



# MUNICIPALITY OF BROOKE-ALVINSTON

**FULLY SERVICED REDEVELOPING  
URBAN & RURAL AREA**

With low property taxes and  
great internet & cable services

**HOME TO AN AWARD-WINNING  
PRODUCER OF MEAD & HONEY WINE**

– Ontario's only producer

**CENTRAL TO CHATHAM, SARNIA, LONDON**



# ABOUT BROOKE-ALVINSTON

The Municipality of Brooke-Alvinston is located in the eastern part of Lambton County. It is 311 square km in size with a population of 2,426. This predominantly rural community is serviced by the urban centers of Alvinston and Inwood. Brooke-Alvinston is central to the larger urban centres of Chatham, Sarnia, and London.

Alvinston is a fully serviced redeveloping urban area with a farm machinery dealership, modern machine shop, plumbing and heating shop as well as churches,

a library, active Legion and post office. Alvinston is home to a commercial honey processing facility which produces award winning mead (wine). Inwood is as well a fully serviced redeveloping urban area with several businesses.

Brooke-Alvinston combines lower property taxes with great internet services and offers close proximity to local markets making the community a great place to live and conduct business.

## DEMOGRAPHICS/IMPORTANT INFORMATION

POPULATION.....	2,426
TOTAL NUMBER OF HOUSEHOLDS.....	982
MEDIAN HOUSEHOLD INCOME.....	\$68,928
AVERAGE HOUSEHOLD INCOME.....	\$78,716
AVERAGE # OF PERSONS PER HOUSEHOLD ...	2.46
LABOUR FORCE.....	1,290
LABOUR FORCE PARTICIPATION RATE.....	64.29%
AVERAGE HOUSE PRICE.....	\$229,992
RESIDENTIAL TAX RATE.....	1.32%

**A SIGNIFICANT PORTION OF THE LABOUR FORCE** in Brooke-Alvinston is employed in the agricultural, manufacturing, and healthcare fields.

### LARGEST LOCAL EMPLOYERS INCLUDE:

Munro Honey & Meadery, The Hayter Group, McKellar Farms- Soybean, Cangrow Bio Line, Brooke Telecom.

### LARGEST PUBLIC EMPLOYERS IN LAMBTON COUNTY INCLUDE:

Bluewater Health, Lambton Kent District School Board, Corporation of the County of Lambton.

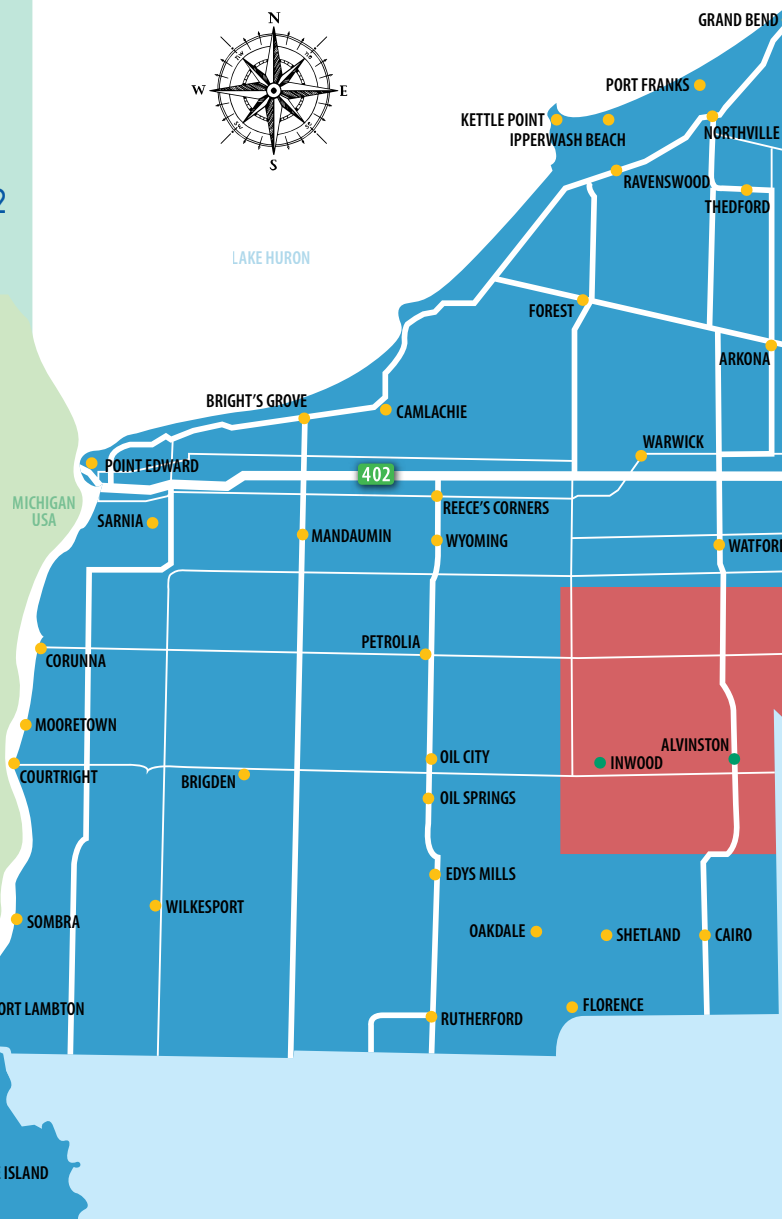
### LARGEST PRIVATE EMPLOYERS IN LAMBTON COUNTY INCLUDE:

NOVA Chemicals, Imperial Oil, Steeves & Rozema Group

### PROXIMITY TO MAJOR CENTRES

*Distance taken from closest municipality border to destination*

SARNIA.....	20km	15min
LONDON.....	45km	35min
TORONTO.....	220km	2hrs 15min
DETROIT, MI.....	125km	1hr 20min







## WHY BROOKE-ALVINSTON?

An agriculture based municipality, focused on cash crops and livestock, Brooke-Alvinston is ideally suited for businesses that serve and support farm related operations and activities.

Brooke-Alvinston is centrally located to the larger urban centres of Sarnia and London. This tight-knit community provides an outstanding quality of life for those looking to relocate to rural Ontario, while still affording residents the amenities that they want and need just a short drive away.

By locating in Brooke-Alvinston, your business can become an integral part of this community-focused municipality and enjoy the benefits of a strong local economy with a customer base that stretches throughout the Sarnia-Lambton area.

Businesses identified as being primed for location in Brooke-Alvinston include, a professional medical establishment, all-purpose clothing store, a part-time law office, hardware store, banking institution with ATM and a fresh market store.

### PRIMARY & SECONDARY EDUCATION

Lambton Kent District School Board  
St. Clair Catholic District School Board  
Conseil Scolaire Viamonde  
Conseil Scolaire Catholique Providence

### POST-SECONDARY EDUCATION

Lambton College

### HEALTHCARE OFFERINGS

Bluewater Health  
Lambton County Public Health

## AMENITIES

Brooke-Alvinston is well served by the excellent education and health care systems of Lambton County and is also home to an abundance of recreational opportunities both located in the municipality and throughout Lambton County.

Nature enthusiasts will appreciate the picturesque, A.W. Campbell Conservation Area, boasting approximately 125-hectares (300 acres) of park land and 8 hectares (20 acres) of reservoir. The Conservation Area includes a family-oriented campground with 140 sites ideal for overnight, seasonal, and group camping. With a combination of nature trails, modern washrooms and laundry facilities and a 25 ft. x 50 ft. in-ground pool the conservation Area exceeds visitor expectations!

The municipality is proud to have a modern community centre complex for residents and visitors to gather. The Brooke-Alvinston-Inwood Community Centre contains an arena, home to thriving minor hockey and figure skating associations as well as an auditorium with banquet facilities for 500 and several meeting rooms. The Community Centre has recently completed an expansion to their outdoor amenities to include a skate park and modern baseball diamonds.

Alvinston is home to the annual Brooke-Alvinston Watford Fall Fair that features a tractor pull, demolition derby, agricultural exhibits, rides and fun for all ages. The Fall Fair is an event looked forward to by both local residents and those from afar.

Not far from Alvinston, is Inwood, a redeveloping urban area home to a publicly owned telephone system, Brooke Telecom, offering various telephone, internet and television services. Inwood is serviced by a small grocer, public library, farm machinery dealership and a small restaurant.



# ABOUT LAMBTON COUNTY



Recognized as a Top 7 Intelligent Community in the World, Lambton County is well known and respected as a key engineering, research, development, and product commercialization centre for the petrochemical and refining industries and is North America's leading centre for bio industrial manufacturing research and development.

Home to 11 unique municipalities and three First Nations, Lambton County is the birthplace of North America's oil industry (1858) and today is Canada's 2nd largest petrochemical cluster. With more than 500,000 acres of cultivated farmland, the area is one of Ontario's agricultural leaders. A diverse manufacturing sector supports these, and other industries and exports specialized products worldwide.

The award-winning Western Sarnia-Lambton Research Park and Lambton College – ranked one of the top 3 research colleges in Canada – helps Lambton County power innovation across a variety of sectors. On top of being an economic driver for both the Province of Ontario and Country of Canada, Lambton County also offers its residents an unparalleled quality of life.

With over 140km of waterfront that features two internationally recognized Blue Flag Beaches on the shores of Lake Huron and the St. Clair River, Lambton County proudly offers countless opportunities for residents to enjoy the outdoors year-round. The region enjoys a warm climate with more than 230 days of the year seeing temperatures above 0° Celsius and is home to 16 art galleries, eight breweries, wineries, and cider houses, six museums, and three theatres, as well as delicious locally sourced food that can be enjoyed at more than a dozen restaurants along the waters of Lake Huron and the St. Clair River. Lambton County is an exceptional place to live and invest.

## ABOUT THE SARNIA-LAMBTON ECONOMIC PARTNERSHIP

The Sarnia-Lambton Economic Partnership (SLEP) is the lead economic development agency for the Sarnia-Lambton area. Funded by the County of Lambton, we have a focus on promoting the distinct advantages that Sarnia-Lambton proudly offers companies and residents. By coordinating community-based economic development initiatives and working to maintain a commercially attractive environment, we foster new business creation, help ensure that established firms remain and grow here, and work to attract growing businesses to the Sarnia-Lambton area.

As a public/private partnership, SLEP works to advance economic opportunities across the Sarnia-Lambton area. Through collaboration with local business leaders, educational institutions, and municipal governments, we help elevate the Sarnia-Lambton area through coordinated economic development initiatives.

Recognized by the International Economic Development Council as an Accredited Economic Development Organization, the Sarnia-Lambton Economic Partnership is the 2nd office in Ontario and the 4th in Canada to attain that top distinction.

## CONTACT US

### Sarnia-Lambton Economic Partnership

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### Municipality of Brooke-Alvinston

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