

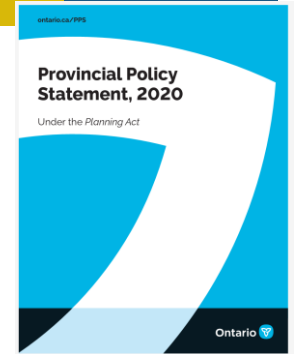


# Population and Growth Management Study Update

Township of South Stormont

December 13, 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
<b>Total</b>	<b>67,634</b>	<b>67,981</b>	<b>69,231</b>	<b>70,093</b>	<b>70,058</b>	<b>2,423</b>	<b>0.2</b>

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
<b>Total</b>	<b>20,377</b>	<b>19,730</b>	<b>18,999</b>	<b>18,497</b>	<b>18,003</b>	<b>-2,373</b>	<b>-0.6</b>

Based on 2011 Census

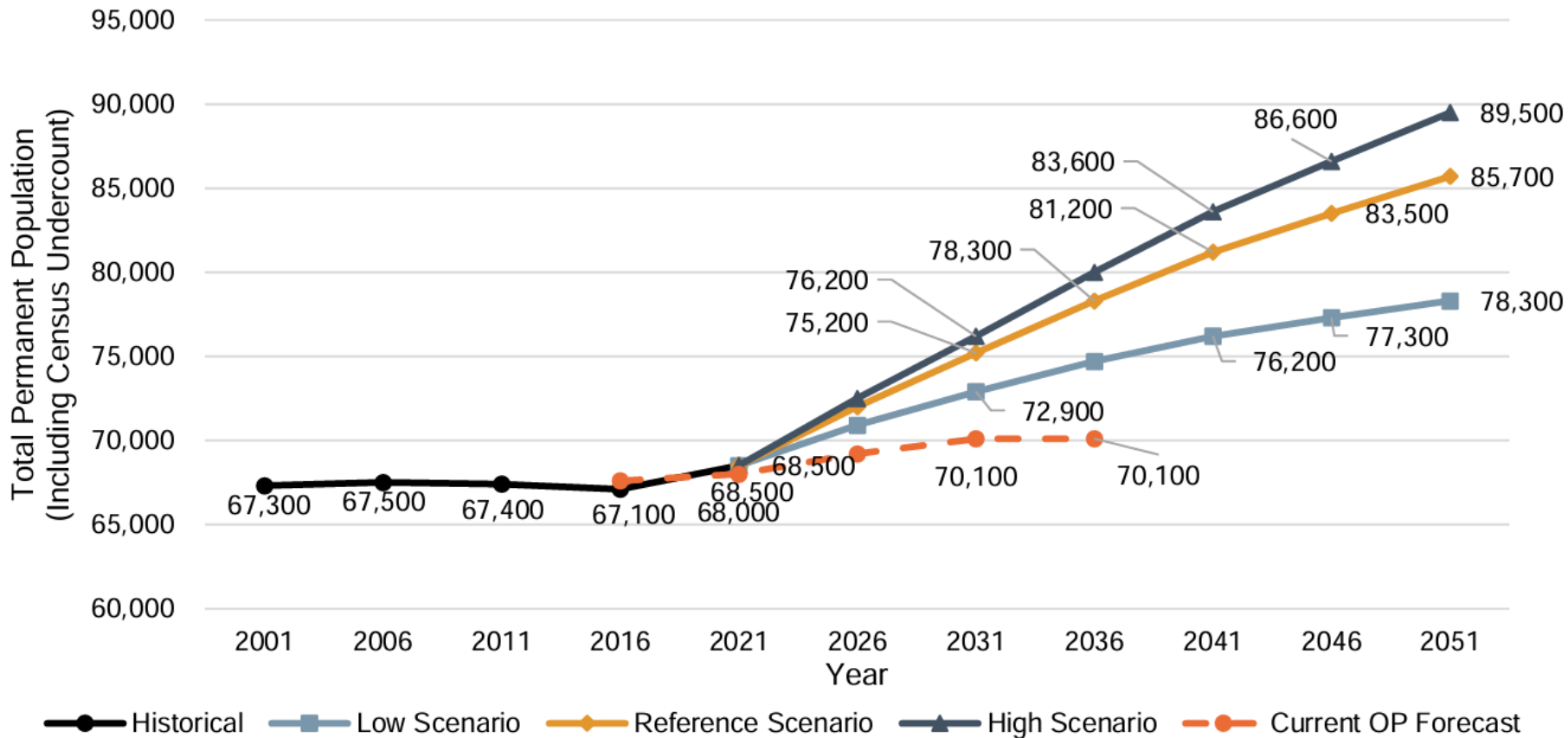


# What's Changed?

- 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

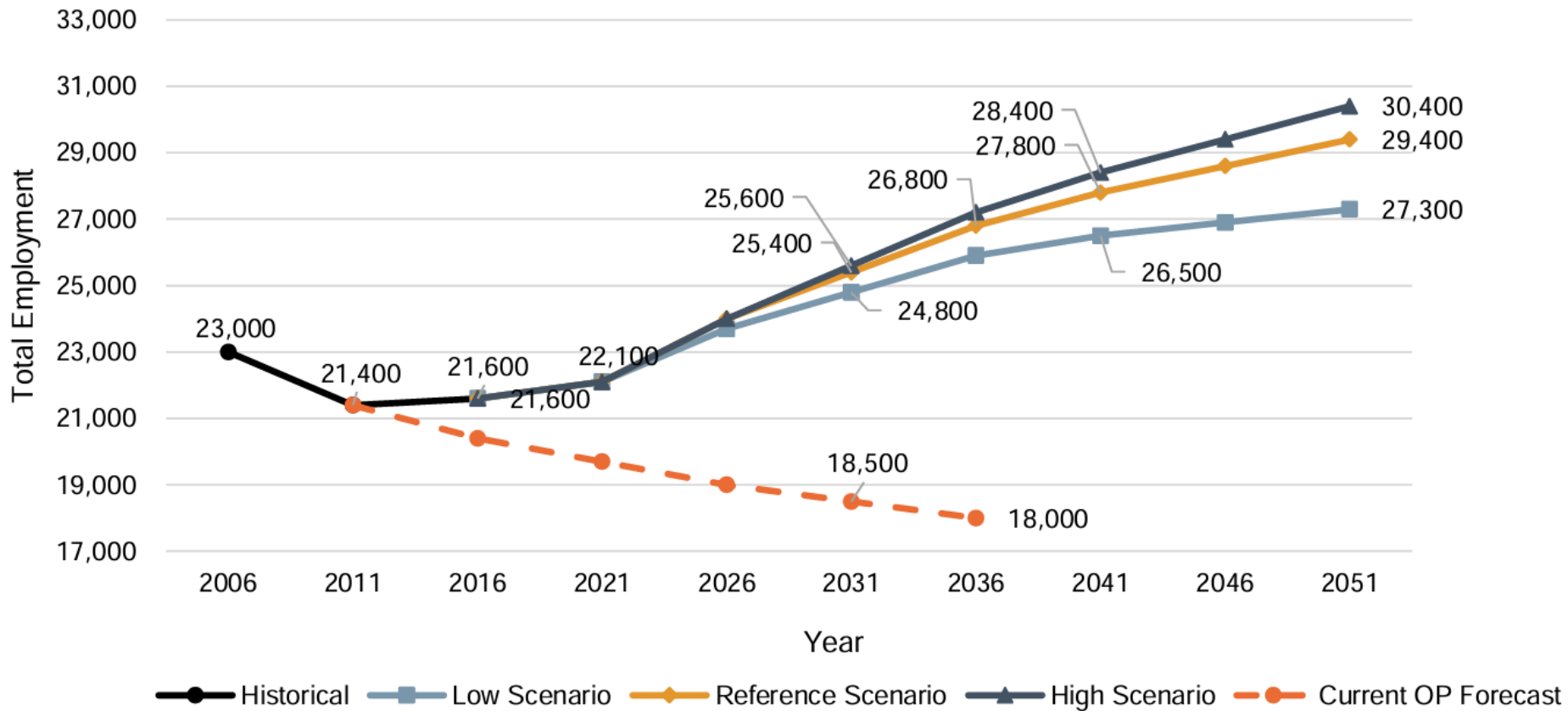


Figure 4-5  
United Counties of Stormont, Dundas and Glengarry  
Long-term Forecast Population Scenarios, 2021 to 2051



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

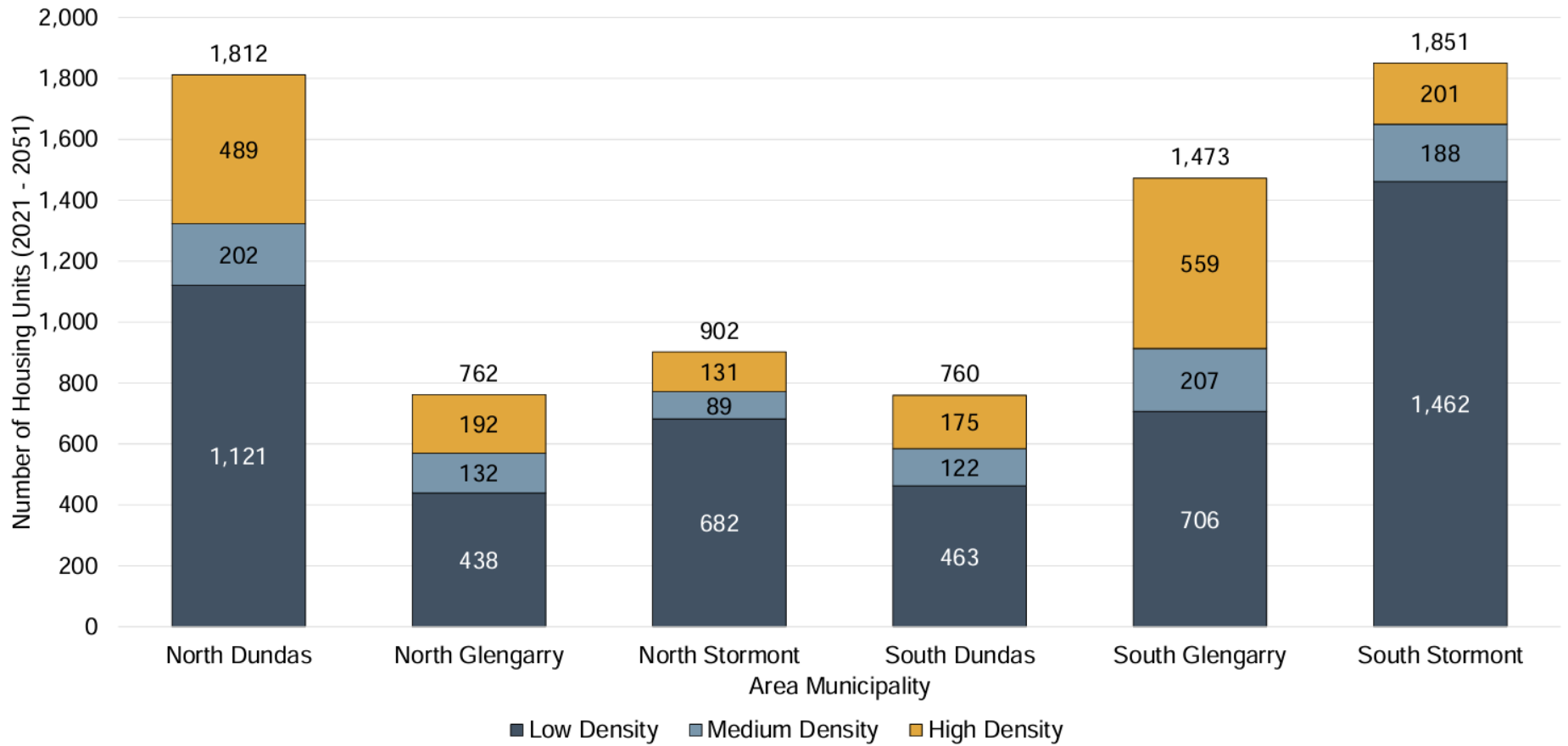
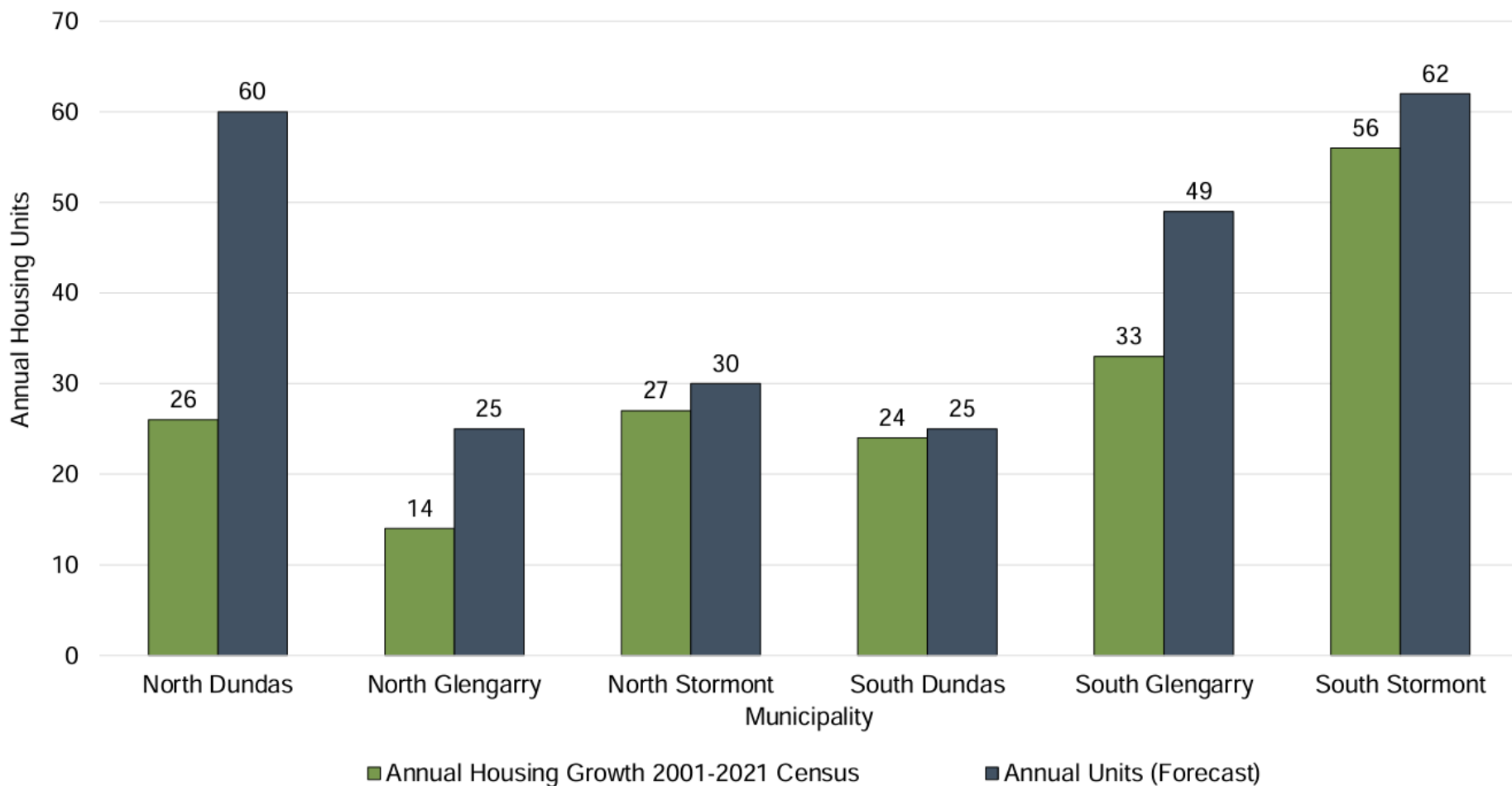




Figure 5-2

United Counties of Stormont, Dundas and Glengarry

Annual Housing Growth by ARea Municipality, 2001 to 2021 and 2021 to 2051



# 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

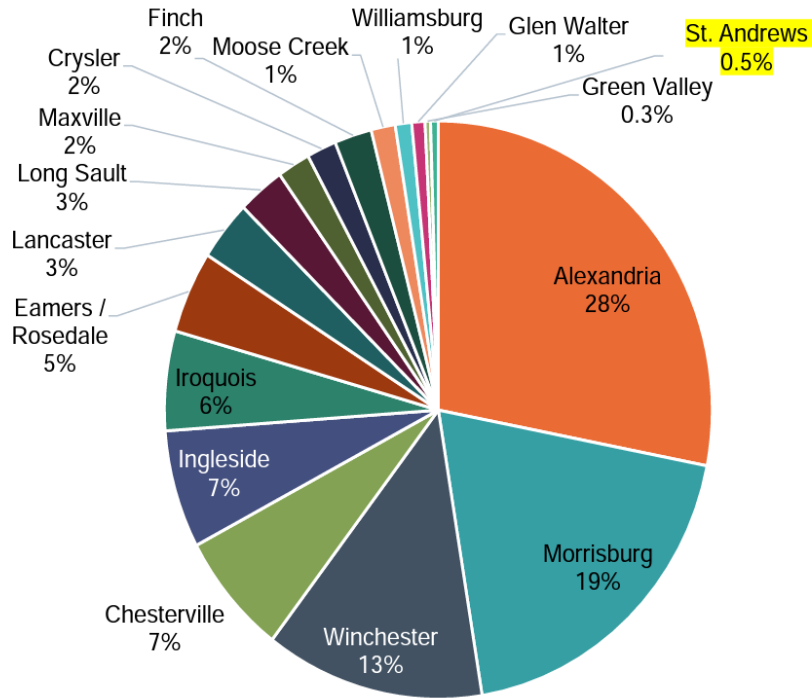
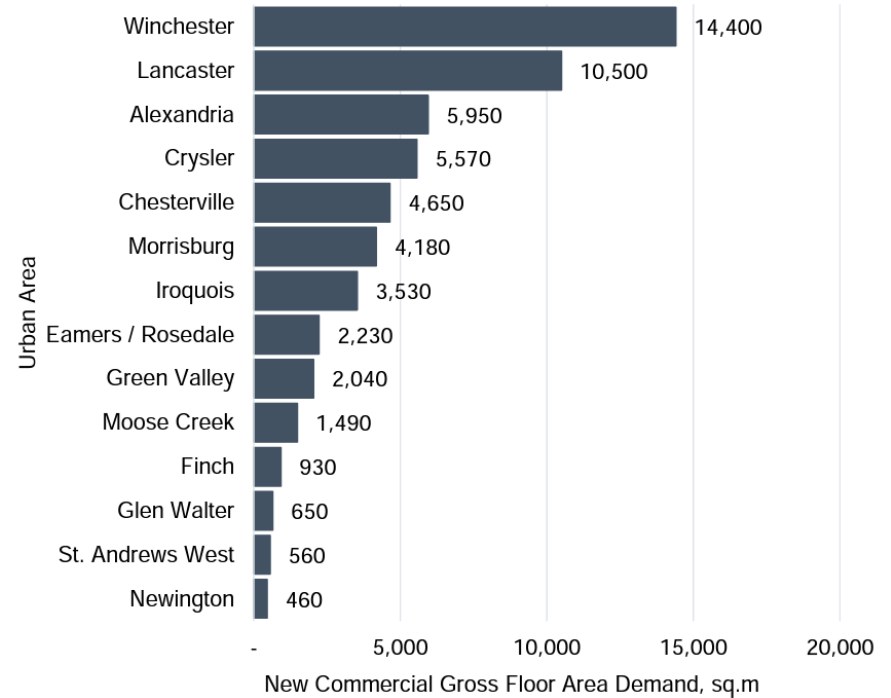


Figure 7-6  
United Counties of Stormont, Dundas and Glengarry  
Urban Areas  
25-Year Commercial Floor Area Space Demand, Sq.m



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

Source: Watson & Associates Economists Ltd., 2023.

United Counties of Stormont, Dundas and Glengarry  
Household Forecast by Settlement Area, 2021 to 2051

Municipality	Settlement Area	Low Density	Medium Density	High Density	Total	Population
South Stormont	Eamers / Rosaedale	180	0	0	180	430
	Ingleside	220	60	60	340	750
	Long Sault	790	130	140	1,060	2,380
	Newington	60	0	0	60	160
	St. Andrews West	70	0	0	70	190
	Rural	150	0	0	150	350
	<b>Total</b>		<b>1,460</b>	<b>190</b>	<b>200</b>	<b>1,850</b>

United Counties of Stormont, Dundas and Glengarry  
Urban Employment Growth Allocation, 2021 to 2051

Area Municipality	Settlement Area	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	N.F.P.O.W. <sup>1</sup>	Total
South Stormont	Eamers /	0	30	0	50	10	30	130
	Ingleside	0	50	80	70	70	50	310
	Long Sault	0	130	1,460	250	110	280	2,220
	Newington	0	30	0	40	20	10	90
	St. Andrews West	0	20	0	40	20	10	90
	Rural	0	30	20	40	20	20	120

# Land Supply

United Counties of Stormont, Dundas and Glengarry (Urban Settlement Areas)  
Long-Term Urban Housing Needs, 2023 to 2048

Area Municipality	Settlement Area	Gross Residential Area in ha	Net Residential Area in ha	Housing Units in Active Applications	Total Units in Supply (Adding 10% Intensification)		25 Year Housing Demand			Surplus / Deficit	Land Need (Gross Ha)
South Stormont	Rosedale Terrace / Eamer*	215	118	71	15	1,254	147	-	-	147	1,120
	Ingleside	79	43	237	29	863	178	52	55	286	610
	Long Sault	158	87	824	88	2,039	639	112	128	880	1,250
	Newington	49	27	-	5	268	49	-	-	49	220
	St. Andrews	30	17	15	6	182	56	-	-	56	130
	<b>Total</b>		531	292	1,147	157	4,606	1,220	170	180	1,570
<b>Total SDG</b>		<b>1,172</b>	<b>645</b>	<b>3,947</b>			<b>1,220</b>	<b>170</b>	<b>180</b>	<b>1,570</b>	<b>8,130</b>

United Counties of Stormont, Dundas and Glengarry  
Forecast Employment Area Land Needs (Demand vs. Supply), 2023 to 2048

Area Municipality	Settlement Area	Total Employment on Urban Employment Lands (Adjusted for Intensification)	Density	Land Demand	Vacant Land Supply	Vacant Land Adjusted for Land Vacancy	Land Need (Gross ha)
South Stormont	Eamers / Rosedale	1	6	0	0	0	
	Ingleside	67	6	11	7	6	-8
	Long Sault	1172	7	158	176	149	-13
	Newington	3	6	1	0	0	
	St. Andrews West	3	6	1	0	0	
	<b>Total</b>		1246		171	182	155
<b>United Counties Total</b>		<b>1804</b>	<b>7</b>	<b>255</b>	<b>356</b>	<b>302</b>	<b>-64</b>



# 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 some older housing may also be demolished

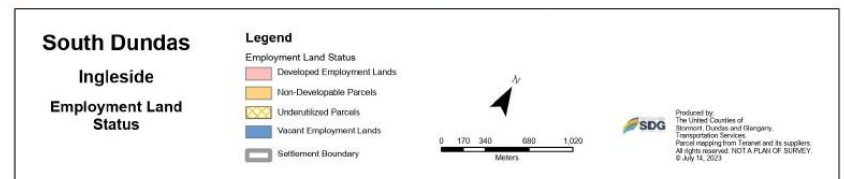
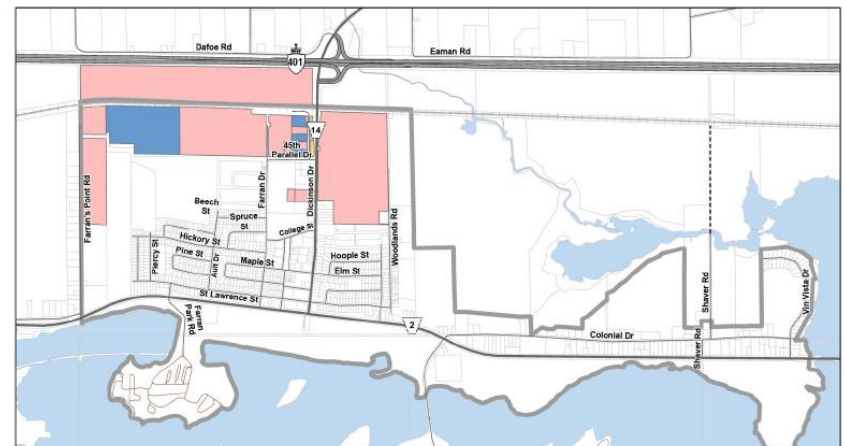
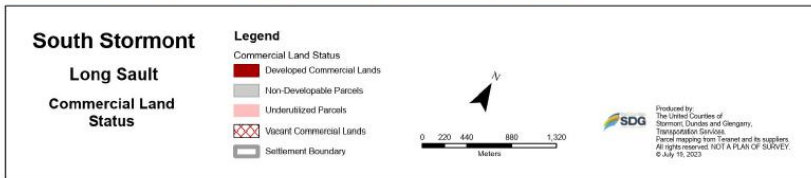


# Next Steps

- 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

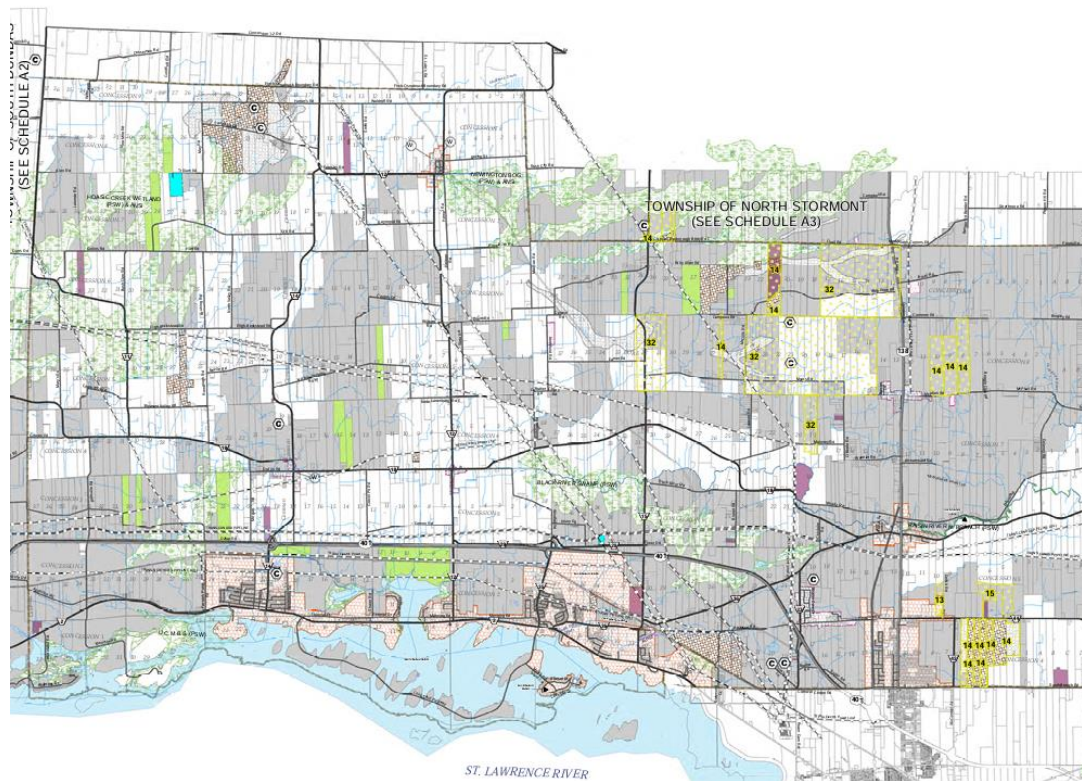
- Official Plan Amendments for new growth areas anticipated Winter 2024





# 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*

