

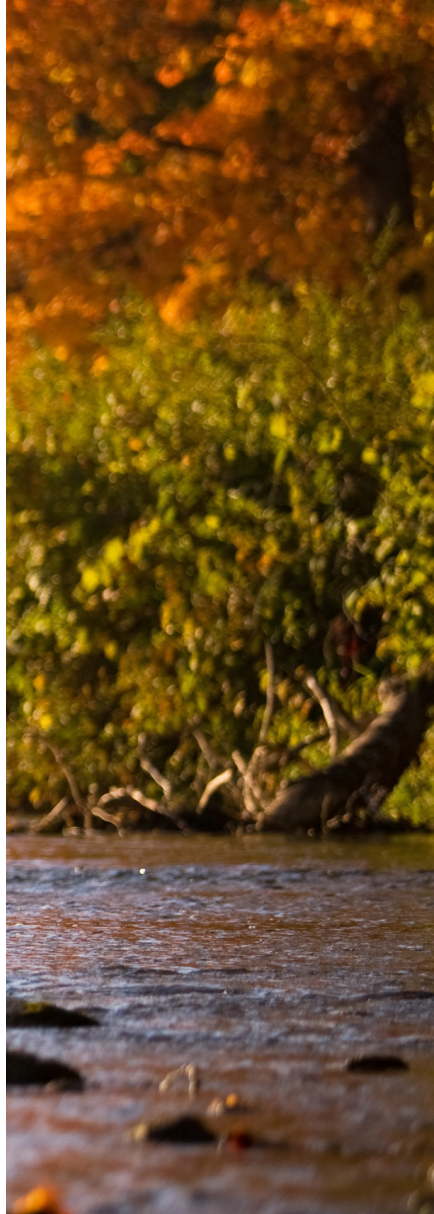


Community Profile

A man in a white shirt, dark pants, and a white cap is fishing in a river. He is holding a fishing rod that is bent, indicating a catch. The background shows trees with vibrant autumn foliage in shades of orange, yellow, and green. The scene is set in a natural, outdoor environment with a clear sky.

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Welcome to Brockton

Welcome to the Municipality of Brockton, a thriving community in Southern Bruce County with a proud history and promising future. Whether you're looking to start or expand a business, find a new home, or simply explore the region, this is a good place to start.

Brockton is a full-service community with a range of government services, top-notch schools and childcare, a hospital, community centres, and a wide array of outdoor recreation, from golf, fishing, hiking and paddling the Saugeen River, to snowmobiling and cross-country skiing in winter.

If you want an urban vibe and amenities, head to Walkerton, where three new housing developments are already underway. A more rural atmosphere can be found in our hamlets and villages, surrounded by productive, rolling farmland.

The business opportunities here are numerous, in manufacturing, retail, housing and construction, agriculture, professional services and more, with business supports to help you achieve your plan.

An increasing number of youth are returning to Brockton to raise families or start businesses, recognizing the opportunities and support that lie here.

We are invested in attracting newcomers as well, with a growing number of services and initiatives to make the transition to a new community easier.

This guide is just a starting point. Please call, email, or visit us to learn more about making Brockton your new home.

Our Strategic Location

The Municipality of Brockton is located in Bruce County, Ontario, about 2.5 hours northwest of Toronto, with easy access to cities in Southwestern Ontario such as Guelph (101 km), Kitchener-Waterloo (110 km), Hamilton (157 km), and London (143 km).

More than half of Brockton's 9,451 residents live in Walkerton, a regional centre housing Bruce County's administrative offices and government services, plus provincial and federal agencies. Walkerton supports a regional hospital, courthouse, schools and the provincially run Walkerton Clean Water Centre. The municipality was formed in 1999 with the amalgamation of the town of Walkerton, and the townships of Brant and Greenock.

Walkerton is only a half-hour drive to beautiful beaches on the Lake Huron shoreline. It's 40 minutes to the Bruce Power generating station, an hour to the City of Owen Sound and only a little further to the beautiful, rugged shoreline of the Bruce Peninsula to the north, and Blue Mountain Resort to the north-east.

Brockton connects to provincial highways 9, 6 and 10, leading to Toronto, Hamilton, London, and Highway 401, through Bruce Road 4. It's the busiest road in south Bruce-Grey, with traffic volumes of up to 8,000 vehicles a day. Local trucking services are available.

For shipping, the regional ports of Goderich and Owen Sound are about an hour's drive from Walkerton. Flight services are available at the Saugeen Municipal Airport just east of Walkerton.



"We consider our 'small town' labour force to be one of our competitive advantages. There is a level of loyalty and an appreciation for stable employment opportunities that is more prevalent here than in larger centres."

– John Larsen
President, Larsen & Shaw



Airport

The Saugeen Municipal Airport just east of Walkerton is the aviation hub of the region. Accessible 365 days a year, it offers fuel and two runways with full instrument approach systems. The airport serves as a base for flight training, sightseeing tours, air ambulance services, corporate jets and recreational pilots. For more information, call 519-364-3220 or visit saugeenmunicipalairport.com



Come Home to Community

Wherever you go in Brockton, you'll find community. In the downtown vibe of Walkerton, in our historic hamlets, our lakeside communities, and rolling countryside. Here's a snapshot of some of the places we call home.

Cargill

A quiet village on the Teeswater River at the edge of the Greenock Swamp, Cargill was once a bustling lumber town and its newly renovated community centre is still a hive of activity. Enjoy easy access to outdoor recreation, a library and a mill pond. In summer, Cargill comes alive with historic re-enactments, train rides, tours and a Visitor Centre to serve the public.

Chepstow

The hamlet of Chepstow is home to 100 families and many residents know each other by name. The Chepstow Inn, a lovingly restored heritage B&B, is the oldest in Bruce County! Amenities include a park, ball diamonds, church and elementary school.

Elmwood

Elmwood straddles Bruce and Grey counties along Grey Road 10 and is home to rich farmland. The hamlet is a quiet rural escape with a strong sense of community that features a post office, roadside diner, an active Chamber of Commerce and a community centre.



"Everything I need to do business is here, all the amenities, supplies, and high-speed internet. It's no longer a prerequisite to live in the city to run a successful business — I have a client base that stretches across North America. I couldn't be happier working from home in this beautiful area."

– Nadine Noble
Graphic Designer/Owner, Idea Nest



Lake Communities

Just a short drive northeast of Walkerton, Marl Lake and Lake Rosalind are privately owned and home to a mix of full-time residents and summer cottagers who enjoy lakefront living, fishing and boating in a close-knit community atmosphere.

Pinkerton

The scenic land around Pinkerton was settled in the 1850s when early occupants built a quaint village with a saw and grist mill. The mill continues to operate, over 160 years later, powered by the Teeswater River.

Walkerton

Walkerton is located in a valley on the banks of the Saugeen River, offering paddling, cycling, hiking, fishing and four-season recreation. Its downtown is distinctly urban, with great dining, shopping and entertainment. The town is an active hub that services much of the surrounding area, providing a variety of businesses, schools, churches, a municipal child care centre, community centre and arena, library, and regional hospital. It serves as the county seat of government and is home to Walkerton Clean Water Centre, ensuring drinking water excellence throughout the province.

Live in Brockton

Brockton is all about community. As the regional hub of Bruce County, Walkerton offers top-notch schools, daycare, health care and government services. You'll also find a vibrant downtown, appreciation for history and culture, and a wide array of sports and recreation.

Health Care

The South Bruce Grey Health Centre in Walkerton is a major regional hospital with a full array of services, including a birthing centre, MRI and dedicated team of family doctors and specialists. Complementary health care practitioners are readily available.

Education, Childcare and Youth Services

Brockton is served by the Bluewater District School Board and the Bruce-Grey Catholic District School Board, offering French immersion, apprenticeship and high skills major programs. Youth can also access the Launch Pad Youth Activity and Technology Centre in nearby Hanover.

Preschoolers are well cared for at the Brockton Child Care Centre in Walkerton, which is expanding. Post-secondary education is available at Georgian College in Owen Sound and through satellite programs of Fanshawe College, with sites in Walkerton, Tiverton and Kincardine.

Brockton is also home to the Walkerton Clean Water Centre, an internationally recognized centre of excellence and training facility.



Housing

From stately Victorian mansions to modern custom homes, Brockton features a range of housing options, with prices hovering around \$295,000. That's more affordable than some of the surrounding areas, and several new subdivisions are under way.

Average Housing prices

Brockton	\$305,000
Kincardine	\$395,000
Saugeen Shores	\$450,000
Owen Sound	\$314,000
Kitchener	\$534,000
London	\$415,000

(Grey-Bruce prices are from the Grey Bruce Owen Sound Real Estate Association, July 2019)

Seniors' Residences

Maple Court Retirement Residence, a private retirement home in Walkerton, and Brucelea Haven, a long-term care facility, both provide assisted living for seniors. Walkerton is also the site of a proposed hospice.

Recreation and Sport

Stay fit with a wide range of sports and recreation programs in Brockton, plus parks and trails for hiking, biking, cross-country skiing, snowmobiling and ATV riding. Paddling and world-class fishing are at your doorstep on the Saugeen River, a 160-kilometre

waterway that flows throughout the municipality. A family-focused community, Brockton offers numerous sports programs, from hockey, soccer, and baseball to swimming, gymnastics and more. Visit brockton.ca/RecreationPrograms for further information.

Festivals and Culture

Brockton residents embrace events like Doors Open, homecoming festivals, classic car shows, agricultural fairs and guided tours of the Greenock Swamp, the largest forested wetland in southern Ontario. Historic walking tours reveal our vibrant past, while art and music are more expressive of the present. Head to Victoria Jubilee Hall in downtown Walkerton for live performances.

For more information please visit brockton.ca/Welcome

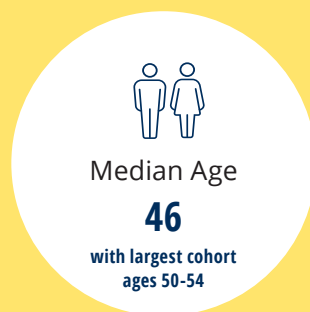
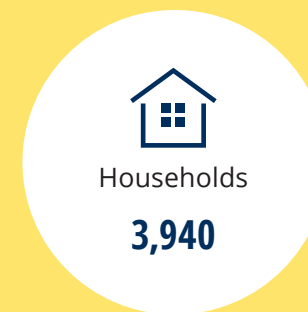


"Walkerton's business community is young and inventive. We are active and devote our time to making each other and this community thrive. Plus, Walkerton has fantastic schools, a fabulous hospital, and many opportunities to enjoy life on the Saugeen River."

– Brian Folmer
Owner, Folmer Landscaping & Garden Centre

Demographics

Brockton's population is stable, with just over 9,460 residents, in a region that is poised to grow as people in the GTA and Southwestern Ontario discover a more affordable, healthy and relaxed lifestyle in Grey and Bruce counties. Urbanites are becoming rural entrepreneurs, seeing opportunities with the lower cost of doing business in Brockton. And they're realizing it's a great place to put down roots and raise a family.



Source: Realtor's Association of Grey Bruce Owen Sound, June 2019.

Household Income

Several new subdivisions are under way in Brockton, representing about 300 new units coming on the market over the next few years with a mix of single family homes, semis and apartments in prime locations in the Walkerton area. The Town's population is expected to grow to 6,000 residents by 2026.



Labour Force

Brockton boasts a stable, committed workforce of close to 5,000 people, with approximately one in six self-employed. The unemployment rate is at a historic low.



Total Labour Force
4,970 people



* 35% have graduated from a University, College, or Apprenticeship program.

Brockton's economy is well diversified; agriculture, construction, manufacturing, retail, and health care industries lead the way in employment. Utilities, education and accommodation are also strong sectors, with government, professional and administrative services close behind.

As the county seat, Walkerton is the political and administrative centre of Bruce County, and 9.8% of Brockton's labour force works in education, law and government. Over 22% of people are employed in sales and service, 20% in trades and transport, and almost 13% in management roles.

Labour Force by Industry

10.8%	Retail
10.6%	Health Care
10.5%	Agriculture
10.2%	Construction
10.2%	Manufacturing
7.4%	Utilities
6.9%	Accommodation
6.8%	Education
4.6%	Other
3.8%	Transportation
3.3%	Public Administration
3.2%	Administration
2.9%	Wholesale
2.7%	Professional Services
2.1%	Finance
1.8%	Arts & Entertainment

Business and Economic Development

Brockton's business environment is healthy and growing, with about 750 businesses and close to full employment.

The largest single industry is agriculture, accounting for 25% of Brockton businesses, with over 217 farms specializing in livestock, grain, and oilseed. Our farmers are harnessing first-class agricultural land and state-of-the-art technology to stay ahead of the curve in this quickly changing industry.

Opportunities in the sector include agritourism, bioculture, value-added farm services, farm-gate diversification, aquaculture and the gluten-free food market.

Most of our businesses rely on a small but dedicated workforce and employ one to nine people. Our largest employers, with 50 to 200 employees, include:

- ▶ **Larsen & Shaw** (Manufacturing)
- ▶ **Hammond Power Solutions** (Manufacturing)
- ▶ **Price Schonstrom** (Manufacturing)
- ▶ **Valve Train Industries** (Automotive)
- ▶ **Bruce County** (Government Office)
- ▶ **Bluewater School Board** (Education)
- ▶ **Grey-Bruce Catholic School Board** (Education)

Brockton's construction, retail and service-based businesses are also thriving. Walkerton in particular is seeing a new flow of business with entrepreneurs recognizing its solid assets in clean water technology

and other engineering expertise, a thriving retail presence and a strong tourism brand. Innovators with a fresh perspective thrive here, and we are eager to support them.

The energy sector is particularly strong here with Bruce Power nearby. North America's largest nuclear power plant employs over 4,000 people, many choosing to live in our community. Its expansion program is expected to create 500 new jobs and attract new suppliers.

Walkerton is also home to Westario Power and the Walkerton Clean Water Centre, both in the East Ridge Business Park. The clean water training centre is a provincial government agency that provides hands-on training, research and innovation in Ontario's drinking water sector with an on-site laboratory, conference centre and program outreach across the province. It has trained over 80,000 people since its inception, making Walkerton a leader in drinking water technology and attracting experts to rural Ontario.

For more information visit brockton.ca/economic-development



Brockton has no development charges!





East Ridge Business Park

The Municipality of Brockton has set aside 160 acres on the east side of Walkerton for business development. Much of the land is fully serviced, and the park is home to a variety of commercial, retail, government and industrial uses including a Best Western hotel, TSC retail store, the Walkerton Clean Water Centre, Westario Power, the Ontario Provincial Police, Cox Signs, the Bruce Power Regional Soccer Park, a restaurant and a variety of commercial office spaces.

The park is located at county roads 4 and 19, a high-traffic intersection with immediate access to key transportation routes and a regional trade area of over 43,000 people. It's very close to the Saugeen Municipal Airport. Development lands are available.

For more information visit brockton.ca/ERBP or call 519-881-2223 ext 126.

Downtown Walkerton

Walkerton has one of the most welcoming downtowns in the region, with over 45 shops and restaurants, including clothing and home décor stores, wood-fired pizza, specialty shops and more! You'll find all the essentials as well, from electronics, sports equipment, pharmaceuticals and groceries to a butcher specializing in locally sourced meat. Businesses are supported by the Walkerton BIA, which holds several downtown events each year.



Larsen & Shaw celebrated its 100th anniversary in Walkerton

Business Industries

35.9%	Agriculture
16.4%	Real Estate
7.3%	Construction
6.6%	Professional Services
5.5%	Other Services
5.0%	Retail
3.8%	Transportation
3.5%	Finance
3.4%	Health Care
2.8%	Management
1.9%	Utilities
1.8%	Administrative
1.6%	Arts & Entertainment
1.6%	Wholesale
1.3%	Accommodation
1.3%	Manufacturing
0.3%	Educational
0.1%	Information

Business Supports

We welcome new and growing businesses in Brockton! Supports include a façade improvement program, succession planning, employment services, small business loans and equity investment.

Counselling and other services are available from the municipality, as well as Bruce County's Economic Development team, the Saugeen Economic Development Corp., VPI Working Solutions, the Four County Labour Planning Board and the Excellence in Manufacturing Consortium. The Walkerton Business Improvement Association (BIA) also supports businesses in the greater Walkerton area.

Find out how you can thrive here. Visit brockton.ca/CommunityDevelopment for more information.







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Brockton Municipality