2026

Clarington
Community Profile



Clarington | Invest Clarington

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 114,200 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.*





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: 75 km
Ottawa: 375 km
Montreal: 470 km

Niagara Falls: 200 km
New York: 790 km
Chicago: 888 km

Detroit: 434 km
Buffalo: 234 km

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

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





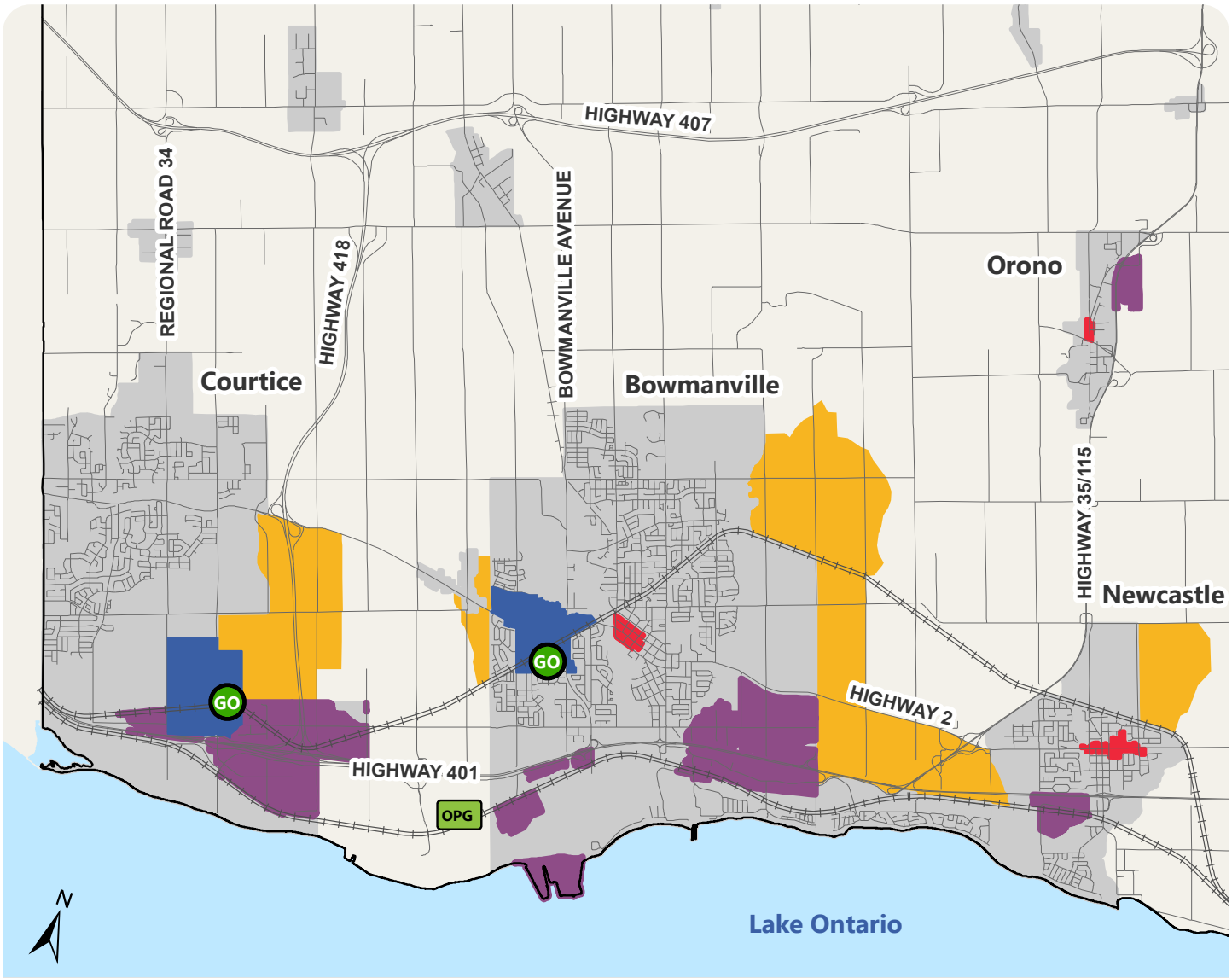
OPPORTUNITIES AND INVESTMENTS

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. Construction is underway, with the first reactor expected to be operational by 2030.
- **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 2027, 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



- Employment Lands
- Urban Expansion Areas
- Future GO Station
- Business Improvement Areas
- Major Transit Station Areas
- Darlington New Nuclear Project

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OUR DEMOGRAPHICS

Clarington's current population exceeds 114,200 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.



114,200+
Total Population[1]



$123,000
Median Household Income[2]



2,355
Total Establishments[3]



396,597 square feet
of commercial and industrial space approved in 2025.



$28,800,000
in new industrial construction value in 2025.



$60,100,000
of new commercial value in 2025.



39.2
Median Age[2]



94
Business Locations Opened in 2025[3]



40,400
Jobs Expected to be Created by 2051[4]

OUR TALENT

Clarington boasts a robust labour force of over 54,000 jobs, 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.

54,600
Total Labour Force[2]

68.1%
Employment Rate[6]

8.7%
Unemployment Rate[6]

Top Industry for Jobs

- **Electric power generation, transmission and distribution:** 17.2%[5]

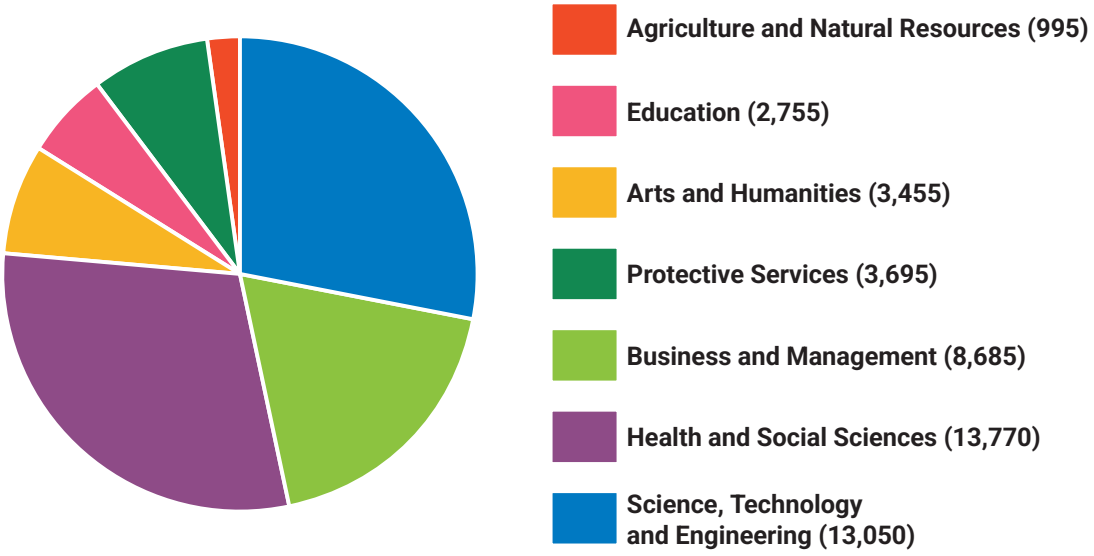
Fastest Growing Occupations[5]

(2020 to 2026 growth)

- **Finance and Business:** 31%
- **Natural and Applied Sciences:** 32%
- **Health Occupations:** 42%
- **Law, Education, Social, Community and Government:** 30%
- **Technical Trades and Controllers:** 12%

Major Fields of Study of Residents[2]

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.



Clarington's **Concierge Program**

Helping major employers and investors move key projects forward

Clarington's Concierge Program supports significant non-residential development by offering a more efficient and coordinated path through municipal approvals.

Every year, Invest Clarington selects one to three strategic development proposals that best support Clarington's economic development and planning priorities to participate in the program. Once selected, a dedicated team works closely with project proponents to keep timelines on track and help bring major economic opportunities to market sooner.

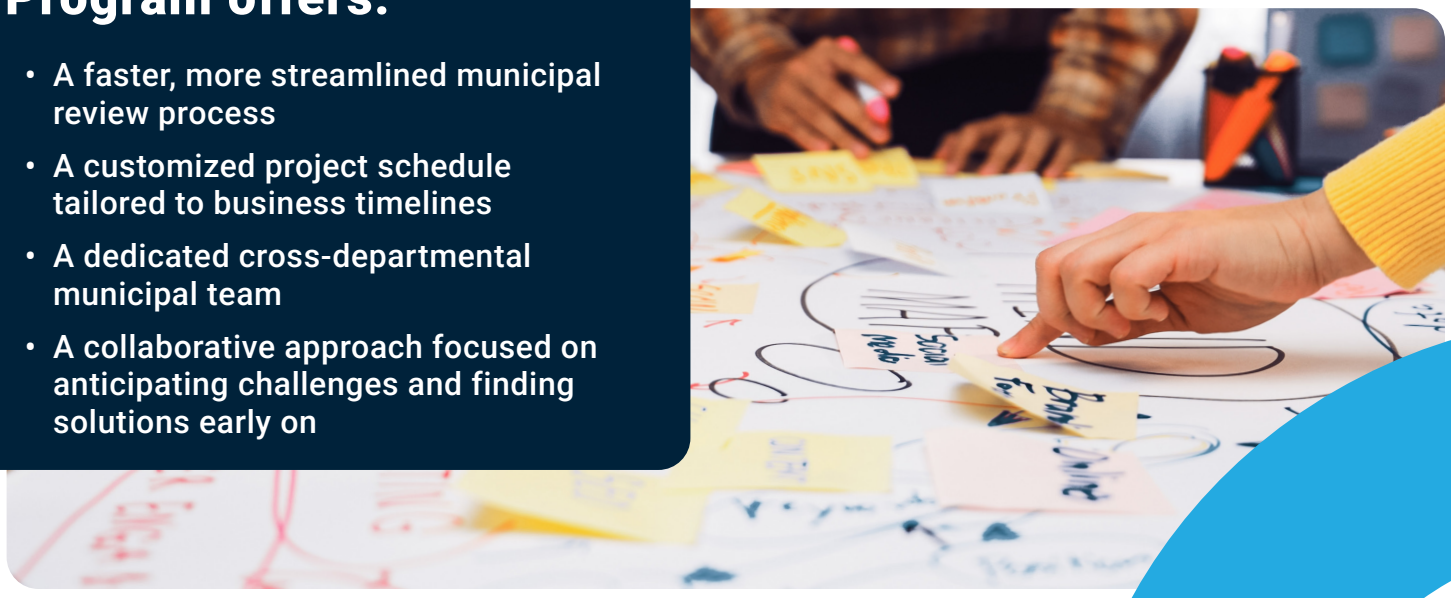
While the Concierge Program focuses on projects with the greatest potential impact, Invest Clarington remains committed to ensuring all non-residential developers receive the support they need to navigate local processes.





What the Concierge Program offers:

- A faster, more streamlined municipal review process
- A customized project schedule tailored to business timelines
- A dedicated cross-departmental municipal team
- A collaborative approach focused on anticipating challenges and finding solutions early on





What makes a project eligible?

Invest Clarington uses its discretion to determine which proposals enter the program. Projects may be considered if they meet one or more of the following:

- **Located** in key employment areas, such as the Clarington Energy Park or Bowmanville Technology and Business Park
- **Aligned** with priority sectors: Future Energy, Agri-Food, Advanced Manufacturing, or Downtown Destinations
- **Approximately** 250,000 sq. ft. in size
- **Creates** meaningful employment (*e.g.* around 50 jobs per hectare)
- **Represents** a major office or industrial use (retail projects aren't eligible)
- **Provides** strong economic or community benefits
- **Fits** within the Municipality's planning frameworks





BUSINESS ECOSYSTEM



Clarington boasts a diverse and dynamic economy, with key sectors including Clean Energy, Advanced Manufacturing, Agri-Food and Downtime Destinations. Major employers in the region include energy companies, automotive manufacturers, health services, and educational institutions. Economic development efforts are centred on fostering entrepreneurship,

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**

Clean 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.

Downtime Destinations

- 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.











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 114,200 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!



Subscribe

Sign up for the Invest Clarington Monthly Newsletter



Invest Clarington

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

[1]Statistics Canada Population Estimates (Table 17-10-0155-01).
[2]Statistics Canada, 2021 Census
[3]Durham Region, 2025 Business Counts
[4]Envision Durham, Regional Official Plan December 2024
[5]Lightcast
[6]Statistics Canada Labour Force Characteristics by Census Metropolitan Area (Table 14-10-0461-01)

Clarington

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