

CLARINGTON

A Community of Collaborative Growth



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Located on the eastern border of the Greater Toronto Area, The Municipality of Clarington is the gateway to opportunity. Clarington is conveniently located along the shores of Lake Ontario and the Highway 401 corridor. Providing a sought after quality of life, direct access to a large market base and investment of infrastructure – Clarington brings great opportunities for future innovation and growth.

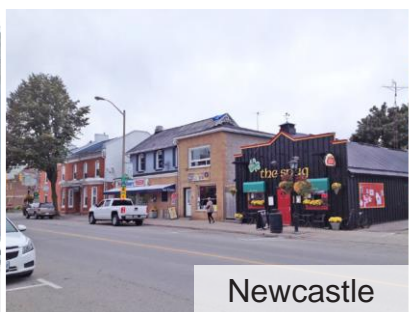
Clarington’s successful blend of urban and rural living provides a diverse business community and unparalleled quality of life. Clarington is the home to Ontario Power Generation’s Darlington Nuclear station providing approximately 20% of Ontario’s current electricity demand. The municipality is also proud to have over 400 working and interactive farms, a blend of vibrant historic downtown cores, a strong a manufacturing base, and excellence in the energy sector.



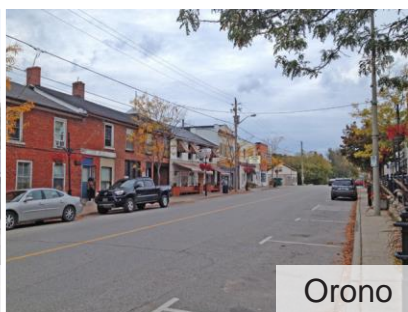
Bowmanville



Courtice



Newcastle



Orono



DEMOGRAPHICS

Population Size and Growth

	2001	2006	2011	2016	2021
Clarington Population	69,834	77,820	84,548	92,013	108,100*
% Change from Previous Census		11.4%	8.6%	8.8%	17.5%*
Durham Region Population	506,901	561,258	608,124	645,862	809,990**
% Change from Previous Census		10.7%	8.4%	6.2%	25.4%
Ontario Population	11,410,045	12,160,282	12,851,821	13,448,494	14,980,422***
% Change from Previous Census		6.6%	5.7%	4.6%	11.4%**

Average Household Income

	Clarington	Durham Region	Ontario
Average Household Income	\$109,266	\$106,886	\$97,856

Source: Statistics Canada 2001, 2006, 2011, 2016

*Estimated Hemson

**Source: Durham Regional Official Plan Amendment No. 128

***Statistics Canada Estimates and Ontario Ministry of Finance projections



EDUCATION & LABOUR FORCE

Labour Force

	Clarington	Durham Region	Ontario
Population aged 15 years +	74,065	523,485	11,038,440
In the labour force	51,440	352,750	7,141,675
Employed	47,650	324,375	6,612,150
Unemployed	3,785	28,380	529,525
Not in the labour force	22,620	170,735	3,896,765
Participation rate	69.5%	67.4%	64.7%
Employment rate	64.3%	62.0 %	59.9%
Unemployment rate	7.4%	8.0%	7.4%

Source: Statistics Canada - Census 2016

Labour Force by Occupation

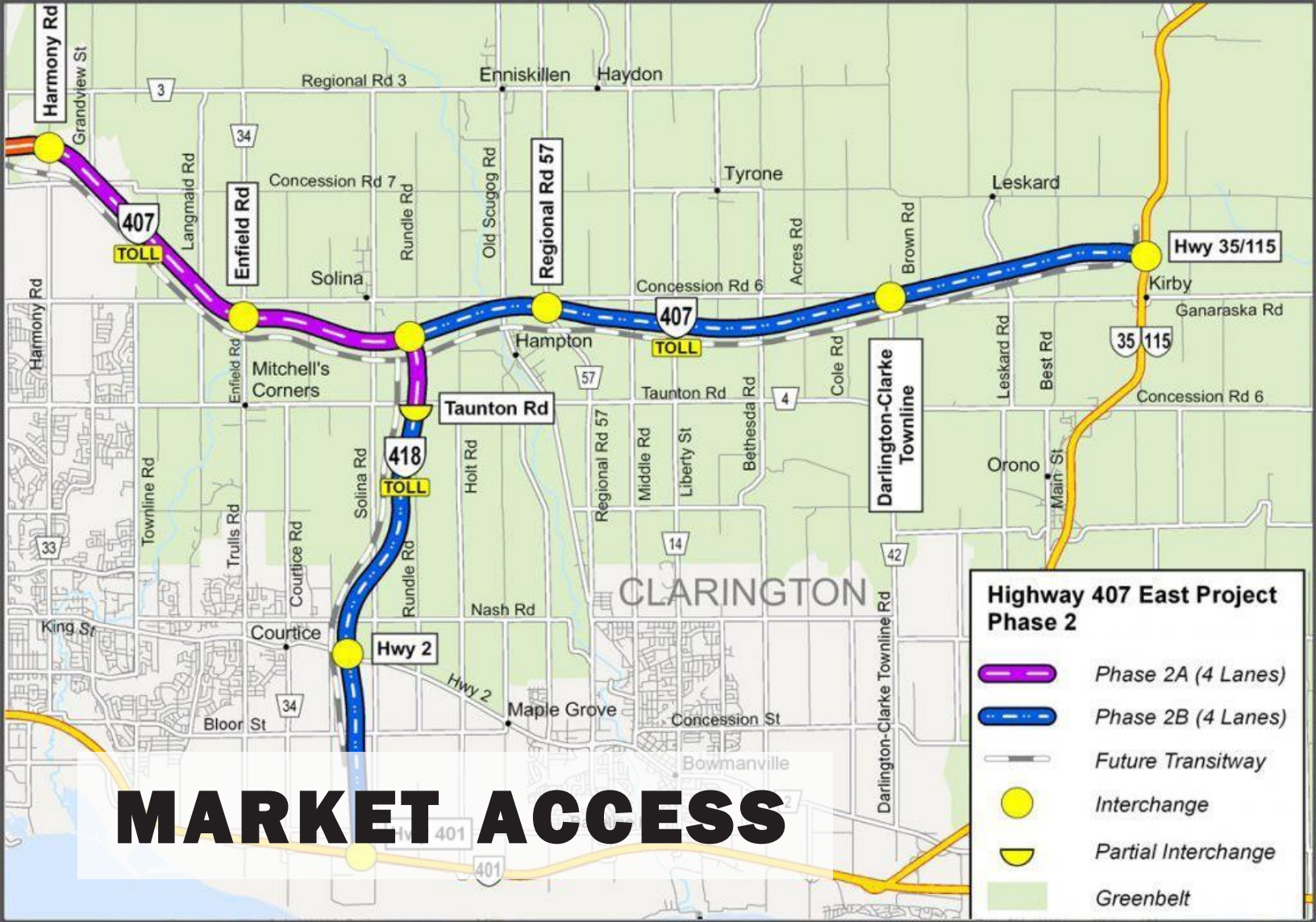
Industry	% of jobs in Clarington	Average Salary
Utilities	12.7%	\$113,470
Retail trade	12.6%	\$27,713
Health care and social assistance	10.9%	\$41,069
Construction	10.1%	\$61,734
Accommodation and food services	9.6%	\$15,689
Educational services	6.8%	\$61,736
Manufacturing	5.4%	\$53,083
Public administration	3.9%	\$58,156
Wholesale trade	3.9%	\$60,019
Professional, scientific and technical services	3.5%	\$56,204
Transportation and warehousing	3.1%	\$37,322
Other services (except public administration)	2.8%	\$32,133
Finance and insurance	2.4%	\$56,476
Administrative and support, waste management and remediation services	2.2%	\$47,750
Real estate and rental and leasing	2.1%	\$40,894
Arts, entertainment and recreation	2.1%	\$30,324
Agriculture, forestry, fishing and hunting	2.1%	\$26,707
Unclassified	1.8%	\$50,889
Information and cultural industries	1.8%	\$53,223
Mining, quarrying, and oil and gas extraction	0.0%	Insf. Data

Source: OMAFRA Analyst Data, 2018

Commuting Patterns

	Clarington	Clarington %
Employed labour force aged 15 years and over in private households with a usual place of work	39,180	100.0%
Commute within Clarington	11,025	28.1%
Commute within Durham Region	18,320	46.8%
Commute outside of Durham Region	9,715	24.8%
Commute to a different province or territory	115	0.3%

Source: Statistics Canada - Census 2016



Highways

Ontario Highway 401
Highway 407 Express Toll Route*
Highway 418 (Tolled link from 401-407)
Ontario Highway 35/115

Distance to Markets

Distance to Major Centres

	Distance from Clarington
Toronto	74 Km
Kingston	186 Km
London	259 Km
Ottawa	366 Km
Windsor	426 Km
Montreal	466 Km

Distance to Border Crossings

	Distance from Clarington
Niagara Falls, ON / Niagara Falls, NY	204 Km
Queenston, ON / Lewiston, NY	205 Km
Fort Erie, ON / Buffalo, NY	238 Km
Ivy Lea, ON / Alexandria Bay, NY	250 Km
Prescott, ON / Ogdensburg, NY	285 Km
Windsor, ON / Detroit, MI	455 Km



Airports

Airport Distance

	Type	No. of Runways	Distance from Clarington
Pearson International	International	5	80 km
Oshawa Municipal Airport	General	2	25 km
Peterborough Municipal Airport	General	2	45 km
Billy Bishop Toronto City Airport	International	2	80 km

Sea Ports

Sea Port Distance

	Entry From	Depth	Distance from Clarington
St Marys Cement	Lake Ontario	29 ft	0 km
Oshawa Harbour	Lake Ontario	27 ft	20 km
Port of Toronto	Lake Ontario	27 ft	75 km

Rail

Railway systems

	Type
Canadian National (CN) Railway	Class I Freight
Canadian Pacific (CP) Railway	Class I Railroad
*GO Transit	Commuter Train
Oshawa Intermodal Hub	Rail Spur

* 2 new GO Train stations planned for Clarington - one in Courtice and one in Bowmanville.

* Projected to open in 2030.



LOCAL ECONOMY

The population of Clarington is now over 100,000 and expected to increase by more than 45% by the year 2031. With a community of over 6,000 businesses and growing workforce, Clarington offers what investors, businesses and employees desire: unique quality of life, affordability, proximity to market and amenities, business support and a progressive, engaged community.

Clarington's economic strength stems from a diverse business community. The municipality has more than: 100 manufacturers, 400 working farms, over 20 Tourist attractions and 300 retailers including three unique historic Downtowns. The main economic drivers are the energy and agriculture sector.

Community growth brings infrastructure investment. Several of Canada's largest infrastructure projects in Clarington help lay the foundation for attracting investment. Over \$14 billion has been invested, creating thousands of jobs. Projects include: Ontario Power Generation's Darlington Nuclear Generation Station's refurbishment which will extend station operations for 30 more years; The recently completed Highway 407 east extension; and plans are underway to extend the GO Train to Clarington, with two stations projected to be in service by 2030. It is estimated that over 60 development sites will surround these stations – creating opportunity for investment and job creation.

The Province is also investing in the redevelopment of the Bowmanville Hospital. An anticipated \$300 Million dollar project. The development plans are expected to include the construction of a new hospital wing which is expected to include a new Emergency Department, new surgical services, Critical Care Unit and inpatient units, and Diagnostic Imaging.

Contact the Clarington Board of Trade & Office of Economic Development and you'll find a team driven by purpose, professionalism and passion. CBOT challenges status quo every day as it supports existing and future business investment. Your opportunity awaits... in Clarington!

Major Employers

Name	Sector	No. of Employees (Approximate)
Ontario Power Generation	Energy	2,500
Municipality of Clarington	Government	700
Lakeridge Health Corporation - Bowmanville	Health	370
Ell-Rod Holdings	Manufacturing	120
Algoma Orchards	Food Processing	120
St Marys Cement	Manufacturing/Aggregates	120

Clarington’s business community consists of over 6,000 businesses, covering a diverse range of sectors. 97% of our economy consists of small business - under 20 employees.

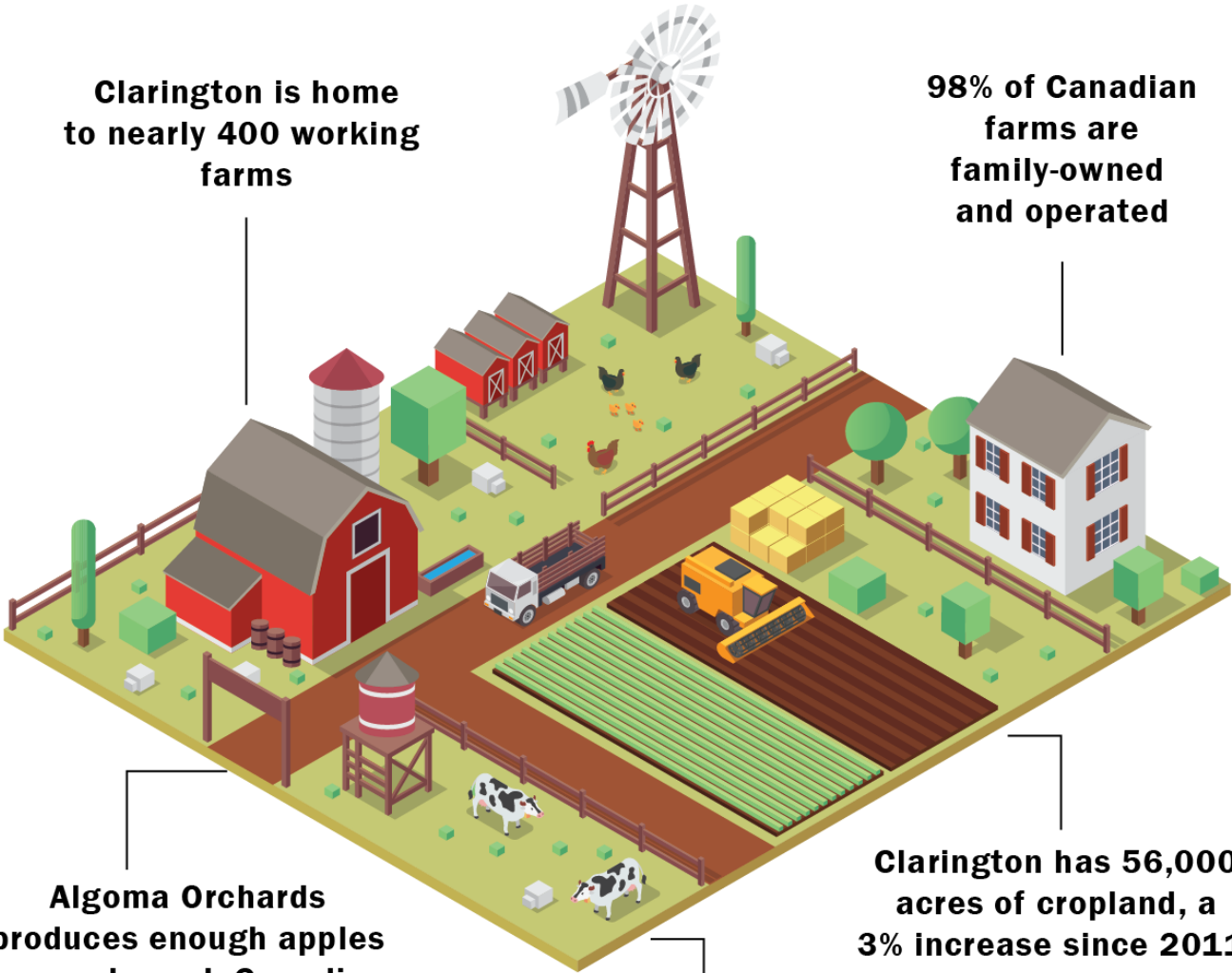


Major Sectors

Agriculture in Clarington

Clarington is home to nearly 400 working farms

98% of Canadian farms are family-owned and operated

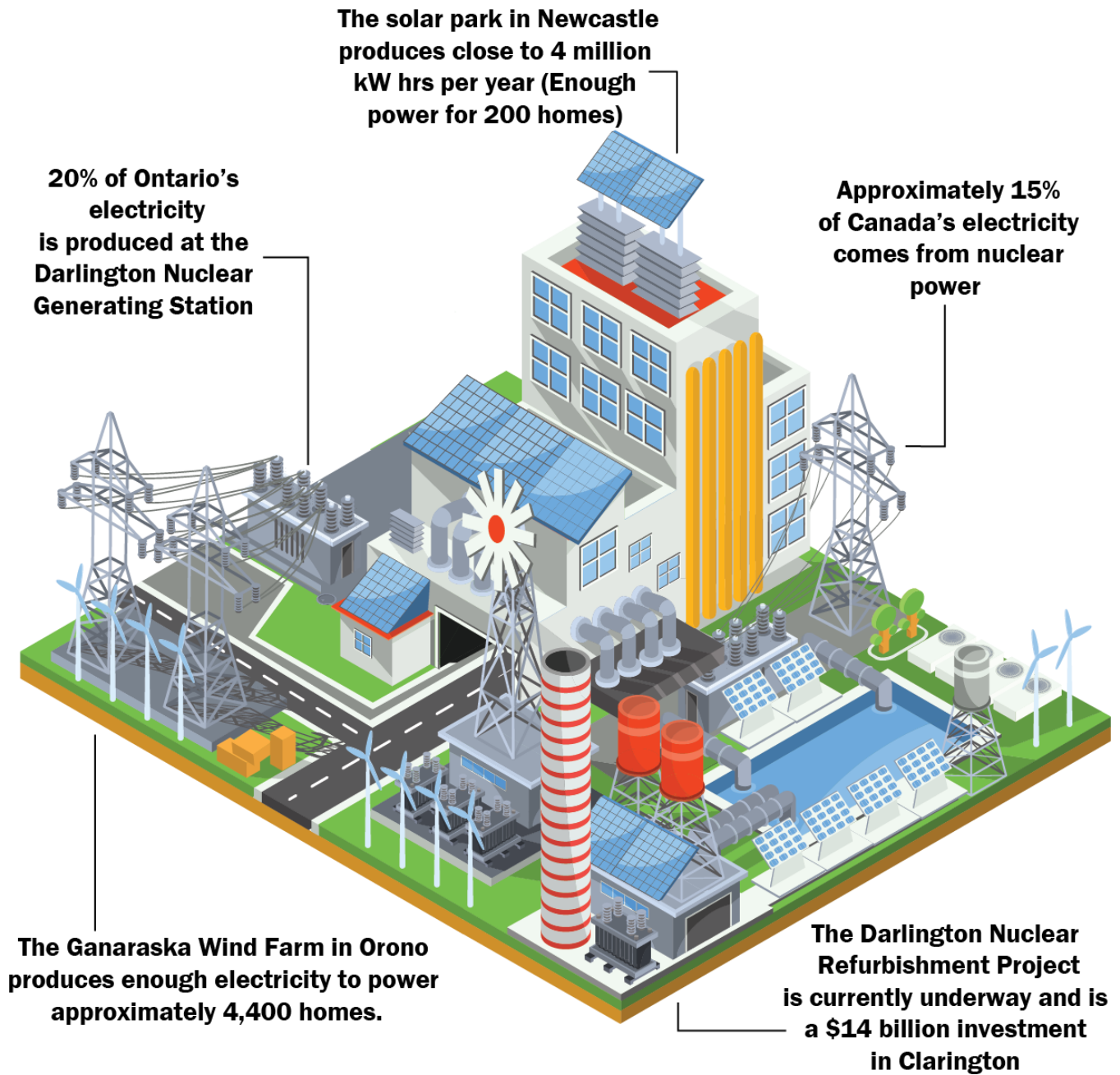


Algoma Orchards produces enough apples to supply each Canadian with 2 apples every year

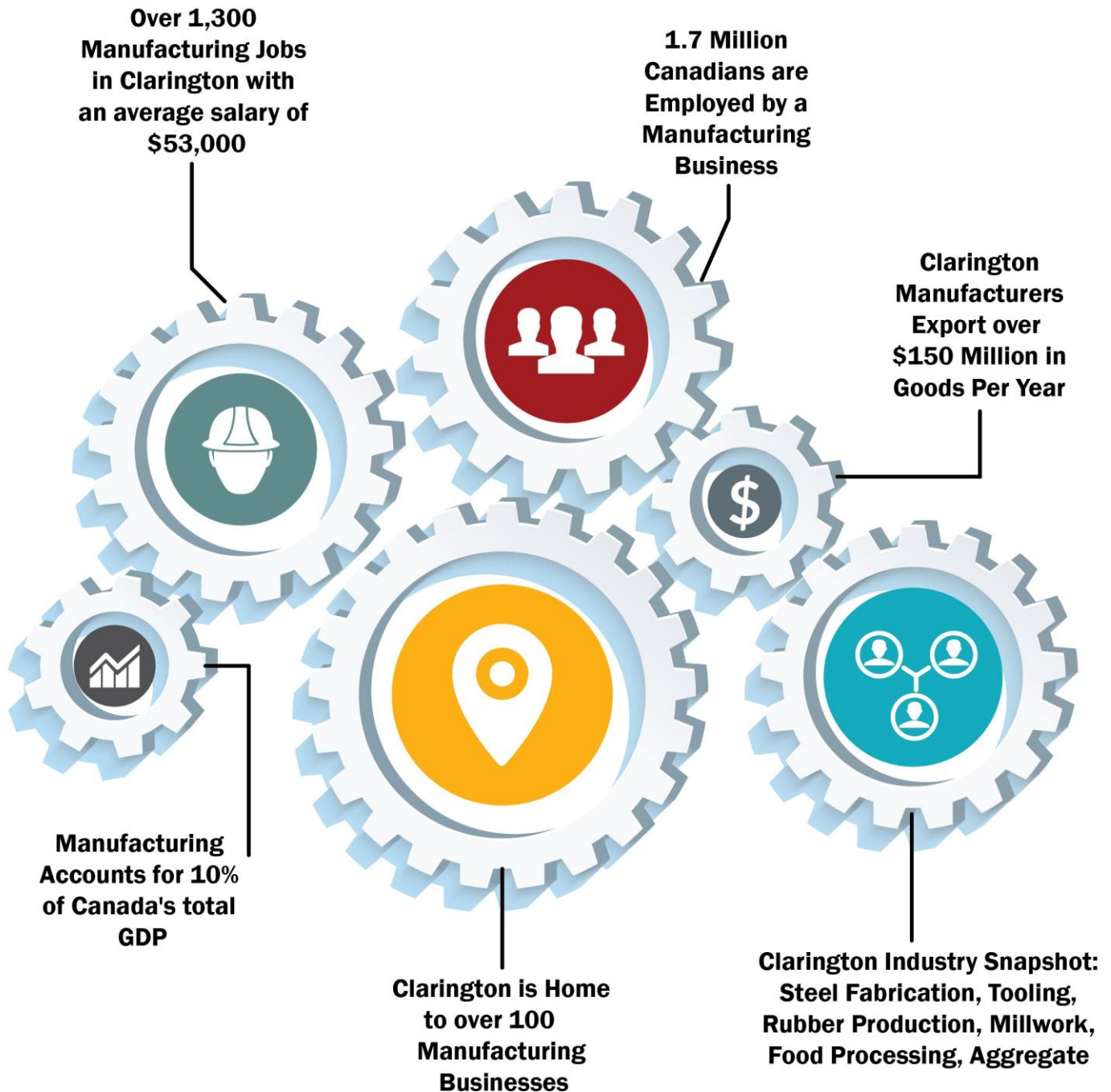
Clarington has 56,000 acres of cropland, a 3% increase since 2011

Clarington's main produce includes dairy, soybeans, beef and grains

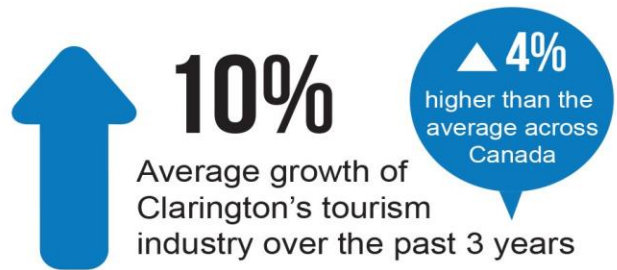
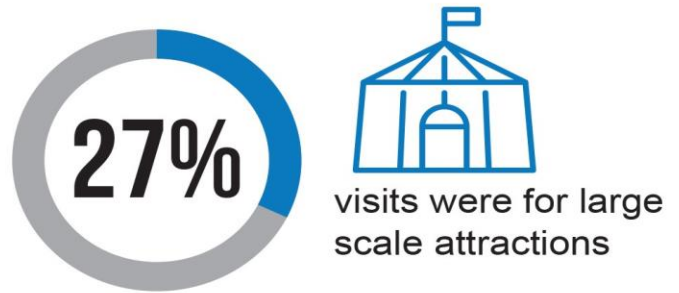
Energy in Clarington



Manufacturing in Clarington



Tourism in Clarington





DEVELOPMENT HIGHLIGHTS

Making Clarington Home

Eyes are on Clarington as the place to grow for new business, local expansion or redevelopment. Major developments include:

- ✓ In the Fall 2020, **Toyota Eastern Canada Parts Distribution Centre** opened their 300,000 square foot facility in east Bowmanville. A \$40 million investment and bringing more than 100 jobs.
- ✓ The **Ontario Power Generation (OPG) Clarington Corporate Campus** Project remains on track to be available for occupancy in 2024. The project is currently in the Planning Phase and OPG is tendering the necessary contracts to begin preliminary design work. In June 2019, Ontario Power Generation (OPG) announced its plan to build a new corporate campus in Clarington (South Courtice near Hwy 401 and Courtice Road) which will be consolidating its operations, fostering collaboration and innovation. The facility will accommodate staff from 15 existing locations across the Greater Toronto Area and Niagara Region, bringing over 2,500 jobs to the Clarington community.
- ✓ Construction is complete and 200,000 square foot distribution centre head office for **East Penn Canada**, opened in September 2021. They lead the market in battery distribution and recovery for several industries. Also located in South Courtice near Hwy 401 and Courtice Road, this new headquarters will be the amalgamation of the two current locations in Pickering and Ajax and bring 200 jobs to the Clarington community.

There are numerous other industrial and commercial developments underway, bringing hundreds of jobs, as well as continuing innovation in Small Modular Reactor development and production of life-saving Cobalt-60 medical isotopes – all contributing to the long-term growth of the Clarington community and beyond.



MEGA PROJECTS IN CLARINGTON

Clarington is home to several of Canada's largest infrastructure projects



Darlington Refurbishment Project: \$12.8 Billion

Each of the four Darlington Candu reactors (3,512 MW total capacity) will be taken out of service sequentially for approximately three years to allow for specific component replacements. There will be an average of 8,800 jobs that will be created over the life of the project. This project will extend the life of the reactors to allow for delivery of reliable, clean electricity for another 30 years.

407 East Extension (Phase 2) Project: \$1.2 Billion

Highway 407 East Extension to the 35/115 Highway was complete in December 2019, facilitating congestion-free access to markets.



Port Granby Project: \$273 Million

A federal government undertaking for the safe, long-term management of historic low-level radioactive waste situated at the south-eastern boundary of the Municipality of Clarington. The project completed in 2020, relocated approximately 450,000 cubic metres of historic low-level radioactive waste and marginally contaminated soils, located at an existing waste management facility on the shoreline of Lake Ontario, to a new, engineered aboveground mound to be built about a kilometre north of the current site.



GO Train East Extension to Courtice and Bowmanville

Proposed GO Transit's Lakeshore East rail corridor to offer new GO train service from Oshawa to Bowmanville. Extending the GO train network by nearly 20 kilometres and building four new stations including one in South Courtice and one in will give people in Durham more transit options and help drive economic growth and job creation.





COST OF DOING BUSINESS

2021 TAX RATES



Commercial/Office	2.327018%
Industrial	2.899340%

The tax rate is applied to the property's current value assessment (CVA) to determine the amount of property taxes to be levied.

AVERAGE PRICE OF EMPLOYMENT LANDS

\$650,000 to \$800,000 per serviced acre
 \$550,000 to \$650,000 per unserviced acre

DEVELOPMENT CHARGES July 1, 2021 - June 30, 2022

	Municipality	Region	School Boards	Total
Industrial	*\$3.59/sf	\$11.11/sf	\$0.60/sf	\$15.30/sf
Commercial	\$10.28/sf	\$20.61/sf	\$0.60/sf	\$31.49/sf

*Contact us for details on Clarington Development Charge exemptions.



ELECTRICITY RATES (2 Utilities in Clarington)

Hydro One – Monthly Rate

Less than 750 kWh	10.1C/kWh
More than 750 kWh	10.8C/kWh

Veridian – Monthly Rate

	8.5C/kWh
Transmission Charge	\$0.0111/kWh
Distribution Charge	\$0.0192/kWh

(Varies with the amount of electricity used)

Rates set by Ontario Energy Board



NATURAL GAS CHARGES

Utility: Enbridge

Broken Down By Volume Used here:

<https://www.enbridgegas.com/Understanding-gas-rates>

Clarington

Leading the Way



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