

# **INVEST IN CLARINGTON**

## Growth, Development & Opportunity

October 28, 2021



# WHERE IS CLARINGTON?

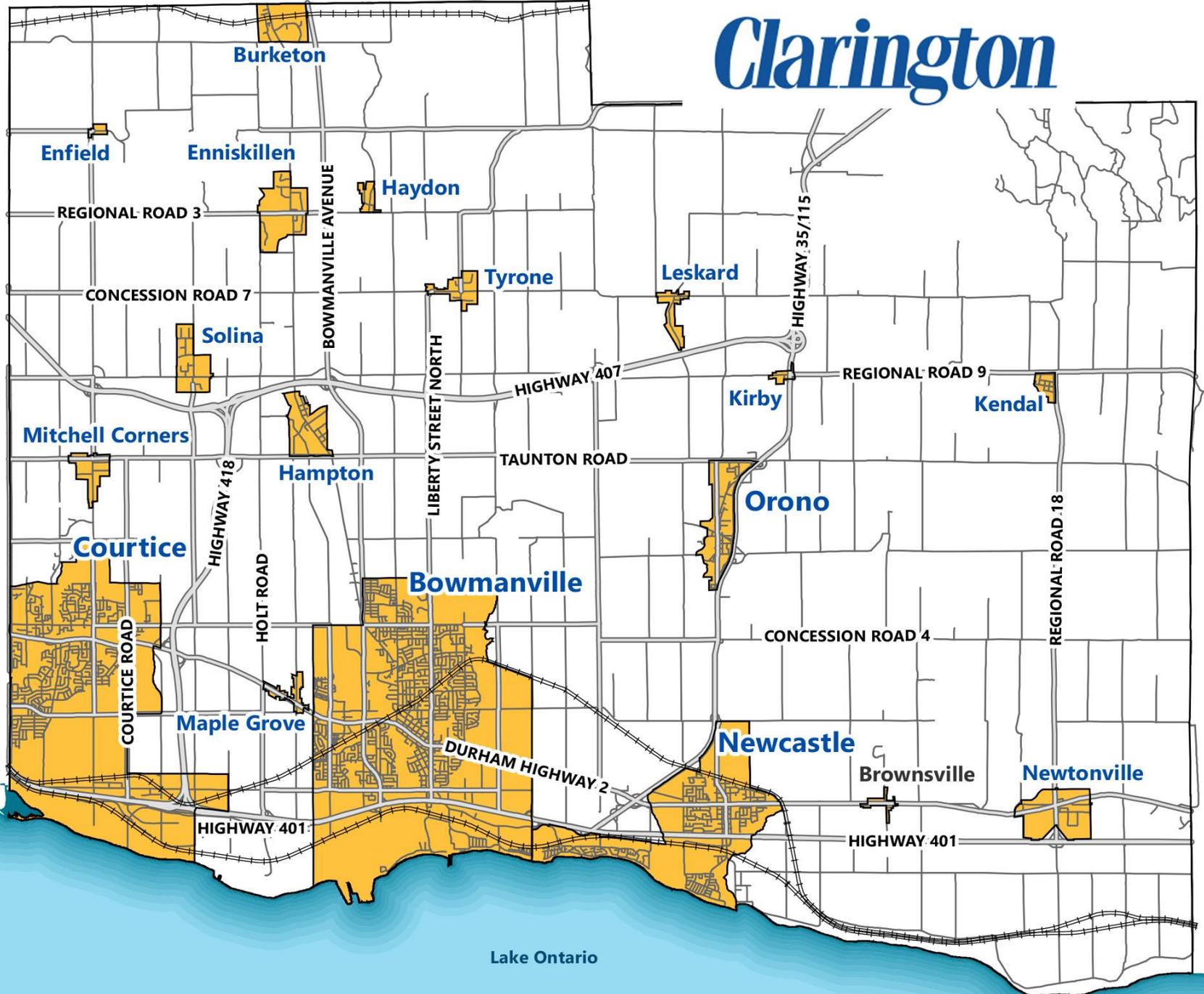


- *Eastern Gateway to the GTA In Durham Region*
  - *40 Minutes to Toronto; 40 km*
  - *Lakeshore Community*
- *Close proximity to major road and highway systems*
  - *Diverse business community*
- *Home to 4 of top 100 largest infrastructure Projects in Canada*

# Clarington

Oshawa

Port Hope



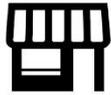
Lake Ontario



# A LOOK AT BUSINESS

## IN CLARINGTON

BOWMANVILLE • COURTICE • NEWCASTLE • ORONO • RURAL



**6,400+**

BUSINESSES CALL CLARINGTON HOME. **72% ARE SOLE PROPRIETORS**

2016 Statistics Canada Data



**20%**

OF ONTARIO'S ELECTRICITY IS PROVIDED BY ONTARIO POWER GENERATION'S DARLINGTON NUCLEAR GENERATION PLANT. THIS IS ENOUGH ENERGY TO SERVE A CITY OF TWO MILLION PEOPLE.



**97%**

OF CLARINGTON BUSINESSES HAVE UNDER **20 EMPLOYEES**



**40 MILLION**

GLASSES OF APPLE JUICE IS SERVED TO CANADIANS EACH YEAR BY ALGOMA ORCHARDS



Established in  
**1902**

BOWMANVILLE FOUNDRY IS THE OLDEST MANUFACTURER IN CLARINGTON.



# SECTOR STRENGTHS

*Manufacturing*



*Agriculture*



*Energy*



*Tourism*



*Retail & Services*



# DEVELOPMENT INCENTIVES

For new industrial builds, 50% discount on Municipality of Clarington DCs  
For expansions, businesses can expand up to 100% of their current footprint and no DCs will be charged from the Municipality of Clarington



# INVESTMENT



***1855 Energy Drive, Courtice  
Ontario Power Generation Corporate Campus 2024***



***1840 Energy Drive  
East Penn Canada, Distribution Centre  
200,000 sq ft***



***505 Lake Road, Bowmanville  
Clearwater Structures  
37,200 sq ft***

# INFRASTRUCTURE

Four of Canada's Top 100 largest infrastructure projects are in Clarington

407 East Extension



Darlington Nuclear Refurbishment



Port Granby Project



Over \$14  
Billion in  
Investment

GO Train East Extension



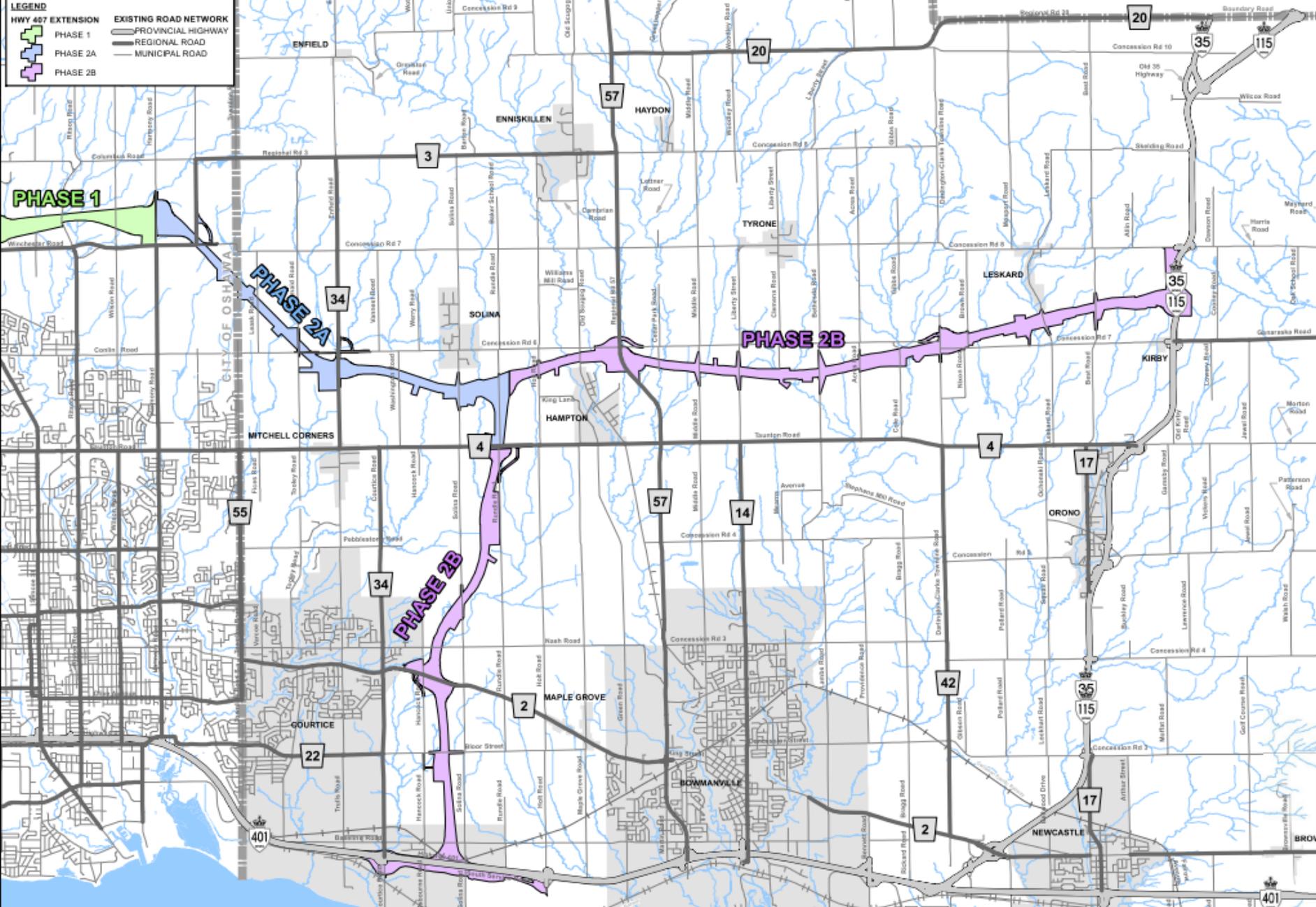
**LEGEND**

**HWY 407 EXTENSION**

- PHASE 1
- PHASE 2A
- PHASE 2B

**EXISTING ROAD NETWORK**

- PROVINCIAL HIGHWAY
- REGIONAL ROAD
- MUNICIPAL ROAD



**HIGHWAY 407 EXTENSION PHASING**  
 COMPLETION OF 407 TO HIGHWAY 35/115  
 APR - 2013

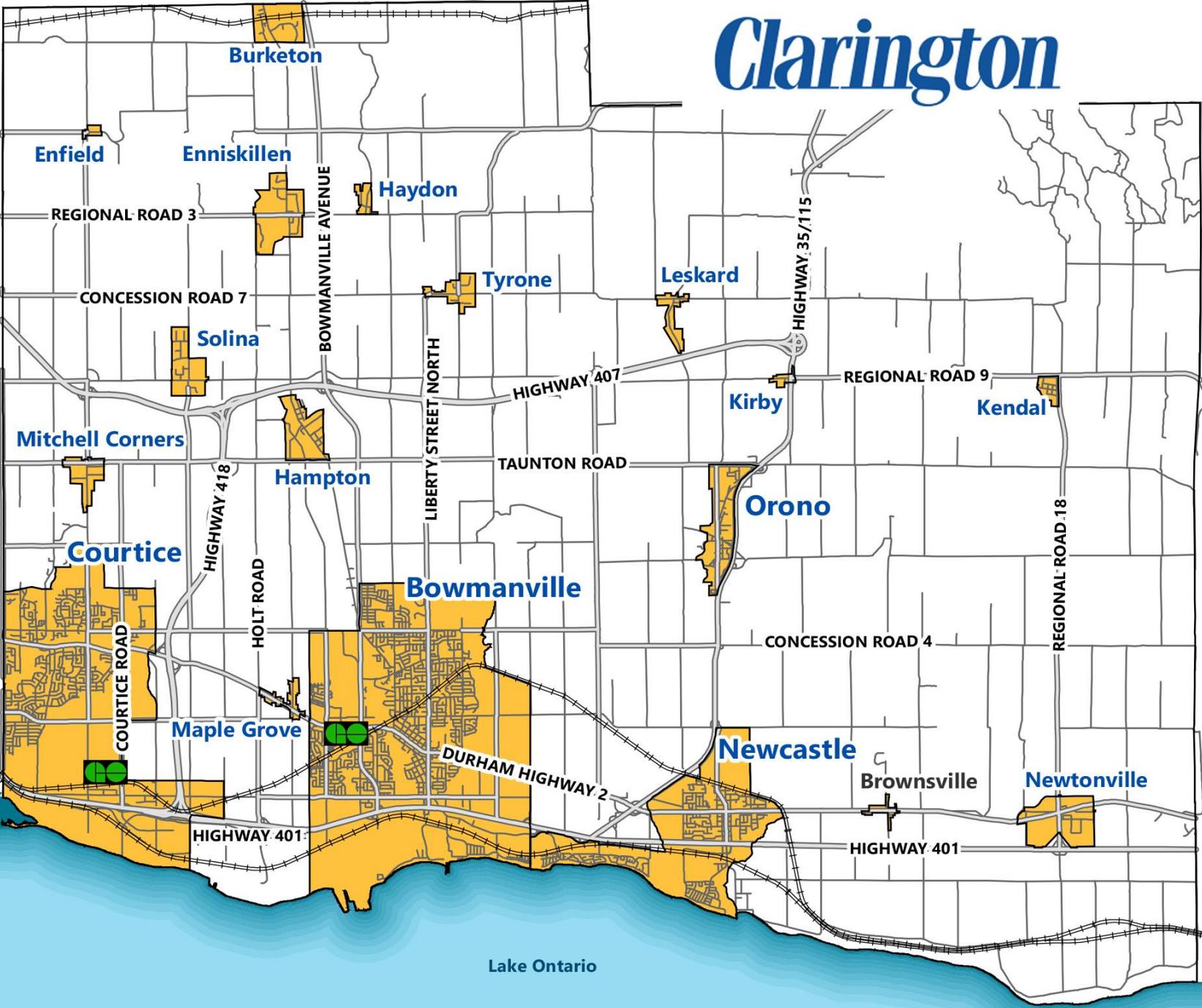


Lake Ontario

# Clarington

Oshawa

Port Hope



Lake Ontario

# OPPORTUNITY: 314 Bennett Road

- *Bowmanville*
- *65,000 sq ft*
- *6 acres*
- *Industrial Zoned*
- *Fully serviced*



# **OPPORTUNITY: 505 Lake Road**



- ***Bowmanville***
- ***3.5 Acres***
- ***Zoned - M2***
- ***Fully Serviced***

# OPPORTUNITY: 19 Courtice Court



- **24,000 Sq Ft**
- **4 Acres**
- **Zoned - M2**
- **Services at lot line**



# WORKING TOGETHER

- ✓ CBOT is your resource for information and opportunities in Clarington
  - ✓ Demographic information, population forecasts
  - ✓ Inventory analysis
  - ✓ Investment Packages
  - ✓ Development process support
  - ✓ Site visits
  - ✓ Promote your commercial properties
  - ✓ Presentations to your team



# LOOKING FORWARD TO CONNECTING WITH YOU



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