

MUNICIPALITY OF CLARINGTON COMMUNITY PROFILE

EXECUTIVE SUMMARY

Located just 40 kms east of the Toronto border, Clarington is one of the largest municipalities (611 km² in land area) in the Greater Toronto Area (GTA). With this size comes a fantastic diversity of urban and rural settings, modern and historic architecture as well as innovative and traditional opportunities.



[Click here to view
Video Tour Book](#)

Clarington is home to three urban areas, one village and 14 hamlets which include a rich heritage dating back over 125 years. From Lake Ontario waterfront to Greenbelt protected farmlands and the natural beauty of the Oak Ridges Moraine, Clarington offers a wide variety of experiences for those who live, visit and work here.

Our strategic location allows us to take full advantage of access to Provincial Highway 401, Provincial Highway 35/115, the future extension of Highway 407, CN Rail and CP Rail lines as well as a future GO Train terminal.

Clarington is simultaneously home to two zoos (including the oldest operating private zoo in Canada), Mosport International Raceway, two private harbours, Cedar Park Resort, Tyrone Mills, the Ganaraska Forest, the Enniskillen Conservation Area, multiple farm markets, the Courtice Flea Market, u-pick farms, the Durham Agricultural Fair and Brimacombe Ski Facility. Based on estimates taken in 2006, the average housing costs in Clarington (\$275,000) were almost \$20,000 lower than the Regional average (\$292,000). Coupled with the fact that the average annual family income in Clarington (\$82,500) is higher than the Regional average (\$80,800) Clarington remains one of the most attractive locations in Durham Region for families to choose to live.

Our successful blend of Urban and Rural living provides a diverse business community. Clarington is home to Ontario Power Generation's, Darlington Nuclear station which provides approximately 20% of Ontario's current electricity demand. They are working towards expansion and have launched the planning phase for refurbishment at the plant. With over 400 working farms, a blend of vibrant historic downtown cores and current amenities and strong industrial base, and excellence in the utilities sector, there is room for everyone in Clarington.

*Sheila Hall
Executive Director and Economic Development Officer
The Clarington Board of Trade & Office of Economic Development*



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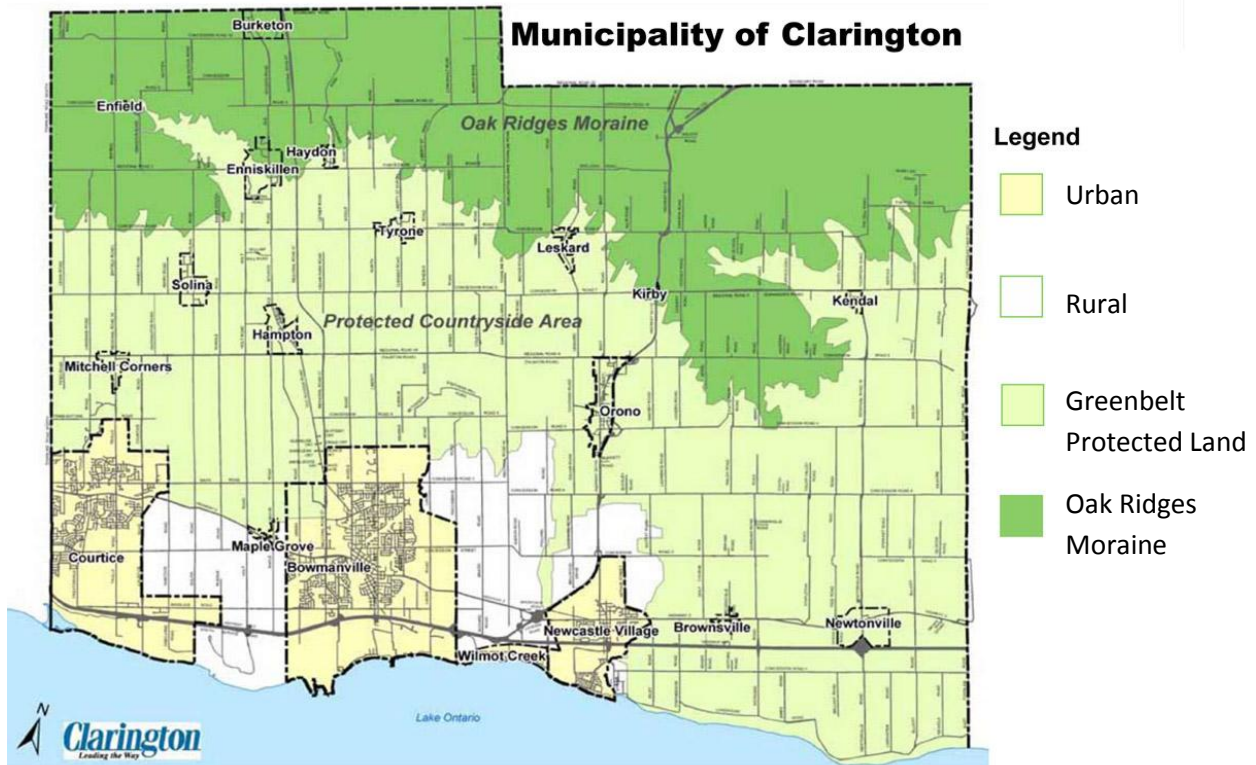
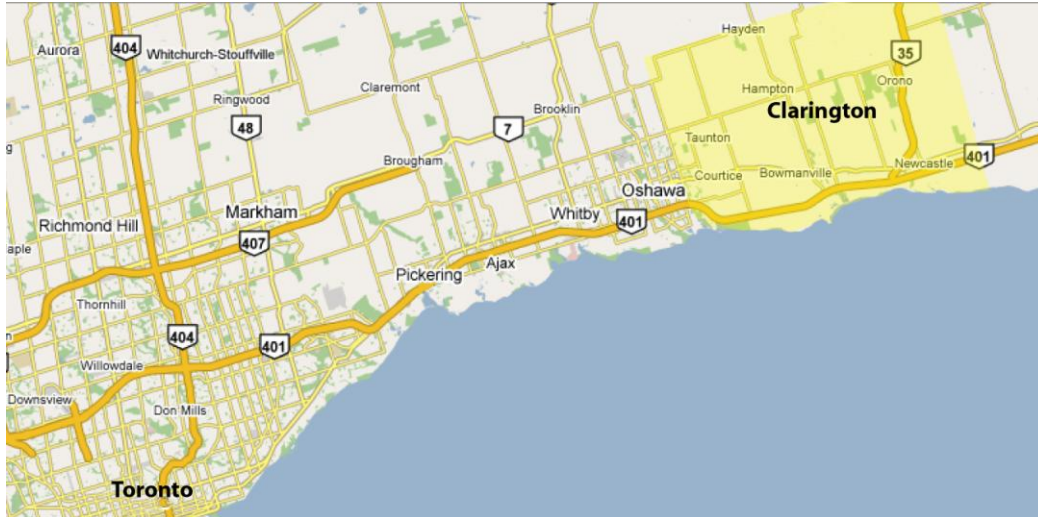
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GEOGRAPHY AND PROXIMITY

The Municipality of Clarington encompasses approximately 611 km² (236 m²) located on the eastern edge of the Regional Municipality of Durham.

Clarington is in an advantageous geographic and economic position, poised for major infrastructure projects. Located on the east side of the Greater Toronto Area (GTA), just 40 kms from the eastern border of Toronto, our proximity to Canada's largest international airport, major markets and recreation outlets, Clarington reflects community spirit, government and business partnership.



POPULATION AND HOUSING

As of 2006, Clarington's population stood at 77,800.

Clarington is a collection of smaller communities including the urban centres of Bowmanville, Courtice, Newcastle Village and Orono, which are surrounded by scenic countryside. Clarington is a vibrant community with new development - both commercial and residential - the local economy continues to grow and prosper. Affordable housing, safe communities and the quality of life are just three reasons why so many continue to choose Clarington. Characterized by a variety of landscapes, unique retail areas, numerous tourist attractions and recreational opportunities, Clarington captures the spirit of a small town without sacrificing the amenities of a large city.

Population at a Glance

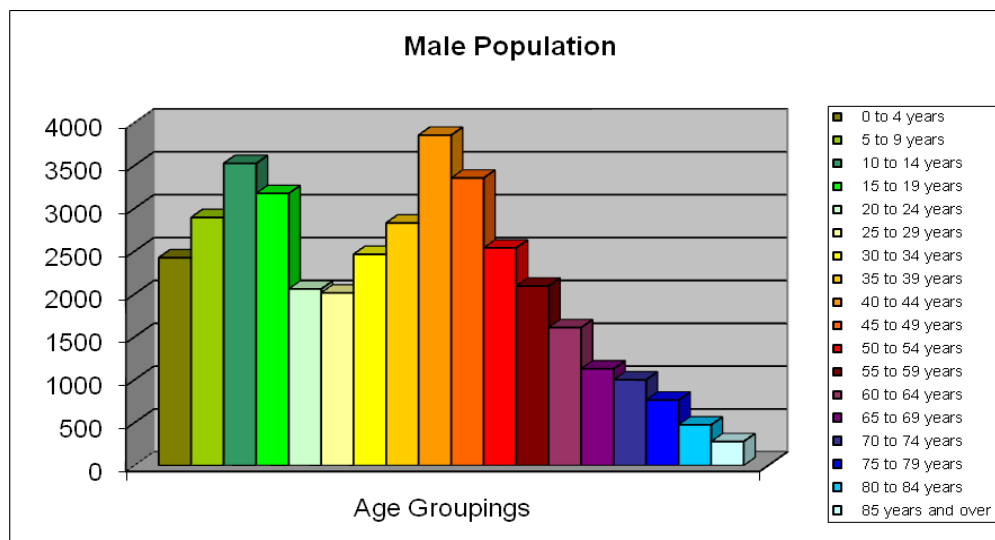
Year	Bowmanville	Courtice	Newcastle	Orono	Rural	Total
2006	30,710	20,885	6,304	1,214	18,687	77,800

(Source: Statistics Canada, 2006 Census)

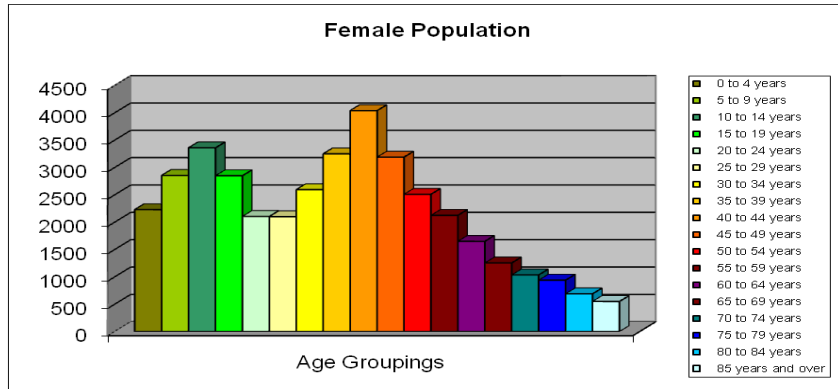
Forecast Population By Community

Year	Bowmanville	Courtice	Newcastle	Orono	Rural	Total
2011	37,760	25,000	8,920	1,610	16,100	89,390
2016	42,140	28,300	12,760	1,580	17,020	101,800

* Source: Municipality of Clarington Development Charges Background Study (May, 2005)



(Source: Statistics Canada, 2006 Census)



(Source: Statistics Canada, 2006 Census)

Median Age Group: 40 – 44 years old

Average Age: 36

I NCOME

Economic Families (2 persons or more) \$72,517

Source: Statistics Canada, Census of Population.

Last modified: 2009-10-09.

Average Expenditure per Household:

Food	\$ 7,284
Shelter (includes energy costs)	\$ 15,560
Clothing	\$ 3,164
Transportation	\$ 10,300
Health & Personal Care	\$ 3,012
Recreation, Reading and Education	\$ 5,543
Household Operations	\$ 3,824
TOTAL	\$ 48,687

Source: Stats Canada (CANSIM table 203-0001)

Last modified 2010-12-20

HOUSING

AUGUST 2011 (CLARINGTON)

Housing Type	Average Price Paid (\$)
Detached	\$ 335,606
Semi-Detached	\$ 208,625
Condo/Apartment	\$ 166,000
Condo/Townhouse	\$ 189,545



EDUCATION

Education Attainment for Population 15 years and over

- Total Population (15 years +): 60,085
- Persons with a High School Diploma: 46,365
- Persons with a Trades Certificate or Diploma: 5,560
- Persons with a University Certificate, Diploma or Degree: 6,585

(Source: Statistics Canada, 2006 Census)

Access to Post Secondary Education

- University of Ontario Institute Technology “UOIT” (Oshawa)
The only institution in North America offering specialized courses in Energy Systems Engineering
- Trent University (Peterborough)
- Durham College (Oshawa)
- Durham College Skills Training Centre (Whitby)
- University of Toronto, York University, Ryerson University



Durham College, Oshawa



Skills Training Centre, Whitby



University of Ontario Institute of Technology



LABOUR

The availability of skilled labour has allowed Clarington to maintain a diversified and stable industrial base ranging from energy markets, steel fabrication, precision machining, manufacturing of bulk cement products, safety apparel, signage and air filtration systems.

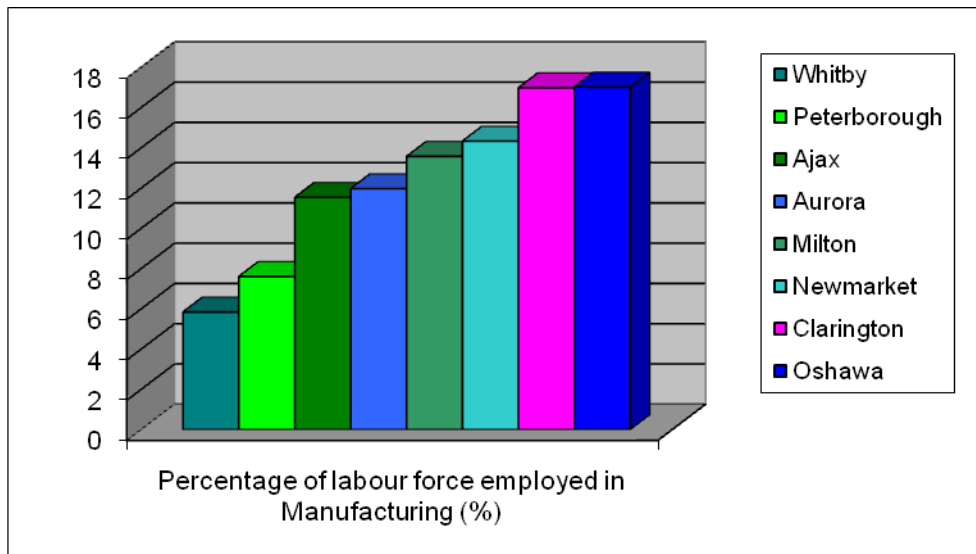
Presently, of all employed Clarington residents just over a quarter (26.5%) work within Clarington. Almost one third (30.6%) work in Oshawa with the balance of Clarington residents working throughout Durham Region (23%) and across the GTA (17.2%).

Of all the jobs available in Clarington 57% are held by Clarington residents. The largest component of Clarington's external work force comes from Oshawa (15%). Municipalities to the north and east comprise 14% of Clarington's external work force with a further 10% of the work force coming to Clarington from other parts of Durham Region.

Labour Force 15 Years and Over by Industry

Top Five Industries

Manufacturing	17%
Retail Trade	11%
Healthcare and social assistance	10%
Construction	8%
Educational Services	6%



(Source: Statistics Canada, 2006 Census)



Labour Force 15 Years and over by Occupation

Top Three Occupations

Sales and Service Occupations	25%
Trades, Transport and Equipment	20%
Business, finance and professional	19%

Labour Force Activity: (StatsCan)

Total Work Force Available	42,385
Total Employed (+15 yrs)	40,115
Total Unemployed (+15 years)	2,270
CURRENT Unemployment Rate	8.1%



Labour Mobility

Labour Import

Of the 6,725 workers living outside of Clarington

- 3,970 (59%) of Durham Residents outside of Clarington work in Clarington
- 1,215 (18%) of Kawartha Lakes, Port Hope and Cobourg residents work in Clarington
- 300 (4.5%) of Toronto residents work in Clarington.



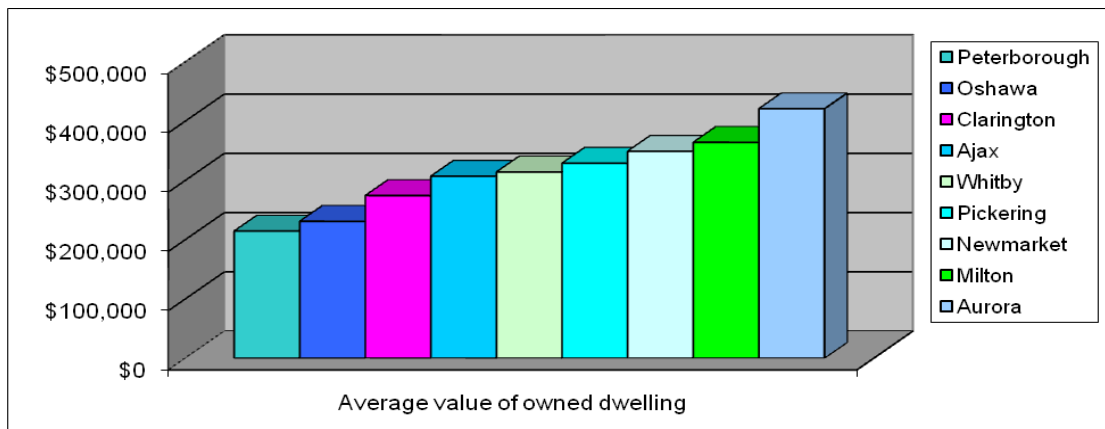
Labour Export

Of the 33,725 workers living in Clarington:

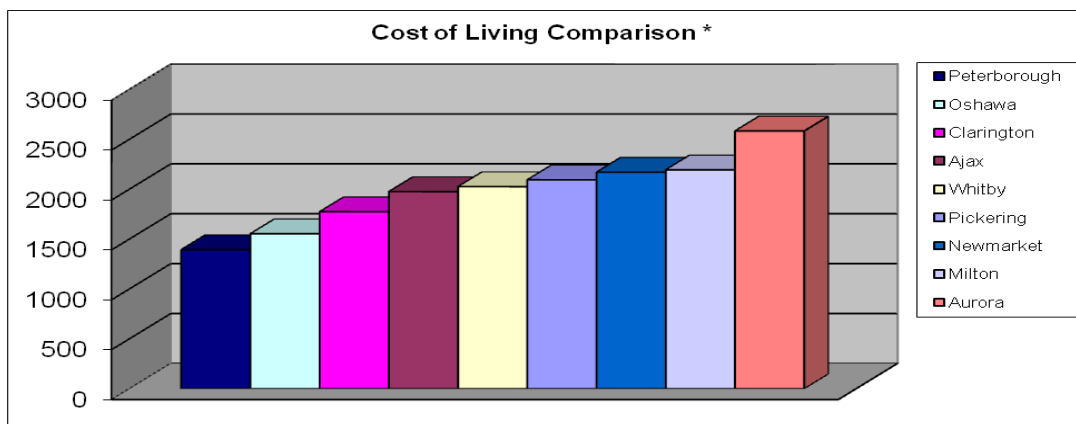
- 8,925 (26%) of Clarington residents work in Clarington;
- 18,075 (54%) of Clarington residents work within Durham region, but outside of Clarington;
- 4,365 (13%) of Clarington residents work in Toronto; and
- 1,020 (3%) of Clarington residents work in York Region

(Source: Statistics Canada, 2006 Census)

COST OF LIVING



(Source: Statistics Canada, 2006 Census)



*Based on average monthly mortgage and property tax payments.

(Source: Statistics Canada, 2006 Census)



TRANSPORTATION

Land: Highways 401, 115/35, 2; Extensive network of Regional & Municipal roads

Air: Regional airport (2 runways; cargo & light passenger service); Pearson International Airport

Water: Seaway depth docking facilities at St. Marys Cement; Regional port facilities

Rail: CN, CP, VIA, GO Transit Links

Distance to Major Markets:(Approximate)

Downtown Toronto -- 50 miles/80 km

Montreal -- 294 miles/470 km

Buffalo -- 154 miles/247 km

Transportation Impacts

The new transportation infrastructure will play a large role in Clarington's development. Hwy 407 will be extended to Hwy 35/115 by 2020. As well the studies are being done for the GO train expansion to Clarington. This project has just been fast tracked through the EA process. This project will also bring spin off business and jobs to our economy. The construction for this project is estimated to take 3-5 years.



QUALITY OF LIFE

Recreational and Cultural Facilities

- 5 arenas – (7 ice surfaces);
- Indoor Soccer Pitch;
- Outdoor Lacrosse Bowl;
- Older Adult Centre;
- 17 Community Centres;
- Mosport International Raceway;
- 10 golf courses and 3 driving ranges;
- Downhill and cross country skiing facilities;
- Clarington Public Library - 4 branches (Bowmanville, Courtice, Newcastle Village and Orono)
- Clarington Museums & Archives;
- Tyrone Mill;
- Marinas - Port Darlington; Port of Newcastle;
- Zoos - Bowmanville Zoo; Jungle Cat World;
- Visual Arts Centre of Clarington;
- Archibald's Winery;
- 250 annual community based events;
- Howard Johnson's Hotel www.hojo.com ; Port Darlington Marina Hotel www.bobbycs.com ; Holiday Inn Express & Suites, Bowmanville



Clarington...

Your Perfect Fit

HEALTH CARE

Lakeridge Health Corporation Bowmanville (formerly known as Bowmanville Memorial Hospital):

Lakeridge Health Bowmanville is a 90 bed community hospital. It is part of a four site Corporation (Bowmanville, Oshawa, Whitby and Port Perry). The physicians, staff and volunteers take pride in supporting a culture that puts "*Patients First*".

There are over 40 physicians, 400 staff and 250 volunteers that provide care annually to:

- 36,000 emergency patients
- 4,000 admitted patients (ICU, medicine, surgery)
- 60,000 plus patients having diagnostic test
- 4,000 cataract surgeries
- 5,000 surgical cases
- asthma, diabetes, cardiopulmonary and orthopedic clinics

In 2002, Bowmanville added a CAT Scan and is currently expanding their surgical program. In 2010 the hospital finished construction of a new digital mammography unit.

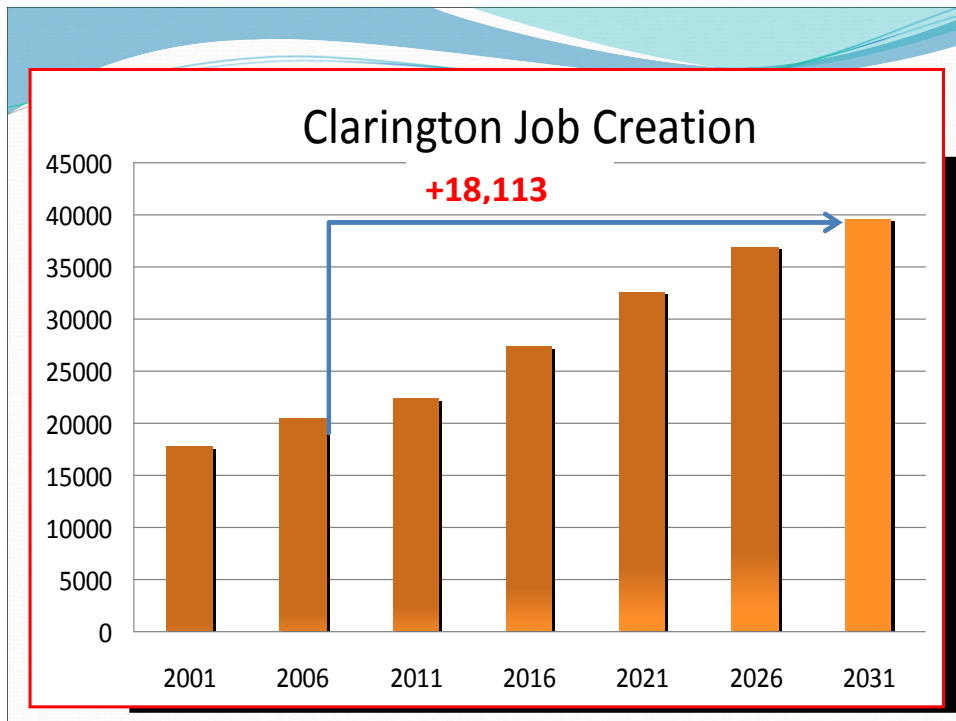
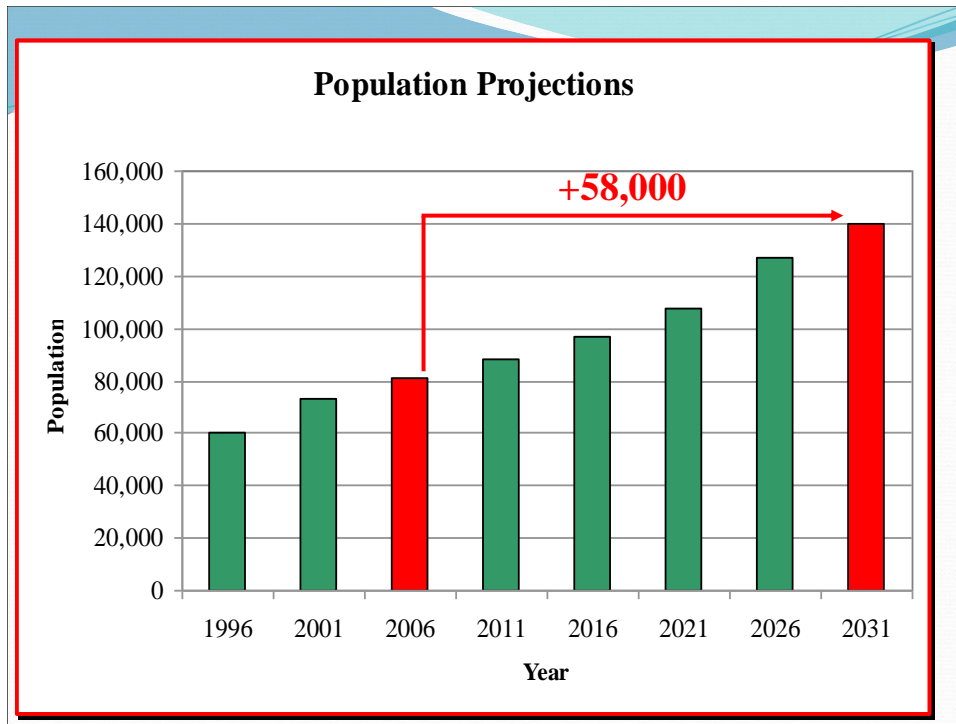


Full Service Clinics

There are three full service medical clinics to service residents that are located in Bowmanville, Courtice and Newcastle .



FUTURE PROJECTIONS



LOCAL ECONOMY

The Municipality of Clarington is quickly moving up in the ranks as one of Ontario's fastest growing communities. The Municipality's successful blend of urban and rural living provides an unparalleled quality of life and diverse business community and Clarington is poised for the multi-billion dollar infrastructure projects that are slated to commence in the near future.

Clarington's great strength in the Energy sector is a direct result of it being the home to the Darlington Nuclear station for over 30 years. Clarington's position in the Energy Sector and relating business community will continue to grow resulting from the Darlington refurbishment project, new nuclear build and Darlington Energy Centre. Clarington is also proud of have a diverse energy sector, including solar, geothermal and wind power and diverse manufacturing, retail and professional service business community.

At present, Clarington is poised for rapid growth resulting from major infrastructure projects that have been proposed for our community. These projects include:

- Darlington Nuclear refurbishment project (planning stages currently underway)
- Proposed Expansion of the Darlington Nuclear Station
- Extension of Highway 407 and the Hwy 401 link
- Durham Region's "Energy From Waste" facility (York Durham Energy Centre)
- Construction of 250,000 sq ft. Darlington Refurbishment Complex located in the Energy Park in Courtice, south of the 401, commencing 2011.
- Extension of GO Transit to Bowmanville



Rural – Industrial (St. Marys Cement)



Darlington Nuclear Generating Station



Darlington Energy Complex



Largest Employers

Name	Product or Service	Sector	No. of Employees
Ontario Power Generation	Electricity	Energy	2,500
Municipality of Clarington	Local Government	Government	700
Lakeridge Health Corporation, Bowmanville	Healthcare	Health	367
St. Marys Cement	Aggregates/Cement	Manufacturer	150
Algoma Orchards	Food Processing	Commercial	100

Clarington's Business community consists of approximately 1,400 businesses, covering a diverse range of sectors.

Key Business Sectors

- Agriculture & Agriculture Services
- Aggregate Excavation and Cement
- Tourism
- Manufacturing - Rubber, Steel, Metal and Wood products
- Utilities (including Darlington Generation Station)
- Retail
- Construction

As the eastern gateway to the GTA, Clarington provides direct access to a large market base and this investment of infrastructure will bring great opportunities for future innovation and growth.



BUSINESS SUPPORT SERVICES AND ECONOMIC DEVELOPMENT

Office of Economic Development

Clarington values its existing companies and organizations and is committed to working with local business leaders to ensure that the community continues to be an area where their operations can thrive.

For over 12 years the Clarington Board of Trade and Office of Economic Development, in partnership with the Municipality of Clarington, has been proud to represent the Municipality in the attraction, expansion and retention of business growth and development. In 2004, the Clarington Board of Trade expanded their services with the Municipality of Clarington by taking on a leadership role in the local Physician Recruitment initiative.

Land Assessment

Total Area

611 km² (236 m²)

Average Industrial Land Cost

\$125,000 to \$160,000 per serviced acre.
\$ 90,000 to \$120,000 per unserviced acre.



Municipal Tax Rate

2011 Tax Rate

PROPERTY CLASS	COMBINED RATE (%)
Residential	1.397798%
Multi-Residential	2.408829%
Commercial Occupied	2.909317%
Commercial Excess/ Vac. Land	2.036521%
Shopping Centres	2.909317%
Shopping Centre-Excess/Vac. Land	2.036521%
Office Buildings-Occupied	2.909317%
Office- Excess Land	2.036521%
Parking Lots	2.909317%
Industrial Occupied	4.387113%
Industrial Excess Land/ Vacant Land	2.851645%
Large Industrial Occupied	4.387113%
Large Industrial-Full-Excess Land	2.851645%
Pipeline	2.764461%
Farmlands	0.291110%



Industrial Tax Base Sample:

The sample assessment is based on: total building floorspace 25,000 sq.ft.; 10% office; steel frame with brick & block; ceiling height - 16 ft; sprinkler system present; 1.72 acres, fully serviced industrial; and 10,000 sq.ft asphalt area (parking)

Assessment (estimated):	\$ 1,350,000.00
Industrial Tax Rate (occupied):	0.04490558
Industrial Realty Taxes (estimated):	\$ 60,622.53
Industrial Realty Taxes/sq.ft. (estimated):	\$ 2.42

Site Selection Assistance

The Office of Economic Development is pleased to meet with purchasers, developers and contractors, to review the process of purchasing industrial land, address questions, and facilitate approvals. This includes clarifying regulation for industrial development, as well as a summary of costs, such as development charges, utility rates and municipal taxes.

Land and Commercial Space Inventory

The Clarington Board of Trade has an inventory of available land and commercial space on www.cbtc.ca (hard copies are available upon request). Inventory includes a physical description of the land and building, services and cost estimates.

