



Agriculture is at the heart of East Gwillimbury (EG)'s economy and identity, including traditional family farms, equine operations, and innovative agri-businesses.

EG accounts for approximately **17.5%** of all farms in York Region, supporting a robust local food system and a growing agri-tourism sector.

The Holland Marsh, a designated specialty crop area within the Greenbelt, extends into EG, offering some of the most nutrient-dense and productive soils in Ontario.

This landscape supports vegetable processing facilities and large-scale farms such as **Lakeview Vegetable Processing** and **ATV Farms**, as well as equine facilities like the **Royal Canadian Riding Academy**.



## WHY EG?

### FAST FACTS (2024)



**103 AGRICULTURE BUSINESSES**  
operating across **23,000+** acres



**387 JOBS**  
(+88% growth over 10 years)

**\$9.8M** in local wages paid



**\$235M**  
in annual sales



**\$168M**  
in exports



**83%** of goods purchased locally

- Strategic location within the **Greenbelt's Holland Marsh** specialty area, offering premium farmland and access to regional distribution networks
- Known as "Ontario's Salad Bowl," the Holland Marsh alone contributes **\$450 million** annually to Ontario's GDP
- Supportive municipal environment promoting **farm diversification** and **agri-tourism**
- Access to **York Region's Food and Beverage Accelerator Program** through York University's YSpace, supporting scale-up and innovation for food entrepreneurs

## 2014-2024 AGRICULTURE JOB COUNTS AND SHIFT SHARE ANALYSIS

AGRICULTURE SECTOR	2014 JOBS	2024 JOBS	2014 - 2024 CHANGE
East Gwillimbury	205	387	182
Greater York Region	2,574	3,143	569

Source: 2025 Target Sectors Analysis, McSweeney & Associates, Lightcast Analyst 2024.3.

## 2024 AGRICULTURE BUSINESS COUNTS

AGRICULTURE SECTOR	1-9 EMPLOYEES	10-49 EMPLOYEES	50+ EMPLOYEES	INDETERMINATE	TOTAL
East Gwillimbury	15	10	3	75	103
Greater York Region	177	57	12	674	920

Source: 2025 Target Sectors Analysis, McSweeney & Associates, Canadian Business Counts, June 2024.



## INVESTMENT OPPORTUNITIES

- Expansion of farm-to-table and local food processing ventures
- On-farm **diversification**: agri-tourism, value-added production, farm experiences
- Partnerships** in sustainable agriculture, greenhouse operations, and vertical farming
- Investment** in climate-smart and precision agriculture technologies to boost efficiency and resilience



## WHAT'S NEXT?

- National trends show rising demand for organic, sustainable, and locally sourced products.
- Climate-resilient farming and adaptive technologies will drive competitiveness.
- Funding opportunities through various levels of government



East Gwillimbury (EG)'s building and construction sector is thriving, driven by rapid population growth, infrastructure investment, and a skilled local workforce. The sector focuses on businesses manufacturing materials needed for construction, architectural and engineering firms, and infrastructure and real estate development businesses.



Businesses such as **Technicore Underground Inc.**, **Kelson**, and **TCS Construction** are among EG's largest employers, and have leveraged the knowledgeable local labour pool to grow their businesses, supporting the design and fabrication of local and regional infrastructure.

## WHY EG?

### FAST FACTS (2024)



**202 BUSINESSES**  
in construction and design



**387 JOBS**  
(+89% growth over 10 years)

**\$48M** in local wages paid



**\$324M**  
in annual sales



**\$269M**  
in exports



**60%** of goods sourced locally

- ✓ **71.3%** of residents aged 25–64 have post-secondary education, **12%** specializing in architecture/engineering
- ✓ More than **\$4B** (2022) in annual construction activity across York Region, creating sustained demand for engineering, materials, and construction.
- ✓ Architectural employment grew **10x in 10 years** - one of EG's fastest-growing professional services segments

## 2014-2024 BUILDING AND CONSTRUCTION JOB COUNTS AND SHIFT SHARE ANALYSIS

	2014 JOBS	2024 JOBS	2014 - 2024 CHANGE
<b>East Gwillimbury</b>	<b>532</b>	<b>721</b>	<b>189</b>
<b>Greater York Region</b>	<b>24,025</b>	<b>3,143</b>	<b>1,574</b>

Source: 2025 Target Sectors Analysis, McSweeney & Associates, Lightcast Analyst 2024.3.

## 2024 BUILDING AND CONSTRUCTION BUSINESS COUNTS

	1-9 EMPLOYEES	10-49 EMPLOYEES	50+ EMPLOYEES	INDETERMINATE	TOTAL
<b>East Gwillimbury</b>	<b>46</b>	<b>3</b>	<b>1</b>	<b>152</b>	<b>202</b>
<b>Greater York Region</b>	<b>2,394</b>	<b>323</b>	<b>93</b>	<b>7,829</b>	<b>10,639</b>

Source: 2025 Target Sectors Analysis, McSweeney & Associates, Canadian Business Counts, June 2024.



## INVESTMENT OPPORTUNITIES

- ✓ **Expansion** potential for engineering, consulting, and material supply firms
- ✓ **Demand** for eco-efficient and sustainable construction technologies
- ✓ **Strong market** for industrial land development and mixed-use real estate
- ✓ **Regional housing growth** continues to fuel demand for design and construction services



## WHAT'S NEXT?

- ✓ Government infrastructure spending and easing interest rates will drive new builds
- ✓ Rising population and commercial expansion will sustain long-term growth
- ✓ The sector is forecast to remain one of EG's top-performing industries for the next decade



East Gwillimbury (EG)'s warehousing and logistics sector is a fast-growing hub for goods movement and distribution.

With **135 million** consumers within an **800 km** radius, EG sits at the heart of one of North America's most connected trade corridors.

EG's strategic location along **Highway 404** and nearby **Highway 400** provides seamless access to **Toronto Pearson Airport, CN Rail intermodals**, and **multiple U.S. border crossings**, making it a natural gateway for domestic and international logistics.



## WHY EG?

- **Direct access** to Ontario's 400-series highways and Greater Toronto logistics network
- **Proximity** to Pearson International Airport, rail terminals, and ports for multi-modal transportation
- **Large, zoned employment lands** ideal for distribution, cold storage, and logistics facilities
- **Cost-efficient** alternative to southern Greater Toronto Area's (GTA) industrial locations
- **Established** major employers, including Loblaw Distribution Centre, bringing over 600 new jobs to EG

## FAST FACTS (2024)



**111 LOCAL BUSINESSES**



**331 JOBS**  
(+20% growth over 10 years)

**\$15M** in local wages paid



**\$95.7M**  
in annual sales



**\$58M**  
in exports



**75%** of freight and logistics purchases sourced locally

## 2014-2024 WAREHOUSING AND LOGISTICS JOB COUNTS AND SHIFT SHARE ANALYSIS

ECONOMIC REGION	2014 JOBS	2024 JOBS	2014 - 2024 CHANGE
East Gwillimbury	275	331	56
Greater York Region	10,263	11,938	1,675

Source: 2025 Target Sectors Analysis, McSweeney & Associates, Lightcast Analyst 2024.3.

## 2024 BUILDING AND CONSTRUCTION BUSINESS COUNTS

ECONOMIC REGION	1-9 EMPLOYEES	10-49 EMPLOYEES	50+ EMPLOYEES	INDETERMINATE	TOTAL
East Gwillimbury	38	3	4	68	111
Greater York Region	1,699	136	52	3,339	5,226

Source: 2025 Target Sectors Analysis, McSweeney & Associates, Canadian Business Counts, June 2024.

## INVESTMENT OPPORTUNITIES



- **Distribution centres** and fulfillment hubs supporting e-commerce growth
- **Cold chain logistics** for food, pharmaceutical, and agriculture sectors
- **Green logistics innovations** - electric fleets, smart warehousing, and sustainable design
- **Opportunities** for cross-docking and last-mile delivery operations servicing the GTA North

## WHAT'S NEXT?



- **Continued sector expansion** driven by e-commerce, automation, and regional demand
- Increasing adoption of **AI, robotics, and data-driven logistics systems** to optimize performance
- Projected **long-term employment and investment stability** as businesses seek GTA-adjacent industrial space
- EG will continue to serve as a **strategic northern logistics node** in Ontario's growing distribution network

# MANUFACTURING



East Gwillimbury (EG)'s manufacturing sector combines advanced manufacturing, automotive components, and food production. EG's strategic location along Highway 404 connects manufacturers to the Greater Toronto Area (GTA), Ontario's second-largest manufacturing hub, and international markets.


**Multimatic Dynamic Suspensions** and **Greenworks Tools** are two of EG's largest employers, anchoring a strong manufacturing ecosystem rooted in precision and technical excellence. Supported by several specialized fabricators, this sector showcases the region's industrial strength and its integral place within Ontario's advanced manufacturing corridor.

## WHY EG?

-  Located within York Region's **80,000-strong** manufacturing workforce
-  More than **15,000** jobs in Motor Vehicle Components in York Region
-  Strong supply chain integration with construction, agriculture, and automotive sectors
-  Access to skilled trades, engineers, and advanced manufacturing talent
-  Proximity to major R&D, technology, and innovation clusters across the GTA



## INVESTMENT OPPORTUNITIES

-  **Expansion** in EV and battery component manufacturing
-  **Potential** for automation, robotics, and AI-enabled production investments
-  **Opportunities** for food manufacturing and agri-processing leveraging local supply chains
-  **Growing** demand for industrial and warehousing facilities with modern infrastructure

## FAST FACTS (2024)



**107 BUSINESSES**  
in manufacturing



**1,264 JOBS**  
(+36% growth over 10 years)

**\$87.9M** in  
local wages paid



**334**  
new jobs created  
(2014-2024)



**\$1.18B**  
in annual sales



**\$892M**  
in exports

## 2014-2024 BUILDING AND CONSTRUCTION JOB COUNTS AND SHIFT SHARE ANALYSIS

	2014 JOBS	2024 JOBS	2014 - 2024 CHANGE
<b>East Gwillimbury</b>	<b>930</b>	<b>1,264</b>	<b>334</b>
<b>Greater York Region</b>	<b>83,356</b>	<b>86,327</b>	<b>2,971</b>

Source: 2025 Target Sectors Analysis, McSweeney & Associates, Lightcast Analyst 2024.3.

## 2024 BUILDING AND CONSTRUCTION BUSINESS COUNTS

	1-9 EMPLOYEES	10-49 EMPLOYEES	50+ EMPLOYEES	INDETERMINATE	TOTAL
<b>East Gwillimbury</b>	<b>23</b>	<b>12</b>	<b>1</b>	<b>71</b>	<b>107</b>
<b>Greater York Region</b>	<b>1,703</b>	<b>844</b>	<b>393</b>	<b>2,678</b>	<b>5,618</b>

Source: 2025 Target Sectors Analysis, McSweeney & Associates, Canadian Business Counts, June 2024.

## MANUFACTURING, MOTOR VEHICLE COMPONENT



Part of Southern Ontario's automotive corridor, which accounts for

**82%**  
of national auto employment



Rapid growth in EG:  
**+30%**  
new jobs (2014-2024)



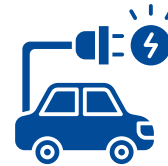
**\$398M**  
in annual sales



**\$296M**  
in exports



**\$22M**  
in wages

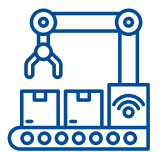


Positioned to benefit from Ontario's

**\$26B**  
investment in EV and automotive retooling (2021-2023)

**90%**

of purchases made from local suppliers, highly integrated ecosystem



## WHAT'S NEXT?

- Continued sectoral growth tied to electric vehicle transition, sustainable manufacturing, and automation
- Local firms will benefit from stable export markets, infrastructure investment, and access to skilled labour
- EG is a prime location for advanced manufacturing expansion, balancing affordability, workforce access, and logistics connectivity