

# ABOUT LAMBTON COUNTY

**TOP 7**  
INTELLIGENT  
COMMUNITIES  
OF THE YEAR

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

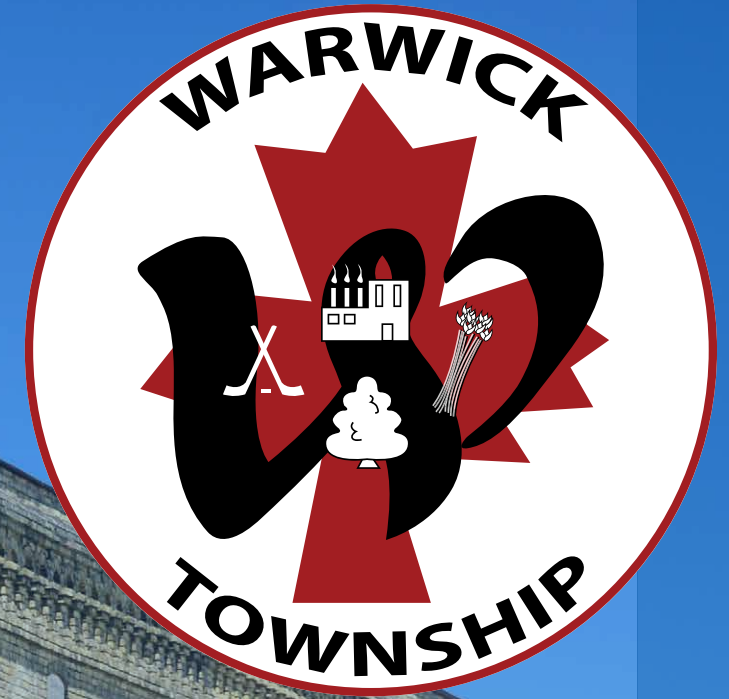
### Sarnia-Lambton Economic Partnership

Western Sarnia-Lambton Research Park  
1086 Modeland Road  
Building 1050, Suite 100  
Sarnia, ON Canada N7S 6L2  
519-332-1820  
sarnialambton.on.ca



### Township of Warwick

6332 Nauvoo Road  
Watford, ON N0M 2S0  
519-849-3923  
warwicktownship.ca

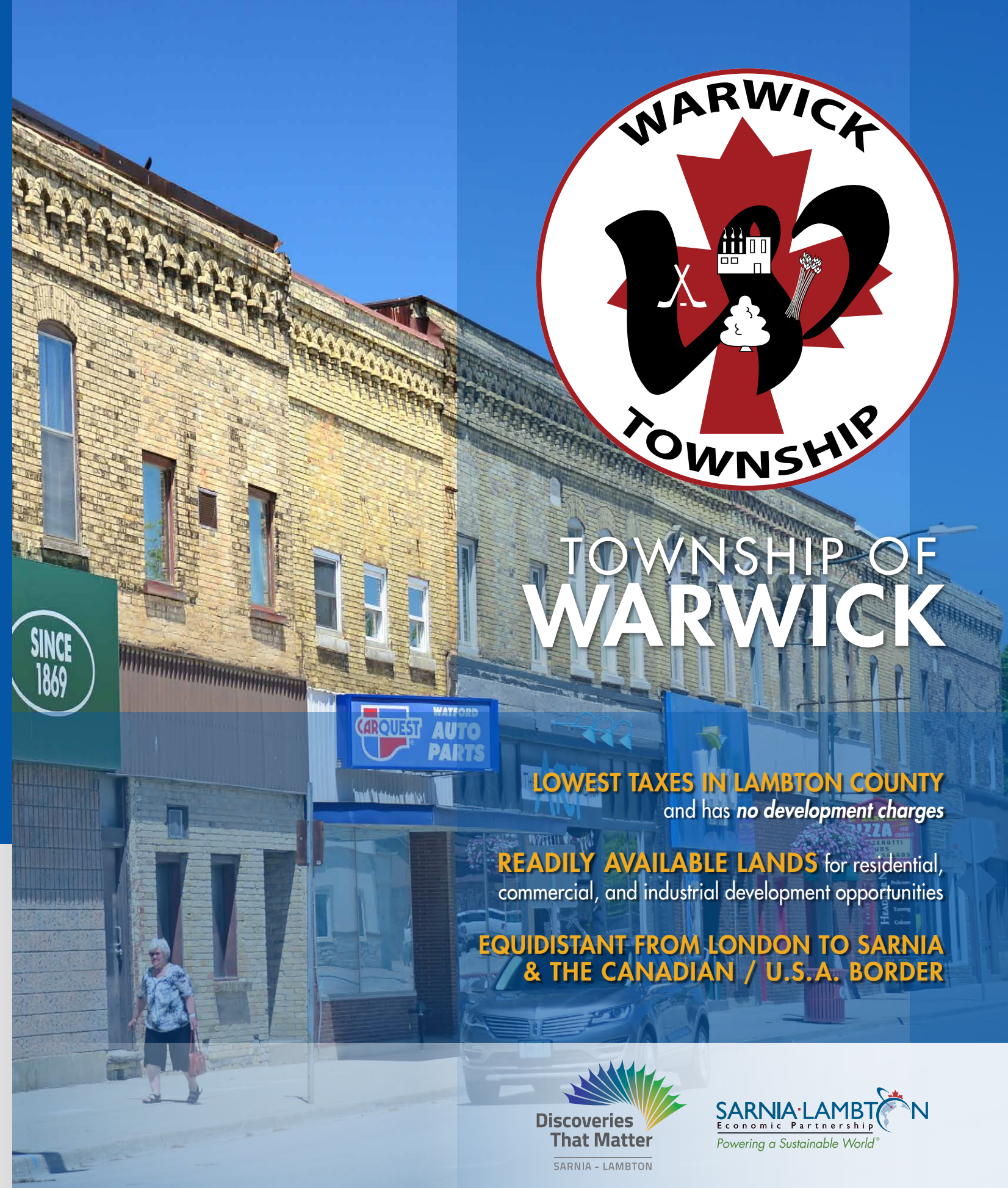


## TOWNSHIP OF WARWICK

**LOWEST TAXES IN LAMBTON COUNTY**  
and has *no development charges*

**READILY AVAILABLE LANDS** for residential,  
commercial, and industrial development opportunities

**EQUIDISTANT FROM LONDON TO SARNIA  
& THE CANADIAN / U.S.A. BORDER**



# ABOUT THE TOWNSHIP OF WARWICK

A small but growing municipality located in the heart of Southwestern Ontario, the Township of Warwick is an ideal place to invest and build. Bisected by both Highway 402 and CN Rail lines, the Township of Warwick is centrally located to both London, ON and the Canada/USA Border in Point Edward, ON. This location provides the 3,825 residents of the rural Township excellent proximity to major economic

centres, while the community of Watford – the largest hamlet within the Township of Warwick – provides all essential services just a short drive away.

Of the 11 municipalities in Lambton County, the Township of Warwick is proud to offer the lowest property taxes and also supports businesses by offering no development charges, making it an extremely welcoming community for new businesses and residents.

## DEMOGRAPHICS/IMPORTANT INFORMATION

POPULATION.....	3,825
TOTAL NUMBER OF HOUSEHOLDS.....	1,404
MEDIAN HOUSEHOLD INCOME.....	\$87,602
AVERAGE HOUSEHOLD INCOME.....	\$94,322
AVERAGE # OF PERSONS PER HOUSEHOLD ...	2.63
LABOUR FORCE.....	2,060
LABOUR FORCE PARTICIPATION RATE.....	66.51%
AVERAGE HOUSE PRICE.....	\$241,084
RESIDENTIAL TAX RATE.....	1.03%

**A SIGNIFICANT PORTION OF THE LABOUR FORCE** in Warwick is employed in agriculture related fields, the circular economy, value added manufacturing, and the robust construction industry.

### LARGEST PUBLIC EMPLOYERS IN LAMBTON COUNTY INCLUDE:

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

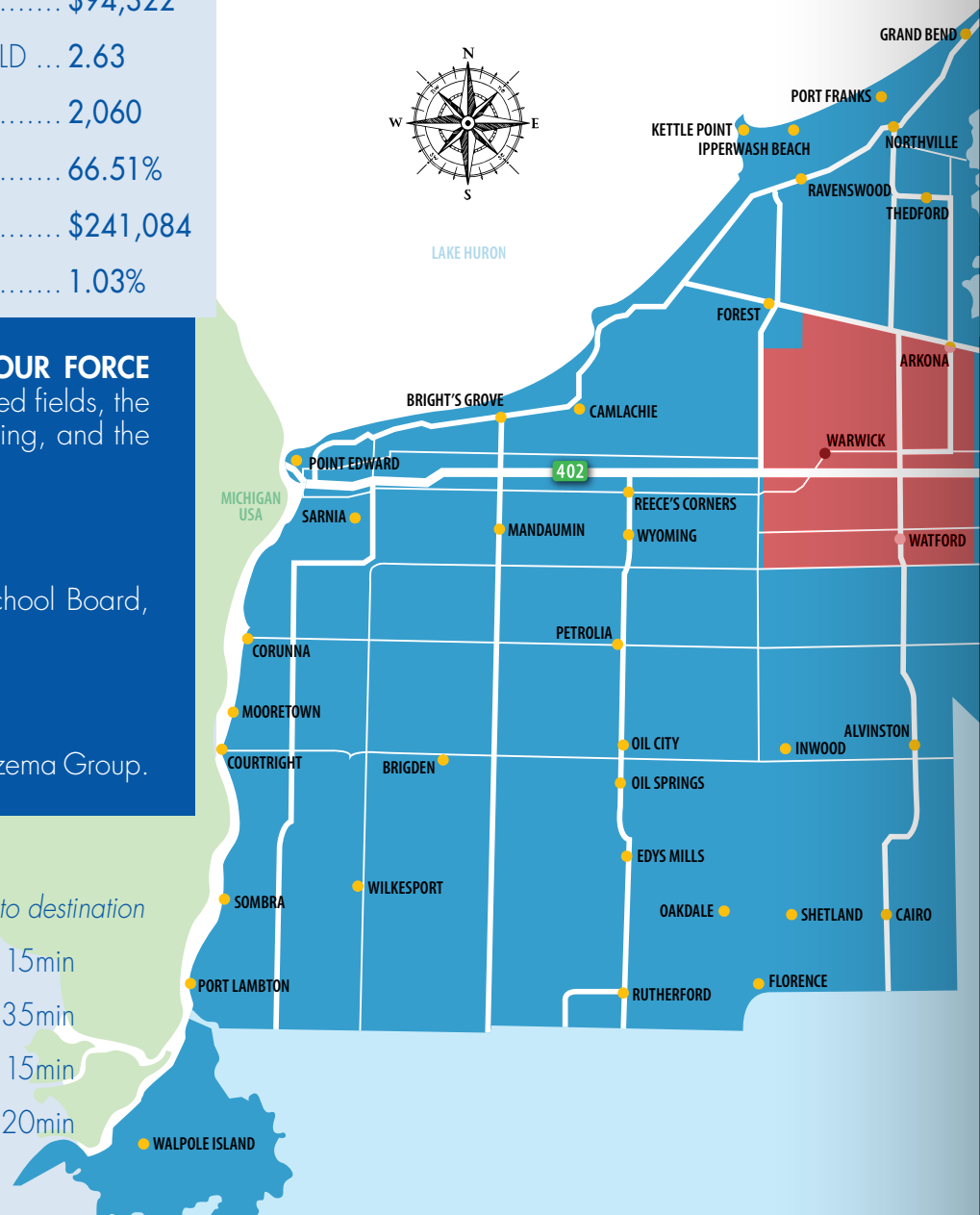
### LARGEST PRIVATE EMPLOYERS IN LAMBTON COUNTY INCLUDE:

NOVA Chemicals, Imperial Oil, Steeves & Rozema Group.

### PROXIMITY TO MAJOR CENTRES

Distance taken from closest municipality border to destination

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



# WHY THE TOWNSHIP OF WARWICK?

With land readily available for residential, commercial, and industrial development, and a robust Community Improvement Plan designed to stimulate growth, the Township of Warwick is ready to embrace your business.

Characterized by quiet country roads that provide easy access to major economic hubs, Warwick provides an exceptional quality of life for those looking to escape to rural Ontario while still affording residents all of the services and amenities they want in their own backyard and just a short drive away in neighbouring communities.

Thanks to the **Community Improvement Plan** that offers funded grants and incentives and low tax rates, Warwick is primed to welcome a variety of different businesses and has identified clothing and other retail stores, full service restaurants, ride share and chauffeur services, and a farmers market as businesses that could immediately integrate themselves in the community. The Township is also extremely welcoming to entrepreneurs by offering the **Business Boost Bundle Contest**, which offers free office space for one year, a \$5,000 grant toward lease hold improvements, a \$2,500 grant toward new office signage, and more.

The municipality is well serviced by exceptional fibreoptic internet connection in all of its downtown areas as well as the bulk of the rural areas in the municipality and will continue to increase its level of internet service through the SWIFT Rural Broadband program.

By locating to Warwick your business can become an integral part of this quaint and picturesque region of Lambton County and provide customers a unique destination to discover.

### 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

"Doing business in Warwick is a really positive experience. The municipality is pro growth and will do almost anything possible to not only help businesses succeed, but also to grow". – Frank Castell, Castell Homes

## AMENITIES

The Township of Warwick 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. Located within the township are the Warwick Conservation Area and the Twin Creeks Nature Trails which offer more than 180 acres of forests, lakes, and trails, as well as 181 serviced campsites.

The recreation hub of the township is Watford, which offers residents an abundance of recreation opportunities in and around the Watford Arena. The Arena houses a regulation sized skating surface and is equipped with a community hall, kitchen and two meeting rooms while the adjacent land provides an outdoor walking/running track, tennis courts, a ball hockey/ basketball surface and two baseball diamonds. As the township continues to grow, Warwick will be breaking ground on a new multi-use facility in 2021 that will include a YMCA fitness facility, community hall and renovations to the existing arena.

Like all municipalities in Lambton County, Warwick is well-equipped with Lambton County Library services, which are available at the Watford Library.

