

Clarington Community Profile

Business Friendly. Investment Ready.



Clarington



**Invest
Clarington**

Welcome to Clarington, a thriving community that proudly embraces its reputation as a **business-friendly** and **investment-ready** destination.

Clarington is experiencing a rush of growth which began during the COVID-19 pandemic and shows no signs of stopping. Our community is attracting a talented new workforce and celebrating as their ambitions take root in our municipality. This growth brings a wonderful opportunity for new economic and employment opportunities.

With partnership and collaboration with the local business community and the Region of Durham, we saw municipal water and sewer services extended to the South Courtice Business area. Also, we unlocked 13 hectares in Bowmanville for industrial development and provided businesses with a direct route to Highway 401 by extending the dead-end Lake Road to Bennett Road.

Currently, downtown Bowmanville is in the midst of an exciting revitalization, with existing businesses expanding as new small businesses open their doors.

Looking ahead, our economy will grow in many areas. Clarington plans to develop urban neighbourhoods around

Major Transit Station (GO Train) Areas in Bowmanville and Courtice, adding shovel-ready employment lands to the market and attracting knowledge-based workers and employment opportunities.

The Bowmanville hospital will be upgraded to ensure there is enough room to serve our growing population. Canadian Tire Motorsport Park draws over 500,000 visitors a year, and the park could expand to attract more automotive-inspired tourists and support other industries, including manufacturing research and film production.

We are fostering a diversified economy, focusing on the specific investments we want to invite into the community and building the infrastructure to support them. Clarington has long been the best place to live in Ontario, and now it's also becoming the best place to do business.



Adrian Foster, Mayor
Municipality of Clarington



OUR LOCATION

Nestled along the shores of Lake Ontario and only one hour east of Toronto, Clarington is situated on the eastern most edge of the Greater Toronto Area (GTA).



Distance to major cities:

- | | | |
|------------------------|-----------------------------|-----------------------|
| Toronto: 75km | Niagara Falls: 200km | Detroit: 434km |
| Ottawa: 375km | New York: 790km | Buffalo: 234km |
| Montreal: 470km | Chicago: 888km | |



One hour from Toronto Pearson International Airport. 20 minutes to the Oshawa Airport. 40 minutes to the Peterborough Airport.



Direct access to the 401 and the 407 provincial highways and connected by highways 418 and 115. Clarington offers businesses convenient access to Toronto and Montreal markets.



15 minutes from The Port of Oshawa, commercial harbour and St. Marys Cement deep water port dock.



15 minutes from the Oshawa GO Train and VIA Rail Stations. Future site of two new Major Transit (GO Train) areas.



QUALITY OF LIFE

With a population over 107,000 and growing, Clarington boasts a high standard of living, offering residents a balanced lifestyle with access to both urban amenities and the tranquility of rural landscapes. The Municipality encompasses the historic downtowns and urban centres of Bowmanville, Courtice, Newcastle, and Orono, and over 14 rural hamlets and neighbourhoods, each with its own unique charm.

Residents enjoy a sense of community, with numerous recreational facilities, parks, and trails for outdoor activities. The proximity to Lake Ontario provides opportunities for boating, fishing, and waterfront leisure. Clarington also hosts a number of cultural events, festivals, and fairs throughout the year, fostering a vibrant and inclusive community spirit. Clarington is an ideal place to live, work and do business.



As a destination, Clarington offers a variety of attractions, including Canadian Tire Motorsport Park, Brimacombe Ski Hill, Darlington Provincial Park, and many agri-tourism-related farms and markets. Experience the 'Pick-Your-Own' Capital of Canada and learn more about Clarington's tourism attractions and events by visiting www.clarington.net/Tourism.

OUR DEMOGRAPHICS

Clarington's current population is over 107,000 people and projected to increase to over 221,000 people by 2051, including the creation of 40,400 new jobs. Residential, commercial, and industrial growth will be spurred by several major catalysts, including two new Major Transit Station (GO Train) Areas and other transformative Secondary Plans.



107,000+

Total Population¹



\$112,000

Median Household
Income¹



16,615

Total Visible
Minorities¹



280,000 square feet

of commercial and industrial space approved in 2022



\$86,320,710

value of construction of 22 industrial building permits in 2022



\$19,904,211

value of construction of 52 commercial building permits in 2022



40,400

Jobs Expected to be
Created by 2051¹



75

Business Locations
Opened in 2022²



39.2

Median
Age¹

OUR TALENT

Clarington is home to a population base representing a total labour force of more than 50,000 strong. Businesses in Clarington benefit from access to a strong and diverse talent pool that is highly skilled and educated in numerous industries. With three post-secondary educational institutions located at its doorstep, Clarington businesses have access to workers with the most cutting-edge knowledge in their field. Access to this level talent offers a clear competitive advantage for new and growing businesses in the Municipality.



54,265
Total Labour
Force¹



62.9%
Employment
Rate¹



4.3%
Unemployment
Rate⁴

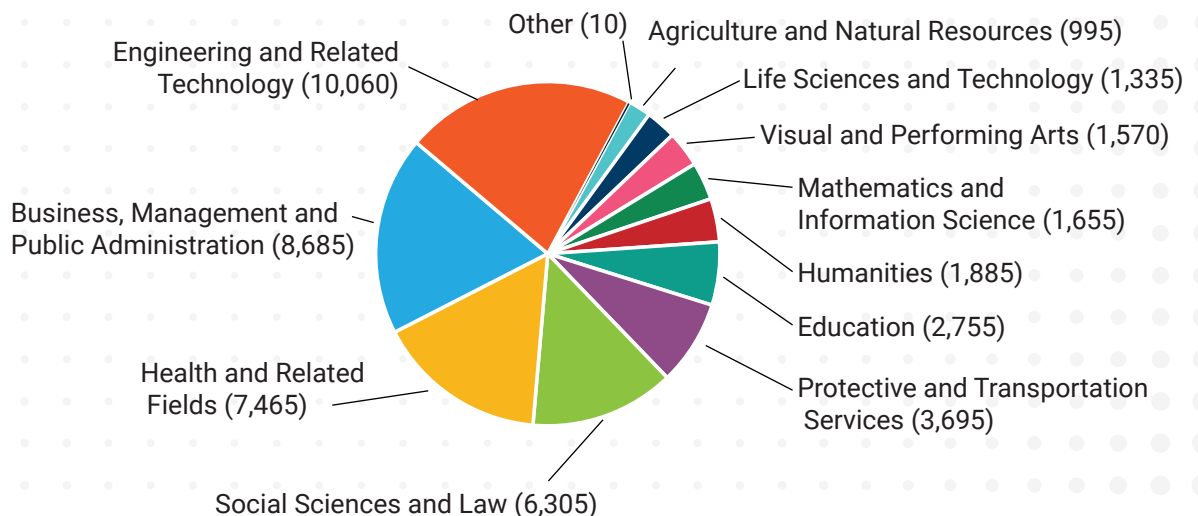
Occupation of Residents by Industry ¹

Industry refers to the general nature of the business carried out by the employer.

Industry	Jobs	Industry	Jobs
Health Care	7,265	Transportation	2,320
Retail	5,945	Finance	2,170
Construction	5,250	Other	2,135
Education	4,420	Wholesale	1,580
Manufacturing	3,685	Information	990
Public Administration	3,555	Arts and Entertainment	985
Professional Services	3,235	Real Estate	920
Accommodation	2,525	Agriculture	730
Administration	2,445	Management	180
Utilities	2,405	Mining	65

Major Fields of Study of Residents ¹

The major field of study chart shows the predominant areas of learning or training of a person's highest completed post-secondary certificate, diploma or degree classified by Statistics Canada.



EDUCATION

Clarington is conveniently located near renowned post-secondary institutions: Durham College, Ontario Tech University, and Trent University, with over 24,000 new students enrolled every year. These institutions offer a wide array of programs and contribute to a well-educated and skilled workforce. Additionally, Clarington promotes lifelong learning through public libraries, adult education programs, and community workshops.

LOCAL ECONOMY

The Municipality has a mix of manufacturing, agriculture, retail, and service sectors. Major employers include energy companies, automotive manufacturers, health services, and educational institutions. Clarington is strategically located along the Highway 401 corridor, making it easily accessible for commuting and attracting businesses to set up operations. The Municipality's economic development initiatives focus on fostering entrepreneurship, innovation, and attracting investment to ensure a prosperous local economy in the following key sectors:



Energy



Transportation



Health Care



Agriculture



Tourism



Manufacturing



Retail

TOP EMPLOYERS

- Ontario Power Generation
- Lakeridge Health, Bowmanville Hospital
- Alpa Pre-Engineered Panel Systems Inc.
- Ell-Rod Holdings Inc
- St. Marys Cement
- Toyota Eastern Canada Parts Distribution Centre
- Canadian Tire Motorsport Park
- Brimacombe
- Cardan Contracting
- Algoma Orchards

Stay up-to-date
on the latest
economic trends
and opportunities
in Clarington.



Invest Clarington

www.investclarington.ca

Clarington

Invest Clarington is an initiative of the Municipality of Clarington's
Economic Development Division within Planning and Infrastructure Services.

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¹Statistics Canada, 2021 Census
²Durham Region, 2022 Business Count
³Envision Durham, Draft Official Plan February 2023
⁴Labour Market Plan 2023, Durham Workforce Authority