





WELCOME TO NORTH PERTH

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North Perth's Listowel Technology Inc. is a major supplier of interior and exterior components for the Honda CRV and Honda Civic, the best selling passenger car in Canada from 1997 to 2021.



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North Perth is centrally located in midwestern Ontario.

Approximately 6.0 million people live within 250 kilometres (150 miles) of Perth County.

Perth County is 30km north of highway 401, which is the main transportation artery in Ontario. A 30 minute drive from from Kitchener Waterloo, 40 minutes to Stratford, and less than 1.5 hours to Ingersoll, London and Woodstock, North Perth has a trade market area of over 900,000 people.

North Perth is located within a 1.5 hour drive of five international shipping ports.

There are five international airports that serve the region all located within a 1.5 hour drive equipped to handle corporate, freight and recreational flights.

More than half of the North American industrial market is within one day's trucking distance.

North Perth also offers affordable public transportation. The PC Connect transit service connects the communities of Perth County with Stratford, St. Marys, Kitchener/Waterloo and London.

PC Connect routes and schedules can be found at PerthCounty.ca/pconnect.



STRATEGIC LOCATION

- 1 Toronto Pearson International Airport
- 2 London International Airport
- 3 Region of Waterloo International Airport
- 4 Hamilton International Airport
- 5 Stratford Municipal Airport
- 6 Wingham Airport

- Rail
- Highways
- International Border Crossing



- 1 University of Waterloo Stratford Campus
- 2 Conestoga College Stratford Campus
- 3 Western University Fanshawe College
- 4 Waterloo University Wilfrid Laurier University Conestoga College
- 5 Guelph University
- 6 McMaster University Mohawk College
- 7 Set 7 Skills and Technology



OUR COMMUNITY

The Municipality of North Perth offers a perfect blend of rural and small town living within a short drive of city amenities and the natural wonders of Lake Huron and Ontario's cottage country.

Home to 15,538 residents, North Perth is the fastest growing community in Perth County. Listowel, our major urban centre, is a regional commercial and service hub for nearby communities in Perth, Wellington and Huron counties with its thriving downtown and diverse retail offerings.

North Perth has a new 63,500 square foot modern, efficient, accessible, and environmentally-conscious

Recreation Complex. Fibre connectivity in the community ensures that residents and businesses are connected to global markets. There are privately owned and serviced industrial properties available in the municipality. Plans are in the works for the development of a brand new municipal industrial park.

Companies such as Trillium Mutual Insurance, Listowel Technology Inc, Ideal Supply and Spinrite LP have already made North Perth home to their head offices.

With a range of commercial and industrial locations available, we are ready to welcome new businesses!



WEST END



DOWNTOWN



NORTH END

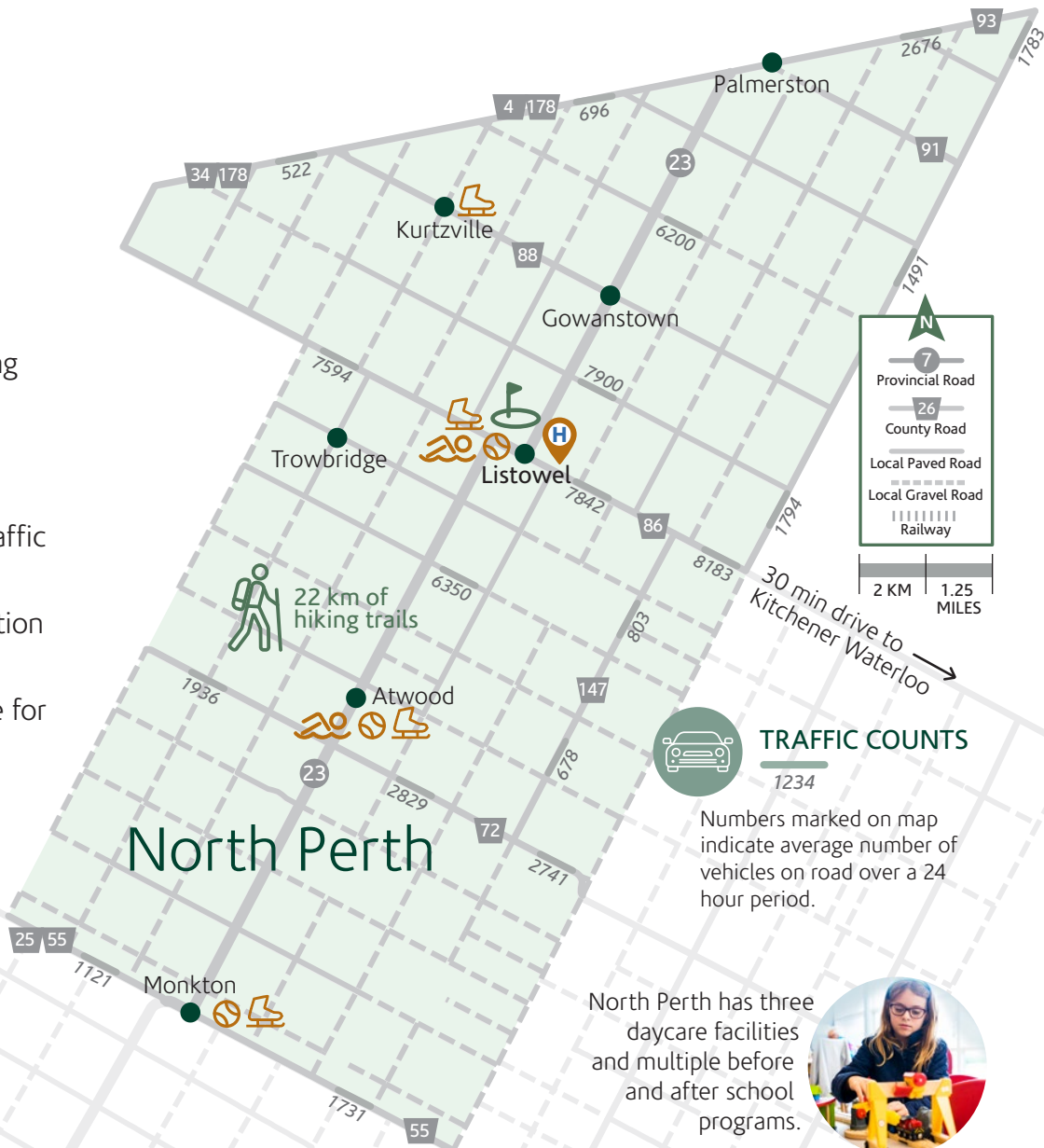
- Great place to locate larger format service and retail operations
- Anchors: Zehrs, Mark's Work Warehouse, Canadian Tire, Walmart, LCBO, A&W
- High traffic counts

- Historic facades and walkable streets, over 200 members of the Business Improvement Association
- Downtown residents and large employee base including office professionals represent a large captive market
- Heaviest traffic flows in town at intersection of Hwy 23 and 86

- Over 55% of properties are retail
- Anchors: Businesses in the district include Service Ontario, Service Canada, Food Basics, McDonalds, Peavey Mart, numerous auto dealerships
- Future development opportunities with many large lots available

WHY North Perth?

- 1 Attractive downtown business community
- 2 Strong, skilled and dedicated labour force
- 3 Affordable cost of doing business
- 4 Strategic location in southwestern Ontario
- 5 Access to consumer traffic and catchment area
- 6 Convenient transportation network of highways
- 7 Excellent infrastructure for growing business base
- 8 Strong and supportive business community
- 9 Excellent water and wastewater capacity
- 10 Fibre connectivity



Healthcare

A fully accredited 40 bed hospital, Listowel Memorial Hospital offers a wide range of primary and secondary services, including 24-hour emergency services and CT installed in 2017. In-patient and out-patient care and diagnostic services are provided by our 14 North Perth physicians and numerous regularly scheduled specialist clinics and consultants.

The Fisher Family Primary Care Centre, opened in February 2012, provides a modern and professional setting for all primary care services offered by the physicians and healthcare professional of the North Perth Family Health Team.

Additional healthcare services in North Perth include:

- Alzheimer Society of Perth County
- Assistive devices Program
- Community care Access Centre
- Epilepsy Support Centre
- Fibrositis/Fibromyalgia Support
- Heart and Stroke Recovery Group
- Mental Health Outpatients Services
- New Horizons Rehabilitation Services
- Ontario Breast Screening Program
- Ontario Disability Support Program
- Para-Med Health Services
- Ontario Poison Centre
- Victorian Order of Nurses (VON)

Education

The Avon Maitland and Huron-Perth Catholic District School Boards are two progressive school boards that are cultivating the potential of our future generation as well as a privately run elementary school in Listowel.

5 elementary schools

1 secondary school

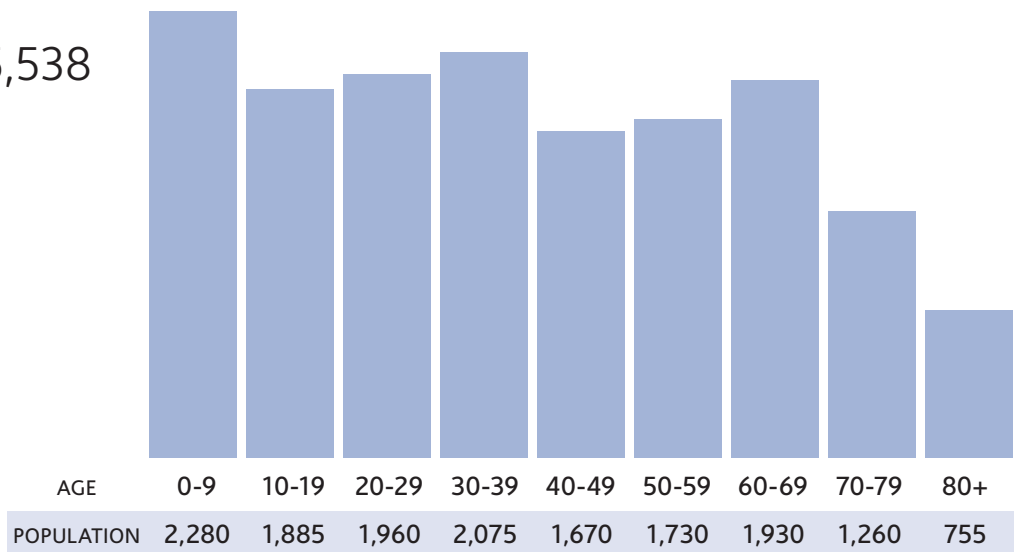
7 post-secondary options within 1 hour drive



OUR PEOPLE

Population 15,538

(Source: Stats Can, 2021)

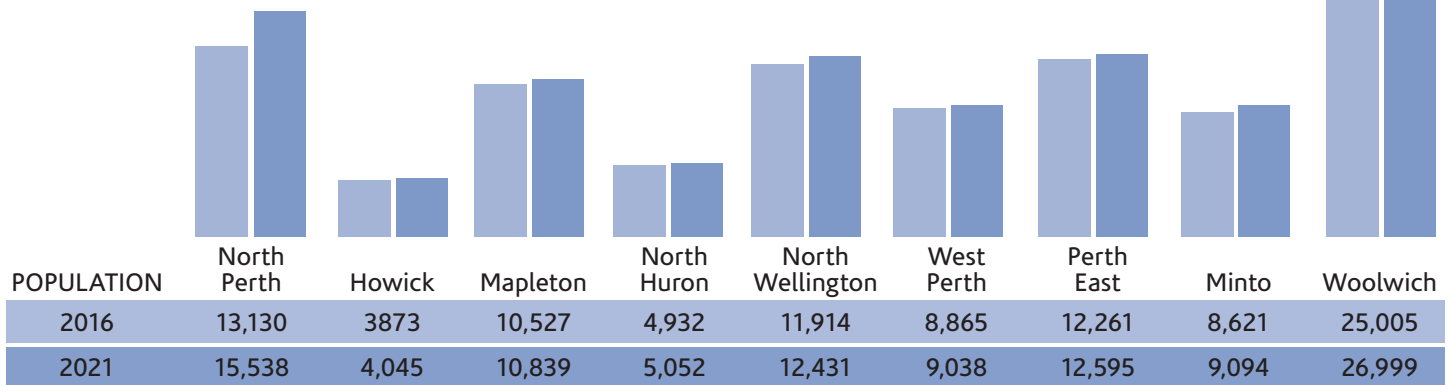


Trade Market Growth

(Source: Stats Can, 2016, 2021)



Rare for rural communities, North Perth's trade market area has been growing steadily. The surrounding communities utilize services in Listowel which has created an expanding trade area for local businesses.



North Perth has grown rapidly and the community continues to welcome an increasingly diverse population.



Education Attainment

(Source: Stats Can, 2021)

810+ Skilled Trades
4205+ College & University
3845+ Secondary School

Major Field of Study

(Source: Stats Can, 2021)

Engineering & Related Technology	1070
Business, Management & Public Administration	965
Health & Related Fields	905
Social Sciences & Law	430
Agriculture & Natural Resources	420
Protective & Transportation Services	310
Education	285
Humanities	235
Life Sciences & Technology	170
Mathematics & Information Science	125
Visual & Performing Arts	110

Household Income

(Source: Stats Can, 2021)

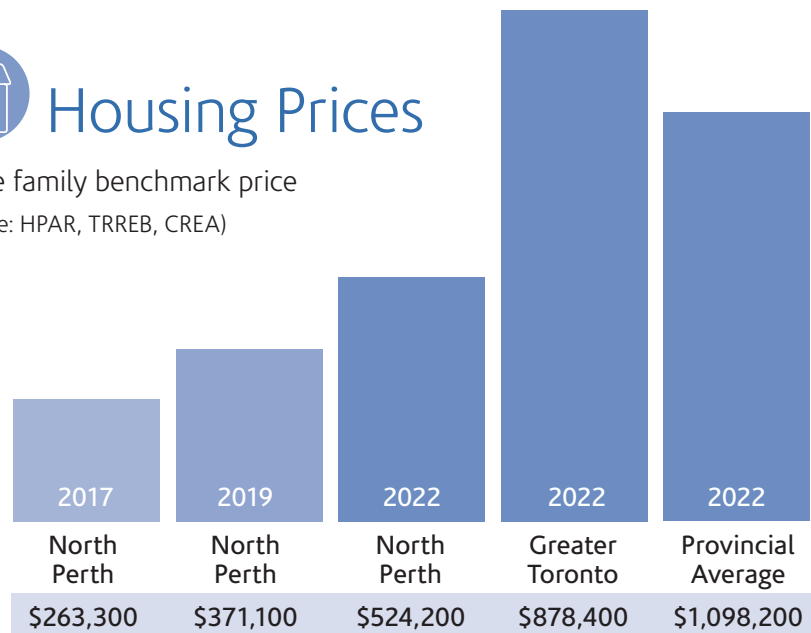
\$0-5 K	50
\$5-10 K	25
\$10-15 K	60
\$15-20 K	100
\$20-30 K	425
\$30-40 K	455
\$40-50 K	525
\$50-60 K	550
\$60-80 K	1045
\$80-100 K	865
\$100-150 K	800
\$125-150 K	465
\$150+ K	585



Housing Prices

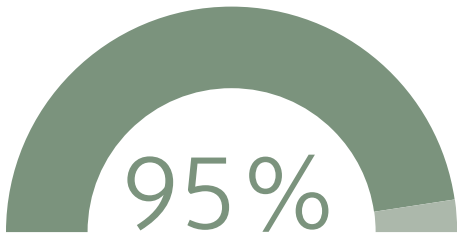
Single family benchmark price

(Source: HPAR, TRREB, CREA)





WORKFORCE & INDUSTRY



Business satisfaction in Perth County is very high at 95%
 (Source: Triage BR+E Survey, 2021)

North Perth offers a diverse economy with representation across all sectors.

Major employers in North Perth include:

Ideal Supply | L.H. Gray and Son Ltd | Listowel Cold Storage/Erie Meat Products | Listowel Memorial Hospital | Listowel Technology Inc | Spinrite LP | Trillium Mutual Insurance Company | Ward and Uptigrove

Labour Force Participation

(Source: Stats Can, 2021)

NORTH PERTH
 ONTARIO

	Participation	Employment	Unemployment
NORTH PERTH	68%	64.2%	5.7%
ONTARIO	62.8%	55.1%	12.2%

Labour Force by Industry

(Source: Stats Can, 2021)

Manufacturing	1,570	Transportation	280
Retail	1,075	Finance	280
Agriculture	1,005	Administration	225
Health Care	780	Public Administration	165
Construction	735	Arts & Entertainment	95
Wholesale	375	Information	70
Professional Services	365	Utilities	55
Other	365	Mining	35
Education	335	Real Estate	30
Accommodation	320	Management	10

Labour Force by Occupation

(Source: Stats Can, 2021)

Trades & Transport	1,450
Sales & Service	1,340
Management	960
Business & Finance	940
Manufacturing	910
Education, Law & Government	490
Natural Resources	480
Health	405
Sciences	185
Art & Sports	100



Industry

(Source: Canadian Business Patterns, December 2021)

Number of Businesses

Agriculture	581	Administrative	38
Real Estate	286	Wholesale	35
Construction	157	Accommodation & Food Services	30
Retail	127	Arts & Entertainment	16
Transportation	116	Management	12
Other Services	98	Educational	11
Finance	86	Information	10
Professional Services	75	Mining & Oil	3
Health Care	68	Utilities	3
Manufacturing	62		



Business Sizes

(Source: Canadian Business Patterns December 2021)

of Employees

of Businesses

1-4	280
5-9	111
10-19	69
20-49	53
50-99	21
100+	12



Agricultural Industry

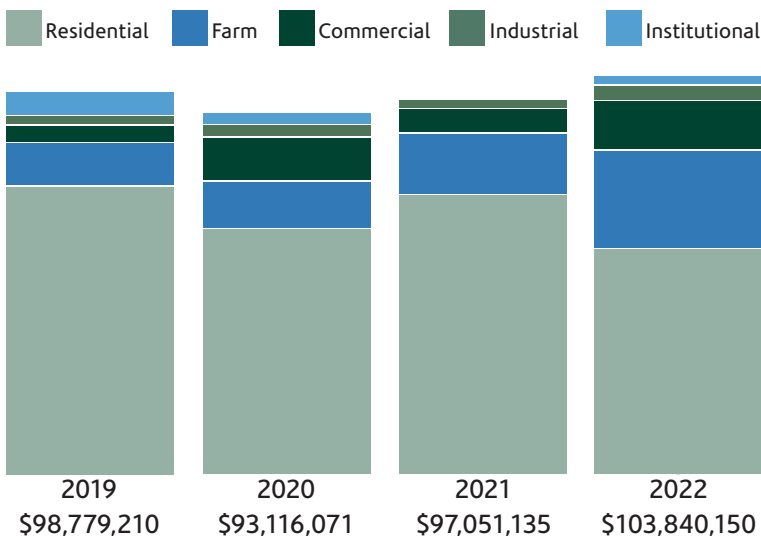
Total gross farm receipts
(excluding forest products)

\$361,329,227

(Source: OMAFRA Census of Agriculture, 2021)

INVESTMENT Building Permits Value

(Source: Municipality of North Perth)



CLASS OF PERMIT

FEE

Construction of or additions to residential and mobile homes

Basic fee of \$100 plus 67 cents per square foot of floor area

Residential accessory buildings

Basic fee of \$100 plus 58 cents per square foot of floor area

Construction of or additions to commercial, industrial and institutional buildings

Basic fee of \$100 plus 60 cents per square foot of floor area

Construction of accessory buildings for commercial, industrial and institutional use

Basic fee of \$100 plus 55 cents per square foot of floor area



UTILITIES

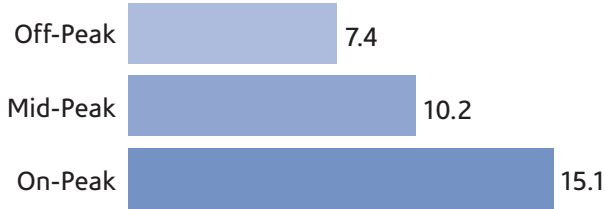
ENERGY Hydro One and Union Gas provide electricity and natural gas services for the Municipality of North Perth.

TELECOMMUNICATIONS There are various telecommunications companies in the area to provide cable and high speed internet to North Perth. The urban are of Listowel has access to fibre connectivity.

WATER AND WASTEWATER Municipal water and wastewater services are available in Atwood, Listowel, Gowanstown and Molesworth. North Perth operates a Wastewater Treatment Plant located just outside of Listowel. WWTP upgrades have recently been completed which have added available capacity to accommodate future growth and development.

Electricity Base Charges

¢/kWh (Source: Hydro One, 2022)



Natural Gas Base Rate

(Source: Statista 2021)



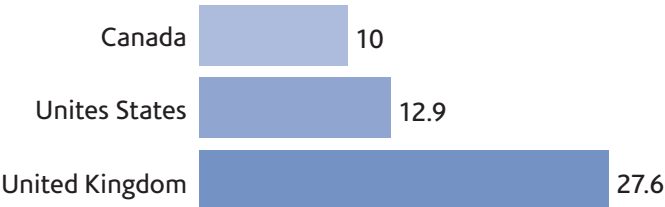
Comparative Electricity Rates

Canadian ¢/kWh (Source: Invest Ontario)



Comparative Natural Gas Rates

US dollars per megawatt hour (Source: Statista 2021)





TAXES

Tax Rates (Source: Municipality of North Perth)

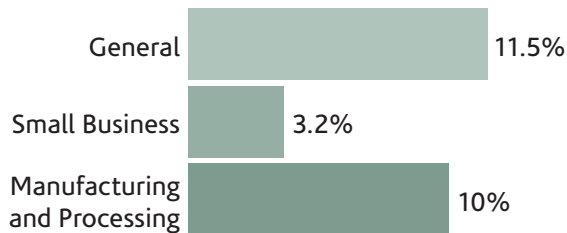
Code	Assessment Class	Total Rate
CT ST DT XT YT	Commercial	0.02203580
CU CX SU SX	Vacant Commercial	0.02203580
XT	New Construction Commercial	0.02203580
XU	New Const - Vacant Commercial	0.02203580
FTP FTS FTA FTC	Farmland	0.00303624
TTP TTS TTA TTC	Managed Forest	0.00298256
R1 R4	FAD Phase I	0.00303624
IT LT IH IP	Industrial	0.02970300
IU IX LU LX IJ	Vacant Industrial	0.03298012
JU	Industrial New Comm Excess	0.02928012
JT	New Construction Industrial	0.02970300
MTA MTC MTP MTS	Multi Residential	0.01219865
RTP RTS RTA RTC RP	Residential	0.01219865
PT	Pipelines	0.02619899

Low development charge on new commercial construction.

Low rates on water, wastewater and stormwater.

Provincial Corporate Income Tax

(Source: Government of Ontario)



Federal Corporate Income Tax

(Sources: Canada Revenue Agency, Government of Canada)





Business Resources

The Stratford-Perth Centre for Business offers advisory services and training for new and existing small business in all sectors. stratfordperthbusiness.ca

Perth Community Futures provides business support through customized loan programs. perthcfdc.ca

Partners in Employment works with job seekers and employers to match talents and skills to employer's recruitment needs. partnersinemployment.on.ca

Conestoga Career Centre provides job search assistance, career advice, job postings and education and training information to the public. conestogac.on.ca/caa/careercentre

Stratford Accelerator Centre is focused on accelerating the growth and maturation of early-stage technology and digital media companies. acceleratorcentre.com

Technical Training Group provides skills training programs necessary for professional trades, including welding apprenticeship training. technicaltraininggroup.org

Set7 Skills and Technology provides residents of North Perth and Region access to world class training in their own community, offering online and in-person instruction via SET7 at local campuses. set7.ca

The Listowel Business Improvement Area works in partnership with the Municipality of North Perth to create a prosperous and sustainable environment for business and contributes to a healthy local economy. discoverlistowel.com

The North Perth Chamber of Commerce is an active member of our local business community that is dedicated to improve the social, civic and business environment of North Perth. npchamber.com

We invite you to contact Perth County's economic development and tourism office. We can provide you with the guidance you need to locate and grow in Perth County. We're here to support you with:

- Site selection
- Grant and loan programs
- Statistics, maps, demographics, and community information
- Connections to local landowners, developers, municipal offices, and real estate
- Business start-up and expansion resources
- Labour strategies
- Training providers

Reach out to us today.
Your business is our pleasure!

Perth County
Cultivating Opportunity

Perth County Economic Development and Tourism Office
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Kimberley Kowch, North Perth Economic Development Officer

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