



CITY OF SARNIA

LARGEST CITY ON LAKE HURON
provides access to 400 million customers

**TOP 7 INTELLIGENT COMMUNITY IN
THE WORLD** & home of Lambton College, one
of Canada's **TOP 3 RANKED RESEARCH COLLEGES**

GROWTH FOCUSED CULTURE
and low development costs


**Discoveries
That Matter**
SARNIA - LAMBTON

SARNIA · LAMBT
Economic Partnership
Powering a Sustainable World®

ABOUT SARNIA

Located where Lake Huron connects to the St. Clair River, the City of Sarnia is home to 74,293 residents. The area has a rich history and is known as an important centre for lake freighters and ocean-going ships. Over time, Sarnia became known for its role in the petrochemical sector and today Sarnia has a diverse range of industries.

The thriving service sector including restaurants, theatre and the burgeoning arts scene, make Sarnia a community of choice for employers and residents alike.

As the largest city in the area, Sarnia is a significant location for commerce serving Lambton County and beyond. With several commercial areas plus a downtown along the St. Clair River waterfront, Sarnia offers a diverse range of market opportunities.

Located on the Canada/USA border, the City of Sarnia is a one day's drive to 65% of the North American

market with access to over 400-million consumers. The City also offers exceptional transportation infrastructure including highway, rail, marine and air.

In addition to being an important hub for commerce, Sarnia is also home to the Western Sarnia-Lambton Research Park and Lambton College which has consistently ranked as one of Canada's Top 3 Research Colleges. Sarnia-Lambton has also been recognized as a Top 7 Intelligent Community. While boasting both low development costs and industrial/commercial real estate prices in comparison to other cities within North America, Sarnia also provides an environment in which there is an ease to conduct business and is strengthened by a workforce employee pool in excess of 358,000 within a 100km radius.

World renowned Sarnia, Ontario is the perfect location for you to take your business to the next level.

DEMOGRAPHICS/IMPORTANT INFORMATION

| | |
|---|-----------|
| POPULATION..... | 74,293 |
| TOTAL NUMBER OF HOUSEHOLDS..... | 33,564 |
| MEDIAN HOUSEHOLD INCOME..... | \$70,422 |
| AVERAGE HOUSEHOLD INCOME..... | \$100,757 |
| AVERAGE # OF PERSONS PER HOUSEHOLD ... | 2.16 |
| LABOUR FORCE..... | 61,465 |
| AVERAGE HOUSE PRICE..... | \$387,032 |
| RESIDENTIAL TAX RATE..... | 1.51%* |
| COMMERCIAL TAX RATE, OCCUPIED..... | 3.46%* |
| OFFICE BUILDING TAX RATE, OCCUPIED..... | 3.34%* |
| INDUSTRIAL TAX RATE, OCCUPIED..... | 4.03%* |

*2020 tax rates

MAJOR PUBLIC EMPLOYERS INCLUDE:
Bluewater Health, Lambton Kent District School Board, Corporation of the County of Lambton, Lambton College.

MAJOR PRIVATE EMPLOYERS INCLUDE:
Arlanxeo, Imperial Oil, NOVA Chemicals, SNC-Lavalin, Steeves & Rozema Group, Worley.

| PROXIMITY TO MAJOR CENTRES | | |
|---|-------|------------|
| <i>Distance taken from closest municipality border to destination</i> | | |
| LONDON | 75km | 45min |
| TORONTO | 250km | 2hrs 30min |
| DETROIT, MI..... | 90km | 1hr |
| CHICAGO, IL..... | 525km | 4hrs 45min |





COMMERCIAL OPPORTUNITIES

The City of Sarnia is home to six business, industrial and research parks that combine for 755 acres of development opportunity suited to service a wide variety of industries. With a vibrant downtown and commercial centres in a stellar location, it is the perfect place to locate your business.

A market threshold analysis was completed along with two community consultations which identified potential demand for additional grocery, travel agency, dry cleaner and restaurant establishments. Additionally, opportunities exist for information technology, creative and professional services industries as well as entertainment/amusement establishments.

The Port of Sarnia can accommodate 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. This is an integral component of the Oversized Load Corridor which will further reinforce the Sarnia-Lambton area as a major player in the global marketplace.



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



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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