



MUNICIPALITY OF LAMBTON SHORES

Six unique communities providing an economic mix of
TOURISM, AGRICULTURE & MANUFACTURING

**OVER 30KM OF LAKE HURON
COAST LINE** with internationally recognized
blue flag beaches, historic sites, & cultural assets

Extraordinary tourism & seasonal population increase,
presenting **SIGNIFICANT ECONOMIC
OPPORTUNITY**



ABOUT LAMBTON SHORES

Lambton Shores is a municipality in Lambton County, Ontario, Canada, on the southeastern shores of Lake Huron. Comprised of six unique communities, the Municipality is approximately 331km² in size and is internationally renowned for its beautiful freshwater Blue Flag Beach, Carolinian woodland forests, trails, and spectacular sunsets.

Arkona is rich in history and known for its scenic waterfalls, orchards and a wide variety of medical services. It is an ideal location for businesses whose customer base is willing to travel for excellent customer service and small town hospitality.

Forest is a thriving retail community with historic architecture, offering a blend of quaint shops, services and restaurants. Forest is home to a cluster of industrial manufacturing companies and the Forest Industrial Park

Grand Bend is the tourism hotspot of Lambton Shores, with a year-round population of approximately 2,000, swelling considerably in the summer months. Grand Bend's main street has a mix of restaurants, shops, and nightlife destinations leading to its internationally recognized Blue Flag Beach and Marina. Grand Bend is a regional cultural centre with

art galleries, museums, a playhouse, winery, motorplex and plenty of activities for nature enthusiasts at the Pinery Provincial Park.

Ipperwash is a small beach community located on the shore of Lake Huron, adjacent to the Chippewas of Kettle and Stony Point First Nation. The community is comprised of full-time residents, picturesque cottages and campgrounds. Like much of Lambton Shores, Ipperwash experiences an influx of seasonal residents as well as beach enthusiasts during the summer months.

Port Franks is a residential community nestled amongst a series of wetland areas and wooded dunes making it a nature lover's paradise. Port Franks is also known for its marina services, small businesses and restaurants.

Thedford is a charming small community with a downtown area, golf course, event venue, orchards, a tap house, winery and cider houses. Thedford is a fantastic location for businesses who are looking to service a loyal tight knit community or to create a destination to attract day trippers.

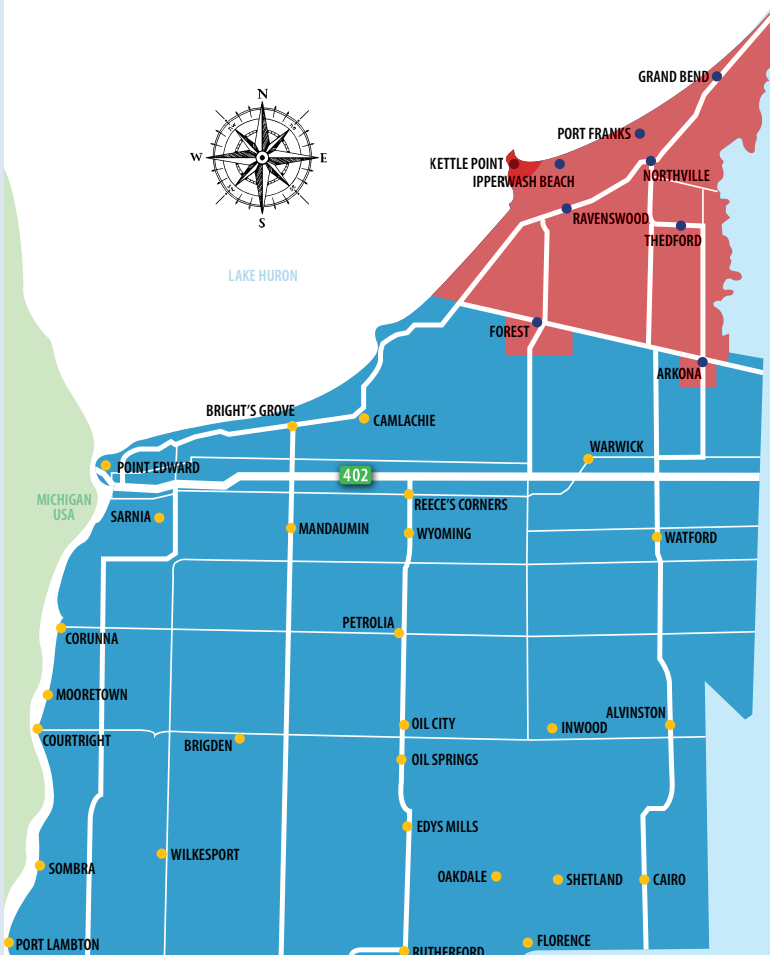
DEMOGRAPHICS/IMPORTANT INFORMATION

POPULATION.....	11,047
TOTAL NUMBER OF HOUSEHOLDS.....	5,033
MEDIAN HOUSEHOLD INCOME.....	\$73,472
AVERAGE HOUSEHOLD INCOME.....	\$91,339
AVERAGE # OF PERSONS PER HOUSEHOLD ...	2.15
LABOUR FORCE.....	5,226
LABOUR FORCE PARTICIPATION RATE.....	53.87%
AVERAGE HOUSE PRICE.....	\$287,098
RESIDENTIAL TAX RATE.....	1.09%

PROXIMITY TO MAJOR CENTRES

Distance taken from closest municipality border to destination

SARNIA.....	30km	20min
LONDON	40km	25min
TORONTO	215km	2hrs 10min
DETROIT, MI.....	120km	1hr 15min





"Lambton Shores is a wonderful place for people who love nature, beautiful sunsets and unique experiences. The municipality is very supportive, and I am proud to be celebrating my 38th year in business." – Cynthia, Forest Glen Herb Farm



WHY LAMBTON SHORES?

Tucked into the shallow sandy shoreline of Lake Huron, Lambton Shores offers significant opportunity for the location of urban amenities to serve the local and tourist populations who want to shop, dine, and be entertained in one of Canada's hidden gems.

The area's relaxed, rural setting, coastal lifestyle, and friendly neighbourhoods are located in close proximity to Sarnia, London, and Kitchener-Waterloo, and are prime, for the location of complementary businesses looking to benefit from the lower cost of living and convenient access to services.

In addition to tourism, agriculture and manufacturing are leading drivers of the economy. There are plenty of opportunities for growth and new business in these sectors thanks to an incredibly supportive business community that actively collaborates to help new entrepreneurs thrive.

Each community within the municipality has a variety of space available for new businesses. Coupled with the proximity to Sarnia, London, the USA, and the influx of seasonal visitors, Lambton Shores affords new businesses a unique opportunity with plenty of room for growth and innovation.

Business opportunities that have been identified through public consultation are as follows: retailers such as a family clothing (children's and adults), footwear and furniture, full-service restaurants (including ethnic, niche and franchise), specialty grocery stores (butcher shops, organics, health foods, specialty prepared foods), health/mobility equipment & childcare services.

BUSINESS DEVELOPMENT

The Grand Bend and Area Chamber of Commerce and Forest BIA are located in Lambton Shores and promote the economic vitality of their community while also providing business focused resources and advocacy.

Lambton Shores has a wide range of commercial and industrial properties available for development/redevelopment. The Forest Industrial Park is located directly on Hwy. 21, only 15km (9.3m) to Hwy 402 giving users excellent proximity to the Canada/USA border. The Park features 37.6 hectares (93 acres) of land divisible to suit client requirements.

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

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Municipality of Lambton Shores

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