



Community Growth and
Economic Development
Department

2024 Business Count Highlights

Released April 2025

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Message from the Commissioner of Community Growth and Economic Development

In 2024, the Region of Durham conducted the 12th annual Business Count. From May to September, the Business Count Team surveyed over 15,000 businesses across the Region's eight area municipalities to gather essential information about the location, type, and characteristics of businesses.

Results from the Business Count provide valuable insights into the types of employment, number of employees, and overall characteristics of businesses in the Region. The data collected during the annual Business Count, along with its analysis of year-over-year trends, are used to update the Region's online business directory; provide background information for various planning studies; monitor growth; and promote economic development initiatives within the Region.

The information below provides the key findings from the 2024 Business Count. In the Summer of 2024, there were:

- 218,205 jobs in the Region, a 3.89% increase from 2023;
- 12,620 businesses in the Region, a figure consistent with 2023; and
- The top three employment sectors in the Region are retail trade, health care and social assistance, and educational services.

Despite escalating trade uncertainty, the looming threat of tariffs, and persistent supply chain challenges creating unpredictability

within the business community, Durham Region remains resilient and well-positioned for sustained growth. Through strategic investments in infrastructure, the Region continues to foster a competitive and adaptive business environment. Our robust economic programming also supports local businesses, innovation, and workforce development. These proactive measures not only mitigate the impact of external economic pressures but also strengthen Durham's ability to attract new investments, create job opportunities, and support long-term prosperity. The Region's commitment to resilience will enable us to weather economic storms and emerge stronger, maintaining its status as a thriving hub for business and innovation.

I encourage you to review the findings from the 2024 Business Count to gain a deeper understanding of Durham's local business landscape and the reasons why businesses continue to open and expand here. I extend my gratitude to the Region's Business Community for your support and continued participation in this crucial initiative, and for your collective efforts in maintaining Durham as an excellent place in which to live, work, and invest.

Brian Bridgeman
Commissioner, Community Growth and Economic Development



Business Count Overview

Between May and September, the Region's Business Count team visit each visible business establishment in Durham to gather basic information about the type and nature of the business, the number of employees, and other relevant details. The 2024 Business Count Highlights Report provides a comprehensive overview of the survey results.

The data collected during the 2024 Business Count is shared with the area municipalities and will be used to update the Region's business directory. Additionally, it will serve various planning and economic development purposes, such as land use studies and growth monitoring.

The Region's annual Business Count is conducted by a group of nine summer students primarily through short face-to-face or phone interviews. On average, each survey takes less than five minutes to complete. If a face-to-face interview is not possible, businesses have the option to return the survey by mail, e-mail, or by completing it on the Region's website. Large employers such as school boards, Ontario Power Generation and municipal government offices are contacted

by phone or email. The survey coverage includes all the Region's urban areas, hamlets and rural employment areas. In rural areas, a visual inspection is conducted to locate additional businesses that may have been missed, ensuring the database is as complete as possible.

The surveyed business locations include, but are not limited to, professional offices, stores, places of worship, hotels, medical offices, industrial facilities, schools, government offices, hospitals, not for profit establishments, and commercial, industrial, and institutional areas. Since 2022, farm operations without a public frontage are surveyed remotely due to the risk of spreading avian flu.

Home-based and mobile businesses are not included in the door-to-door survey due to the challenges of visiting these types of businesses in person. Instead, a targeted social media advertising campaign and radio ads are used to encourage participation using the online form available on the Region's website.



Durham Region

Total Businesses

12,620



Total Jobs

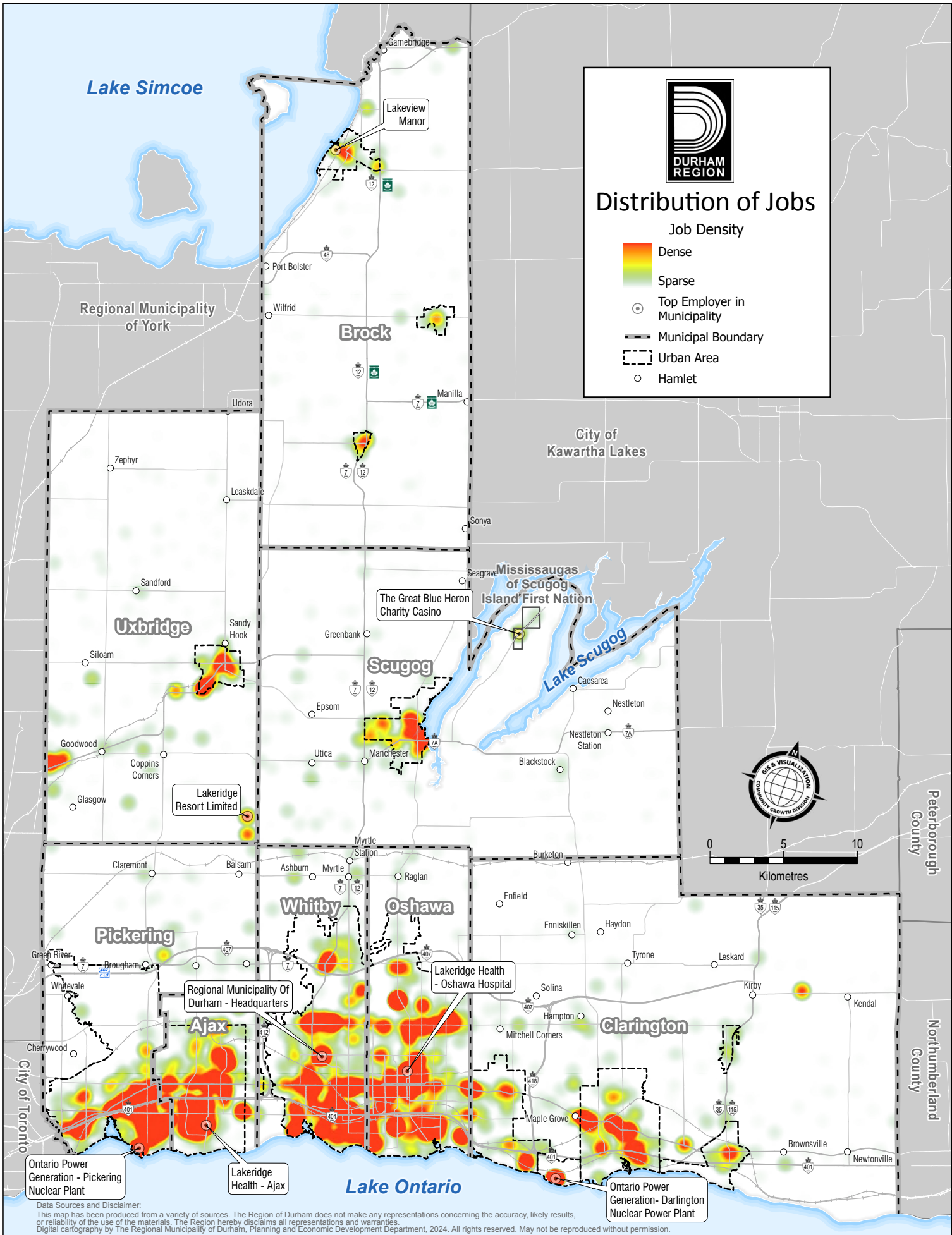
218,205



Jobs Relative to 2023

3.89%



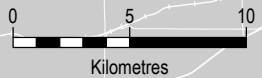


Distribution of Jobs

Job Density



- Top Employer in Municipality
- Municipal Boundary
- Urban Area
- Hamlet



Ontario Power Generation - Pickering Nuclear Plant

Lakeridge Health - Ajax

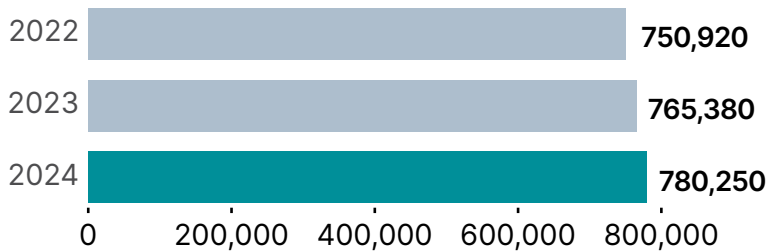
Lakeridge Health - Oshawa Hospital

Ontario Power Generation - Darlington Nuclear Power Plant

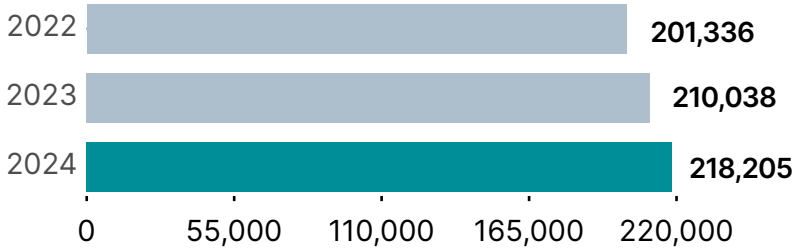
Data Sources and Disclaimer:
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Population, jobs and business growth

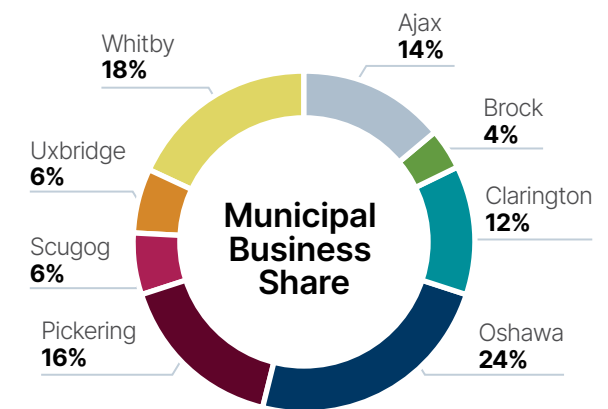
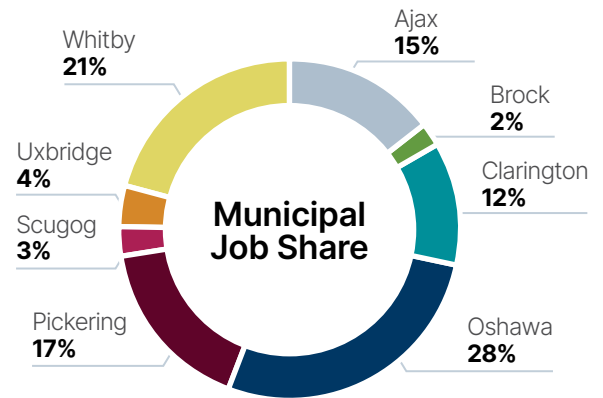
Population Estimate by Year



Paid Jobs by Survey Year



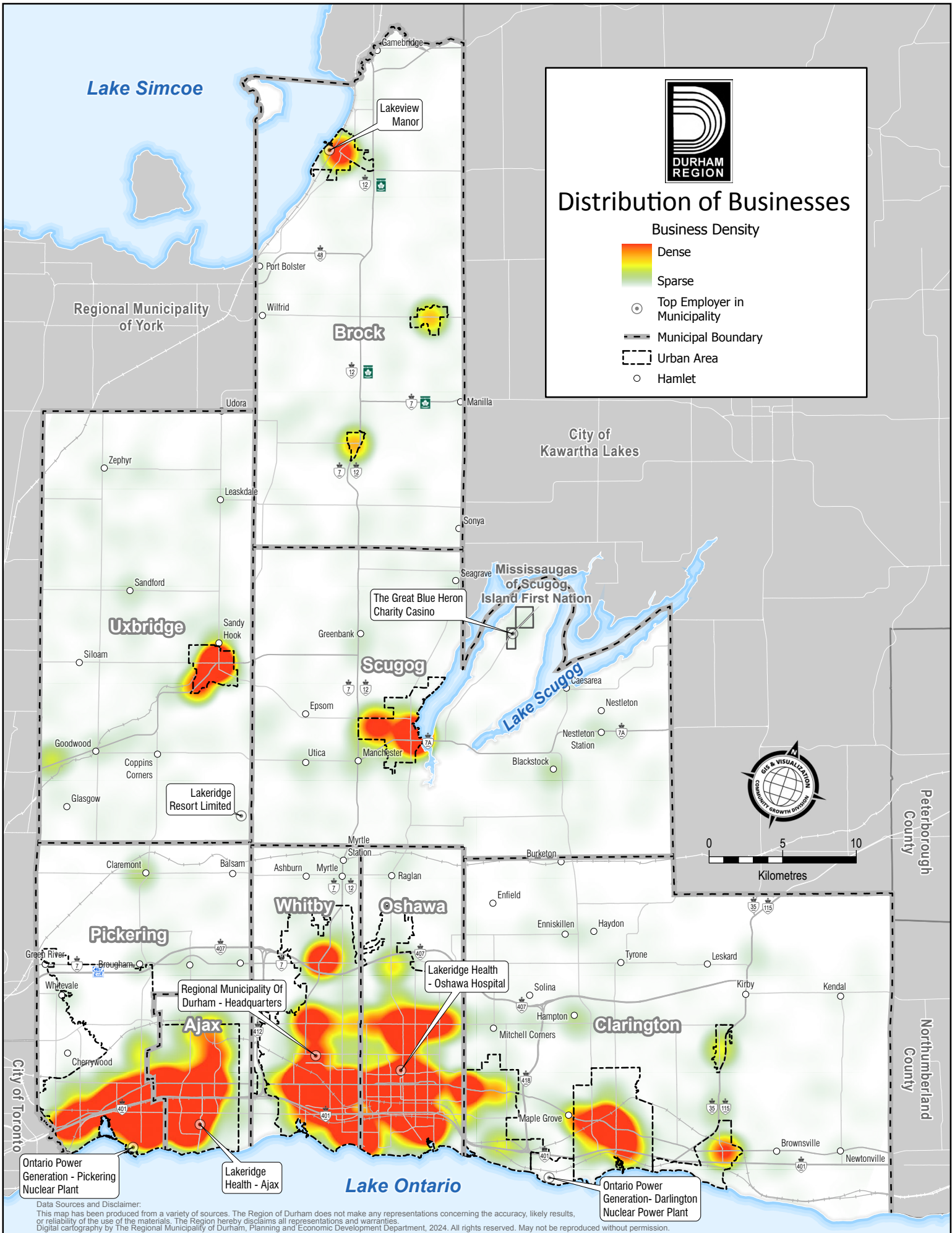
Occupied Businesses by Survey Year



Change in Paid Jobs

Municipality	2023	2024	Difference in Paid Jobs between 2023 and 2024	Percentage
Durham Region	210,038	218,205	8,167	3.89%
Ajax	30,947	31,716	769	2.48%
Brock	3,549	3,578	29	0.82%
Clarington	23,407	25,494	2,087	8.92%
Oshawa	56,673	60,304	3,631	6.41%
Pickering	35,373	36,180	807	2.28%
Scugog	7,740	7,188	-552	-7.13%
Uxbridge	7,990	8,497	507	6.35%
Whitby	44,359	45,248	889	2.00%

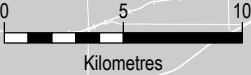
Total Paid Jobs is a subset of Total Jobs, as some positions are volunteer or unpaid.



Distribution of Businesses

Business Density

- Dense
- Sparse
- Top Employer in Municipality
- Municipal Boundary
- Urban Area
- Hamlet



Data Sources and Disclaimer:

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Top 10 Employers in Durham are:

Company	Employees
Ontario Power Generation (OPG)	9,000 - 9,499
Lakeridge Health	8,000 - 8,499
Durham District School Board (DDSB)	7,500 - 7,999
Regional Municipality of Durham	5,000 - 5,499
General Motors of Canada	3,750 - 3,999
Durham Catholic District School Board (DCDSB)	3,500 - 3,749
Durham College	2,500 - 2,749
Tim Hortons	2,250 - 2,499
Amazon Inc.	2,000 - 2,249
McDonald's	1,750 - 1,999



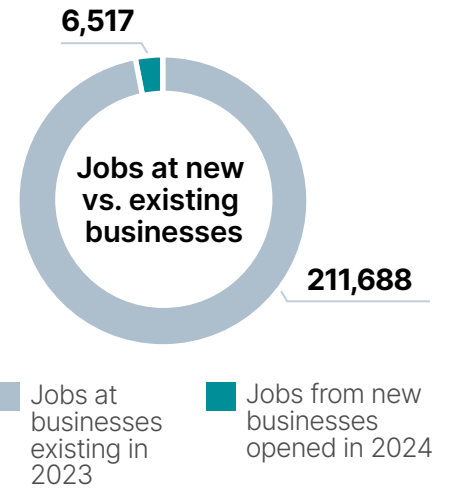
Business locations
opened in 2024

915

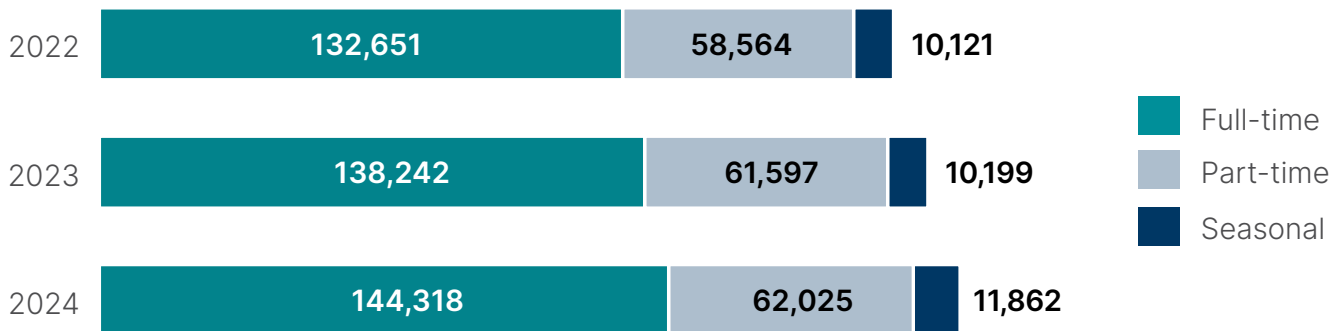


Business locations
vacant in 2024

1,798

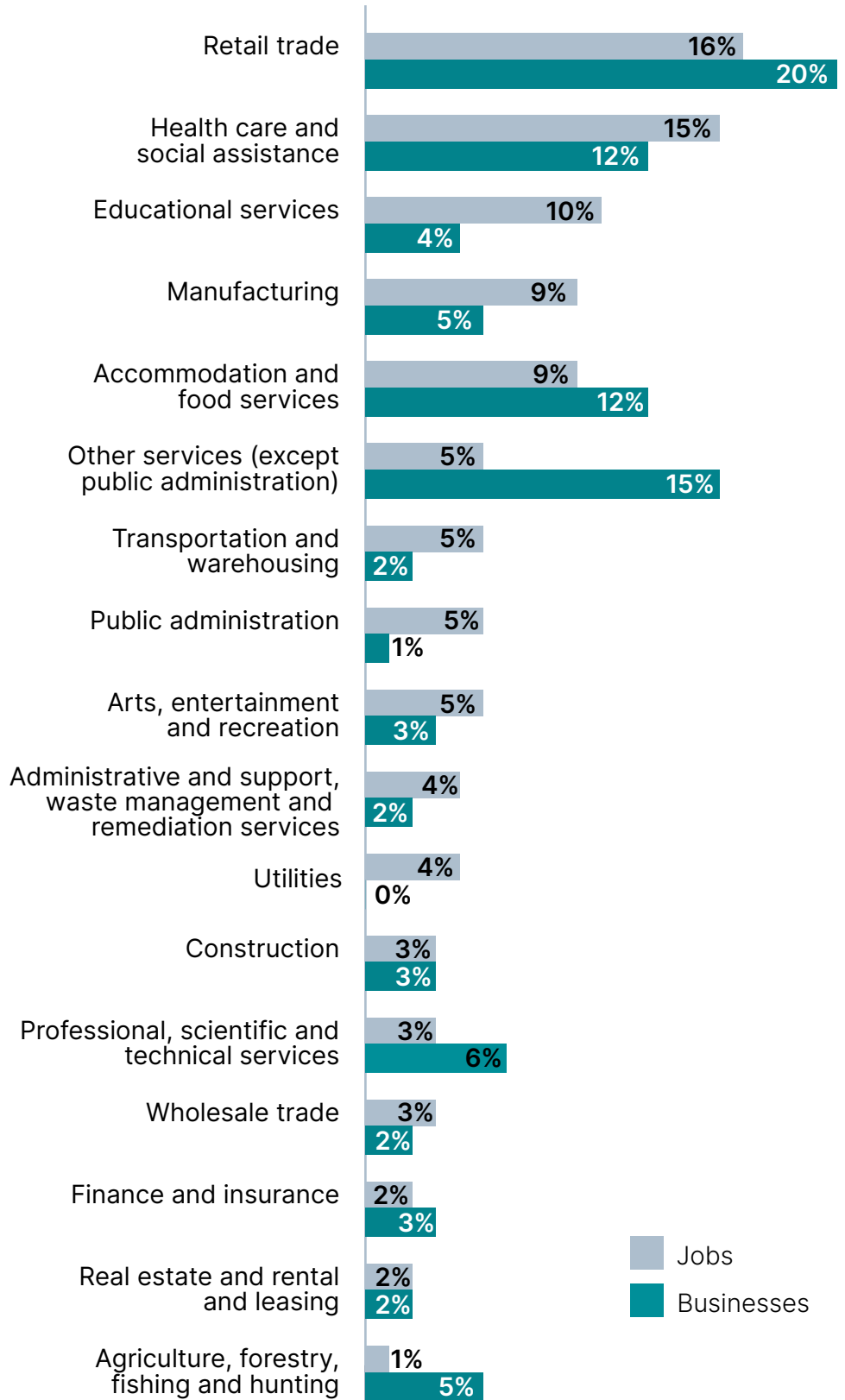


Jobs by Employment Type





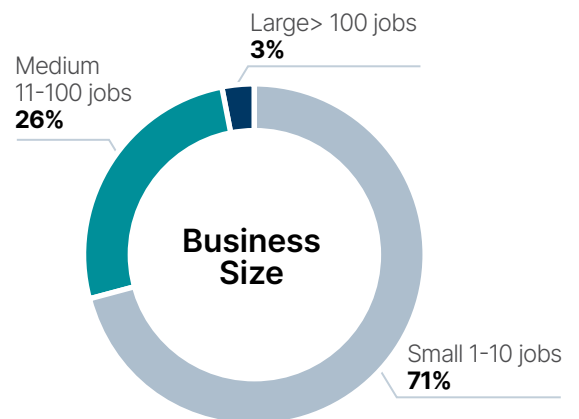
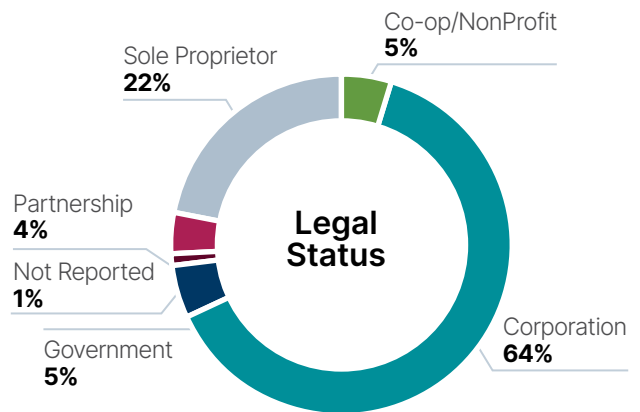
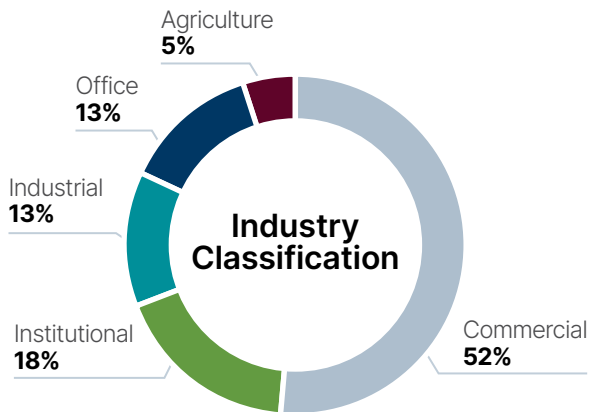
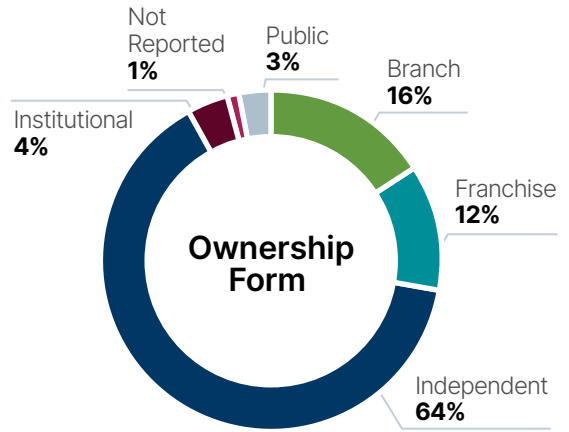
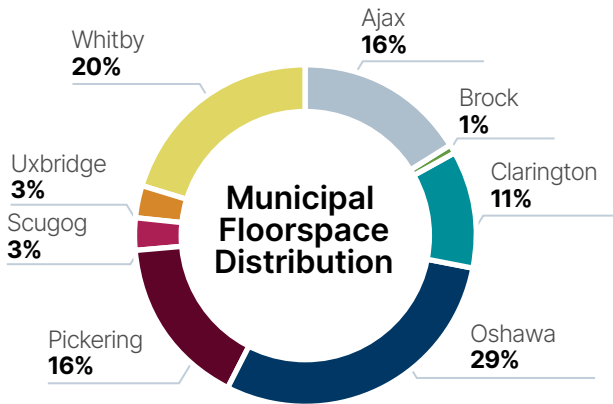
Highest Employment Sectors and Proportion of Related Businesses



*Public administration, e.g.: government, law enforcement, and other public agencies.

**Other services (except public administration), e.g.: personal services, repair, and civic organizations.

Percentage of Businesses by:



Businesses most often reported difficulty in finding skilled workers in the following occupations: labour; customer services, sales, and management; chefs/cooks; auto mechanic; automotive; medical/health services; trades; education; hair stylist or esthetician. Businesses also often reported a lack of applicants for available positions.



849
Businesses Import






474
Businesses Export



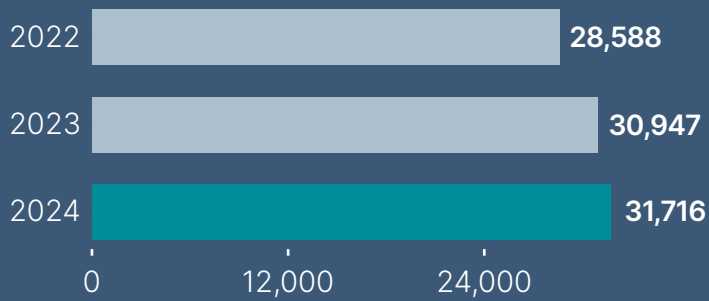
Ajax



Total Businesses	1,753	
Total Jobs	31,716	
Jobs Relative to 2023	2.48%	

Jobs and business growth

Paid Jobs by Survey Year



Occupied Businesses by Survey Year



140
Businesses Import



75
Businesses Export

Top 10 Employers in Ajax are:

Company	Jobs
Lakeridge Health	1,750 - 1,999
Durham District School Board (DDSB)	1,250 - 1,499
Amazon Inc.	1,250 - 1,499
Durham Catholic District School Board (DCDSB)	1,000 - 1,249
Town of Ajax	1,000 - 1,249
Loblaws Companies Limited	1,000 - 1,249
SaFran Landing Systems	500 - 749
Intact Insurance Company	500 - 749
Costco Wholesale	250 - 499
Lear Canada	250 - 499



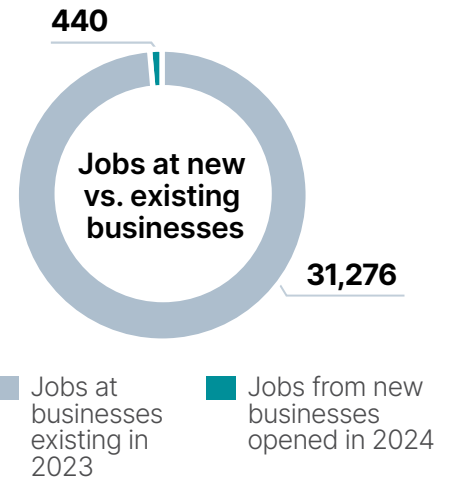
Business locations
opened in 2024

112

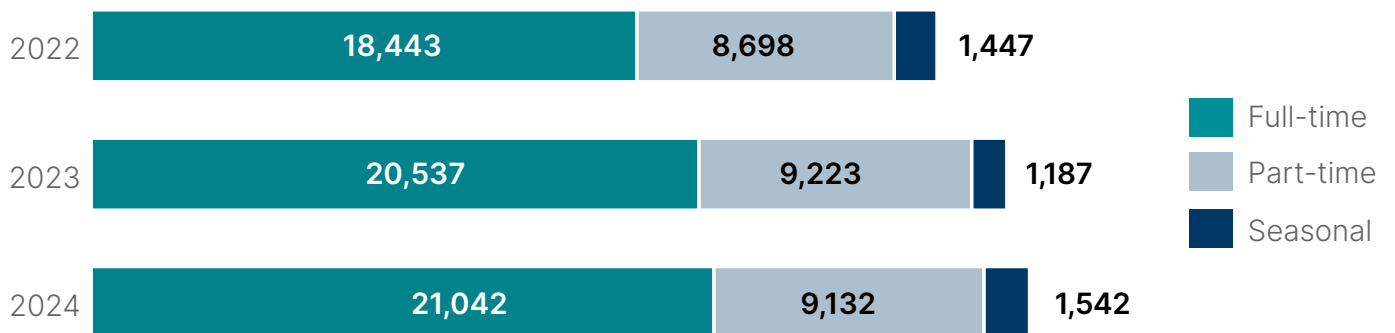


Business locations
vacant in 2024

268

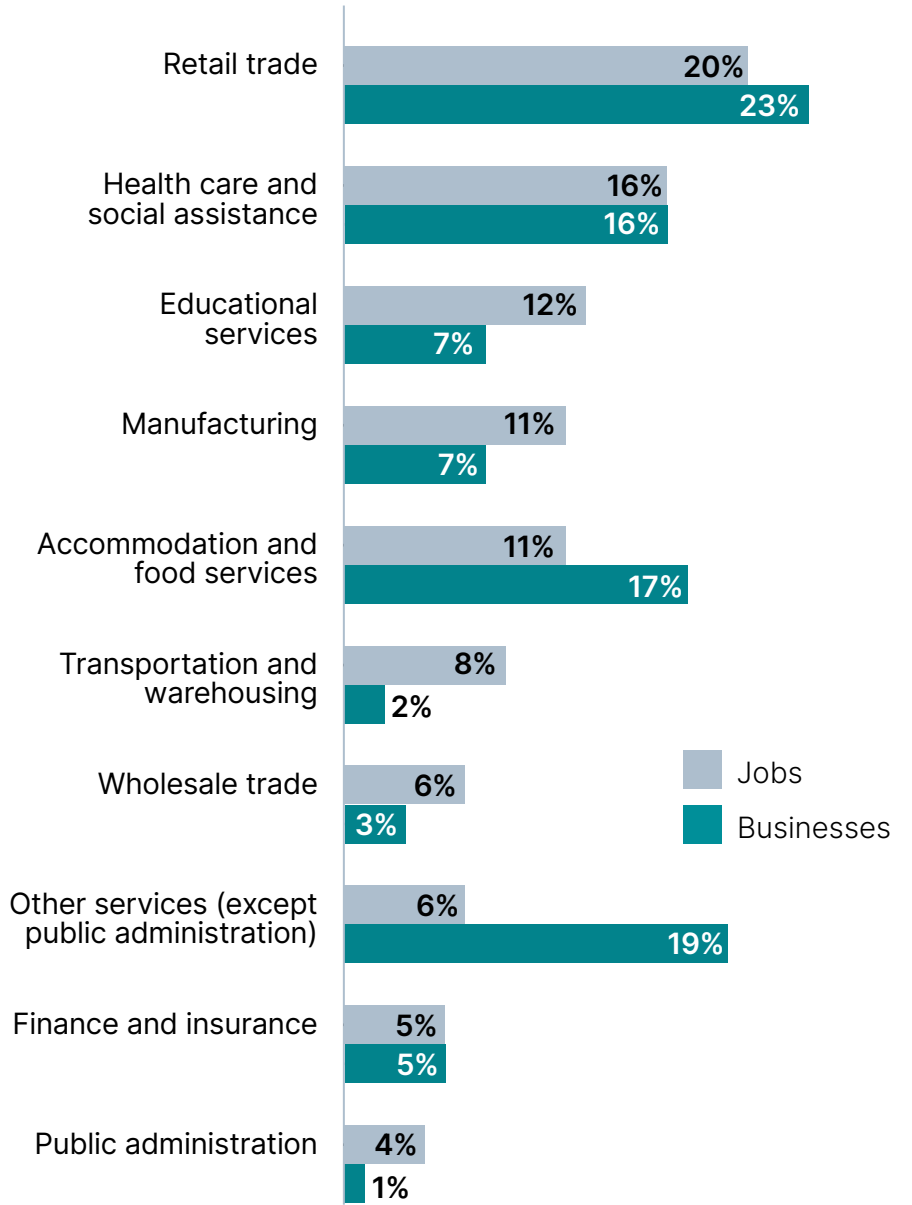


Jobs by Employment Type





Highest Employment Sectors and Proportion of Related Businesses




*Other services (except public administration), e.g.: personal services, repair, and civic organizations.



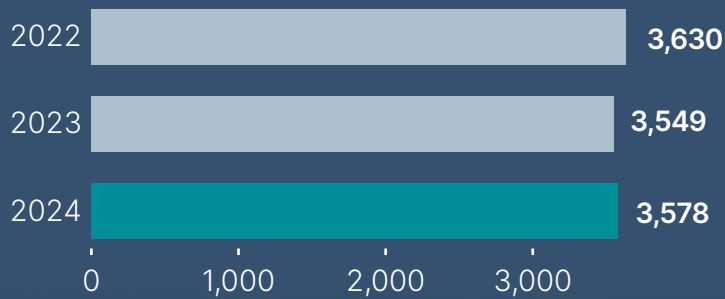
Brock



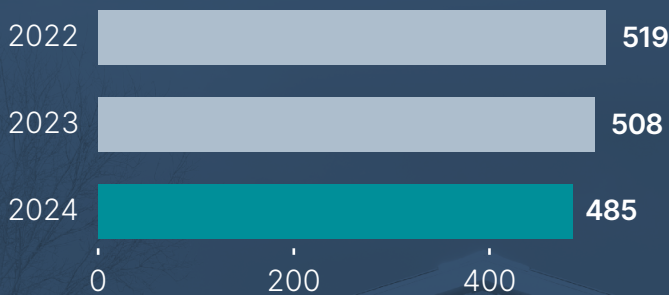
Total Businesses	485	
Total Jobs	3,578	
Jobs Relative to 2023	0.82%	

Jobs and business growth

Paid Jobs by Survey Year



Occupied Businesses by Survey Year



11
Businesses Import



13
Businesses Export

Top 10 Employers in Brock are:

Company	Jobs
Regional Municipality of Durham	250 - 499
Stock Transportation	100 - 249
GoodYear Farm	100 - 249
Township of Brock	100 - 249
Durham District School Board (DDSB)	100 - 249
Fisher's Independent Grocer	100 - 249
Flex -N- Gate	100 - 249
Fair Havens Bible Conference	100 - 249
McDonald's	50 - 99
Bon Air Residence	50 - 99



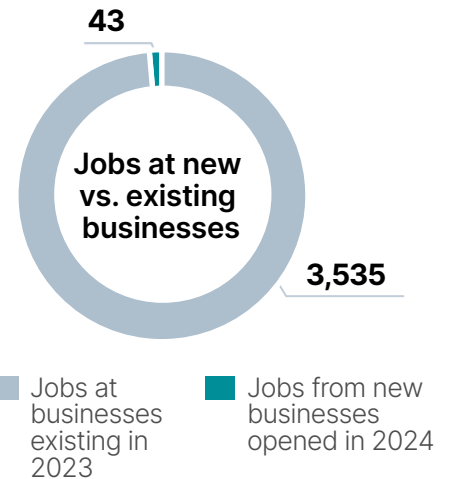
Business locations opened in 2024

12

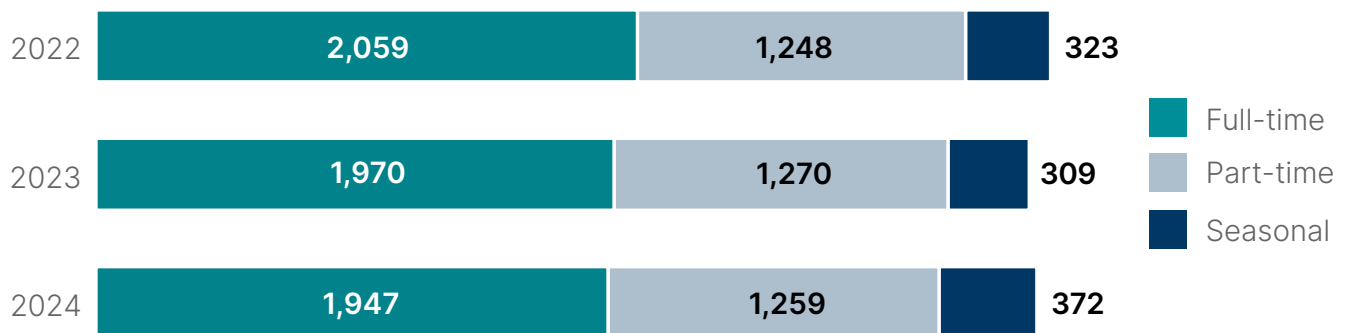


Business locations vacant in 2024

53

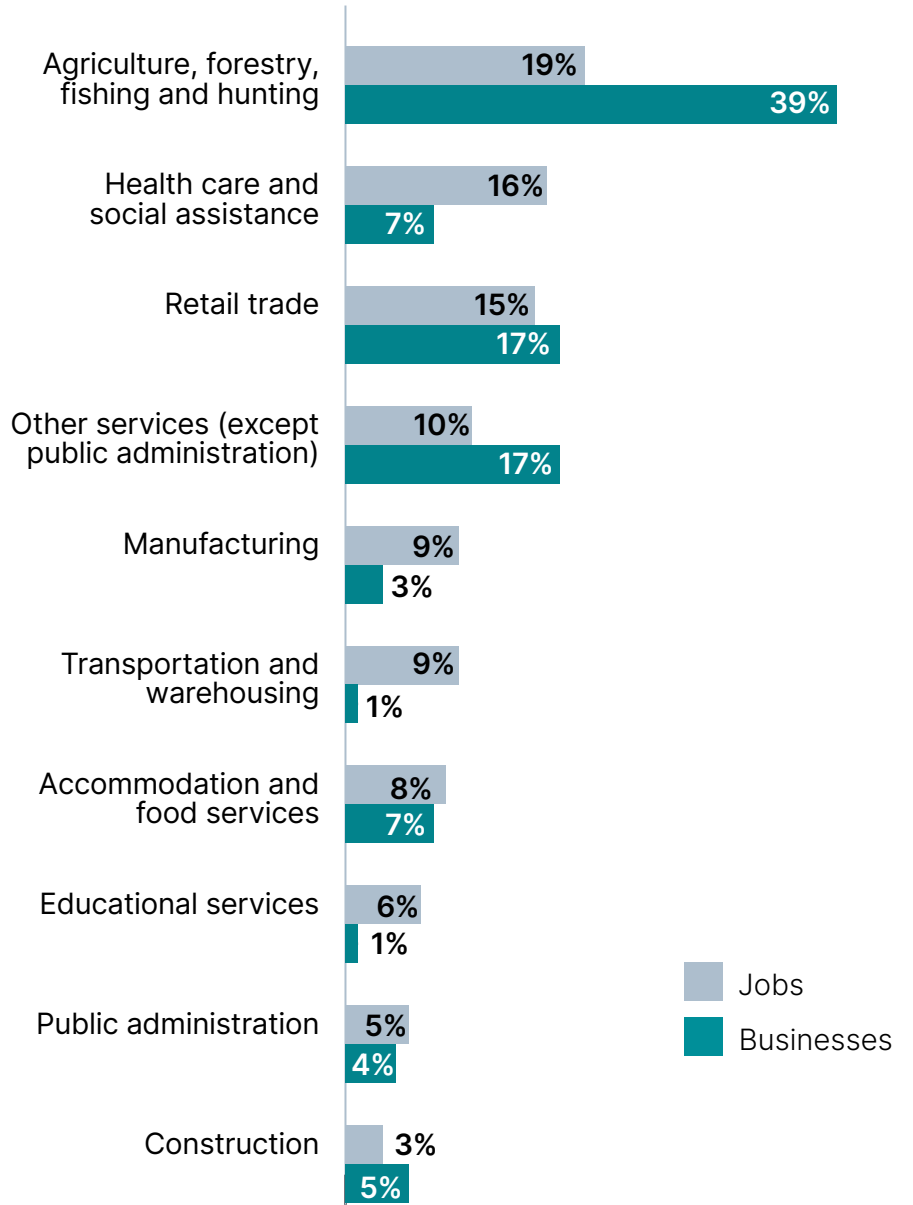


Jobs by Employment Type



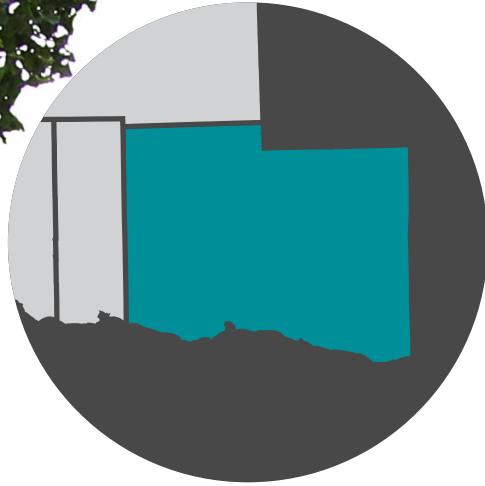


Highest Employment Sectors and Proportion of Related Businesses



*Other services (except public administration), e.g.: personal services, repair, and civic organizations.

**Public administration, e.g.: government, law enforcement, and other public agencies.



Clarington



Total Businesses

1,548



Total Jobs

25,494



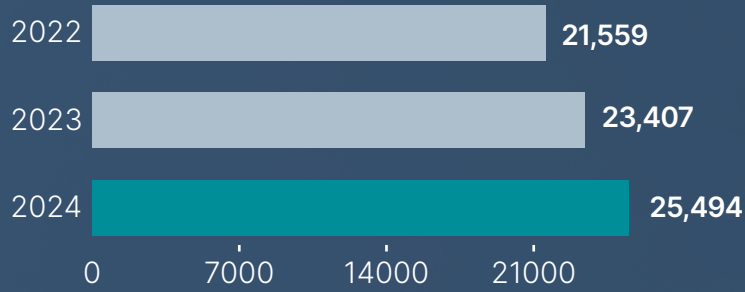
Jobs Relative to 2023

8.92%

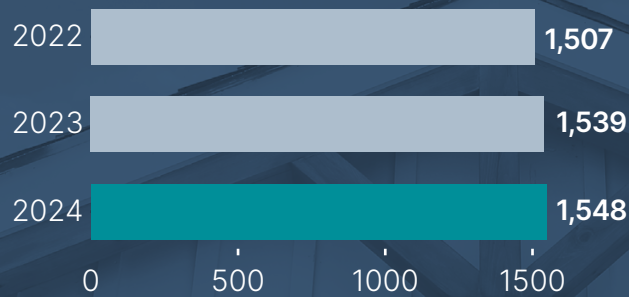


Jobs and business growth

Paid Jobs by Survey Year



Occupied Businesses by Survey Year



88

Businesses Import



58

Businesses Export

welcome

Top 10 Employers in Clarington are:

Company	Jobs
Ontario Power Generation (OPG)	4,000 - 4249
Municipality of Clarington	1,500 - 1749
Kawartha Pine Ridge District School Board (KPRDSB)	1,000 - 1249
Black&McDonald - Nuclear Services	500 - 749
Lakeridge Health	500 - 749
Peterborough Victoria Northumberland and Clarington Catholic District School Board (PVNCCDSB)	500 - 749
Algoma Orchards	250 - 499
Brimacombe	250 - 499
Wal-Mart	250 - 499
Tim Hortons	250 - 499



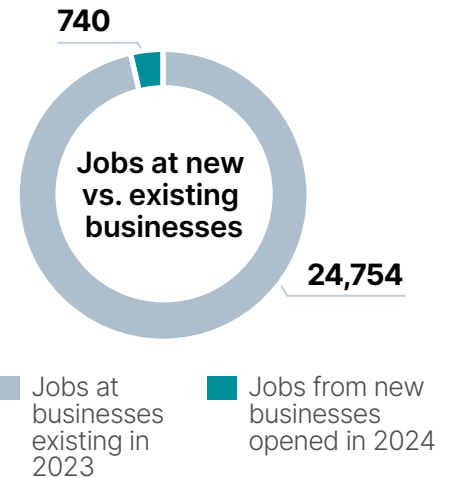
Business locations opened in 2023

103

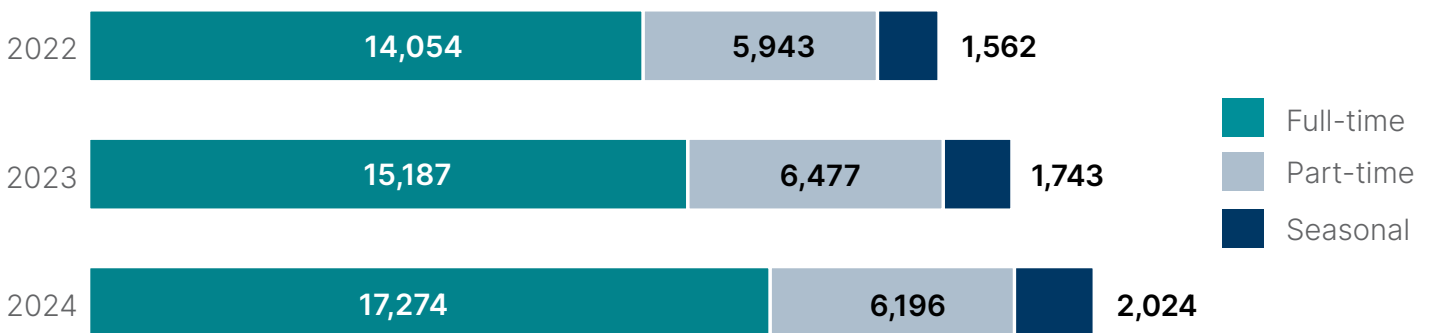


Business locations vacant in 2023

110

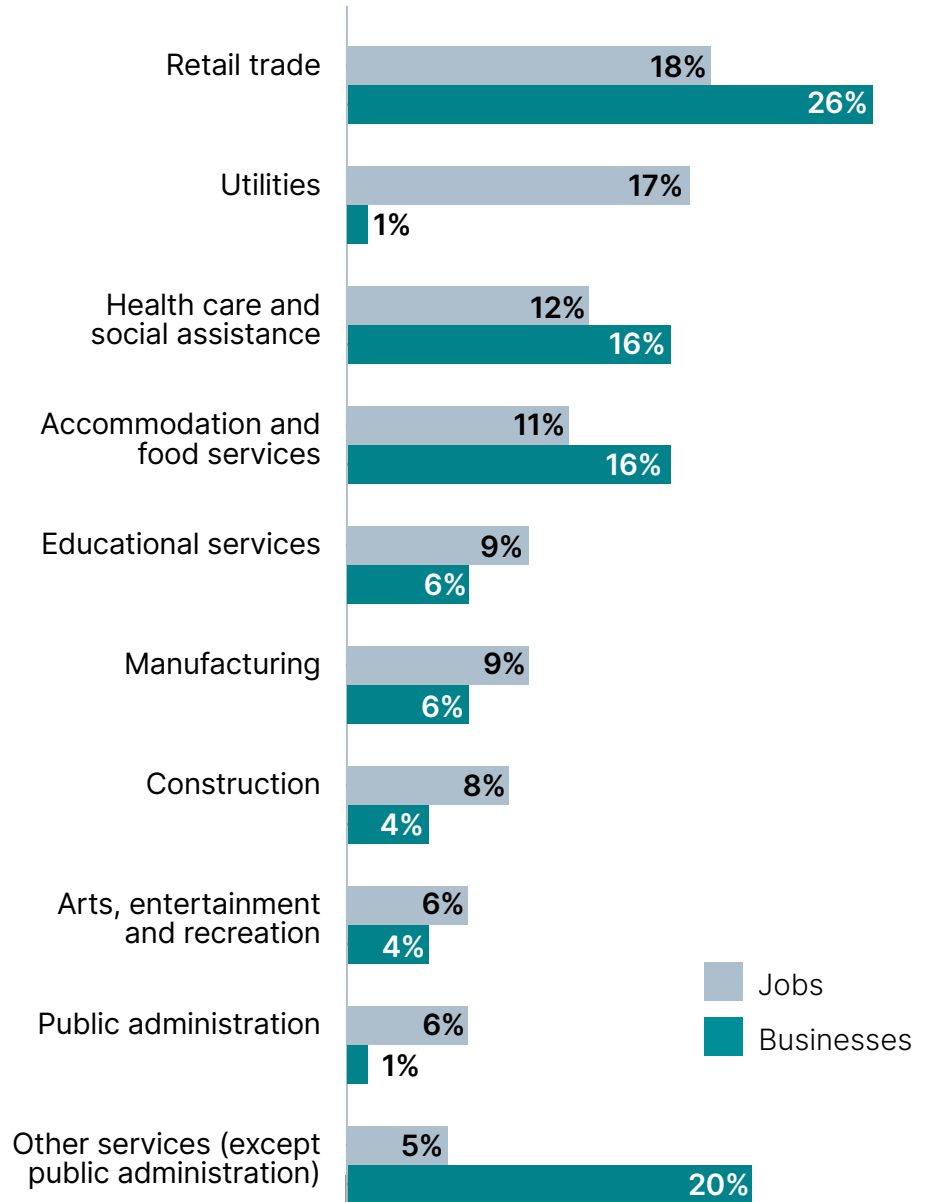


Jobs by Employment Type





Highest Employment Sectors and Proportion of Related Businesses






*Public administration, e.g.: government, law enforcement, and other public agencies.

**Other services (except public administration), e.g.: personal services, repair, and civic organizations.



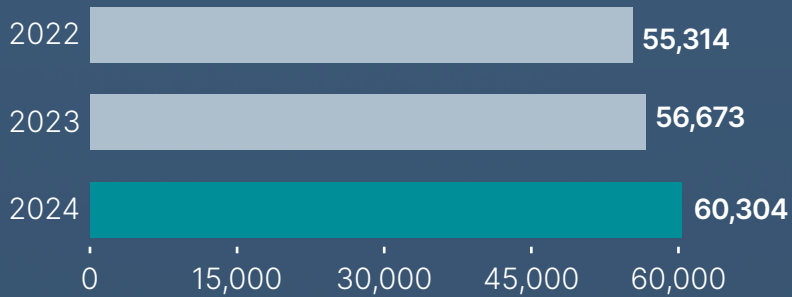
Oshawa



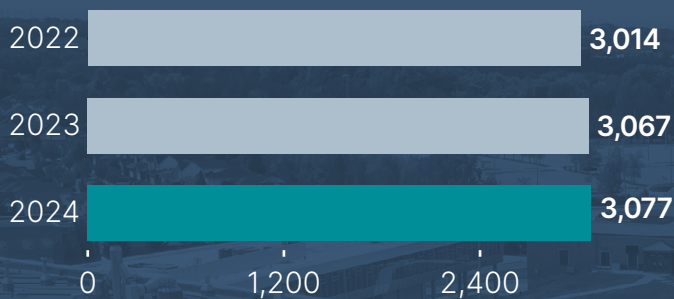
Total Businesses	3,077	
Total Jobs	60,304	
Jobs Relative to 2023	6.41%	

Jobs and business growth

Paid Jobs by Survey Year



Occupied Businesses by Survey Year



186

Businesses Import



80

Businesses Export

Top 10 Employers in Oshawa are:

Company	Jobs
Lakeridge Health	4,000 - 4,249
General Motors of Canada	3,750 - 3,999
Durham College	2,250 - 2,499
Durham District School Board (DDSB)	1,750 - 1,999
Ontario Tech University	1,500 - 1,749
City of Oshawa	1,500 - 1,749
Regional Municipality of Durham	1,250 - 1,499
Concentrix	1,000 - 1,249
Durham Catholic District School Board (DCDSB)	1,000 - 1,249
Ministry of Finance	1,000 - 1,249



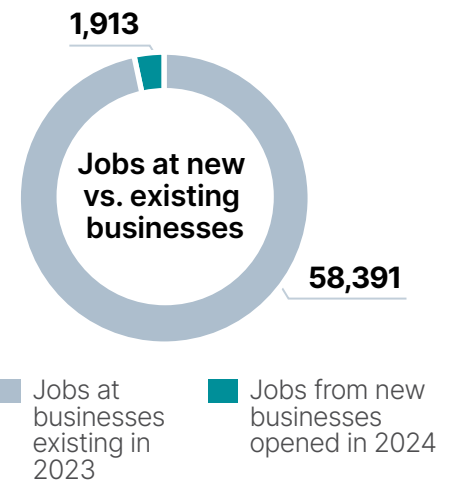
Business locations
opened in 2024

271

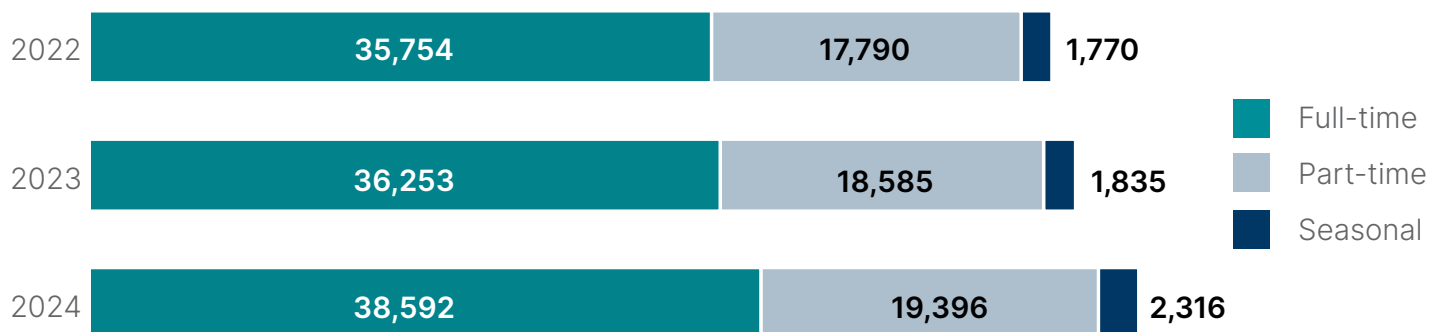


Business locations
vacant in 2024

567

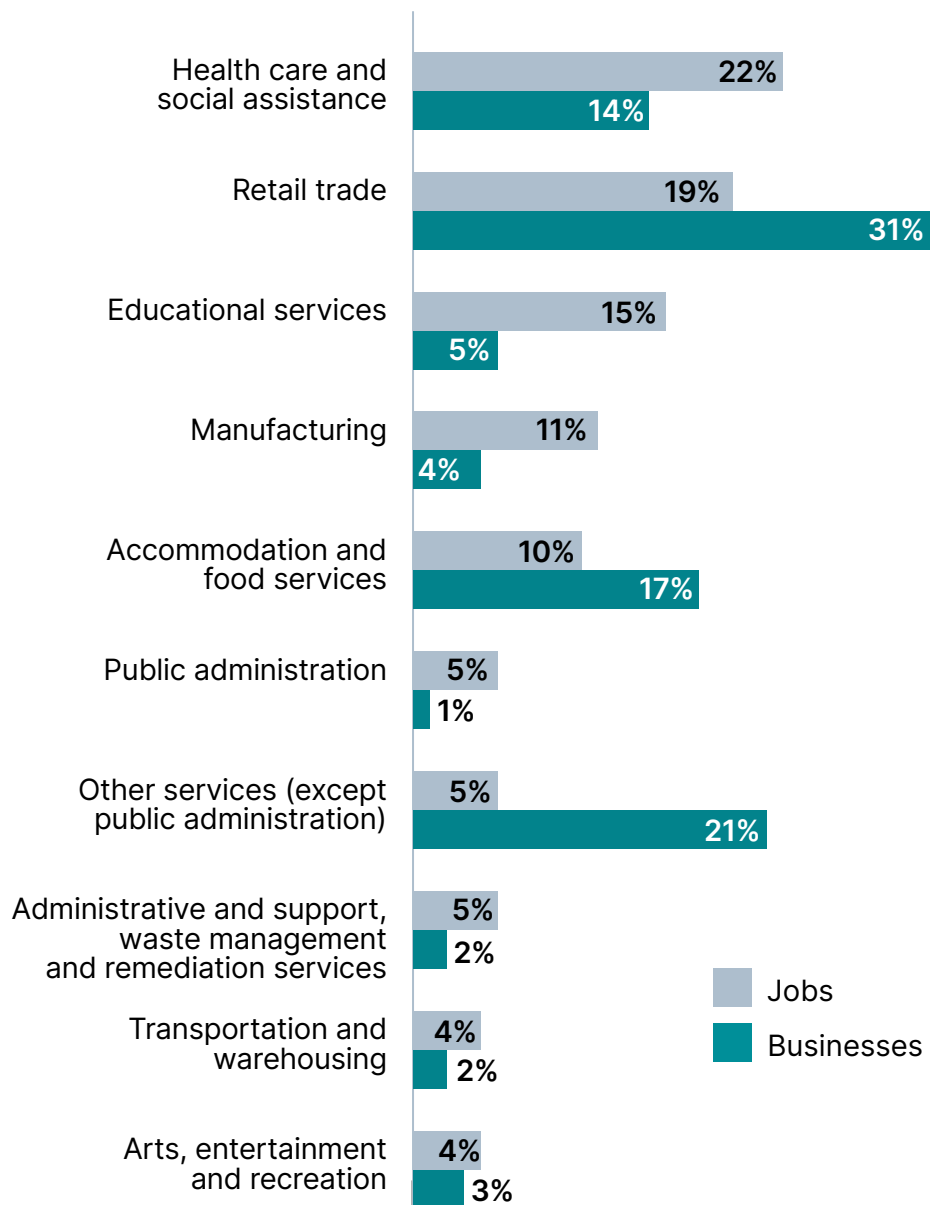


Jobs by Employment Type





Highest Employment Sectors and Proportion of Related Businesses






*Other services (except public administration), e.g.: personal services, repair, and civic organizations.

**Public administration, e.g.: government, law enforcement, and other public agencies.



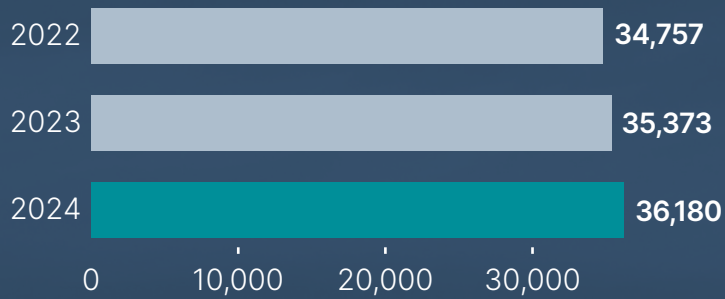
Pickering



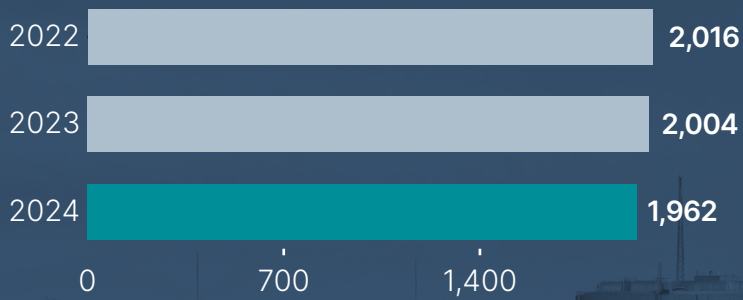
Total Businesses	1,962	
Total Jobs	36,180	
Jobs Relative to 2023	2.28%	

Jobs and business growth

Paid Jobs by Survey Year



Occupied Businesses by Survey Year



203
Businesses Import



120
Businesses Export

Top 10 Employers in Pickering are:

Company	Jobs
Ontario Power Generation (OPG)	4,500 - 4,749
City of Pickering	1,000 - 1,249
Durham District School Board (DDSB)	750 - 999
Pickering Casino Resort	500 - 749
Aspect Retail Logistics	500 - 749
MPAC (Municipal Property Assessment Corporation)	500 - 749
Durham Catholic District School Board (DCDSB)	250 - 499
AutoLux Ltd. Rapid Transit	250 - 499
Tetra Tech	250 - 499
Tribute Communities	250 - 499



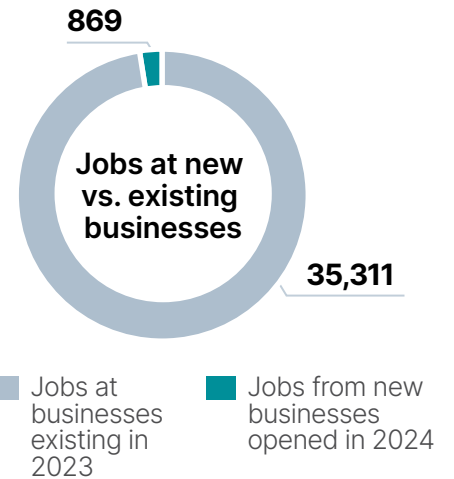
Business locations opened in 2023

144

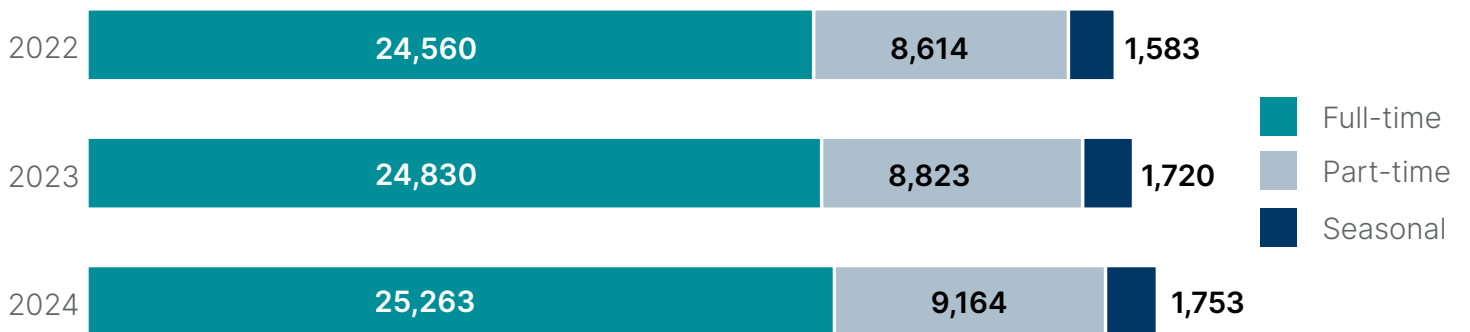


Business locations vacant in 2023

358

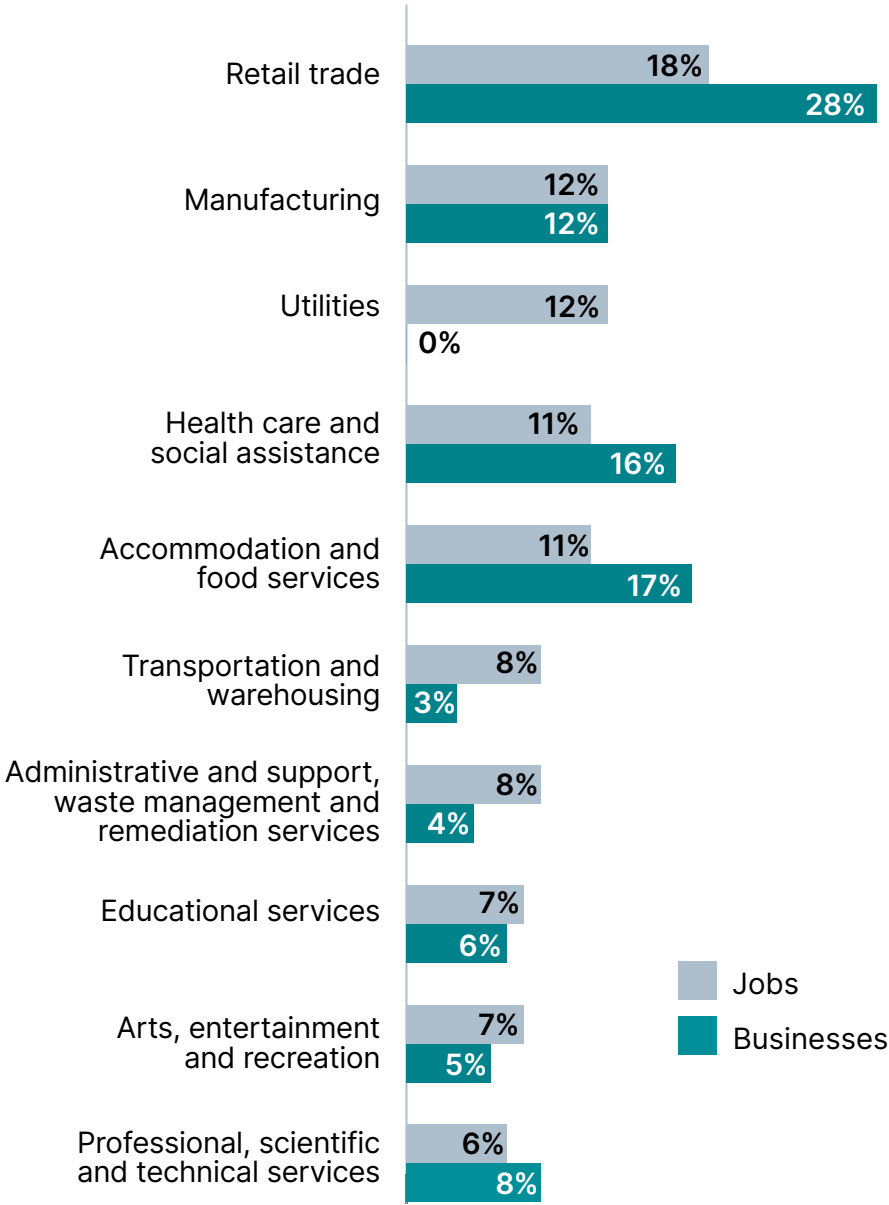


Jobs by Employment Type



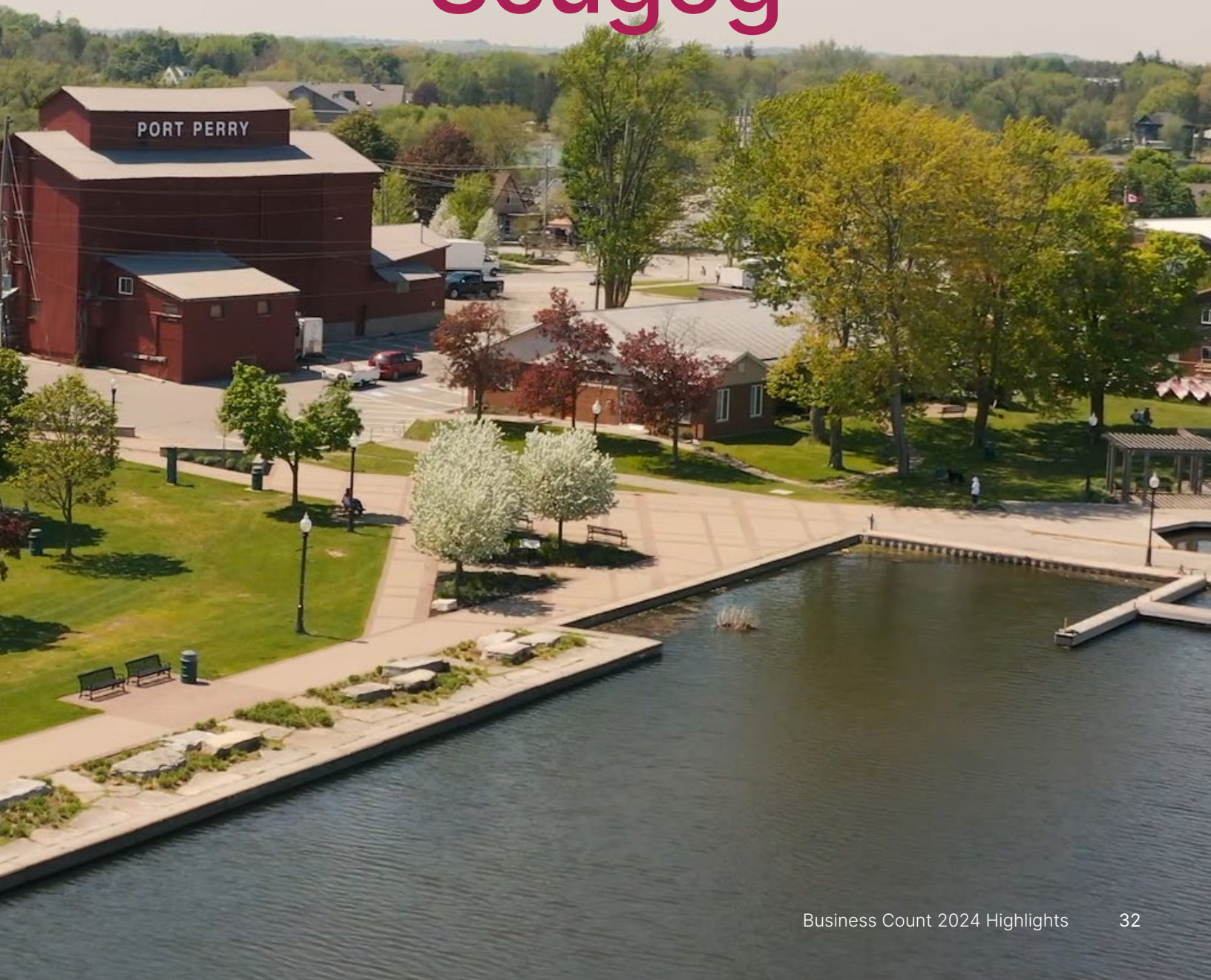





Highest Employment Sectors and Proportion of Related Businesses





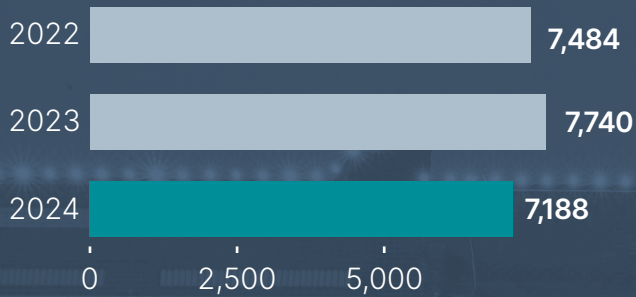
Scugog



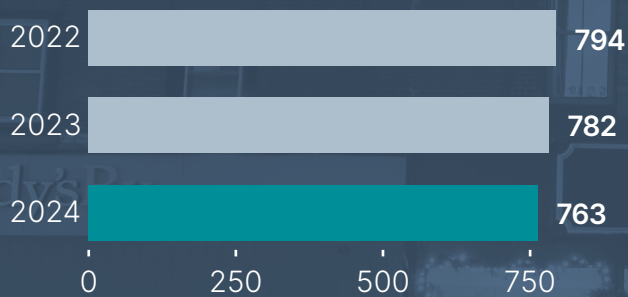
Total Businesses	763	
Total Jobs	7,188	
Jobs Relative to 2023	-7.13%	

Jobs and business growth

Paid Jobs by Survey Year



Occupied Businesses by Survey Year



37

Businesses Import



31

Businesses Export

Top 10 Employers in Scugog are:

Company	Jobs
Durham District School Board (DDSB)	250 - 499
The Great Blue Heron Charity Casino	100 - 249
Community Living North Durham	100 - 249
Independent Grocers	100 - 249
Regional Municipality of Durham	100 - 249
Port Perry Place Care Home	100 - 249
Greenwood Mushroom Farm	100 - 249
Adamson Systems Engineering	100 - 249
McDonald's	100 - 249
Township of Scugog	100 - 249



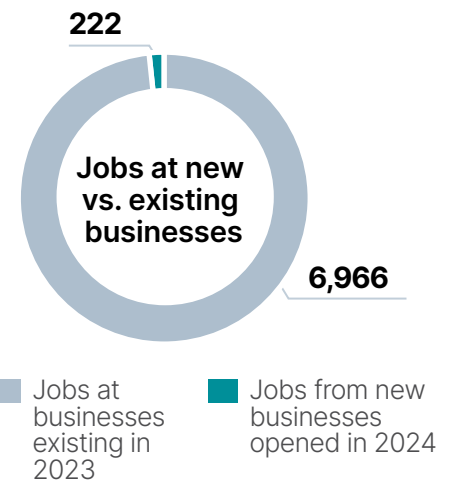
Business locations
opened in 2023

40

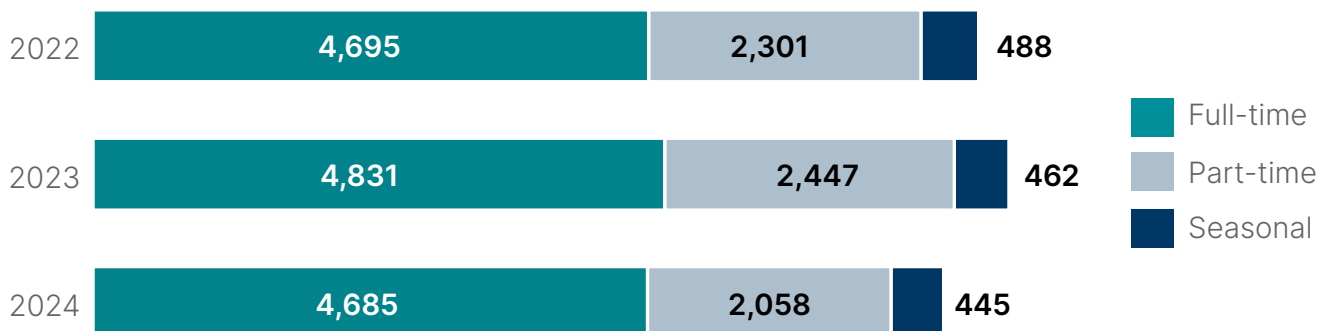


Business locations
vacant in 2023

105

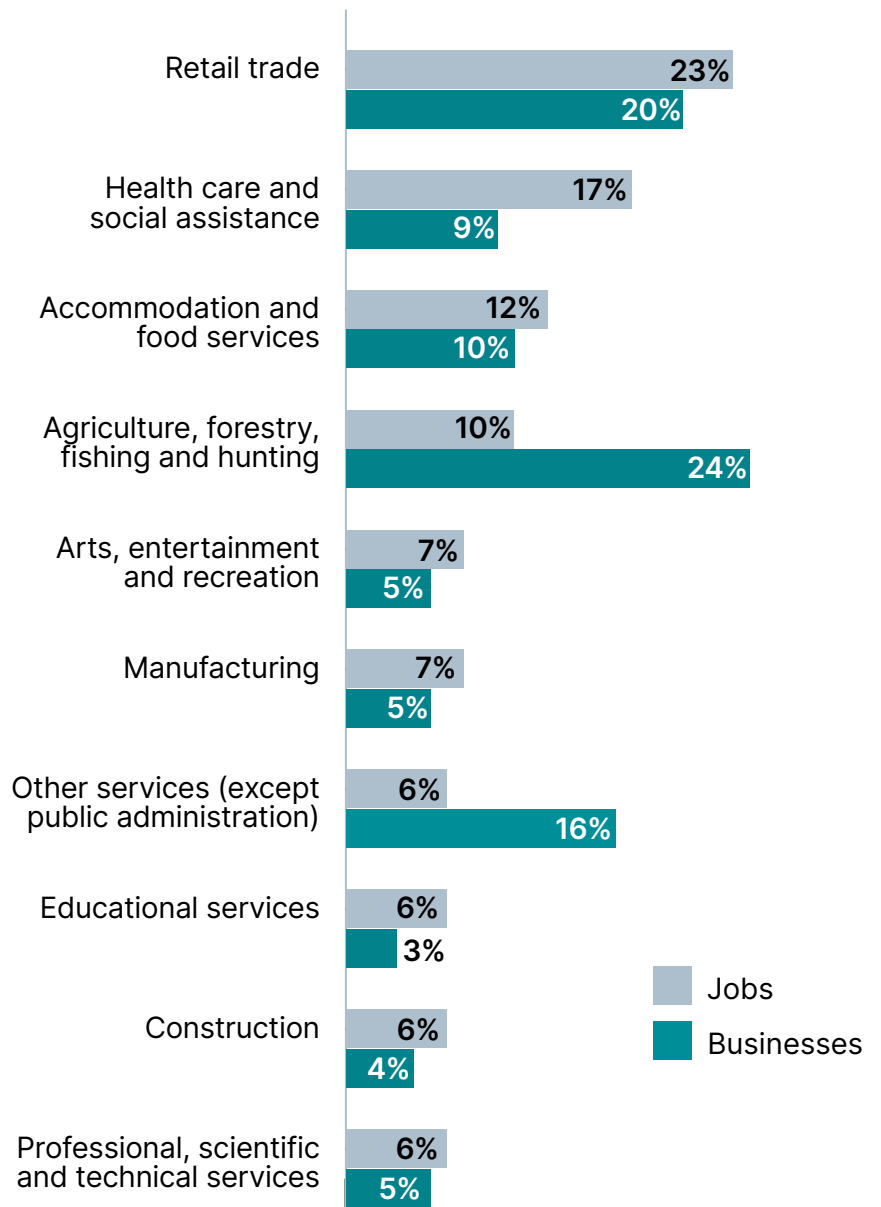


Jobs by Employment Type








Highest Employment Sectors and Proportion of Related Businesses



*Other services (except public administration), e.g.: personal services, repair, and civic organizations.

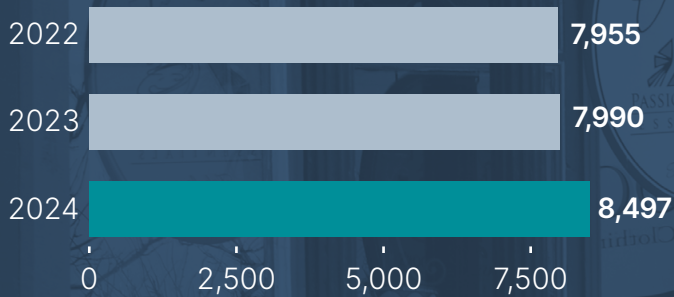


Uxbridge

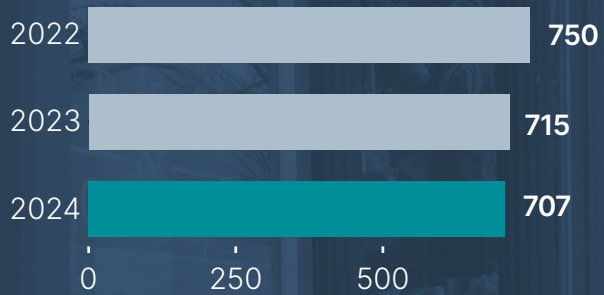
Total Businesses	707	
Total Jobs	8,497	
Jobs Relative to 2023	6.35%	

Jobs and business growth

Paid Jobs by Survey Year



Occupied Businesses by Survey Year



43

Businesses Import



29

Businesses Export

Top 10 Employers in Uxbridge are:

Company	Jobs
Lakeridge Resort Limited	250 - 499
Dagmar Ski Resort	250 - 499
Stanmore Equipment Ltd.	250 - 499
Durham District School Board (DDSB)	250 - 499
Heritage Restoration Inc	250 - 499
Township of Uxbridge	100 - 249
Loblaw Companies Ltd	100 - 249
Castool Tooling Systems	100 - 249
Mill Run Golf Club	100 - 249
Pine Valley Packaging Limited	100 - 249



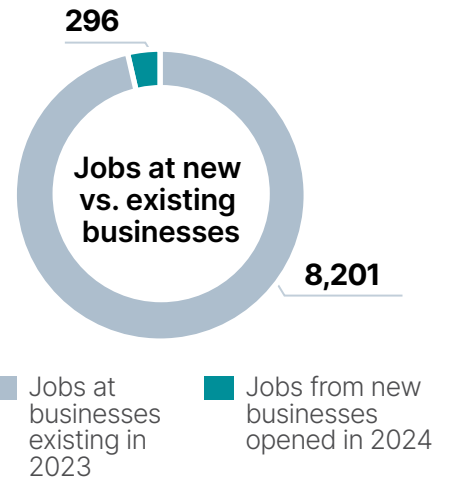
Business locations
opened in 2023

44

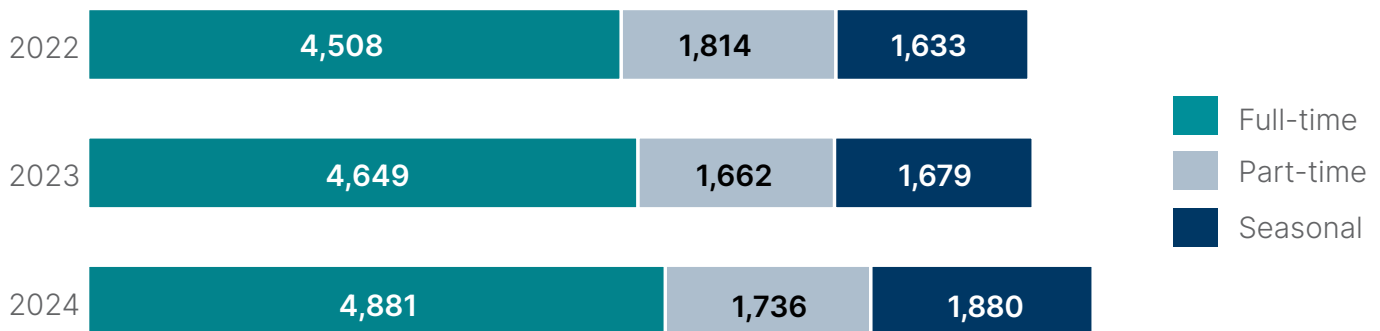


Business locations
vacant in 2023

71

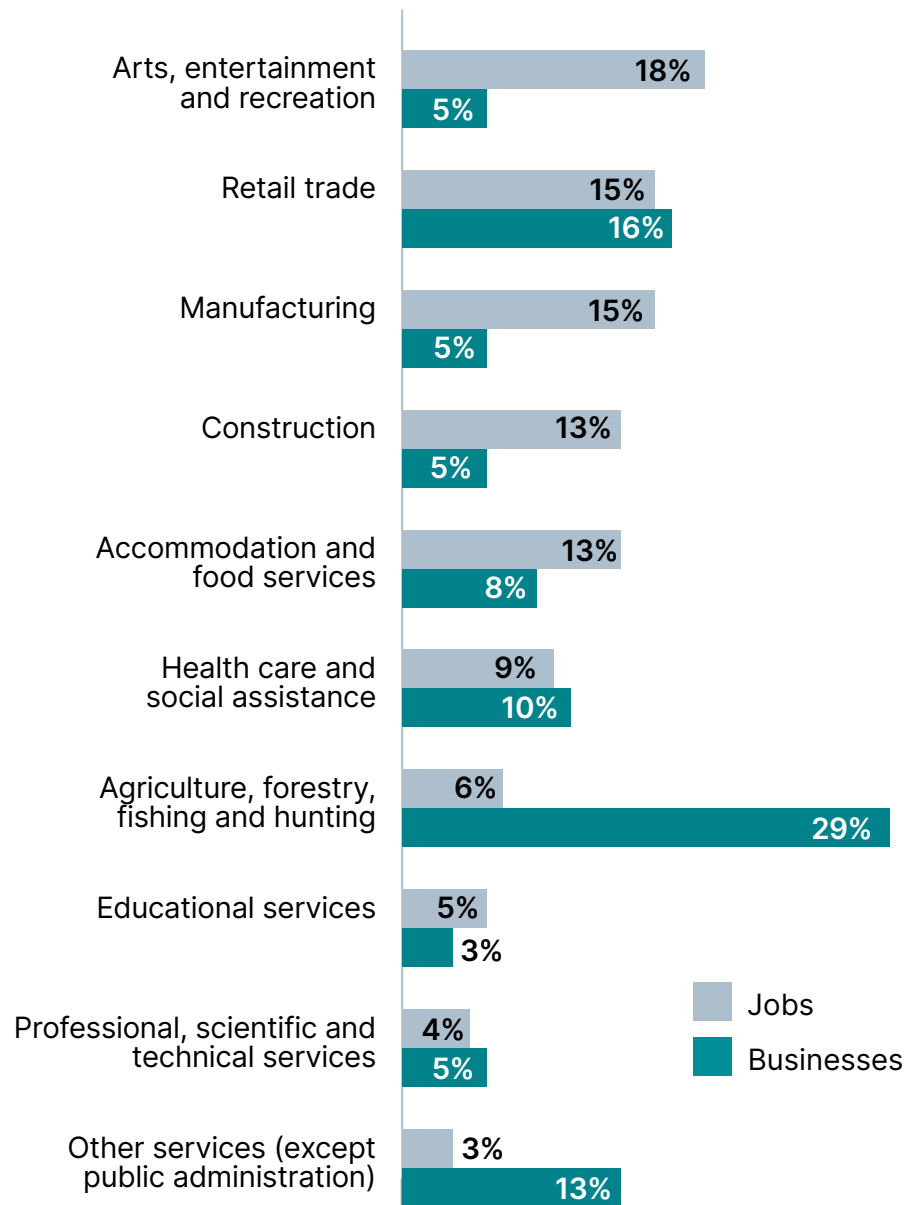


Jobs by Employment Type





Highest Employment Sectors and Proportion of Related Businesses






*Other services (except public administration), e.g.: personal services, repair, and civic organizations.



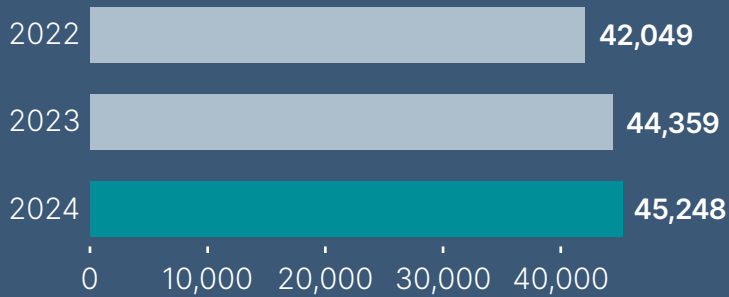
Whitby



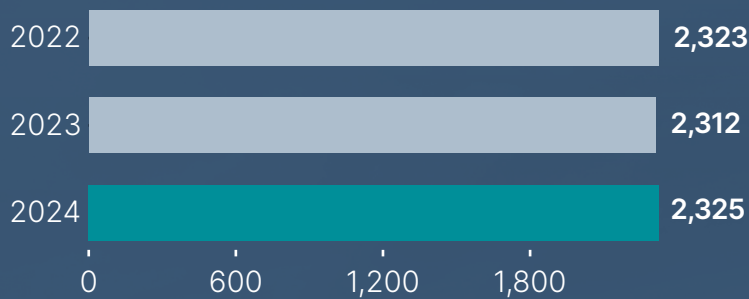
Total Businesses	2,325	
Total Jobs	45,248	
Jobs Relative to 2023	2.00%	

Jobs and business growth

Paid Jobs by Survey Year



Occupied Businesses by Survey Year



141

Businesses Import



68

Businesses Export

Top 10 Employers in Whitby are:

Company	Jobs
Regional Municipality of Durham	2,500 - 2,749
Durham District School Board (DDSB)	2,250 - 2,499
Lakeridge Health	1,750 - 1,999
Town of Whitby	750 - 999
ThermoFisher Scientific (Patheon)	750 - 999
Durham Catholic District School Board (DCDSB)	750 - 999
Amazon Inc.	500 - 749
Durham Regional Police	500 - 749
Gerdau	500 - 749
Sobeys Whitby Service Centre	500 - 749



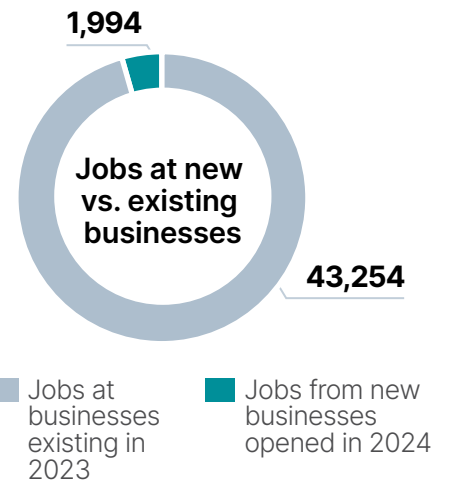
Business locations
opened in 2023

189

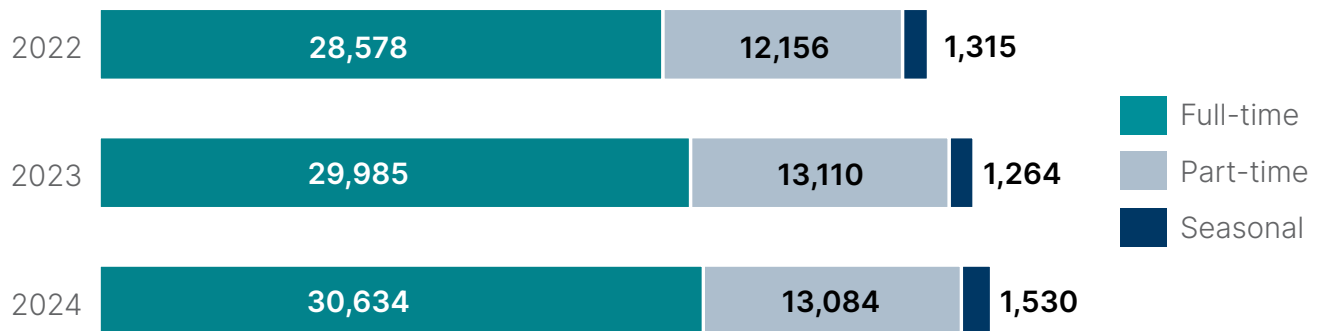


Business locations
vacant in 2023

266

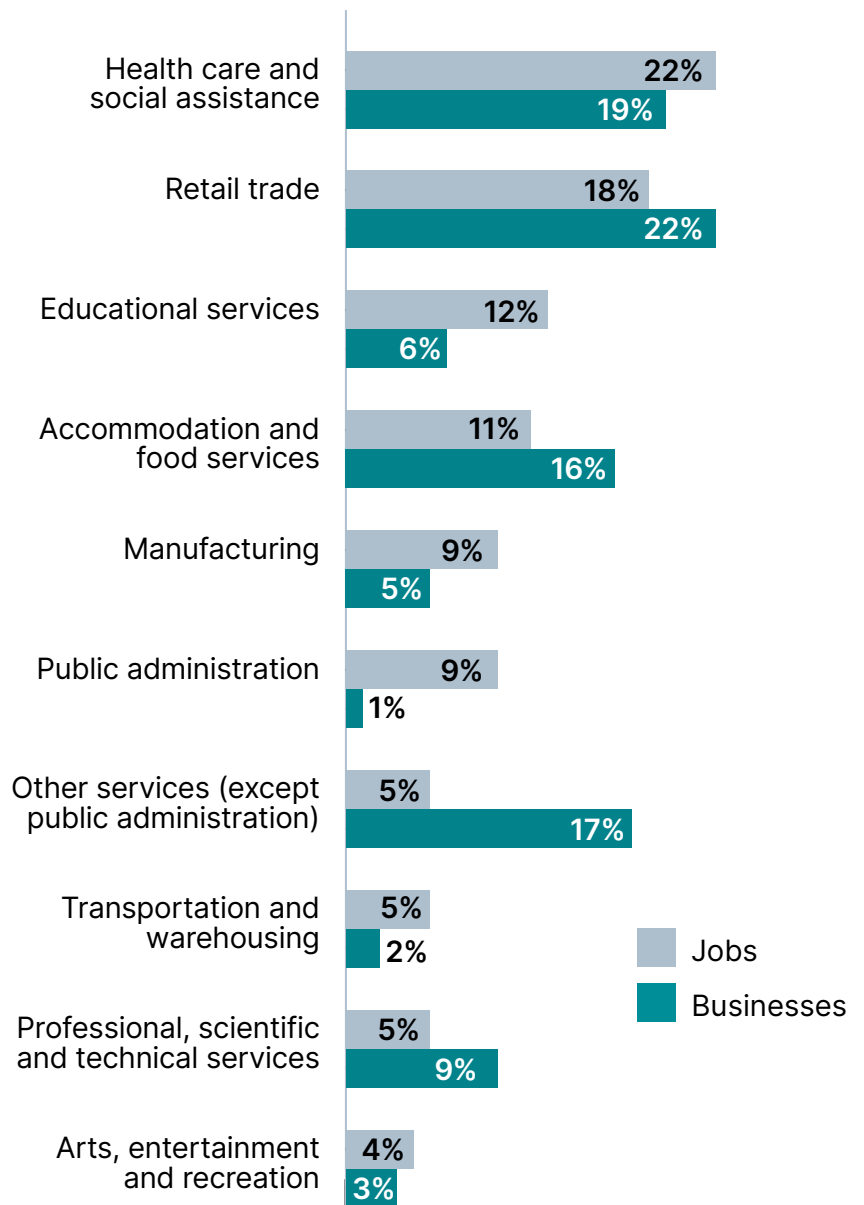


Jobs by Employment Type





Highest Employment Sectors and Proportion of Related Businesses



*Public administration, e.g.: government, law enforcement, and other public agencies.

**Other services (except public administration), e.g.: personal services, repair, and civic organizations.



The Regional Municipality of Durham
Planning and Economic Development Department, Planning Division
605 Rossland Rd. E., 4th Floor
PO Box 623
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