



Community Profile

Statistics and Facts

Thessalon, Ontario

July 10th, 2019

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1.0 Location Profile

Below is an overview of the local characteristics of Thessalon, including methods of transportation, and common weather conditions the occur within Thessalon and surrounding areas.

Automobiles

The Town of Thessalon is located just off the south side of the Trans Canada Highway. The Trans Canada Highway is the primary route for entering and exiting the Town of Thessalon.

Drive Times

Thessalon is located approximately 80 Kilometers from the city of Sault Ste Marie. Sault Ste Marie is a Canada- United States border city, the border is located 90 Kilometers from Thessalon. As shown in the chart below, Thessalon is located within reasonable day-long driving distance to other big cities, such as Ottawa, Toronto, and Sudbury.

Figure 1-1: Driving Distances

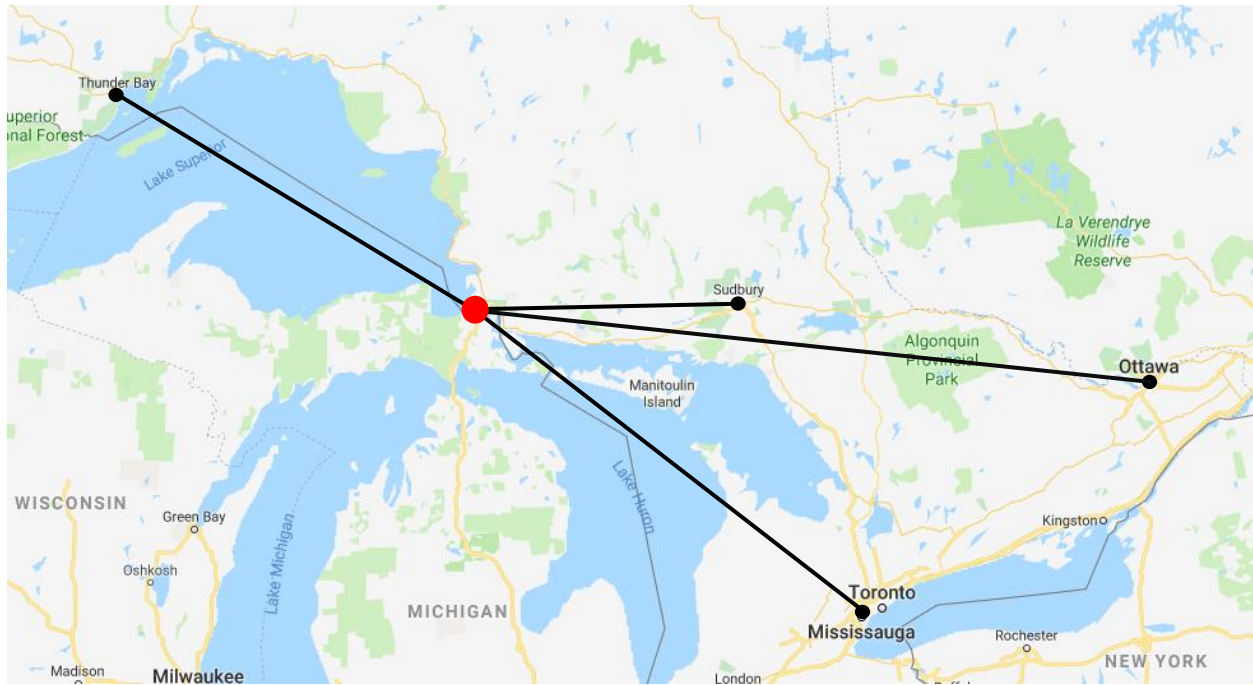
Driving Distances from Thessalon to:	Distance (Km)	Drive time
Sault Ste Marie	85	1hr
Sudbury	220	2hr 30min
North Bay	350	3hr 50min
Ottawa	705	7hr 40min
Toronto	615	6hr 15min
Hamilton	650	6hr 30min
Niagara Falls	710	7hr
Montreal	900	9hr 40min
Quebec City	1150	12hr 15min
Thunder Bay	785	8hr 30min
Detroit (Michigan, USA)	650	6hr 10min
Chicago (Illinois, USA)	850	8hr 30min

Other Transportation

There is currently one bus that stops in Thessalon. Ontario Northland is the only bus company at this time running through Thessalon. The bus makes one stop in Thessalon in front of the Sinton Tavern, on the front side of the building.

Sault Ste Marie Airport

Sault Ste Marie Airport is approximately a 1-hour and 20-minute drive from Thessalon. Sault Ste Marie Airport has daily flights to Toronto, Sudbury as well as Thunder Bay. From these locations there are direct flights to locations all across the globe. The airlines that fly out of the Sault Ste Marie Airport are, Air Canada, Bearskin Airlines, Porter, and Sunwing Airlines.

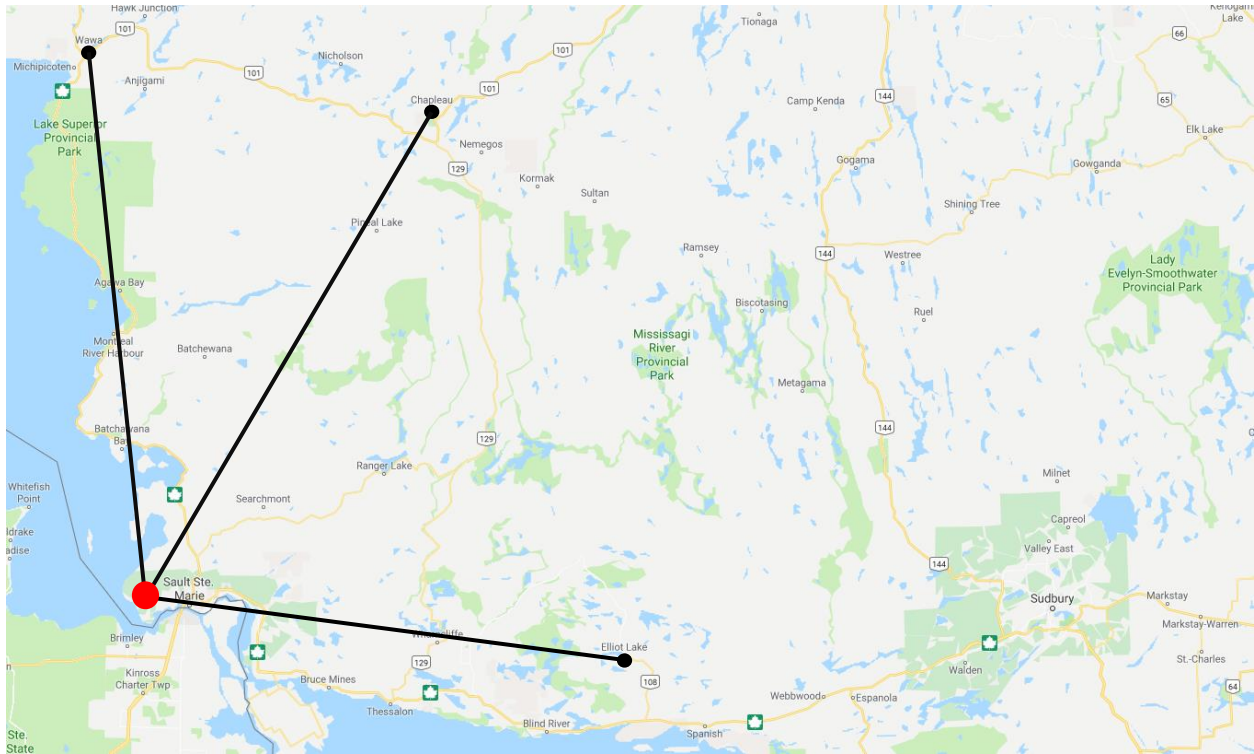
Figure 1-2: Flight Times (Regional)

The red dot indicates the Sault Ste Marie Airport, the following is a list of flight times to each of the other locations.

Figure 1-3: Flight Times (Regional)

Flying distances from Sault Ste Marie to:	Distance (km)	Flight Time
Thunder Bay	785	1hr 10min
Sudbury	220	50min
Ottawa	705	2hr 20min
Toronto	615	1hr 30min

As shown above, most of these flights are under 2 hours. Many of these locations are over seven-hour drives, and in the winter that can be challenging for drivers so often people fly to these locations during the winter, as well as in the summer.

Figure 1-4: Flight Times (Local)

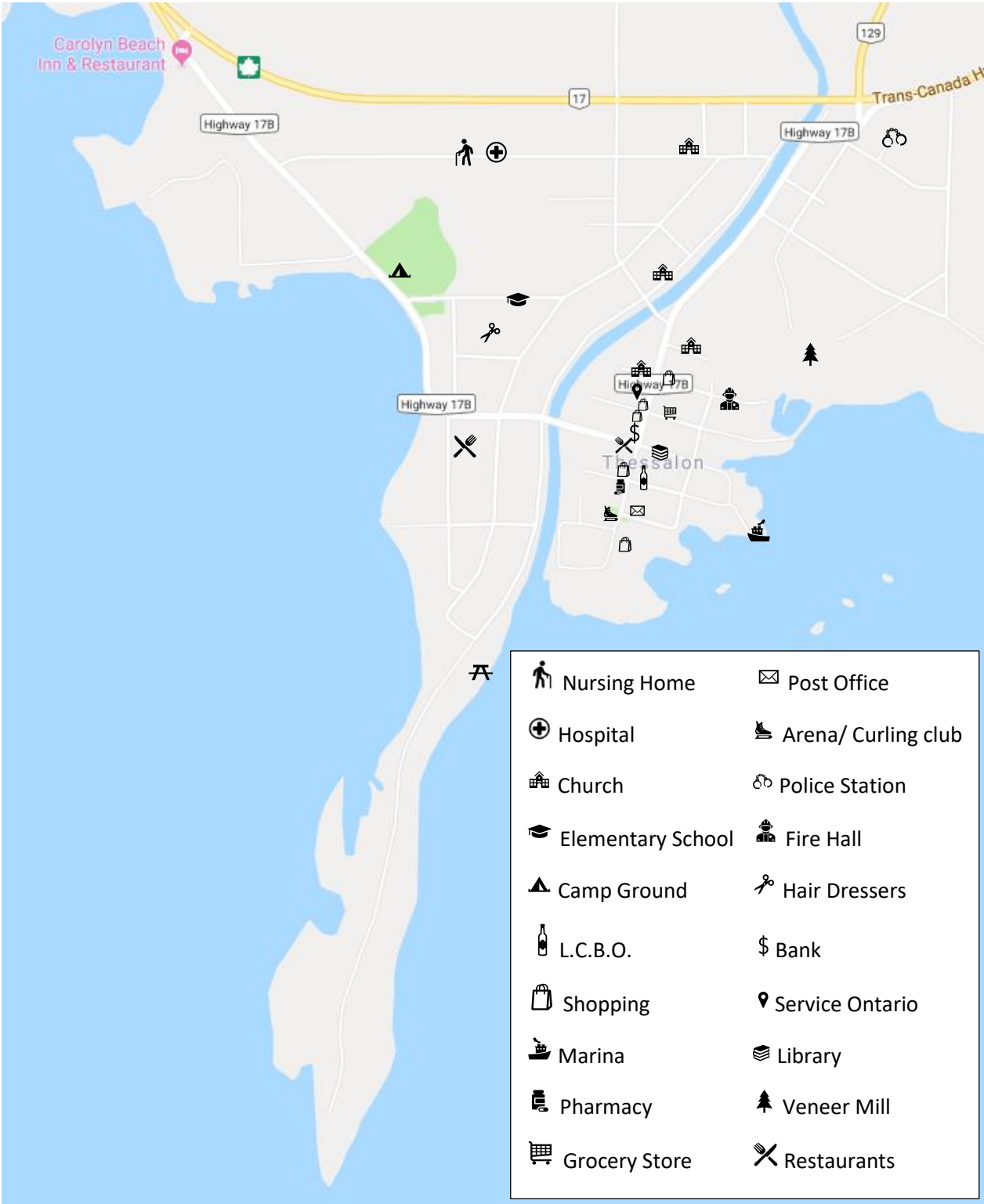
The red dot indicates the Sault Ste Marie Airport, the following is a list of flight times each of the other locations.

Figure 1-5: Flight Times (Local)

Flying distances from Sault Ste Marie to:	Distance (km)	Flight Time
Wawa	230	1hr 40min
Chapleau	315	1hr 50min
Elliot lake	200	1hr 30min

As shown above, all these flights are under two hours. These locations are all relatively close, but as stated before in the winter it can be challenging to get around, depending on the weather.

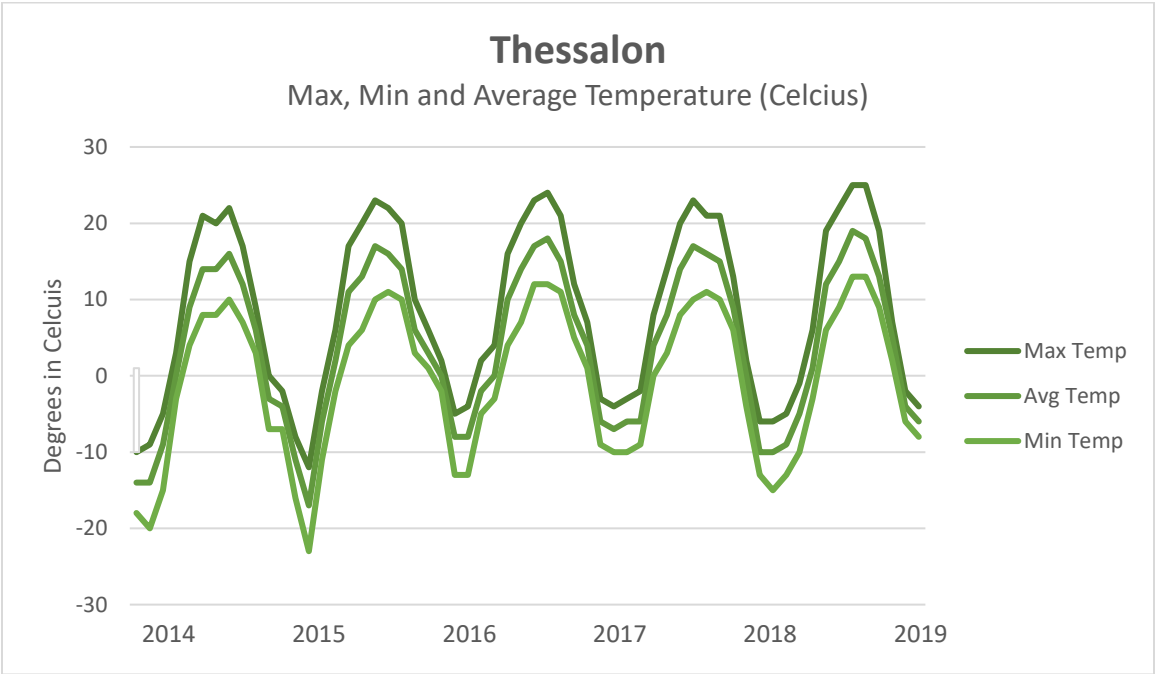
Figure 1-6: Local Amenities in Thessalon



Weather

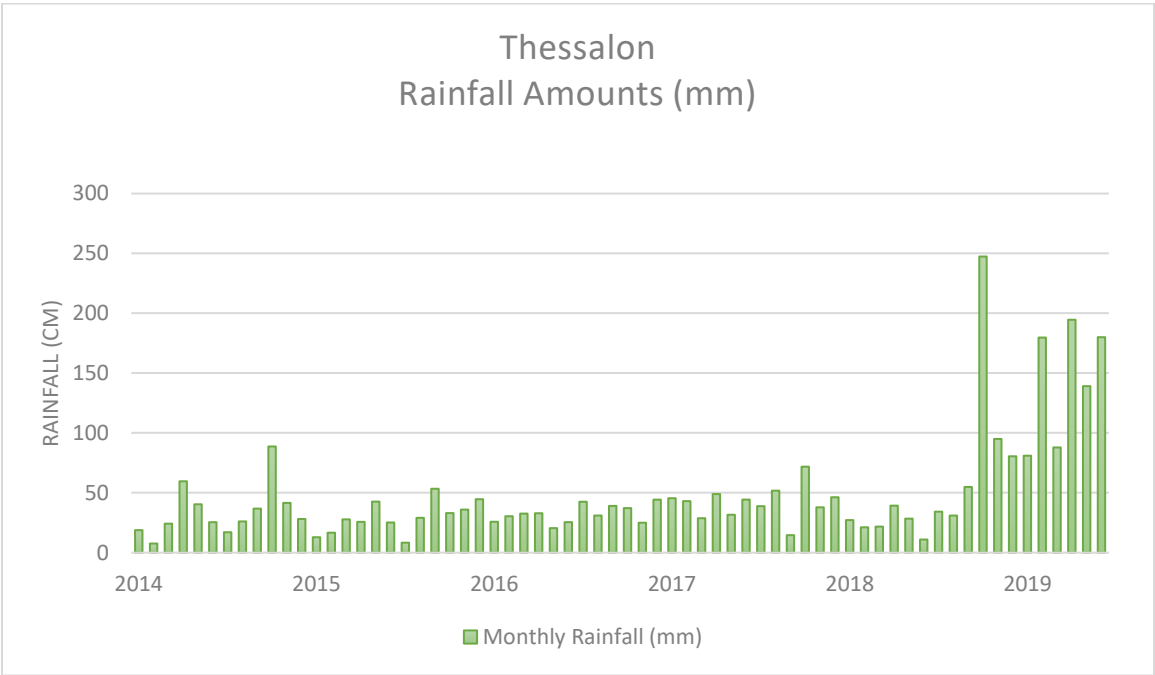
Thessalon has four distinct seasons, winter, spring, summer, fall. The following tables display the temperature, rainfall, and snowfall levels in Thessalon over the last five years.

Figure 1-7: Historic Temperature Patterns in Thessalon



SOURCE: Government of Canada

Figure 1-8: Historic Rainfall Amounts in Thessalon



SOURCE: Government of Canada

Figure 1-9: Historic Snowfall Amounts in Thessalon



SOURCE: Government of Canada

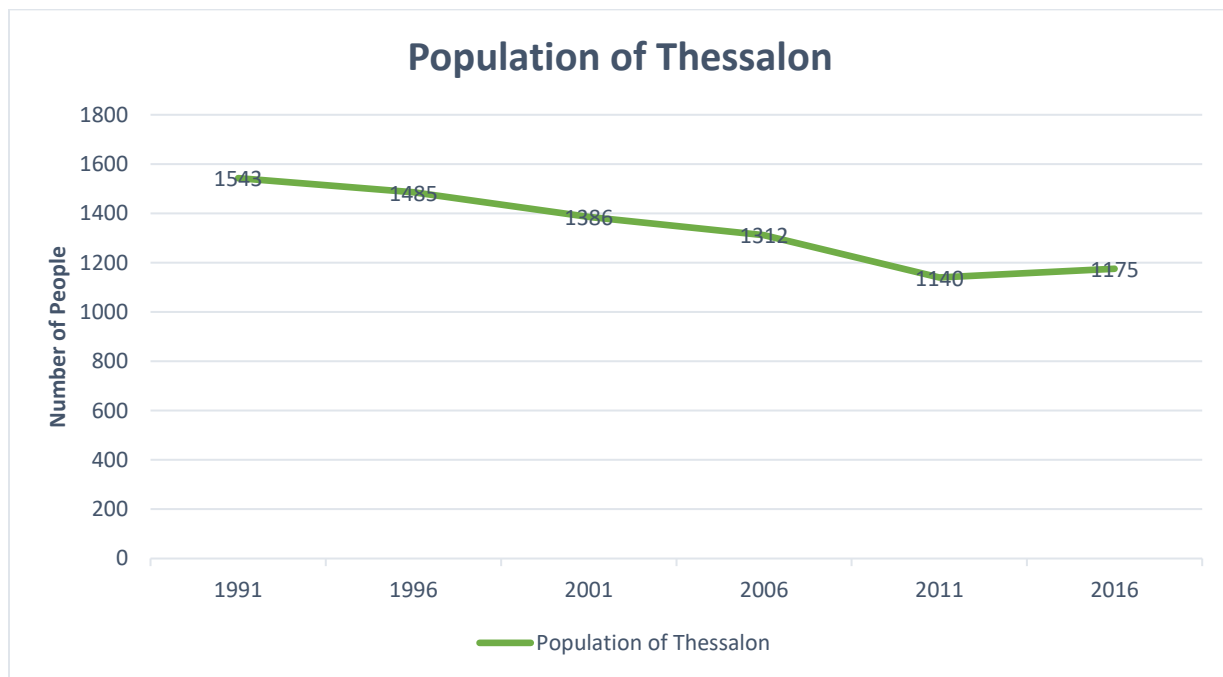
2.0 Demographic Profile

This section is to provide an overview of Thessalon's residential composition.

2.1 Population Change

In the period of 1991- 2016, Thessalon has experienced an overall decrease of 3.35%, decreasing from a 1991 population of 1543 to a 2016 population of 1175. This represents a slow annual decrease of 1.06 on average. As shown the population has been slowly but steadily decreasing, with the exception of a brief increase in 2016.

Figure 2-1: Thessalon's Population (1991-2019)



SOURCE: Census Canada

Figure 2-2: Population Change

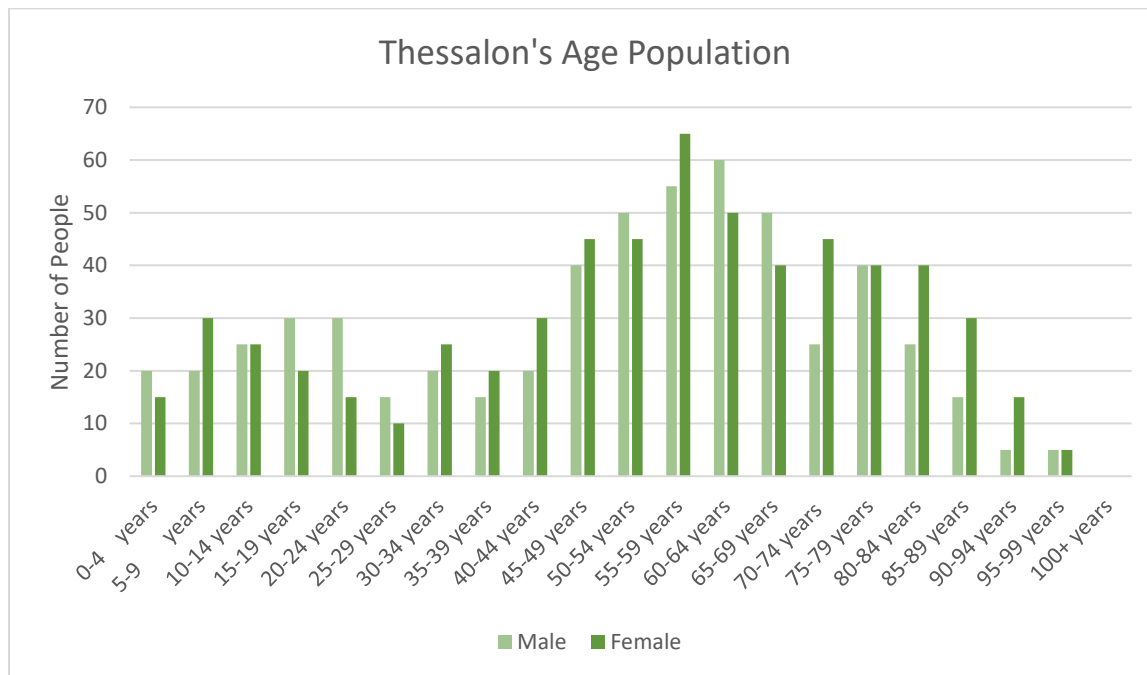
	1991	1996	2001	2006	2011	2016	1991-2016
Thessalon	1543	1485	1386	1312	1140	1175	-368
Thessalon % change	-	-1.04%	-1.07%	-1.06%	-1.15	+0.97%	-3.35%

SOURCE: Census Canada

2.2 Age Profile

The following graph visualizes the population of Thessalon, Organized by age and gender. As shown, Thessalon has a relatively high proportion of people aged between 45 and 80. This increase of people in that age group suggests that the Town of Thessalon is attractive to household as they approach the later portion of their working years right into retirement. There is opportunity for Thessalon to prioritize initiatives to attract young families with children to ensure long term community stability as well as ensuring the town has enough young children to keep Thessalon Public School open.

Figure 2-3: Thessalon's Age Population

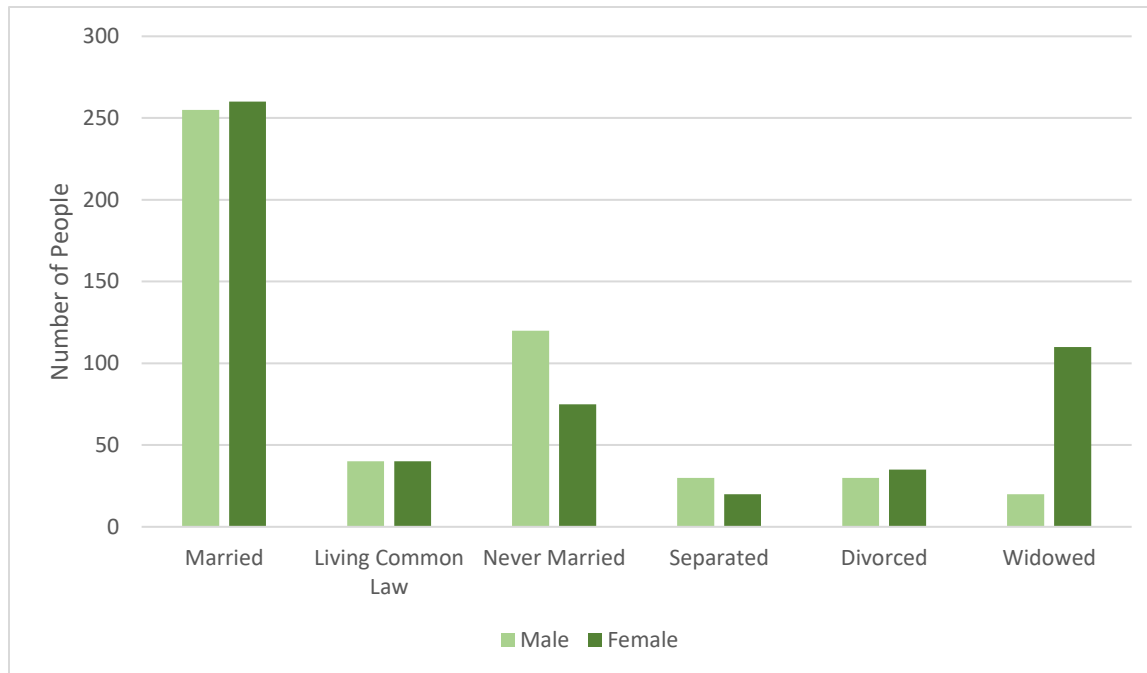


SOURCE: Canada 2016 Census

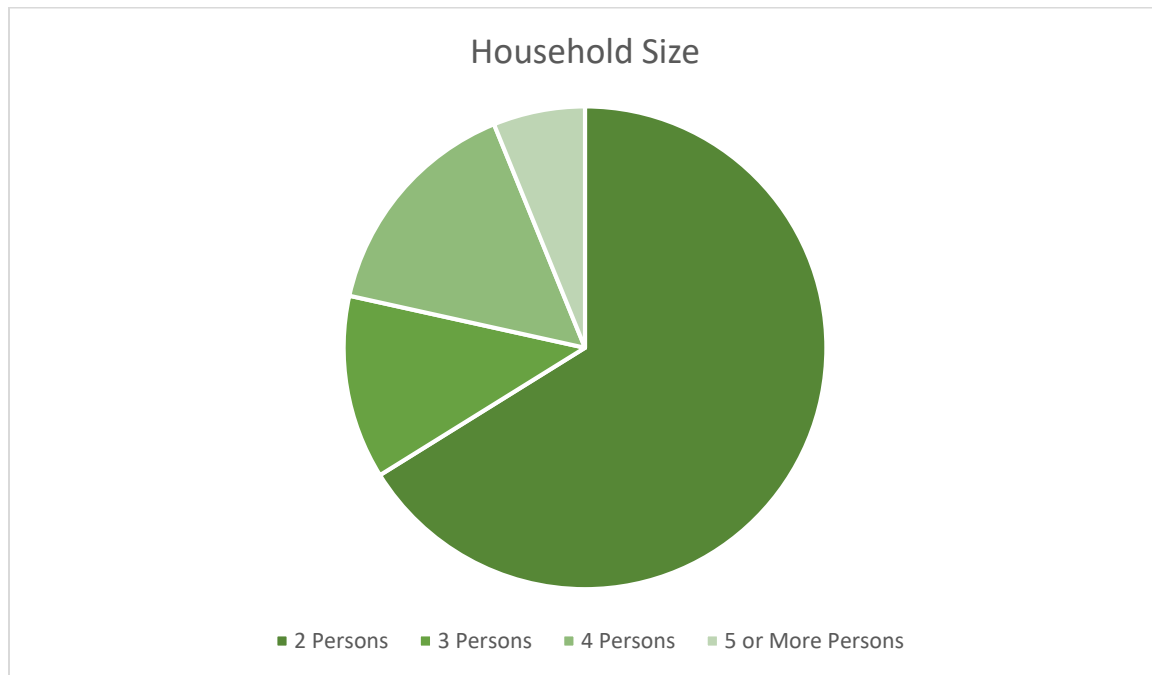
2.3 Household Profile

As shown below, married people are at a significantly higher rate than people who are not married. There are 585 married people in Thessalon, and 195 people who have never been married.

Figure 2-4: Marital Status



SOURCE: Canada 2016 Census

Figure 2-5: Household Size

SOURCE: Canada 2016 Census

Thessalon has 175 couples without children and 100 couples with, below is a chart of couples with children, below that is a chart of single parents.

Figure 2-6: Couple Census Families

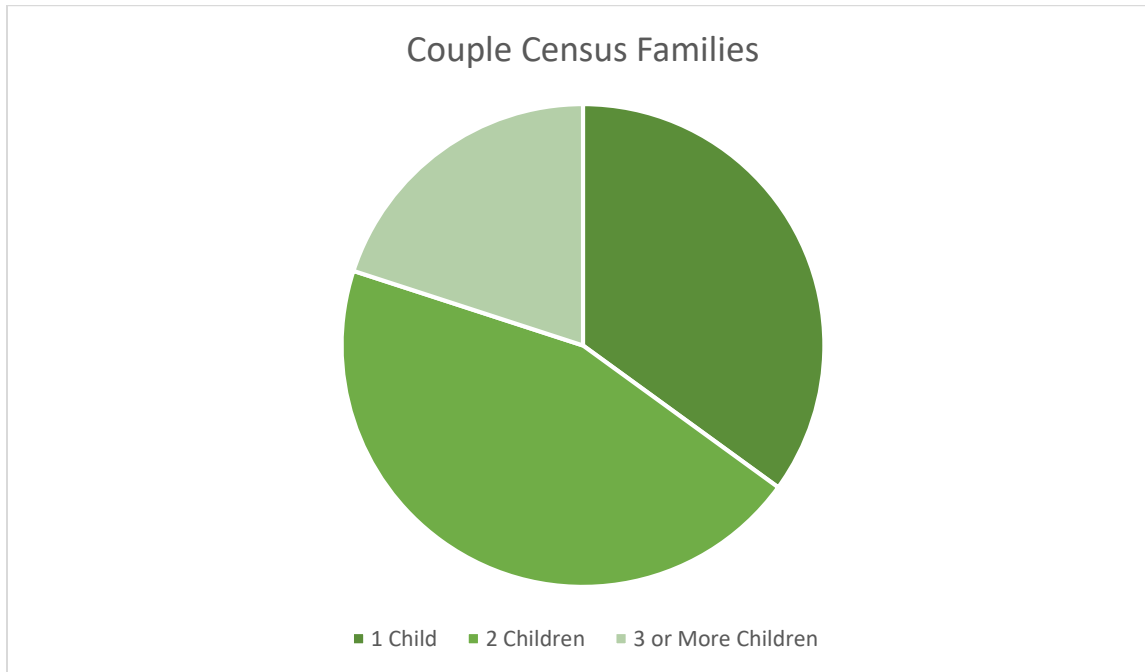
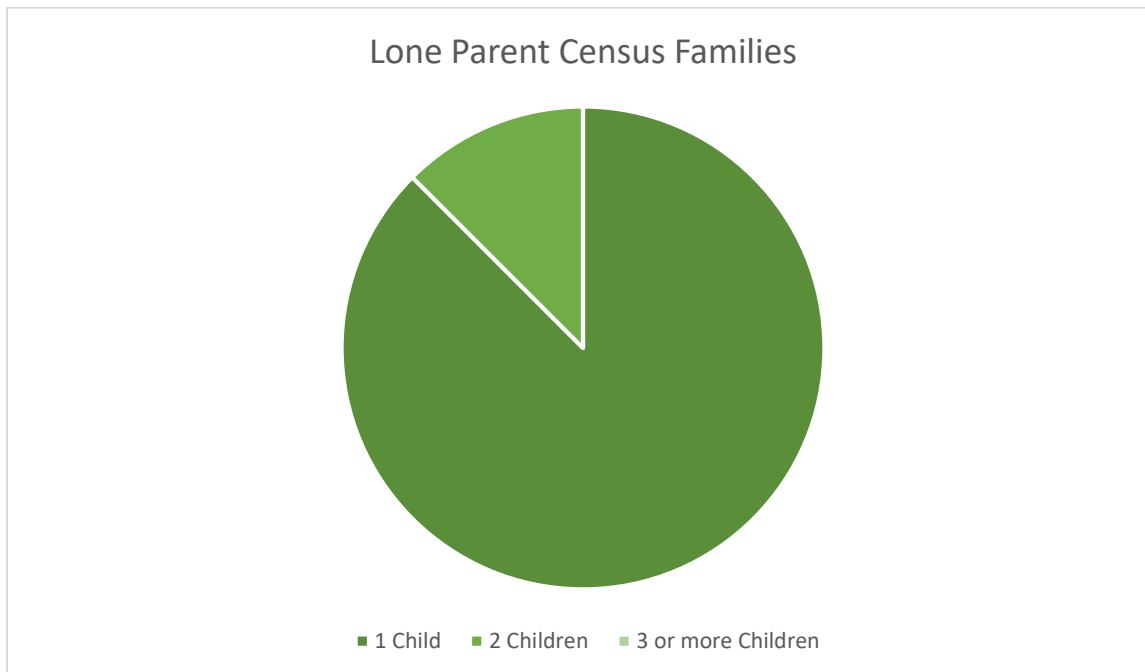


Figure 2-7: Lone Parent Census Families



SOURCE: Canada 2016 Census

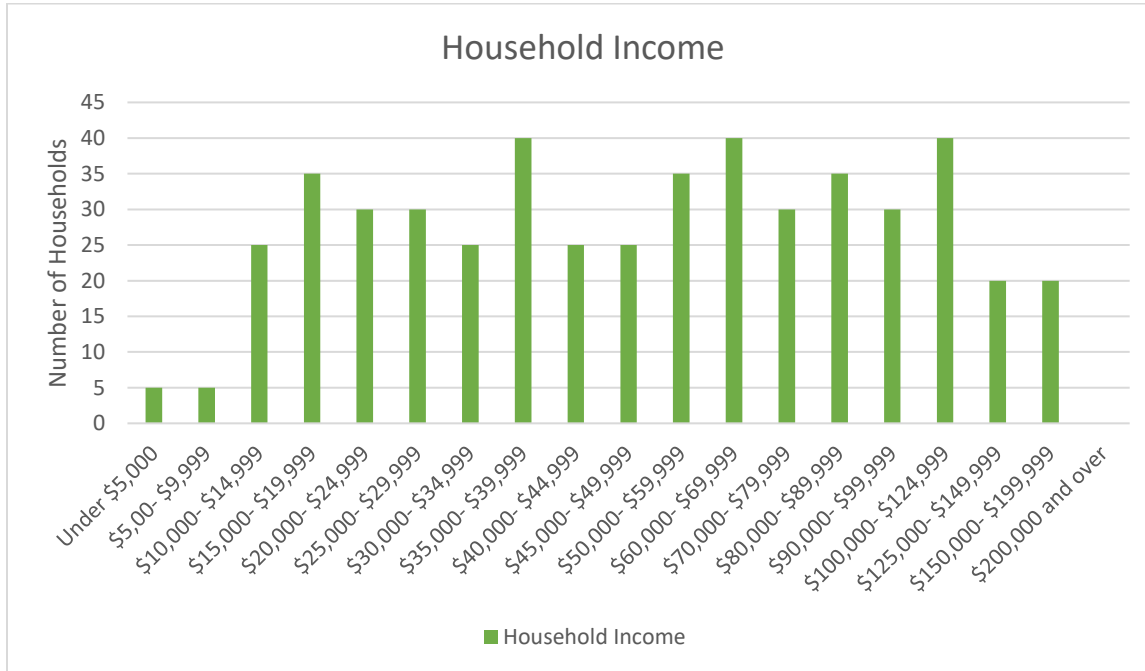
2.4 Income

The following chart shows the average individual incomes made by people who live in Thessalon, the average income made in Thessalon is \$30-\$50,000.

Figure 2-8: Individual Income (2016)



SOURCE: Canada 2016 Census

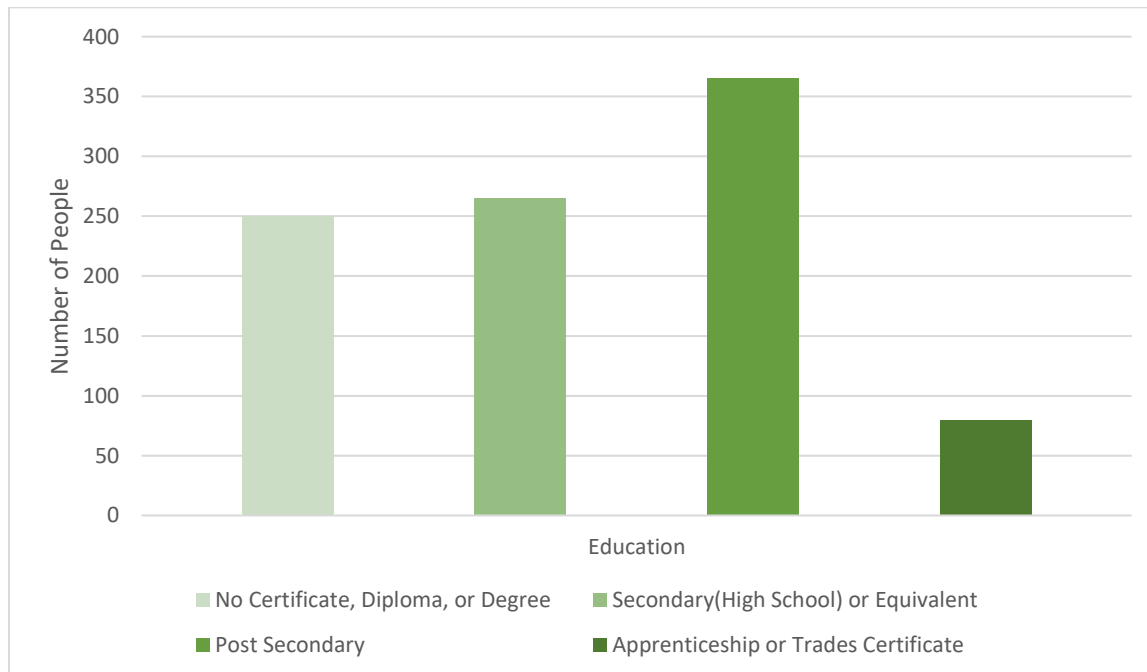
Figure 2-9: Household Income (2016)

SOURCE: Canada 2016 Census

2.5 Education

Majority of Thessalon's residents are educated. A lower portion of Thessalon's residents hold no certificates, compared to those residents who do hold certificates. 23% of Thessalon's residents have their high school diplomas and equivalent, 31% of Thessalons residents have completed post secondary education.

Figure 2-10: Highest Achieved Level of Education



SOURCE: Canada 2016 Census

2.6 Ethnicity and Language

Some 97.6% of the population of Thessalon speaks English or French as their first language, 2.4% of people speak neither English nor French as their first language and would consider themselves and the minority of Thessalon.

3.0 Community Profile

The purpose of this section is to provide an understanding of the amenities offered in the Town of Thessalon. This section will highlight the different facilities within Thessalon.

3.1 Business Inventory

Based on business listing information held by the Town of Thessalon there are and range of businesses in Thessalon.

The results of the Town of Thessalon's inventory shows that there is a total of 16 businesses in Thessalon, including retail stores, food retail stores, accommodations, and other businesses.

Retail/ Service Commercial Inventory

A total of 13 retail/ service businesses were identified in the Town of Thessalon.

Figure 3-1: Commercial Inventory

Store Category	Number of Businesses
Food Store Retail	1
Non- Food Store Retail	6
Service	6
Total:	13

Accommodation Facilities

Thessalon offers three accommodation facilities throughout the town, including one campground, one hotel and one nursing home.

- Thessalon Lakeside Park Campground
- Carolyn Beach Inn and Restaurant
- Algoma Manor Nursing Home

3.2 Community Facilities

Educational Institutions

Thessalon is home to Thessalon Public School located at 90 Stanley Street. This school enrolls students from Junior Kindergarten to Grade 6. Once kids are in grade 7, they are moved to Central Algoma Intermediate School (C.A.I.S.) in Desbarats located at 32 Kensington Road. Students complete grades 7 and 8 at CAIS and then graduate into the high school division know as Central Algoma Secondary School (C.A.S.S.) also located at 32 Kensington Road in Desbarats. C.A.I.S. and C.A.S.S. are approximately 25 minutes from Thessalon.

Religious Institutions

Thessalon is home to 5 Churches, to provide religious services to the residents.

Figure 3-2: Churches

Church	Location
Church of Christ	9 Albert Street
St Ambrose Church	290 Water Street
Church of the Redeemer	257 Main Street
Zion United Church	224 Main Street
Thessalon Bible Chapel	11 Huron Street West

Landfills

Thessalon offers weekly garbage pick up as well as recycling, as well as a transfer site that is located just outside Thessalon at 499 River street.

Community Centres

- **Thessalon Lakeside Park Campground** is located at 100 Lakeside Drive and is equipped with two baseball fields as well as a children's play area.
- **Thessalon Memorial Community Arena** is located 132 Main Street and has one ice surface as well as a canteen and an upper deck area used for viewing the ice surface as well as fundraisers and a meeting space.
- **Thessalon Municipal Marina** is located at 40 Algoma Street and has a meeting space upstairs in the main building as well as facilities such as bathrooms, showers, laundry and WIFI for sailors to use.
- **Thessalon Fitness Centre** located at 333 River Street. The fitness center is fully equipped with workout equipment for all ages.

Emergency Facilities

Police

Police services for Thessalon are provided by the Ontario Provincial Police's Thessalon Detachment, located at 424 Case Street North.

Fire

Fire services for Thessalon are provided by Thessalon's Volunteer fire department, located at 10 Genelle Street East.

Medical

Emergency Medical Service's are provided by Algoma District Services who operate a medical station at 237 Federation Street.

Hospital

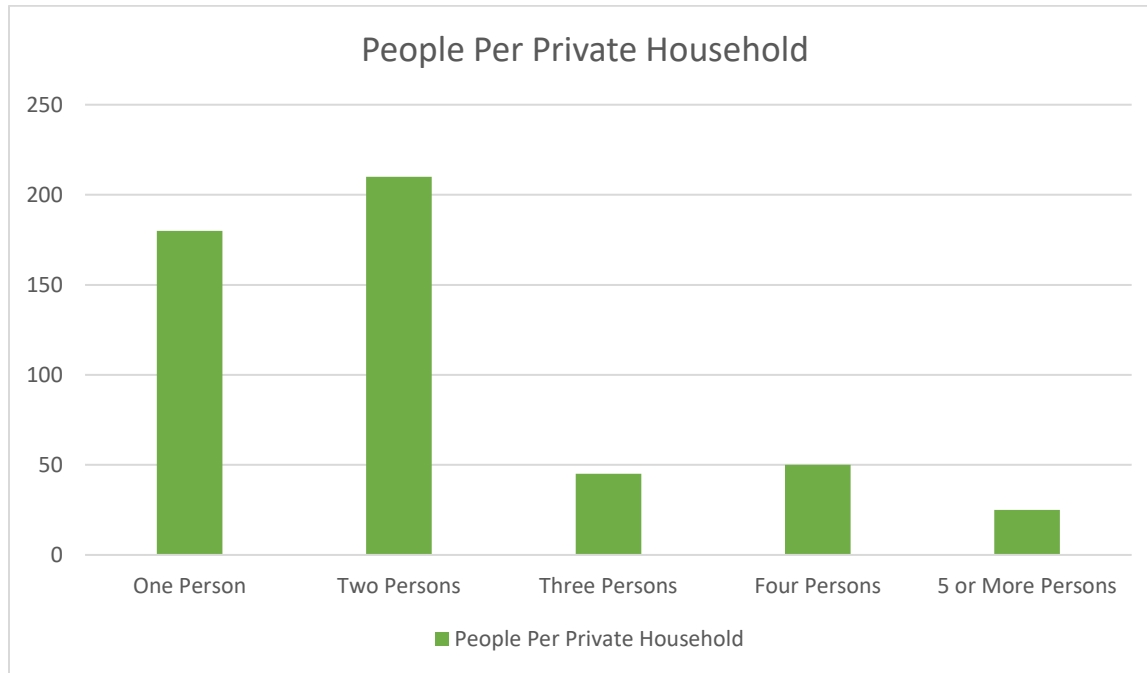
Thessalon Hospital is located at 135 Dawson Street, Provided by North Shore Health Network.

4.0 Real Estate Market

4.1 Existing Housing Stock

Thessalon is home to 510 private households, below is a graph to breakdown how many people are living in each private household.

Figure 4-1: People Per Private Household



Between the years 2016 and 2017 property owners in Thessalon will notice an increase of an average of 2.1%. According to the Municipal Property Assessment Corporation (MPAC), the assessed value of a typical residential home in Thessalon is \$89,000. Thessalon is located on Lake Huron and has many waterfront homes, a typical resident on the water is assessed at an average value of \$248,000. On average 2 dwellings are started every year.

4.2 Property Tax Rates

Figure 4-2: 2017 Property Tax Rate by Class

Asset Type	Thessalon
Residential	0.01606422
Commercial	0.2141842
Industrial	0.02103288

SOURCE: Town of Thessalon

Figure 4-3: 2017 Residential Property Tax

Municipality	Average Residential Assessment (2017)	Tax Rate	2017 Property Tax
Thessalon	\$89,000	0.01606422	\$1430

SOURCE: Town of Thessalon

5.0 Opportunity Analysis

5.1 Location Quotient Analysis

Based on Information from the 2016 Census which identifies all employment in a given municipality, the following positions are categorized according to the North American Industry Classification System (NAICS).

Figure 5-1: Thessalon Local Jobs

NAICS Category	Number of Jobs in Thessalon
11 Agriculture, forestry, fishing and hunting	10
21 Mining, quarrying, and oil and gas extraction	15
22 Utilities	0
23 Construction	30
31-33 Manufacturing	115
41 Wholesale trade	0
44-45 Retail trade	30
48-49 Transportation and warehousing	30
51 Information and cultural industries	10
52 Finance and insurance	25
53 Real estate and rental and leasing	0
54 Professional, scientific and technical services	10
55 Management of companies and enterprises	0

56 Administrative and support, waste management and remediation services	0
61 Educational services	25
62 Health care and social assistance	90
71 Arts, entertainment and recreation	10
72 Accommodation and food services	10
81 Other services (except public administration)	15
91 Public administration	15

SOURCE: Canada 2016 Census

As shown above, these findings show that although Thessalon has a relatively small employment base, some contributing factors are that Thessalon's population is made up by a substantial number of retired residents whom are not actively involved in the workforce.

Despite these limitations the analysis shown above indicates that Thessalon has a relatively high (i.e. Higher than 50) concentration of employment in the following categories:

- Manufacturing
- Health Care and Social Science

5.2 Sector Opportunities in Thessalon

Based on Previously identified factors (i.e. demographic, economic, transportation and community amenities) there are several opportunities available to The Town of Thessalon to improve its ability to attract new businesses as well as new homeowners. Thessalon has evolved into a town that is equally made up of retirees, as well as people whom are still contributing to the work force. Thessalon is also equipped with many recreation centres, community gardens, a public school, public beaches as well as three emergency services.

Commercial Opportunities

Thessalon has a small number of private commercial companies, these companies are primarily composed of restaurants, and small retail stores. These companies are located on Main Street. Thessalon could pursue opportunities to attract large business chains as there is a reasonably sized piece of land along the side of Highway 17, a perfect location for a gas station or a fast food chain. These efforts may be used to also attract new residents to Thessalon.

Tourism Opportunities

Thessalon benefits tremendously from its unbeatable location on Lake Huron. However, the town itself has minimal tourism opportunities to encourage visitors to return or to stay and spend time in Thessalon. The town could defiantly benefit by further marketing the beautiful beaches and parks that are naturally there to offer. If the town was to partner with a new local attraction (i.e. a golf course) it would encourage passer byes to spend the night in Thessalon increasing revenue for restaurants as well as hotels and the said attraction itself. As Thessalon is located so beautifully on Lake Huron if new development was added to attract people into town it could be used as a “get away” town for people in the surrounding areas who are looking for a small get away not to far from home, but one that has lots to offer. If new development came into partnership with an amenity that is already offered by the town it would offer a large range of new employment as well as a significant amount of new investments.

