



SARNIA-LAMBTON
ONTARIO • CANADA

SARNIA-LAMBTON
Economic Partnership
Powering a Sustainable World®

ADVANCED MANUFACTURING

OVERVIEW

Advanced Manufacturing is a cornerstone of the Sarnia-Lambton economy, and is one of the region's most important economic sectors. The established oil, gas, and refining industries have given birth to a growing cluster of innovative and high-tech manufacturing industries that have and continue to flourish in the area. Thanks to a highly skilled and knowledgeable workforce that includes designers, researchers, programmers, engineers, technicians, and tradespeople, the Advanced Manufacturing industry in Sarnia-Lambton is a vibrant and competitive contributor to the Ontario and Canadian economy.

Companies in the Sarnia-Lambton area are leaders in investment research as well as converting new technologies to processes and products that meet and exceed global needs. A diverse range of industry leading products are produced locally and include; chemicals, industrial equipment, automotive and transportation parts, military and police supplies, air filters, and construction and custom metal products.

Sarnia-Lambton offers an unparalleled combination of infrastructure, transportation, talent, industrial services, and access to inputs, consumers, and economic development incentives – putting the region at the top of the competition for meeting the strategic location needs of advanced manufacturers.

WHY CHOOSE SARNIA-LAMBTON?

- Strategic location on Canada/USA border.
- Outstanding access to markets via road, rail, air, and deep-water port transportation.
- Skilled workforce with specialized skills required for the Advanced Manufacturing industry.
- Education, innovation, and research & development capabilities to support investment in innovative products and technologies.
- Industrial parks and buildings suitable for all types of light and heavy manufacturing.
- Established process infrastructure ideally suited to utility heavy manufacturing that can save new projects 20 percent on capital costs.
- Affordable energy with opportunities to save 35-40% of electricity cost compared to Ontario averages thanks to “behind-the-fence” energy pricing.
- Strong government support, including a competitive corporate tax environment, incentives, and grants.

Advanced manufacturing in Sarnia-Lambton produces \$16.1 Billion in exports annually

KEY MARKETS

CITY	KM	TIME (hrs driving)
Detroit, MI	105	1
Toronto, ON	240	2.5
Buffalo, NY	290	2.75
Cleveland, OH	375	3.75
Cincinnati, OH	525	5
Chicago, IL	550	5.25
Pittsburgh, PA	560	5.25
Indianapolis, IN	565	5.5
Ottawa, ON	675	6.25
Milwaukee, WI	710	6.75
Montreal, QC	765	7.5
New York, NY	920	9
Washington, DC	935	9
Nashville, TN	960	9
St. Louis, MO	980	8.75
Boston, MA	1015	9.5



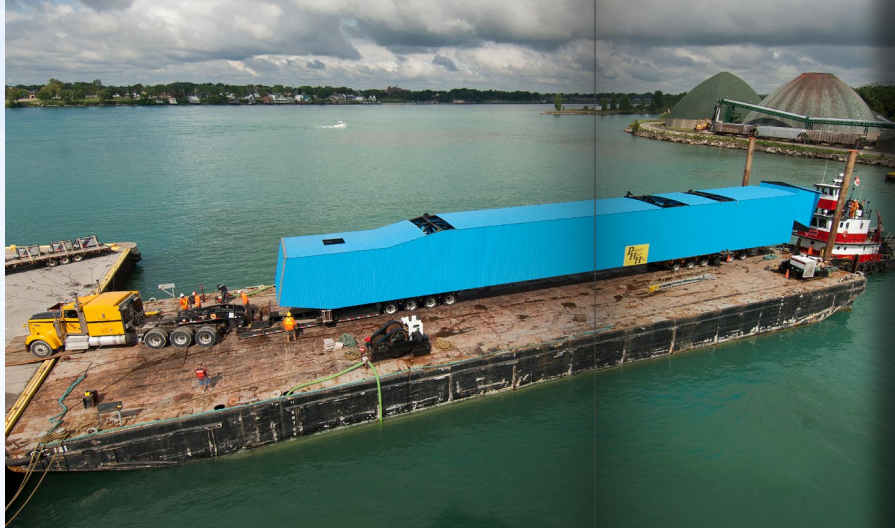
Sarnia-Lambton is located within a ONE DAY drive to 65% of the US market, and major Ontario & Quebec markets.

LOCATION

Located on the Canada/USA border in the heart of the Great Lakes Basin, Sarnia-Lambton is a cost-effective choice for businesses looking for efficient access to important markets in Canada, the United States, and Mexico.

MARKET ACCESS

Canada's manufacturing sector is intricately located to export markets. Close to half of what manufacturers sold was exported (\$377 Billion), and over three-quarters of exports were destined for the USA (\$296 Billion). Through the United States – Canada – Mexico Agreement (USMCA), companies in Sarnia-Lambton have direct highway access to a market of nearly 400 million people. Additionally, Sarnia-Lambton is well positioned for businesses to take advantage of international market access through the Canadian-European Union Comprehensive Economic and Trade Agreement (CETA), Canada-Korea Free Trade Agreement (CKFTA), and the Comprehensive and Progressive Agreement for Trans-Pacific Partnership (CPTPP).



TRANSPORTATION

Sarnia-Lambton is uniquely located on major road, rail, water, and air corridors to ensure a smooth flow of inputs and end products from supplier to customer.

Water

Located on the banks of the St. Clair River, one of the busiest inland waterways in the world, the manufacturing industry has direct access to several 700+ foot liquid loading docks for incoming or outgoing bulk shipments. With access to the St. Lawrence Seaway System, ships can navigate from Sarnia-Lambton to the Atlantic Ocean from March through to December.

Sarnia Harbour accommodates many of the vessels that are part of the Great Lakes Fleet, as well as international vessels moving product through the region. The harbour also provides seasonal berthage, ship repair and maintenance, and a location for the movement of equipment necessary for large scale manufacturing processes.



Road

Sarnia-Lambton is served by a superb network of highways that connects the region to the Great Lakes industrial corridor, the United States, and Mexico.

Highway 402 provides access to the Ontario 400-series highway system, providing transportation throughout the province towards Quebec to the east, and Manitoba, Saskatchewan, Alberta, and British Columbia to the west. Highway 402 connects directly to Highway 401, the busiest highway in North America.

The twin-span Blue Water Bridge border crossing is a key link between Canada and the United States. Located at the trade and transportation corridor linking Ontario Highway 402 to U.S. Interstates I-69 and I-94, the Blue Water Bridge is Canada's 2nd busiest border crossing for commercial traffic with over 1.5 million trucks and \$42.2 Billion in road trade crossing the Bridge annually.

Dedicated car and truck lanes are available for cross border transportation via the Free and Secure Trade (FAST) and NEXUS programs, allowing for pre-approved low risk importers, carriers, and drivers to be cleared into either country with greater speed and certainty, while verifying trade compliance and reducing cost.

Rail

The regional rail infrastructure is impressive with both Canadian National (CN) and CSX Transportation operating mainlines Class I railroad service, connecting Sarnia-Lambton to all points in North America.

CN operates Canada's largest rail network, moving \$250 Billion in goods annually. The company maintains five rail yards in the region, including the Sarnia Rail Yard – the largest flat switching yard in the Great Lakes District – which plays host to 30 trains per day, including through, terminating, and originating traffic.

The St. Clair Tunnel, operated by CN, connects Sarnia to Michigan, allowing for the easy movement of manufactured goods to major US markets and ports. The tunnel allows for the carry of more freight than any other US-Canada rail border crossing and an accommodate the movement of double stacked rail cars.

CSX Transportation provides service to local manufacturers, while offering shunting services via spur lines located throughout the industrial complex. Their network provides Sarnia-Lambton with access to 70 ports and transloading and warehousing services in 23 eastern US states.

The impressive infrastructure available in Sarnia-Lambton allows for the transportation of rail cars from the region to major Canadian ports in Vancouver, Prince Rupert, Montreal, and Halifax for transloading to ocean freighter.

Air

Sarnia is well serviced by several regional and international airports that can deliver goods and people to any location around the world.

AIRPORTS

AIRPORT	KM	TIME (hrs driving)
Sarnia (YZR)	n/a	n/a
London (YXU)	70	0.75
Flint (FNT)	120	1
Detroit (DTW)	130	1.25
Toronto (YYZ)	225	2.25

INFRASTRUCTURE & UTILITIES

Sarnia-Lambton has the infrastructure, utilities, and industrial base to support all forms of advanced manufacturing, including utilities-intensive processes.

Energy

Any size electricity demand can be accommodated by several sources of locally generated power that are used by area industries and transported through Ontario's electrical transmission system to other parts of the province and the United States.

NATURAL GAS – Five facilities – 2485 MW combined capacity

SOLAR – Three facilities – 120 MW combined capacity

WIND – Four facilities – 265 combined capacity

Bluewater Power is a community owned, for-profit company that is closely regulated by the Province of Ontario. It provides services to manufacturing facilities in the areas of Watford, Alvinston, Oil Springs, Petrolia, and Sarnia, while Hydro One – Ontario's largest electricity transmission and distribution providers – services all other areas within Lambton County.

Significant savings can exist for users of electricity at the Bluewater Energy Park and Bio-Industrial Park Sarnia, through access to “behind-the-fence” pricing.

This special pricing arrangement can be accomplished by connecting directly to the neighbouring 506 MW TransAlta Cogeneration Plant, and avoiding costs associated with Ontario Power Grid system charges known as the “global adjustment”.

Savings of 35-40% of electricity cost can be realized on several Sarnia-Lambton brownfield site locations.

Natural Gas

Companies operating in Sarnia-Lambton can access some of the lowest cost natural gas feedstocks in North America due to the proximity and interconnections to the Enbridge Gas Inc. infrastructure network. The company is one of North America's largest utilities, providing reliable distribution of natural gas to 3.7 million homes, businesses, and industries across Ontario, including all of the Sarnia-Lambton area. This is strengthened by a vast network of over 147,600 kilometres of underground pipeline, including the Dawn Hub, one of North America's largest natural gas trading hubs.

Water, Process Water, Wastewater

The St. Clair River provides an abundant supply of cooling and process water for advanced manufacturing processes of all scales. Several brownfield and greenfield industrial opportunities exist on land that is serviced by existing cooling and process water infrastructure and capacity. For many of these industrial lands, a Permit to Take Water (PTTW) is already in place.

The Lambton Area Water Supply System (LAWSS) includes a direct filtration water treatment plant with a maximum rated capacity of 181,844m³ and 67,000m³ of storage capacity. The system accommodates 90% of Lambton County's water requirements, while the remainder of the region is supplied through water connections to the Petrolia-Bright's Grove Water Treatment Plant and the Lake Huron Primary Water Supply System.

To accommodate new development for advanced manufacturing facilities with large wastewater treatment requirements, there are opportunities for process wastewater to be treated at the ARLANXEO biological wastewater treatment plant. The facility is a Ministry of the Environment, Conservation, and Parks approved industrial wastewater facility, with a capacity of 24,000m³/day.

Telecommunications

The Sarnia-Lambton area is serviced by several telecommunications providers, operating with the goal of providing fully redundant, carrier-grade high speed fibre internet at competitive prices to both the residential and business community.

Infrastructure Partnership Opportunities

Opportunities exist for new investments to partner with existing manufacturing facilities to exploit under-utilized infrastructure and share costs for developments on select brownfield sites.

Infrastructure that may be available for use includes:

- Buildings (*office, change facilities, maintenance, and shop space*)
- Logistics (*marine terminals, rail spurs, and truck and rail loading*)
- Pipelines (*natural gas, compressed air, nitrogen, hydrogen, and crude oil*)
- Services (*Medical, security, and snow removal*)
- Utilities (*electrical & steam distribution, process/cooling water, wastewater, and firewater systems*)
- Other (*flare system access*)

Utilization of existing or shared infrastructure can result in a capital cost savings of up to 20%

NEXT GENERATION MANUFACTURING

For over a century, manufacturing in Sarnia-Lambton has been defined by the petrochemical and refining industry and associated industrial support services. In recent decades, this has diversified to include next generation manufacturing companies focused on the development and implementation of emerging innovative technologies, destined for world markets. Presently, manufacturers in Sarnia-Lambton are pushing the boundaries of creativity, flexibility, and agility to produce new innovations in areas such as:

- Manufacturing on demand
- 3D printing and additive manufacturing
- Rapid production or custom production of low volume products
- Automation and robotics
- Software embedded technologies
- Connected and sensor abled machines

MANUFACTURING IN CANADA

- \$202 Billion in GDP from manufacturing
- \$377 Billion exported by manufacturers
- 1.7 Million jobs

SUCCESS PROFILE - sofSURFACES

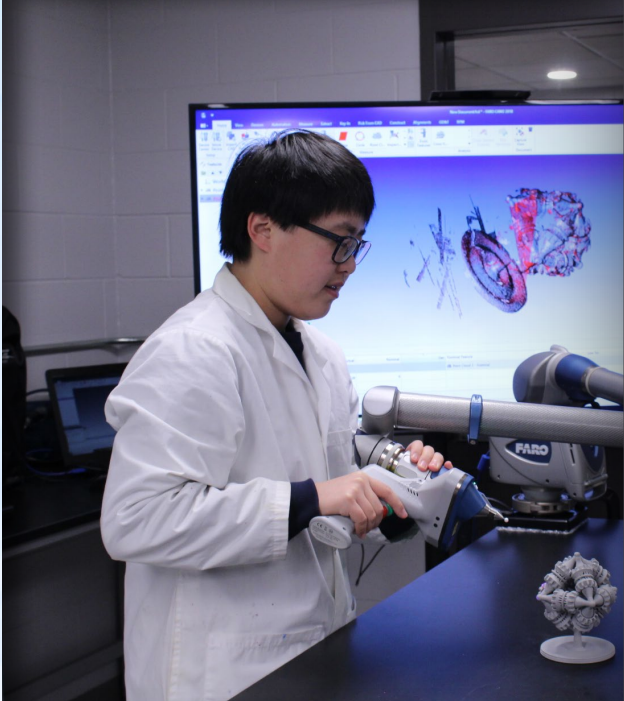


sofSURFACES are pioneers of design, production, and installation of recycled rubber tile surfacing solutions for playground, fitness, and architectural applications. Utilizing 100% recycled materials and high-tech robotics, sofSURFACES creates long-lasting, attractive interior and exterior rubber surface tiles that can stand up to the harshest conditions.

SUCCESS PROFILE - INTERTEC™



INTERTECTM has designed and shipped over a million outdoor GRP (Glass Fiber Reinforced Polyester) enclosures since 1965, protecting equipment in the most demanding operating conditions on Earth. Clients worldwide trust INTERTECTM to protect their instrumentation and control equipment against extremes of climate via high-performance enclosures, cabinets, shelters, and heating or cooling components. Evolving over the past 50 years, the company provides the most comprehensive range of field protection solutions available globally.



AUTOMOTIVE MANUFACTURING

Sarnia-Lambton's location in the centre of the Great Lakes Industrial Corridor provides immediate access to key North American automotive markets; with the Detroit auto manufacturing cluster just over an hour drive from the Sarnia-Lambton area and many other assembly plants in both Canada and the United States within close proximity.

Several automotive parts manufacturers have located in Sarnia-Lambton due to its high-quality workforce, strategic access to the North American market, dynamic environment for research and development, and a culture of high-quality, award-winning manufacturing.

Sarnia-Lambton's involvement with bio-industries and bio-based research and development, coupled with its existing heavy industrial infrastructure and plastics manufacturers, makes it a logical choice for bio-based and bio-hybrid automotive parts research and development and production.

6.5 million vehicles produced each year within four hours of Sarnia-Lambton

- Ontario – 2 Million vehicles
- Michigan – 2 Million vehicles
- Ohio – 1.2 Million vehicles
- Indiana – 1.3 Million vehicles

NEARBY AUTOMOTIVE FACILITIES

ASSEMBLY PLANT	LOCATION	DISTANCE TO SARNIA	DRIVE TIME
FCA	Sterling Heights, MI	88 km (55 mi)	1h 5min
FCA	Detroit, MI	96 km (59 mi)	1h 6min
FCA	Warren, MI	100 km (62 mi)	1h 7min
General Motors	Lake Orion, MI	112 km (70 mi)	1h 22min
General Motors	Flint, MI	122 km (76 mi)	1h 39min
FCA	Windsor, ON	128 km (80 mi)	1h 37min
General Motors	Ingersoll, ON	131 km (81 mi)	1h 16min
Toyota	Woodstock, ON	145 km (90 mi)	1h 23min
Ford	Flat Rock, MI	146 km (91 mi)	1h 33min
Toyota	Cambridge, ON	195 km (121 mi)	1h 52min
Ford	Oakville, ON	249 km (155 mi)	1h 21min
Honda	Alliston, ON	339 km (211 mi)	1h 15min

SUCCESS PROFILE - Advanced Finishing Technologies, Inc.



Since 1999, Advanced Finishing Technologies, Inc. has utilized state of the art technology and revolutionary procedures delivering high quality finishing services to clientele in the automotive, marine, and pharmaceutical industries. Their 30,000sf facility is designed to accommodate any and all finishing requirements from mass quantities to specialized pieces, offering industrial standards and unique proprietary finishes.

SUCCESS PROFILE - Waterville TG



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METAL FABRICATION & MACHINING

Sarnia-Lambton's metal fabrication and machining industry provides a wide variety of services and products to a diverse number of sectors, including petrochemical and biochemical, power generation, automotive, construction, agriculture, and many others. Local facilities include operations of all sizes, from small specialty shops to some of the largest and best equipped operations in Ontario.

The capabilities of the industry are extensive and can deliver highly specialized products and equipment, including the precision manufacturing of obsolete parts or designs using 3D scanning technology and the development of new parts and designs. Their processes are fully integrated with engineering operations, a complete local supply chain, and remote installation services. The strengths of Sarnia-Lambton's metal fabricators and machine shops include their diversity and flexibility, design and engineering capabilities, skilled workforce, and quality products that meet and exceed customer expectations.

Sarnia-Lambton based firms have a well-earned reputation for high quality workmanship and the transportation and oversized load capabilities of the Sarnia-Lambton area means that metal fabricators and machine shops are not dependent on the Ontario market and are capable of completely servicing markets across Canada, the United States, and overseas.

Metal Fabrication Products Include:

- Custom fabricated equipment modules
- Tanks
- Heat Exchangers
- Pressure vessels
- Reactors
- Specialty Piping

Machine Shop Capabilities Include:

- CNC machining and drilling
- Laser and waterjet cutting
- 4 axis turning
- Rolling, shearing, stamping, & grinding
- 5 axis milling
- 3D printing and scanning

SUCCESS PROFILE - Shelley Machine and Marine



Shelley Machine and Marine has been serving the Sarnia-Lambton area for over 40 years, supplying not only local customers, but meeting customer requirements throughout North America. The company services customers with quality projects specializing in machining, welding, fabrication, and manufacturing skill sets. Their Marine division pairs well with their daily in-house activities, supplying the Great Lakes and the shipping companies that float the US and Canadian regions of North America.

SUCCESS PROFILE - LamSar Inc.



Established in 1979, LamSar Inc. is a full service, heavy industrial contractor servicing household brand names in the pipeline, midstream petrochemical, and power generation industries. LamSar has shop and offices in both Sarnia and Corunna, Ontario, as well as St. Clair, Michigan, with a sales office in Abu Dhabi. Core competencies include:

- Fabrication and installation of pipe, vessels, structural steel, and modules.
- Construction management.
- Shut-downs and turnarounds.
- Main line pipeline construction and maintenance.
- Civil engineering.



INDUSTRIAL SERVICES FOR MANUFACTURING

Sarnia-Lambton is an ideal location for industrial services companies that support the advanced manufacturing industry. This is highlighted by the engineering and environmental services companies that allow for the Sarnia-Lambton area to support the "Cradle to Cradle" manufacturing concept. These companies focus on servicing local, national, and international customers.

Engineering

Sarnia-Lambton has a dynamic cluster of engineering companies, from local engineering firms providing specialized expertise to international firms supplying services to customers worldwide. Some of the many services include:

- Advanced process automation and control
- Analyzer system design
- Traditional petrochemical and biochemical
- Control room design and instrumentation
- Electrical
- Bridge, road, and highway design
- Industrial and commercial building
- Drainage & storm-water management

The Sarnia-Lambton area has one of Canada's highest concentrations of professional engineers per capita

SUCCESS PROFILE - MIG Engineering



MIG is a diverse consulting engineering firm that has been providing engineering services since 1959. MIG provides engineering designs and technical solutions for industrial, municipal, commercial, and private clients through Sarnia-Lambton and Southwestern Ontario. MIG supports clients' projects with their in-depth experience in municipal engineering, industrial facilities and pipelines, buildings, surveying, and mapping.

Environmental Services

The Sarnia-Lambton area has built a reputation of providing solutions to environmental challenges across a diverse range of advanced manufacturing sectors, from land to water to air. Local services include:

- Air emission monitoring
- Acquatic toxicity testing
- Biological & chemical wastewater treatment
- Environmental assessments
- Contaminated site restoration
- Hazardous material handling
- Microbial remediation
- Odour evaluation & neutralization
- Sediment testing
- Solid waste management plans
- Spill prevention contingency plans
- Zero waste plans

SUCCESS PROFILE - Pollutech EnviroQuatics Limited



Pollutech EnviroQuatics Limited offers independent, locally-owned environmental field services and ISO17025-accredited laboratory services, serving the needs of more than 300 clients across North America. Since 1995, Pollutech has been a pioneer for innovative environmental solutions through applied scientific and technical expertise across a wide range of sectors, working with industry and government at all levels.

WORKFORCE

With a population of approximately 130,000, the Sarnia-Lambton area has a highly trained, highly specialized, and adaptive workforce necessary for operations in the advanced manufacturing sector. Over 21,700 people are employed in manufacturing and services industries and businesses in Lambton County, and the total labour force within a 100km radius of Sarnia-Lambton is almost 550,000.

Due to the high quality of work, competitive wages, education, and safety, facilities in the Sarnia-Lambton area experience low employee turnover and absenteeism rates.

Sarnia-Lambton’s abundant supply of skilled labour is exceptionally strong in the areas of science, engineering, process operations, instrumentation, metal fabrication, machining, and managerial ability. This strength is emphasized by 62% of the labour force having obtained a postsecondary certificate, diploma, or degree.

Sarnia-Lambton offers a high proportion of available, well-educated workers with a track record of company loyalty.

EMPLOYMENT BY INDUSTRY

- 6,700 – Manufacturing
- 5,600 – Construction
- 3,100 – Professional, Scientific, and Technical
- 3,600 – Mining, Oil, Gas, and Agriculture
- 2,800 – Transportation and Warehousing

LABOUR FORCE STATISTICS

- 64,500 – Labour Force
- 60,300 – Employment
- 58.1 – Participation Rate (%)*
- 6.52 – Unemployment Rate (%)*

*2019

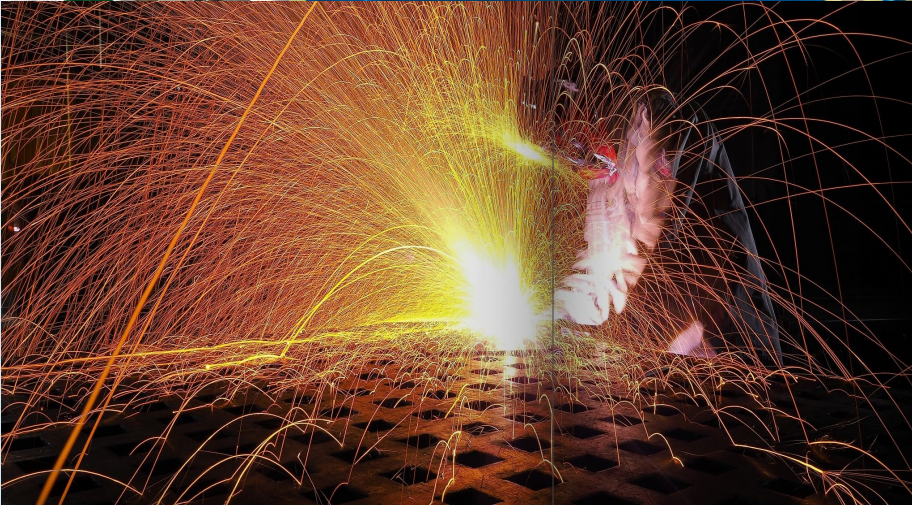
EDUCATIONAL ATTAINMENT

Total Population (Age 25-64)
– 67,807

College or Equivalent
– 23,232 (35.1%)

University
– 10,062 (14.8%)

Apprenticeship, Trade Certificate, or Diploma
– 7,532 (11.4%)



Sarnia-Lambton Industrial Education Co-Operative

To create and maintain an educated, resilient, and flexible workforce, Sarnia-Lambton’s manufacturers have formed the Industrial Educational Co-Operative (IEC) to provide industrial training support through relevant construction, operation, maintenance, and safety programs.

The IEC’s mission is to facilitate a unique partnership of experts from Education, Labour, Contractors, and Industry to improve safety performance in Sarnia-Lambton, while operating under the following objectives:

- Improve the competitiveness of the Sarnia-Lambton industrial community through high-quality, cost-effective, and timely training, educational programs, and services.
- Ensure a sustainable supply of well-trained and qualified workers to meet a forecasted shortage of aging baby boomers in process operations, skilled maintenance, and instrumentation trades not only in Sarnia-Lambton, but across Ontario.

Representing 250 companies and providing over 40 safety training programs and services for more than 10,000 workers, the IEC has been recognized by Ontario Labour Ministers and senior officials of the Workplace Safety and Insurance Board (WSIB) as setting a recognized benchmark for other regions across the province through its vision of:

“Zero Incidents by Choice”

A strong advanced manufacturing industry needs skilled workers to grow, innovate, and be globally competitive. Lambton College has supplied the local advanced manufacturing industry with employees for the last 50 years, specializing in meeting the demand of local industries for skilled employees. The Sarnia-Lambton area is also located near several other leading post-secondary institutions that also provide cutting edge programs and training to students in the fields of business, engineering, sciences, and skilled trades.

Post-Secondary Institution	Drive Time from Sarnia-Lambton
Lambton College	N/A
Western University	45 MINUTES
Fanshawe College	1 HOUR
St. Clair College	1.5 HOURS
University of Windsor	1.5 HOURS
Conestoga College	1.5 HOURS
University of Waterloo	2 HOURS
Wilfrid Laurier University	2 HOURS
Mohawk College	2 HOURS
McMaster University	2 HOURS
University of Guelph	2 HOURS

EDUCATION, INNOVATION,
RESEARCH & DEVELOPMENT



Lambton College of Applied
Arts and Technology

Since 1967 Lambton College has worked cooperatively with the companies in the

advanced manufacturing and related industries to create a region of innovators, working together to strengthen the local economy and meet industry demand for skilled employees. Built on a foundation of distinctive programs, applied research, evolving teaching methodologies, and experiential learning opportunities, Lambton College ensures the Sarnia-Lambton region will meet the skills and training required for the future of the growing advanced manufacturing industry.

Programs

Many of the technology and trades programs offered are three years in duration with a co-op component that provides students with a combination of theory and application skills in current and emerging technologies. Relevant programs offered by Lambton College include:

- Business – Accounting / Trades / Administration / Management
- Chemical Lab Technician
- Chemical Laboratory Technology
- Chemical Production & Power Engineering Technology (CPET)
- Electrical Power Distribution & Control Technician
- Environmental Management Practices
- Environmental Technician – Water & Wastewater Systems Operations
- General Machinist
- Human Resources Management
- Industrial Automation Network Infrastructure
- Information Technology Infrastructure
- Information Technology Professional
- Instrumentation & Control Engineering Technician & Apprenticeship
- Millwright Mechanical Technician
- Occupational Health & Safety Management
- Power Engineering Technician / Techniques / Technology
- Pre-Trades & Technology
- Process Piping Design
- Quality Engineering Management
- Steamfitter Apprenticeship
- Supply Chain Management
- Welding Techniques
- Workplace Safety & Prevention

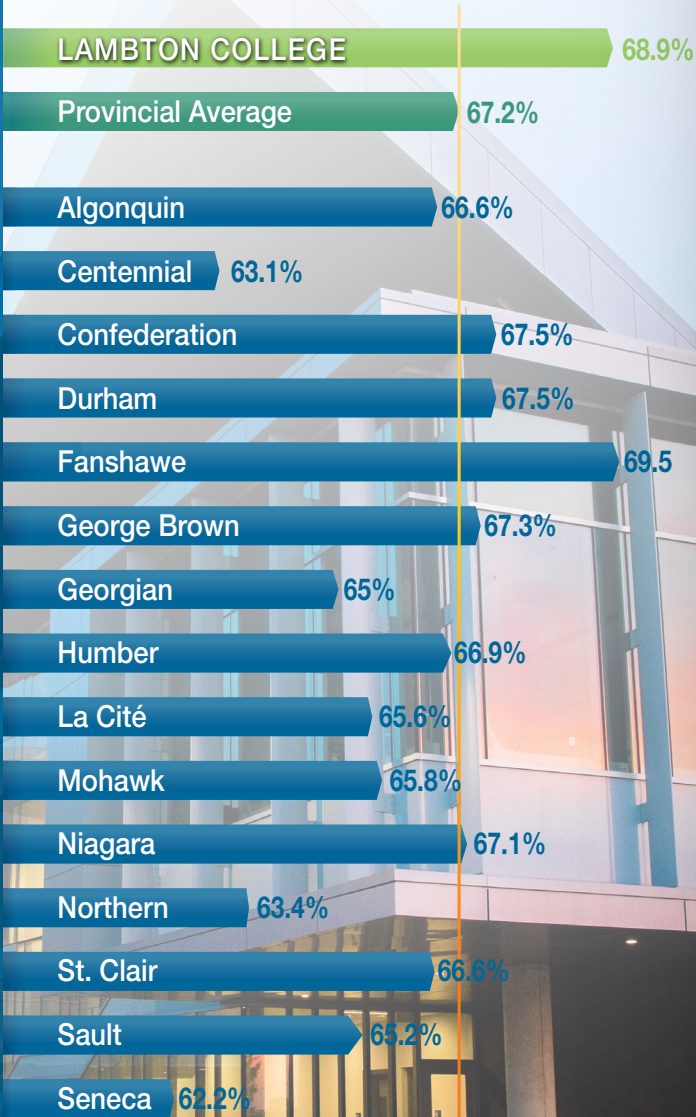
171% increase in international enrollment

603% increase in research projects

Assisted with the development of 60+ prototypes, 300+ new and improved processes, technologies and services

Provincial Graduation Rates

Info courtesy of Ministry of Colleges & Universities



Lambton College Research and Innovation

Lambton College Research & Innovation is a global leader for collaborative applied research, development, innovation, education, entrepreneurship, and commercialization.

Participating in project collaborations with regional, provincial, and national small and medium-sized enterprises across advanced manufacturing industries, companies are able to pursue investment in research that allow them to transform new discoveries into products and technologies, bridging the gap between research and marketplace.

TOP 3 RANKED COLLEGE IN CANADA
FOR APPLIED RESEARCH

183 projects with 211 strategic partners, utilizing 261 researchers

Applied research at Lambton College has built a strong network of research partners and has grown to offer high quality labs, facilities, and an exceptional research team that suit a multitude of research projects. Through collaboration, the Research & Innovation department works with partners to connect them with appropriate resources, expertise, and funding opportunities.

Research Centres

Lambton Manufacturing Innovation Centre (LMIC)

LMIC is the home of Advanced Manufacturing Innovation at Lambton College with a focus on product and process development and/or improvement through innovative technical services, applied research projects, and specialized training services. With enhanced capabilities in additive printing and product/process/materials development, LMIC is an innovation hub for regional advanced manufacturing.

Centre for Industrial Material Development (CIMD)

CIMD is a regional hub for industrial material and biomaterial development projects. CIMD's goal is to provide technical and applied research support to industrial and manufacturing partners to conduct projects in the area of material development, material processing, characterization, and to provide services to test and commercialize technologies and products.



Western Sarnia-Lambton Research Park

The 80-acre Western Sarnia-Lambton Research Park, comprised of five interconnected buildings that total 288,000 sq.ft, is a joint initiative of the County of Lambton, City of Sarnia, and Western University. The Park's Commercialization Centre is Canada's largest clean-tech incubator, serving as a key contributor to the movement of an idea or discovery from the lab bench to marketplace. Focused on the biotech, energy, chemical, and industrial processing sectors, tenants range from large multi-national companies to non-profit organizations to small start-up companies and commercialization projects. The Commercialization Centre provides client companies with access to over 50,000 sq.ft. of office, laboratory, and pilot plant infrastructure for research, commercialization, and entrepreneurship.



SARNIA-LAMBTON INDUSTRIAL ALLIANCE



The Sarnia-Lambton Industrial Alliance (SLIA) is a coalition of over 35 Sarnia-Lambton companies who employ over 2,600 people who specialize in all aspects of metal fabrication, engineering, environmental, and support services geared to manufacturing industries. Each SLIA company provides cutting-edge specialized services in its own discipline, with the added benefit of

being able to partner with other SLIA member companies to provide clients with seamless integrated services.

SLIA companies possess the skills and labour force to take a concept from front-end development through process design, engineering, environmental permitting, manufacturing of machinery and equipment modules, construction, installation, and plant commissioning.

Following plant commissioning, SLIA companies can also proficiently follow through with plant operation, environmental monitoring and compliance, maintenance, debottlenecking, and upgrading. Plant demolition, remediation, and recycling are also Sarnia-Lambton specialties – making the services of SLIA companies truly “Cradle-to-Cradle”.

The services of Sarnia-Lambton Industrial Alliance companies encompass a complete proven supply chain that addresses the needs of the many diverse industries located locally, nationally, and globally.

For more information on members and capabilities, please visit www.sarnialambtonindustrialalliance.com

OVERSIZED LOAD CORRIDOR

The Oversized Load Corridor is a designated protected route on existing roadways connecting fabricators to the Port of Sarnia for the unimpeded import, export, and trans-shipment of oversized product to and from fabricators’ locations and Sarnia-Lambton’s industrial base. Clear passaged persevered along this route will improve the competitiveness of local fabricators and large industry by reducing shipping costs and risk, maximizing efficiency, creating new jobs, and increasing the potential for the export of valuable locally manufactured vessels, reactors, and modules. At 26.7km in length, this route is optimized for cost, connection to port, and service to area fabricators. *The Oversized Load Corridor is currently under development.*



SLIA INDUSTRIAL SECTORS

- Engineering
- Environmental Services
- Machining
- Manufacturing & Fabrication
- Service & Supply
- Technology
- Water & Wastewater

SITE OPPORTUNITIES -LIGHT INDUSTRIAL

Sarnia-Lambton has a range of locations throughout the community to service potential advanced manufacturing expansions and new investments. Municipally and privately owned industrial parks provide fully serviced industrial land – with water, sanitary sewers, electrical, and natural gas services – at competitive rates; with excellent access to major highways, rail lines, and marine shipping channels, as well as dependable industrial infrastructure.



	POWER	NATURAL GAS	WATER	SEWER	RAIL	ROAD
SARNIA						
Sarnia 402 Business Park	✓	✓	✓	✓		1KM TO HWY402
Sarnia Business & Research Park	✓	✓	✓	✓		2KM TO HWY402
Chippewas of Sarnia Industrial Park	✓	✓	✓	✓	✓	10KM TO HWY402
LAMBTON SHORES						
Forest Industrial Park	✓	✓	✓	✓		15KM TO HWY402
ST CLAIR TOWNSHIP						
St Clair Industrial Park	✓	✓	✓	✓	✓	19KM TO HWY402
WARWICK TOWNSHIP						
Warwick Industrial Park	✓	✓	✓	✓		3KM TO HWY402

Additional land and building opportunities exist throughout Sarnia-Lambton, with the capabilities of accommodating any size or use requirements. The Sarnia-Lambton Economic Partnership is available to help with all site selection and property identification needs.

SITE OPPORTUNITIES -HEAVY INDUSTRIAL

Sites are available for advanced manufacturing opportunities that require heavy industrial zoning or large utility requirements.

Bluewater Energy Park

A fully serviced 268-acre site located on the St. Clair River in Sarnia. The Bluewater Energy Park has 170 acres of brownfield land for the development of new manufacturing and can provide electrical power from TransAlta's 506 MW Sarnia Regional Cogeneration Plant exempt from fees to upload to the public grid known as "behind-the-fence" energy pricing. Additionally, the site is home to a 110,000 sq.ft. office and laboratory space at the Bluewater River Centre.

Bio-Industrial Park Sarnia

A fully serviced 408-acre site with 42 acres of brownfield development opportunity. Operated by ARLANXEO Canada Inc. and located along the St. Clair River, the site offers new development opportunities with potential savings of up to 20% on capital costs through shared infrastructure opportunities. Support services, including medical, security, and locker facilities can be supplied by the Park. The Bio-Industrial Park Sarnia is ideal for pilot, demonstration, or full-scale manufacturing facilities.

SERVICES AVAILABLE AT BOTH SITES:

- **Potential for "behind-the-fence" energy pricing with potential savings of 35-40% on energy costs. highlight**
- **Potential to save up to 20% on capital costs through shared infrastructure.**
- Electrical distribution throughout sites.
- CSX and CN rail access with spur lines throughout site.
- Access to natural gas, hydrogen, nitrogen & compressed air via pipeline.
- Steam at multiple pressures.
- Service water, fire water and city water lines throughout the sites.
- 700+ foot marine terminals for ocean and lake freighter service.



SITE OPPORTUNITIES -RENTAL RATE REPORT

Sarnia Marketplace Rental Rate Report

	Industrial (Office/Warehouse Flex Space)	Commercial Retail (Base Building)	Office (Finished)
Class A (New Construction)	\$10-12/sf	\$18-23/sf	\$20-30/sf
Class B	\$6-9/sf	\$11-17/sf	\$15-19/sf
Class C	\$3-5/sf	\$7-10/sf	\$9-13/sf

Source: Coldwell Banker Commercial Southwest Realty (June, 2019). All estimated prices are an approximate range of historical rental rates in the Sarnia-Lambton market for the past 12 months. All amounts are understood to be triple net leases, priced per square foot per year.



ABOUT THE SARNIA-LAMBTON ECONOMIC PARTNERSHIP

Who are we?

The Sarnia-Lambton Economic Partnership is the County of Lambton's economic development office. Our team of established and integrated experts work alongside investors and existing businesses to make the Sarnia-Lambton area a better place to work, live, and raise a family. Funded by the County of Lambton, the Sarnia-Lambton Economic Partnership has been named one of Canada's Top Economic Development Offices six times.

Customized Services

- Site Selection and permitting assistance
- Support navigating municipal, provincial, and federal government agencies
- Demographic information, mapping, and statistics
- Facilitate connections to local businesses and support services pertinent to development
- Retention and expansion services for existing businesses
- Connect to local workforce and attract talent

Key Contacts

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CONTACT US

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