



# Appendix A

## Background Information on Residential and Non- Residential Growth Forecast



## Schedule 1 County of Oxford Residential Growth Forecast Summary

Year	Population (Including Census Undercount) <sup>1</sup>	Excluding Census Undercount				Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households
		Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other	Total Households	Equivalent Institutional Households		
Historical	Mid 2006	105,570	102,756	1,696	101,060	30,845	2,965	5,145	375	39,330	1,546	2.613
	Mid 2011	108,620	105,719	1,609	104,110	32,463	3,133	5,453	505	41,554	1,466	2.544
	Mid 2016	113,900	110,862	1,707	109,155	34,275	3,465	6,185	335	44,260	1,551	2.505
Forecast	Mid 2019	119,300	116,117	1,762	114,355	35,859	3,777	6,623	335	46,594	1,594	2.492
	Mid 2024	127,500	124,096	1,901	122,195	38,133	4,284	7,275	335	50,026	1,719	2.481
	Mid 2029	135,120	131,512	2,034	129,478	40,148	4,792	7,891	335	53,166	1,839	2.474
	Mid 2031	138,100	134,418	2,090	132,328	40,955	4,999	8,142	335	54,430	1,890	2.470
	Mid 2041	153,680	149,581	2,349	147,232	44,555	5,869	9,312	335	60,070	2,126	2.490
Incremental	Mid 2006 - Mid 2011	3,050	2,963	-87	3,050	1,618	168	308	130	2,224	-79	
	Mid 2011 - Mid 2016	5,280	5,143	98	5,045	1,812	332	732	-170	2,706	89	
	Mid 2016 - Mid 2019	5,400	5,255	55	5,200	1,584	312	438	0	2,334	50	
	Mid 2019 - Mid 2024	8,200	7,979	139	7,840	2,274	507	652	0	3,432	126	
	Mid 2019 - Mid 2029	15,820	15,395	272	15,123	4,289	1,015	1,268	0	6,572	247	
	Mid 2019 - Mid 2031	18,800	18,301	328	17,973	5,096	1,222	1,519	0	7,836	298	
Mid 2019 - Mid 2041	34,380	33,464	587	32,877	8,696	2,092	2,689	0	13,476	533		

Source: Derived from County of Oxford - Phase One Comprehensive Review, Population, Housing and Employment Forecasts and Area Municipal Growth Allocations (Updated), January, 2019, by Watson & Associates Economists Ltd., 2019.

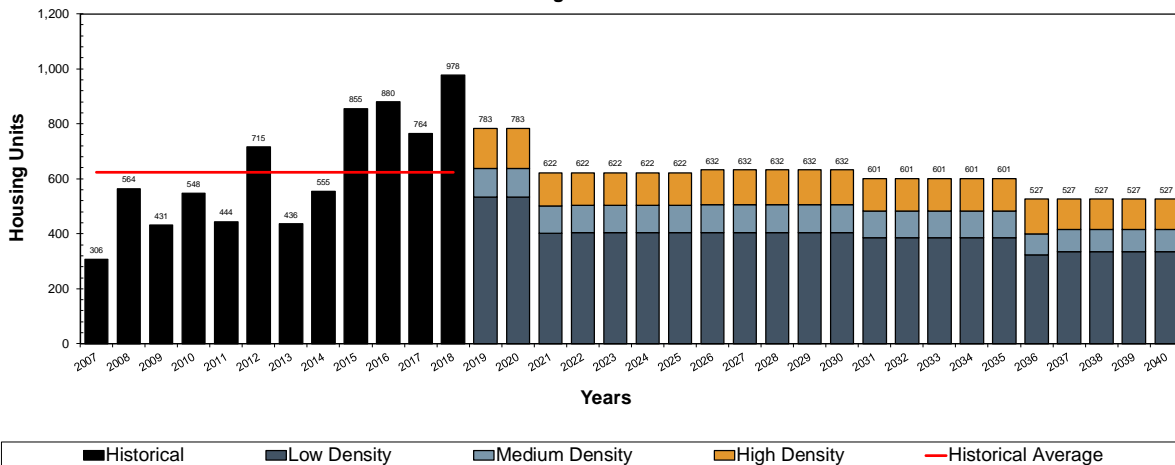
<sup>1</sup> Census undercount estimated at approximately 2.7%. Note: Population including the undercount has been rounded.

<sup>2</sup> Includes townhouses and apartments in duplexes.

<sup>3</sup> Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Figure A-1

Annual Housing Forecast<sup>1</sup>



Source: Historical housing activity from Oxford County Planning Department, 2007-2017.

<sup>1</sup> Growth forecast represents calendar year.



Schedule 2  
County of Oxford  
Estimate of the Anticipated Amount, Type and Location of Residential Development for  
which Development Charges Can Be Imposed

Development Location	Timing	Single & Semi-Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
City of Woodstock	2019 - 2024	1,059	363	356	1,778	4,487	-429	4,059	51	4,110
	2019 - 2029	2,022	693	685	3,400	8,576	-708	7,867	100	7,968
	2019 - 2031	2,364	820	812	3,996	10,062	-833	9,229	121	9,350
	2019 - 2041	4,039	1,395	1,452	6,886	17,280	-570	16,710	217	16,927
Town of Tillsonburg	2019 - 2024	317	30	102	449	1,185	-266	919	20	938
	2019 - 2029	597	67	194	858	2,255	-452	1,802	39	1,841
	2019 - 2031	709	82	228	1,019	2,679	-485	2,194	47	2,241
	2019 - 2041	1,199	162	408	1,769	4,609	-526	4,084	84	4,168
Township of Ingersoll	2019 - 2024	285	36	104	425	1,102	-91	1,011	16	1,027
	2019 - 2029	525	77	195	797	2,055	-134	1,921	31	1,953
	2019 - 2031	616	92	226	934	2,410	-166	2,244	38	2,282
	2019 - 2041	1,083	162	386	1,631	4,220	-118	4,103	68	4,170
Township of Blandford-Blenheim	2019 - 2024	112	12	10	134	381	-46	335	9	345
	2019 - 2029	211	33	20	264	740	-97	643	18	661
	2019 - 2031	259	45	29	333	924	-141	783	22	805
	2019 - 2041	436	76	58	570	1,570	-80	1,490	39	1,529
Township of Norwich	2019 - 2024	134	20	40	194	510	-11	499	14	513
	2019 - 2029	246	49	88	383	983	-27	956	27	983
	2019 - 2031	295	61	108	464	1,186	-48	1,138	33	1,170
	2019 - 2041	509	98	192	799	2,042	112	2,154	58	2,212
Township of East Zorra-Tavistock	2019 - 2024	179	36	26	241	657	-153	504	9	513
	2019 - 2029	334	76	50	460	1,245	-309	936	17	954
	2019 - 2031	412	96	64	572	1,544	-386	1,159	21	1,180
	2019 - 2041	700	162	108	970	2,620	-495	2,125	38	2,163
Township of Zorra	2019 - 2024	104	4	10	118	341	-89	252	10	262
	2019 - 2029	184	10	26	220	622	-149	474	20	493
	2019 - 2031	225	13	36	274	769	-187	582	24	606
	2019 - 2041	369	14	69	452	1,263	-137	1,126	43	1,169
Township of South-West Oxford	2019 - 2024	84	6	4	94	275	-11	264	10	273
	2019 - 2029	170	10	10	190	555	-32	522	19	541
	2019 - 2031	216	13	16	245	711	-62	648	23	671
	2019 - 2041	361	23	16	400	1,174	-85	1,088	41	1,129
Oxford County	2019 - 2024	2,274	507	652	3,433	8,939	-1,096	7,843	139	7,982
	2019 - 2029	4,289	1,015	1,268	6,572	17,031	-1,909	15,122	272	15,394
	2019 - 2031	5,096	1,222	1,519	7,837	20,285	-2,309	17,977	328	18,304
	2019 - 2041	8,696	2,092	2,689	13,477	34,778	-1,898	32,879	587	33,466

Source: Derived from County of Oxford - Phase One Comprehensive Review, Population, Housing and Employment Forecasts and Area Municipal Growth Allocations (Updated), January, 2019, by Watson & Associates Economists Ltd., 2019.

<sup>1</sup> Includes townhouses and apartments in duplexes.

<sup>2</sup> Includes accessory apartments, bachelor, 1 bedroom and 2 bedroom+ apartments.

Note: Figures may not add up precisely due to rounding.



Schedule 3  
County of Oxford  
Current Year Growth Forecast  
Mid 2016 to Mid 2019

		Population
Mid 2016 Population (1)		110,862
Occupants of New Housing Units, Mid 2016 to Mid 2019	<i>Units (2)</i>	2,334
	<i>multiplied by P.P.U. (3)</i>	2.497
	<i>gross population increase</i>	5,827
Occupants of New Equivalent Institutional Units, Mid 2016 to Mid 2019	<i>Units</i>	50
	<i>multiplied by P.P.U. (3)</i>	1.100
	<i>gross population increase</i>	55
Decline in Housing Unit Occupancy, Mid 2016 to Mid 2019	<i>Units (4)</i>	44,260
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.014
	<i>total decline in population</i>	-627
Population Estimate to Mid 2019		116,117
<i>Net Population Increase, Mid 2016 to Mid 2019</i>		5,255

- (1) 2016 population based on Statistics Canada Census unadjusted for Census Undercount.
- (2) Estimated residential units constructed, Mid 2016 to the beginning of the growth period, assuming a six month lag between construction and occupancy.
- (3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	2.896	68%	1.965
<i>Multiples (6)</i>	2.118	13%	0.283
<i>Apartments (7)</i>	1.324	19%	0.249
Total		100%	2.497

- <sup>1</sup> Based on 2016 Census custom database
- <sup>2</sup> Based on Building permit/completion activity
- (4) 2016 households taken from Statistics Canada Census.
- (5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.
- (6) Includes townhouses and apartments in duplexes.
- (7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



Schedule 4a  
County of Oxford  
5-Year Growth Forecast  
Mid 2019 to Mid 2024

		Population
Mid 2019 Population (1)		116,117
Occupants of New Housing Units, Mid 2019 to Mid 2024	<i>Units (2)</i>	3,432
	<i>multiplied by P.P.U. (3)</i>	2,604
	<i>gross population increase</i>	8,936
Occupants of New Equivalent Institutional Units, Mid 2019 to Mid 2024	<i>Units</i>	126
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	139
Decline in Housing Unit Occupancy, Mid 2019 to Mid 2024	<i>Units (4)</i>	46,594
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.024
	<i>total decline in population</i>	-1,096
Population Estimate to Mid 2024		124,096
<i>Net Population Increase, Mid 2019 to Mid 2024</i>		7,979

(1) Mid 2019 Population (1) based on:

2016 Population (110,862) + Mid 2016 to Mid 2019 estimated housing units to beginning of forecast period (2,334 x 2.499 = 5,833) + (44,260 x -0.0131 = -578) = 116,117

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.061	66%	2.028
<i>Multiples (6)</i>	1.923	15%	0.284
<i>Apartments (7)</i>	1.539	19%	0.292
<i>one bedroom or less</i>	1.104		
<i>two bedrooms or more</i>	1.632		
<b>Total</b>		100%	2.604

<sup>1</sup> Persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

<sup>2</sup> Forecast unit mix based upon historical trends and housing units in the development process.

(4) Mid 2019 households based upon 44,260 (2016 Census) + 2,334 (Mid 2016 to Mid 2019 unit estimate) = 46,594

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



Schedule 4b  
County of Oxford  
10-Year Growth Forecast  
Mid 2019 to Mid 2029

		Population
Mid 2019 Population (1)		116,117
Occupants of New Housing Units, Mid 2019 to Mid 2029	<i>Units (2)</i>	6,572
	<i>multiplied by P.P.U. (3)</i>	2,592
	<i>gross population increase</i>	17,032
Occupants of New Equivalent Institutional Units, Mid 2019 to Mid 2029	<i>Units</i>	247
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	272
Decline in Housing Unit Occupancy, Mid 2019 to Mid 2029	<i>Units (4)</i>	46,594
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.041
	<i>total decline in population</i>	-1,909
Population Estimate to Mid 2029		131,512
<i>Net Population Increase, Mid 2019 to Mid 2029</i>		15,395

(1) Mid 2019 Population (1) based on:

2016 Population (110,862) + Mid 2016 to Mid 2019 estimated housing units to beginning of forecast period (2,334 x 2.499 = 5,833) + (44,260 x -0.0131 = -578) = 116,117

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.061	65%	1.998
<i>Multiples (6)</i>	1.923	15%	0.297
<i>Apartments (7)</i>	1.539	19%	0.297
<i>one bedroom or less</i>	1.104		
<i>two bedrooms or more</i>	1.632		
Total		100%	2.592

<sup>1</sup> Persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

<sup>2</sup> Forecast unit mix based upon historical trends and housing units in the development process.

(4) Mid 2019 households based upon 44,260 (2016 Census) + 2,334 (Mid 2016 to Mid 2019 unit estimate) = 46,594

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



Schedule 4c  
County of Oxford  
Long Term Growth Forecast  
Mid 2019 to Mid 2031

		Population
Mid 2019 Population (1)		116,117
Occupants of New Housing Units, Mid 2019 to Mid 2031	<i>Units (2)</i>	7,836
	<i>multiplied by P.P.U. (3)</i>	2,588
	<i>gross population increase</i>	20,283
Occupants of New Equivalent Institutional Units, Mid 2019 to Mid 2031	<i>Units</i>	298
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	328
Decline in Housing Unit Occupancy, Mid 2019 to Mid 2031	<i>Units (4)</i>	46,594
	<i>multiplied by P.P.U. decline rate (5)</i>	-0,050
	<i>total decline in population</i>	-2,309
Population Estimate to Mid 2031		134,419
<i>Net Population Increase, Mid 2019 to Mid 2031</i>		18,302

(1) Mid 2019 Population (1) based on:

2016 Population (110,862) + Mid 2016 to Mid 2019 estimated housing units to beginning of forecast period (2,334 x 2.499 = 5,833) + (44,260 x -0.0131 = -578) = 116,117

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.061	65%	1.990
<i>Multiples (6)</i>	1.923	16%	0.300
<i>Apartments (7)</i>	1.539	19%	0.298
<i>one bedroom or less</i>	1.104		
<i>two bedrooms or more</i>	1.632		
<b>Total</b>		100%	2.588

<sup>1</sup> Persons per unit based on Statistics Canada Custom 2016 Census database.

<sup>2</sup> Forecast unit mix based upon historical trends and housing units in the development process.

(4) Mid 2019 households based upon 44,260 (2016 Census) + 2,334 (Mid 2016 to Mid 2019 unit estimate) = 46,594

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



Schedule 5  
County of Oxford  
Long Term Growth Forecast  
Mid 2019 to Mid 2041

		Population
Mid 2019 Population (1)		116,117
Occupants of New Housing Units, Mid 2019 to Mid 2041	<i>Units (2)</i>	13,476
	<i>multiplied by P.P.U. (3)</i>	2,581
	<i>gross population increase</i>	34,776
		34,776
Occupants of New Equivalent Institutional Units, Mid 2019 to Mid 2041	<i>Units</i>	533
	<i>multiplied by P.P.U. (3)</i>	1,101
	<i>gross population increase</i>	587
		587
Decline in Housing Unit Occupancy, Mid 2019 to Mid 2041	<i>Units (4)</i>	46,594
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.041
	<i>total decline in population</i>	-1,898
		-1,898
Population Estimate to Mid 2041		149,582
<i>Net Population Increase, Mid 2019 to Mid 2041</i>		33,465

(1) Mid 2019 Population (1) based on:

2016 Population (110,862) + Mid 2016 to Mid 2019 estimated housing units to beginning of forecast period (2,334 x 2.499 = 5,833) + (44,260 x -0.0131 = -578) = 116,117

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.061	64.5%	1.975
<i>Multiples (6)</i>	1.923	15.5%	0.299
<i>Apartments (7)</i>	1.539	20.0%	0.307
<i>one bedroom or less</i>	1.104		
<i>two bedrooms or more</i>	1.632		
<b>Total</b>		100%	2.581

<sup>1</sup> Persons per unit based on Statistics Canada Custom 2016 Census database.

<sup>2</sup> Forecast unit mix based upon historical trends and housing units in the development process.

(4) Mid 2019 households based upon 44,260 (2016 Census) + 2,334 (Mid 2016 to Mid 2019 unit estimate) = 46,594

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.





Schedule 6  
County of Oxford  
Historical Residential Building Permits  
Years 2008 to 2017

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total
2008	358	76	130	564
2009	356	2	73	431
2010	451	51	46	548
2011	333	29	82	444
2012	414	93	208	715
Sub-total	1,912	251	539	2,702
<b>Average (2008 - 2012)</b>	<b>382</b>	<b>50</b>	<b>108</b>	<b>540</b>
% Breakdown	70.8%	9.3%	19.9%	100.0%
2013	393	34	9	436
2014	396	54	105	555
2015	454	104	297	855
2016	625	143	112	880
2017	604	132	28	764
Sub-total	2,472	467	551	3,490
<b>Average (2013 - 2017)</b>	<b>494</b>	<b>93</b>	<b>110</b>	<b>698</b>
% Breakdown	70.8%	13.4%	15.8%	100.0%
2008 - 2017				
Total	4,384	718	1,090	6,192
<b>Average</b>	<b>438</b>	<b>72</b>	<b>109</b>	<b>619</b>
% Breakdown	70.8%	11.6%	17.6%	100.0%

Source: Oxford County Planning Department, 2018

<sup>1</sup> Includes townhouses and apartments in duplexes.

<sup>2</sup> Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



Schedule 7  
Oxford County  
Person Per Unit by Age and Type of Dwelling  
(2016 Census)

Age of Dwelling	Singles and Semi-Detached						Historical 25 Year Average	25 Year Forecast Average <sup>3</sup>
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	2.067	2.928	4.958	<b>2.896</b>		
6-10	-	-	1.831	2.943	4.881	<b>2.957</b>		
11-15	-	-	1.930	2.895	5.000	<b>2.984</b>		
16-20	-	-	1.837	2.791	4.000	<b>2.720</b>		
20-25	-	-	1.868	2.823	3.920	<b>2.751</b>	2.862	3.061
25-35	-	-	1.899	2.686	3.553	<b>2.616</b>		
35+	-	1.565	1.843	2.663	4.036	<b>2.593</b>		
<b>Total</b>	-	<b>1.573</b>	<b>1.864</b>	<b>2.730</b>	<b>4.191</b>	<b>2.675</b>		

Age of Dwelling	Multiples <sup>1</sup>						Historical 25 Year Average	25 Year Forecast Average <sup>3</sup>
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.667	2.378	-	<b>2.118</b>		
6-10	-	-	1.476	2.111	-	<b>1.689</b>		
11-15	-	-	1.607	1.833	-	<b>1.702</b>		
16-20	-	-	1.636	2.895	-	<b>2.273</b>		
20-25	-	-	1.800	2.200	-	<b>2.123</b>	1.981	1.923
25-35	-	-	2.091	2.788	-	<b>2.591</b>		
35+	-	1.429	1.904	2.724	-	<b>2.320</b>		
<b>Total</b>	<b>0.357</b>	<b>1.632</b>	<b>1.799</b>	<b>2.580</b>	-	<b>2.249</b>		

Age of Dwelling	Apartments <sup>2</sup>						Historical 25 Year Average	25 Year Forecast Average <sup>3</sup>
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.059	1.500	-	-	<b>1.324</b>		
6-10	-	1.200	1.641	-	-	<b>1.535</b>		
11-15	-	1.063	1.619	-	-	<b>1.517</b>		
16-20	-	1.083	1.514	-	-	<b>1.429</b>		
20-25	-	1.250	1.612	-	-	<b>1.500</b>	1.461	1.539
25-35	-	1.160	1.543	-	-	<b>1.410</b>		
35+	0.500	1.146	1.693	2.263	-	<b>1.454</b>		
<b>Total</b>	<b>0.591</b>	<b>1.149</b>	<b>1.642</b>	<b>2.321</b>	-	<b>1.455</b>		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.217	1.911	2.851	5.174	<b>2.709</b>
6-10	-	1.345	1.695	2.899	4.791	<b>2.652</b>
11-15	-	1.273	1.719	2.835	4.875	<b>2.675</b>
16-20	-	1.182	1.676	2.792	4.000	<b>2.528</b>
20-25	-	1.351	1.710	2.704	3.704	<b>2.469</b>
25-35	-	1.178	1.735	2.694	3.425	<b>2.375</b>
35+	-	1.237	1.801	2.661	4.021	<b>2.414</b>
<b>Total</b>	<b>1.800</b>	<b>1.239</b>	<b>1.775</b>	<b>2.712</b>	<b>4.147</b>	<b>2.466</b>

<sup>1</sup> Includes townhouses and apartments in duplexes.

<sup>2</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

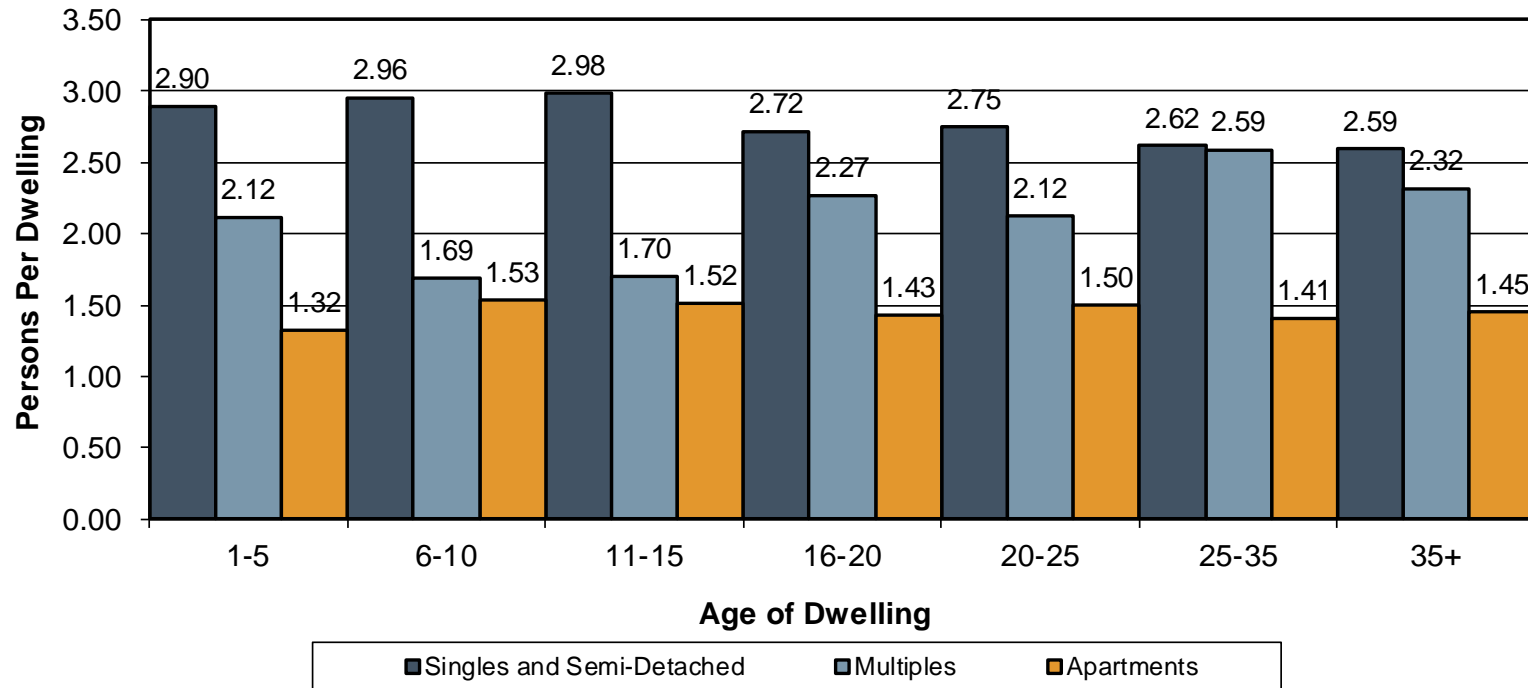
<sup>3</sup> Adjusted based on 2001-2016 historical trends.

Note: Does not include Statistics Canada data classified as 'Other'

P.P.U. Not calculated for samples less than or equal to 50 dwelling units, and does not include institutional population



Schedule 8  
County of Oxford  
Person Per Unit Structural Type and Age of Dwelling  
(2016 Census)





## Schedule 9a County of Oxford Employment Forecast, 2019 to 2041

Period	Population	Activity Rate								Employment								Employment Total (Excluding Work at Home and N.F.P.O.W.)
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. <sup>1</sup>	Total Including N.F.P.O.W.	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. <sup>1</sup>	Total Employment (Including N.F.P.O.W.)	
Mid 2006	102,756	0.017	0.049	0.203	0.136	0.068	0.472	0.043	0.515	1,735	5,020	20,878	13,933	6,970	48,535	4,415	52,950	43,515
Mid 2011	105,719	0.015	0.050	0.186	0.130	0.074	0.455	0.048	0.503	1,550	5,270	19,693	13,793	7,780	48,085	5,055	53,140	42,815
Mid 2016	110,862	0.012	0.043	0.210	0.131	0.069	0.465	0.052	0.517	1,360	4,810	23,278	14,468	7,655	51,571	5,750	57,321	46,761
Mid 2019	116,117	0.012	0.044	0.211	0.132	0.069	0.467	0.051	0.518	1,360	5,066	24,510	15,277	8,044	54,257	5,912	60,169	49,191
Mid 2024	124,096	0.011	0.042	0.209	0.131	0.070	0.462	0.050	0.512	1,360	5,230	25,899	16,202	8,634	57,325	6,236	63,561	52,095
Mid 2029	131,512	0.010	0.040	0.204	0.129	0.070	0.453	0.050	0.503	1,360	5,230	26,826	16,958	9,163	59,537	6,608	66,145	54,307
Mid 2031	134,418	0.010	0.039	0.203	0.128	0.070	0.450	0.050	0.500	1,360	5,230	27,250	17,234	9,367	60,441	6,760	67,201	55,211
Mid 2041	149,581	0.009	0.042	0.201	0.128	0.071	0.451	0.045	0.496	1,360	6,290	30,050	19,125	10,586	67,411	6,710	74,121	61,121
<b>Incremental Change</b>																		
Mid 2006 - Mid 2011	2,963	-0.002	0.001	-0.017	-0.005	0.006	-0.017	0.005	-0.013	-185	250	-1,185	-140	810	-450	640	190	-700
Mid 2011 - Mid 2016	5,143	-0.002	-0.006	0.024	0.000	-0.005	0.010	0.0041	0.0144	-190	-460	3,586	676	-125	3,486	695	4,181	3,946
Mid 2016 - Mid 2019	5,255	-0.001	0.000	0.001	0.001	0.000	0.002	-0.0010	0.0011	0	256	1,232	809	389	2,686	162	2,848	2,430
Mid 2019 - Mid 2024	7,979	-0.001	-0.001	-0.002	-0.001	0.000	-0.005	-0.0007	-0.0060	0	164	1,389	925	590	3,068	324	3,392	2,904
Mid 2019 - Mid 2029	15,395	-0.001	-0.004	-0.007	-0.003	0.000	-0.015	-0.0007	-0.0152	0	164	2,316	1,681	1,119	5,280	696	5,976	5,116
Mid 2019 - Mid 2031	18,301	-0.002	-0.005	-0.008	-0.003	0.000	-0.018	-0.0006	-0.0182	0	164	2,740	1,957	1,323	6,184	848	7,032	6,020
Mid 2019 - Mid 2041	33,464	-0.003	-0.002	-0.010	-0.004	0.001	-0.017	-0.0061	-0.0227	0	1,224	5,540	3,848	2,542	13,154	798	13,952	11,930
<b>Annual Average</b>																		
Mid 2006 - Mid 2011	593	0.000	0.000	-0.003	-0.001	0.001	-0.003	0.001	-0.003	-37	50	-237	-28	162	-90	128	38	-140
Mid 2011 - Mid 2016	1,029	0.000	-0.001	0.005	0.000	-0.001	0.002	0.001	0.003	-38	-92	717	135	-25	697	139	836	789
Mid 2016 - Mid 2019	1,752	0.000	0.000	0.000	0.000	0.000	0.001	0.000	0.000	0	85	411	270	130	895	54	949	810
Mid 2019 - Mid 2024	1,596	0.000	0.000	0.000	0.000	0.000	-0.001	0.000	-0.001	0	33	278	185	118	614	65	678	581
Mid 2019 - Mid 2029	1,540	0.000	0.000	-0.001	0.000	0.000	-0.001	0.000	-0.002	0	16	232	168	112	528	70	598	512
Mid 2019 - Mid 2031	1,525	0.000	0.000	-0.001	0.000	0.000	-0.001	0.000	-0.002	0	14	228	163	110	515	71	586	502
Mid 2019 - Mid 2041	1,521	0.000	0.000	0.000	0.000	0.000	-0.001	0.000	-0.001	0	56	252	175	116	598	36	634	542

Source: Derived from County of Oxford - Phase One Comprehensive Review, Population, Housing and Employment Forecasts and Area Municipal Growth Allocations (Updated), January, 2019, by Watson & Associates Economists Ltd., 2019.

<sup>1</sup> No Fixed Place of Work derived from County of Oxford - Phase One Comprehensive Review, Draft County-wide Forecast and Area Municipality Growth Allocations by Henson and Statistics Canada Usual Place of Work.

Note: Numbers may not add up precisely due to suppression.



Schedule 9b  
County of Oxford  
Employment and Gross Floor Area (G.F.A.) Forecast, 2019 to 2041

Period	Population	Employment					Gross Floor Area in Square Meters (Estimated) <sup>1</sup>			
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2006	102,756	1,735	20,878	13,933	6,970	43,515				
Mid 2011	105,719	1,550	19,693	13,793	7,780	42,815				
Mid 2016	110,862	1,360	23,278	14,468	7,655	46,761				
Mid 2019	116,117	1,360	24,510	15,277	7,993	49,140				
Mid 2024	124,096	1,360	25,899	16,202	8,452	51,913				
Mid 2029	131,512	1,360	26,826	16,958	8,853	53,997				
Mid 2031	134,418	1,360	27,250	17,234	9,004	54,848				
Mid 2041	149,581	1,360	30,050	19,125	9,979	60,514				
<b>Incremental Change</b>										
Mid 2006 - Mid 2011	2,963	-185	-1,185	-140	810	-700				
Mid 2011 - Mid 2016	5,143	-190	3,586	676	-125	3,946				
Mid 2016 - Mid 2019	5,255	0	1,232	809	338	2,379	172,500	41,300	21,500	235,300
Mid 2019 - Mid 2024	7,979	0	1,389	925	459	2,773	193,800	47,100	29,000	269,900
Mid 2019 - Mid 2029	15,395	0	2,316	1,681	860	4,857	322,600	85,800	54,400	462,800
Mid 2019 - Mid 2031	18,301	0	2,740	1,957	1,011	5,708	381,400	100,100	64,100	545,600
Mid 2019 - Mid 2041	33,464	0	5,540	3,848	1,986	11,374	771,800	196,300	125,800	1,093,900
<b>Annual Average</b>										
Mid 2006 - Mid 2011	593	-37	-237	-28	162	-140				
Mid 2011 - Mid 2016	1,029	-38	717	135	-25	789				
Mid 2016 - Mid 2019	1,752	0	411	270	113	793	57,500	13,767	7,167	78,433
Mid 2019 - Mid 2024	2,660	0	278	185	92	555	38,760	9,420	5,800	53,980
Mid 2019 - Mid 2029	1,540	0	232	168	86	486	32,260	8,580	5,440	46,280
Mid 2019 - Mid 2031	1,525	0	228	163	84	476	31,783	8,342	5,342	45,467
Mid 2019 - Mid 2041	1,521	0	252	175	90	517	35,082	8,923	5,718	49,723

Source: Derived from County of Oxford - Phase One Comprehensive Review, Population, Housing and Employment Forecasts and Area Municipal Growth Allocations (Updated), January, 2019, by Watson & Associates Economists Ltd., 2019.

<sup>1</sup> Square Meter Per Employee Assumptions

Industrial 139

Commercial/ Population Related 51

Institutional\* 65

\* Reflects Mid 2019 - Mid 2041 forecast period

Note: Oxford County square meter per employee assumption based on specific averages for each area municipality for the County. Numbers may not add up precisely due to rounding.



Schedule 9c  
County of Oxford  
Estimate of the Anticipated Amount, Type and Location of Non-Residential  
Development for Which Development Charges Can be Imposed

Development Location	Timing	Industrial G.F.A. sq.m. <sup>1</sup>	Commercial G.F.A. sq.m. <sup>1</sup>	Institutional G.F.A. sq.m. <sup>1</sup>	Total Non-Residential G.F.A. sq.m. <sup>2</sup>	Employment Increase <sup>2</sup>
City of Woodstock	2019 - 2024	119,900	32,200	21,600	173,700	1,842
	2019 - 2029	205,200	55,100	41,100	301,400	3,218
	2019 - 2031	244,100	63,200	48,300	355,600	3,773
	2019 - 2041	496,300	125,500	90,400	712,200	7,494
Town of Tillsonburg	2019 - 2024	21,900	5,700	1,000	28,600	287
	2019 - 2029	29,500	12,300	3,500	45,300	511
	2019 - 2031	33,700	15,000	4,100	52,800	603
	2019 - 2041	60,800	30,000	12,000	102,800	1,219
Township of Ingersoll	2019 - 2024	35,500	5,800	4,200	45,500	435
	2019 - 2029	62,600	11,000	6,100	79,700	763
	2019 - 2031	74,100	13,100	6,800	94,000	897
	2019 - 2041	151,600	24,700	13,500	189,800	1,788
Township of Blandford-Blenheim	2019 - 2024	1,700	400	500	2,600	26
	2019 - 2029	3,000	900	700	4,600	47
	2019 - 2031	3,700	1,100	800	5,600	55
	2019 - 2041	10,500	1,800	1,400	13,700	120
Township of Norwich	2019 - 2024	3,600	500	1,200	5,300	57
	2019 - 2029	6,400	1,400	2,000	9,800	106
	2019 - 2031	7,500	1,700	2,600	11,800	129
	2019 - 2041	16,300	3,400	5,100	24,800	265
Township of East Zorra-Tavistock	2019 - 2024	4,800	1,800	200	6,800	67
	2019 - 2029	8,500	3,400	300	12,200	123
	2019 - 2031	10,500	4,000	700	15,200	152
	2019 - 2041	17,600	7,600	2,100	27,300	286
Township of Zorra	2019 - 2024	2,700	400	100	3,200	27
	2019 - 2029	2,700	800	400	3,900	39
	2019 - 2031	2,800	1,000	400	4,200	44
	2019 - 2041	9,000	1,900	500	11,400	103
Township of South-West Oxford	2019 - 2024	3,700	300	200	4,200	31
	2019 - 2029	4,700	900	300	5,900	49
	2019 - 2031	5,000	1,000	400	6,400	54
	2019 - 2041	9,700	1,400	800	11,900	98
Oxford County	2019 - 2024	193,800	47,100	29,000	269,900	2,773
	2019 - 2029	322,600	85,800	54,400	462,800	4,857
	2019 - 2031	381,400	100,100	64,100	545,600	5,708
	2019 - 2041	771,800	196,300	125,800	1,093,900	11,374

Source: Derived from County of Oxford - Phase One Comprehensive Review, Population, Housing and Employment Forecasts and Area Municipal Growth Allocations (Updated), January, 2019, by Watson & Associates Economists Ltd., 2019.

Note: Oxford County square foot per employee assumption based on specific averages for each area municipality for the County. Numbers may not add up precisely due to suppression.

<sup>1</sup> Employment Increase does not include No Fixed Place of Work.

<sup>2</sup> Square meter per employee assumptions:

Industrial	139
Commercial	51
Institutional*	65

\* Reflects Mid 2019 - Mid 2041 forecast period



Schedule 10  
County of Oxford  
Non-Residential Construction Value  
Years 2007 to 2016  
(000's 2018 \$)

YEAR	Industrial				Commercial				Institutional				Total			
	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total
2007	289,223	6,755	3,434	299,411	47,597	7,519	0	55,117	143	3,343	10,822	14,308	336,963	17,617	14,256	368,836
2008	20,954	10,742	4,436	36,132	14,228	9,594	8,476	32,298	184,115	7,371	4,438	195,924	219,297	27,708	17,350	264,355
2009	22,071	4,574	7,786	34,431	10,494	4,883	14,594	29,971	33,188	1,488	11,752	46,428	65,754	10,945	34,132	110,830
2010	15,280	6,667	6,872	28,818	5,676	6,756	9,232	21,664	15,300	23,793	6,696	45,789	36,256	37,215	22,800	96,271
2012	30,834	14,532	23,870	69,236	22,980	12,248	683	35,911	7,638	2,591	0	10,229	61,452	29,371	24,553	115,376
2013	30,922	8,617	53,999	93,539	62,153	5,647	2,157	69,957	2,570	1,681	1,394	5,645	95,646	15,945	57,550	169,141
2014	36,505	10,330	8,026	54,861	7,037	26,344	4,084	37,465	13,679	15,566	5,366	34,611	57,221	52,240	17,476	126,937
2015	37,408	5,001	3,220	45,629	4,374	2,534	2,149	9,058	3,874	3,521	611	8,006	45,656	11,057	5,980	62,693
2016	49,562	8,721	7,703	65,985	25,435	8,309	3,080	36,824	3,387	2,947	4,297	10,631	78,383	19,977	15,080	113,440
<b>Subtotal</b>	<b>553,540</b>	<b>82,713</b>	<b>133,455</b>	<b>769,708</b>	<b>219,174</b>	<b>90,680</b>	<b>48,931</b>	<b>358,785</b>	<b>268,589</b>	<b>70,560</b>	<b>47,552</b>	<b>386,701</b>	<b>1,041,303</b>	<b>243,952</b>	<b>229,938</b>	<b>1,515,194</b>
Percent of Total	72%	11%	17%	100%	61%	25%	14%	100%	69%	18%	12%	100%	69%	16%	15%	100%
<b>Average</b>	<b>55,354</b>	<b>8,271</b>	<b>13,346</b>	<b>76,971</b>	<b>21,917</b>	<b>9,068</b>	<b>5,437</b>	<b>35,879</b>	<b>26,859</b>	<b>7,056</b>	<b>5,284</b>	<b>38,670</b>	<b>104,130</b>	<b>24,395</b>	<b>22,994</b>	<b>151,519</b>
2007 - 2011 Period Total				440,458				169,571				317,578				927,607
<b>2007 - 2011 Average</b>				<b>88,092</b>				<b>33,914</b>				<b>63,516</b>				<b>185,521</b>
% Breakdown				47.5%				18.3%				34.2%				100.0%
2012 - 2016 Period Total				329,250				189,214				69,122				587,587
<b>2012 - 2016 Average</b>				<b>65,850</b>				<b>37,843</b>				<b>13,824</b>				<b>117,517</b>
% Breakdown				56.0%				32.2%				11.8%				100.0%
2007 - 2016 Period Total				769,708				358,785				386,701				1,515,194
<b>2007 - 2016 Average</b>				<b>76,971</b>				<b>35,879</b>				<b>38,670</b>				<b>151,519</b>
% Breakdown				50.8%				23.7%				25.5%				100.0%

Source: Statistics Canada Publication, 64-001-XIB

Note: Inflated to year-end 2018 (January, 2019) dollars using Reed Construction Cost Index



Schedule 11  
County of Oxford  
Employment to Population Ratio by Major Employment Sector, 2001 to 2016

NAICS		Year			Change		Comments
		2006	2011	2016	06-11	11-16	
<b>Employment by industry</b>							
<b>Primary Industry Employment</b>							
11	Agriculture, forestry, fishing and hunting	3,800	3,840	3,235	40	-605	Categories which relate to local land-based resources.
21	Mining and oil and gas extraction	115	50	115	-65	65	
<b>Sub-total</b>		<b>3,915</b>	<b>3,890</b>	<b>3,350</b>	<b>-25</b>	<b>-540</b>	
<b>Industrial and Other Employment</b>							
22	Utilities	180	255	235	75	-20	Categories which relate primarily to industrial land supply and demand.
23	Construction	1,360	1,595	1,780	235	185	
31-33	Manufacturing	14,590	14,200	16,855	-390	2,655	
41	Wholesale trade	2,330	1,640	1,970	-690	330	
48-49	Transportation and warehousing	2,645	2,135	2,570	-510	435	
56	Administrative and support	565	795	725	230	-70	
<b>Sub-total</b>		<b>21,670</b>	<b>20,620</b>	<b>24,135</b>	<b>-1,050</b>	<b>3,515</b>	
<b>Population Related Employment</b>							
44-45	Retail trade	5,250	4,720	5,260	-530	540	Categories which relate primarily to population growth within the municipality.
51	Information and cultural industries	485	365	455	-120	90	
52	Finance and insurance	1,325	1,410	1,230	85	-180	
53	Real estate and rental and leasing	505	470	615	-35	145	
54	Professional, scientific and technical services	1,460	1,270	1,610	-190	340	
55	Management of companies and enterprises	25	0	15	-25	15	
56	Administrative and support	565	795	725	230	-70	
71	Arts, entertainment and recreation	580	780	750	200	-30	
72	Accommodation and food services	3,040	3,050	3,150	10	100	
81	Other services (except public administration)	2,250	2,455	2,190	205	-265	
<b>Sub-total</b>		<b>15,485</b>	<b>15,315</b>	<b>16,000</b>	<b>-170</b>	<b>685</b>	
<b>Institutional</b>							
61	Educational services	1,970	2,360	2,285	390	-75	
62	Health care and social assistance	4,305	4,645	4,585	340	-60	
91	Public administration	1,190	1,255	1,260	65	5	
<b>Sub-total</b>		<b>7,465</b>	<b>8,260</b>	<b>8,130</b>	<b>795</b>	<b>-130</b>	
<b>Total Employment</b>		<b>48,535</b>	<b>48,085</b>	<b>51,615</b>	<b>-450</b>	<b>3,530</b>	
<b>Population</b>		<b>102,756</b>	<b>105,719</b>	<b>110,862</b>	<b>2,963</b>	<b>5,143</b>	
<b>Employment to Population Ratio</b>							
<b>Industrial and Other Employment</b>		<b>0.21</b>	<b>0.20</b>	<b>0.22</b>	<b>-0.02</b>	<b>0.02</b>	
<b>Population Related Employment</b>		<b>0.15</b>	<b>0.14</b>	<b>0.14</b>	<b>-0.01</b>	<b>0.00</b>	
<b>Institutional Employment</b>		<b>0.07</b>	<b>0.08</b>	<b>0.07</b>	<b>0.01</b>	<b>0.00</b>	
<b>Primary Industry Employment</b>		<b>0.04</b>	<b>0.04</b>	<b>0.03</b>	<b>0.00</b>	<b>-0.01</b>	
<b>Total</b>		<b>0.47</b>	<b>0.45</b>	<b>0.47</b>	<b>-0.02</b>	<b>0.01</b>	

Source: Statistics Canada Employment by Place of Work by Watson & Associates Economists Ltd., 2018.

Note: 2006-2016 employment figures are classified by North American Industry Classification System (NAICS) Code