



Municipality of Strathroy-Caradoc

Community Profile



Urban Opportunity - Rural Hospitality

Welcome to Strathroy-Caradoc

Join our thriving business community! We invite you to review our community profile and discover the advantages of establishing your business in Strathroy-Caradoc. With one of the leading growth rates over the past five years, Strathroy-Caradoc boasts a diverse business community that enjoys the many advantages of our location. In addition to being a premiere business location, residents will tell you that there is an outstanding sense of community that threads throughout the area.

The Strathroy-Caradoc area boasts four vibrant communities including Strathroy, Mount Brydges, Melbourne and Campbellvale. Located just minutes from London, Strathroy-Caradoc has access to an international workforce that complements our local community.

Strathroy-Caradoc's diverse economy stretches from young entrepreneurs to multi-national companies in the agri-food, advanced manufacturing, and pharmaceutical industries – with room and opportunities for continued growth. Our smaller industries provide great support to our large manufacturers. In addition to the manufacturing sector, our communities have charming downtowns that are open for business and include retail and business services.

Our rural community is considered one of the best agricultural areas of the province, producing annual crops of corn, wheat, soybeans, and processing vegetables.

The Sydenham River boasts beautiful parklands and conservation areas and is the only major watershed which lies completely in the Carolinian Life Zone that makes the river a biological treasure. The Sydenham River supports an incredible variety of aqua life making it one of the most species-rich watersheds in all of Canada, with several species found nowhere else in Canada.

Our extensive trail system and community events make this area special. Browse through the weekly downtown market, participate in Hometown Festival, picnic in our parks, swim at the Aquatic Park, skate in our arenas or watch an exciting hockey game, it is all here.

Join us!

Colin Grantham

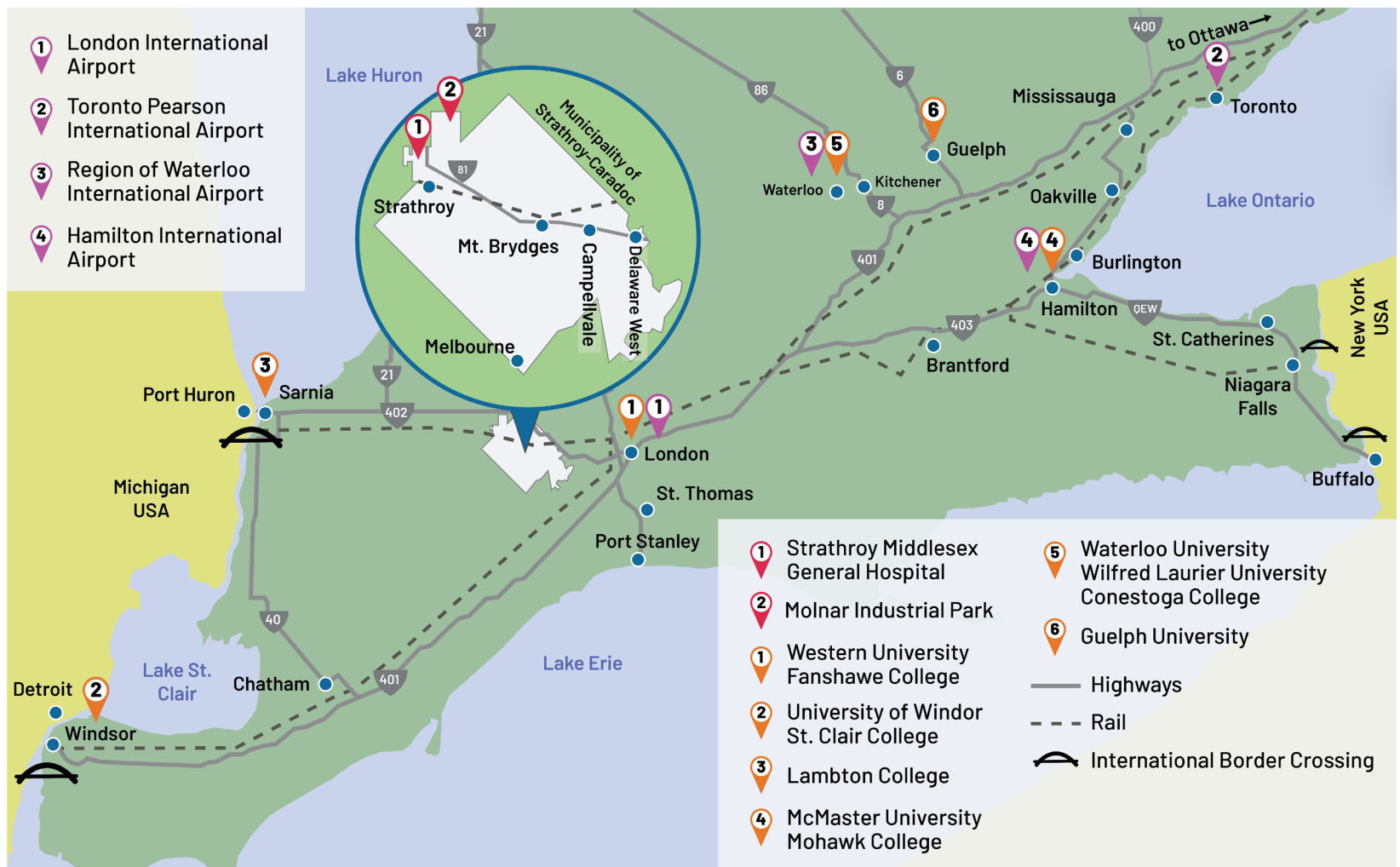
Mayor of Strathroy-Caradoc



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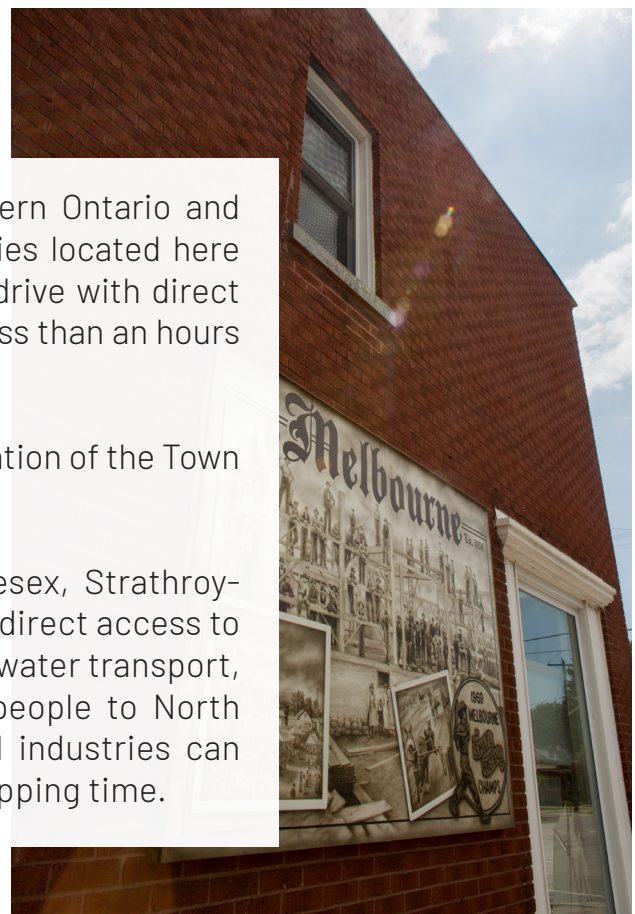


Location

Strathroy-Caradoc is centrally located in Southwestern Ontario and has easy access to the Great Lakes Region. Companies located here can reach 120 million consumers within a single day drive with direct connections to Highway 402. The community is also less than an hours drive to a US border crossing.

The Municipality was formed in 2001 from an amalgamation of the Town of Strathroy and the Township of Caradoc.

As the largest municipality in the County of Middlesex, Strathroy-Caradoc benefits from its strategic location. It offers direct access to rail and highway networks with nearby links to air and water transport, all of which allow for the easy flow of goods and people to North American and world markets. Local companies and industries can reach over 120 million consumers within one day's shipping time.



Transportation



Rail

Passenger:

Strathroy-Caradoc is the hub of three connecting rail lines. In addition to freight rail, there is daily VIA Service that connects to the London and Sarnia Via Rail Stations. For VIA Schedules visit viarail.ca For VIA Schedules visit viarail.ca

Freight:

CNR | www.cn.ca

CPR | www.cpr.ca



Bus

Strathroy-Caradoc is a member of the South Central Inter-Community Transit Line with a route that goes between Sarnia, Strathroy, Mount Brydges, Komoka and London. Service is seven days a week with 3 runs on weekdays and 2 runs on weekends.

www.strathroy-caradoc.ca/transit



Air

International:

London International Airport | flylondon.com

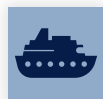
Toronto Pearson Airport | torontopearson.com

Hamilton International Airport | flyhi.ca

Local:

Sarnia Chris Hadfield Airport | sarniaairport.com

Strathroy Blue Yonder Airport | skyvector.com/airport/CPK2



Ports

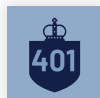
Port of Goderich | goderichport.ca

Sarnia | hsmaritime.com/ports/sarnia

Hamilton Port Authority | hopaports.ca

Port Stanley | portstanley.net

Toronto Port Authority | porttoronto.com



Highways

Strathroy-Caradoc is directly connected to Highway 402, with quick access to Highway 401 and borders at both Windsor and Sarnia, Ontario.

Distance to Major Urban Centres

CANADIAN DESTINATIONS

LOCATION	Distance to Strathroy-Caradoc	
	KMS	Miles
London	36	22
St. Thomas	50	31
Sarnia*	70	43
Windsor*	187	116
Toronto	225	142
Toronto Pearson Airport	209	130
Hamilton	160	101
Kitchener/Waterloo	133	76
Niagara Falls*	235	146
Barrie	290	180
Ottawa	611	380
Montreal	754	469

* Canada/USA Border Crossing

USA DESTINATIONS

LOCATION	Distance to Strathroy-Caradoc	
	KMS	Miles
Buffalo*	226	165
Detroit*	190	107
Port Huron*	76	47
New York	896	557
Boston	992	616
Chicago	618	384
Cleveland	441	274

* Canada/USA Border Crossing

Key Industry Sectors

Agri-Business

Strathroy-Caradoc is home to many businesses in the agri-business sector. Many of these businesses prioritize innovation, allowing them to enhance their sustainability and ensure that the area and surrounding region continues to be the heartland of agricultural production in Ontario for generations. This sector is one of Ontario's largest as it generates almost \$10 billion in exports annually. Within Strathroy-Caradoc there are over 235 farms, which comprise of over 56,000 acres of farmland. In addition to the many cash crop operations, there is also an abundance of prosperous cattle, pork, poultry and egg operations. Established agri-businesses include Nortera Food, Gray Ridge Egg Farms & Burnbrae Farms.



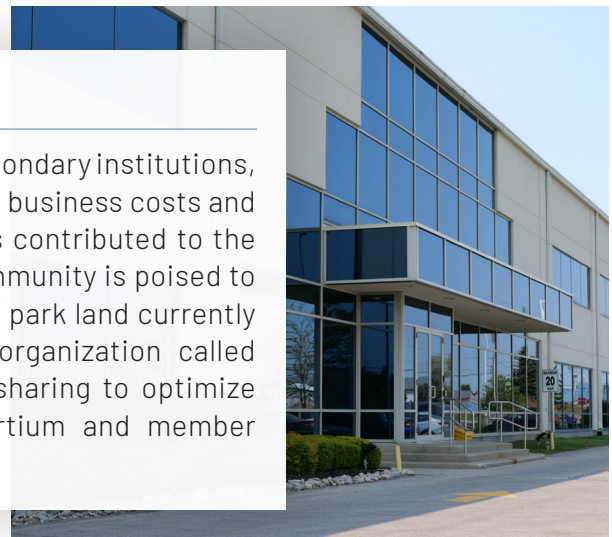
Small Business

Small business is an integral piece of the success of a municipality and it is no exception for the Municipality of Strathroy-Caradoc. Local entrepreneurs have created opportunities in the small business sector and are creating products and services to meet the demands of citizens in the immediate and regional area. The low costs of land, building availability, utility costs, a proactive municipal administration, access to major infrastructure, as well as a superior quality of life are all merits that serve the small business community. A strong work ethic and diverse skill set are exceptional qualities that are inherent to the rural workforce throughout Strathroy-Caradoc and surrounding area.



Manufacturing

A skilled workforce, combined with access to multiple post-secondary institutions, superior road, rail and air transportation infrastructure, lower business costs and an exemplary quality of life are all part of a formula that has contributed to the success of Strathroy-Caradoc's manufacturing base. The community is poised to increase manufacturing capacity for our area in the business park land currently available. The manufacturing sector is supported by an organization called Excellence in Manufacturing Consortium, which allows for sharing to optimize learning, expertise and resources amongst 13,000 consortium and member manufacturers.



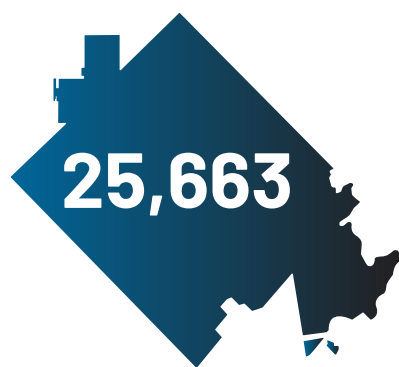


Demographics

Total population



Estimated Population - 2027

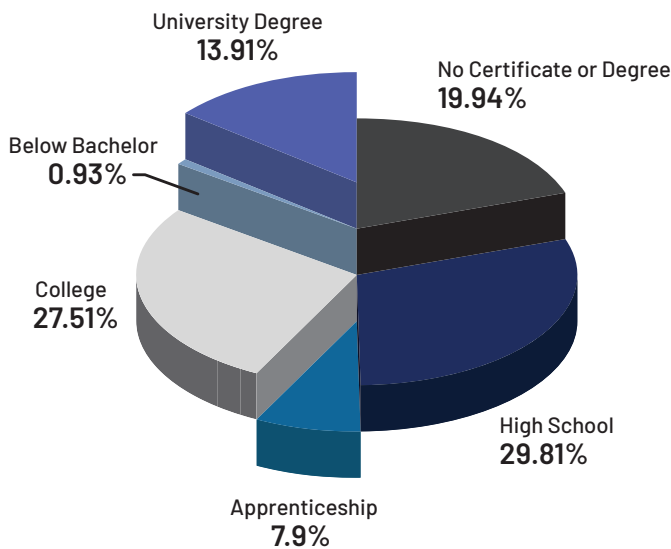


Age Distribution

0 to 9	2527
10 to 19	2865
20 to 29	2863
30 to 39	3058
40 to 49	3025
50 to 59	3159
60 to 69	3141
70+	3553

Source: Environics Analytics, 2022

Educational Attainment



Source: Environics Analytics, 2022

Labour Force

Labour Force

13,225

Total Employees

13,069

Source: Environics Analytics, 2022

Where are the top jobs by occupation?

Sales and Service Occupations

2,762 Jobs

Trades, Transport and Equipment Operators

2,491 Jobs

Business, Finance, and Administration

1,449 Jobs

Management

1,338 Jobs

Education, Law and Social, Community and Government Services

1,273 Jobs

Source: Environics Analytics, 2022

Businesses and Jobs

Top industries by jobs

Manufacturing

2,052 Jobs

Health Care and Social Assistance

1,879 Jobs

Retail Trade

1,419 Jobs

Construction

1,118 Jobs



Infrastructure

Utilities

Natural Gas



Enbridge Gas is the local supplier for natural gas. Introductions will be made to the supplier through the Municipality if requested.

Enbridge business rates:
enbridgegas.com

Electricity



Entegrus serves the municipal boundaries of Strathroy and Mount Brydges.

Entegrus rate information:
www.entegrus.com



Hydro One services the rural areas of the Municipality.

Hydro One rate information:
hydroone.com

Broadband

Strathroy-Caradoc has a number of internet providers. Please contact the Economic Development Office for connection to the providers.



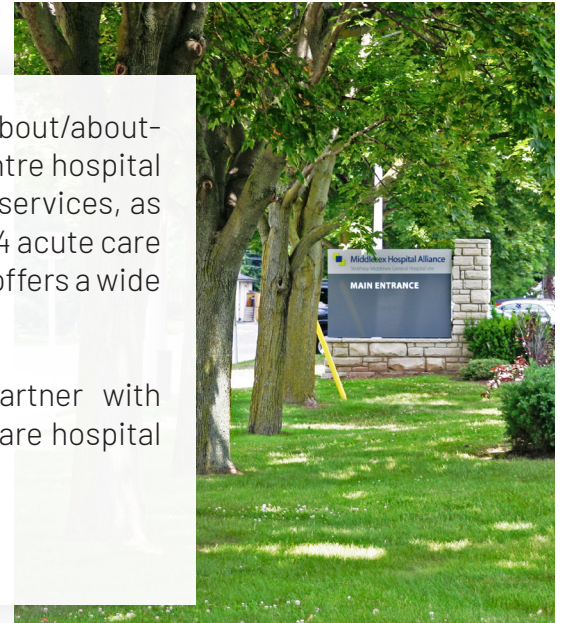
Infrastructure - Continued

Healthcare

Strathroy Middlesex General Hospital (MHalliance.on.ca/about/about-strathroy-middlesex-general-hospital) is a full service family-centre hospital providing a comprehensive range of diagnostic and ambulatory services, as well as both primary and secondary care. The hospital operates 54 acute care beds serviced by approximately 300 full- and part-time staff and offers a wide range of outpatient services.

Four Counties Health Services (southwesthealthline.ca), a partner with Strathroy Middlesex General Hospital, operates a 12 bed acute care hospital with emergency department on Southwest Middlesex.

Strathroy-Caradoc is home to several physician clinics.



Housing



Strathroy-Caradoc's strategic growth has allowed for planned developments that include all types of housing in Strathroy, Mount Brydges and Melbourne. In addition to the three settled communities, there is an abundance of rural living opportunities with acreage. Caradoc Housing Corporation offers a new affordable housing complex that will include subsidized units in the development. There are several new developments underway with supporting schools and parks included.



Infrastructure - Continued

Education

Primary Education

Strathroy is home to 9 elementary schools including one French Immersion school.

Secondary Education

The Strathroy Secondary School is home to the Strathroy District Collegiate Institute and Holy Cross Catholic Secondary School.

Post-Secondary Education

There are three post secondary institutions that offer a wealth of programs to shape our future leaders.



Western offers undergraduate and graduate programs in 11 faculties including: Arts and Humanities; Don Wright Faculty of Music; Education; Engineering; School of Graduate and Postdoctoral Studies; Health Sciences; Information & Media Studies, Law, Ivey Business School, Schulich Medicine & Dentistry; Science & Social Science



Fanshawe College offers more than 200 degrees, diplomas, certificates and apprenticeship programs including applied arts, business, health care, human services, hospitality and technology. Fanshawe provides re-skilling and skill upgrading for mature learners through the delivery of training for federally and provincially sponsored trainees, community organizations, sectoral training councils and private sector employers.



Lambton College offers programs for Canadian and International students. Over 70 programs focus on business, community services, education, design and creativity, emergency services, engineering & sciences, health care & safety, hospitality, tourism and culinary, information technology and technology and trades. Credentials include diploma, apprenticeship, certificate and degrees.



Business Support Services



The Strathroy & District Chamber of Commerce is an independent, membership funded, non-profit organization that represents Strathroy and area businesses from the grassroots level.

www.sdcc.on.ca



The Strathroy Business Improvement Area (BIA) allows local businesses and property owners to join together. With the support of the municipality, it organizes, finances, and carries out physical improvements and promotes economic development in its district.

www.downtownstrathroy.ca



The Mount Brydges Business Association supports local businesses in the Mount Brydges community.

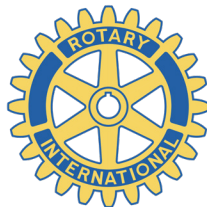
www.facebook.com/mountbrydgesbusinessassociation/



The Ontario Federation of Agriculture is the trusted, farmer-led organization for Ontario's farming community.

www.ofa.ca

Service Clubs





Lifestyle

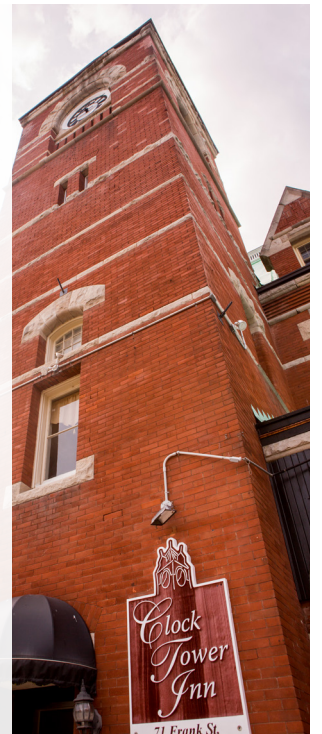
Strathroy-Caradoc's community assets provide opportunities for every interest.

Strathroy, the main urban centre of the Municipality, is a bustling community with a vibrant downtown. The weekly Downtown Strathroy Market allow shoppers to source locally produced foods, arts, crafts and curated goods. The aim of the market is to provide products that are grown, made or finished locally, as much as possible, and to encourage and highlight local businesses and community participation. In addition to the weekly market, there are night market events periodically throughout the market season.

Mount Brydges' downtown is located along Adelaide Rd and offers a variety of businesses that are worthy of a stroll down the street to find your treasure. From home décor to antiquing to fresh baked goods, Mount Brydges has it all.

Melbourne has its own commercial area that is worthy of a visit to experience the beautiful countryside with a stop in the core. Strathroy-Caradoc is unique with three vibrant locations for those seeking retail opportunities.

The Municipality of Strathroy-Caradoc takes its quality of life seriously. Local festivals, annual events, and fairs attract interest from many neighbouring communities. Active clubs, community facilities, the Fairgrounds Aquatic Park, scenic parks, well-equipped playgrounds, miniature railroad, baseball diamonds, tennis courts, indoor skating and hockey, two challenging 18-hole golf courses, and skate park offer something for every generation.





Lifestyle - Continued

The Ska Nah-Doht Iroquoian Village, located within the Longwoods Road Conservation Area and operated by the Thames Valley Conservation Authority, features a village reflective of the Native settlements found along the river close to 1,000 years ago. It is also a popular attraction for residents and visitors.

The water is never far. In addition to the Sydenham River, the beautiful shores and beaches of Lake Huron are only a short drive away.

The Wright Family Foundation acquired a building in Downtown Strathroy for their Performing Arts Centre scheduled to open in 2025. This is the perfect location for the centre, bringing arts and culture to the centre of the community.

Museum Strathroy-Caradoc is located downtown and the gallery hosts a diverse mix of rotating exhibitions that form the permanent collection, as well as travelling exhibits from museums across Canada.

Recommended activities include dinner at one of our lovely restaurants, taking in some downtown venues for after dinner activities, cheer on the local hockey teams, or stroll through the Night Market. The choices are endless. Take a treasured photograph by the Clock Tower, Town Hall, or in the Conservation area. Pack a picnic basket with goodies from downtown family-owned bakeries & deli shops and enjoy them in the park. No matter what your interest is, our caring community will be happy to welcome you to Strathroy-Caradoc.





Available Support for Investment

The Municipality of Strathroy-Caradoc economic development team is ready to assist with your investment in the Community. Strathroy-Caradoc's Strategic Plan supports economic development and strives to provide concierge services to its clients to prosper in the community. Services include:

- Customized reports that support business cases for a location in Strathroy-Caradoc
- Ability to work with motivated and responsive municipal team to see the project to completion
- Site selection assistance
- Connection to labour and training providers
- Access to competitive Community Improvement Plan funding
- Connections to community stakeholders
- Access to Development team that will work with you to the completion of your investment project

Contact

Heather Lalonde, Ec. D

Development
Commissioner

Municipality of
Strathroy-Caradoc

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