Investment-Ready Sites

East Ridge Business Park
in Walkerton, Ontario



Looking for fully serviced, prime industrial land for your business? Welcome to Walkerton's East Ridge Business Park, a 160-acre site approximately 2.5 hours from the greater Toronto area and centrally located in Grey-Bruce, just 40 minutes from Bruce Power.

The park is a growing business hub in Walkerton, home to a diverse mix of commercial, industrial, residential, recreational and government uses. With new projects underway and continued investment shaping the park, now is an exciting time to establish, expand or relocate your business in Brockton.

Strategically planned with adjacent residential lands to support a growing workforce, the park offers opportunities for businesses looking to invest in a community that is actively planning for growth. Brockton's municipal staff are available to guide you through the process, from purchasing land and exploring development opportunities to navigating permits and approvals. We're here to help turn your business plans into reality.



Brockton
Come home to community

Location

The business park is located on the busiest highway in South Bruce-Grey, at the intersection of Bruce Road 4 and Bruce Road 19. The location provides excellent public visibility and immediate access to key transportation routes. With a gas station conveniently located within the business park, the area also provides a valuable amenity for commuters, visitors and businesses, offering easy access to fuel and everyday travel necessities.

The Saugeen Municipal Airport, just 10 minutes east of the park, offers 24-hour access to corporate jets and propeller aircraft. The airport features a 4,000-foot main runway with medium-intensity lighting and a secondary 2,500-foot crosswind runway and uses instrument flight rules.



Logistics at a Glance

Bruce Road 4 has traffic volumes of more than 12,000 vehicles per day and connects directly with provincial Highways 9, 4, 6, and 10

A North American market of 125 million is within a one-day trucking distance

Toronto, Hamilton, London, and Highway 401 are within a 2-hour drive

Goderich and Owen Sound ports are within an hour's drive, and Hamilton's deep water harbour offers international commercial shipping

The Grey-Bruce trade area has a **population of 174,300** and is growing





The East Ridge Business Park is home to a diverse mix of businesses, services and community amenities.

Accommodations include the Best Western Plus Walkerton Hotel & Conference Centre and the world's first @HOME by Best Western extended-stay hotel.

Other established businesses and organizations include 519 Table & Pour, Price Schonstrom Inc., the LiUNA 1059 Training Centre, Walkerton Clean Water Centre, United Rentals, Luxury Woodworking, RMP Welding and Walkerton Physiotherapy.

Recent additions include Saugeen Hospice, McDonald's and a Shell gas station. The park also features the Bruce Power Regional Soccer Park, adding a significant recreational asset to the area.



Pricing and Lot Size

Lands in the business park are competitively priced, offering fully serviced lots close to downtown Walkerton. Services include hydro, Internet, gas, water, sanitary and a storm water management pond. As an additional incentive, **Brockton Council has waived development charges**. Land prices include survey fees, municipal sewer, and water to the lot line. The purchaser covers legal costs of the purchase.

Prices for Phase 3 lots are available by contacting Chief Administrative Officer Sonya Watson or Community Development Coordinator Christine Brandt for more information. Lands offered for sale by the Municipality of Brockton are intended for immediate development and are not sold for speculation or profit.

Parcels can be created to suit the purchaser, however, the minimum lot size is one acre.

Services

The East Ridge Business Park is serviced with municipal water and sewers, paved roadways, natural gas and telecommunications, including high-speed internet. There is also a newly constructed electrical substation with three-phase 44,000 volt industrial power.

Zoning

Most of East Ridge is zoned BP, a business park zoning consistent with light industrial uses. Please contact our building department for details about permissible developments. Specific zoning information can be found at brockton.ca/ERBP.

Fees and Taxes

The Municipality offers a competitive and progressive property tax regime. Property taxes are comprised of three components: the Brockton Municipal Tax Rate, the County of Bruce Tax Rate, and the Province of Ontario Education Tax Rate. For current tax rates, please visit brockton.ca.



Offer to Purchase / Agreement of Purchase and Sale

To purchase a parcel in the East Ridge Business Park, a formal Offer to Purchase must be signed and submitted. Please contact Chief Administrative Officer Sonya Watson or Community Development Coordinator Christine Brandt for a copy of the Offer of Purchase.

All Offers to Purchase are initially considered confidential. If the offer is acceptable and approved by Council, the purchase becomes public knowledge. An Offer to Purchase must include a 10% deposit cheque to be considered. If Council accepts the offer, a By-Law is prepared to authorize the signing of the Agreement of Purchase and Sale. The 10% deposit is applied against the purchase price, with the balance of the purchase funds due upon closing.

Construction must commence on the land purchased within two years. If this requirement is not met, the Municipality holds the right to buy back the land from the purchaser.

Site Plan Control

Development in the East Ridge Business Park is subject to site plan control under Section 51 of the provincial *Planning Act*. Please view the Municipality's *Site Plan Application Guide* at brockton.ca.

All offers and new projects and developments will be considered by Brockton Council when selling the lands. Purchasers must enter into a site plan control agreement, which typically addresses such items as lot grading and drainage, stormwater control, parking and loading areas, lighting, and other services.

For more information, please contact Building and Planning Manager/Chief Building Official Dominic Paquette at dpaquette@brockton.ca.



Brockton
Come home to community

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brockton.ca/ERBP

For business park inquiries, please contact:

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