# Invest in the Municipality of Kincdine

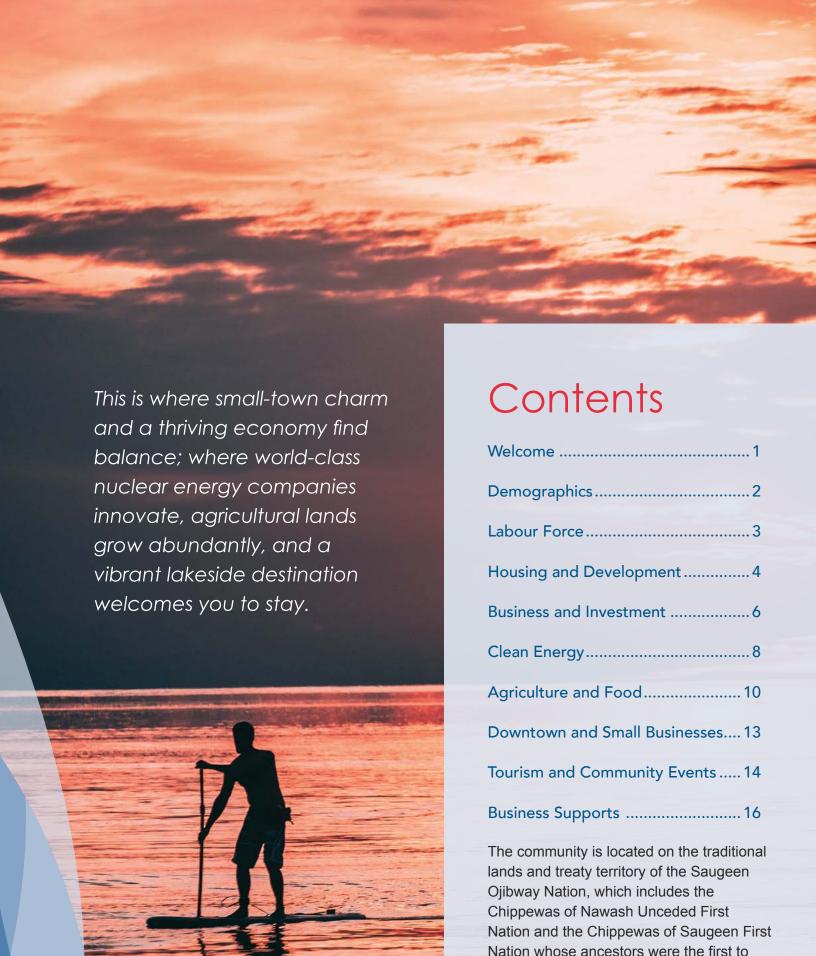












inhabit, care for and live on this land.

# Welcome to the Municipality of Kincardine

A thriving community, currently housing one of the largest infrastructure projects in Canada; the Municipality of Kincardine has promising growth and development potential. We are located along the beautiful shores of Lake Huron in southern Bruce County.

Home to a world-class nuclear energy cluster and known for our stunning natural landscapes, robust agriculture sector, rich Scottish heritage and beloved community events, Kincardine has become an attractive destination for tourists, businesses and individuals seeking a high quality of life.

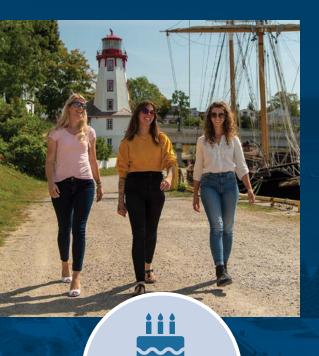
Whether you're looking to start a small or medium sized business, open a new franchise location, explore opportunities in the various business parks, or simply looking to learn more about our local economy and housing, this is a good place to start.

[21] **Tiverton** Owen Sound Kincardine **Barrie** 9 **Municipality of Kincardine** Lake Huron Toronto Kitchener • Lake Ontario Hamilton <sup>1</sup> 208 Km ondon Sarnia Lake Erie Windsor

We are conveniently located about three hours northwest of Toronto, with easy access to Kitchener-Waterloo (140km) and London (152 km). With Provincial Highways 9 and 21 in our jurisdiction, our highway commercial area experiences traffic volumes of up to 8,600 vehicles daily\*. If travelling by boat or plane is more your style, the Kincardine Marina or Kincardine Municipal Airport can welcome you when weather conditions allow.

Ideally located — you can get everywhere, including international airports, in about three hours or less. And getting around the community, to and from shopping, work, or the beach, never takes more than a few minutes.

\*Source: MTO data 2019





Median Age

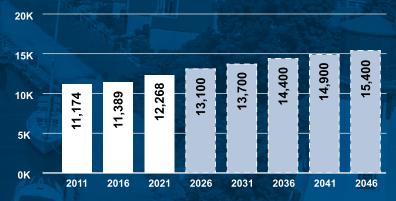


# **Demographics**

Businesses thrive in the Municipality of Kincardine because people thrive in our community. Here, residents enjoy the laid-back lifestyle of a lakeside community while taking advantage of the various amenities, natural landscapes, and incredible trails.

The Municipality of Kincardine is a growing community with just over 12,000 residents, up 7.7% from 2016. It's anticipated that our population will continue to grow as people from the GTA and southwestern Ontario relocate to this area for work and to enjoy a more relaxed lifestyle.

### Population and Projected Growth\*



\*Source: 2011 to 2021 population counts from Statistics Canada Census data. 2026 to 2046 growth projections from Bruce County.



### Household Income by Number of Households

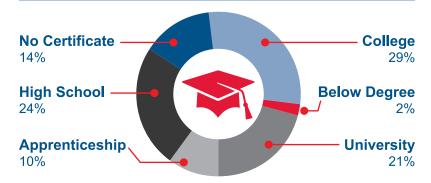


### Labour Force

One of Canada's leading energy clusters is centred in the Municipality of Kincardine. The labour force is well-educated, with over half having graduated from a university or college program.

This skilled, full-time population creates opportunities while taking advantage of a prosperous, local agri-business sector.

### **Highest Educational Attainment**



The Top 10: Labour Force by Industry

Ranking	Labour Force Size	Industry
1	1,455	Utilities
2	635	Retail
3	565	Health Care
4	530	Construction
5	370	Accommodation
6	340	Professional Services
7	335	Agriculture
8	280	Education
9	215	Other
10	205	Manufacturing

Our workforce is well diversified with a notable proportion working in utilities, retail, healthcare, and construction.

### Learning and **Training Facilities:**

#### **Fanshawe College**

(satellite site) 385 Queen Street, Kincardine

**UBC Local 222 Training Centre** 

385 Queen Street, Kincardine

**Bruce Power Training Facility** 

380 Gary Street, Kincardine

NII's Advance **Technology Campus** 117 Farrell Drive, Tiverton

**VPI Working Solutions** 385 Queen Street, Kincardine



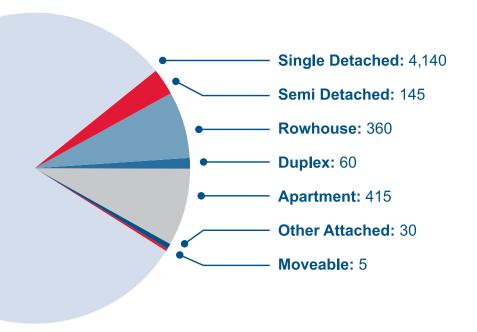
Photo credit: Fanshawe College

# Housing and Development

With growing industries and businesses, the Municipality is working to increase the housing supply and expand the range of housing options available in the community. We are interested in working with developers to address our housing shortages, challenges and needs. This is particularly important to assist with workforce attraction and provide more housing options, sizes and price points for our community.

### Housing Type by Structure

The Municipality is working to diversify our housing supply, as currently over 80% of the housing units consist of single family homes.





Number of Households



4,125

Homeowners



1,035

Renters



\$578,000

Median Home Price

RAGBOS 2023



Several new subdivisions are currently underway in Kincardine, Tiverton and Inverhuron, representing approximately 1,700 new residential units. These represent a mix of single family homes, semis, condominiums and apartments.

The Municipality of Kincardine welcomes development in our community. Please contact the Building and Planning department at <u>buildings@kincardine.ca</u> with any development inquiries or proposals. We look forward to working cooperatively towards successful development in our Municipality.



Proposed developments can be viewed on the development dashboard. Scan the QR code or visit www.kincardine.ca/Dev-Dashboard.





### **Business and Investment**

There are numerous business opportunities in the nuclear sector, industrial and manufacturing, commercial and retail, agriculture and culinary, professional services, and more. Kincardine's business environment is healthy, with over 1,400 businesses and growing.

There are many opportunity gaps as the community expands and evolves. Kincardine and Tiverton are poised for growth and ideally positioned to capitalize on the opportunities ahead.

There is positive momentum in the Municipality of Kincardine and thanks to our energy-based economy, we have an exciting year-round market for goods and services. We enjoy and embrace an enterprising legacy here and that makes Kincardine a prime location for startups and business expansion.

There are opportunities for new retail, commercial, and restaurants for our highway commercial areas and downtown core, as well as industrial opportunities in the business parks. Reach out today to explore further, and let us help bring your business aspirations to life.

#### Kincardine is a Great Place to Invest

- Major Canadian nuclear cluster with plans for future expansion.
- Investment and development readiness.
- Vibrant tourism sector with accommodations, extensive lakefront and beaches, and communities with character.
- Agriculture, agri-business, local food production, and strong cannabis sector.
- High degree of cultural diversity in the community compared to other rural areas.
- Recent investments in water, sewer, natural gas, fibre optics, and other infrastructure.





# Top 8 Businesses by Industry



















What's equally appealing is our capacity for supporting new entrepreneurs and their families — this is a business community as well as a family-oriented community.

# Clean Energy

Here, clean energy is created to power the Province of Ontario.

Bruce Power is one of the largest operating nuclear facilities in the world — its eight reactors generate approximately 30% of Ontario's electricity. The Municipality of Kincardine is a proud host to this internationally recognized facility, which is creating clean energy and lifesaving medical isotopes.

Bruce Power employs more than 4,200 people full-time; a highly-skilled group of employees. It indirectly creates thousands of jobs through the high concentration of nuclear companies and suppliers supporting the company and Ontario Power Generation.

These companies inject billions of dollars into Ontario's economy annually while producing safe, reliable, and affordable energy with almost no carbon emissions.

In 2016, Bruce Power began the Major Component Replacement (MCR), which is creating 22,000 jobs, adding \$4 billion into Ontario's economy each year. According to ReNew Canada, it's the third largest infrastructure project in the nation. The MCR project extends into 2033.

Visit www.brucepower.com/life-extension-program-mcr-project for more information.









### Bruce C – Planning for the Next Generation

In order to meet the future power needs of the Province, Bruce Power is evaluating the feasibility and impact of expanding its nuclear fleet — adding up to 4,800 megawatt electric (MWe) of new nuclear generating capacity. This project could have significant economic impacts on our region.

Find more information at www.brucepower.com/BruceC.



In 2023, Ontario Power Generation, Laurentis Energy Partners, and Energy Solutions Canada opened a new 42,000 square foot facility in the Bruce Energy Centre Business Park. This new Western Clean Energy and Sorting Facility provides 25 local jobs.



# Agriculture & Food

Agriculture plays a significant role in the Municipality of Kincardine's economy, culture, and community. We are home to some of Ontario's most productive croplands, cattle industries and cannabis facility.

The vision for local agriculture is to be both diverse and strong. While promoting the "family farm" culture, in terms of both intensive and small-scale operations, the agricultural community remains proactive in adopting appropriate advances in environmentally sound methods, practices, and technology.

The agricultural community enjoys and promotes a positive and mutually beneficial relationship with the rural (non-farm) and urban residents of both the Municipality of Kincardine and the County of Bruce as a whole.













# Expanding Our Culinary Horizons

Savour our fresh produce, local cuisine, and abundance of products from our agricultural farmlands.

Whether your interest in food and beverage is with micro breweries, chef, restaurant tour or somewhere in between, there is opportunity to serve our growing community.





## Downtown and **Small Businesses**

Downtown Kincardine has many unique features that make it a great place for residents and visitors, as well as future investment.

The large number of historic buildings add to the cultural heritage, housing a fine mix of boutique shops, services, and restaurants, all providing a variety of amenities for residents and visitors. With its pleasant walkability, vibrant outdoor events, and close proximity to Lake Huron and the harbour, it's no surprise that downtown Kincardine is often listed as one of the best small towns in Ontario.

The Lakeside Downtown Kincardine Business Improvement Area (BIA) is a well-connected and supportive community with over 170 members. The BIA hosts many community events throughout the year and likes to give back to the local community. Come experience this strong, supportive and very active local business community.

For more information on the Kincardine BIA, visit www.lakesidedowntownkincardine.com.

Whatever the season, the Municipality of Kincardine has something to offer. Discover the thriving lakeside downtown shops and dining options, as well as renowned festivals and events.





Source: RT07

# Tourism and Community Events

Located along the shores of Lake Huron at the base of the Bruce Peninsula, you will find idyllic surroundings, sandy beaches, world-class surfing, festive events, live theatre, incredible dining and much more.

Be mesmerized and energized by the pipe band that serenades downtown every Saturday evening in the summer or the annual Scottish Festival. Kincardine is steeped in heritage while welcoming other diverse celebrations and cultural festivities year-round.

For a list of events, visit www.kincardine.ca/visit.

The Municipality is known for its special events – hosting over 70 festivals and community functions that attract tens of thousands of tourists.





### Our Top Tourist Attractions













Most photographed lighthouse in Ontario!





Experience our breathtaking sunsets, natural landscapes and trails. Unite at our spirited festivals, events and Saturday night Scottish pipe band parade.



# **Business Supports**

The Municipality of Kincardine's Economic Development staff is committed to understanding and serving the needs of all businesses, from small operations to large, and international corporations. We actively support your business and help connect you with various resources.

Additionally, the County of Bruce and the Province of Ontario offer programs and services that support business growth and retention. Resources for entrepreneurs, small businesses and targeted industries are available, and we are here to help you.

### A strong network of business organization and resource:

- County of Bruce Business to Bruce
- Municipal Economic Development Staff
- Kincardine & District Chamber of Commerce
- Lakeside Downtown Kincardine BIA
- Bruce Community Futures **Development Corporation**
- Regional Tourism Organization 7



### **Development Lands**

Are you looking to establish or relocate a commercial or industrial business in Kincardine? We offer various development opportunities.

Several privately owned and serviced business park properties are available in the Municipality.

Contact us today for more information about the various business parks and new investment opportunities.

We invite you to contact the Municipality of Kincardine and County of Bruce Economic Development staff. We can provide you with the guidance you need to locate and grow in the Municipality of Kincardine.

#### We're here to support you with:

- · Site selection
- Grant, loan and incentive programs
- Statistics, maps, demographics, and community information
- Connections to local landowners, developers, municipal offices, and real estate
- Business start-up and expansion resources
- Training providers



We're ready for you to visit, to invest... and to call us home.



Contact us today at invest@kincardine.ca to get started.



www.kincardine.ca/invest



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