

Seneca Industrial Park:

The Seneca Road industrial park is an attractive industrial area located in the southern section of the Municipality of Leamington. It is home to several well respected and profitable companies:

Business	Products	Employees
Plastech (formerly LDM)	Plastic injection molding and painting of exterior auto parts	250
Elring-Klinger (three plants)	Supplier of sealing systems for automotive applications	200
Sylvan Spawn	Producer and distributor of mushroom spawn	7
Leamington Food Outlet	Retail and wholesale of frozen foods	7

The Municipality has recently acquired two parcels of land, 2.98 and 3.88 acres respectively. Other parcels of land are available in the park and are privately owned. All lands, excluding the two parcels in question are or have been in private hands.

Zoning: All lands on Seneca Road are zoned M2-Heavy Industrial.

- Permitted Uses:
- 1) Automotive uses consisting of:
 - Automobile body shops;
 - Tire repair shops;
 - 2) sales and rental facilities for:
 - Building supplies
 - Lumber
 - Bulk goods
 - Equipment
 - Communication
 - 3) yard and shop facilities for:
 - Contractors
 - Tradesmen
 - Machinists and welders
 - Appliance and machinery repair
 - 4) facilities for:
 - Light manufacturing
 - Heavy manufacturing
 - Laboratories
 - Truck or transport terminals, only where there is a permanent building and office provided in addition to loading, unloading, storage and parking

- 5) facilities for warehousing or storage uses
- 6) facilities for accessory use including;
 - Offices
 - Showrooms, merchandising centres and retail or wholesale outlets
 - Cafeterias
 - Outside storage

Zoning Provisions:

Zone Provision	Requirement
Minimum Lot Area	15,000 sq. ft.
Minimum Lot Frontage	100 feet
Maximum Lot Coverage	50 percent
Minimum Landscaped Open Space	20 percent
Maximum Building Height	50 feet
Minimum Front Yard	30 feet
Minimum Interior Side Yard	20 feet
Minimum Exterior Side Yard	20 feet
Minimum Rear Yard	35 feet

Development Policy:

For the two Municipally owned properties a development policy has been proposed.

Proposed Development Policy – Seneca Road Municipal Lands

Purpose:

The Municipality of Leamington is promoting the sale of two municipally owned properties on Seneca Road as a means to provide well planned, fully serviced and reasonably priced development sites. The Municipality will work with all real estate brokers presenting offers from interested clients who intend to construct manufacturing and related activities consistent with the zoning provisions of the Municipality.

Title Control:

1. The Purchaser shall submit a complete application for site plan approval and enter into a site plan agreement with the municipality within fourteen (14) months of the completion of the transfer of land to the purchaser.
2. The purchaser shall construct a building or buildings with a gross floor area of at least 15% of the land area within two years of the date of completion of the purchase of land (closing date).
3. If the Purchaser fails to complete either of the obligations outlined in items 1 and 2 above, then the Municipality, by refunding 90% of the original purchase price, is entitled to repossess the land.
4. The Municipality retains, for a period of 5 years from the closing date, the first right of refusal to repurchase at the original purchase price any vacant portion of

the purchaser's land prior to the purchaser offering such lands for sale to any other person.

Real Estate Commissions:

The municipality recognizes the role of real estate agents in attracting industries. Therefore, offers for the lots will only be accepted from licensed real estate brokers. Commissions will be calculated at 5% of the first \$100,000 of the purchase price and 4% on the balance and commissions shall only become due and payable by the Municipality after the transfer transaction is completed.

Zoning Provisions, Building Sites, Site Plan Control:

All provisions related to the above will be controlled by the Development Services Department in accordance with policies set out by the Municipality and related legislation. Development Services, offers a comprehensive range of client support and will work with the purchaser/contractor to expedite the construction of their building.