



Oxford County 2024 Growth Analysis and Urban Land Needs Assessment

Growth Forecast & Area Municipal Allocations
Council Presentation

November 13, 2024

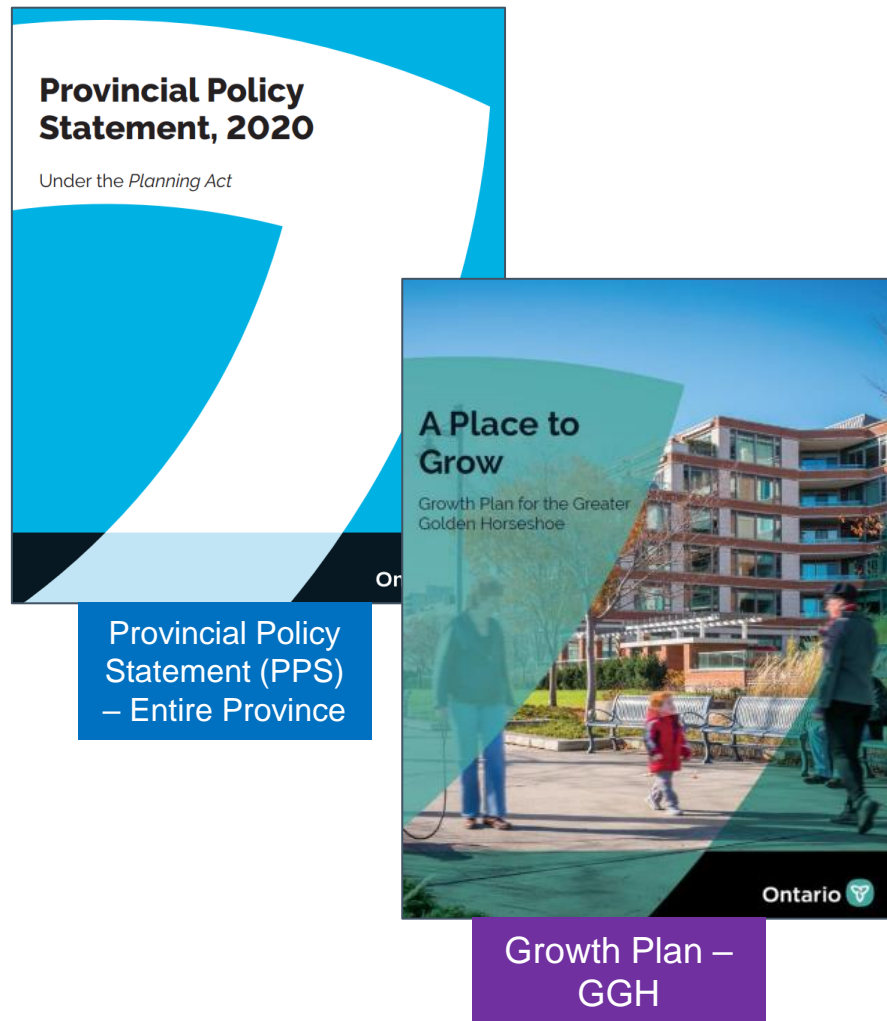


Introduction and Background

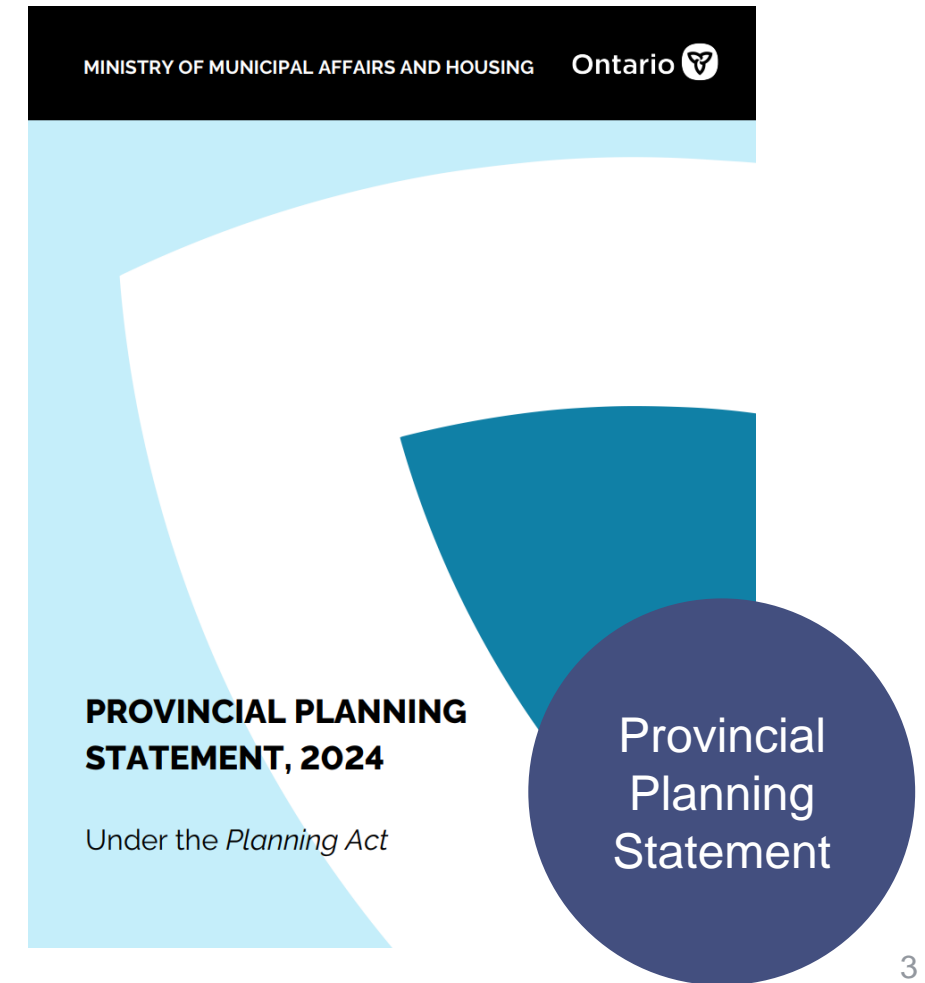


- The County and many of the Area Municipalities have experienced considerably higher levels of growth than was forecast in 2020 Phase 1 Comprehensive Review. These recent trends and numerous other changes (e.g., 2021 Census, provincial policy changes, boundary adjustments, etc.) all support the need for updates to be undertaken.
- The 2024 Growth Analysis and Urban Land Needs Assessment updates the County’s long-term growth projections, assessing the urban land needs and reviewing the growth management policies. The Study includes three phases:
 - ✓ **Phase 1:** examines the County-wide population, household and employment growth potential over a long-term planning horizon to 2061.
 - **Phase 2:**
 - ✓ allocate the County’s growth by Area Municipality and Settlement Area, as well as;
 - ✓ review the urban land supply and assess the intensification potential.
 - **Phase 3:** provides an assessment of the County’s long-term urban land needs by Area Municipality. This phase will also provide growth management policy recommendations and include a review of Employment Area conversions.

Changes to Policy Framework Overview



Integrated Policy Document



Economic and Demographic Growth Model

What Drives Population and Employment Growth?



Economics

Local and Regional
Economic Outlook



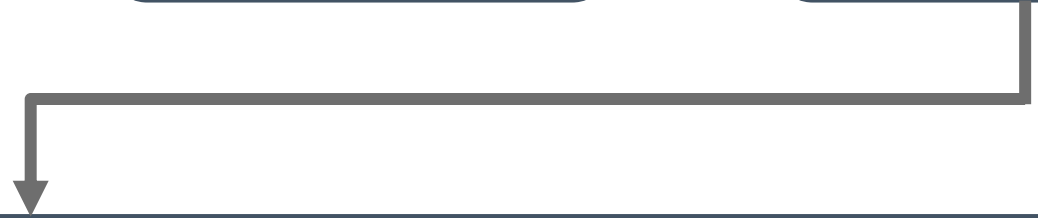
Economic Drivers of
Population and
Employment Growth by
Area



Labour Force Growth
within the Commuter
Shed



Forecast Employment
Growth by Sector



Demographics

Net Migration and
Natural Increase



Oxford County
Population Growth by
Age, 2021 to 2061



Oxford County Housing
Forecast,
2021 to 2061



Allocation of County
Growth Forecast by Area
Municipality,
2021 to 2061

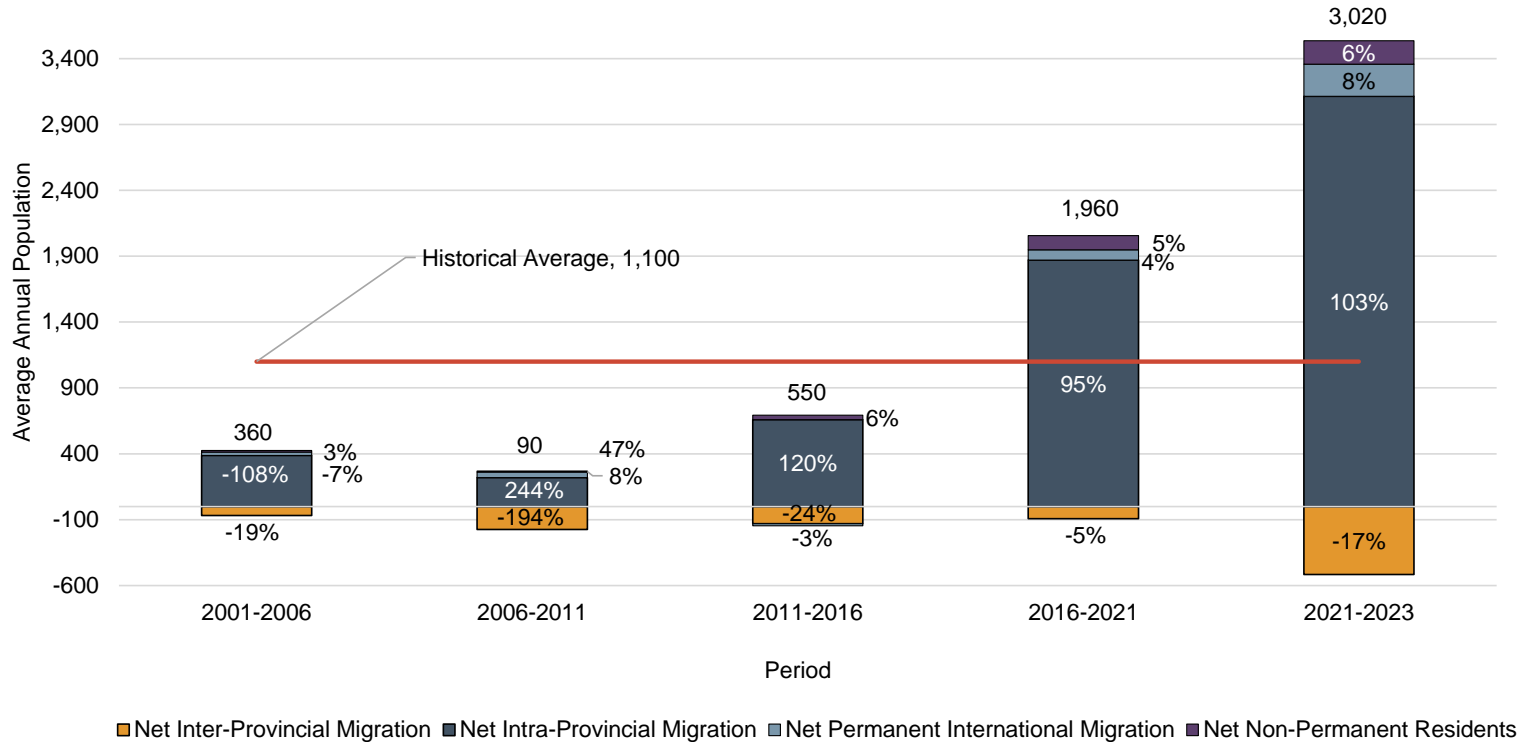
Regional Growth Trends

Economic and Demographic Trends

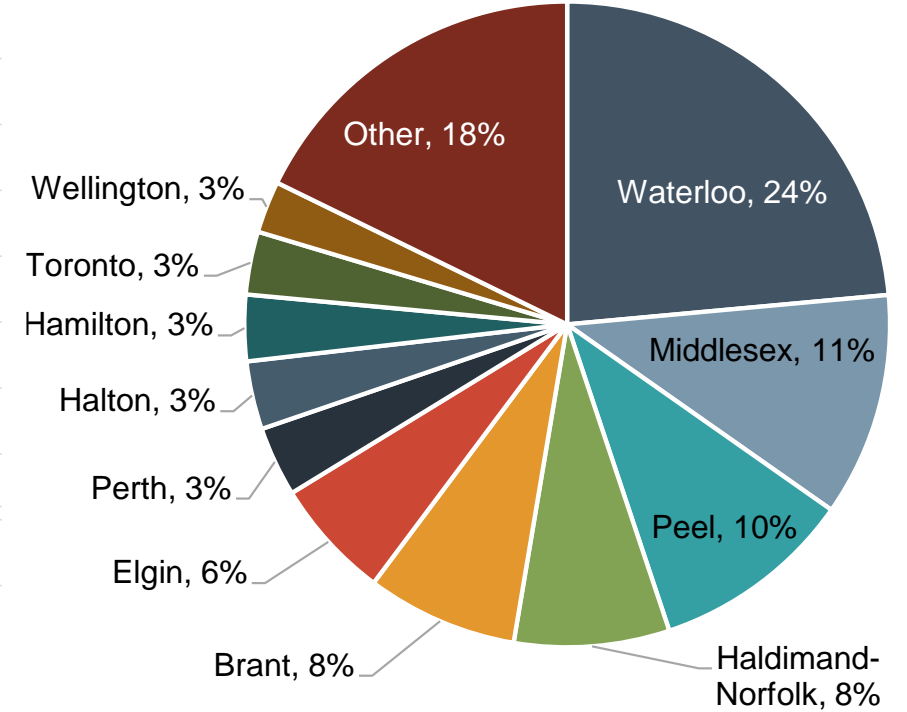
Oxford County Migration Patterns, 2001 to 2023



Migration by Type



Intraprovincial Migration by Census Division (2015 to 2021)



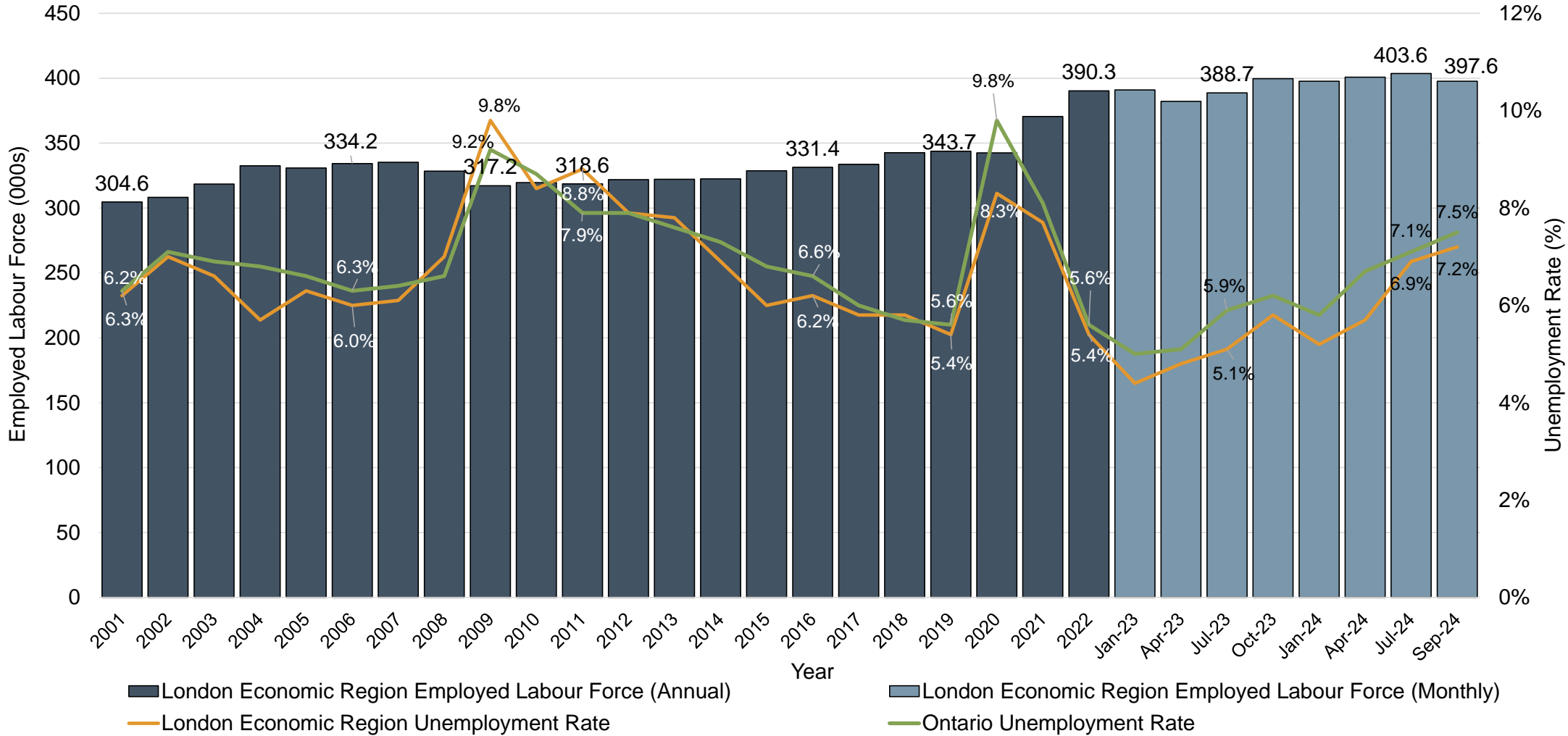
Note: Figures have been rounded. Figures are not adjusted for the residual deviation.

Source: Statistics Canada Table 17-10-0153-01, Components of Population Change by Census Division, 2021 boundaries, by Watson & Associates Economists Ltd.

Source: Custom order Statistics Canada Intraprovincial Trends by CD data, derived by Watson & Associates Economists Ltd.

Economic and Demographic Trends

London Economic Region Labour Force Trends, 2001 to Year-to-Date 2024



Note: Statistics Canada Labour Force Survey and Census labour force statistics may differ.

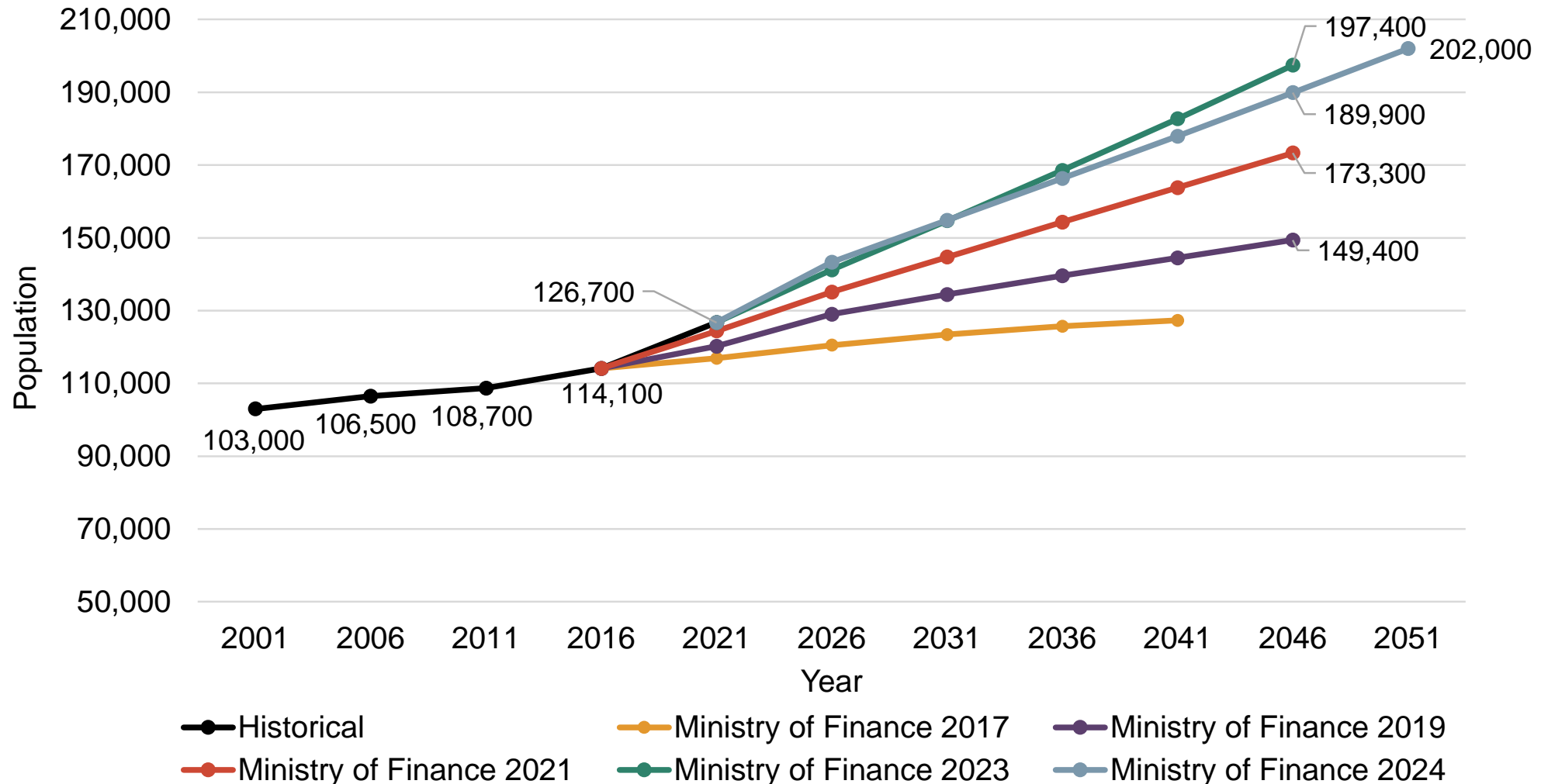
Source: Statistics Canada Data Tables 14-10-0090-01, 14-10-0393-01, 14-10-0387-01, 14-10-0327-01, and 14-10-0017-01. Data derived by Watson & Associates Economists Ltd.

Oxford County

Long-Term Growth Forecast to 2061

Oxford County

Ministry of Finance Population Projections



Note: Population includes net Census undercount. Figures have been rounded.

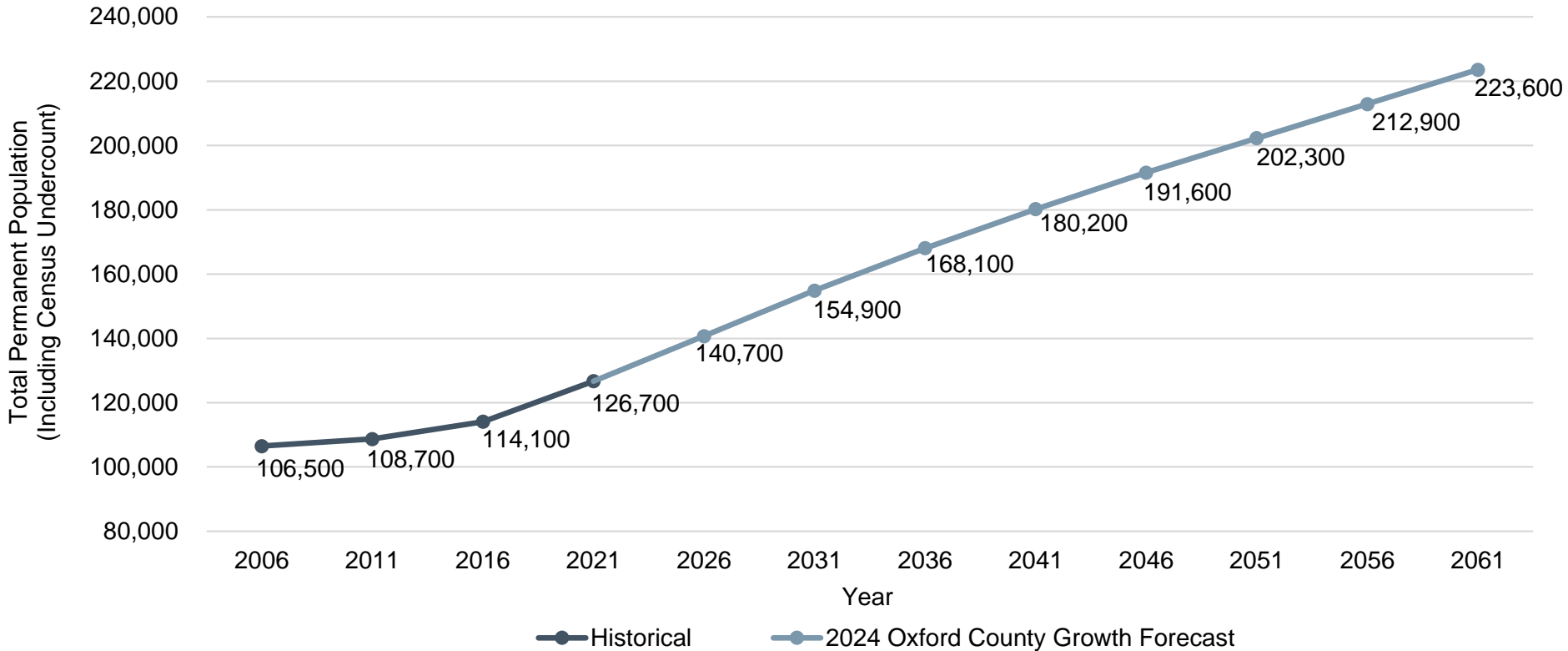
Source: Historical data from Statistics Canada Census, 2001 to 2021 and Ministry of Finance projections from Summer 2017, Summer 2019, Spring 2021, Summer 2023, and Fall 2024 releases, adapted by Watson & Associates Economists Ltd.

Oxford County Population Forecast, 2021 to 2061

2024 Oxford County Growth Forecast



2021 to 2061 (40-Year)
Annual Growth Rates



Historical:
1.1%

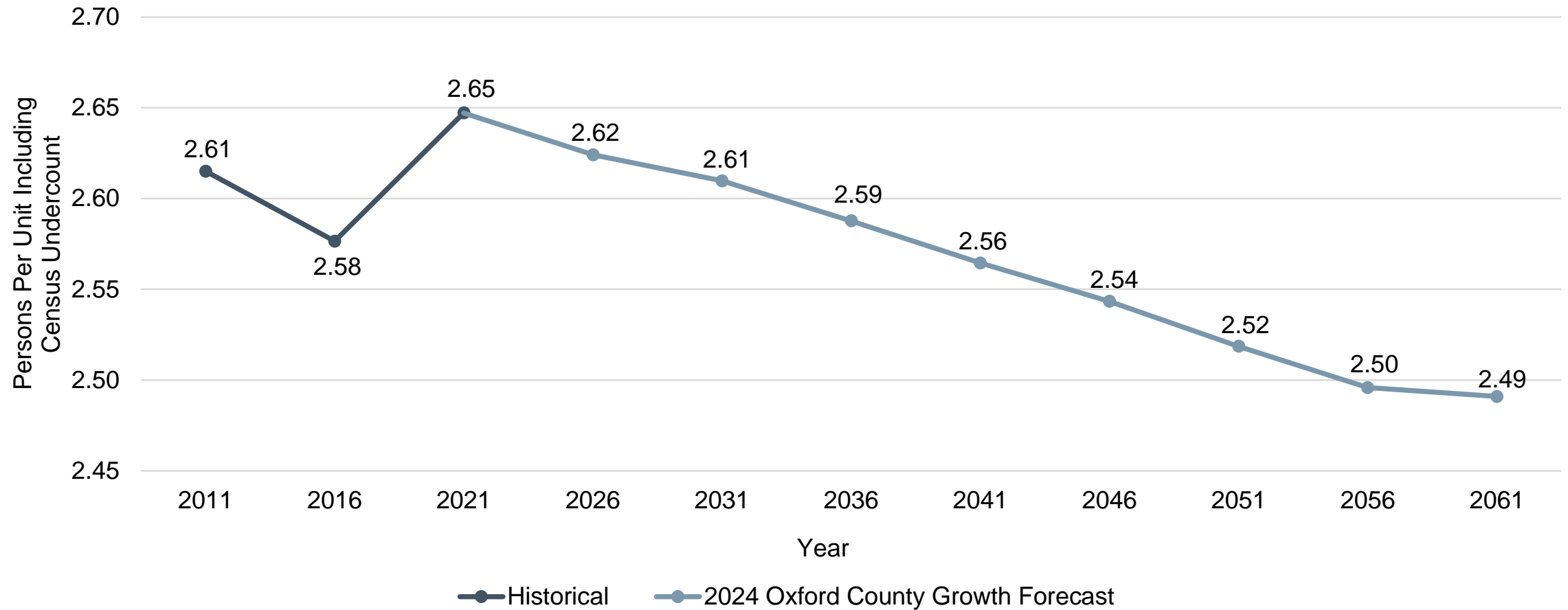
2024 Oxford
County
Growth
Forecast
1.4%

Note: Population includes net Census undercount.

Source: Historical derived from Statistics Canada Census and Demography Division data, 2006 to 2021. 2021 to 2061 forecast by Watson & Associates Economists Ltd.

Oxford County P.P.U. Forecast, 2021 to 2061

2024 Oxford County Growth Forecast

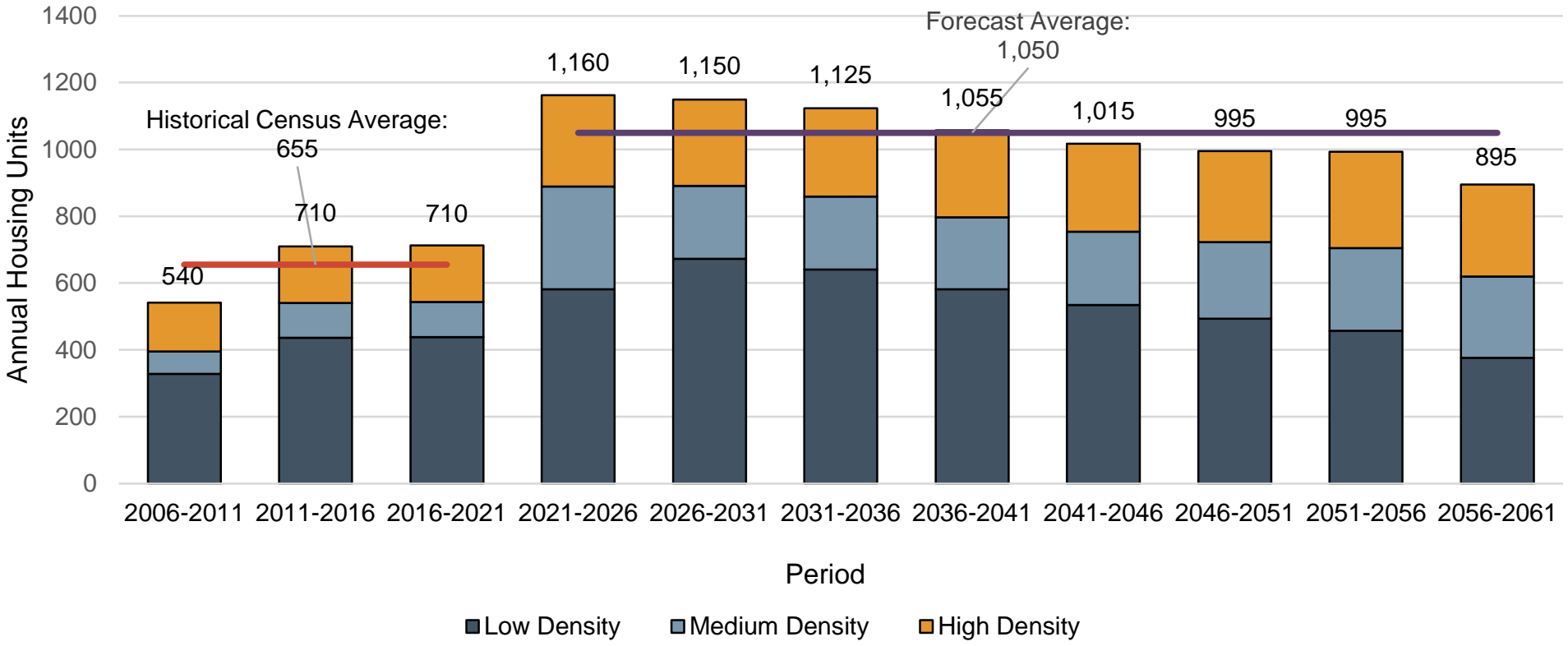


Note: P.P.U. includes population with net Census undercount.

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

Oxford County Incremental Permanent Housing Growth in New Units, 2021 to 2061

2024 Oxford County Growth Forecast



2021 to 2061 total housing growth: **42,000 units**

2021 to 2061 total housing growth mix:
 Low: **52%**
 Medium: **22%**
 High: **26%**

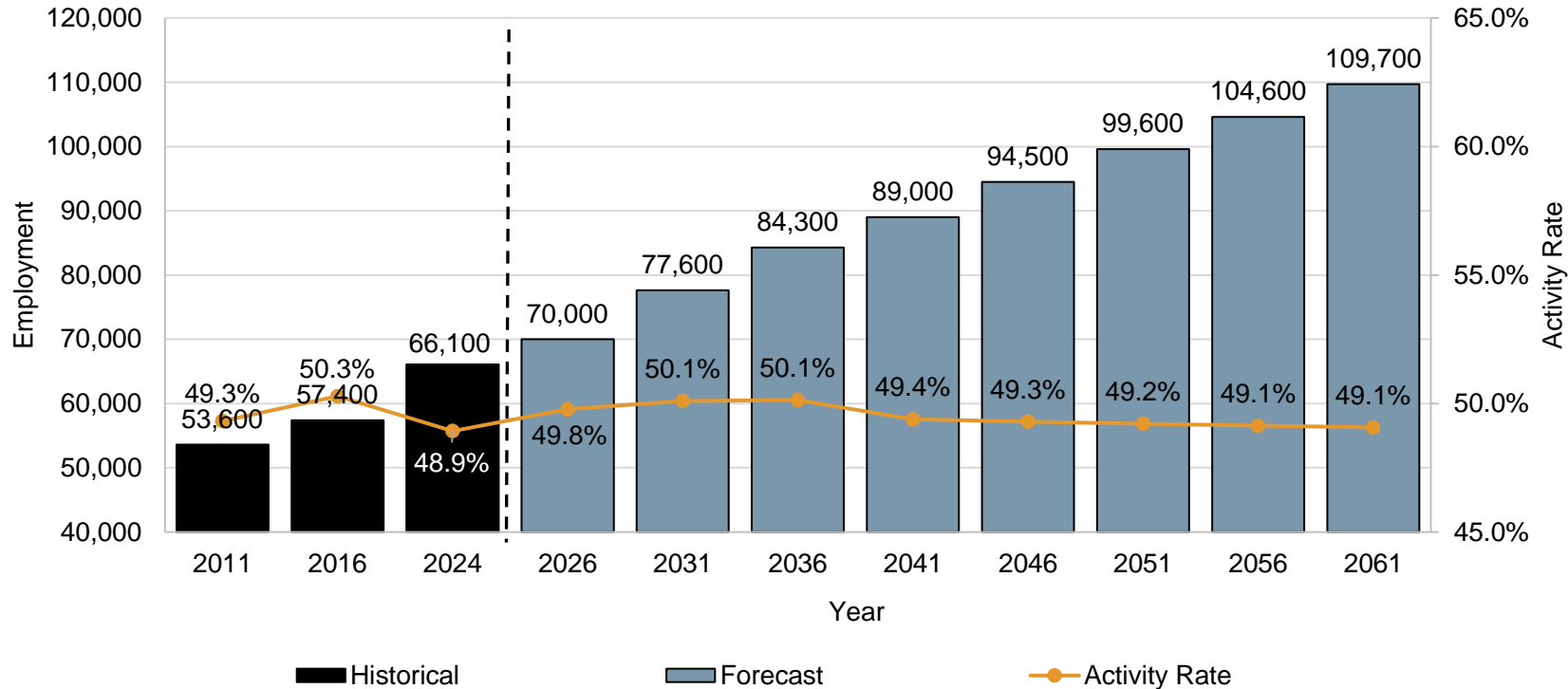
Note:
 Low Density includes singles and semis.
 Medium density includes townhouses and apartments in duplexes.
 High Density includes bachelor, 1-bedroom and 2-bedroom + apartments.

Source: 2006 to 2021 derived from Statistics Canada Census data. 2021 to 2061 by forecasted by Watson & Associates Economists Ltd.

Oxford County Employment Forecast, 2024 to 2061



2024 Oxford County Growth Forecast



2024 to 2061
total
employment
growth:
43,600
jobs

Annual
Growth Rate:
1.4%

Notes

- Activity rate is calculated with population including the net Census undercount.
- Numbers have been rounded.
- 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.

Oxford County Population and Housing Growth Forecast by Area Municipality

Growth Allocation Approach



Local Supply Factors:

- Supply of potential future housing stock in the development approvals process;
- Consideration of water and wastewater servicing capacity;
- Residential intensification opportunities; and
- Provincial, County and Local planning policy direction regarding residential growth.

Demand Factors:

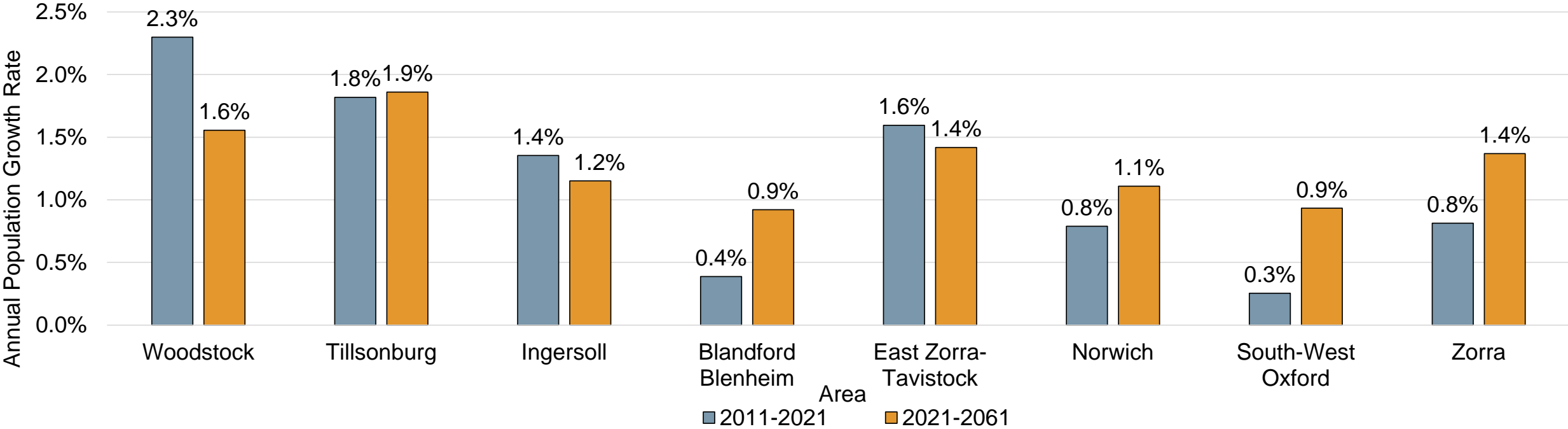
- Historical population, housing and employment trends based on Statistics Canada (Census) data;
- A review of recent residential and non-residential building permit activity;
- Historical commuting trends and anticipated employment growth opportunities within the surrounding market area;
- A review of local employment opportunities;
- Market demand for residential intensification; and
- The County's and Area Municipalities market appeal to young adults, families and empty nesters/seniors.

Oxford County, 2021 to 2061 Population Growth

2024 Oxford County Growth Forecast



2021 to 2061 Annual Population Growth Rate by Area Municipality



Note: Figures may not add precisely due to rounding. Population includes net Census undercount.

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

Oxford County, 2021 to 2061 Population Growth

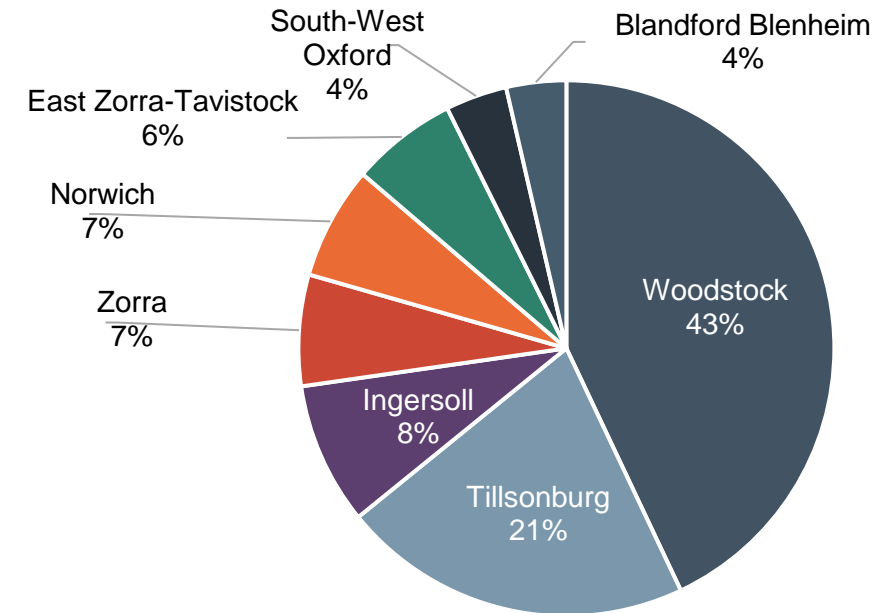
2024 Oxford County Growth Forecast



2021 to 2061 Population Growth by Area Municipality

Area Municipality	Historical Population		2061	Total Annual Population Growth	
	2011	2021		2011-2021	2021-2061
Woodstock	38,800	48,700	90,300	990	1,040
Tillsonburg	15,700	18,800	39,300	310	510
Ingersoll	12,500	14,300	22,600	180	210
Blandford Blenheim	7,600	7,900	11,400	30	90
East Zorra-Tavistock	7,000	8,200	14,400	120	160
Norwich	11,000	11,900	18,500	90	170
South-West Oxford	7,800	8,000	11,600	20	90
Zorra	8,300	9,000	15,500	70	160
Oxford County	108,700	126,800	223,600	1,810	2,420

2021-2061 Total Population Growth Shares



Source: Watson & Associates Economists Ltd.

Note: Figures may not add precisely due to rounding. Population includes net Census undercount.

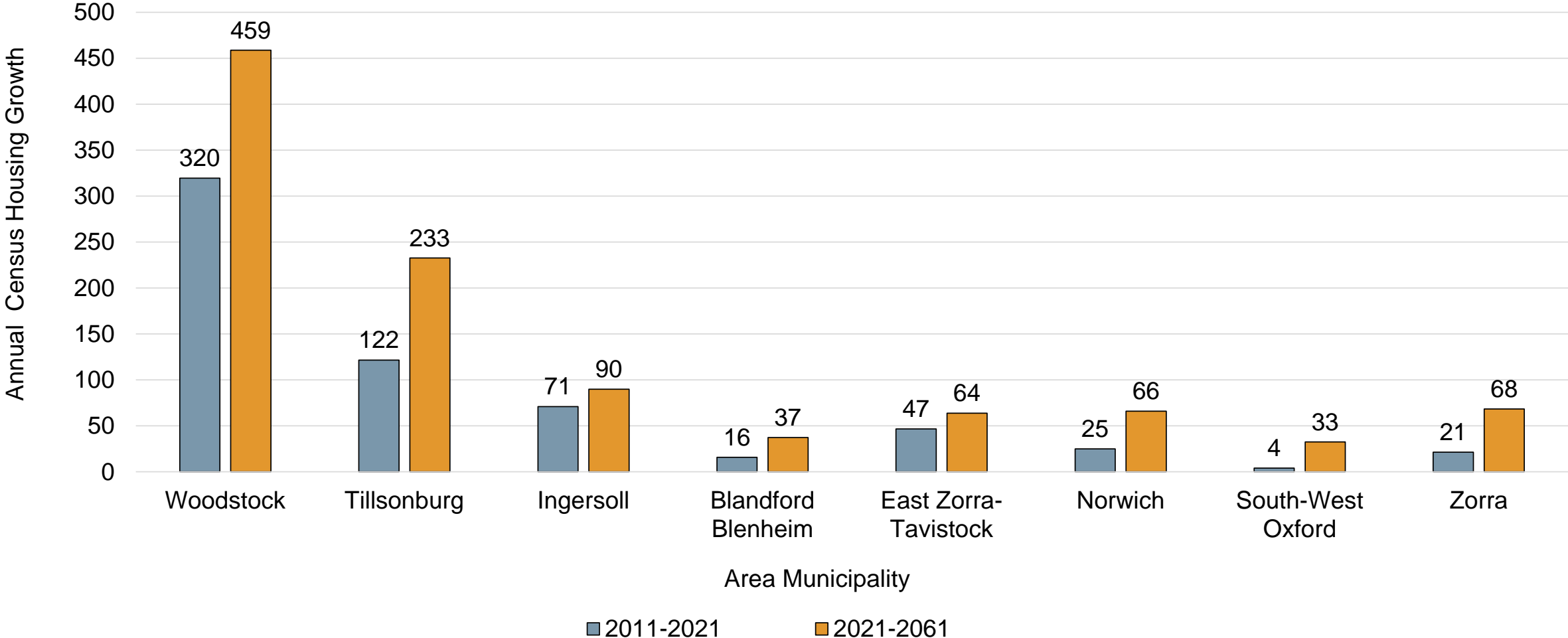
Source: Historical population derived from Statistics Canada Census data, 2011 to 2021, and 2061 forecast by Watson & Associates Economists Ltd.

Oxford County, 2021 to 2061 Housing Growth

2024 Oxford County Growth Forecast



2021 to 2061 Annual Housing Growth by Area Municipality



Note: Figures may not add precisely due to rounding.

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

Oxford County, 2024 to 2061 Employment Growth

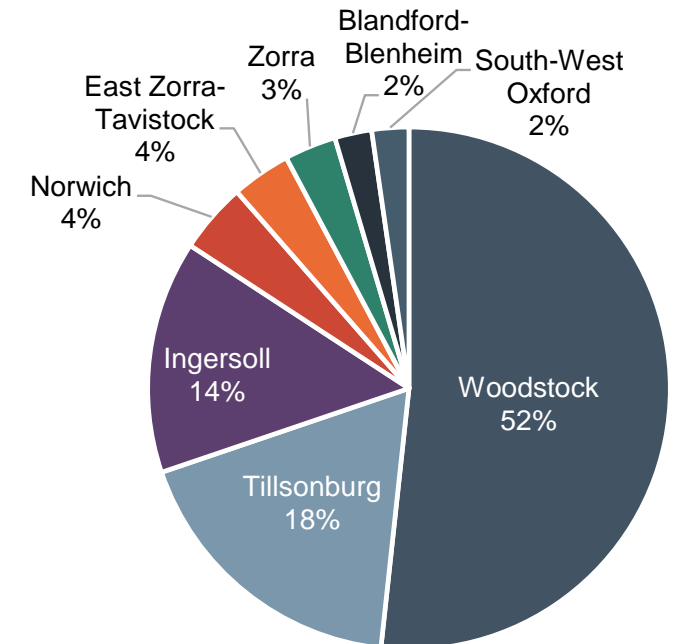
2024 Oxford County Growth Forecast



2024-2061 Employment Growth Shares

2024 to 2061 Total Employment Forecast by Area Municipality

Area Municipality	2024	2061	2024-2061		
			Total Growth	Annual Growth Rate	Annual Growth Rate
Woodstock	29,300	51,900	22,600	610	1.6%
Tillsonburg	10,400	18,300	7,900	220	1.6%
Ingersoll	9,900	16,200	6,300	170	1.3%
Blandford-Blenheim	1,900	2,900	1,000	30	1.2%
East Zorra-Tavistock	3,200	4,800	1,600	40	1.1%
Norwich	5,100	7,000	1,900	50	0.9%
South-West Oxford	3,400	4,400	1,000	30	0.7%
Zorra	3,000	4,400	1,400	40	1.0%
Oxford County	66,100	109,800	43,600	1,200	1.4%



Note: Total employment includes usual place of work and no fixed place of work employment. Figures may not add precisely due to rounding.

Source: Watson & Associates Economists Ltd.

Oxford County

Conclusions

Conclusions



- The County of Oxford growth forecast has been assessed and reviewed against the Ministry of Finance (MoF) Fall 2024 population projections.
- While the 2024 Growth Forecast to 2061 is ambitious relative to historical trends, it represents an appropriate long-term growth outlook for Oxford County.
- The County and all Area Municipalities are forecast to experience higher population, housing and employment growth relative to the 2020 Comprehensive Review (CR) .

Next Steps



- Undertake population, housing and employment growth allocations by serviced settlement area to 2061;
- Provide an assessment the County's long-term land needs in serviced settlements by Area Municipality;
- Draft Report; and
- Final Draft Report (target April 2025).

Questions?