



Agri-Food and Food & Beverage Processing



**INVEST
IN HAMILTON**

Putting Hamilton on the Map



Hamilton is at the center of Canada's most densely populated and economically advanced region and has all the amenities to be the ideal location for businesses and their workforces to locate and grow.

1 hour

from Toronto, North America's
4th largest city

51 countries

connected via Canadian free
trade agreements

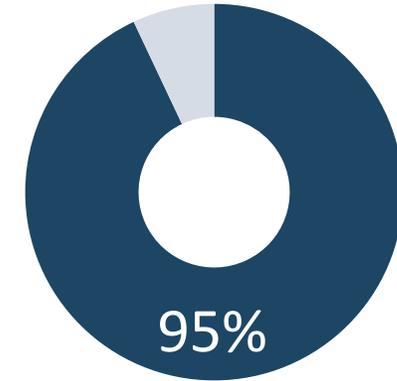
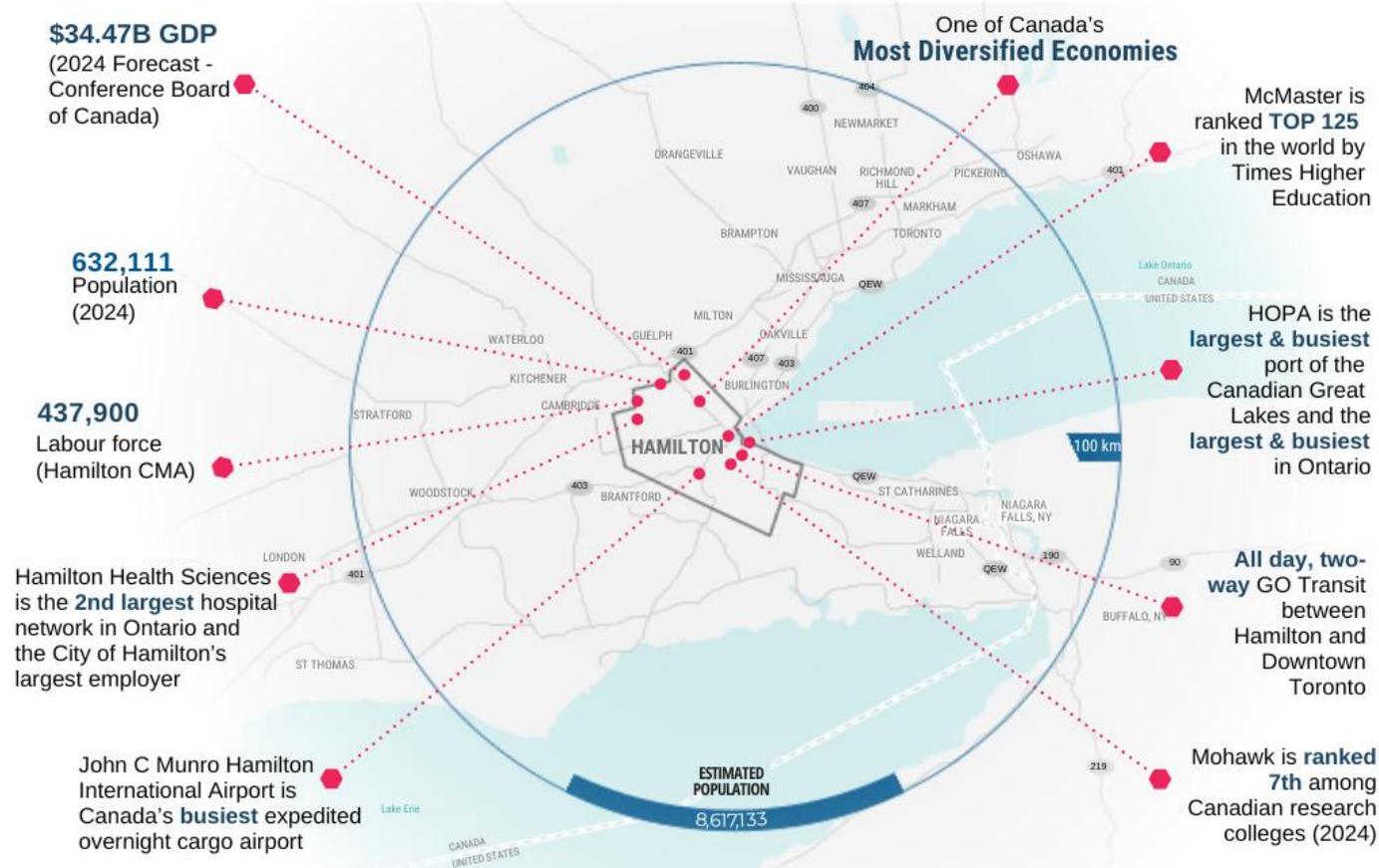
107 investments

Since 2019

\$5.9 billion

in capital expenditures
since 2019

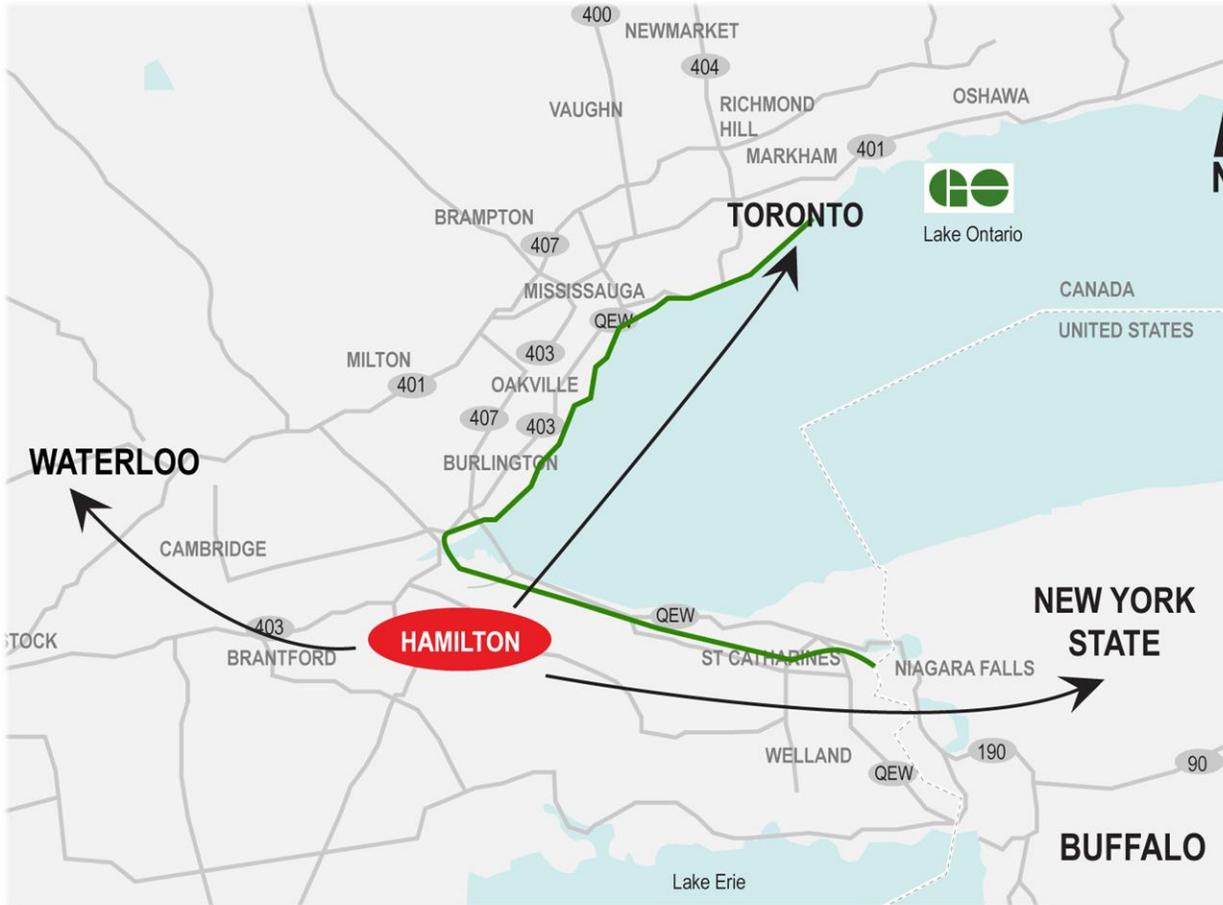
HAMILTON'S KEY INSIGHTS



Diversified Economy Rating
(Conference Board of Canada, 2024)

Boasting a highly diverse economy, Hamilton offers all the amenities of a major metropolis including a truly multi-modal transportation network that features air, water, rail, and road linkages across North America.

Access to a Labour Market of Millions



Census Metropolitan Area	Labour Force Size	% Post-Secondary Trained
Hamilton	437,900	57.2%
Toronto	3,922,900	60.9%
St. Catharines-Niagara	235,800	52.3%
Kitchener-Cambridge-Waterloo	365,900	56.2%
Total	4,962,500	59.7%

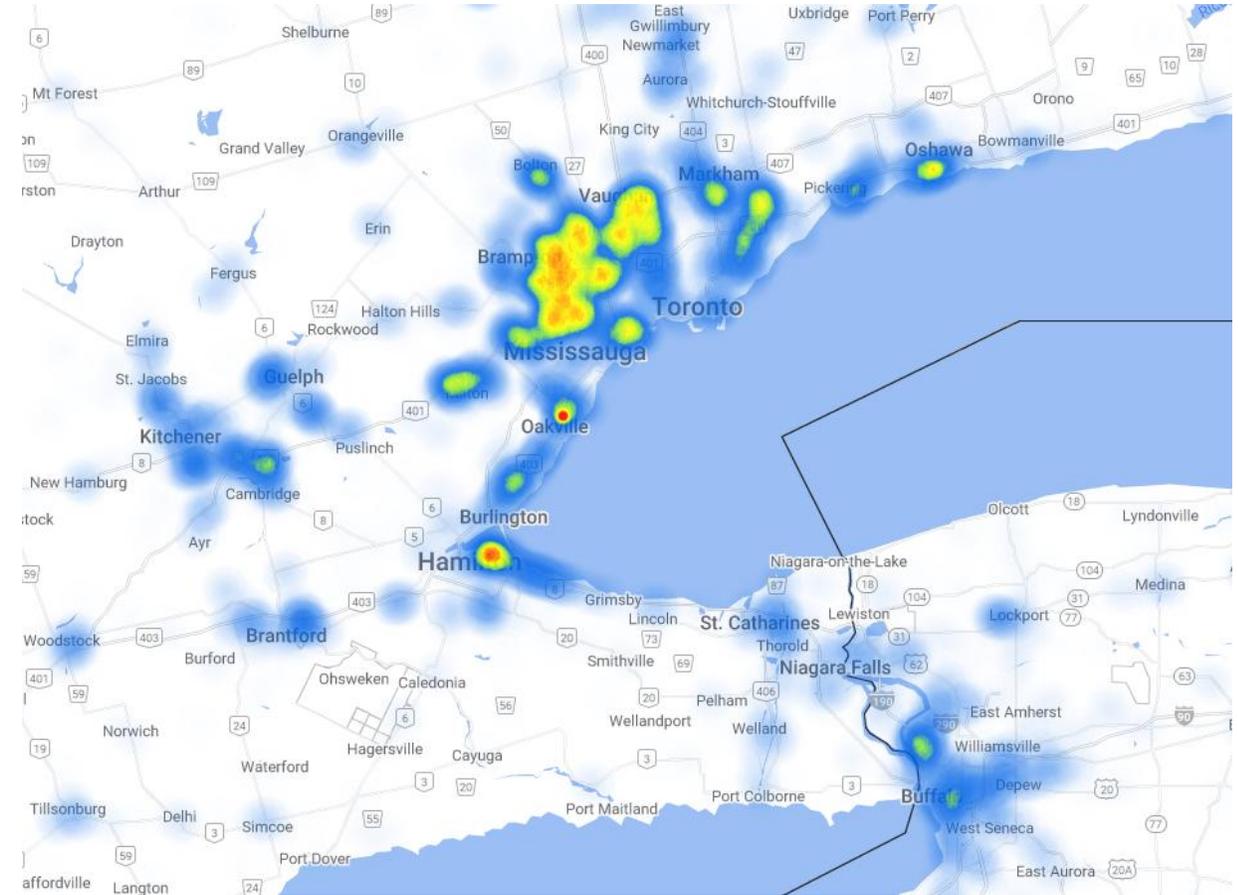
Hamilton is strategically located at the centre of a catchment area of more than 4.9 million people – the majority of whom can access Hamilton through the expanding Lakeshore West Go Line.

Source: Statistics Canada, Labour Force Survey and Statistics Canada Census 2021

Access to Land

Key Metrics

- Hamilton's industrial market offers approximately 1.5M square feet of leasable industrial space at an asking market rate of \$12.41/square foot – this rate is based on 42 properties with 48 spaces for lease.
- Industrial space leasing comps:
 - Burlington - \$18.04/square foot
 - Mississauga - \$18.45/square foot
 - Toronto - \$16.66/square foot
 - Brantford - \$11.43/square foot
 - Cambridge - \$13.68/square foot
 - Vaughn - \$19.20/square foot
 - Brampton - \$18.12/square foot





A Hub for Agri-food and Food & Beverage Processing

**INVEST
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Agri-Food & Food and Beverage Processing in Hamilton



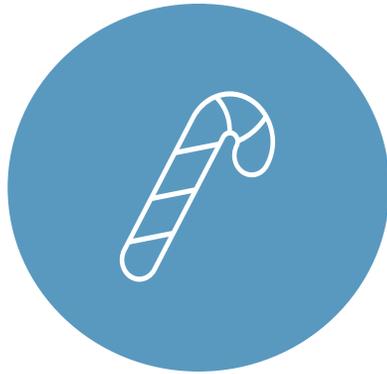
Hamilton, Ontario is a thriving hub for agri-food and food & beverage manufacturing, **home to over 120 producers and 9,500 skilled workers across the supply chain.** With 810 farms supplying fresh ingredients and a strategic location that supports multimodal transportation, Hamilton offers a competitive edge for food innovation and export.

The city boasts advanced infrastructure, access to clean water, and a regulatory environment that ensures product safety and quality. From grain processing and commercial baking to craft beverages and premium confections, Hamilton's sector is diverse, sustainable, and rapidly growing — making it an ideal destination for investment and expansion.

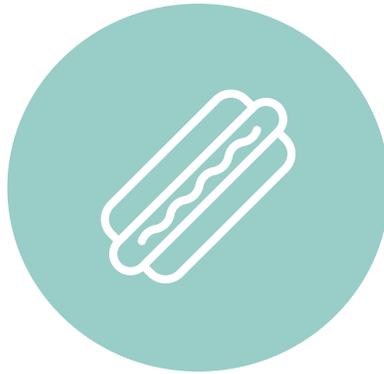
Subsectors of Strength



Grain Processing
& Baking



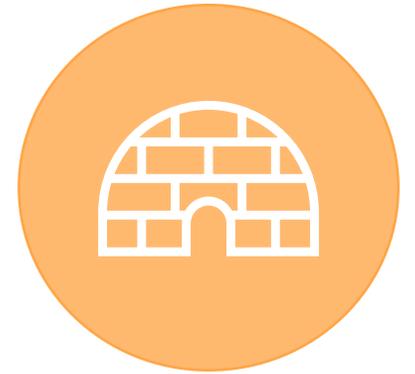
Confectionery &
Snack Foods



Meat Products



Beverage
Production



Cold Chain
Logistics

Hamilton's agribusiness and food & beverage processing strengths are led by grain processing & baking and confectionery & snack foods — supported by meat products, beverage production, and cold chain logistics capabilities.

Grain Processing and Baking



Grain Processing
& Baking

118,080 acres
Of local farm land

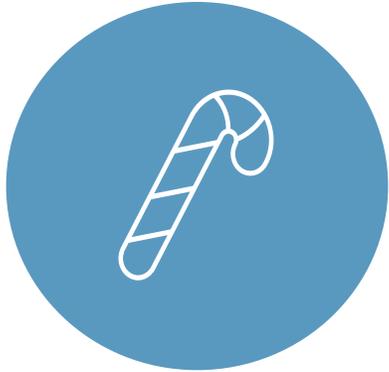
11.7 million
Farm acres within 2 hours of
Hamilton

217
Oil seed and grain farms locally

\$19 billion
In provincial farm revenue

Hamilton is an established food manufacturing hub, housing key processors of grains and other plant-based resources such as seed and flour mills. This sector is supported by thousands of farms located across the Hamilton-Niagara region, and direct access to a market of tens of millions through the Port of Hamilton's agri-food cargo shipping.

Confectionary and Snack Food



Confectionery &
Snack Foods

\$183M

In recent capital expenditures

37,700

Food manufacturing jobs clustered
within 2 hours of Hamilton

1,000,000

Kg of daily sugar refining
capacity expected in Q4 2025

142

Local food manufacturing firms

Hamilton is home to numerous confectionary manufacturers such as Mondelez and Karma Candy. These operations have grown alongside Hamilton's agribusiness and food processing sector and benefit from the city's raw material processors that include an existing sugar refinery. Sucro Can Sourcing is currently building Canada's largest sugar refinery in Hamilton at the Port of Hamilton.

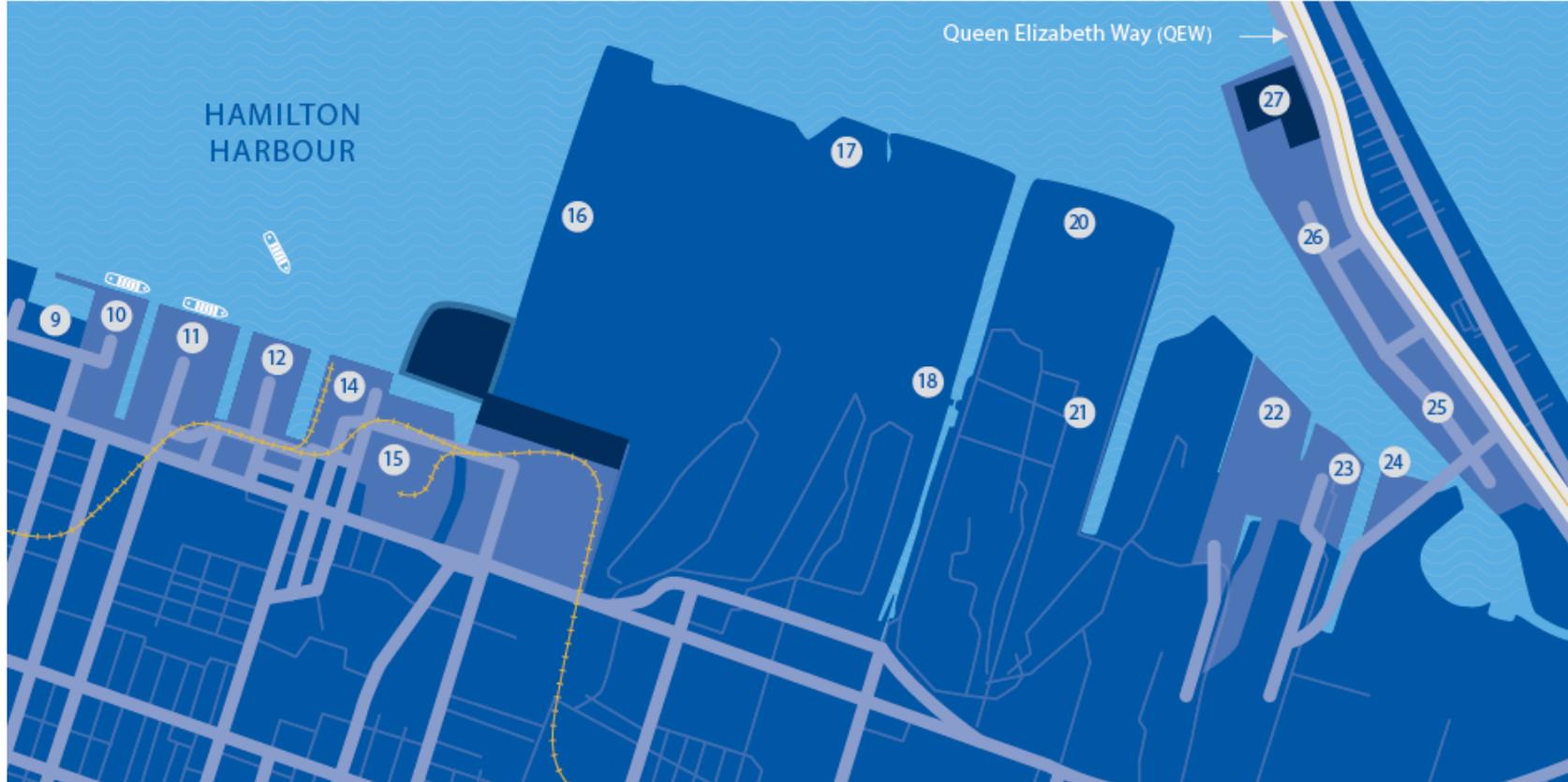
Hamilton-Oshawa Port Authority



HOPA Ports plays a pivotal role in Hamilton's agriculture and food & beverage processing sector, serving as Ontario's largest marine gateway for agri-food trade.

- ✓ Agri-food now accounts for 31% of total cargo at the Port of Hamilton, supporting over 105,000 jobs across Ontario.
- ✓ Strategic infrastructure investments — like the Pier 10 Export Expansion and the new Sucro Can sugar refinery — have enhanced marine logistics, reduced truck traffic, and improved supply chain efficiency.
- ✓ Key tenants like Parrish & Heimbecker have expanded flour milling operations, making Hamilton a leading hub for Ontario-grown wheat processing.
- ✓ With over \$300 million invested in port lands and a multimodal network that connects rail, road, and marine assets, HOPA continues to strengthen Hamilton's position as a cornerstone of Canada's agri-food economy.

The Preferred Destination For Grain Transport, Processing, & Blending



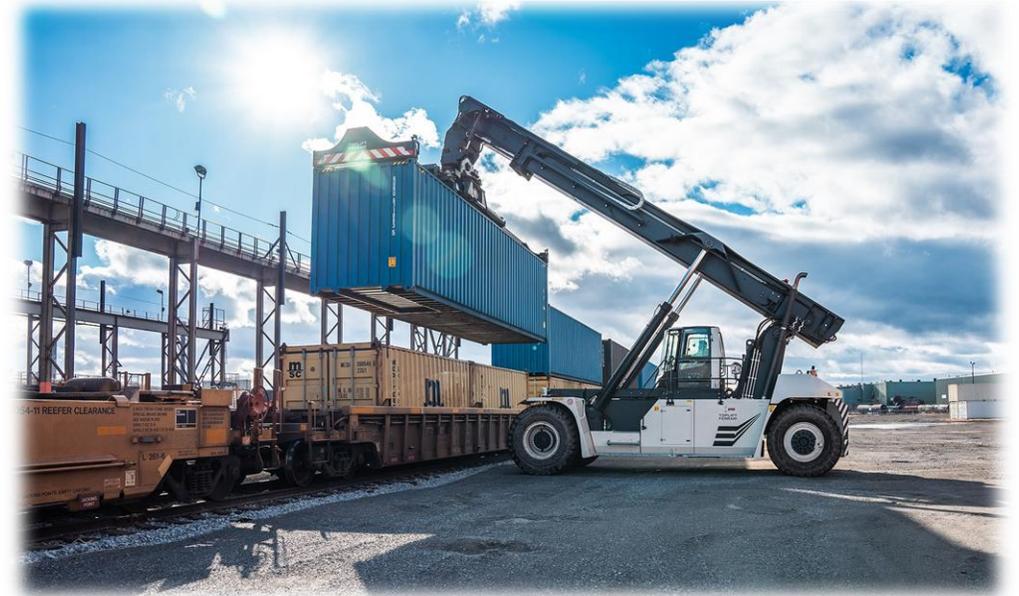
- Grain export (Piers 10, 25, 26)
- Flour milling (Pier 10)
- Oilseed crushing (Pier 11)
- Brewing (Pier 10)
- Sugar refining (Pier 15)
- Cold storage (Pier 15)
- Consumer product logistics (Pier 15)
- Packaging (Pier 15)
- Liquid bulk storage & transload (Piers 11, 23)
- Container packing (Pier 15)

Transportation Options

Marine, Rail, Truck and Air

Hamilton is home to major trade and logistics hubs that keep goods moving efficiently.

- The Port of Hamilton ranks as Canada's 7th largest by cargo volume, welcoming more than 600 domestic and international ship calls each year.
- Two Class-1 railways, CN and CP, serve the city with direct port access for seamless transloading.
- Direct links to key 400-series highways place multiple U.S. border crossings within 30 to 60 minutes.
- Hamilton International Airport is Canada's largest overnight express cargo gateway.





Recent Investments in Hamilton

**INVEST
IN HAMILTON**

Canada's Best Locations to Invest

For **14 consecutive years**, Site Selection Magazine named **Hamilton** one of **Canada's Best Locations to Invest**.

This ranking is based on corporate end-user projects to create per-capita measures of municipal competitiveness.



Who's investing?



SucroCan Sourcing

- The Hamilton sugar refinery will be the largest in Canada, with a capacity to produce **4,000 tonnes** of refined sugar per day, or **one million tonnes** per year.
- Located at the Port of Hamilton, the refinery will benefit from access to marine, rail, and highway transportation options, enhancing **supply chain efficiency**.
- Expected to create **50 to 75 new jobs** and could have a **\$1 billion** ripple effect on Ontario's economy.



Investment value

\$135 million

Who's investing?



P&H Milling Group

- Parrish & Heimbecker Limited expanded its facility at HOPA's Hamilton Port, **increasing grain storage and flour production** with the addition of two new storage silos and the construction of a third mill.
- The expansion marks a significant milestone in the **15-year partnership** between P&H and HOPA Ports.
- The expansion aims to reduce truck traffic and greenhouse gas emissions, thereby improving the **efficiency and sustainability** of the food supply chain.



Who's investing?



Toronto Tank Lines

- TTL opened a new rail transload yard at Pier 25 in Hamilton's port, covering **7 acres**.
- Specialize in transporting and storing a **wide array of food-grade products**, including dry bulk sugar, processed grains, liquid sweeteners, flour, and edible oils.
- The yard offers ample space for up to **70 railcar spots**, with the majority being truck accessible.
- The new facility is fully paved and illuminated, **enhancing operational efficiency and safety**.



Who's investing?

Bartek™

Bartek Ingredients

- Investing **\$175 million** in a state-of-the-art facility in Stoney Creek, which will be the **world's largest production plant** for malic and fumaric acid.
- The construction of the **55,000-square-foot** facility is projected to inject **\$100 million** into the local economy and **employ 120 people**.
- The facility aims to reduce per unit greenhouse gas emissions by **more than 80%**, setting a new benchmark for environmental performance in the industry.



Who's investing?

REISER

Reiser

- Offers custom-tailored **food processing and packaging solutions** for small, medium, and large businesses.
- Moving its **national headquarters** from Burlington to **Hamilton**.
- The new warehouse and customer service centre will cover an estimated **40,600 square feet**.



Who's investing?



Summit Station

- **10,000-square-foot** expansion includes a storefront and facilities for milk, butter, and cheese curd production.
- Summit Station is reintroducing home milk delivery to Greater Hamilton, which will help meet **sustainability goals** by **selling products locally**.
- Hamilton's agriculture industry contributes **\$1.34 billion** annually to the local economy.





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Incentives and Partners

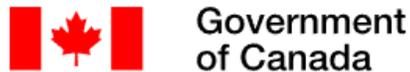


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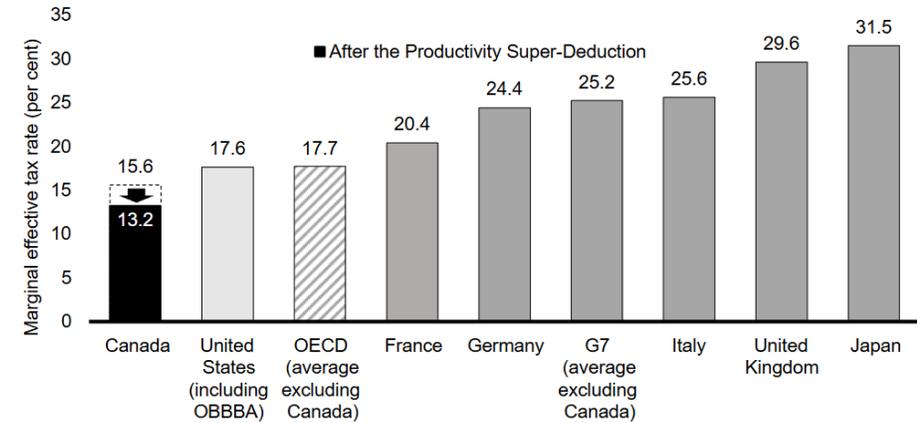
Productivity Super-Deduction

A set of enhanced tax incentives covering all new capital investment that allows businesses to write off a larger share of the cost of these investments right away.

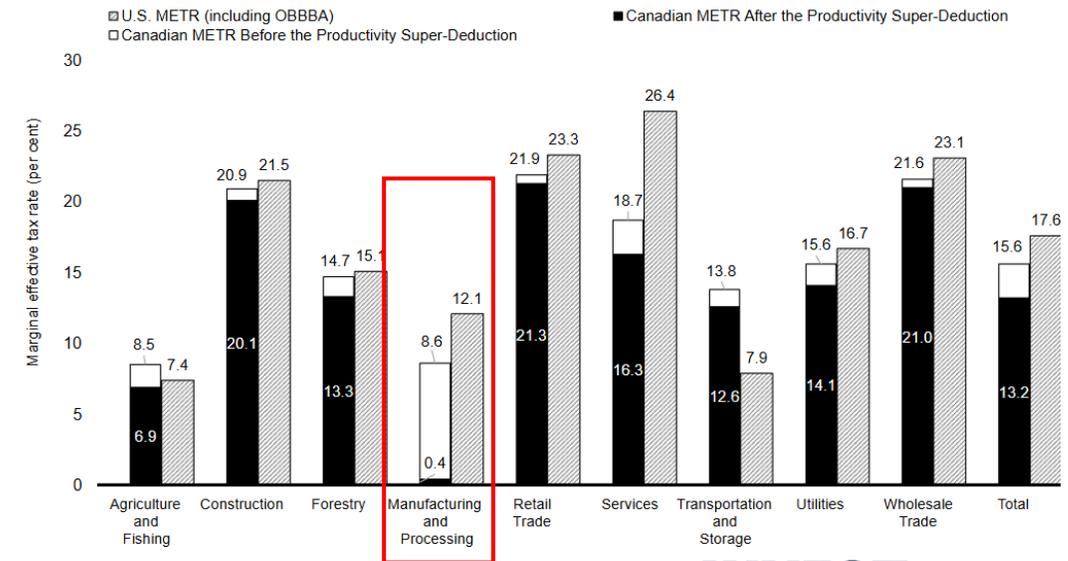
- **Immediate expensing (i.e., 100-per-cent first-year write-off) of manufacturing or processing machinery and equipment.**
- Immediate expensing of productivity-enhancing assets, including patents, data network infrastructure, and computers.
- Immediate expensing of capital expenditures for scientific research and experimental development.
- **Immediate expensing for manufacturing or processing buildings that are acquired and that are used for manufacturing or processing before 2030.**



Budget 2025 reinforces Canada as the country with the lowest marginal effective tax rate in the G7



Canada's sectoral marginal effective tax rates are highly competitive with those in the U.S., 2025



Invest Ontario Fund

Invest Ontario is the provincial agency dedicated to securing strategic business investments that create jobs, generate returns to the province, and Drive Ontario's long-term economic growth.

- **Grants and loans available for new investment into Ontario.**



Jungbunzlauer invests \$200 million to build Canada's first xanthan gum manufacturing facility in Ontario

The expansion will create 50 high-paying jobs and strengthen Ontario's food supply chain and competitiveness in North American food manufacturing.

» ADVANCED MANUFACTURING, AGRI-PROCESSING

\$4.8 million grant via Invest Ontario Fund

Chapman's invests over \$200 million to expand ice cream manufacturing in Ontario

The project adds a 175,000 square-foot facility to the company's operations in Markdale with three new production lines initially, bringing 200 new jobs to the community.

» AGRI-PROCESSING, ADVANCED MANUFACTURING



\$27 million loan via Invest Ontario Fund



Ontario Made Manufacturing Investment Tax Credit

The Ontario Made Manufacturing Investment Tax Credit (OMMITC) was introduced to encourage investment in manufacturing and processing. It is a corporate income tax credit for eligible expenditures in buildings as well as in machinery and equipment (M&E) used in the manufacturing or processing of goods in Ontario.

Canadian-controlled private corporations (CCPCs)

For Canadian-controlled private corporations (CCPCs), an OMITC tax credit rate on eligible expenditures of 15%. **This allows for a refundable tax credit of \$3 million per year, based on the \$20 million expenditure limit.**

Non-Canadian-controlled private corporations (Non-CCPCs)

For the first time, non-CCPCs (i.e. foreign-owned corporations and publicly traded companies) that make eligible investments in Ontario and have a permanent establishment in Ontario are now be eligible to receive the OMITC. **These entities would receive a 15% non-refundable corporate income tax credit on qualifying capital investments.**



Research and Development Tax Incentives

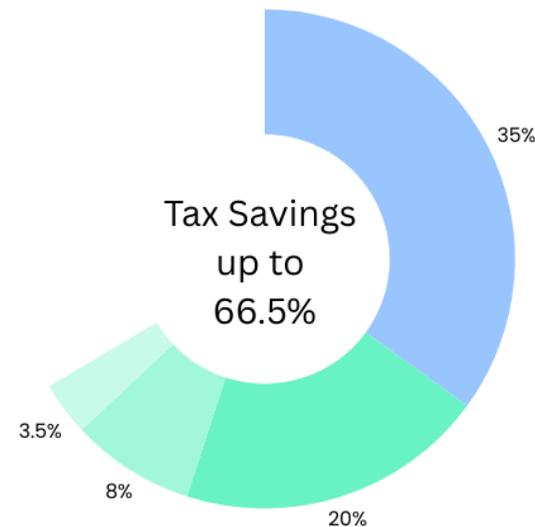
Scientific Research and Experimental Development (SR&ED) is a tax incentive program offered by the Canadian government to businesses that perform basic research, applied research or experimental development in the fields of science and/or technology.

Any private company that invests in research and development in Canada can take advantage of SR&ED.

Eligibility

- **Have a technological uncertainty** that has no obvious or readily accessible solution to the problem you are attempting to solve.
- **Involve a systemic investigation** that uses the results and knowledge gained from failed approaches to inform your next attempted solution.
- **Achieve a technological advancement**

R&D Tax Incentives



35%*	SR&ED Tax Credit
20%	Ontario Business Research Institute Tax Credit
8%	Ontario Innovation Tax Credit
3.5%	Ontario R&D Tax Credit

*as a Canadian-controlled operation or 15% as a foreign-controlled operation

Federal and Provincial Partners



Agriculture and
Agri-Food Canada

Agriculture et
Agroalimentaire Canada

Agriculture and Agri-Food Canada (AAFC) supports Canada's farming and food sector through research, innovation, and market growth. In Hamilton, this connects to local farms and food producers in areas like Flamborough and Stoney Creek, helping drive sustainability, food processing, and economic growth.



Ministry of
Agriculture, Food &
Rural Affairs

The Ontario Ministry of Agriculture, Food and Agribusiness (OMAFRA) supports the province's agriculture and food sector through policy, research, and business development. In Hamilton, OMAFRA works with farmers and agri-food businesses to strengthen rural communities, promote sustainability, and grow the city's role as a hub for food production and processing.



Food and Beverage Ontario (FBO) is an industry association that supports Ontario's food and beverage processors through advocacy, workforce development, and business growth. In Hamilton, FBO helps local processors connect to resources, talent, and markets, reinforcing the city's position as a key player in Ontario's food manufacturing sector.

Public and Private Partners

Economic Development team collaborates with industry partners to support investment attraction, business expansion and retention efforts in the food and beverage sector.



Interested in Learning More about Hamilton?



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