



# PLYMPTON-WYOMING

**15 MINUTES FROM 2<sup>ND</sup> BUSIEST  
CANADA-USA BORDER CROSSING**

Agriculture based economy with a quaint small town  
and **A STRONG SENSE OF COMMUNITY**

Lakefront living & new upscale housing developments  
**SURROUNDED BY BEAUTIFUL SANDY BEACHES AND  
BREATHTAKING SUNSETS**

  
**Discoveries  
That Matter**  
SARNIA - LAMBTON

  
**SARNIA-LAMBT**  
Economic Partnership  
Powering a Sustainable World®

# ABOUT PLYMPTON-WYOMING

Known as The Hub of Lambton County, Plympton-Wyoming is an agricultural community located on the beautiful shores of Lake Huron and east of the City of Sarnia. Characterized by its beautiful, rolling landscapes and quaint, continuously growing town at its heart, Plympton-Wyoming is host to multiple picturesque villages and upscale lakeside residential developments that offer residents beautiful sandy beaches and breathtaking sunsets.

Residents and businesses located in Plympton-Wyoming benefit from direct access to Ontario's 400-series

highways with Highway 402 bisecting the municipality at its centre. Additional highway access is provided by King's Highway 21 which offers the ability to transport goods and people north along the shores of Lake Huron.

Thanks to its close proximity and easy access to larger centres, Plympton-Wyoming is the ideal location to live and do business, and its growing population has created significant economic opportunity throughout the municipality including downtown Wyoming, the Reeces Corners highway commercial district, and the lakeside village of Camlachie.

## DEMOGRAPHICS/IMPORTANT INFORMATION

|  |           |
|--|-----------|
| POPULATION .....                       | 8,251     |
| TOTAL NUMBER OF HOUSEHOLDS .....       | 3,322     |
| MEDIAN HOUSEHOLD INCOME .....          | \$95,442  |
| AVERAGE HOUSEHOLD INCOME .....         | \$120,026 |
| AVERAGE # OF PERSONS PER HOUSEHOLD ... | 2.47      |
| LABOUR FORCE .....                     | 4,270     |
| LABOUR FORCE PARTICIPATION RATE .....  | 62.49%    |
| AVERAGE HOUSE PRICE .....              | \$500,951 |
| RESIDENTIAL TAX RATE .....             | 1.24%     |

### LARGEST LOCAL EMPLOYERS INCLUDE:

Hydro One, The Corporation of The County of Lambton, Ron Clark Motors, and Huron Web Printing and Graphics

### LARGEST PUBLIC EMPLOYERS IN LAMBTON COUNTY INCLUDE:

Bluewater Health, Lambton Kent District School Board

### LARGEST PRIVATE EMPLOYERS IN LAMBTON COUNTY INCLUDE:

NOVA Chemicals, Imperial Oil, Steeves & Rozema Group

### PROXIMITY TO MAJOR CENTRES

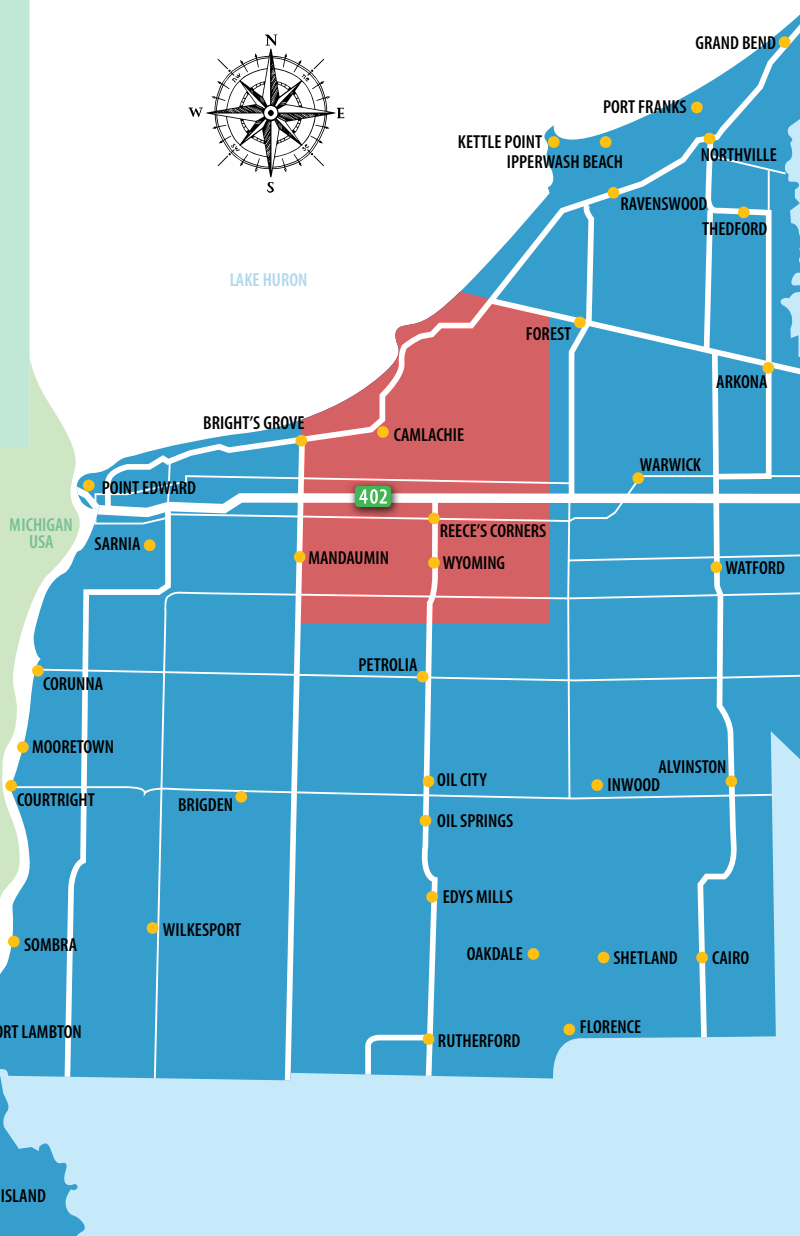
*Distance taken from closest municipality border to destination*

SARNIA.....Adjacent

LONDON .....55km 35min

TORONTO .....235km 2hrs 20min

DETROIT, MI.....100km 1hr







# WHY PLYMPTON-WYOMING?

Plympton-Wyoming is a safe and welcoming family friendly community with unique neighborhoods & landscapes. Residents from surrounding municipalities, the City of Sarnia, City of London, and Greater Toronto Area have taken notice of Plympton-Wyoming's lifestyle that includes over 16 kilometres of lakefront. As a result, the municipality is experiencing significant growth with over 17 upscale residential developments on Lake Huron and new subdivisions that continue to be developed throughout in the municipality.

Tax rates for Plympton-Wyoming are lower than that of many other municipalities in Lambton County.

Space for new businesses are readily available in the town of Plympton-Wyoming, including opportunities for full-service restaurants both locally owned and franchised, a clothing store, furniture store, and florist. Professional service opportunities also include an Office for Real Estate Agents, a Law Office, Architectural and Engineering service.

In addition to the many retail opportunities, Wyoming has available land, including highway commercial surrounding the 402 highway & Highway 21. The Municipality also has available land for investment opportunities across a myriad of sectors, including an opportunity for a small-scale hotel and restaurant for visitors looking for accommodations close to Highway 402- representing the first rest stop opportunity outside the City of Sarnia- a short 15 minute drive from the second busiest Canada-USA border crossing.

## 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 *(Sites in both Sarnia & Petrolia)*  
Lambton County Public Health



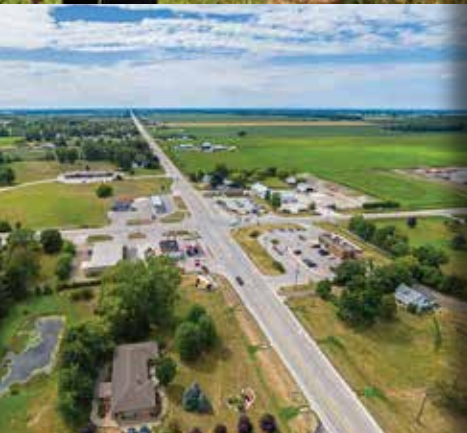
## AMENITIES

Residents and visitors alike can appreciate Plympton-Wyoming's natural beauty by visiting one of the many beaches, parks, trails, conservation areas and an award-winning Estate Winery.

Plympton-Wyoming is known for having beautiful sandy beaches and breathtaking sunsets. The area is proud to have two conservation areas for residents and visitors to enjoy. The 4 hectare Charles J. McEwen Conservation Area is a great place for a swim in the clean waters of Lake Huron and a picnic. The area features a 200-meter sandy beach and a picnic area. Several species of trees have been planted to return much of the area to forest. The Highland Glen Conservation Area is 11 hectares of beautiful forested ravine land and a 600-metre beach along Lake Huron. The Conservation Area includes a boat ramp and safe harbour allowing free access to Lake Huron for boaters. Experienced and amateur anglers can fish by motorboat, canoe or by standing on shore, and enjoy a fabulous day outdoors. Lake Huron's fresh, clean waters make a scenic setting for a day out casting your line.

There are three campgrounds located within the municipality, with Lakewood Christian Campground, Paradise Valley Campground, and Country View Motel & RV Camping Resort offering a variety of short & long-term camping options.

The Town of Plympton-Wyoming is home to several parks with a diverse range of amenities including swimming pools, splash pads and activities. In the municipality residents will find modern sports and recreation facilities for baseball, ball hockey, fitness and exercise, golf, and soccer, while residents are also well served by two Lambton County Library locations in Wyoming and Camlachie.



# 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

Western Sarnia-Lambton Research Park  
1086 Modeland Road  
Building 1050, Suite 100  
Sarnia, ON Canada N7S 6L2  
519-332-1820  
[sarnialambton.on.ca](http://sarnialambton.on.ca)



### Plympton-Wyoming

546 Niagara Street  
Wyoming, ON N0N 1T0  
519-845-3939  
[plympton-wyoming.com](http://plympton-wyoming.com)

