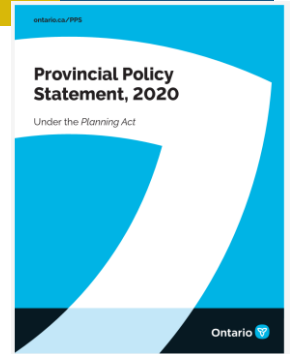




Population and Growth Management Study Update

September 20, 2023

Population and Employment Projections



1.2.4 Where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with lower-tier municipalities shall:

- a) identify and allocate population, housing and employment projections for lower-tier municipalities. Allocations and projections by upper-tier municipalities shall be based on and reflect provincial plans where these exist and informed by provincial guidelines;
- b) identify areas where growth or development will be directed, including the identification of nodes and the corridors linking these nodes;
- c) identify targets for intensification and redevelopment within all or any of the lower-tier municipalities, including minimum targets that should be met before expansion of the boundaries of settlement areas is permitted in accordance with policy 1.1.3.8;
- d) where major transit corridors exist or are to be developed, identify density targets for areas adjacent or in proximity to these corridors and stations, including minimum targets that should be met before expansion of the boundaries of settlement areas is permitted in accordance with policy 1.1.3.8; and
- e) provide policy direction for the lower-tier municipalities on matters that cross municipal boundaries.



Current Projections (2016)

Table 2.4 - PROJECTED TOTAL POPULATION GROWTH, 2016-2036

Municipality	2016	2021	2026	2031	2036	Net change	Compound Annual Growth (%)
South Glengarry	13,565	13,564	13,723	13,812	13,763	197	0.1
North Glengarry	10,528	10,365	10,391	10,366	10,292	-236	-0.1
South Stormont	13,431	13,493	13,706	13,839	13,815	384	0.1
North Stormont	7,222	7,200	7,282	7,323	7,295	72	0.1
South Dundas	11,173	11,252	11,489	11,654	11,657	484	0.2
North Dundas	11,715	12,107	12,640	13,099	13,236	1,522	0.6
Total	67,634	67,981	69,231	70,093	70,058	2,423	0.2

Based on 2011 Census

Current Projections (2016)

Table 2.6 - PROJECTED EMPLOYMENT GROWTH, 2016-2036

Municipality	2016	2021	2026	2031	2036	Net Change	Compound Annual Growth (%)
South Glengarry	4,837	4,704	4,570	4,452	4,432	-405	-0.4
North Glengarry	3,567	3,488	3,438	3,496	3,475	-92	-0.1
South Stormont	2,187	2,056	1,911	1,783	1,717	-470	-1.2
North Stormont	1,333	1,284	1,243	1,215	1,240	-93	-0.3
South Dundas	4,097	3,968	3,810	3,673	3,562	-534	-0.7
North Dundas	4,356	4,230	4,027	3,878	3,577	-779	-1.0
Total	20,377	19,730	18,999	18,497	18,003	-2,373	-0.6

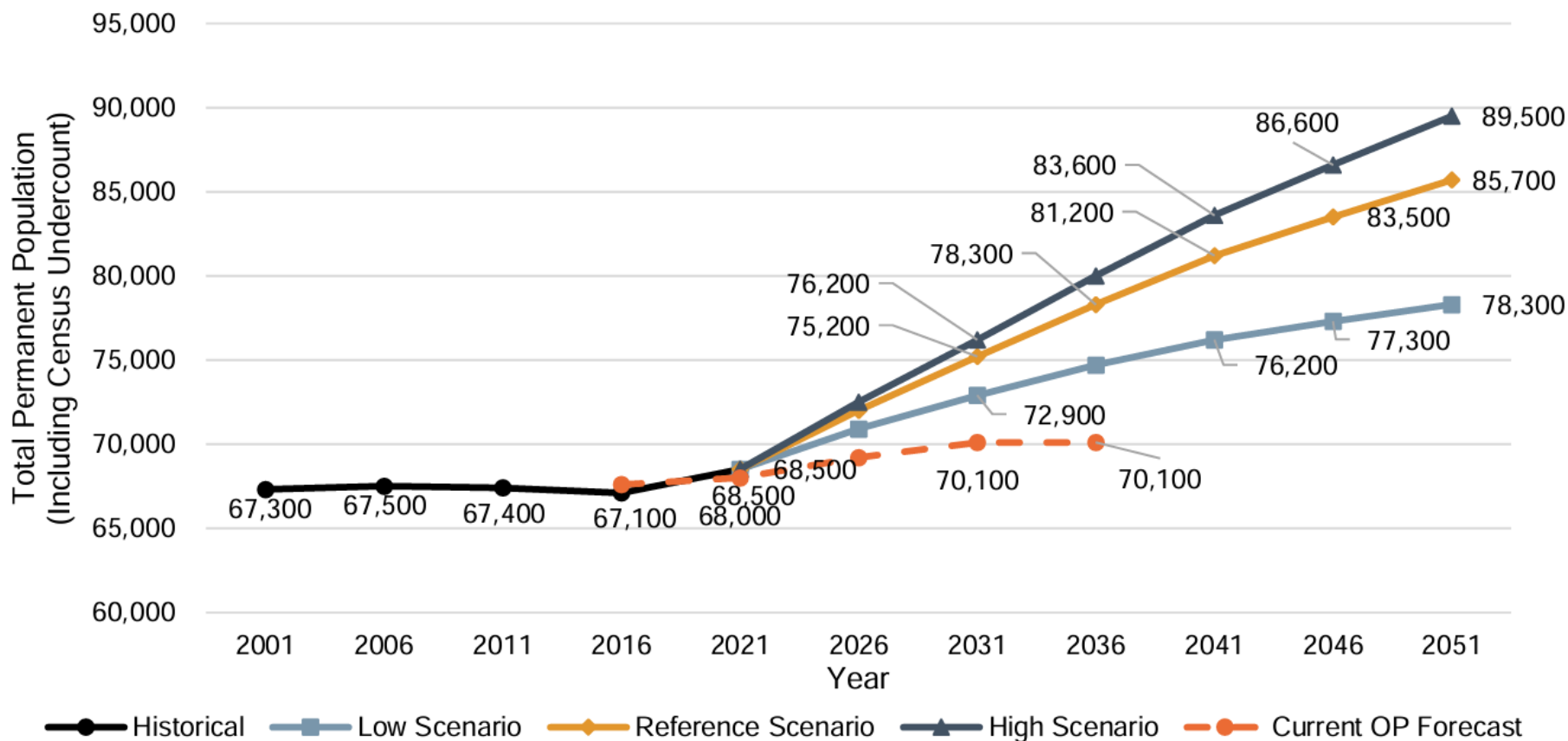
Based on 2011 Census



What's Changed?

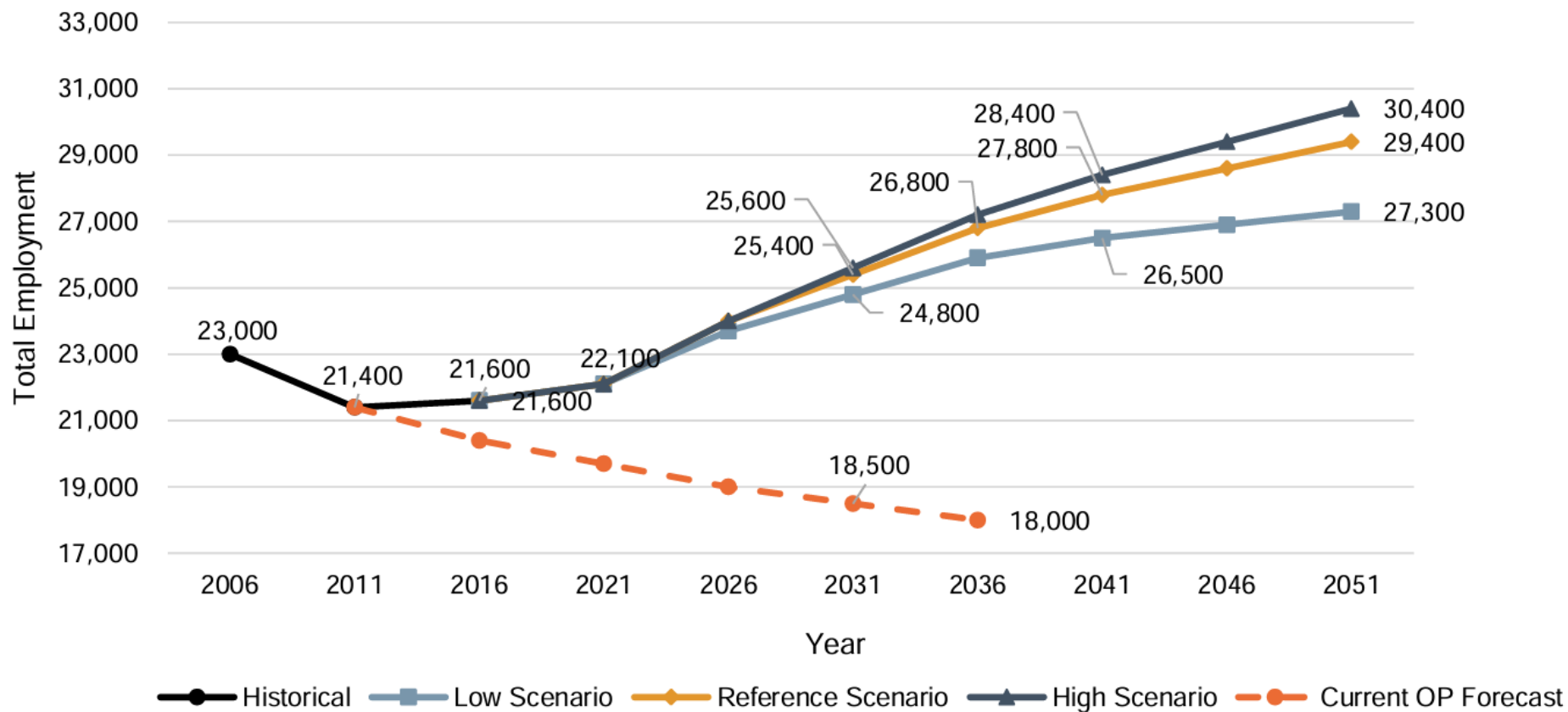
- Official Plan approved in 2022 by OLT
- Census 2021 data vs 2011
- Draft 2023 PPS requires enough land to accommodate 25+ years of growth
- Ontario and SDG growing faster than previously projected
- Higher than historical housing demand
- Growth in logistics sector and some recovery in manufacturing post 2011
- Growth in work from home

Figure 4-5
United Counties of Stormont, Dundas and Glengarry
Long-term Forecast Population Scenarios, 2021 to 2051



Source: Historical from Statistics Canada Census 2006 to 2021, Current OP Forecast from United Counties of Stormont, Dundas and Glengarry Official Plan (2018). Low, Reference, and High Scenario forecasts by Watson & Associates Economists Ltd.
Note: Population includes net Census undercount.

United Counties of Stormont, Dundas and Glengarry Long-Term Total Employment Forecast Scenarios, 2021 to 2051





United Counties of Stormont, Dundas and Glengarry

Summary of Historical and Forecast Population by Area Municipality, 2001 to 2051

Ref.	North Dundas	North Glengarry	North Stormont	South Dundas	South Glengarry	South Stormont
Population 2001	11,014	10,589	6,855	10,783	12,700	11,941
Population 2021	11,304	10,144	7,400	11,044	13,330	13,570
Population Share 2021	17%	15%	11%	17%	20%	20%
Population 2051	15,200	11,800	9,500	12,800	16,400	17,800
Population Share 2051	18%	14%	11%	15%	20%	21%
Population Growth 21-51	3,896	1,656	2,100	1,756	3,070	4,230
Population Growth Rate 21-51	1.0%	0.5%	0.8%	0.5%	0.7%	0.9%
Population Growth Rate 01-21	0.1%	-0.2%	0.4%	0.1%	0.2%	0.6%

Source: 2001 to 2021 from Statistics Canada; forecast by Watson & Associates Economists Ltd., 2022.



United Counties of Stormont, Dundas and Glengarry Share of Permanent Housing Growth by Area Municipality by Structure Type, 2021 to 2051

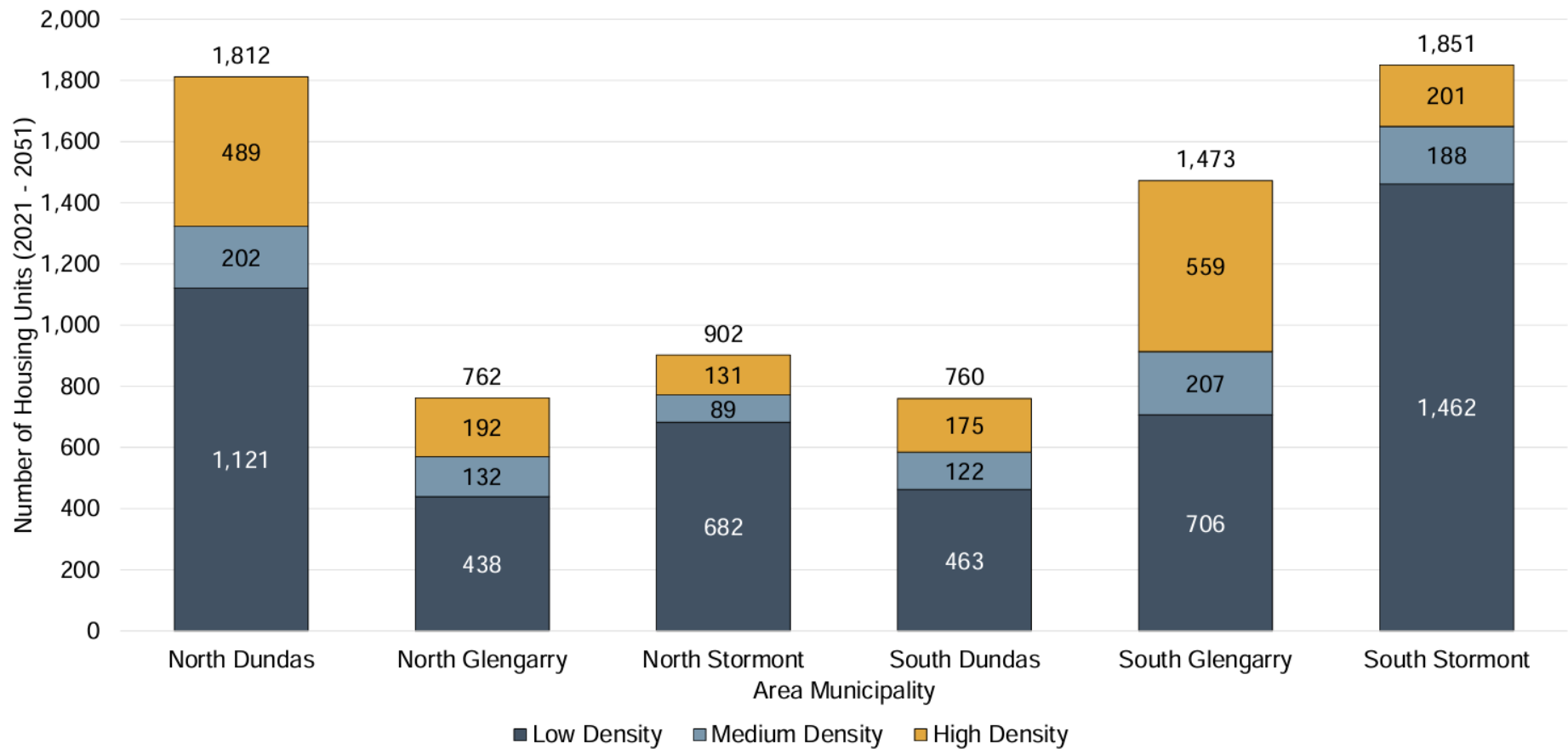
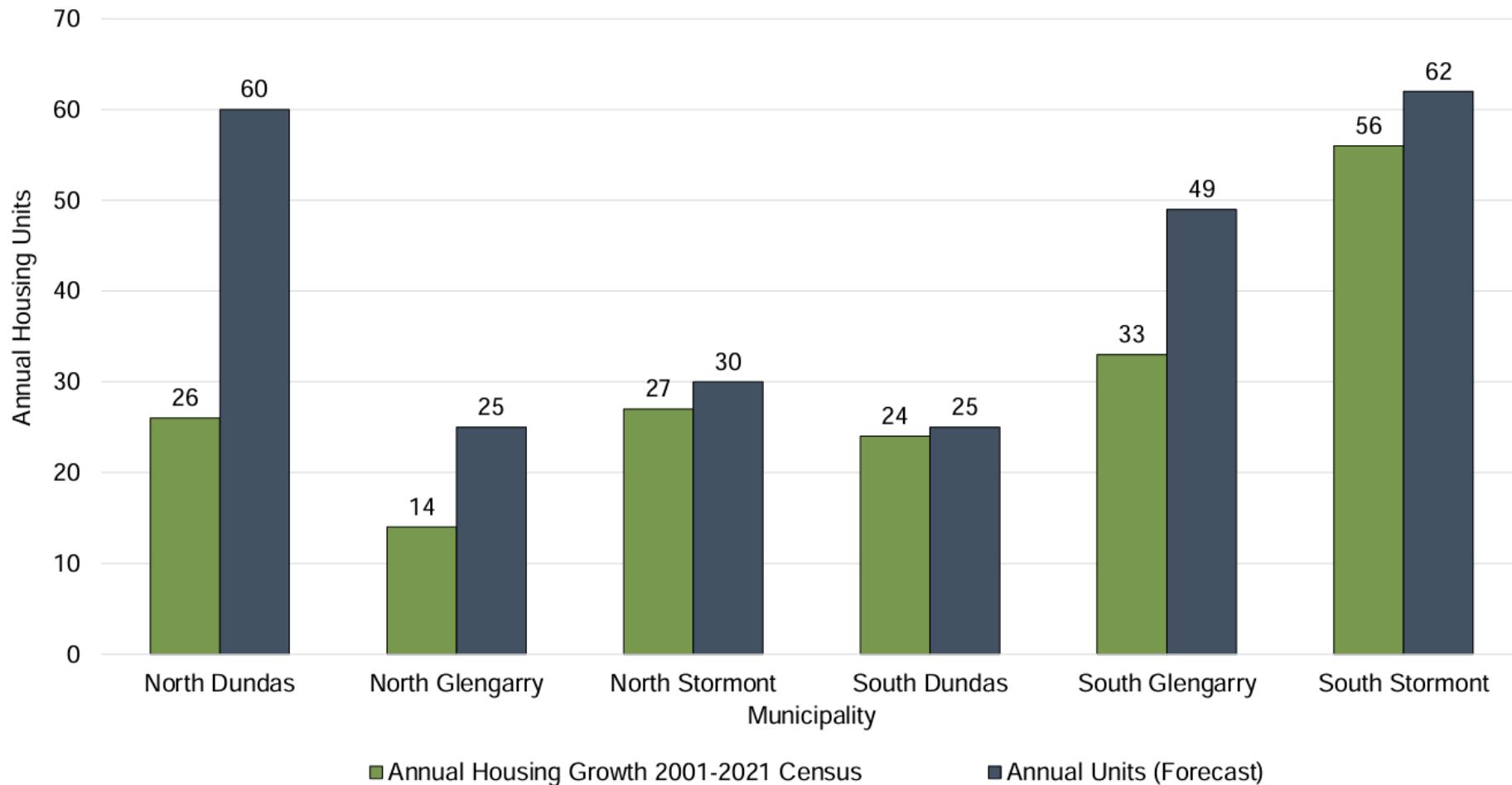




Figure 5-2

United Counties of Stormont, Dundas and Glengarry Annual Housing Growth by ARea Municipality, 2001 to 2021 and 2021 to 2051



North Glengarry Population

North Glengarry

Year	Population (Excluding Census Undercount)	Population (Including Census Undercount) ¹	Households				Persons Per Unit (PPU)
			Low Density ²	Medium Density ³	High Density ⁴	Total	
2016	10,109	10,410	3,735	240	345	4,320	2.34
2021	10,144	10,446	3,635	325	465	4,425	2.29
2026	10,388	10,697	3,697	334	494	4,526	2.30
2031	10,796	11,118	3,812	368	529	4,709	2.29
2036	11,106	11,437	3,886	390	561	4,837	2.30
2041	11,406	11,745	3,955	412	595	4,962	2.30
2046	11,617	11,964	4,018	435	627	5,080	2.29
2051	11,836	12,189	4,073	457	657	5,187	2.28
2021-2051	1,692	1,743	438	132	192	762	

Municipality	Settlement Area	Low Density	Medium Density	High Density	Total	Population
North Glengarry	Alexandria	290	80	120	480	1,060
	Maxville	110	50	70	240	520
	Rural	40	0	0	40	110
	Total	440	130	190	760	1,690



North Glengarry Employment

Timing	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	N.F.P.O.W. ¹	Total
2021 Base	150	670	1,010	1,070	930	900	4,730
2021 - 2026	10	10	30	70	20	20	170
2021 - 2031	10	30	70	90	40	40	290
2021 - 2036	20	60	80	120	60	70	410
2021 - 2041	30	80	100	140	70	90	510
2021 - 2046	30	100	110	160	90	100	580
2021 - 2051	40	110	120	180	100	120	660

Commercial Demand

Figure 7-1
United Counties of Stormont, Dundas and Glengarry
Retail and Commercial Service Space by Urban Area, G.L.A., as of 2022

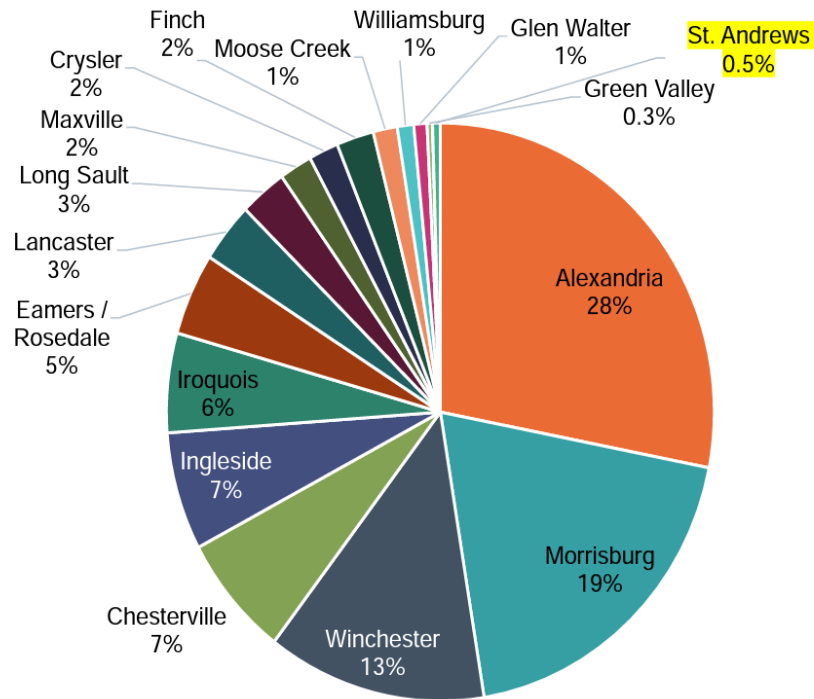
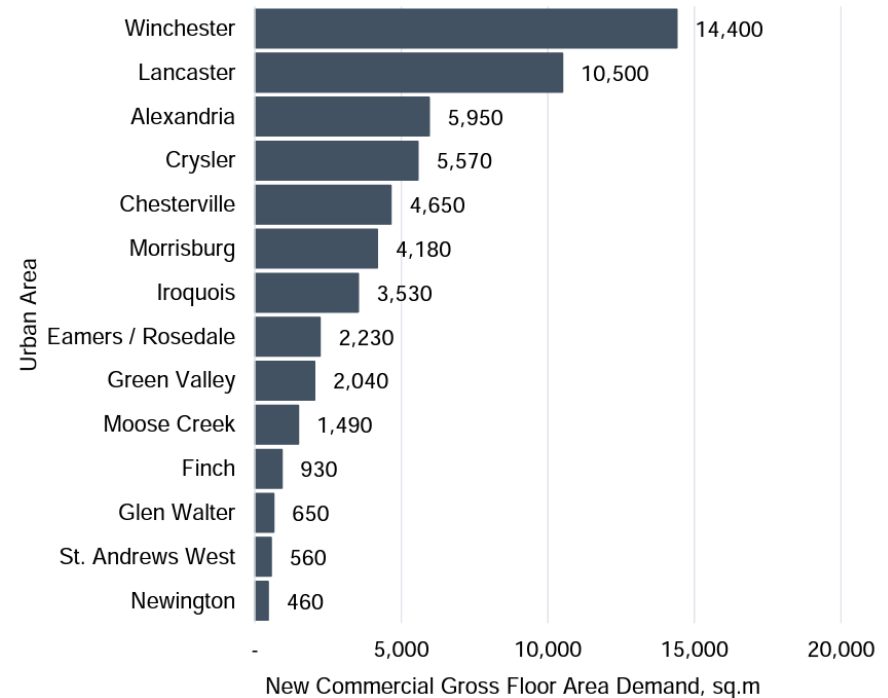


Figure 7-6
United Counties of Stormont, Dundas and Glengarry
Urban Areas
25-Year Commercial Floor Area Space Demand, Sq.m



Source: Watson & Associates Economists Ltd. based on a desktop review and third-party data source, Data Axle, 2022.

Source: Watson & Associates Economists Ltd., 2023.



Land Supply

Figure 6-2
United Counties of Stormont, Dundas and Glengarry
15-Year Urban Housing Supply

Area Municipality	Settlement Area	Total Supply of Draft Approved and Registered Units	Total Supply on Vacant Lands	Total Supply of Housing Units	Long-Term Average Demand	Intensification Demand	Annual Average Demand Excluding Intensification	Years of Supply
North Dundas	Chesterville	130	471	601	16	2	14	42
	Winchester	1,227	581	1,808	52	5	47	39
North Glengarry	Alexandria	312	578	890	18	2	16	55
	Maxville	36	501	537	11	1	10	54
North Stormont	Crysler	-	373	373	19	2	17	22
	Finch	-	1,039	1,039	5	1	5	231
	Moose Creek	-	429	429	9	1	8	53
South Dundas	Iroquois	108	1,016	1,124	11	1	10	114
	Morrisburg	264	655	919	14	1	13	73
	Williamsburg	10	121	131	3	0	3	49
South Glengarry	Glen Walter	459	-	459	14	1	13	36
	Green Valley	8	28	36	2	0	2	20
	Lancaster	246	12	258	39	4	35	7
South Stormont	Eamers / Rosedale	71	1,183	1,254	104	10	94	13
	Ingleside	237	626	863	16	2	14	60
	Long Sault	824	1,215	2,039	49	5	44	46
	Newington	-	268	268	97	10	87	3
	St. Andrews	15	167	182	3	0	3	67
Total SDG		3,947	9,200	13,147	482	48	145	91

Source: Watson & Associates Economists Ltd., 2023.





Past trends vs new forecast

- While current development proposals and projects are considered, historical growth patterns, employment base, and building permit rates are key factors to growth forecasting models
- New projections forecast stronger housing, employment and population growth than previous projections
- As development projects move forward towards completion, the population projections can be updated and revised
- Aging population in SDG overall, and North Glengarry has the oldest average age (47) in the region with the share over 65% increasing from 24.3% in 2016 to 27.2% in 2021.
- Some older housing may also be demolished

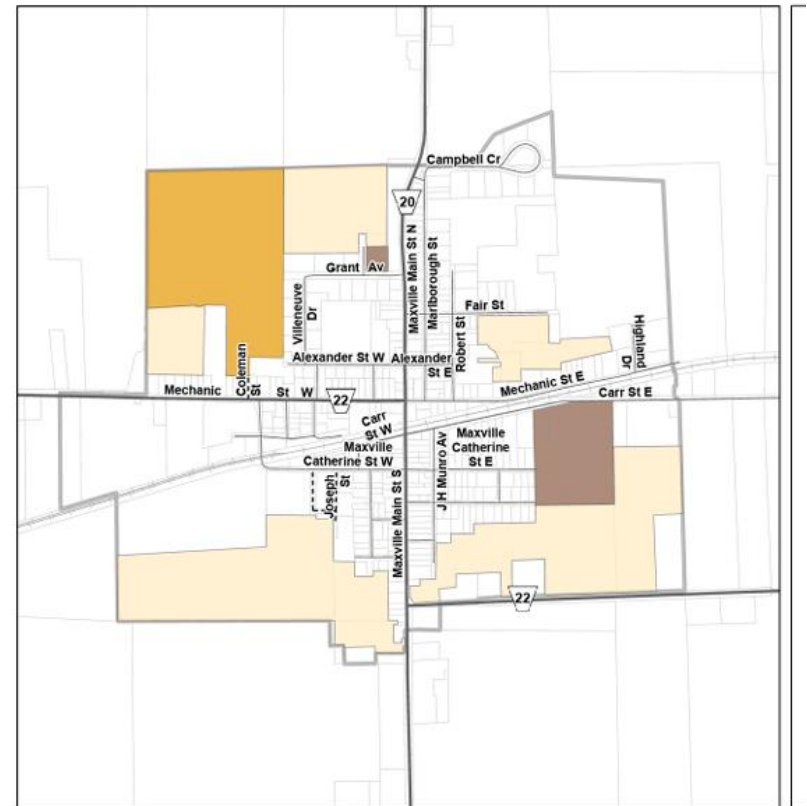
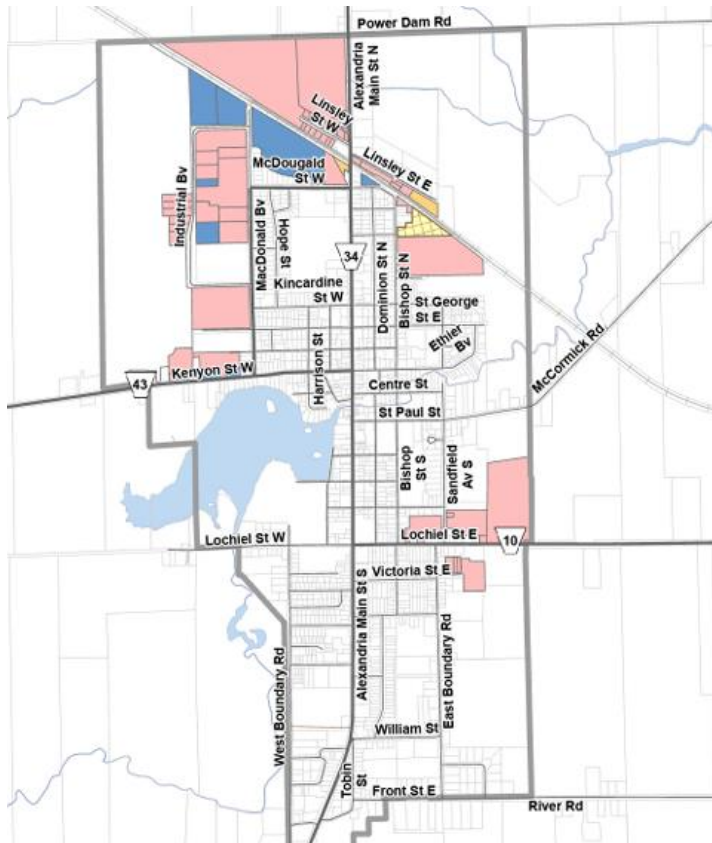


Next Steps

- Provincial Planning Statement anticipated to be finalized Fall 2023 by Ministry of Municipal Affairs and Housing
- New flexibility to allow for land to be planned and designated beyond 25 years provided the following matters are considered:
 - a) sufficient capacity in existing or planned infrastructure/facilities
 - b) the applicable lands do not comprise specialty crop areas;
 - c) the new or expanded settlement area complies with the minimum distance separation formulae;
 - d) impacts on agricultural lands and operations which are adjacent or close to the settlement area are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible
 - e) the new or expanded settlement area provides for the phased progression of urban development.

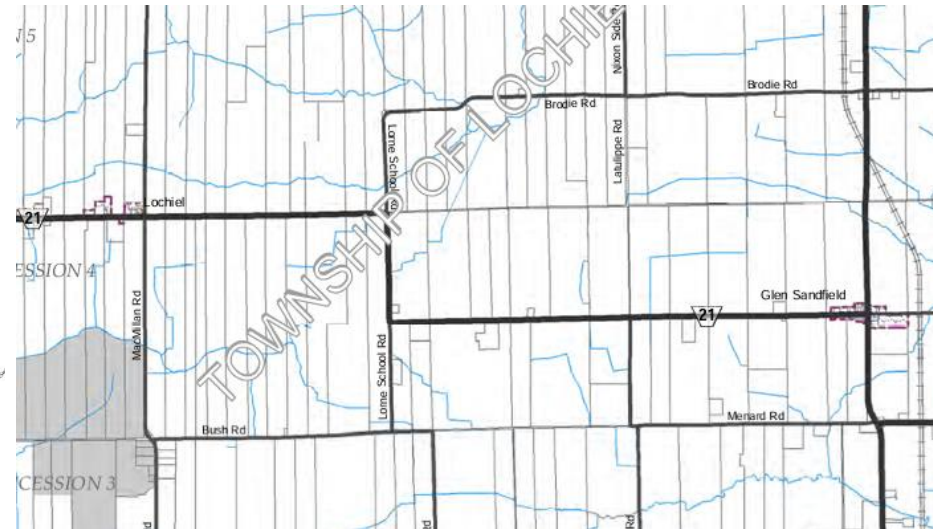
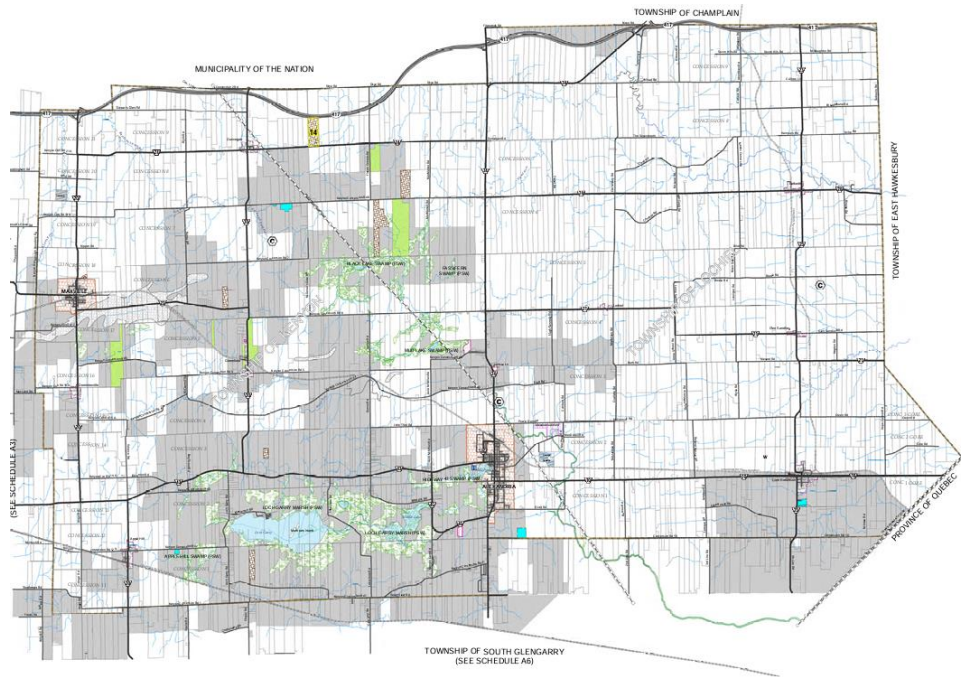
Next Steps

- Official Plan Amendments for new growth areas anticipated Fall 2023/Winter 2024



Next Steps

- Rural hamlet boundaries and severance limits per property also being reviewed



Thank you

United Counties of Stormont,
Dundas and Glengarry



Official Plan

Adopted July 17, 2017

Approved Feb 4, 2018



June 2021 Consolidation

Where Ontario Began

