

# COUNTY OF ELGIN: FORECAST UPDATE & LAND NEEDS ASSESSMENT



February 25, 2025

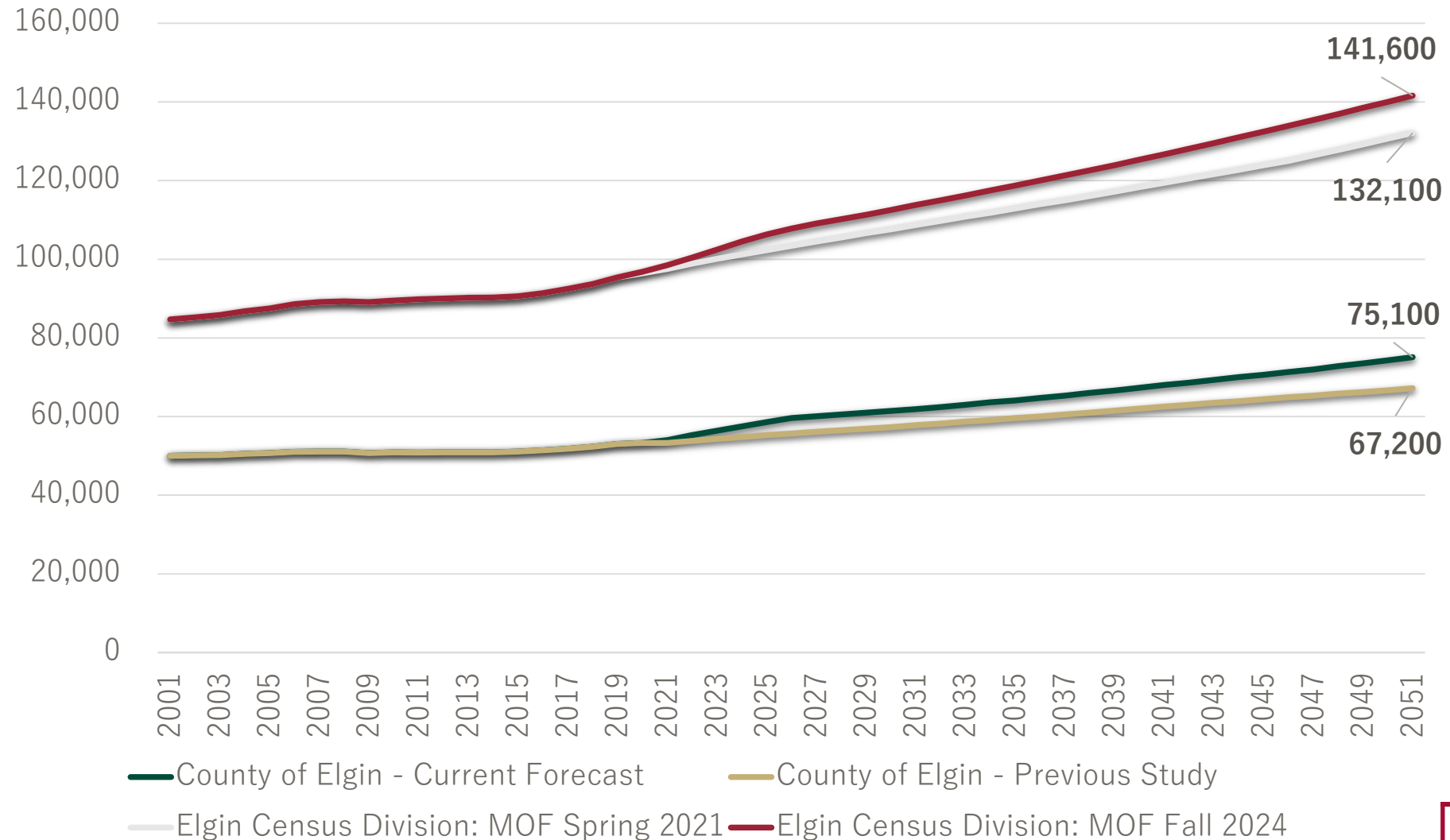
# Context

- Hemson Consulting, *Population, Housing and Employment Forecasts and Associated Land Needs Analysis* (Nov 2022)
- Key recent developments
  - Volkswagen EV battery plant
  - Proposed expansion of Norman-Lyndale
  - Provincial Planning Statement (PPS) 2024
- Updated forecasts to 2051 (County-wide and local)
  - Population, households, housing by type, employment by type
  - Land needs assessment

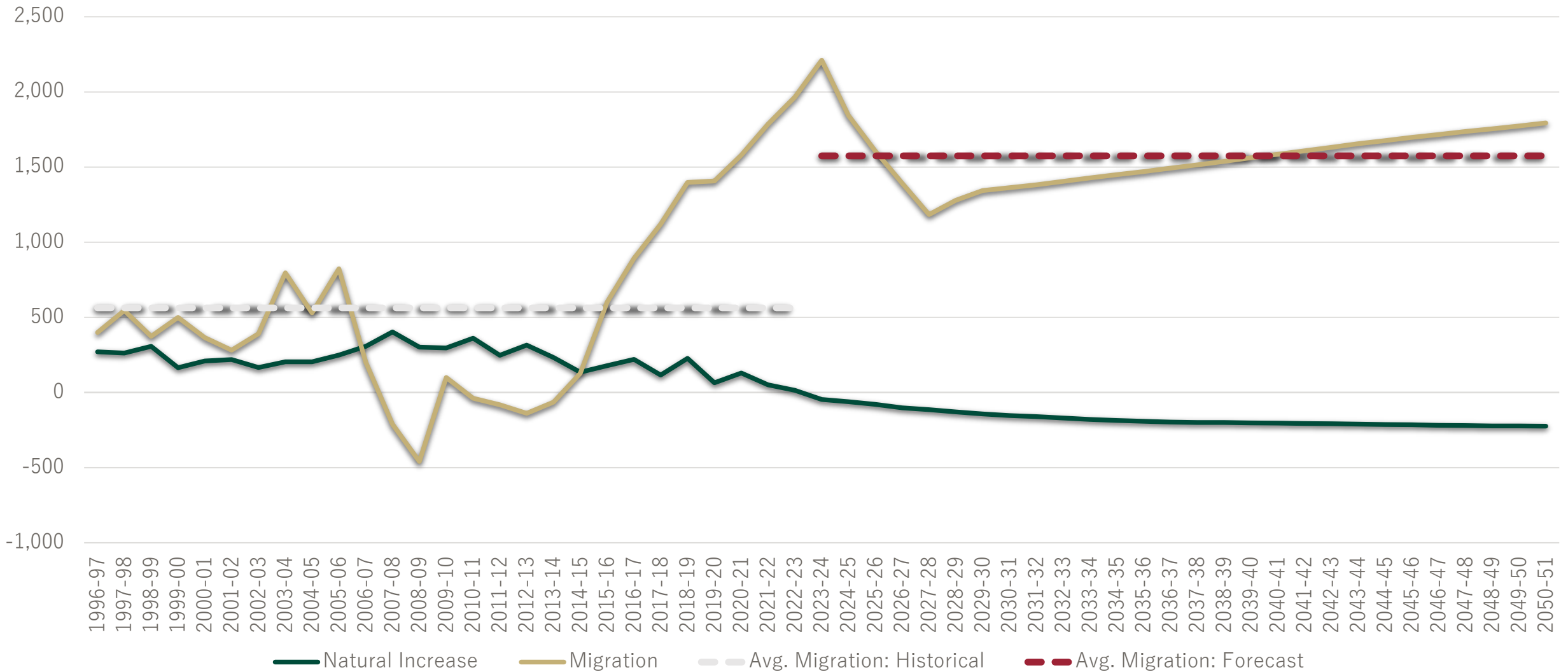
# Growth Forecast Update

- Ministry of Finance (MOF) Population Projections (Fall 2024) are basis of forecast update and are
  - of entire Elgin Census Division (County and St. Thomas)
  - of population only (not employment)
- County forecast update based on:
  1. Shares of population and household growth between the County and City consistent with 2022 Hemson Report
  2. Population and household growth allocations to area municipalities revised based on recent growth trends
  3. Additional employment land employment growth allocated primarily to Southwold, where most supply of land to accommodate such growth is located
- 2022 vacant land supply data have not been updated

# Population Growth Since 2022 Hemson Report



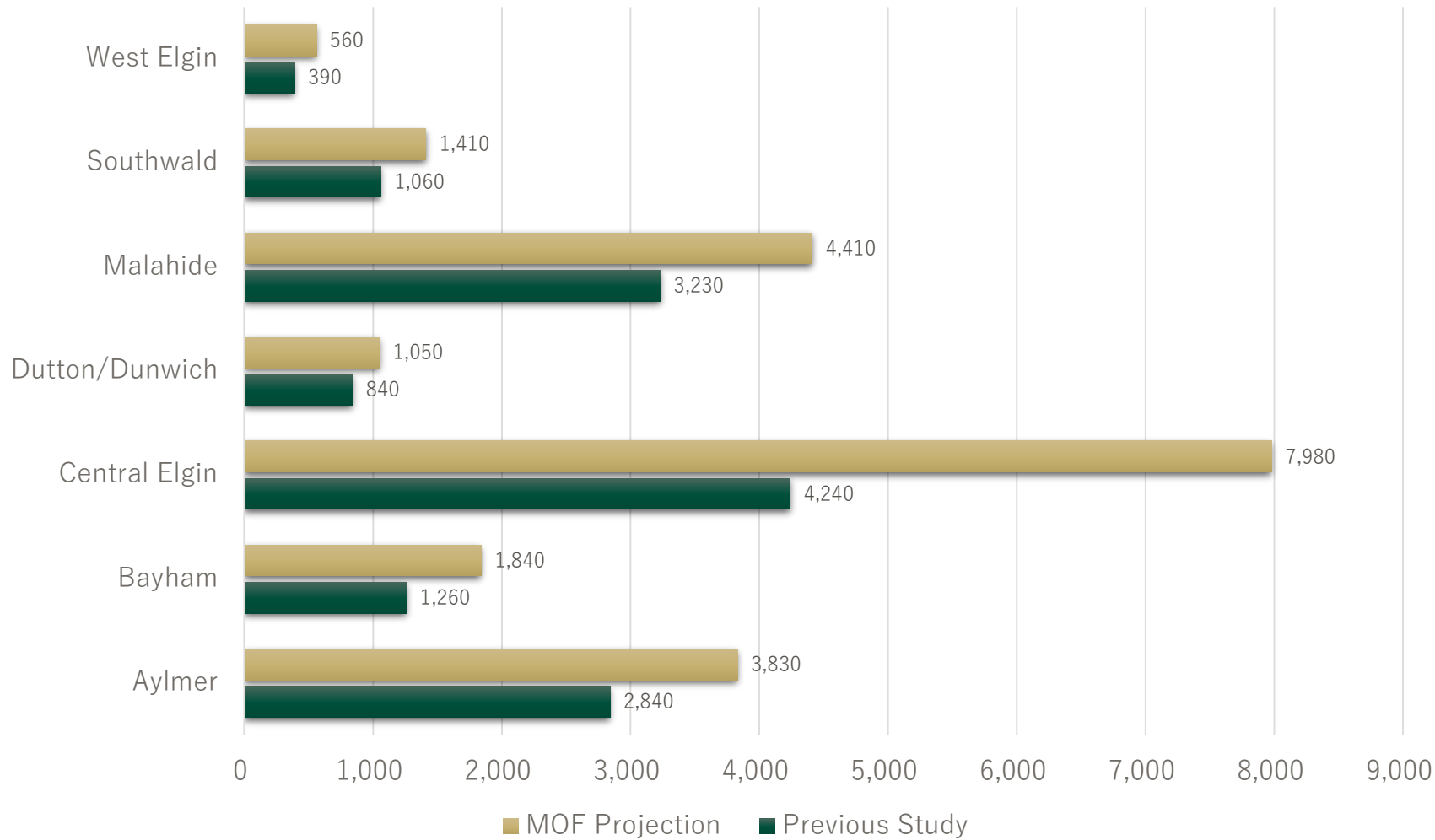
# MOF Components of Growth in Elgin Census Division



# Risks Associated with 2024 MOF Projections

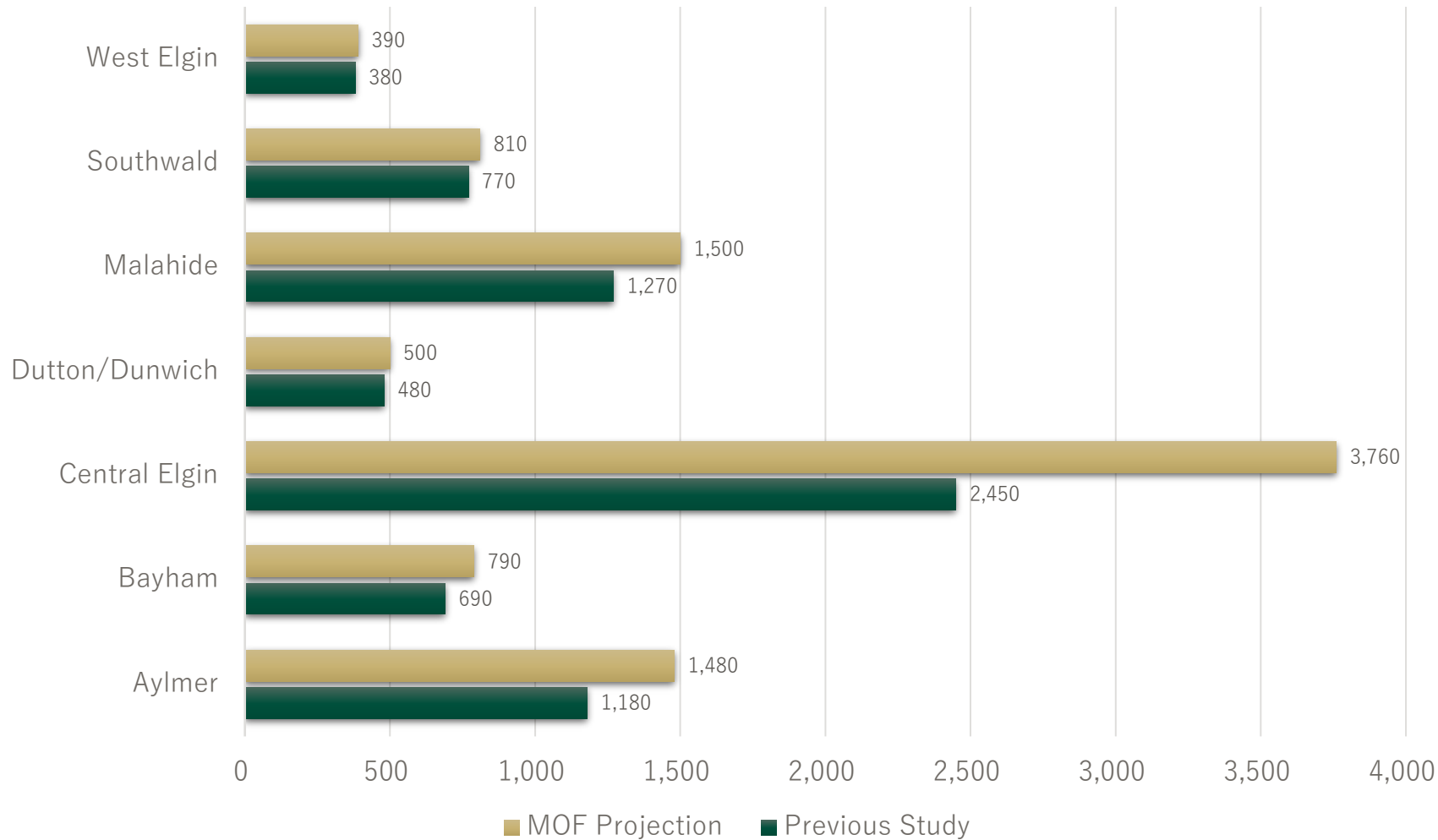
- Projections are based on continuation of current demographic trends
  - Incorporates new caps on international student enrollment and restrictions on temporary foreign workers (minimal impact in County)
  - Does **not** account for
    - recent announcements to lower national immigration targets for 2025-2027
    - Volkswagen
- Projections reflect a high rate of immigration over full forecast period—new immigration targets are more aligned with 2022 Hemson Report than 2024 MOF Projections
- PPS 2024 requires that County base population and employment forecasts on MOF Projections, or a modified version. Projections provide valuable insights, but must be interpreted with caution due to their variability, sensitivity to changing federal policies, and limited ability to account for local development constraints

# 2024 MOF Population Growth Allocations



Total Population Growth 2021-2051		
Municipality	Difference	% Difference
Aylmer	990	35%
Bayham	580	46%
Central Elgin	3,740	88%
Dutton/Dunwich	210	25%
Malahide	1,180	37%
Southwald	350	33%
West Elgin	170	44%
<b>Elgin County</b>	<b>7,220</b>	<b>52%</b>

# Translating the MOF Population Projections to Households



Total Household Growth 2021-2051		
Municipality	Difference	% Difference
Aylmer	300	25%
Bayham	100	14%
Central Elgin	1,310	53%
Dutton/Dunwich	20	4%
Malahide	230	18%
Southwald	40	5%
West Elgin	10	3%
<b>Elgin County</b>	<b>2,010</b>	<b>28%</b>



# Approach to Calculating Community Area Lands

- Net to gross ratio of 60-70% based on area municipal-specific characteristics to account for land required for municipal infrastructure and local retail and institutions
- Density assumptions remain consistent with the 2022 Report
- New 2021 Census net-undercoverage rates have been applied
- Propensities by housing type consistent with 2022 Report
- Jobs calculated as a ratio of 1 job per 12 people rather than 1 job per 10 people as per latest data

# Updated Community Area Land Needs

Community Area Land Needs Assessment: Need for Additional Community Area Land (Surplus/ <b>Deficit</b> )		
Municipality	2022 Study	MOF Projections
Aylmer	(20.8)	(35.6)
Bayham	93.2	89.0
Central Elgin	36.7	(19.9)
Dutton/Dunwich	47.5	46.7
Malahide	29.4	18.9
Southwald	75.8	74.1
West Elgin	81.3	80.8
<b>Elgin County</b>	<b>343.3</b>	<b>254.0</b>



# Employment Area Land Needs

- Increased employment land employment growth as a direct results of
  - Higher population growth
  - Impact of VW plant
- Assumed that significant portion of additional employment land employment growth (i.e. over and above the 2022 Report) will occur in Southwold, where most vacant supply is
- Even with additional growth, Southwold has 30+ hectares of gross vacant land post-2051

# Summary of Findings

- Forecast update includes higher population, household and employment growth
- Forecasts are based on 2024 MOF Projections, which do not incorporate reduced national immigration targets or VW plant
- Additional Community Area lands needed in Aylmer and Central Elgin to accommodate long-term growth
- No need for immediate Employment Area expansion