

Accessible

Affordable

Available

SARNIA

Very Well Connected

Chicago
360 miles

Detroit
60 miles

Niagara Falls
190 miles

Toronto
170 miles

Montreal
500 miles



Sarnia, Ontario is an excellent city in which to live, work and play. We have a proactive business environment, a highly skilled and productive workforce, and the added bonus of easy and direct access to international markets. Add to that a unique waterfront community, rich in leisure activities, and you have a great place to call home.

– Mayor Mike Bradley



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SARNIA

Brings It All Together

Covering a 165 square-kilometre area of land in the northwest corner of Sarnia-Lambton, the City of Sarnia extends southerly along the banks of the St. Clair River and easterly along the southern shore of Lake Huron. Sarnia is the major urban centre in the region and the largest urban community on Lake Huron. Sarnia, with a population of about 73,500, combines the atmosphere of a small town with the amenities of a major city in a picturesque border setting.

Sarnia is one of Ontario's principal gateways to the United States and is located across the St. Clair River from Port Huron in the state of Michigan, just an hour northeast of Detroit. A modern rail tunnel and twin Blue Water Bridges form an important transportation system for one of the busiest commercial border crossings in the world.

Close proximity to the United States contributes to the international flavour of the city, and provides visitors with the

unique opportunity to enjoy the lifestyle advantages of both countries. With Lake Huron and its beautiful blue water to the north, the St. Clair River with its constant flow of commercial shipping to the west, world-class industrial facilities to the south and vast expanses of fertile farmland to the east, Sarnia encompasses an impressive array of mixed land uses within its boundaries.

Originally called The Rapids, the community was renamed Port Sarnia in 1836 by Sir John Colborne. Port Sarnia became the Town of Sarnia on June 19, 1856 and was elevated to city status on May 7, 1914. On January 1, 1991, the City of Sarnia and the Town of Clearwater (formerly the Township of Sarnia) amalgamated to create the city as it is today.

Early growth of Sarnia was stimulated by a plentiful supply of timber, the discovery of oil in nearby Petrolia and the arrival of the Great Western Railway and Grand Trunk Railway in 1858 and 1859 respectively.

The rail lines were later linked directly to the United States by the opening of a rail tunnel under the St. Clair River at Sarnia in 1891. A second tunnel that was opened in 1995 now accommodates double-decked rail cars.

The city became a prominent deep water port during the 1920s when many of the shipping facilities that exist today were constructed. Sarnia's port and harbour facilities regularly accommodate ships from all over the world. The waterway between Detroit and Sarnia is one of the busiest in the world with 100 million tons of shipping passing along this route each year. Ships pass up and down the river at the rate of about one every seven minutes during the shipping season.

A strategic link for road traffic was provided when the Blue Water Bridge was

opened in 1938, connecting Sarnia with Port Huron. A second bridge span was completed in 1997. The bridges now provide six lanes for easy access to major American markets. An excellent highway network links Sarnia with all major centres in Canada, the United States and Mexico.

Sarnia's industrial base has focused traditionally on the petrochemical and refining sector, but in recent years the local economy has become extensively diversified through significant investments in the automotive, call-centre, engineering, fabrication and alternative energy sectors. Building on its established knowledge infrastructure, the community continues to extend its skills and experience to other sectors such as industrial bio-products and value-added agricultural products. The city also serves as the

region's major commercial and retail centre, and is home to a thriving and growing tourism industry.

An extensive infrastructure has been established to support the city's capital-intensive industries. Within existing plant sites, large parcels of industrial land are available to facilitate further development of the petrochemical and refining complex.

During the 1990s, municipal services were extended to other industrial zones of Sarnia, creating new sites capable of supporting industrial activities such as general manufacturing, warehousing and transportation-related services. Two zones with great development potential are the Highway 402 corridor, and the Highway 40 corridor, which extends from

Confederation Street in the north to McGregor Road in the south.

The development of Sarnia's first business park on Highway 402 immediately contributed to diversification of the local economy with the construction of the UBE Automotive facility. The City of Sarnia has continued to develop a second fully serviced 100-acre business park located on Highway 402 at the Airport Road interchange. In 2003, the city also finalized the purchase of an additional 300 acres of land, creating the UWO Research Park and the Sarnia Research and Business Park.

Tourism continues to be a mainstay for the local economy. The sandy freshwater beaches and abundance of golf courses in the immediate area are popular

attractions and Sarnia's sheltered harbour houses marinas for recreational sailing. Since 1925, the 250-mile Mackinac race from Sarnia/Port Huron to Mackinac Island at the north end of the lake has been the highlight of the sailing season, drawing more than 3,000 sailors each year.

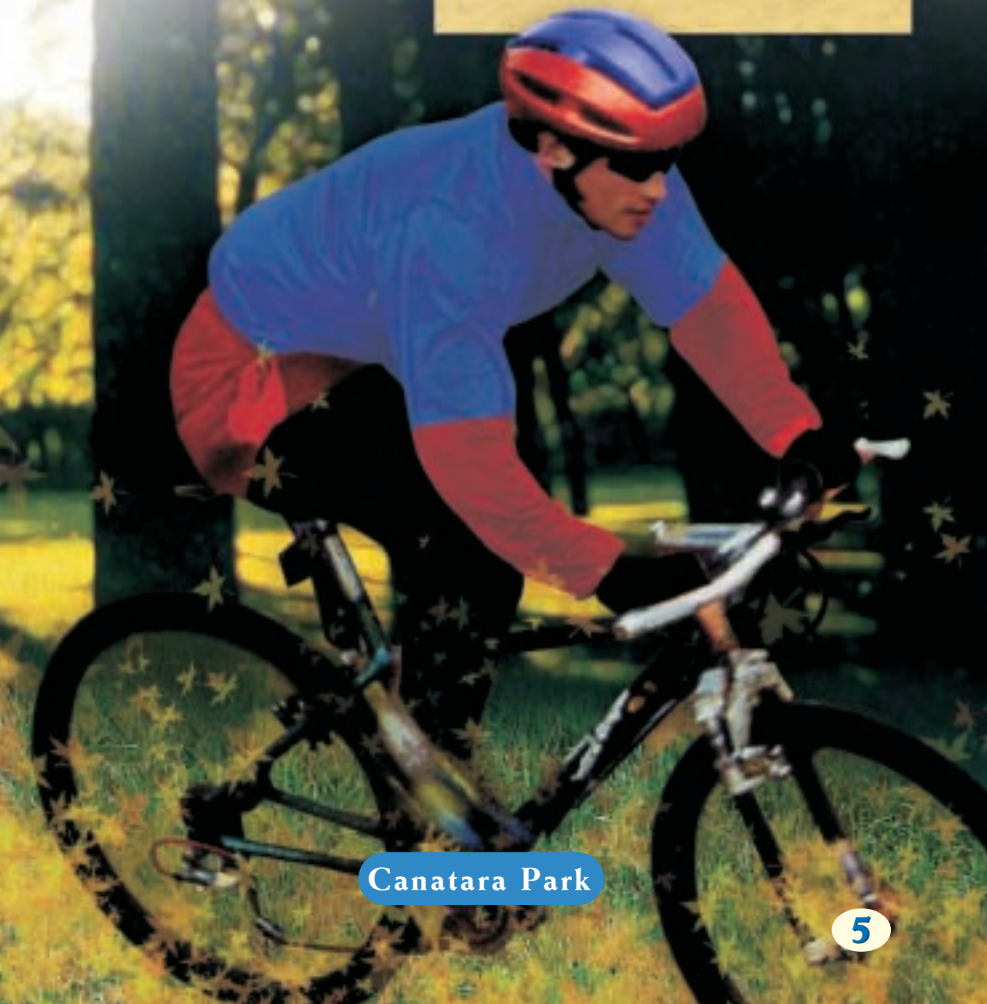
Sarnia is a vibrant and healthy city, experiencing continuing growth in its commercial, sports and leisure sectors. In addition, extensive development of new residential subdivisions, new business parks and major improvements to busy highway corridors are underway. New residents quickly find that Sarnia is a city that is proud of its past, happy with its present and planning for an exciting future.

What Sarnia Offers

- Junior A Hockey & Concerts at the Sarnia Sports & Entertainment Centre
- Live Performances at the Imperial Theatre for the Performing Arts
- Fitness at our Modern YMCA
- Regional Shopping at Lambton Mall
- Moderate Climate
- Parks, Trails & Natural Areas
- Casino & Racetrack Slots
- Extensive Waterfront
- Affordable Housing
- Abundant Outdoor Recreation

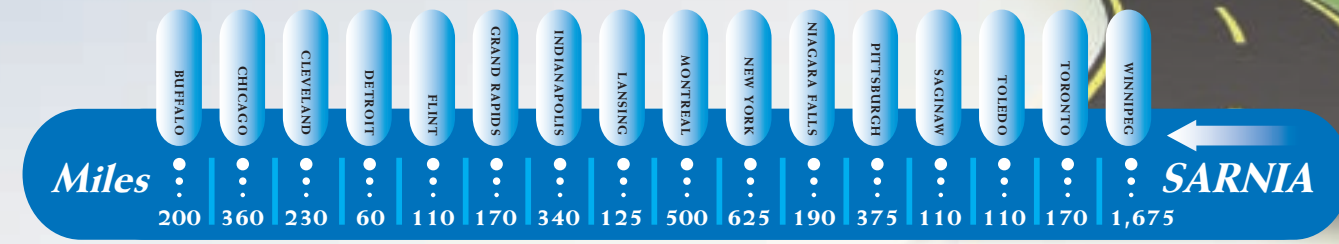


Sarnia Travel Information Centre



Canatara Park

Getting Here & There – Location Advantages & Transportation



An excellent network of highways connects the Sarnia region to the Great Lakes industrial corridor, the southern United States and Mexico.

Highway 402, the region's major artery, extends eastward from the Michigan-Ontario border to Highway 401, the busiest highway in Canada. To the west, Highway 402 connects directly with Michigan's Interstate 94/69/75 network across the Blue Water Bridges.

The Bridges cross the St. Clair River linking Sarnia with Port Huron and create an essential economic link between Ontario and Michigan.

This extends to other U.S. states and Mexico. The Blue Water Bridges connect Highway 402 in Ontario with I-94 in Michigan, which provides southwesterly access to such centres as Detroit, Michigan; Gary, Indiana; Chicago, Illinois; Madison, Wisconsin, and Minneapolis, Minnesota. The Blue Water Bridges also provide access to Indianapolis,

Indiana via I-69, and to St. Louis, Missouri via I-94 and I-55.

On the Canadian side, the Blue Water Bridges provide access to Highway 402 which links directly to the Highway 401 corridor to the east, extending to London, Kitchener-Waterloo, Toronto and other centres and easterly to the Ontario/Quebec border.

The Sarnia Chris Hadfield Airport is a 24-hour, all weather local/

regional airport owned by the City of Sarnia and operated by Scottsdale Aviation Inc. The airport has direct access to Highway 402, located almost 10 km (6 miles) east of the Blue Water Bridges. The Detroit Metropolitan Airport (providing service to major U.S. and international destinations), and the London International Airport (to the east) are just over an hour's drive from Sarnia.

The regional rail infrastructure solidifies Sarnia-Lambton's importance as a transportation gateway. Sarnia-Lambton is serviced by CN North America and CSX Transportation. Canadian National Railway (CNR) Sarnia and its large marshalling/switching yard are located on the CN main line from London and Toronto. This railway line extends to the St. Clair Tunnel, which passes under the St. Clair River to Port Huron.

CSX Transportation is a principal carrier in the Sarnia area, particularly for the transport of petrochemicals, fertilizers and grain.

Located on the Great Lakes-St. Lawrence Seaway, Sarnia offers deep port facilities, accommodating both domestic and international shipping - yet another link in the area's comprehensive transportation infrastructure.

Location Advantages

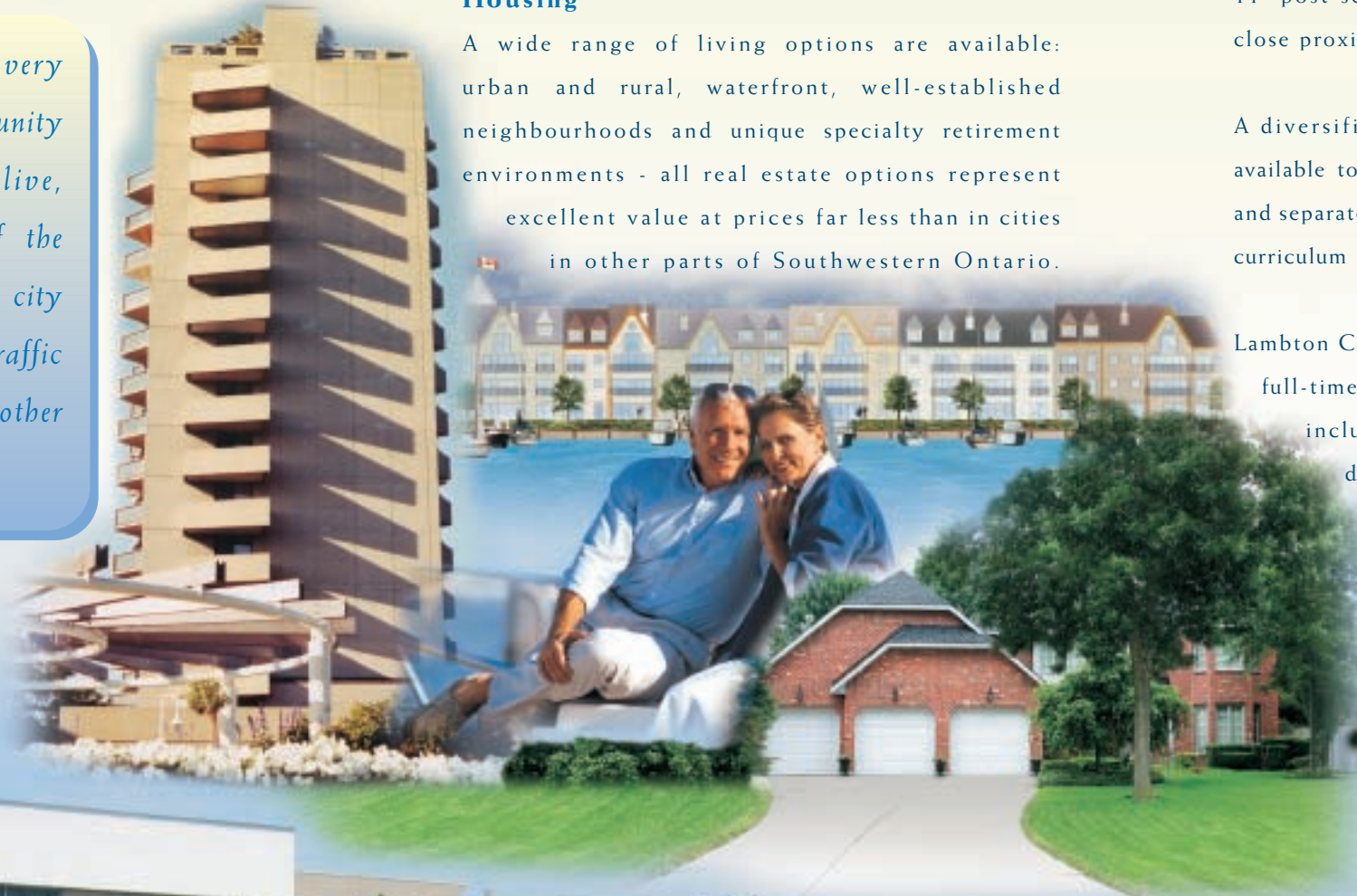
- Strategic location on the Ontario-Michigan border
- Excellent network of highways – trade corridor to U.S.
- One-hour drive to Detroit; 3 hours to Toronto; 6 hrs to Chicago
- Transportation linkages – Blue Water Bridges, deep-water port, CN Rail Tunnel
- Lowest location-sensitive costs in Ontario (KPMG 1999)
- Diverse manufacturing and emerging technology sectors
- Large available skilled workforce
- Excellent employee attitudes and productivity as reported by over 90% of firms
- Wide range of affordable housing options
- New modern arts, cultural, sports and recreational facilities
- Mild climate – short winter season
- First-class medical facilities
- Superb lifestyle

Live & Learn – Housing, Health & Education

Sarnia is a very affordable community in which to live, featuring all of the amenities of big city life, without traffic congestion and other lifestyle issues.

Housing

A wide range of living options are available: urban and rural, waterfront, well-established neighbourhoods and unique specialty retirement environments - all real estate options represent excellent value at prices far less than in cities in other parts of Southwestern Ontario.



Education

A wealth of educational opportunities are available for students at every stage of learning, from elementary school to post-secondary. There are 11 post-secondary institutions in close proximity to Sarnia.

A diversified education program is available to the community via public and separate school boards, which offer curriculum in both French and English.

Lambton College offers more than 50 full-time post-secondary programs including three bachelor's degree programs and post-graduate programs.

In collaboration with the University of Windsor, the college offers a Bachelor of Science in Nursing program. In 2006, the college and university launched a Bachelor of Arts in Interdisciplinary Studies Degree. An Environmental Health and Safety Bachelor's Degree program also became full-time in the same year. An Instrumentation and Control Bachelor's Degree program is planned to start full-time in the near future. Programs are offered in a restructured School of Business and Sports Administration, School of Fire Sciences, School of Health and Community Services, School of Liberal Studies, and the School of Technology, Applied Science and Apprenticeship.

The Centre of Excellence for Process Manufacturing houses laboratories and state-of-the-art equipment that is used in plant operations and industrial maintenance programs. A Skilled Trades Centre trains apprentices.

Health Care

An alliance of three local hospitals, Bluewater Health provides unified, patient-centred, hospital services that meet the needs of the Sarnia region. The Bluewater Health Capital Redevelopment Project, scheduled for completion in 2009, will consolidate hospital campuses on a single site in new and renovated facilities.



Lambton College



Bluewater Health

Going To Work – Business & Industry

With the growing diversity of its economy, Sarnia can offer global expertise in a number of industries. Many of the firms located in this vibrant border community are doing business internationally and are recognized for the excellence of their technology and world-scale quality of their products and services.

Local firms have established an international reputation for the development of engineering, instrumentation, machining, metal and plastics fabrication, and environmental solutions for process and other

types of manufacturing industries. Specific technological expertise in fuel processing, safety practices, waste management, computer control systems, advanced industrial materials and power technologies represent a unique combination of assets not found elsewhere in the province.

Sarnia continues to build on its long tradition as a leader in industry. For

many decades, Sarnia-Lambton has been a national and international leader in the production of chemicals, synthetic rubber and a variety of oil based products. More than 20 major petrochemical and petroleum manufacturing sites are located in the area.

While petrochemical production and investment in existing and new plant and equipment continues, economic development efforts in the Sarnia area are being focused on sector diversification. In addition to encouraging renewed petrochemical expansion, the community is now

working to attract investment in a variety of growing sectors. These include auto parts manufacturing (a key opportunity due to highway access and the proximity of auto assembly plants in Ontario and Michigan), transportation, plastics, alternative energy technologies and energy use, tourism, environmental, health care, education, software and value-added agriculture-based products.

Alternative energy technologies and industrial bio-products have been identified as emerging sectors given the fit with local infrastructure, existing firms and employee skills. Local governments, education and the community have endorsed this strategic direction. This fits with the federal government's innovation strategy and its goal to see Canada increase its capacity to supply technology and equipment associated with renewable energy development and improved energy efficiency.

Following the success of the sale of Sarnia's first Business Park to UBE Automotive, the city proceeded to acquire, service and develop additional new business park lands. The City of Sarnia is now offering the 100-acre Sarnia 402 Business

Park, the 215-acre Research and Business Park and, in partnership with the University of Western Ontario and the County of Lambton, the 80-acre UWO Research and Development Park.

The development of alternative energy technologies and industrial bio-products will be a key focus of the UWO Research Park. A 210,000 square foot office complex located within the park currently serves as the Eastern Canada centre for Colt Engineering and other service and office tenants.

Within existing plant sites, large parcels of industrial land are available to facilitate further development of the petrochemical and refining complex. Also, local plants are willing to make available raw materials and services to accommodate complementary manufacturing activities.



First Sarnia Place



NOVA Chemicals



Imperial Oil



UWO Research & Development Park



UBE Automotive

Our Lifestyle – Sports, Recreation, Arts & Entertainment

The blue waters of Lake Huron and the St. Clair River present a dominant recreational mecca for swimming, boating, sailing and fishing. Endless miles of shoreline, waterfront walkways and an extensive park system are only the most visible of Sarnia's abundant natural attractions.

Golfing is also very popular in Sarnia and the immediate area offers more than 20 affordable and accessible public, private and semi-private courses. Former Masters Champion Mike Weir launched his golf career at Huron Oaks Golf and Recreation Club and returns regularly to support the local community.



Throughout the region are various public and private fitness facilities, including a \$9.6 million YMCA complex, which opened in September 1997.

The community of Sarnia has always been keenly sports-minded and has produced its share of outstanding athletes, particularly hockey players who have gained fame in the National Hockey League. Organized hockey, baseball and soccer are an important part of life in Sarnia. Other team sports favoured in the area include curling, lacrosse and rugby. Sarnia has its own professional hockey club, the Sting of the Ontario Major Junior A League. The multi-purpose Sarnia Sports and



Entertainment Centre is a 4,500-seat complex featuring twin ice pads, a public restaurant, 45,000 square feet of exhibit show space and concert capacity for 6,000. Home to the Sarnia Sting, the Centre is also used to host trade shows, concerts and family events.

Operated by the Ontario Lottery Corporation, Hiawatha Horse Park and Slots in Sarnia offers 450 slot machines, and more than 50 nights of harness racing and a variety of concert events. The Point Edward

Casino features 450 slot machines and 36 gaming tables.



Numerous productions and concerts are staged throughout the year at the Imperial Theatre for the Performing Arts in Sarnia, the Sarnia Sports and Entertainment Centre, as well as the Victoria Playhouse located in nearby Petrolia, and the Huron Country

Playhouse located in Grand Bend. International theatrical productions and major concerts are offered in the Metropolitan Detroit area, just an hour's drive from Sarnia. The International Symphony Orchestra also brings together classical musicians from Sarnia and Port Huron, Michigan. The city is also host to a number of annual events, including Scottish Highland Games, BayFest (Summer rock concert), The Celebration of Lights (a display of lights during the winter holiday season) and many others.



Jobs in Sarnia – Labour Force by Occupation

Industry	Total	Male	Female
Total – Experienced labour force	63,630	33,970	29,665
Agriculture and other resource-based industries	4,715	3,370	1,350
Manufacturing & Construction Industries	14,960	12,320	2,640
Wholesale & Retail Trade	9,085	4,145	4,935
Finance & Real Estate	2,405	1,025	1,385
Health & Education	9,775	1,715	8,060
Business Services	9,275	5,420	3,855
Other Services	13,420	5,975	7,445

Occupation	Total	Male	Female
Total – Experienced labour force	63,630	33,965	29,665
Management Occupations	5,355	3,330	2,025
Business, Finance & Administration Occupations	8,395	1,705	6,695
Natural & Applied Sciences & Related Occupations	3,840	3,105	735
Health Occupations	3,560	480	3,080
Social Science, Education, Government Service & Religion	3,685	1,090	2,595
Art, Culture, Recreation & Sport	1,070	460	610
Sales & Service Occupations	16,980	5,785	11,195
Trades, Transport & Equipment Operators & Related Occupations	12,170	11,300	870
Occupations Unique to Primary Industry	3,935	2,890	1,040
Occupations Unique to Processing, Manufacturing & Utilities	4,645	3,830	810

Post Secondary Education

22.5% of the region's workers have earned a College Certificate or Diploma.
12.5% a University Certificate, Diploma or Degree
and 15.2% a Trades Certificate or Diploma.

(Source – Statistics Canada, 2001 Census)

Manufacturing & Industrial Employment

Company	Products	Employment
Imperial Oil Products & Chemicals Division – Sarnia Site	Petroleum Products, Petrochemical & Plastics	1,180
LANXESS Inc.	Synthetic Rubber	850
Dow Chemical Canada Inc.	Basic Chemicals, Petrochemicals & Plastics	460
UBE Automotive North America	Aluminum Automobile Wheels	254
Suncor Energy Products Inc.	Gasoline, Fuel, Jet Fuels, Solvents & Aromatics	253
Canadian National Railways	Rail Transportation Services	210
Kel-Gor Limited	Vessels & Specialty Piping	200
Fibrex Insulations Inc.	Mineral Wool Insulation	150
Imperial Oil Products Research Centre		130
NOVA Chemicals – Sarnia Operations	Styrene Monomer	120
Cabot Canada Limited	Carbon Black	100
C.S.X. Transportation	Rail Transportation Services	98
BP Canada Energy	Natural Gas Liquids, Butanes & Propane	88
The Observer	Newspaper Publishing	88
GLIS (A Division of Glascar Limited)	Industrial Cleaning & Laundering	84
TransAlta Energy Corporation	Power Generation	80
Royal Polymers	Polyvinylchloride	80
Bluewater Power Distribution	Electrical Distribution	79
Shelley Machine & Marine Inc.	Machining, Welding & Marine Construction	75
Alloy Fab Limited	Industrial Process Equipment	65
Great Lakes Fabricating	Custom Metal Fabrication	60
Sandrin Services Inc.	Machining, Welding & Marine Construction	60
Bell Canada	Voice & Data Telecommunications	57
H.C. Stark Canada	Tungsten Carbide & Nickel Hydroxide	52
Union Gas Limited	Natural Gas Utility	52

(Source – Sarnia-Lambton Economic Partnership 2003-2004 Business Directory)

SARNIA



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