



Comprehensive Review: Population, Employment and Housing Projections to 2061

Oxford County

Draft Population, Housing and Employment Growth
Allocations by Area Municipality – October Update

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1. Introduction

The following package summarizes the County of Oxford population, housing and employment growth forecast to 2061 by Area Municipality, in accordance with the Recommended Growth Scenario. Allocations are provided for the following municipalities:

- City of Woodstock
- Town of Tillsonburg
- Town of Ingersoll
- Township of Blandford Blenheim
- Township of East Zorra-Tavistock
- Township of Norwich
- Township of South-West Oxford
- Township of Zora

In developing the County's growth allocations, consideration has been given to the 10-year growth forecasts established in the Oxford County and Area Municipal 2024 Development Charge Studies, recent development and demographic trends, in addition to a number of assumptions that inform long range planning, including:

Local Supply Factors:

- Supply of potential future housing stock in the development process by housing structure type and development approval status;
- Current inventory of net vacant designated urban "greenfield" lands not currently in the development approvals process;
- Anticipated non-residential developments based on discussions with staff;
- The availability of serviced employment land supply (i.e., shovel-ready employment lands);
- Consideration of water and wastewater servicing capacity and potential long-term solutions to overcome constraints (where identified) based on discussions with staff;
- Residential intensification opportunities; and
- Provincial, County and Local planning policy direction regarding forecast residential and employment growth.

Demand Factors:

- Historical population, housing by structure type and employment activity based on 2001 to 2021 Statistics Canada (Census) data;
- A review of historical residential building permit activity (new units only) by structure type and non-residential building permit activity by sector;
- Historical commuting trends and anticipated employment growth opportunities within the surrounding market area;
- A review of local employment opportunities;
- Market demand for residential intensification; and
- The appeal of the County's Area Municipalities to a broad range of demographic groups, including young adults, families, empty nesters and seniors.

Key components included in this package are as follows:

- Population, housing by structure type, and employment by sector forecasts by Area Municipality;
- Population, housing and employment growth percentage shares by Area Municipality; and
- Population, housing and employment growth rates by Area Municipality.

The Area Municipal forecasts represent an important step to ground truth the County-wide forecast. This approach establishes growth trends based on a bottom-up approach at the Area Municipal level to complement the top-down growth analysis. This approach also allows the Consultant Team, Oxford County and Area Municipal staff to develop a clearer understanding of the County-wide Growth forecast with respect to municipal growth allocations, which will inform forecast urban land needs (both excess lands and urban land shortfalls).

2. Oxford County Population, Housing and Employment Growth Forecast, 2021 to 2061

Figure 2-1
County of Oxford
Population and Household Forecast, 2021 to 2061

Year	Population (Excluding Census undercount) ^[1]	Population (Including Census undercount) ^[1]	Singles & Semi-Detached Households	Multiple Dwelling Households ^[2]	Apartment Households ^[3]	Total Households	Persons Per Unit (P.P.U.) with undercount
2011	115,300	110,900	34,610	3,465	6,185	44,260	2.61
2016	110,900	115,300	34,610	3,465	6,185	44,260	2.61
2021	121,600	126,700	36,790	3,990	7,030	47,810	2.65
2026	135,200	140,700	39,695	5,525	8,395	53,615	2.62
2031	148,900	154,900	43,060	6,615	9,690	59,365	2.61
2036	161,600	168,100	46,265	7,710	11,005	64,980	2.59
2041	173,200	180,200	49,175	8,780	12,310	70,265	2.56
2046	184,200	191,600	51,845	9,875	13,630	75,350	2.54
2051	194,400	202,300	54,310	11,025	14,995	80,330	2.52
2056	204,600	212,900	56,595	12,260	16,430	85,285	2.50
2061	214,900	223,600	58,475	13,490	17,810	89,775	2.49
2011 - 2021	11,400	10,700	2,180	525	845	3,550	-
2021 - 2031	27,300	28,200	6,270	2,625	2,660	11,555	-
2021 - 2041	51,600	53,500	12,385	4,790	5,280	22,455	-
2021 - 2051	72,800	75,600	17,520	7,035	7,965	32,520	-
2021 - 2061	93,300	96,900	21,685	9,500	10,780	41,965	-

Notes:

^[1] Census undercount estimated at approximately 4.1%. Note: Figures may not sum precisely due to rounding.

^[2] Includes townhouses and apartments in duplexes.

^[3] Includes bachelor, 1-bedroom, 2-bedroom+ apartment units and secondary suites.

Source: 2011 to 2021 derived from Statistics Canada Census data. 2021 to 2061 by forecast by Watson & Associates Economists Ltd.

Figure 2-2
County of Oxford
Employment Forecast, 2024 to 2061

Period	Population Including Undercount	Primary Employment	Work at Home Employment	Industrial Employment	Commercial/ Population Related Employment	Institutional Employment	N.F.P.O.W. ^[1] Employment	Total Employment (Including N.F.P.O.W.)	Activity Rate
Mid 2011	108,400	1,560	4,805	19,855	13,940	7,875	5,507	53,542	49%
Mid 2016	116,000	1,375	4,845	23,280	14,475	7,655	5,729	57,359	49%
Mid 2024	135,200	1,375	6,045	27,094	16,180	7,985	7,443	66,122	49%
Mid 2026	140,700	1,375	6,320	28,830	17,220	8,510	7,760	70,015	50%
Mid 2031	155,000	1,375	7,030	32,040	19,030	9,450	8,690	77,615	50%
Mid 2036	168,100	1,380	7,630	34,950	20,680	10,250	9,430	84,320	50%
Mid 2041	180,100	1,380	8,190	36,220	22,150	10,970	10,110	89,020	49%
Mid 2046	191,700	1,380	8,730	38,300	23,590	11,710	10,790	94,500	49%
Mid 2051	202,400	1,380	9,280	40,180	24,930	12,390	11,420	99,580	49%
Mid 2056	212,800	1,380	9,780	42,050	26,270	13,080	12,070	104,630	49%
Mid 2061	223,600	1,380	10,330	43,900	27,660	13,760	12,730	109,760	49%
Mid 2011 - Mid 2016	7,600	-185	40	3,425	535	-220	222	3,817	-
Mid 2016 - Mid 2024	19,200	0	1,200	3,814	1,705	330	1,714	8,763	-
Mid 2024 - Mid 2031	19,800	0	985	4,946	2,850	1,465	1,247	11,493	-
Mid 2024 - Mid 2041	44,900	5	2,145	9,126	5,970	2,985	2,667	22,898	-
Mid 2024 - Mid 2051	67,200	5	3,235	13,086	8,750	4,405	3,977	33,458	-
Mid 2024 - Mid 2061	88,400	5	4,285	16,806	11,480	5,775	5,287	43,638	-

^[1] Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as “persons who do not go from home to the same work place location at the beginning of each shift.” Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.

Note: Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.

Source: 2011 to 2016 data from Statistics Canada Census. 2024 to 2061 forecast by Watson & Associates Economists Ltd.

Please note additional details with respect to the employment forecast by land-use category will be provided in the draft report.

3. Population and Household Forecast by Area Municipality, 2021 to 2061

Figure 3-1
City of Woodstock
Population and Household Forecast, 2021 to 2061

Year	Population (Excluding Census undercount) ^[1]	Population (Including Census undercount) ^[1]	Singles & Semi-Detached Households	Multiple Dwelling Households ^[2]	Apartment Households ^[3]	Total Households	Persons Per Unit (P.P.U.) with undercount
2011	37,800	38,800	10,530	2,015	3,105	15,650	2.47
2016	40,900	42,600	11,345	2,245	3,555	17,145	2.48
2021	46,700	48,700	12,335	2,590	3,965	18,890	2.58
2026	52,000	54,200	13,195	3,220	4,925	21,340	2.54
2031	57,600	60,000	14,340	3,735	5,725	23,800	2.52
2036	63,500	66,000	15,590	4,315	6,435	26,340	2.51
2041	68,400	71,100	16,625	4,805	7,195	28,625	2.48
2046	73,100	76,100	17,610	5,295	7,945	30,850	2.47
2051	77,700	80,800	18,540	5,810	8,695	33,045	2.45
2056	82,200	85,600	19,430	6,365	9,465	35,260	2.43
2061	86,800	90,300	20,145	6,915	10,175	37,235	2.43
2011-2021	8,900	9,900	1,805	575	860	3,240	-
2021-2031	10,900	11,300	2,005	1,145	1,760	4,910	-
2021-2041	21,700	22,400	4,290	2,215	3,230	9,735	-
2021-2051	31,000	32,100	6,205	3,220	4,730	14,155	-
2021-2061	40,100	41,600	7,810	4,325	6,210	18,345	-

Notes:

^[1] Census undercount estimated at approximately 4.1%. Note: Figures may not sum precisely due to rounding.

^[2] Includes townhouses and apartments in duplexes.

^[3] Includes bachelor, 1-bedroom, 2-bedroom+ apartment units and secondary suites.

- The institutional population includes establishments primarily engaged in providing residential care combined with either nursing, supervisory or other types of care as required by the residents. These facilities are a significant part of the production process and the care provided is a mix of health and social services, with the health component being largely nursing services.

Source: 2011 to 2021 derived from Statistics Canada Census data. 2021 to 2061 by forecast by Watson & Associates Economists Ltd.

Figure 3-2
Town of Ingersoll
Permanent Population and Household Forecast, 2021 to 2061

Year	Population (Excluding Census undercount) ^[1]	Population (Including Census undercount) ^[1]	Singles & Semi-Detached Households	Multiple Dwelling Households ^[2]	Apartment Households ^[3]	Total Households	Persons Per Unit (P.P.U.) with undercount
2011	12,100	12,500	3,820	375	575	4,770	2.61
2016	12,800	13,300	4,020	465	600	5,085	2.62
2021	13,800	14,300	4,325	470	700	5,495	2.60
2026	14,800	15,400	4,595	560	760	5,915	2.60
2031	16,100	16,700	4,930	640	860	6,430	2.60
2036	17,400	18,100	5,265	735	1,010	7,010	2.58
2041	18,400	19,100	5,540	805	1,125	7,470	2.56
2046	19,300	20,100	5,780	880	1,245	7,905	2.54
2051	20,100	20,900	6,000	950	1,370	8,320	2.51
2056	20,900	21,700	6,190	1,030	1,515	8,735	2.48
2061	21,700	22,600	6,340	1,100	1,655	9,095	2.48
2011-2021	1,700	1,800	505	95	125	725	-
2021-2031	2,300	2,400	605	170	160	935	-
2021-2041	4,600	4,800	1,215	335	425	1,975	-
2021-2051	6,300	6,600	1,675	480	670	2,825	-
2021-2061	7,900	8,300	2,015	630	955	3,600	-

Notes:

^[1] Census undercount estimated at approximately 4.1%. Note: Figures may not sum precisely due to rounding.

^[2] Includes townhouses and apartments in duplexes.

^[3] Includes bachelor, 1-bedroom, 2-bedroom+ apartment units and secondary suites.

Source: 2011 to 2021 derived from Statistics Canada Census data. 2021 to 2061 by forecast by Watson & Associates Economists Ltd.

Figure 3-3
Town of Tillsonburg
Permanent Population and Household Forecast, 2021 to 2061

Year	Population (Excluding Census undercount) ^[1]	Population (Including Census undercount) ^[1]	Singles & Semi-Detached Households	Multiple Dwelling Households ^[2]	Apartment Households ^[3]	Total Households	Persons Per Unit (P.P.U.) with undercount
2011	15,300	15,700	4,870	505	1,320	6,695	2.31
2016	15,900	16,500	5,150	540	1,440	7,130	2.31
2021	18,000	18,800	5,755	675	1,600	8,030	2.34
2026	20,600	21,400	6,210	1,155	1,835	9,200	2.33
2031	23,300	24,300	6,960	1,435	2,070	10,465	2.32
2036	26,500	27,600	7,905	1,665	2,325	11,895	2.32
2041	29,000	30,100	8,570	1,940	2,560	13,070	2.30
2046	31,300	32,600	9,175	2,220	2,800	14,195	2.30
2051	33,500	34,900	9,735	2,510	3,045	15,290	2.28
2056	35,700	37,100	10,250	2,815	3,300	16,365	2.27
2061	37,800	39,300	10,675	3,115	3,545	17,335	2.27
2011-2021	2,700	3,100	885	170	280	1,335	-
2021-2031	5,300	5,500	1,205	760	470	2,435	-
2021-2041	11,000	11,300	2,815	1,265	960	5,040	-
2021-2051	15,500	16,100	3,980	1,835	1,445	7,260	-
2021-2061	19,800	20,500	4,920	2,440	1,945	9,305	-

Notes:

^[1] Census undercount estimated at approximately 4.1%. Note: Figures may not sum precisely due to rounding.

^[2] Includes townhouses and apartments in duplexes.

^[3] Includes bachelor, 1-bedroom, 2-bedroom+ apartment units and secondary suites.

Source: 2011 to 2021 derived from Statistics Canada Census data. 2021 to 2061 by forecast by Watson & Associates Economists Ltd.

Figure 3-4
Township of Blandford-Blenheim
Permanent Population and Household Forecast, 2021 to 2061

Year	Population (Excluding Census undercount) ^[1]	Population (Including Census undercount) ^[1]	Singles & Semi-Detached Households	Multiple Dwelling Households ^[2]	Apartment Households ^[3]	Total Households	Persons Per Unit (P.P.U.) with undercount
2011	7,400	7,600	2,470	50	75	2,595	2.89
2016	7,400	7,700	2,575	35	110	2,720	2.83
2021	7,600	7,900	2,625	30	120	2,775	2.85
2026	8,100	8,400	2,775	65	150	2,990	2.81
2031	8,600	9,000	2,935	95	170	3,200	2.81
2036	9,000	9,400	3,075	125	185	3,385	2.78
2041	9,500	9,900	3,215	155	210	3,580	2.77
2046	9,900	10,300	3,345	185	230	3,760	2.74
2051	10,200	10,700	3,470	215	255	3,940	2.72
2056	10,600	11,000	3,585	250	280	4,115	2.67
2061	11,000	11,400	3,680	285	300	4,265	2.67
2011-2021	200	300	155	(20)	45	180	-
2021-2031	1,000	1,100	310	65	50	425	-
2021-2041	1,900	2,000	590	125	90	805	-
2021-2051	2,600	2,800	845	185	135	1,165	-
2021-2061	3,400	3,500	1,055	255	180	1,490	-

Notes:

^[1] Census undercount estimated at approximately 4.1%. Note: Figures may not sum precisely due to rounding.

^[2] Includes townhouses and apartments in duplexes.

^[3] Includes bachelor, 1-bedroom, 2-bedroom+ apartment units and secondary suites.

Source: 2011 to 2021 derived from Statistics Canada Census data. 2021 to 2061 by forecast by Watson & Associates Economists Ltd.

Figure 3-5
Township of Norwich
Permanent Population and Household Forecast, 2021 to 2061

Year	Population (Excluding Census undercount) ^[1]	Population (Including Census undercount) ^[1]	Singles & Semi-Detached Households	Multiple Dwelling Households ^[2]	Apartment Households ^[3]	Total Households	Persons Per Unit (P.P.U.) with undercount
2011	10,700	11,000	3,380	80	100	3,560	3.07
2016	11,000	11,500	3,545	85	85	3,715	3.10
2021	11,400	11,900	3,530	130	185	3,845	3.09
2026	12,500	13,000	3,890	170	240	4,300	3.02
2031	13,600	14,200	4,160	205	305	4,670	3.04
2036	14,000	14,600	4,255	250	375	4,880	2.99
2041	14,800	15,400	4,490	285	445	5,220	2.95
2046	15,600	16,200	4,705	325	515	5,545	2.92
2051	16,300	17,000	4,915	365	590	5,870	2.90
2056	17,000	17,700	5,110	410	670	6,190	2.86
2061	17,800	18,500	5,280	455	750	6,485	2.85
2011-2021	700	900	150	50	85	285	-
2021-2031	2,200	2,300	630	75	120	825	-
2021-2041	3,400	3,500	960	155	260	1,375	-
2021-2051	4,900	5,100	1,385	235	405	2,025	-
2021-2061	6,400	6,600	1,750	325	565	2,640	-

Notes:

^[1] Census undercount estimated at approximately 4.1%. Note: Figures may not sum precisely due to rounding.

^[2] Includes townhouses and apartments in duplexes.

^[3] Includes bachelor, 1-bedroom, 2-bedroom+ apartment units and secondary suites.

Source: 2011 to 2021 derived from Statistics Canada Census data. 2021 to 2061 by forecast by Watson & Associates Economists Ltd.

Figure 3-6
Township of East Zorra-Tavistock
Permanent Population and Household Forecast, 2021 to 2061

Year	Population (Excluding Census undercount) ^[1]	Population (Including Census undercount) ^[1]	Singles & Semi- Detached Households	Multiple Dwelling Households ^[2]	Apartment Households ^[3]	Total Households	Persons Per Unit (P.P.U.) with undercount
2011	6,800	7,000	2,140	60	170	2,370	2.80
2016	7,100	7,400	2,420	35	255	2,710	2.73
2021	7,800	8,200	2,610	35	335	2,980	2.75
2026	9,000	9,300	2,955	105	340	3,400	2.74
2031	9,800	10,200	3,235	160	370	3,765	2.71
2036	10,400	10,800	3,375	215	425	4,015	2.69
2041	11,100	11,600	3,620	265	455	4,340	2.67
2046	11,800	12,300	3,845	325	485	4,655	2.64
2051	12,500	13,000	4,060	380	520	4,960	2.62
2056	13,200	13,700	4,260	445	555	5,260	2.60
2061	13,800	14,400	4,430	510	595	5,535	2.60
2011-2021	1,000	1,200	470	(25)	165	610	-
2021-2031	2,000	2,000	625	125	35	785	-
2021-2041	3,300	3,400	1,010	230	120	1,360	-
2021-2051	4,700	4,800	1,450	345	185	1,980	-
2021-2061	6,000	6,200	1,820	475	260	2,555	-

Notes:

^[1] Census undercount estimated at approximately 4.1%. Note: Figures may not sum precisely due to rounding.

^[2] Includes townhouses and apartments in duplexes.

^[3] Includes bachelor, 1-bedroom, 2-bedroom+ apartment units and secondary suites.

Source: 2011 to 2021 derived from Statistics Canada Census data. 2021 to 2061 by forecast by Watson & Associates Economists Ltd.

Figure 3-7
Township of South-West Oxford
Population and Household Forecast, 2011 to 2061

Year	Population (Excluding Census undercount) ^[1]	Population (Including Census undercount) ^[1]	Singles & Semi- Detached Households	Multiple Dwelling Households ^[2]	Apartment Households ^[3]	Total Households	Persons Per Unit (P.P.U.) with undercount
2011	7,500	7,800	2,490	25	25	2,540	2.99
2016	7,700	8,000	2,610	35	45	2,690	2.97
2021	7,700	8,000	2,570	40	25	2,635	3.04
2026	8,400	8,700	2,760	60	45	2,865	3.04
2031	8,900	9,300	2,910	80	55	3,045	3.05
2036	9,100	9,500	2,980	115	55	3,150	3.02
2041	9,600	9,900	3,115	140	60	3,315	2.99
2046	10,000	10,400	3,240	165	70	3,475	2.99
2051	10,400	10,800	3,365	190	80	3,635	2.97
2056	10,800	11,200	3,480	220	90	3,790	2.96
2061	11,200	11,600	3,580	255	100	3,935	2.95
2011-2021	200	200	80	15	0	95	-
2021-2031	1,200	1,300	340	40	30	410	-
2021-2041	1,900	1,900	545	100	35	680	-
2021-2051	2,700	2,800	795	150	55	1,000	-
2021-2061	3,500	3,600	1,010	215	75	1,300	-

Notes:

^[1] Census undercount estimated at approximately 4.1%. Note: Figures may not sum precisely due to rounding.

^[2] Includes townhouses and apartments in duplexes.

^[3] Includes bachelor, 1-bedroom, 2-bedroom+ apartment units and secondary suites.

Source: 2011 to 2021 derived from Statistics Canada Census data. 2021 to 2061 by forecast by Watson & Associates Economists Ltd.

Figure 3-8
Township of Zorra
Permanent Population and Household Forecast, 2011 to 2061

Year	Population (Excluding Census undercount) ^[1]	Population (Including Census undercount) ^[1]	Singles & Semi-Detached Households	Multiple Dwelling Households ^[2]	Apartment Households ^[3]	Total Households	Persons Per Unit (P.P.U.) with undercount
2011	8,100	8,300	2,760	20	80	2,860	2.82
2016	8,100	8,500	2,955	25	95	3,075	2.76
2021	8,600	9,000	3,040	20	95	3,155	2.85
2026	9,900	10,300	3,310	195	100	3,605	2.86
2031	10,900	11,300	3,585	265	135	3,985	2.84
2036	11,700	12,100	3,815	295	195	4,305	2.81
2041	12,500	13,000	4,005	385	260	4,650	2.80
2046	13,100	13,700	4,135	485	340	4,960	2.76
2051	13,700	14,300	4,230	600	440	5,270	2.71
2056	14,200	14,800	4,290	725	555	5,570	2.66
2061	14,900	15,500	4,340	860	690	5,890	2.63
2011-2021	500	700	280	0	15	295	-
2021-2031	2,300	2,300	545	245	40	830	-
2021-2041	3,900	4,000	965	365	165	1,495	-
2021-2051	5,100	5,300	1,190	580	345	2,115	-
2021-2061	6,300	6,500	1,300	840	595	2,735	-

Notes:

^[1] Census undercount estimated at approximately 4.1%. Note: Figures may not sum precisely due to rounding.

^[2] Includes townhouses and apartments in duplexes.

^[3] Includes bachelor, 1-bedroom, 2-bedroom+ apartment units and secondary suites.

Source: 2011 to 2021 derived from Statistics Canada Census data. 2021 to 2061 by forecast by Watson & Associates Economists Ltd.

4. Employment Forecast by Area Municipality, 2024 to 2061

Figure 4-1
City of Woodstock
Employment Forecast, 2024 to 2061

Period	Population Including Undercount	Primary Employment	Work at Home Employment	Industrial Employment	Commercial/ Population Related Employment	Institutional Employment	N.F.P.O.W. ^[1] Employment	Total Employment (Including N.F.P.O.W.)	Activity Rate
2011	37,754	175	880	8,345	6,900	4,510	2,395	23,205	61%
2016	40,902	75	800	10,440	7,335	4,400	2,375	25,425	62%
2024	52,000	75	1,125	12,575	7,900	4,480	3,130	29,285	56%
2026	54,200	75	1,190	13,570	8,440	4,780	3,280	31,335	58%
2031	60,000	75	1,370	15,420	9,380	5,320	3,670	35,235	59%
2036	66,000	75	1,550	17,090	10,220	5,790	4,030	38,755	59%
2041	71,100	75	1,690	17,820	10,980	6,220	4,340	41,125	58%
2046	76,100	75	1,850	19,010	11,730	6,640	4,660	43,965	58%
2051	80,800	75	2,010	20,100	12,420	7,040	4,960	46,605	58%
2056	85,600	75	2,170	21,170	13,110	7,440	5,270	49,235	58%
2061	90,300	75	2,330	22,240	13,820	7,840	5,570	51,875	57%
2011 - 2016	3,148	-100	-80	2,095	435	-110	-20	2,220	
2016 - 2024	11,098	0	325	2,135	565	80	755	3,860	
2024 - 2031	8,000	0	245	2,845	1,480	840	540	5,950	
2024 - 2041	19,100	0	565	5,245	3,080	1,740	1,210	11,840	
2024 - 2051	28,800	0	885	7,525	4,520	2,560	1,830	17,320	
2024 - 2061	38,300	0	1,205	9,665	5,920	3,360	2,440	22,590	

^[1] Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as “persons who do not go from home to the same work place location at the beginning of each shift.” Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.

Note: Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.

Source: 2011 to 2016 data from Statistics Canada Census. 2024 to 2061 forecast by Watson & Associates Economists Ltd.

Figure 4-2
Town of Ingersoll
Employment Forecast, 2024 to 2061

Period	Population Including Undercount	Primary Employment	Work at Home Employment	Industrial Employment	Commercial/ Population Related Employment	Institutional Employment	N.F.P.O.W. ^[1] Employment	Total Employment (Including N.F.P.O.W.)	Activity Rate
2011	12,800	65	70	4,670	2,300	950	710	8,765	68%
2016	13,800	30	335	5,090	1,905	920	715	8,995	65%
2024	14,800	30	410	5,355	2,165	1,020	915	9,895	67%
2026	15,400	30	430	5,720	2,290	1,070	960	10,500	68%
2031	16,700	30	480	6,400	2,500	1,160	1,050	11,620	70%
2036	18,100	30	540	7,010	2,690	1,230	1,140	12,640	70%
2041	19,100	30	570	7,280	2,870	1,300	1,200	13,250	69%
2046	20,100	30	610	7,720	3,030	1,370	1,260	14,020	70%
2051	20,900	30	650	8,120	3,190	1,430	1,320	14,740	71%
2056	21,700	30	680	8,510	3,350	1,490	1,370	15,430	71%
2061	22,600	30	720	8,900	3,510	1,560	1,430	16,150	71%
2011 - 2016	1,000	-35	265	420	-395	-30	5	230	
2016 - 2024	1,000	0	75	265	260	100	200	900	
2024 - 2031	1,900	0	70	1,045	335	140	135	1,725	
2024 - 2041	4,300	0	160	1,925	705	280	285	3,355	
2024 - 2051	6,100	0	240	2,765	1,025	410	405	4,845	
2024 - 2061	7,800	0	310	3,545	1,345	540	515	6,255	

^[1] Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as “persons who do not go from home to the same work place location at the beginning of each shift.” Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.

Note: Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.

Source: 2011 to 2016 data from Statistics Canada Census. 2024 to 2061 forecast by Watson & Associates Economists Ltd.

Figure 4-3
Town of Tillsonburg
Employment Forecast, 2024 to 2061

Period	Population Including Undercount	Primary Employment	Work at Home Employment	Industrial Employment	Commercial/ Population Related Employment	Institutional Employment	N.F.P.O.W. ^[1] Employment	Total Employment (Including N.F.P.O.W.)	Activity Rate
2011	16,500	30	270	2,895	2,575	1,450	690	7,910	48%
2016	18,800	40	325	3,380	2,655	1,405	785	8,590	46%
2024	20,470	40	460	4,300	3,015	1,460	1,095	10,370	51%
2026	21,400	40	490	4,520	3,270	1,580	1,100	11,000	51%
2031	24,300	40	570	4,920	3,720	1,810	1,320	12,380	51%
2036	27,600	40	670	5,290	4,130	2,000	1,500	13,630	49%
2041	30,100	40	740	5,450	4,490	2,170	1,640	14,530	48%
2046	32,600	40	820	5,710	4,850	2,340	1,780	15,540	48%
2051	34,900	40	900	5,940	5,180	2,510	1,910	16,480	47%
2056	37,100	40	970	6,180	5,510	2,670	2,040	17,410	47%
2061	39,300	40	1,050	6,410	5,850	2,830	2,160	18,340	47%
2011 - 2016	2,300	10	55	485	80	-45	95	680	
2016 - 2024	1,670	0	135	920	360	55	310	1,780	
2024 - 2031	3,830	0	110	620	705	350	225	2,010	
2024 - 2041	9,630	0	280	1,150	1,475	710	545	4,160	
2024 - 2051	14,430	0	440	1,640	2,165	1,050	815	6,110	
2024 - 2061	18,830	0	590	2,110	2,835	1,370	1,065	7,970	

^[1] Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as “persons who do not go from home to the same work place location at the beginning of each shift.” Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.

Note: Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.

Source: 2011 to 2016 data from Statistics Canada Census. 2024 to 2061 forecast by Watson & Associates Economists Ltd.

Figure 4-4
Township of Blandford-Blenheim
Employment Forecast, 2024 to 2061

Period	Population Including Undercount	Primary Employment	Work at Home Employment	Industrial Employment	Commercial/ Population Related Employment	Institutional Employment	N.F.P.O.W. ^[1] Employment	Total Employment (Including N.F.P.O.W.)	Activity Rate
2011	7,359	245	515	818	393	115	283	2,368	32%
2016	7,399	135	550	445	405	105	205	1,845	25%
2024	8,150	135	637	384	365	110	247	1,878	23%
2026	8,400	135	660	430	380	120	260	1,985	24%
2031	9,000	135	710	510	400	130	280	2,165	24%
2036	9,400	135	750	580	430	140	290	2,325	25%
2041	9,900	135	790	610	440	140	310	2,425	24%
2046	10,300	135	820	660	460	150	320	2,545	25%
2051	10,700	135	860	710	480	160	340	2,685	25%
2056	11,000	135	890	760	500	170	350	2,805	26%
2061	11,400	135	920	800	520	170	370	2,915	26%
2011 - 2016	40	-110	35	-373	13	-10	-78	-523	
2016 - 2024	751	0	87	-61	-40	5	42	33	
2024 - 2031	850	0	73	126	35	20	33	287	
2024 - 2041	1,750	0	153	226	75	30	63	547	
2024 - 2051	2,550	0	223	326	115	50	93	807	
2024 - 2061	3,250	0	283	416	155	60	123	1,037	

^[1] Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as “persons who do not go from home to the same work place location at the beginning of each shift.” Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.

Note: Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.

Source: 2011 to 2016 data from Statistics Canada Census. 2024 to 2061 forecast by Watson & Associates Economists Ltd.

Figure 4-5
Township of Norwich
Employment Forecast, 2024 to 2061

Period	Population Including Undercount	Primary Employment	Work at Home Employment	Industrial Employment	Commercial/ Population Related Employment	Institutional Employment	N.F.P.O.W. ^[1] Employment	Total Employment (Including N.F.P.O.W.)	Activity Rate
2011	10,721	260	1,070	865	655	140	520	3,510	33%
2016	11,001	310	870	1,203	738	270	651	4,041	37%
2024	12,630	310	1,016	1,465	1,167	300	816	5,074	40%
2026	13,000	310	1,050	1,500	1,210	310	850	5,230	40%
2031	14,200	310	1,150	1,560	1,290	330	930	5,570	39%
2036	14,600	310	1,200	1,620	1,360	350	960	5,800	40%
2041	15,400	310	1,270	1,650	1,430	360	1,010	6,030	39%
2046	16,200	310	1,340	1,690	1,490	380	1,070	6,280	39%
2051	17,000	310	1,400	1,730	1,550	390	1,120	6,500	38%
2056	17,700	310	1,470	1,760	1,610	410	1,170	6,730	38%
2061	18,500	310	1,540	1,800	1,670	420	1,230	6,970	38%
2011 - 2016	280	50	-200	338	83	130	131	531	
2016 - 2024	1,629	0	146	263	429	30	165	1,033	
2024 - 2031	1,570	0	134	95	123	30	114	496	
2024 - 2041	2,770	0	254	185	263	60	194	956	
2024 - 2051	4,370	0	384	265	383	90	304	1,426	
2024 - 2061	5,870	0	524	335	503	120	414	1,896	

^[1] Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as “persons who do not go from home to the same work place location at the beginning of each shift.” Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.

Note: Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.

Source: 2011 to 2016 data from Statistics Canada Census. 2024 to 2061 forecast by Watson & Associates Economists Ltd.

Figure 4-6
Township of East Zorra-Tavistock
Employment Forecast, 2024 to 2061

Period	Population Including Undercount	Primary Employment	Work at Home Employment	Industrial Employment	Commercial/ Population Related Employment	Institutional Employment	N.F.P.O.W. ^[1] Employment	Total Employment (Including N.F.P.O.W.)	Activity Rate
2011	6,800	135	460	583	533	400	299	2,409	35%
2016	7,100	175	540	750	675	340	330	2,810	40%
2024	8,800	175	687	818	732	382	411	3,205	36%
2026	9,300	175	730	850	760	400	440	3,355	36%
2031	10,200	175	810	910	810	430	490	3,625	36%
2036	10,800	175	860	960	860	460	510	3,825	35%
2041	11,600	175	920	990	900	480	550	4,015	35%
2046	12,300	175	990	1,030	940	510	590	4,235	34%
2051	13,000	175	1,040	1,060	980	530	620	4,405	34%
2056	13,700	175	1,100	1,100	1,020	550	660	4,605	34%
2061	14,400	175	1,160	1,130	1,060	580	700	4,805	33%
2011 - 2016	300	40	80	168	143	-60	31	401	
2016 - 2024	1,700	0	147	68	57	42	81	395	
2024 - 2031	1,400	0	123	92	78	48	79	420	
2024 - 2041	2,800	0	233	172	168	98	139	810	
2024 - 2051	4,200	0	353	242	248	148	209	1,200	
2024 - 2061	5,600	0	473	312	328	198	289	1,600	

^[1] Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as “persons who do not go from home to the same work place location at the beginning of each shift.” Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.

Note: Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.

Source: 2011 to 2016 data from Statistics Canada Census. 2024 to 2061 forecast by Watson & Associates Economists Ltd.

Figure 4-7
Township of South-West Oxford
Employment Forecast, 2024 to 2061

Period	Population Including Undercount	Primary Employment	Work at Home Employment	Industrial Employment	Commercial/ Population Related Employment	Institutional Employment	N.F.P.O.W. ^[1] Employment	Total Employment (Including N.F.P.O.W.)	Activity Rate
2011	8,000	265	595	828	223	85	329	2,324	29%
2016	8,000	315	645	1,023	393	110	380	2,865	36%
2024	8,400	315	775	1,307	441	113	467	3,418	41%
2026	8,700	315	800	1,330	450	120	490	3,505	40%
2031	9,300	315	860	1,370	470	130	520	3,665	39%
2036	9,500	320	890	1,410	490	130	540	3,780	40%
2041	9,900	320	940	1,420	500	140	560	3,880	39%
2046	10,400	320	980	1,450	520	150	590	4,010	39%
2051	10,800	320	1,020	1,470	530	150	610	4,100	38%
2056	11,200	320	1,060	1,500	540	160	640	4,220	38%
2061	11,600	320	1,110	1,520	560	170	670	4,350	38%
2011 - 2016	0	50	50	195	170	25	51	541	
2016 - 2024	400	0	130	284	48	3	87	553	
2024 - 2031	900	0	85	63	29	17	53	247	
2024 - 2041	1,500	5	165	113	59	27	93	462	
2024 - 2051	2,400	5	245	163	89	37	143	682	
2024 - 2061	3,200	5	335	213	119	57	203	932	

^[1] Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as “persons who do not go from home to the same work place location at the beginning of each shift.” Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.

Note: Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.

Source: 2011 to 2016 data from Statistics Canada Census. 2024 to 2061 forecast by Watson & Associates Economists Ltd.

Figure 4-8
Township of Zorra
Employment Forecast, 2024 to 2061

Period	Population Including Undercount	Primary Employment	Work at Home Employment	Industrial Employment	Commercial/ Population Related Employment	Institutional Employment	N.F.P.O.W. ^[1] Employment	Total Employment (Including N.F.P.O.W.)	Activity Rate
2011	8,500	385	945	853	363	225	282	3,052	36%
2016	9,000	295	780	950	370	105	288	2,788	31%
2024	9,890	295	935	890	395	121	362	2,998	30%
2026	10,300	295	970	910	420	130	380	3,105	30%
2031	11,300	295	1,080	950	460	140	430	3,355	30%
2036	12,100	295	1,170	990	500	150	460	3,565	29%
2041	13,000	295	1,250	1,000	540	160	490	3,735	29%
2046	13,700	295	1,320	1,030	570	170	520	3,905	29%
2051	14,300	295	1,380	1,050	600	180	540	4,045	28%
2056	14,800	295	1,440	1,070	630	190	560	4,185	28%
2061	15,500	295	1,500	1,100	670	190	590	4,345	28%
2011 - 2016	500	-90	-165	98	8	-120	6	-264	
2016 - 2024	890	0	155	-60	25	16	74	210	
2024 - 2031	1,410	0	145	60	65	19	68	357	
2024 - 2041	3,110	0	315	110	145	39	128	737	
2024 - 2051	4,410	0	445	160	205	59	178	1,047	
2024 - 2061	5,610	0	565	210	275	69	228	1,347	

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Note: Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.

Source: 2011 to 2016 data from Statistics Canada Census. 2024 to 2061 forecast by Watson & Associates Economists Ltd.

5. Area Municipal Forecast Summary Tables

5.1 Area Municipal Population Forecast Summary Tables

Figure 5-1
Oxford County
Area Municipal Total Population Forecast Summary, 2021 to 2061

Period	Woodstock	Tillsonburg	Ingersoll	Blandford Blenheim	East Zorra- Tavistock	Norwich	South- West Oxford	Zorra	Oxford County
2011	38,800	15,700	12,500	7,600	7,000	11,000	7,800	8,300	108,700
2016	42,600	16,500	13,300	7,700	7,400	11,500	8,000	8,500	115,500
2021	48,700	18,800	14,300	7,900	8,200	11,900	8,000	9,000	126,800
2026	54,200	21,400	15,400	8,400	9,300	13,000	8,700	10,300	140,700
2031	60,000	24,300	16,700	9,000	10,200	14,200	9,300	11,300	155,000
2036	66,000	27,600	18,100	9,400	10,800	14,600	9,500	12,100	168,100
2041	71,100	30,100	19,100	9,900	11,600	15,400	9,900	13,000	180,100
2046	76,100	32,600	20,100	10,300	12,300	16,200	10,400	13,700	191,700
2051	80,800	34,900	20,900	10,700	13,000	17,000	10,800	14,300	202,300
2056	85,600	37,100	21,700	11,000	13,700	17,700	11,200	14,800	212,800
2061	90,300	39,300	22,600	11,400	14,400	18,500	11,600	15,500	223,600

Source: 2011 to 2021 derived from Statistics Canada Census data. 2021 to 2061 forecast by Watson & Associates Economists Ltd.

Figure 5-2
Oxford County
Area Municipal Annual Population Forecast Summary, 2021 to 2061

Period	Woodstock	Tillsonburg	Ingersoll	Blandford Blenheim	East Zorra- Tavistock	Norwich	South- West Oxford	Zorra	Oxford County
2011-2016	760	160	160	20	80	100	40	40	1,360
2016-2021	1,220	460	200	40	160	80	0	100	2,260
2021-2026	1,100	520	220	100	220	220	140	260	2,780
2021-2031	1,130	550	240	110	200	230	130	230	2,820
2021-2036	1,153	587	253	100	173	180	100	207	2,753
2021-2041	1,120	565	240	100	170	175	95	200	2,665
2021-2046	1,096	552	232	96	164	172	96	188	2,596
2021-2051	1,070	537	220	93	160	170	93	177	2,520
2021-2056	1,054	523	211	89	157	166	91	166	2,457
2021-2061	1,040	513	208	88	155	165	90	163	2,420

Source: 2011 to 2021 derived from Statistics Canada Census data. 2021 to 2061 forecast by Watson & Associates Economists Ltd.

Figure 5-3
Oxford County
Area Municipal Population Share Forecast Summary, 2021 to 2061

Period	Woodstock	Tillsonburg	Ingersoll	Blandford Blenheim	East Zorra- Tavistock	Norwich	South- West Oxford	Zorra	Oxford County
2011	36%	14%	11%	7%	6%	10%	7%	8%	100%
2016	37%	14%	12%	7%	6%	10%	7%	7%	100%
2021	38%	15%	11%	6%	6%	9%	6%	7%	100%
2026	39%	15%	11%	6%	7%	9%	6%	7%	100%
2031	39%	16%	11%	6%	7%	9%	6%	7%	100%
2036	39%	16%	11%	6%	6%	9%	6%	7%	100%
2041	39%	17%	11%	5%	6%	9%	5%	7%	100%
2046	40%	17%	10%	5%	6%	8%	5%	7%	100%
2051	40%	17%	10%	5%	6%	8%	5%	7%	100%
2056	40%	17%	10%	5%	6%	8%	5%	7%	100%
2061	40%	18%	10%	5%	6%	8%	5%	7%	100%
Incremental									
2011-2016	56%	12%	12%	1%	6%	7%	3%	3%	100%
2016-2021	54%	20%	9%	2%	7%	4%	0%	4%	100%
2021-2026	40%	19%	8%	4%	8%	8%	5%	9%	100%
2021-2031	40%	20%	9%	4%	7%	8%	5%	8%	100%
2021-2036	42%	21%	9%	4%	6%	7%	4%	8%	100%
2021-2041	42%	21%	9%	4%	6%	7%	4%	8%	100%
2021-2046	42%	21%	9%	4%	6%	7%	4%	7%	100%
2021-2051	42%	21%	9%	4%	6%	7%	4%	7%	100%
2021-2056	43%	21%	9%	4%	6%	7%	4%	7%	100%
2021-2061	43%	21%	9%	4%	6%	7%	4%	7%	100%

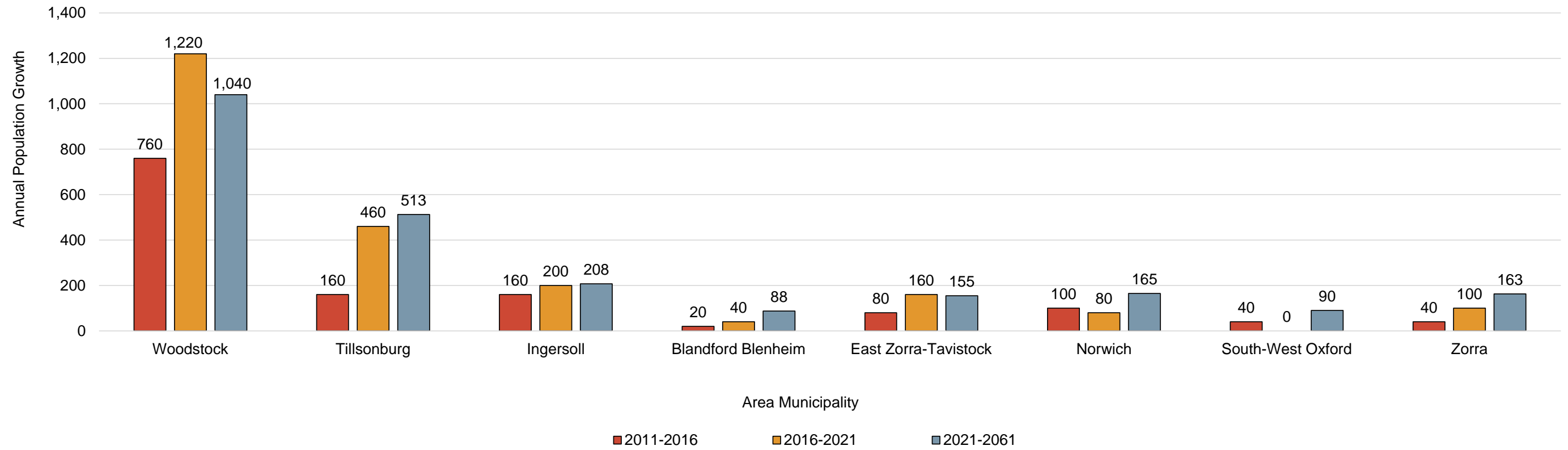
Source: 2011 to 2021 derived from Statistics Canada Census data. 2021 to 2061 forecast by Watson & Associates Economists Ltd.

Figure 5-4
Oxford County
Area Municipal Annual Population Growth Rate Summary, 2021 to 2061

Period	Woodstock	Tillsonburg	Ingersoll	Blandford Blenheim	East Zorra- Tavistock	Norwich	South- West Oxford	Zorra	Oxford County
2011-2016	1.9%	1.0%	1.2%	0.3%	1.1%	0.9%	0.5%	0.5%	1.2%
2016-2021	2.7%	2.6%	1.5%	0.5%	2.1%	0.7%	0.0%	1.1%	1.9%
2021-2026	2.2%	2.6%	1.5%	1.2%	2.5%	1.8%	1.7%	2.7%	2.1%
2021-2031	2.1%	2.6%	1.6%	1.3%	2.2%	1.8%	1.5%	2.3%	2.0%
2021-2036	2.0%	2.6%	1.6%	1.2%	1.9%	1.4%	1.2%	2.0%	1.9%
2021-2041	1.9%	2.4%	1.5%	1.1%	1.7%	1.3%	1.1%	1.9%	1.8%
2021-2046	1.8%	2.2%	1.4%	1.1%	1.6%	1.2%	1.1%	1.7%	1.7%
2021-2051	1.7%	2.1%	1.3%	1.0%	1.5%	1.2%	1.0%	1.6%	1.6%
2021-2056	1.6%	2.0%	1.2%	1.0%	1.5%	1.1%	1.0%	1.4%	1.5%
2021-2061	1.6%	1.9%	1.2%	0.9%	1.4%	1.1%	0.9%	1.4%	1.4%

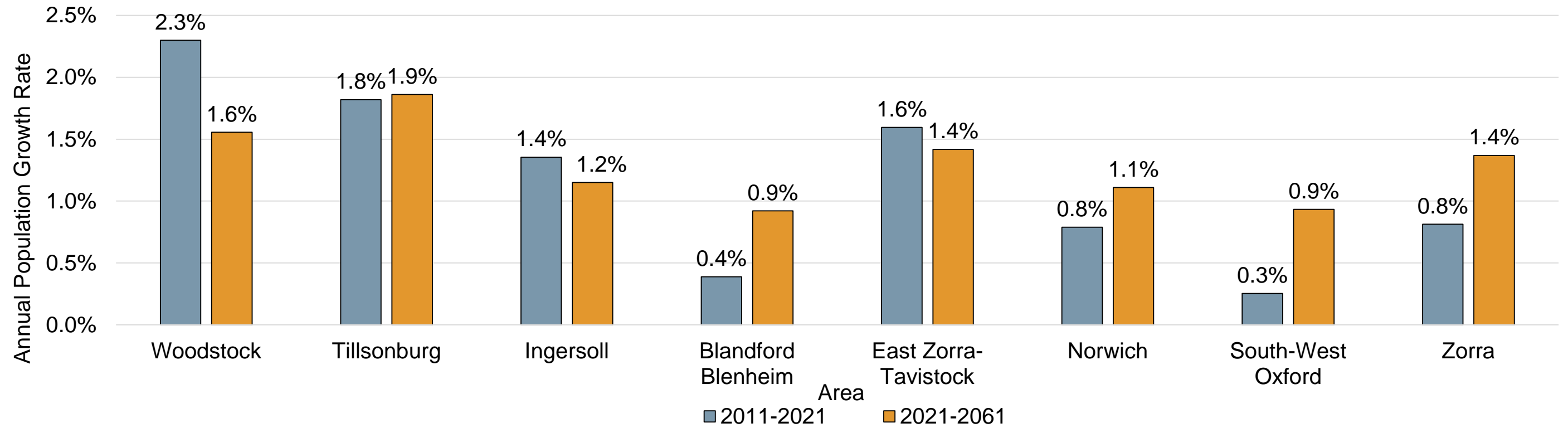
Source: 2011 to 2021 derived from Statistics Canada Census data. 2021 to 2061 forecast by Watson & Associates Economists Ltd.

Figure 5-5
 Oxford County
 Area Municipal Annual Population Forecast Summary Figure, 2021 to 2061



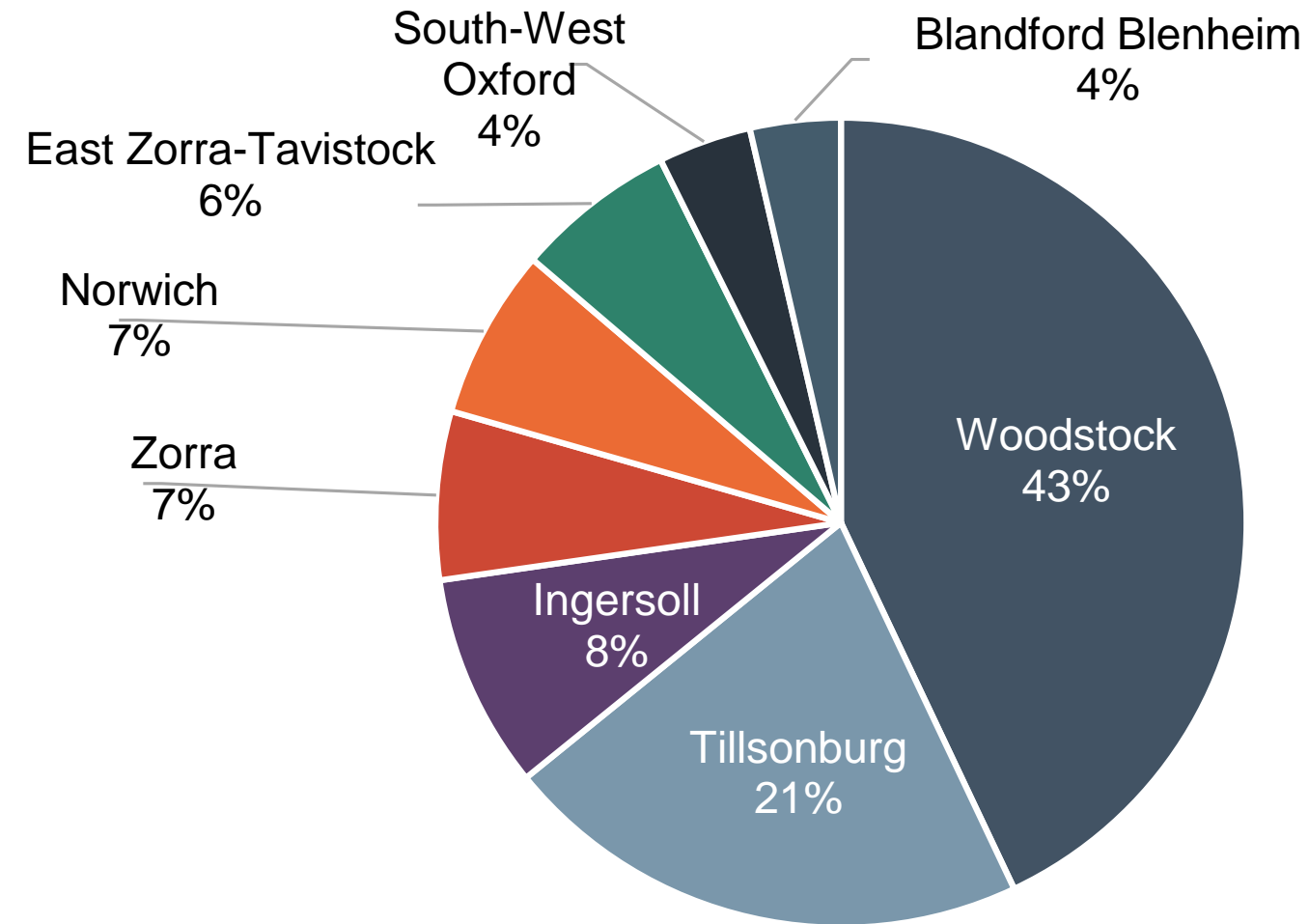
Source: 2011 to 2021 derived from Statistics Canada Census data. 2021 to 2061 forecast by Watson & Associates Economists Ltd.

Figure 5-6
 Oxford County
 Area Municipal Annual Population Forecast Growth Rate Summary Figure, 2021 to 2061



Source: 2011 to 2021 derived from Statistics Canada Census data. 2021 to 2061 forecast by Watson & Associates Economists Ltd.

Figure 5-7
Oxford County
Area Municipal Population Growth Shares, 2021 to 2061



Source: Watson & Associates Economists Ltd.

5.2 Area Municipal Housing Forecast Summary Tables

Figure 5-8
Oxford County
Area Municipal Total Housing Forecast Summary, 2021 to 2061

Period	Woodstock	Tillsonburg	Ingersoll	Blandford Blenheim	East Zorra- Tavistock	Norwich	South-West Oxford	Zorra	Oxford County
2011	15,694	6,814	4,785	2,616	2,514	3,596	2,594	2,941	41,554
2016	17,145	7,130	5,085	2,720	2,710	3,715	2,690	3,075	44,270
2021	18,890	8,030	5,495	2,775	2,980	3,845	2,635	3,155	47,805
2026	21,340	9,200	5,915	2,990	3,400	4,300	2,865	3,605	53,615
2031	23,800	10,465	6,430	3,200	3,765	4,670	3,045	3,985	59,360
2036	26,340	11,895	7,010	3,385	4,015	4,880	3,150	4,305	64,980
2041	28,625	13,070	7,470	3,580	4,340	5,220	3,315	4,650	70,270
2046	30,850	14,195	7,905	3,760	4,655	5,545	3,475	4,960	75,345
2051	33,045	15,290	8,320	3,940	4,960	5,870	3,635	5,270	80,330
2056	35,260	16,365	8,735	4,115	5,260	6,190	3,790	5,570	85,285
2061	37,235	17,335	9,095	4,265	5,535	6,485	3,935	5,890	89,775

Source: 2011 to 2021 derived from Statistics Canada Census data. 2021 to 2061 forecast by Watson & Associates Economists Ltd.

Figure 5-9
Oxford County
Area Municipal Annual Total Housing Forecast Summary, 2021 to 2061

Period	Woodstock	Tillsonburg	Ingersoll	Blandford Blenheim	East Zorra- Tavistock	Norwich	South-West Oxford	Zorra	Oxford County
2011-2016	290	63	60	21	39	24	19	27	543
2016-2021	349	180	82	11	54	26	-11	16	707
2021-2026	490	234	84	43	84	91	46	90	1,162
2021-2031	491	244	94	43	79	83	41	83	1,156
2021-2036	497	258	101	41	69	69	34	77	1,145
2021-2041	487	252	99	40	68	69	34	75	1,123
2021-2046	478	247	96	39	67	68	34	72	1,102
2021-2051	472	242	94	39	66	68	33	71	1,084
2021-2056	468	238	93	38	65	67	33	69	1,071
2021-2061	459	233	90	37	64	66	33	68	1,049

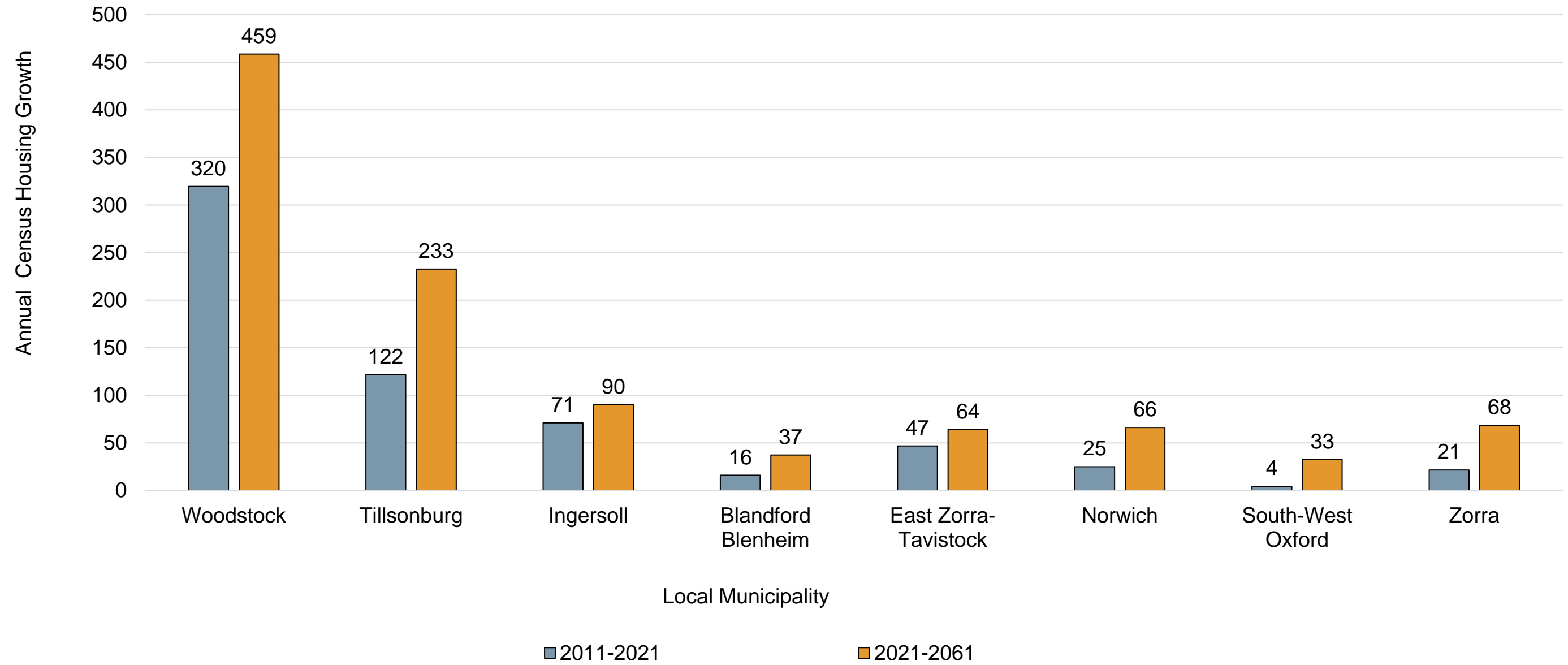
Source: 2011 to 2021 derived from Statistics Canada Census data. 2021 to 2061 forecast by Watson & Associates Economists Ltd.

Figure 5-10
Oxford County
Area Municipal Total Housing Share Forecast Summary, 2021 to 2061

Period	Woodstock	Tillsonburg	Ingersoll	Blandford Blenheim	East Zorra- Tavistock	Norwich	South-West Oxford	Zorra	Oxford County
2011	38%	16%	12%	6%	6%	9%	6%	7%	100%
2016	39%	16%	11%	6%	6%	8%	6%	7%	100%
2021	40%	17%	11%	6%	6%	8%	6%	7%	100%
2026	40%	17%	11%	6%	6%	8%	5%	7%	100%
2031	40%	18%	11%	5%	6%	8%	5%	7%	100%
2036	41%	18%	11%	5%	6%	8%	5%	7%	100%
2041	41%	19%	11%	5%	6%	7%	5%	7%	100%
2046	41%	19%	10%	5%	6%	7%	5%	7%	100%
2051	41%	19%	10%	5%	6%	7%	5%	7%	100%
2056	41%	19%	10%	5%	6%	7%	4%	7%	100%
2061	41%	19%	10%	5%	6%	7%	4%	7%	100%
Incremental									
2011-2016	53%	12%	11%	4%	7%	4%	4%	5%	100%
2016-2021	49%	25%	12%	2%	8%	4%	-2%	2%	100%
2021-2026	42%	20%	7%	4%	7%	8%	4%	8%	100%
2021-2031	42%	21%	8%	4%	7%	7%	4%	7%	100%
2021-2036	43%	23%	9%	4%	6%	6%	3%	7%	100%
2021-2041	43%	22%	9%	4%	6%	6%	3%	7%	100%
2021-2046	43%	22%	9%	4%	6%	6%	3%	7%	100%
2021-2051	44%	22%	9%	4%	6%	6%	3%	7%	100%
2021-2056	44%	22%	9%	4%	6%	6%	3%	6%	100%
2021-2061	44%	22%	9%	4%	6%	6%	3%	7%	100%

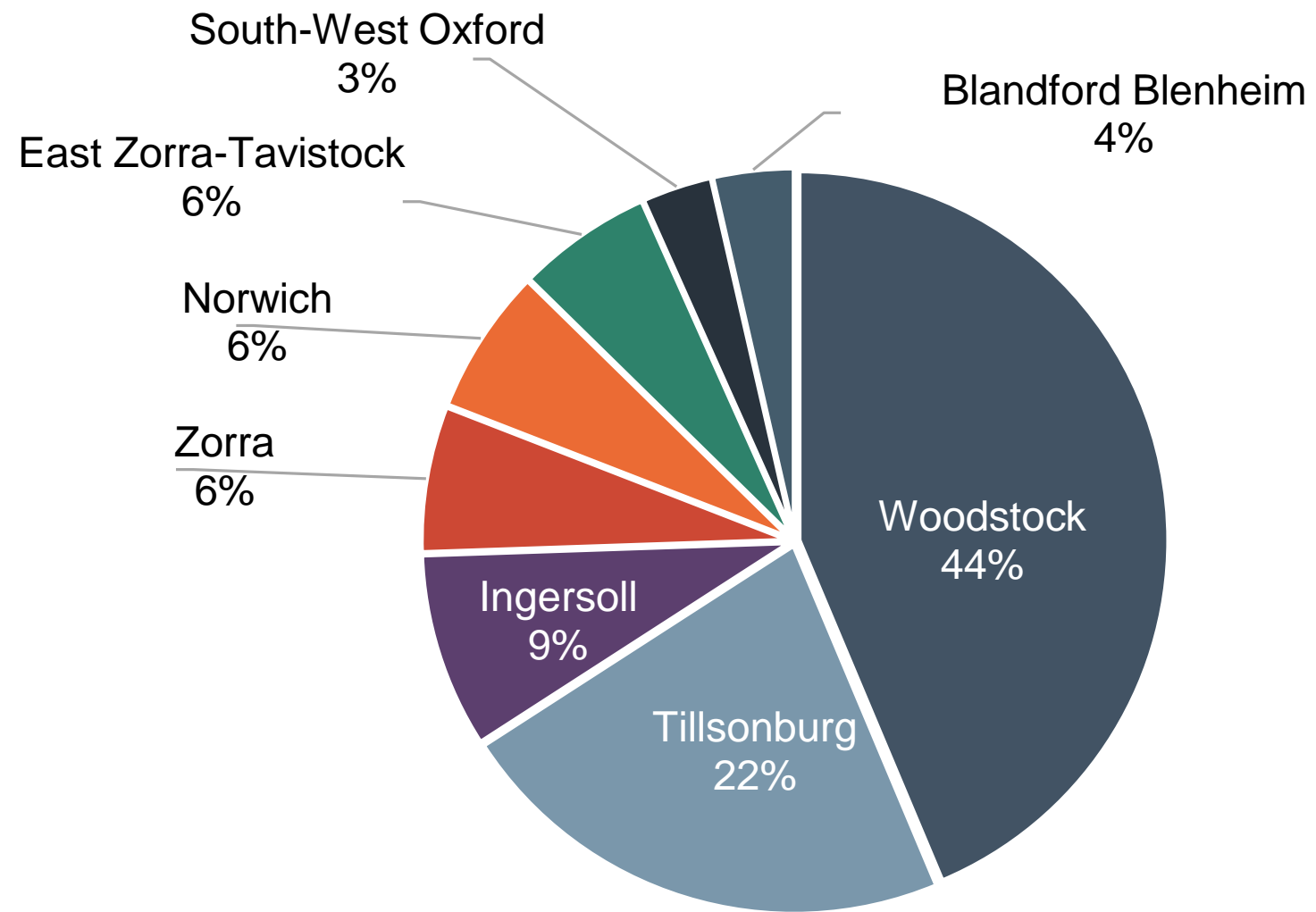
Source: 2011 to 2021 derived from Statistics Canada Census data. 2021 to 2061 forecast by Watson & Associates Economists Ltd.

Figure 5-11
 Oxford County
 Area Municipal Annual Housing Forecast Summary Figure, 2021 to 2061



Source: 2011 to 2021 derived from Statistics Canada Census data. 2021 to 2061 forecast by Watson & Associates Economists Ltd.

Figure 5-12
Oxford County
Area Municipal Housing Growth Shares, 2021 to 2061



Source: Watson & Associates Economists Ltd.

5.3 Area Municipal Employment Summary Tables

Figure 5-13
Oxford County
Area Municipal Total Employment Forecast Summary, 2024 to 2061

Period	Woodstock	Tillsonburg	Ingersoll	Blandford Blenheim	East Zorra- Tavistock	Norwich	South- West Oxford	Zorra	Oxford County
2011	23,205	7,910	8,765	2,368	2,409	3,510	2,324	3,052	53,542
2016	25,425	8,590	8,995	1,845	2,810	4,041	2,865	2,788	57,359
2024	29,285	10,370	9,895	1,878	3,205	5,074	3,418	2,998	66,122
2026	31,335	11,000	10,500	1,985	3,355	5,230	3,505	3,105	70,015
2031	35,235	12,380	11,620	2,165	3,625	5,570	3,665	3,355	77,615
2036	38,755	13,630	12,640	2,325	3,825	5,800	3,780	3,565	84,320
2041	41,125	14,530	13,250	2,425	4,015	6,030	3,880	3,735	88,990
2046	43,965	15,540	14,020	2,545	4,235	6,280	4,010	3,905	94,500
2051	46,605	16,480	14,740	2,685	4,405	6,500	4,100	4,045	99,560
2056	49,235	17,410	15,430	2,805	4,605	6,730	4,220	4,185	104,620
2061	51,875	18,340	16,150	2,915	4,805	6,970	4,350	4,345	109,750

Note: Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.
Source: 2011 to 2016 data from Statistics Canada Census. 2024 to 2061 forecast by Watson & Associates Economists Ltd.

Figure 5-14
Oxford County
Area Municipal Annual Employment Forecast Summary, 2024 to 2061

Period	Woodstock	Tillsonburg	Ingersoll	Blandford Blenheim	East Zorra- Tavistock	Norwich	South- West Oxford	Zorra	Oxford County
2011-2016	444	136	46	-105	80	106	108	-53	763
2016-2024	483	223	113	4	49	129	69	26	1,095
2024-2031	850	287	246	41	60	71	35	51	1,642
2024-2036	789	272	229	37	52	61	30	47	1,516
2024-2041	696	245	197	32	48	56	27	43	1,345
2024-2046	667	235	188	30	47	55	27	41	1,290
2024-2051	641	226	179	30	44	53	25	39	1,238
2024-2056	623	220	173	29	44	52	25	37	1,203
2024-2061	611	215	169	28	43	51	25	36	1,179

Note: Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.

Source: 2011 to 2016 data from Statistics Canada Census. 2024 to 2061 forecast by Watson & Associates Economists Ltd.

Figure 5-15
Oxford County
Area Municipal Employment Share Forecast Summary, 2024 to 2061

Period	Woodstock	Tillsonburg	Ingersoll	Blandford Blenheim	East Zorra- Tavistock	Norwich	South- West Oxford	Zorra	Oxford County
2011	43%	15%	16%	4%	4%	7%	4%	6%	100%
2016	44%	15%	16%	3%	5%	7%	5%	5%	100%
2024	44%	16%	15%	3%	5%	8%	5%	5%	100%
2026	45%	16%	15%	3%	5%	7%	5%	4%	100%
2031	45%	16%	15%	3%	5%	7%	5%	4%	100%
2036	46%	16%	15%	3%	5%	7%	4%	4%	100%
2041	46%	16%	15%	3%	5%	7%	4%	4%	100%
2046	47%	16%	15%	3%	4%	7%	4%	4%	100%
2051	47%	17%	15%	3%	4%	7%	4%	4%	100%
2056	47%	17%	15%	3%	4%	6%	4%	4%	100%
2061	47%	17%	15%	3%	4%	6%	4%	4%	100%
Incremental									
2011-2016	58%	18%	6%	-14%	11%	14%	14%	-7%	100%
2016-2024	44%	20%	10%	0%	5%	12%	6%	2%	100%
2024-2026	53%	16%	16%	3%	4%	4%	2%	3%	100%
2024-2031	52%	17%	15%	2%	4%	4%	2%	3%	100%
2024-2036	52%	18%	15%	2%	3%	4%	2%	3%	100%
2024-2041	52%	18%	15%	2%	4%	4%	2%	3%	100%
2024-2046	52%	18%	15%	2%	4%	4%	2%	3%	100%
2024-2051	52%	18%	14%	2%	4%	4%	2%	3%	100%
2024-2056	52%	18%	14%	2%	4%	4%	2%	3%	100%
2024-2061	52%	18%	14%	2%	4%	4%	2%	3%	100%

Note: Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.

Source: 2011 to 2016 data from Statistics Canada Census. 2024 to 2061 forecast by Watson & Associates Economists Ltd.

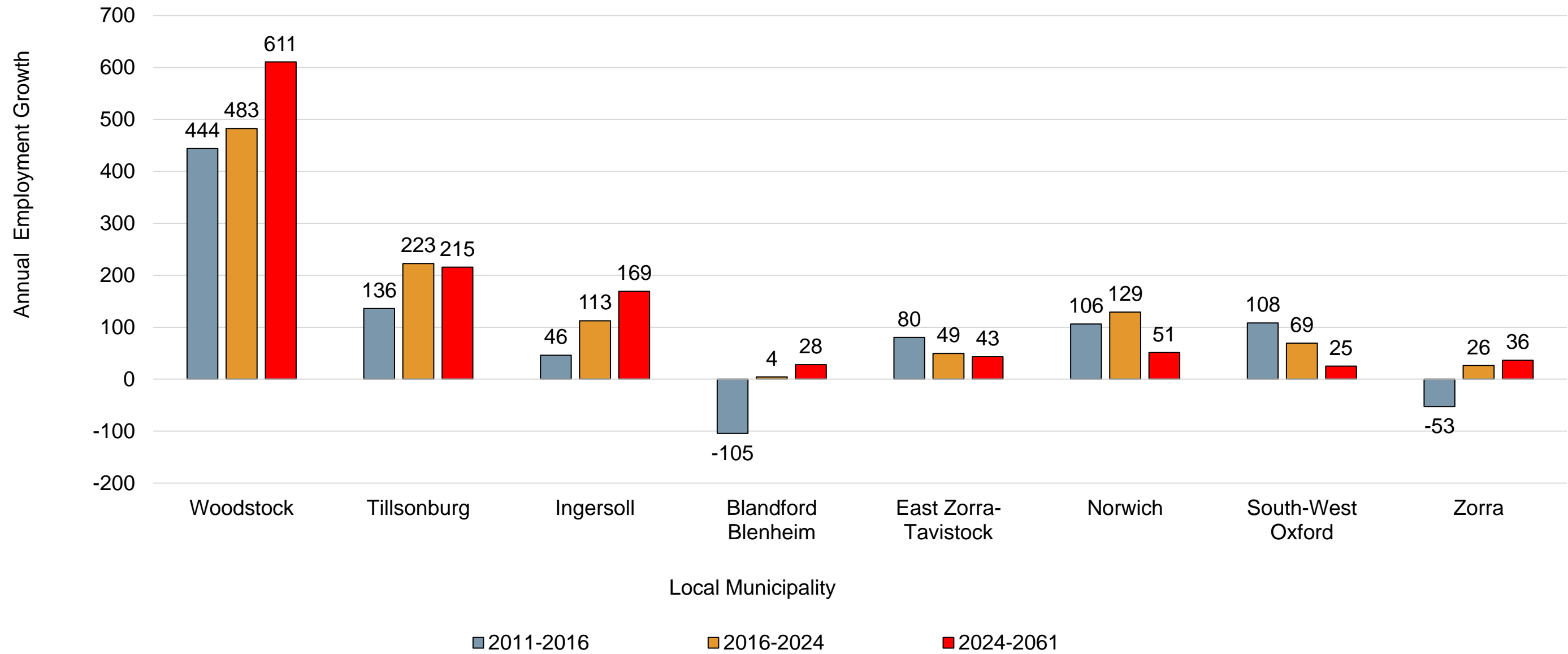
Figure 5-16
Oxford County
Area Municipal Annual Employment Growth Rate Summary, 2024 to 2061

Period	Woodstock	Tillsonburg	Ingersoll	Blandford Blenheim	East Zorra- Tavistock	Norwich	South- West Oxford	Zorra	Oxford County
2011-2016	1.8%	1.7%	0.5%	-4.9%	3.1%	2.9%	4.3%	-1.8%	1.4%
2016-2024	1.8%	2.4%	1.2%	0.2%	1.7%	2.9%	2.2%	0.9%	1.8%
2024-2031	2.7%	2.6%	2.3%	2.1%	1.8%	1.3%	1.0%	1.6%	2.3%
2024-2036	2.4%	2.3%	2.1%	1.8%	1.5%	1.1%	0.8%	1.5%	2.0%
2024-2041	2.0%	2.0%	1.7%	1.5%	1.3%	1.0%	0.7%	1.3%	1.8%
2024-2046	1.9%	1.9%	1.6%	1.4%	1.3%	1.0%	0.7%	1.2%	1.6%
2024-2051	1.7%	1.7%	1.5%	1.3%	1.2%	0.9%	0.7%	1.1%	1.5%
2024-2056	1.6%	1.6%	1.4%	1.3%	1.1%	0.9%	0.7%	1.0%	1.4%
2024-2061	1.6%	1.6%	1.3%	1.2%	1.1%	0.9%	0.7%	1.0%	1.4%

Note: Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.

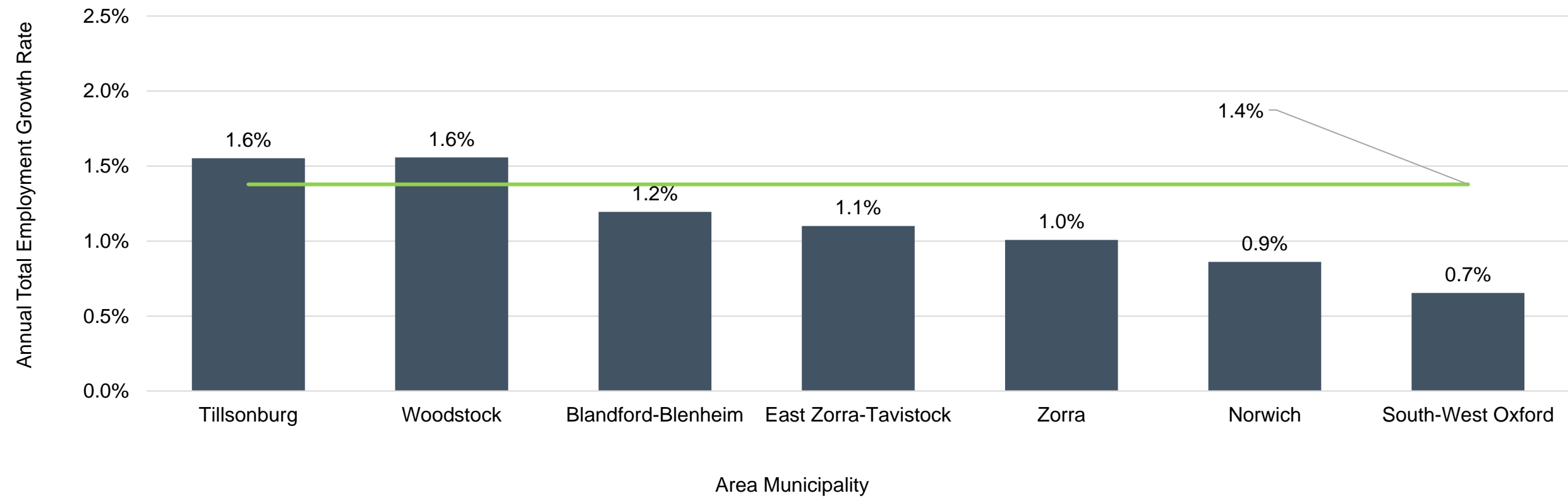
Source: 2011 to 2016 data from Statistics Canada Census. 2024 to 2061 forecast by Watson & Associates Economists Ltd.

Figure 5-17
 Oxford County
 Area Municipal Annual Employment Forecast Summary Figure, 2024 to 2061



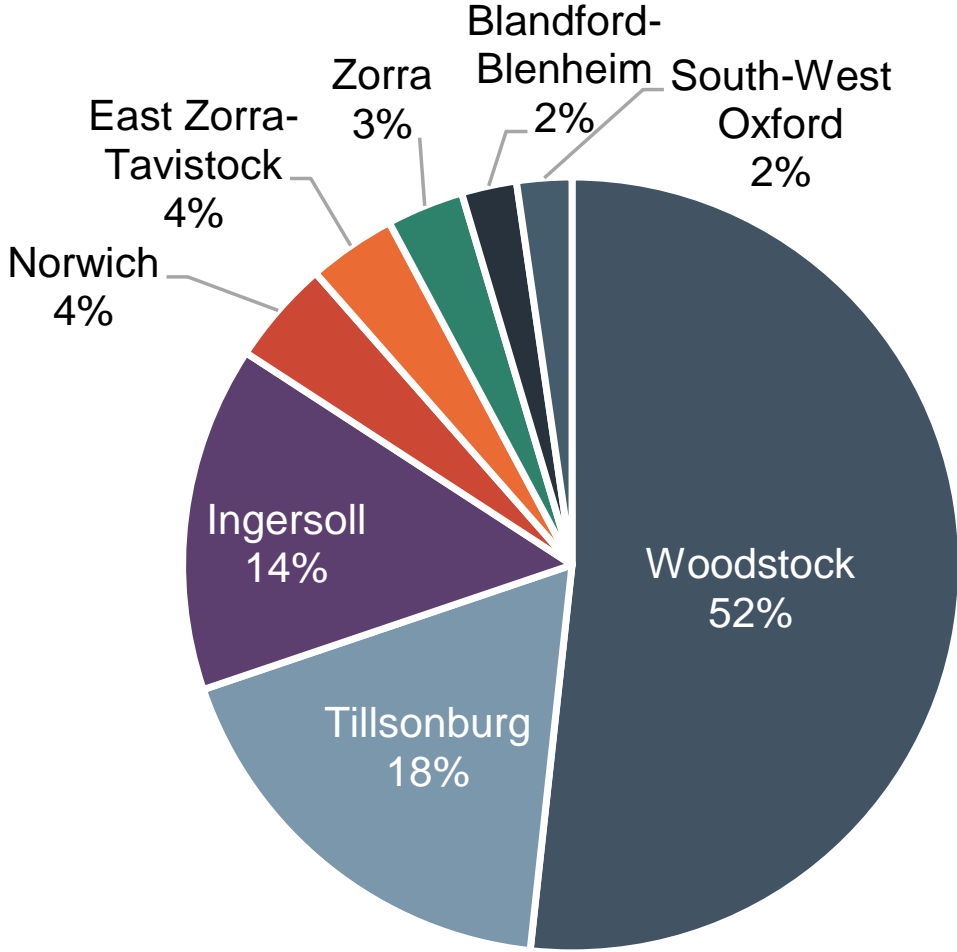
Note: Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.
 Source: 2011 to 2016 data from Statistics Canada Census. 2024 to 2061 forecast by Watson & Associates Economists Ltd.

Figure 5-18
 Oxford County
 Area Municipal Annual Employment Forecast Growth Rate Summary Figure, 2024 to 2061



Source: Watson & Associates Economists Ltd.

Figure 5-19
Oxford County
Area Municipal Employment Growth Shares, 2024 to 2061



Source: Watson & Associates Economists Ltd.