

# Land for Sale

20.39 ACRES

CLARINGTON, ON



## CLARINGTON ENERGY BUSINESS PARK

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## Opportunity Awaits

Clarington Energy Park, spanning an impressive 318 acres, not only serves as a hub for renewable energy but also as a source of prestige employment for the local community. The park's vast size allows for the integration of various renewable energy technologies, creating a diverse range of employment opportunities that contribute to the area's economic growth and prosperity.

The presence of the Clarington Energy Park has contributed to employment growth within the region. The nuclear industry requires a highly skilled workforce, creating job opportunities in various fields such as engineering, science, operations, maintenance, and support services. As the energy park expands and attracts more investments, it stimulates the local economy and generates employment opportunities for residents.

## Objectives

- To accommodate and integrate a mix of industrial and commercial land uses focusing primarily on the energy field
- To facilitate linkages among the Ontario Tech University, other institutions, government agencies and private industry
- To encourage the relocation of pre-existing land uses not in keeping with the vision, goals and objectives of this Plan to other, appropriate employment areas
- To accommodate a variety of building types and sizes while ensuring that development overall contributes to a consistent and positive image of the Energy Park
- To provide, through the placement and massing of buildings, continuity and enclosure to the streets within the Energy Park
- To establish a gateway to the Energy Park at the Courtice Road and Highway 401 interchange

## Property Details

The subject property is located in the Municipality of Clarington, within the Region of Durham. It is located south of Highway 401 and east of Courtice Road in an area known as the Clarington Energy Park. The site is currently vacant and used for farming. The site is bounded to the north by Megawatt Drive, to the south by Energy Drive, and to the east by storm water management ponds.

The subject property is currently subject to an easement of water and sewer at the eastern boundary.

Intersection	Megawatt Dr & Energy Dr
Lot Size	20.39 acres
EPA	3.59 acres (approximately)
Zoning	Energy Park Light Industrial (ML1) Energy Park Office (MO1)
Legal Description	PART LOT 27 CONCESSION BROKEN FRONT DARLINGTON AND PART LOT 28 CONCESSION BROKEN FRONT DARLINGTON PARTS 9 & 10 40R29418 MUNICIPALITY OF CLARINGTON AND PART LOT 28 CONCESSION BROKEN FRONT DARLINGTON PART 1 40R29418 MUNICIPALITY OF CLARINGTON
Pin	266050114 and 266050139
Asking Price	Contact Listing Agent

20.39 acres

Development  
with renewable  
energy and the  
future in mind.



# Zoning

The subject property is zoned as Energy Park Office (MO1) and Energy Park Light Industrial (ML1)

## Energy Park Office (MO1) Zone Permitted Uses

No person shall within the Energy Park Office (MO1) Zone uses any land or erect, alter or use any building or structure except as specified hereunder:

- Financial office without a drive-through facility
- Energy-related business or administrative office
- Convention Centre
- Day nursery
- Fitness centre
- Hotel
- University or college facilities
- Research and development facility
- Eating establishment without a drive-through facility

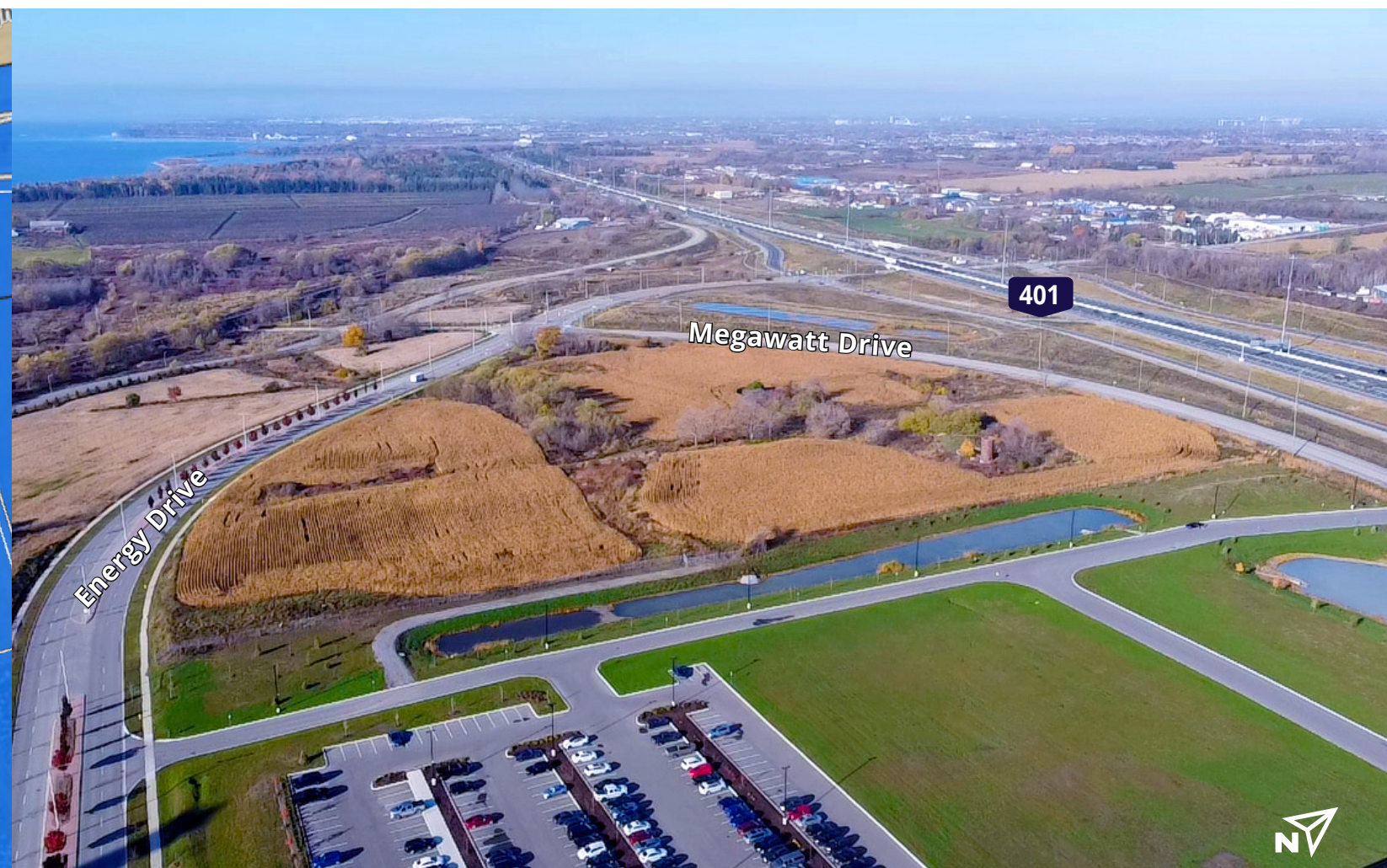
## Energy Park Industrial Light Industrial (ML1) Zone Permitted Uses

No person shall within the Energy Park Light Industrial (ML1) Zone use any land or erect, alter or use any building or structure except as specified hereunder:

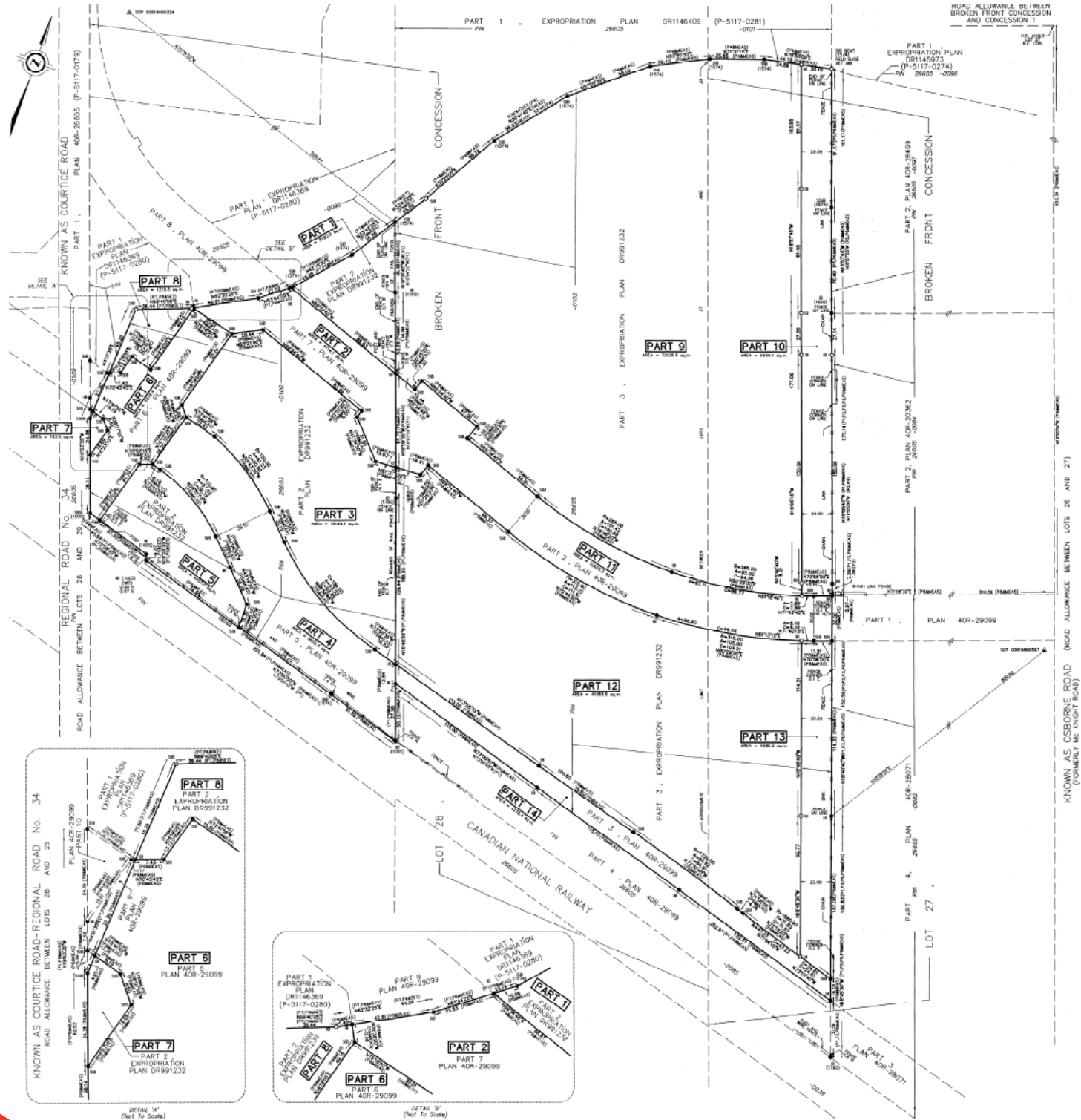
- Energy-related business or administrative office
- Energy-related commercial or technical school
- Energy industry
- Outside storage of goods and materials where such use is accessory and incidental to a permitted use
- Research and development facility

## Regulations of Outside Storage within ML1

- A maximum of 25% of the lot area may be used for outside storage
- Maximum height of outdoor storage area 3 meters
- Outside storage of materials shall be screened from public streets adjoining the lot by a combination of buildings, beams or landscaped open space



# Survey





# Strategically placed

Well connected in the heart of Clarington



- Future GO Rail
- ### Drive Times
- 1 minute Highway 401 (350 m)
  - 6 minutes Highway 418 (5.6 km)
  - 11 minutes Highway 412 (17.8 km)
  - 16 minutes Highway 407 (27.3 km)
  - 50 minutes Pearson Airport (74.3 km)
  - 55 minutes Downtown Toronto (69 km)

 **673,662**  
Total Population within 30 KM

 **39.1**  
Median Age within 30 KM

 **369,078**  
Labour Force within 30 KM

Source: Environics Analytics  
Stats are for 2022

**AVISON  
YOUNG**

 **Invest  
Durham**



## Let's Connect

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