

2025

# Clarington Community Profile



# Welcome to Clarington—an energized and rapidly growing community at the eastern gateway to the Greater Toronto Area (GTA).

Clarington is dedicated to fostering business growth while preserving its historic downtowns and cherished rural charm. With a thriving population of over 113,500 and counting, our community offers an exceptional balance of urban convenience and rural tranquility. Key industries in clean energy, agriculture, and advanced manufacturing are thriving, driving innovation and opportunity.

Encompassing 614 square kilometres, Clarington provides businesses with the space they need to flourish. Strategically located along Highway 401 to the south, Highway 407 to the north, Highway 418 to the west, and Highway 35/115 to the east, Clarington is well-connected across Southern Ontario and beyond.

Join the community in Clarington, where business thrives, neighbourhoods flourish, and the future is bright!

*The Municipality of Clarington is situated within the traditional and treaty territory of the Mississaugas and Chippewas of the Anishinabeg, known today as the Williams Treaties First Nations. Our work on these lands acknowledges their resilience and their longstanding contributions to the area now known as the Municipality of Clarington.*

“We’re on a mission to grow sustainably while preserving the exceptional quality of life that defines Clarington. With our population expected to double by 2051, generating over 40,000 new jobs, we’re investing in community safety, recreation and plans for an impressive waterfront development. We’re excited by the incredible opportunities this dynamic growth will bring for both our residents and businesses.”

**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:

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



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



Direct access to provincial highways 401 and 407, as well as connections via 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 Station (GO Train) Areas.



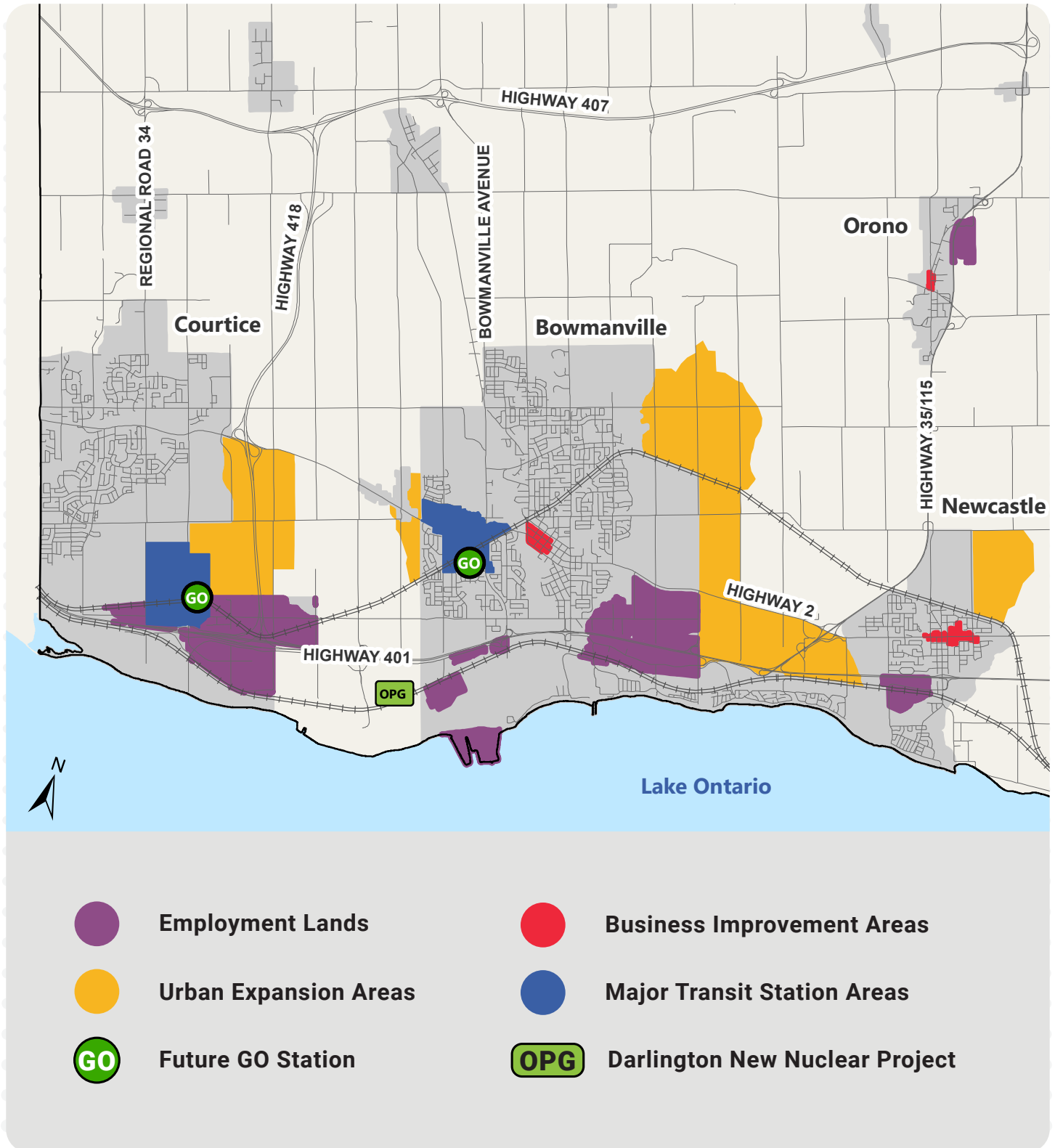
# OPPORTUNITIES AND INVESTMENTS

Clarington is driving investment forward with transformative projects that position the community as a leader in sustainable development and economic progress:

- **OPG Darlington New Nuclear Project:** This groundbreaking initiative involves constructing up to four Small Modular Reactors (SMRs) at the Darlington Nuclear site. The project aims to deploy North America's first fleet of Small Modular Reactors, capable of generating clean electricity for approximately 1.2 million homes. Site preparation is underway, pending regulatory approval.
- **Metrolinx GO East Rail Expansion:** As part of the Lakeshore East Line extension, this project includes new station stops in Courtice and Bowmanville. The expansion promises faster, more frequent rail service, reduced travel time, and enhanced connectivity for Clarington residents.
- **Business Parks:** With competitive real estate prices, Clarington's business parks present prime opportunities for investment and growth.
  - **Energy Park:** A hub of clean energy businesses, home to Ontario Power Generation, East Penn, and Durham York Energy Centre.
  - **Science and Technology Park:** Poised for expansion, with full services expected by late 2026, this park is set to become a centre for innovation.

Each of these initiatives reflects Clarington's commitment to foster sustainable development, drive economic growth, and elevate the quality of life for all residents. Together, these projects pave the way for a vibrant future.

# MAP OF CLARINGTON'S OPPORTUNITIES AND INVESTMENTS



# OUR DEMOGRAPHICS

Clarington's current population exceeds 113,500 people and is projected to grow to over 221,000 by 2051, creating 40,400 new jobs. Residential, commercial, and industrial growth will be driven by several major catalysts, including two new Major Transit Station (GO Train) Areas, the Darlington New Nuclear Project, and other transformative Secondary Plans.



**113,500+**

Total Population<sup>1</sup>



**\$112,000**

Median Household  
Income<sup>2</sup>



**16,615**

Total Visible  
Minorities<sup>2</sup>



**536,000** square feet  
of commercial and industrial space approved in 2024.



**\$47,500,000**  
in new industrial construction value across 37 permits in 2024.



**\$10,000,000**  
of new industrial value across 36 permits in 2024.

The total commercial and industrial square footage approved in 2024 increased by 4.4%, indicating growth in the non-residential market.



**39.2**

Median  
Age<sup>2</sup>



**133**

Business Locations  
Opened in 2023<sup>3</sup>



**40,400**

Jobs Expected to be  
Created by 2051<sup>4</sup>

# OUR TALENT

Clarington boasts a robust labour force of over 54,000, providing businesses with access to a diverse and highly skilled talent pool. With three nearby post-secondary institutions—Durham College, Ontario Tech University, and Trent University—enrolling over 24,000 new students annually, Clarington benefits from a well-educated and skilled workforce. This access to top-tier talent offers a competitive advantage for new and growing businesses.



**54,265**  
Total Labour  
Force<sup>2</sup>



**62.2%**  
Employment  
Rate<sup>6</sup>



**6.8%**  
Unemployment  
Rate<sup>6</sup>



## Top Industry for Jobs

- **Electric power generation, transmission and distribution: 10.4%**<sup>5</sup>



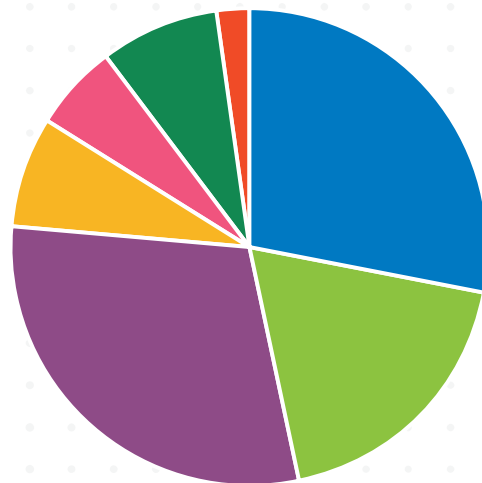
## Fastest Growing Occupations<sup>5</sup>

(2020 to 2023 growth)

- **Finance and Business: 45%**
- **Natural and Applied Sciences: 31%**
- **Administrative and Financial Supervisors: 30%**
- **Law, Education, Social, Community and Government: 27%**
- **Technical Trades and Controllers: 11%**

## Major Fields of Study of Residents<sup>2</sup>

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.



# BUSINESS-FRIENDLY ENVIRONMENT

The Invest Clarington team is committed to supporting businesses throughout the development and construction process, ensuring minimal delays and cutting through unnecessary red tape.

Clarington offers a wide array of opportunities for business growth and expansion, complemented by a dedicated concierge program designed to expedite and streamline qualifying non-residential proposals.

With Invest Clarington, you have a trusted partner focused on fostering success and driving your business forward.

- Concierge service
- Investment attraction
- Site selection
- Community Improvement Plan (CIP) programs and incentives
- Pre-consultation meetings

**Find more information on Development Charges and Building Permits required for your investment needs:**

- [Clarington Building Permits](http://www.clarington.net/BuildingPermits) (www.clarington.net/BuildingPermits)
- [Clarington Development Charges](http://www.clarington.net/DevelopmentCharges) (www.clarington.net/DevelopmentCharges)



# BUSINESS ECOSYSTEM



Clarington boasts a diverse and dynamic economy, with key sectors including manufacturing, agriculture, retail, and services. Major employers in the region include energy companies, automotive manufacturers, health services, and educational institutions. Economic development efforts are centered on fostering entrepreneurship, driving innovation, and attracting investment across these thriving 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

## Future Energy

- The Clean Energy sector is positioned to capitalize on economic opportunities from Ontario Power Generation, including the Darlington Nuclear Station, the Darlington New Nuclear Project (Small Modular Reactors), Medical Isotopes, and supply chain growth.
- **Fact:** OPG Darlington produces 20% of Ontario's electricity, lifesaving medical isotopes, and is leading one of the world's largest investments in new nuclear power with the development of four small modular reactors.

## Agri-Food

- This sector emphasizes attracting advanced technologies, promoting sustainable farming practices, and strengthening local food networks to drive economic growth and resilience.
- **Fact:** Clarington is home to Algoma Orchards, one of Canada's largest apple producers with over 1,600 acres of apple orchards.

## Advanced Manufacturing

- Focused on innovation, this sector aims to incorporate advanced technologies such as automation, robotics, and additive manufacturing to enhance production capabilities.

## Hospitality and Tourism

- This industry is bolstered by its major local attractions, proximity to Lake Ontario and prime agriculture experiences. These features make Clarington a vibrant destination for tourists while fostering local economic growth.

Agri-Food



Future Energy



Advanced Manufacturing



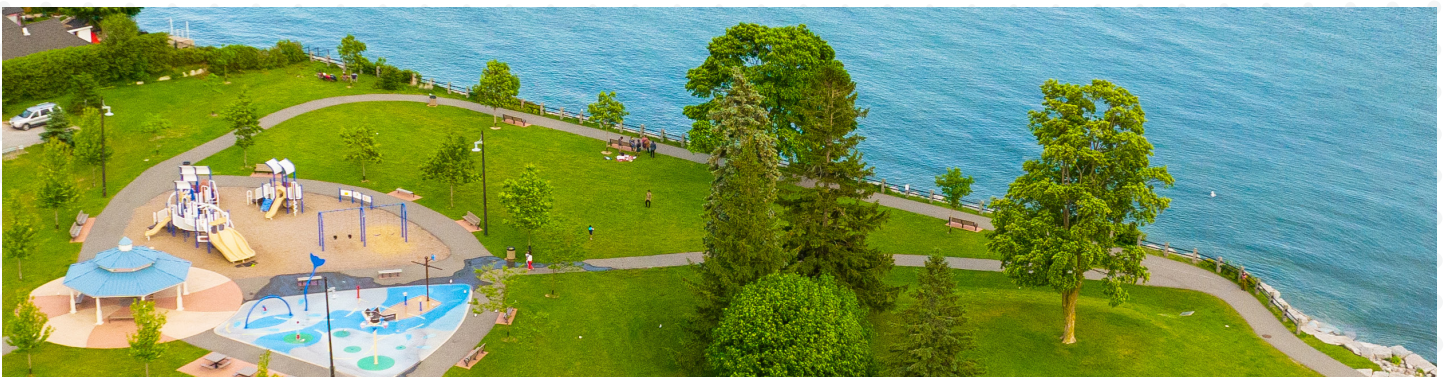


# LIFE IN CLARINGTON

With a population set to double by 2051, Clarington is one of the fastest-growing municipalities in Durham Region with more than 113,500 people across four urban centres and 14 hamlets. Clarington offers a perfect blend of urban living and country charm and is known for its thriving energy and agriculture sectors, and historic downtowns.

Residents enjoy a strong sense of community, ample recreational facilities, and proximity to Lake Ontario for boating and fishing. With attractions like Darlington Provincial Park, Canadian Tire Motorsport Park, and various cultural events throughout the year, Clarington is a vibrant and inclusive place to live, work and play.

**Join us in Clarington, where business thrives, communities flourish, and the future is bright!**



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



# Invest Clarington

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[www.investclarington.ca](http://www.investclarington.ca)

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<sup>1</sup>Statistics Canada Population Estimates  
(Table 17-10-0155-01).

<sup>2</sup>Statistics Canada, 2021 Census

<sup>3</sup>Durham Region, 2023 Business Count

<sup>4</sup>Envision Durham, Regional Official Plan December 2024

<sup>5</sup>Lightcast

<sup>6</sup>Statistics Canada Labour Force Characteristics by  
Census Metropolitan Area (Table 14-10-0461-01)

## Clarington

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