4ha

Industrial Lands

(Badenview Developments Inc.)

Approx. 5.7ha

Protected Woodlot

Approx. 4.0ha

Protected Woodlot

Approx. 8.5ha

Industrial Lands

(Schneider)

Approx. 8.5ha

Industrial Lands

(Schneider)

Approx. 5.7ha

Protected Woodlot

(Schneider)

Approved location for GO Transit layover yard and future Baden station

Gingerich Road

Highway 7/8

Township of Wilmot

Development Services

Water

Sanitary Sewer

Hydro

Natural Gas

Wilmot Recreation Complex

Twin Ice Pads, Aquatic Centre, Accessible Playground and Splash Pad, Community Centre, Soccer Fields

TOWNSHIP OF WILMOT
## POPULATION

<table>
<thead>
<tr>
<th></th>
<th>Current Estimated</th>
<th>Projected 2031</th>
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</thead>
<tbody>
<tr>
<td>Township of Wilmot</td>
<td>20,900</td>
<td>28,500</td>
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<tr>
<td>New Hamburg</td>
<td>8,340</td>
<td>20,800</td>
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<tr>
<td>Baden</td>
<td>4,940</td>
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</table>

## TAXES

- Industrial Tax: Full: 3.05%
- Industrial Tax: Vacant Land: 2.14%

*For more information please visit wilmot.ca/finance*

## UTILITY RATES

- Water: $1.73/m³
- Wastewater: $1.88/m³

*For more information on water or wastewater rates please visit wilmot.ca/finance*

- Hydro: For current rates please visit kwhydro.on.ca/en/commercial/billing.asp
- Natural Gas: For current rates please visit https://www.uniongas.com/about-us/current-rates

## DEVELOPMENT CHARGES

### Full Serviced Per Square Foot Charges

<table>
<thead>
<tr>
<th></th>
<th>Industrial</th>
<th>Commercial/Institutional</th>
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<tbody>
<tr>
<td>Township of Wilmot</td>
<td>$1.45</td>
<td>$3.12</td>
</tr>
<tr>
<td>Region of Waterloo</td>
<td>$4.68</td>
<td>$9.35</td>
</tr>
<tr>
<td>Waterloo Region District School Board</td>
<td>$0.92</td>
<td>$0.92</td>
</tr>
<tr>
<td>Waterloo Catholic District School Board</td>
<td>$0.31</td>
<td>$0.31</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$7.36</strong></td>
<td><strong>$13.70</strong></td>
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</table>

## BUILDING PERMIT FEES

<table>
<thead>
<tr>
<th></th>
<th>Shell Only (per sqft)</th>
<th>Finished (per sqft)</th>
<th>Plumbing (per fixture)</th>
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</thead>
<tbody>
<tr>
<td>Industrial</td>
<td>$0.50</td>
<td>$0.60</td>
<td>$12</td>
</tr>
<tr>
<td>Commercial</td>
<td>$1.00</td>
<td>$1.25</td>
<td>$12</td>
</tr>
</tbody>
</table>
RAIL INFORMATION

Railway Operator

The rail line adjacent to the Wilmot Industrial Lands is owned by Canadian National Railway. The land and track are leased to and operated by Goderich-Exeter Railway a subsidiary of Genesee & Wyoming Inc.

Goderich-Exeter Railway
Second Floor - 101 Shakespeare Street
Stratford, ON N5A 3W5
Canada
888.641.2175
www.gwrr.com/operations/railroads/north_america/goderichexeter_railway

Railway Spur Line

As part of their operations, Pestell Group has construct a railway spur line from the GEXR line. Pestell has expressed that they are open to discuss further expansion, joint use, or additional spur lines through their lands.

Pestell Group
Randy Coulombe
141 Hamilton Road
New Hamburg, ON N3A 2H1
Canada
519.662.2877
rcoulombe@pestell.com
ZONING

Zone 10 Permitted Uses

Any manufacturing, fabricating, processing, repair, storage, distribution or transportation operation, except for the following:

(a) a use designated as an offensive trade, business or manufacture by The Public Health Act, R.S.O. 1980 and amendments thereto;

(b) a use which is or may become obnoxious, offensive or dangerous by reasons of the presence, emission or production in any manner of odour, dust, smoke, noise, fumes, vibration, refuse matter or water carried wastes;

(c) a use which would require for its operation a standard of services (particularly water supply and waste disposal) which the municipality is unable or unwilling to provide;

(d) the recycling of animal products or a rendering plant.

(e) the recycling or refining of petroleum products.

Uses accessory to the foregoing permitted uses, including:

(a) outdoor storage

(b) retail sale of goods produced or stored on site

Zone 10 Regulations

Minimum front yard 7.6m

Minimum Side Yard (each side) equal to one-half (1/2) building height but in no case less than 4.5m.

Minimum Rear Yard equal to the building height but in no case less than 7.5m.

Maximum Building Height: Four (4) storeys

Maximum Lot Coverage (all buildings): 50% of total lot area
Zone 10 Regulations continued

All outdoor storage shall be located in the rear or side yard and shall not be located within 4.5 metres of any lot line.

Unscreened open storage of raw or finished materials between the limits of Highway 7/8 and any main building shall be prohibited.

Retail sales space shall be limited in size to 25% of the building area occupied by the permitted use to which it is accessory. Only one accessory retail outlet shall be permitted for each permitted use.

Industrial Parking Requirements:

Industry
One space for each 100m² of floor area used for industrial purposes. A minimum of four spaces

Office, or Office Space within Industrial Building: one space for each 30 m² of floor space

Warehouse, or Warehouse Space in an Industrial Building: one space for each 200m² of floor area used for warehousing purposes. Any warehouse building shall have a minimum of four spaces

Each off-street loading space shall have a minimum dimension of 2.75m by 6.0m

Off-Street Loading Requirements:

Each off-street loading space shall have a minimum dimension of 3.0m by 10.6m and a minimum overhead clearance of 4.2m.

One off-street loading space shall be provided for each 2,322m² or part thereof of building floor area.