County of Haliburton

Phase 1 Growth Analysis Report

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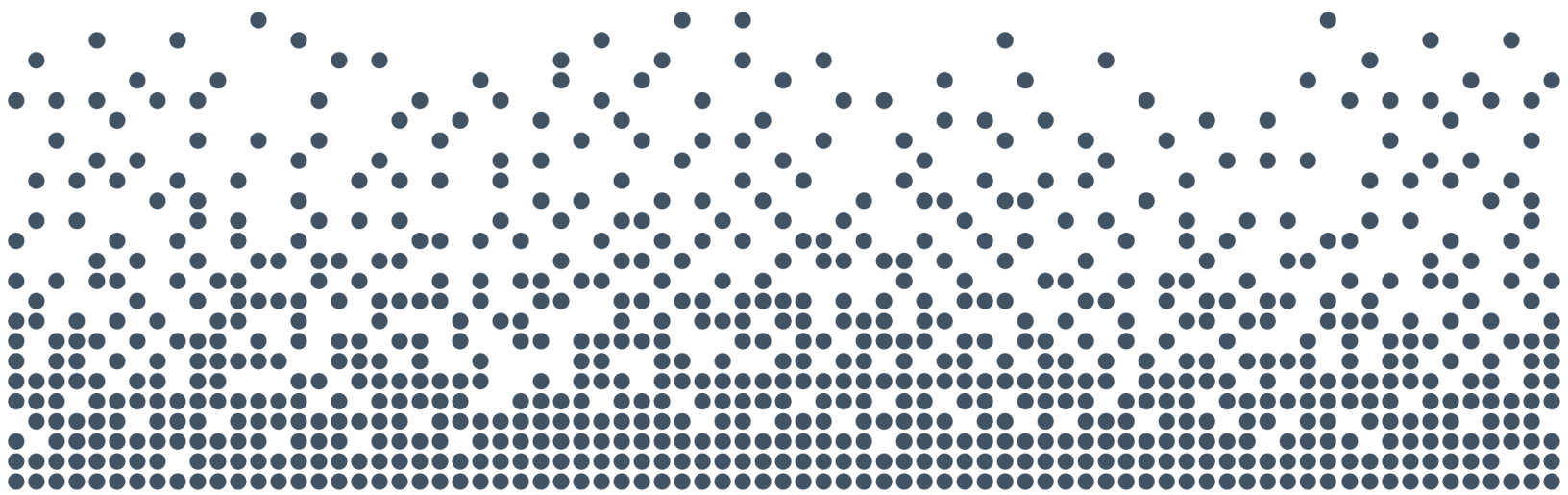
List of Acronyms and Abbreviations

COVID-19	Coronavirus disease
C.R.	Comprehensive Review
D.C.B.S.	Development Charges Background Study
EORN	Eastern Ontario Regional Network
G.D.P.	Gross domestic product
G.G.H.	Greater Golden Horseshoe
G.T.H.A.	Greater Toronto and Hamilton Area
I.M.F.	International Monetary Fund
M.O.F.	Ministry of Finance
N.F.P.O.W.	No fixed place of work
O.P.	Official Plan
P.M.I.	Purchasing Managers' Index
P.P.S., 2020	Provincial Policy Statement, 2020
P.P.S., 2023	Provincial Planning Statement, 2023
P.P.U.	Persons per unit
U.S.	United States



Executive Summary

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Introduction

The County of Haliburton retained Watson & Associates Economists Ltd. (Watson) in February 2023 to prepare a long-term population, household and employment growth forecast for the County and each of its Area Municipalities by urban settlement area and remaining rural area. This growth analysis study represents a foundational report to the County's O.P. review process. The results of this analysis are also intended to guide decision-making and policy development specifically related to long-term planning and growth management, municipal finance, and infrastructure planning carried out for the County of Haliburton.

The County is also currently undertaking a development charges background study (D.C.B.S.), which is also being prepared by Watson. A D.C.B.S. is a report that identifies the growth-related new capital costs attributable to development that is forecast to occur within a municipality, in this case the County of Haliburton. These growth-related capita costs are then measured against anticipated development to determine a per capita development charge rate. The population, household and employment growth forecast carried out as part of this long-term growth analysis study will form the basis for the County's updated D.C.B.S growth forecast.

Summary of Key Findings

This study provides a comprehensive assessment of the County of Haliburton's long-term population, housing and employment growth potential to the year 2051, within the context of local and regional economic conditions and growth drivers. A summary of key findings is provided below.

The Recent Strength in the County's Population Growth Rate is not Simply a Near-Term Impact of COVID-19

Similar to the broader Muskoka-Kawarthas Economic Region, the County of Haliburton has experienced stronger permanent population growth over most of the past decade, largely driven by a steady recovery in the regional and broader economy since the global financial crisis of 2008/2009. Between 2020 and 2022, permanent population growth rates were further accelerated at the onset of COVID-19, fueled by ultra-low interest rates combined with increased outward growth pressure from the G.G.H. For

the County of Haliburton and other municipalities located in Ontario's cottage country, conversion of seasonal dwellings (i.e., second homes) to permanently occupied households represented a key driver of population growth during the height of the pandemic. While this trend is anticipated to continue to contribute to higher long-term population growth across the County, the pace of seasonal conversions is expected to slow considerably relative to recent trends observed during the peak of the pandemic.

The Pandemic has Accelerated Economic Disruptions that will Continue to Influence How the County's Population Base Grows

In addition to its broader impacts on the economy and regional housing demand, COVID-19 also accelerated changes in work and commerce as a result of technological disruptions which were already taking place prior to the pandemic. These disruptive forces continue to broadly impact the nature of employment regarding how and where people work. Over the past decade, regional economic expansion combined with technological disruptions has changed the landscape within the regional economy across Southern Ontario. In turn, these evolving economic trends are altering commuting patterns and lifestyle preferences, which will continue to impact housing demand and population growth across the County of Haliburton.

The Long-Term Population and Economic Growth Outlook for the County of Haliburton is Positive

Relatively higher interest rates compared to pre-pandemic levels (2009 to 2017) and tightening of financial conditions are anticipated to continue to cool the housing market over the short-term (i.e. next 12 months), however, annual housing demand is forecast to remain strong across the County over the next decade, driven by steady outward growth pressure from the G.G.H. and a growing regional economy (i.e., the County of Haliburton commuter-shed). As discussed in detail throughout this report, permanent population growth across the County will continue to be heavily driven by out-migration from Central Ontario.

Three long-term population and housing forecasts, including a Low, High and Medium Growth Scenario, have been prepared for the County of Haliburton to the year 2051. As of 2021, the County of Haliburton's permanent population was recorded at 21,300 according to the Statistics Canada Census. By 2051, the County's permanent population is forecast to reach 28,200 under the Low Growth Scenario (recommended growth scenario), representing an annual population growth rate of 0.9% annually. As

noted throughout this report, the Low Growth Scenario reflects identified municipal water and wastewater servicing capacity constraints which limits the amount of growth that serviced settlement areas in the County are able to accommodate.

Moderate population growth is also anticipated to generate employment opportunities related to the knowledge-based and creative economy, the service sector, and tourism-based economy. To a lesser extent, employment opportunities are also anticipated in the County's industrial sector. As the County of Haliburton's neighbouring municipalities, such as the City of Kawartha Lakes, Simcoe County, and Muskoka District, continue to grow and urbanize, the employment market within the Haliburton commuter-shed will also expand and diversify. This provides increased opportunities for working-age residents to live in Haliburton and work within the surrounding commuter-shed, providing that suitable housing opportunities are available. Over the longer term, the average rate of annual population growth is anticipated to gradually slow across all Area Municipalities within the County, relative to recent residential development activity, driven by slower regional and provincial economic growth associated with an aging population and labour force.

The Aging of the Local Population Base will have Implications on the County's Future Housing and Community Service Needs

Over the past 15 years, over 60% of new residents arriving in Haliburton from elsewhere in Ontario have been older, between the ages of 55 and 74. This trend continues to place increasing pressures on the aging of the County's population base, which is already represented by a much higher share of seniors relative to the broader provincial average.

There are some encouraging signs regarding future migration trends for the County of Haliburton, with about 50% of new residents projected to arrive in the County over the long-term planning horizon projected to be adults between the ages of 20 and 54, and children. However, even though a greater share of migration will be working adults and children, the County's share of the 65+ population is forecast to increase from 35% in 2021 to 45% in 2051. Comparably, the share of 65+ population at the provincial level is forecast to reach approximately 21% by 2051 The aging of the County's population is anticipated to place increasing demand on the need for seniors' housing, affordable housing, and community and social services throughout this area geared to older adults.

A Broad Range of Housing Types are Anticipated to Accommodate Continued Permanent Population Growth Across the County

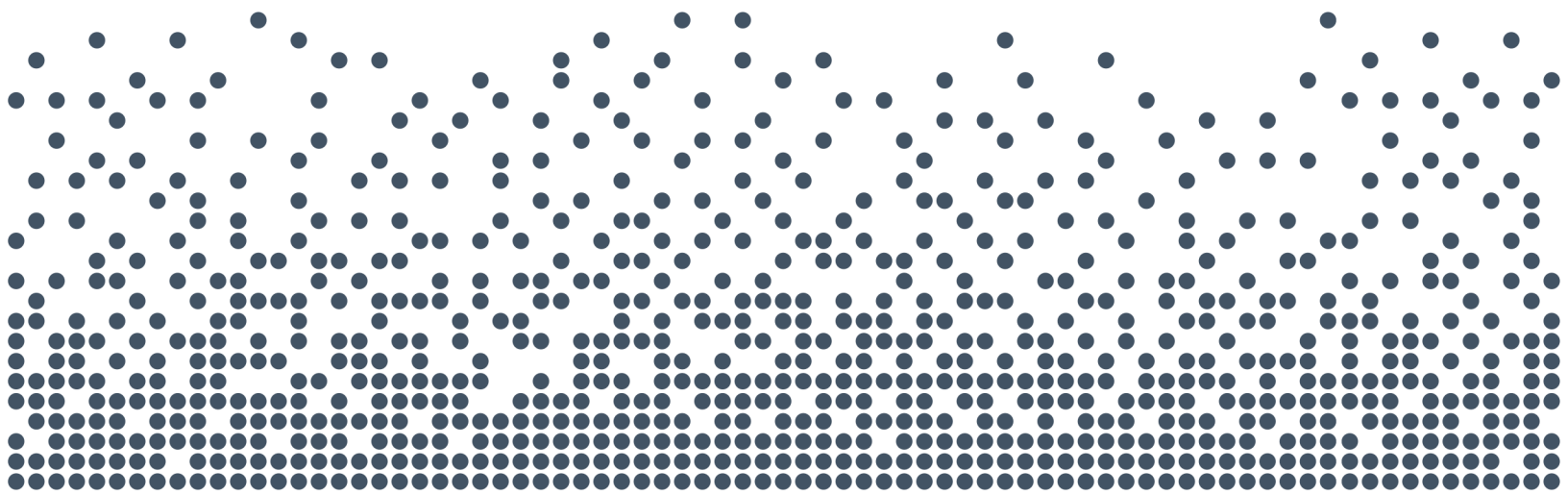
To accommodate the recommended long-term permanent population growth scenario, the County will require the construction of just over 2,000 new housing units over the 2021 to 2051 planning horizon. This represents an average of approximately 68 new permanent housings units annually. Permanent housing growth is anticipated to be driven by both the construction of new residential development as well as the conversion of seasonal dwellings to permanent households. Over the forecast period, conversion of seasonal dwellings to permanently occupied households are anticipated to account for just under one half of the reported increase in permanently occupied households (approximately 58 seasonal conversions annually). In total, the County's permanent housing base is forecast to increase by approximately 126 households per year, or 3,800 households in total, considering both new construction and seasonal conversions.

A fundamental planning policy objective at the provincial, County, and local level is to plan for complete communities, which includes but is not limited to offering a broad range of housing options as well a diverse mix of local employment opportunities. This is important because it is recognized that the County has a role to play in attracting, growing, and retaining local businesses by providing housing options to a growing regional labour force base.

Accordingly, there will continue to be a growing need to attract and accommodate new and existing residents within County across all ages at all income groups, including young adults, new families, growing families with children, empty nesters and seniors. To achieve this objective, Haliburton County, working with its Area Municipalities as well as its public and private sector partners will need to explore solutions to continue to supply urban serviced lands that can accommodate a broad range of ownership and rental housing products across all housing types, including, but not limited to, attainable grade-related ownership housing options (i.e., single detached, townhouses), condominium apartments, purpose-built rental housing, seniors' housing, affordable housing and secondary units. Resident attraction efforts must be linked to not only housing accommodation but also infrastructure, community services, urban amenities, and quality of life attributes that appeal to the younger mobile population, while not detracting from the County's attractiveness to older population segments.

While population, housing and employment growth rates vary significantly by geographic area, each of the Area Municipalities within the County share several relatively common attributes with respect to growth drivers and long-term development trends. These include the following:

- All the municipalities within the County of Haliburton are expected to experience population and housing growth over the long-term forecast period. However, the annual rate of long-term population growth is anticipated to moderate relative to historical trends experienced over the past 15 years.
- Over the longer term (i.e., 10+ years), the average rate of annual housing development is anticipated to gradually slow across all municipalities within the County, relative to recent residential development activity, driven by slower regional and provincial economic growth associated with an aging population and regional labour force, and long-term servicing constraints to future development
- Average P.P.U. levels are forecast to decline from 2021 to 2051; however, this rate of decline is anticipated to moderate over the long term.
- Future housing growth will continue to be dominated by low-density housing forms; however, increasing market demand will exist for medium- and high-density housing types.
- Steady demand for new seasonal housing is anticipated across all Area Municipalities; however, the seasonal population across most waterfront areas is anticipated to remain relatively unchanged over the next three decades due to the conversion of second homes to permanent occupancy.
- Looking forward, it is anticipated that demand for second-home conversions to permanent occupancy will steadily cool across most waterfront areas.



Report

Chapter 1
Introduction

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1.1 Provincial Planning Context

This study was prepared under the purview of the Provincial Policy Statement (P.P.S.), 2020. On April 10, 2024, the Province introduced *Bill 185: Cutting Red Tape to Build More Homes Act, 2024* and, at the same time, an updated draft of the Provincial Planning Statement (P.P.S.) was released. The final P.P.S., 2024, which was issued on August 20, 2024, and came into effect on October 20, 2024.

The P.P.S., 2024 is intended to simplify and integrate existing provincial policies established in *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* (the Growth Plan) and the P.P.S., 2020, while providing municipalities and the Province with greater flexibility to deliver on housing objectives. A key focus of the P.P.S., 2024 is that it recognizes that the approach for achieving housing and employment outcomes will vary by municipality and, as such, moved away from a prescriptive guideline approach to growth analysis and urban land needs assessments. The following summarizes key highlights of the P.P.S., 2024 that are particularly relevant to this study:

- Compared to the P.P.S., 2020, the P.P.S., 2024 provides a more flexible horizon for planning for growth by providing a planning horizon with a minimum of 20 years and a maximum of 30 years. Similar to the proposed P.P.S., 2023, "planning for infrastructure, public service facilities, strategic growth areas and Employment Areas may extend beyond this time horizon."[1] Based on our interpretation of the P.P.S., 2024, this would suggest that municipalities are to designate land to accommodate growth over a 20- or 30-year period, with the opportunity to designate additional land beyond the 30-year time horizon for Employment Areas.
- The P.P.S., 2024 notes that "planning authorities shall base population and employment growth forecasts on Ministry of Finance (M.O.F.) 25-year projections and may modify projections, as appropriate." It is important to note that the M.O.F. population forecasts are provided at the Census division level only, which typically represents upper-tier municipalities, including separated municipalities and large urban single-tier municipalities. The M.O.F. does not provide forecasts at the area municipal level. It is our interpretation that the use of the M.O.F. forecasts is not meant to replace long-term forecasting by municipalities, but the forecasts are to be used as a starting place in establishing forecasts and testing the reasonableness of alternative regional forecasts and area municipal growth allocations, a practice that Watson currently carries out.
- According to the P.P.S., 2024, Minister's Zoning Orders (M.Z.O.s) are to be treated as "in addition to projected needs" over the planning horizon. In planning for M.Z.O. lands, the P.P.S., 2024 states these lands must be incorporated into the O.P. and related infrastructure plans.[2]
- Generally unchanged from the P.P.S., 2020, the P.P.S., 2024 still requires planning authorities to maintain at all times the ability to accommodate residential growth, including residential intensification opportunities, for a minimum of 15 years through lands that are designated and available for residential development. Planning authorities are also required to maintain at all times, where new development is to occur, lands with servicing capacity sufficient to provide at least a three-year supply of residential units, available through lands suitably zoned, including units in draft approved or registered plans.

[1] Provincial Policy Statement, 2024, policy 2.1.3, p. 6
[2] Ibid., policy 2.1.1, p. 6.

- According to the P.P.S., 2024, a Settlement Area Boundary Expansion (S.A.B.E.) is allowed at any time and without the requirement of a Comprehensive Review (C.R.), provided that all P.P.S. policies under subsection 2.3.4 are considered. Furthermore, the policies allow for a simplified and flexible approach for municipalities to undertake a S.A.B.E. which would require a demonstrated need for urban expansion.
- The P.P.S., 2024 includes an updated definition of Employment Area based on an amendment to the *Planning Act* on June 8, 2023. The *Planning Act* was amended under subsection 1 (1) to include a new definition of "area of employment", which came into effect on October 20. In light of the definition change of Employment Area, a key concern for municipalities will be their ability to provide an urban structure that will support employment uses outside of Employment Areas, particularly non-retail commercial and institutional uses (e.g., office uses, training and education, entertainment, wholesale trade and service repair centres). Traditionally, Employment Areas have been regarded as areas protected for key targeted employment sectors, especially those in the export-based sectors.
- The P.P.S., 2024 requires that municipalities unlock more opportunities for housing, stating that municipalities should support redevelopment of commercially designated retail lands (e.g., underutilized shopping malls and plazas) to support mixed-use residential.[3] These lands generally would include office business parks, commercial and institutional lands, and employment lands that do not meet the definition of Employment Area.
- Under the P.P.S., 2024, municipalities are provided with greater control over Employment Area conversions (now referred to as Employment Area removals) with the ability to remove lands from Employment Areas at any time. Previously, under the P.P.S., 2020 and the Growth Plan, municipalities were required to review changes to designated Employment Areas during a Municipal Comprehensive Review or Comprehensive Review. Under the P.P.S., 2024, municipalities are required to demonstrate that there is an identified need for the removal and the land is not required for Employment Area uses over the long term.

[3] Provincial Policy Statement, 2024, policy 2.4.1.3, p. 9.

- The P.P.S., 2024 identifies that development within rural areas needs to be assessed within the rural context in terms of the scale of servicing and character.[4]
- No further direction is provided under the 2024 P.P.S. with respect to development within existing or new Rural Employment Areas. Under subsection 2.2.9.5 of the Growth Plan, the Province provided a framework for Rural Employment Area expansions. The framework identified that expansion of Employment Areas outside settlement areas on rural lands that were designated for employment uses may only be permitted if necessary to support the immediate needs of existing business and if compatible with the surrounding uses.[5] The P.P.S., 2024 does not carry forward this policy.

A cohort survival forecast methodology has been utilized to generate the population and housing forecast for the County of Haliburton (see Appendix A for further details). This methodology is recognized in the Province's 1995 "Projection Methodology Guidelines" as one of the more common, provincially accepted approaches to growth forecasting, however, not specifically required in preparing this study.[6] The P.P.S., 2024 does not require adherence to standard guidelines regarding growth projection and urban land needs. In place of specific guidelines, the P.P.S., 2024 indicates that the long-term need for urban lands will be informed by "provincial guidance." Notwithstanding these proposed changes to the P.P.S., long-range demographic and economic growth forecasts and urban land needs assessments remain a fundamental background component to the O.P. review process.

1.2 County of Haliburton Official Plan

As part of this growth analysis study, the County's O.P. has been reviewed as it relates to the County's land use objectives and policies related to settlement areas, housing, and rural lands. The County of Haliburton's O.P. land use designations include two types of settlement areas:

[4] Provincial Policy Statement, 2024, policy 2.5.2, p. 10.
[5] A Place to Grow, Growth Plan for the Greater Golden Horseshoe, Office Consolidation, policy 2.2.9.5, p. 28.
[6] Province of Ontario Projection Methodology Guideline: A Guide to Projecting Population, Housing Need, Employment and Related Land Requirements. 1995.

1. **Urban Serviced Areas,** which are settlement areas with water and/or wastewater services and roads. Functionally, they tend to service larger areas and are the main location of residential, industrial, commercial and institutional uses. As part of this study, population, housing and employment growth has been allocated by Urban Serviced Areas. Urban Serviced Areas in the County include:

    - Cardiff (Municipality of Highlands East);
    - Haliburton (Municipality of Dysart et al); and
    - Minden (Township of Minden Hills).

2. **Rural Settlement Areas** represent the County's numerous villages and hamlets throughout the County that rely on private water and sewage systems but are serviced by public roads. They function as limited residential and local commercial communities and often support local tourist operations.[7] As part of this study, population, housing and employment growth potential within the County's Rural Settlement Areas and remaining rural lands has been assessed at an aggregate level by Area Municipality.

1.3 Growth Forecast Approach

1.3.1 What Drives Long-Term Population and Employment Growth?

A broad range of considerations related to demographics, economics and socio-economics are anticipated to impact future population and employment growth trends throughout the County of Haliburton over the 2021 to 2051 planning horizon. These factors will not only affect the rate and magnitude of growth but will also influence the built form, urban density, and location of residential and non-residential development.

As a starting point, it is important to recognize that future population and employment growth within the County is highly correlated with the growth outlook and competitiveness of the broader regional economy (i.e., commuter-shed, which comprises portions of the Muskoka-Kawarthas Economic Region). This is discussed in further detail in Chapter 2. The employment base within the County of Haliburton and the surrounding commuter-shed can be grouped into two broad categories: export-

[7] County of Haliburton Official Plan, 2017, p. 7.

based sectors, and community-based sectors. The latter primarily refers to local population-serving employment. Export-based sectors comprise industries producing goods that reach markets outside the community, such as agriculture and primary resources, manufacturing, and research and development, as well as other knowledge-based industries.

Economic growth in the regional export-based economy generates wealth and economic opportunities which, in turn, stimulates community-based or population-related employment sectors, including retail trade, accommodation and food, and other service sectors. Economic development subsequently drives the need for labour force growth, which is largely generated from positive net migration.

Ultimately, population growth in the County within the 0 to 64 age group, similar to the Province as a whole, will continue to be largely driven by net migration associated with the working-age population and their dependents (e.g., children and spouses not in the labour force). On the other hand, population growth in the 65+ cohort will continue to be largely driven by the aging of the County's existing population and, to a lesser extent, the attractiveness of the County to older adults and seniors through net migration.

In recent years, Haliburton's permanent population has experienced unprecedented growth driven by the conversion of second homes to permanent dwellings throughout the height of the COVID-19 pandemic between 2020 and 2021. These trends are explored in further detail in Chapter 4.

A total of three long-term population and employment scenarios have been developed for the County and are summarized in Chapter 4. Each of these long-term growth scenarios consider a range of macro-economic factors, demographic conditions, municipal servicing issues and regional growth trends that are anticipated to drive and disrupt future development trends in the County. The low growth scenario (recommended growth scenario) has been further allocated by upper-tier and single-tier municipality, which is discussed in detail in Chapter 4. Further details regarding the growth forecasting approach adopted for this study are provided in Appendix A.

Chapter 2
Overview of Macro-Economic Outlook and Regional Employment Trends

2. Overview of Macro-Economic Outlook and Regional Employment Trends

This chapter summarizes the global, national, provincial and regional economic trends that are anticipated to continue to influence the population and employment growth outlook for the County of Haliburton over the next three decades.

2.1 Global Economic Outlook

In its latest World Economic Outlook, the International Monetary Fund (I.M.F.) is forecasting global economic growth will remain relatively stable from 3.3% in 2023 to 3.2% in 2024 and 2025. For advanced economies, the projected economic growth of 1.8% in 2024 is slightly higher than the I.M.F.'s forecast of 1.5% from its January 2024 projections. Looking forward, the outlook has slightly improved from I.M.F.'s January 2024 projections, with forecast growth of 1.8% in 2024 and 1.8% in 2025. Forecast economic growth for advanced economies, however, is little over half what was achieved in 2022, with 90% of advanced economies projected to experience a sharp slowdown due to higher unemployment. Growth prospects for emerging markets and developing economies are much more varied but overall have strengthened from the I.M.F.'s January 2024 outlook and are noticeably stronger relative to advanced economies with economic growth projections of 4.2% in 2024 and in 2025. [8]

Within the United States (U.S.), real gross domestic product (G.D.P.) grew by 2.9% in 2023; and in 2024 U.S. economic growth is projected to remain relatively stable at 2.8% before decreasing to 2.2% in 2025. This outlook is due to several factors, including high household debt, high interest rates, a tightening in financial conditions, and a slowdown in global trade. These trends in global economic conditions are important to monitor, particularly in the U.S., as they have direct influence on macro-economic conditions in Canada.

[8] International Monetary Fund, World Economic Outlook, October 2024: Policy Pivot Rising Threats.

2.2 Evolving Macro-Economic Trends Associated with COVID-19

Since the outbreak of coronavirus disease (COVID-19) was declared a pandemic on March 12, 2020, its economic effects have been substantial. Employment sectors, including travel, tourism, hospitality, manufacturing, and energy were hit relatively hard by social distancing measures. In contrast, knowledge-based sectors adapted well to remote and hybrid work, often thriving. Changes in social behaviour, including physical distancing, and increased remote work have led to ongoing economic disruptions, particularly in how work is done. Additionally, rising trade tensions and geopolitical unrest continue to highlight vulnerabilities in globalization and supply chains, which were severely disrupted during the peak of the pandemic.

Following a sharp national economic recovery in 2020 due to COVID-19 policy measures, federal economic support, fiscal stimulus, and vaccine rollouts, the Canadian economy experienced significant economic growth in 2021 and 2022. Despite this recovery, there are growing macro-economic headwinds and increased volatility influencing the economy at national, provincial, and regional levels. Persistently high global and national inflation levels following the pandemic required an aggressive response by central banks, leading to sharp increases in interest rates and quantitative tightening measures.[9] As of January 2025, both the Bank of Canada and the U.S. Federal Reserve are underway in reducing interest rates in response to declining inflation rates and slowing economic growth. The Bank of Canada has cut its overnight lending rate multiple times this year, reducing the policy rate to 3.25% as of December 2024. Similarly, the U.S. Federal Reserve has also implemented interest rate cuts to support economic growth. As of December 2024, Canada's inflation rate was at 1.8%, down from its peak of 8.1% in June 2022.[10]

While most recent trends in inflation and interest rates are comparably more favourable to Canadian residents, businesses, and investors (relative to the previous two years) their effects often lag and vary considerably. Furthermore, when considering these more favourable recent conditions, wage and earnings growth have not kept with the

[9] Quantitative tightening is a process whereby a central bank reduces the supply of money circulating in the economy by selling financial assets, mainly government bonds.

[10] Consumer Price Index, December 2024.The Daily. Statistics Canada., January 21, 2025.

pace of rising costs for goods and services over the past several years, with housing and food costs representing key stressors for most Canadian families. It is also important to recognize that ongoing trade disruptions, geopolitical conflicts, U.S. protectionist policies, and relatively tight labour conditions in some sectors continue to exacerbate global supply shortages for certain goods and services and may continue to limit the effectiveness of Bank of Canada monetary policy in controlling inflationary pressures and stimulating domestic economic growth as well capital investment.

As of 2024, rising public sector and household debt in Canada remains a key economic concern, largely due to pandemic response measures, alongside increasing household debt levels, largely driven by significant housing price appreciation in Canada's major urban centres. Since peaking in February 2022, the national housing market has shown signs of cooling, with notable declines in both sales and price growth in recent years driven by higher mortgage rates relative to pandemic conditions. It is noted, however, that trends vary widely by region, and housing affordability (both ownership and rental) has been steadily eroded for the past decade across most Canadian regions. It is also important to note that recent trends towards lower interest rates are likely to have a limited impact on improving housing affordability, as lower borrowing costs are anticipated to be offset by a return in rising housing prices.

While these immediate concerns highlight potential setbacks to the country's economic recovery, the longer-term outlook for Canada's economy and housing market remains positive. Continued investments in infrastructure and technology, along with a resilient labour market, are anticipated to drive national economic growth. Policymakers will need to navigate these complexities carefully to foster stability and support recovery in the coming years.

2.2.1 COVID-19 and the Changing Nature of Work

In addition to its broader impacts on the economy, COVID-19 is also accelerating changes in work and commerce as a result of technological disruptions which were already taking place prior to the pandemic. Businesses are increasingly required to rethink the way they conduct business with an increased emphasis on remote work enabled by technologies such as virtual private networks, virtual meetings, cloud technology and other remote work collaboration tools. These disruptive forces continue to broadly impact the nature of employment by place of work and sector, and have a direct influence on commercial, institutional and industrial real estate space needs.

As of 2025, it is estimated that approximately 15% of the County of Haliburton's workforce is working from home on a full-time basis, up from 12% in 2016.[11] This estimate excludes hybrid workers, who are captured as residents with a usual place of work. From a municipal planning and urban development perspective, it is important to consider the impact of hybrid workers when assessing non-residential space needs, particularly in the office sector.

In addition to work at home employment, there are workers within the County who have no fixed place of work (N.F.P.O.W.).[12] The percentage of workers within the County who reported N.F.P.O.W. is approximately 19% in 2025, remaining relatively stable compared to 2016.[13] Current initiatives such as the Cell Gap project by EORN (Eastern Ontario Regional Network) have resulted in an investment of more than $300 million through a public-private partnership between Rogers Communications Inc., federal and provincial governments, and the Eastern Ontario Mayor's Caucus. To better serve rural Eastern Ontario and spread over an area of about 50,000 square kilometres, the project involves the construction of more than 300 new telecommunication sites and will upgrade more than 300 existing sites by the end of 2026.[14],[15]

It is anticipated that the percentage of people who work from home on a full-time and part-time basis, as well as those who do not have a fixed place of work, will remain relatively high across the County of Haliburton over the long term, driven by continued

[11] It is important to note that the 2021 Census enumeration occurred during the COVID-19 pandemic, when many employees across Canada were required to work remotely, making it likely that this number is higher than the actual work at home number.
[12] Statistics Canada defines N.F.P.O.W. employees as "persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."
[13] Work at home and N.F.P.O.W. employment derived from 2016 Statistics Canada Census data and Watson & Associates Economists Ltd. estimates for 2025.
[14] https://www.eorn.ca/en/news/better-cellular-services-coming-to-eastern-ontario-residents-and-businesses.aspx, March 19, 2021.
[15] https://www.intelligencer.ca/news/new-cell-towers-now-in-service-as-part-of-eorn-project

growth in knowledge-based employment sectors and continued technological advancement.

2.3 Provincial Economic Outlook within the Broader Canadian and Global Context

2.3.1 National and Provincial Gross Domestic Product Trends and Near-Term Forecast

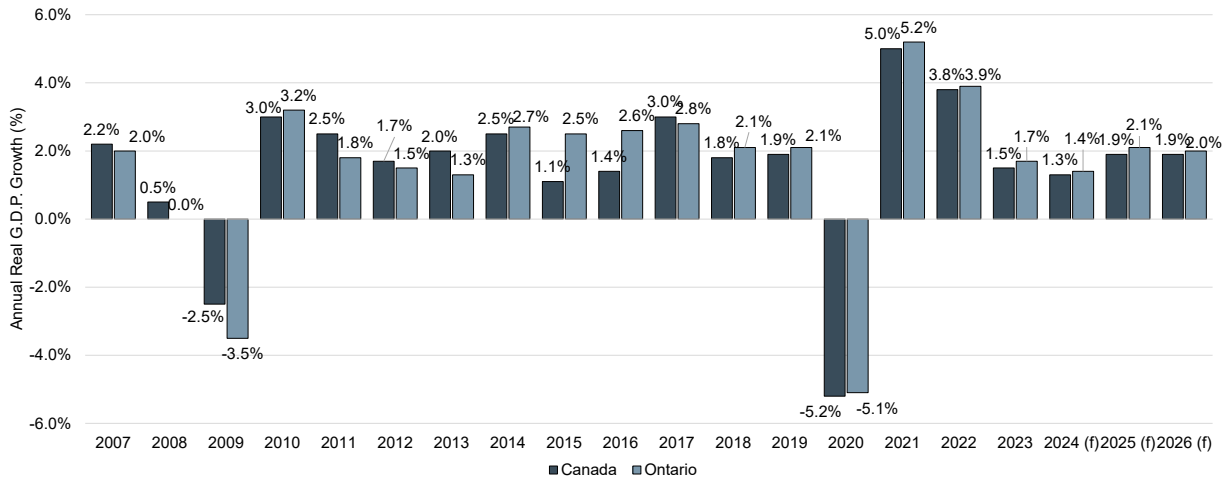
Similar to the broader Canadian economy, the economic base of Ontario, as measured by G.D.P. output, has shifted from goods-producing sectors (i.e., manufacturing and primary resources) to services-producing sectors over the past several decades. This shift has largely been driven by G.D.P. declines in the manufacturing sector which were accelerated as a result of the 2008/2009 global economic downturn. It is noted, however, that these G.D.P. declines in the manufacturing sector have started to show signs of stabilization over the past few years, both prior to the pandemic and through the more recent economic recovery.

Over the past decade, the Ontario export-based economy experienced a rebound in economic activity following the 2008/2009 downturn; however, this recovery was relatively slow to materialize with levels sharply rebounding by 2014, as illustrated in Figure 2-1. This economic rebound has been partially driven by a gradual recovery in the manufacturing sector, fueled by a lower-valued Canadian dollar combined with the gradual strengthening of the U.S. economy. [16] Provincial G.D.P. growth eased in 2019 to 2.1%, largely as a result of a tightening labour market and slowing global economic growth.[17]

As illustrated in Figure 2-1, the Ontario economy contracted by 5.1% in 2020, before rebounding by 5.2% in 2021. Throughout 2022, the Ontario economy continued to expand and grew by 3.9%, while the overall Canadian economy grew by 3.8% before moderating to 1.4% and 1.3% in 2024, respectively. BMO Capital Markets has forecast that G.D.P. growth will increase to 2.1% in Ontario in 2025 and 1.9% overall for Canada, and will then moderate in 2026 to 2.0% for Ontario and 1.9% for all of Canada.

[16] Valued at approximately $0.70 U.S. as of January 27, 2025.
[17] Provincial Economic Outlook, BMO Capital Markets, January 17, 2025.

Figure 2-1
Province of Ontario and Canada
Annual Real G.D.P. Growth, Historical (2006 to 2023) and Forecast (2024 to 2025)



Note: 2024, 2025 and 2026 are forecast by BMO Capital Markets Economics.
Source: Derived from BMO Capital Markets Economics, Provincial Economic Outlook, January 17, 2025, by Watson & Associates Economists Ltd.

2.3.2 Canadian Immigration Targets

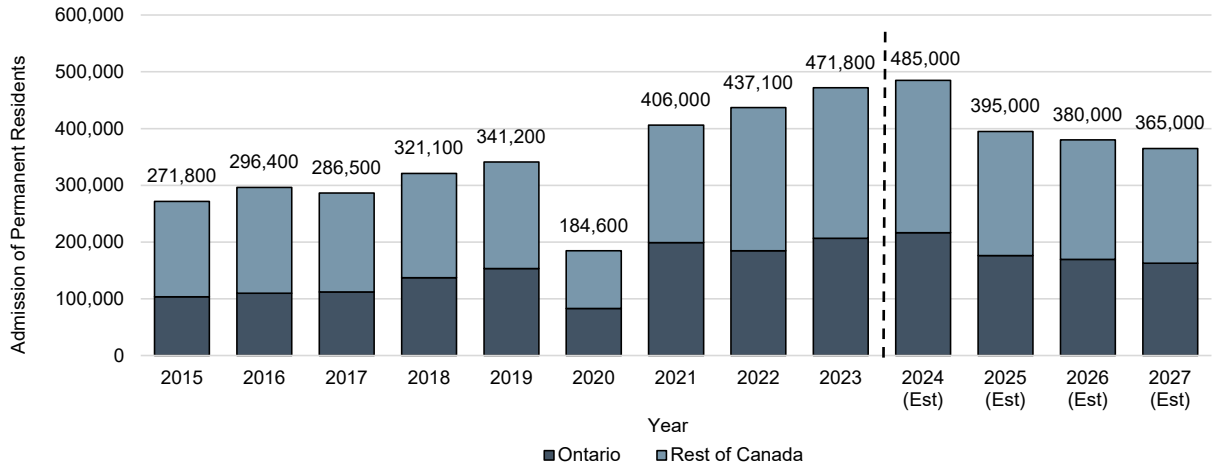
During the recovery period from COVID-19, immigration targets were raised in Canada primarily in response to labour force demands faced by the country. Immigration accounts for almost 100% of Canada's labour force growth and nearly 80% of its population growth. As a result of the increased targets, Canada welcomed 471,800 and 485,000 new permanent residents in 2023 and 2024, respectively.

In the more recent targets issued by the federal government in October 2024, the previous targets have decreased by 21%. The federal government has also announced that it will reduce the percentage of non-permanent residents (N.P.R.) from 7.3% of the

national population to 5.0% by the end of 2026.[18],[19],[20] These modifications address the changing needs of the country by easing pressures on housing, infrastructure, and social services. Figure 2-2 shows annual admissions to Canada and Ontario since 2015. In 2020, national and provincial immigration levels sharply declined due to COVID-19. Immigration in 2021 rebounded strongly, resulting in 406,000 permanent residents admitted to Canada, roughly half of which were accommodated in the Province of Ontario that year. Based on 2024 data and looking forward through 2025 and beyond, despite the target cuts noted above, immigration levels to Canada and Ontario are anticipated to remain strong, exceeding pre-pandemic averages between 2015 and 2019.

[18] Non-permanent residents are defined by Statistics Canada as persons from another country who have been legally granted the right to live in Canada on a temporary resident permit, along with members of their family living with them. These residents include foreign workers, foreign students, the humanitarian population such as refugees, and other temporary residents.
[19] N.P.R. share as of Q3 2024 derived from Statistics Canada Tables 17-10-0009-01 and 17-10-0121-01. There are 3,002,090 N.P.R. out of 41,288,599 residents in Canada.
[20] N.P.R. national population target of 5% from the Government of Canada 2025-2027 Immigration Levels Plan.

Figure 2-2
Admission of Permanent Residents in Ontario and Canada
Historical (2015 to 2022) and Forecast (2023 to 2025)

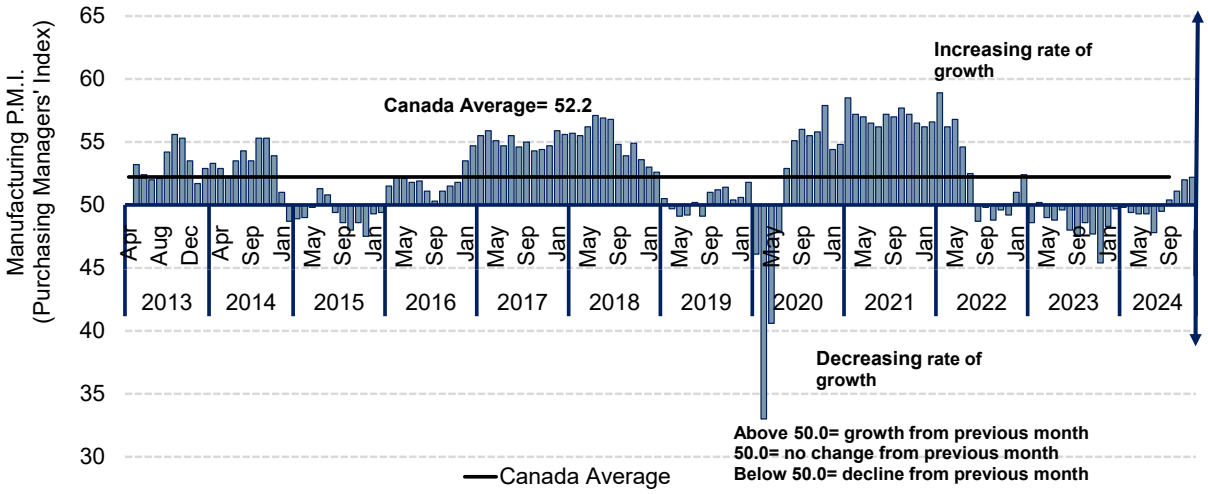


Note: Figures have been rounded and may not add precisely.
Source: 2015 to 2023 derived from Immigration, Refugees and Citizenship Canada (I.R.C.C.) September 9, 2024 data; 2024 to 2027 federal targets from Government of Canada's Immigration Levels Plan for 2024-2027; and Ontario target estimated based on historical share of about 45% of the Canadian Permanent Residents Admissions from 2018 to 2023, by Watson & Associates Economists Ltd.

2.3.3 Outlook for National and Provincial Manufacturing Sector

The Purchasing Managers' Index (P.M.I.) is a prevailing economic indicator for economic trends in the manufacturing and services sectors, which is based on the purchasing managers' market condition outlook and serves as a key measure of the direction of the manufacturing sector on a monthly basis. The P.M.I. ranges between a number of 1 to 100. A P.M.I. value greater than 50 represents an expansion relative to the previous month, while a P.M.I. value less than 50 represents a contraction. Figure 2-3 summarizes the P.M.I. for Canada between 2013 (October) and 2023 (September). As illustrated in Figure 2-3, the P.M.I. largely indicated moderate to strong expansion between 2013 and 2021, with the exception of 2015, 2019 and 2020 for which the index showed sustained monthly contractions. The P.M.I. shows steep contractions in manufacturing at the beginning of March 2020 due to the negative effects of COVID-19 on the global economy, international trade, and the general demand for goods and services. These conditions worsened into April 2020; however, they showed signs of a strong rebound by July 2020 before moderating by July 2022. For the remainder of 2022 and up to mid-2024, the index showed sustained contractions in most months before showing moderate expansions in the second half of the year.

Figure 2-3
Purchasing Managers' Index for Canada, January 2013 to December 2024



Source: HIS Markit Canada, Canada P.M.I. Index, January 2013 to December 2024 summarized by Watson & Associates Economists Ltd. .

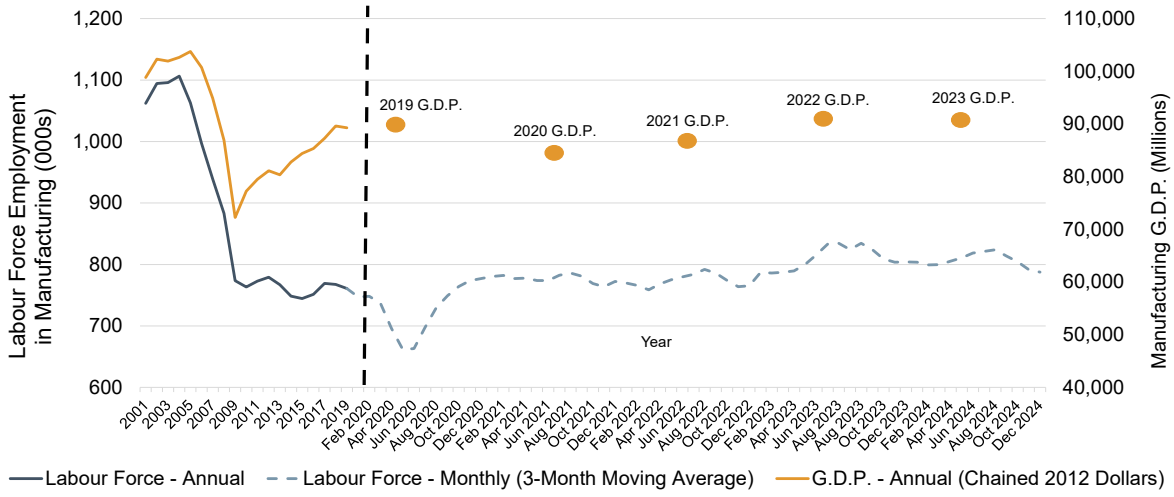
As summarized in Figure 2-4, from 2004 to 2009 the labour force and G.D.P. of Ontario's manufacturing sector decreased significantly. Between 2009 and 2019, however, provincial labour force levels stabilized in this sector, while G.D.P. output steadily increased. Since stabilizing in 2010, labour force levels in the manufacturing sector have remained relatively steady except for the mid-2020 decline and sharp recovery following the onset of COVID-19.

While manufacturing remains vitally important to the provincial and regional economy with respect to jobs and economic output, this sector has not represented an employment growth sector at the provincial or regional level over the past several decades. Notwithstanding these recent trends, within the Muskoka-Kawarthas Economic Region the manufacturing sector has experienced a relatively strong recovery over the past decade (refer to section 2.4).

While there will continue to be a manufacturing focus in Ontario, the nature of industrial processes is rapidly shifting, becoming more capital/technology intensive and automated, with lower labour requirements. The highly competitive nature of the manufacturing sector will require production to be increasingly cost effective and value-added oriented, which bodes well for firms that are specialized and capital/technology intensive. As a result of increased technological efficiencies in the manufacturing

sector, provincial G.D.P. levels related to the manufacturing sector are anticipated to outpace labour force growth over the next decade, indicating increasing G.D.P. output per employee.

Figure 2-4
Manufacturing Labour Force Trends in Ontario, 2001 to June 2024



Source: Annual labour force data from Statistics Canada Labour Force Survey, Table 282-0125, 2020 monthly data from Table 14-10-0091-01, and 2021 to 2024 monthly data from Table 14-10-0388-01. Annual G.D.P. data from Statistics Canada Table 36-10-0402-01, by Watson & Associates Economists Ltd.

2.4 Regional Economic Trends for the Muskoka-Kawarthas Economic Region

2.4.1 Labour Force Trends, 2001 to 2024

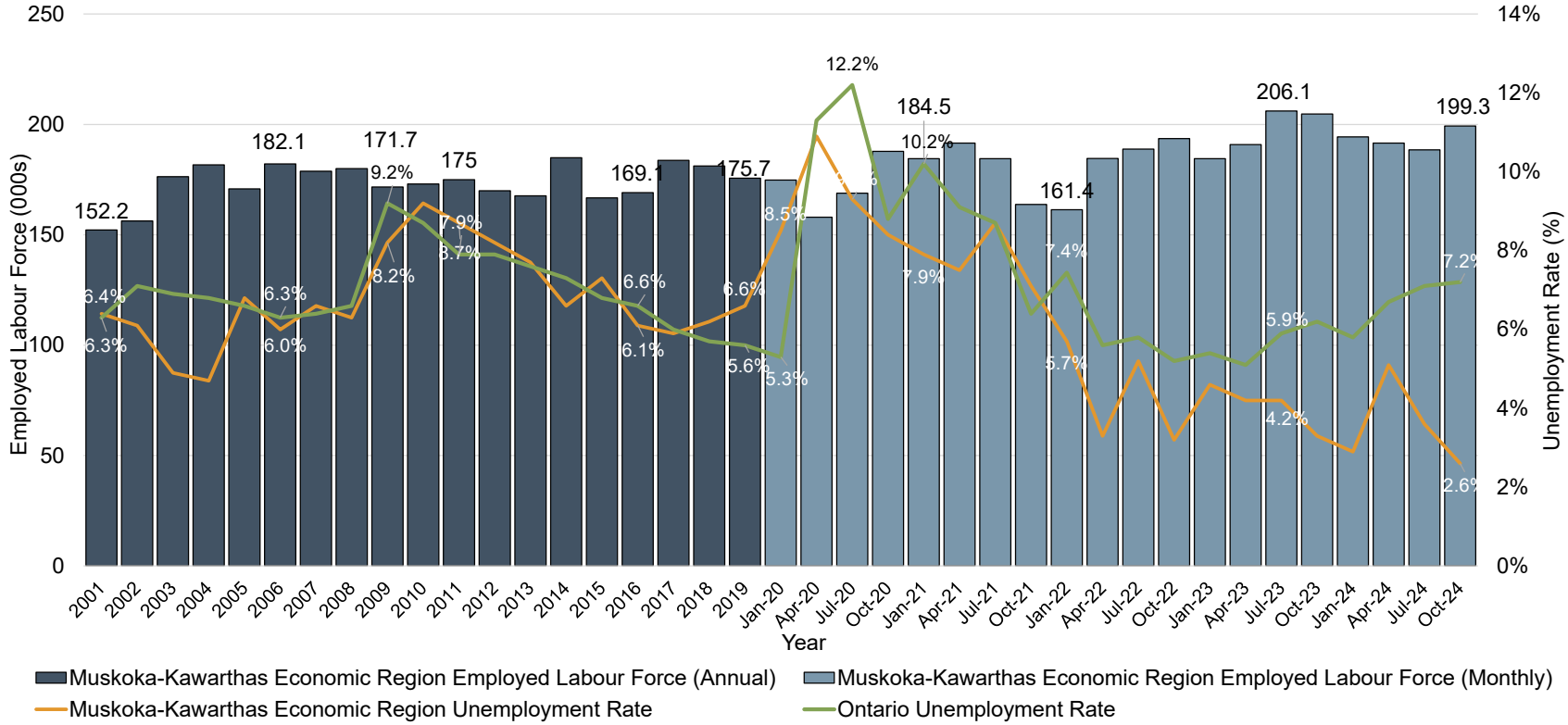
Figure 2-5 illustrates total labour force and unemployment rate trends for the Muskoka-Kawarthas Economic Region alongside the unemployment rate in Ontario.[21] Labour force data represents the number of residents who live in the Muskoka-Kawarthas Economic Region and are part of the labour force, regardless of where they work. This includes residents who live and work in the region, those who work from home, and

[21] Based on the levels of geography for which the data on labour force and employment rate trends is maintained, Economic Region level data is the closest regional data available for the Muskoka-Kawarthas Economic Region.

those who commute outside the region for work. Key observations include the following:

- The unemployment rate in the Muskoka-Kawarthas Economic Region rose to 9.2% in 2009, coinciding with the 2008/2009 global economic recession, and subsequently fell to 6.6% in 2019, before peaking in July 2020 at 12.2% as a result of the COVID-19 pandemic.
- From 2001 to 2020, the employed labour force within the region increased at an annual rate of approximately 1.3%.
- After the second quarter of 2020, the labour force for the Economic Region steadily recovered, reaching new record heights in July 2023. Between 2020 and 2024, the annual growth rate of the labour force increased to approximately 2.7%. This steady increase in the regional labour force has resulted in a historically low labour force unemployment rate over the past two years following the economic recovery from COVID-19.
- To ensure that economic growth is not constrained by future labour shortages, continued effort will be required by the municipalities within the Muskoka-Kawarthas Economic Region (working with their public- and private-sector partners) to explore ways to attract and accommodate new skilled and unskilled working residents within a broad range of ownership and rental housing options.

Figure 2-5
Muskoka-Kawarthas Economic Region
Employed Labour Force and Unemployment Rate Trends, 2001 to 2024 YTD



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.

2.5 Observations

A range of macro-economic and global factors will continue to influence the future population and employment potential across Canada and Ontario over the next several decades. This includes factors such as the relative strength of the global economy, foreign exchange rates, federal polices regarding international trade, finance, and immigration policy, as well as other factors such as construction, building and fuel costs.

The County of Haliburton also faces opportunities and challenges resulting from the structural changes and disruptions that are occurring within the macro economy, which are accelerated during the pandemic. Similar to the Province as a whole, the regional economy has transitioned away from goods production and towards service delivery. Ultimately, this will continue to influence economic development initiatives which will be increasingly geared to the knowledge-driven economy.

These issues are important to briefly address as they have a direct impact on the long-term population and employment growth outlook for the County of Haliburton and the surrounding Economic Region. While it is important to understand and acknowledge these broad factors, it is also important to recognize that the County has limited control to influence many of these macro-economic inputs when planning for its future.

On the other hand, the County of Haliburton does have considerable control and ability to position itself in a positive economic manner, collaborating with its Area Municipalities as well as public and private partners. As a first step it is important for recognize the interconnection between County's competitive economic position and its longer-term housing needs by market segment. This is critical in realizing future forecast population and employment growth potential as well as the County's ultimate goals related to prosperity, opportunity, and livability. This approach recognizes that the accommodation of skilled and unskilled labour, and the attraction and retention of businesses, are inextricably linked and positively reinforce one another. To ensure that economic growth is not constrained by future labour shortages, effort will be required by the County of Haliburton and its Area Municipalities to continue to explore ways to attract and accommodate new skilled and unskilled working residents to this region within a diverse range of ownership and rental housing options. Attraction efforts must also be linked to housing accommodation (both ownership and rental), infrastructure, municipal services, and amenities, as well as quality of life attributes that appeal to the

younger mobile population, while not detracting from the County's attractiveness to older population segments.

Chapter 3
Demographic and Housing Trends in the County of Haliburton

3. Demographic and Housing Trends in the County of Haliburton

This Chapter provides a summary of recent demographic and housing trends for the County of Haliburton. It is noted that the historical time periods considered throughout this Chapter vary in accordance with data availability.

3.1 Demographic Trends

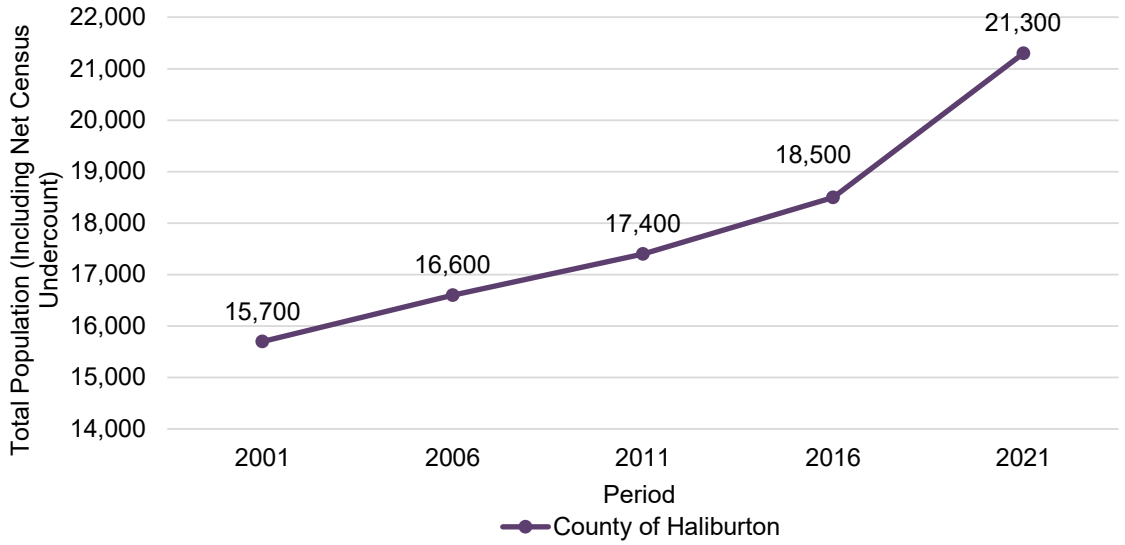
3.1.1 Historical Population Trends, 2001 to 2021

Figures 3-1 and 3-2 summarize the historical population growth and average annual population growth rates in five-year increments for the County from 2001 to 2021, as provided by Statistics Canada. It is noted that the population figures are upwardly adjusted for the net Census undercount.[22] Key observations include the following:

- Between 2001 and 2021, the total population of the County of Haliburton increased by 5,600 people from 15,700 to 21,300, representing an annual population growth rate of 1.5% during this time period; and
- Approximately half the population growth within the County of Haliburton during this 20-year historical period occurred during the 2016 to 2021 period, representing an annual average population growth rate of 2.9%.

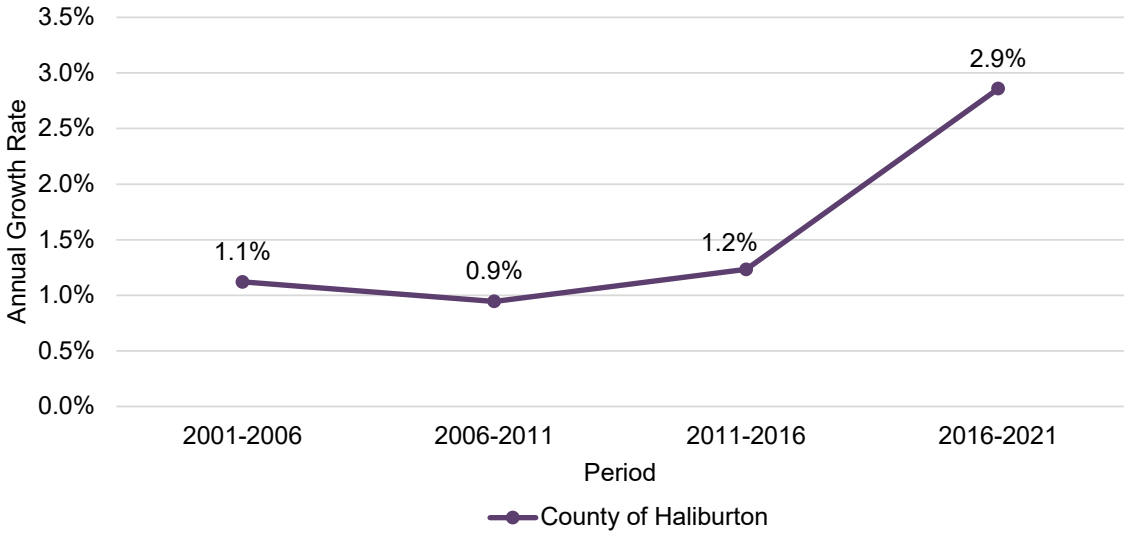
[22] The Statistics Canada population is adjusted to account for the net number of people who are missed (i.e., over-coverage less under-coverage) during enumeration. For the County of Haliburton, the net under-coverage as of 2021 is 3.5%. The net Census undercount has been held constant at approximately 3.5% over the 2021 to 2051 forecast period.

Figure 3-1
County of Haliburton
Total Population, 2001 to 2021



Source: Statistics Canada Census 2001 to 2021, summarized by Watson & Associates Economists Ltd.

Figure 3-2
County of Haliburton
Average Annual Population Growth Rate, 2001 to 2021



Source: Statistics Canada Census 2001 to 2021, summarized by Watson & Associates Economists Ltd

3.1.2 Population Trends by Major Age Cohort, 2006 to 2021

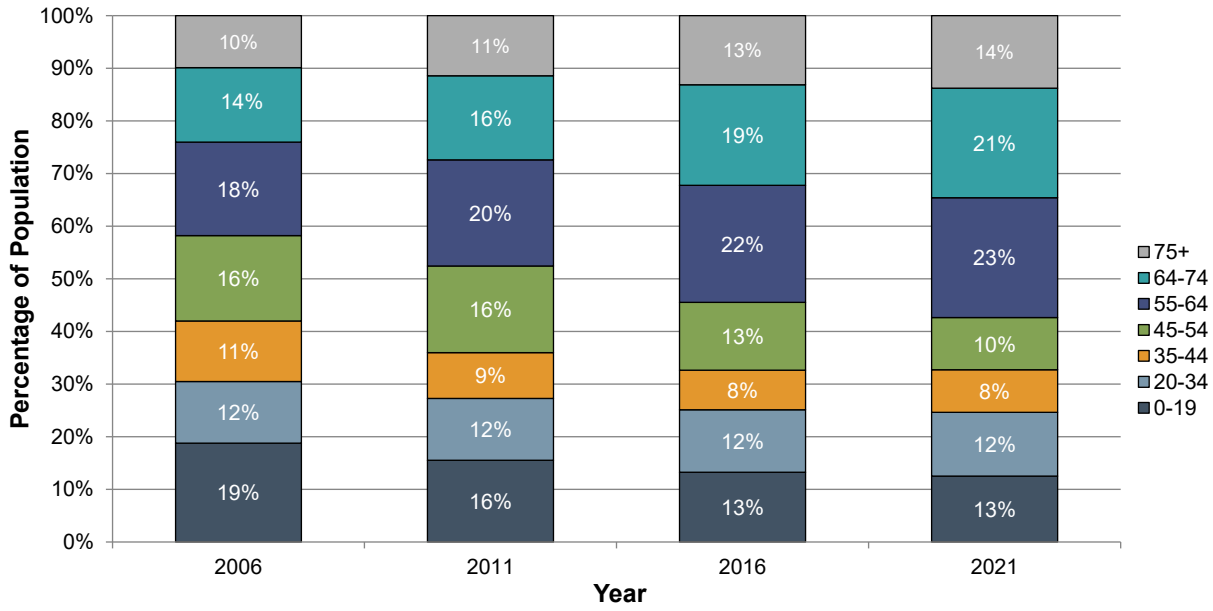
Figure 3-3 summarizes historical trends in population structure by major age group over the 2006 to 2021 period for the County of Haliburton. Similar to the Province as a whole, the population across the County of Haliburton is getting older on average (i.e., increasing median age of population) largely due to the aging of the Baby Boomers living within this area.[23] The first wave of this demographic group turned 75 years of age in 2021. Within the County of Haliburton, the share of population in the 55+ age cohort steadily increased from 42% in 2006 to 58% in 2021.

In contrast to the 55+ population age group, the population share of the 0 to 19 age group declined from 19% in 2006 to 13% in 2021. Similarly, the share of the 35 to 54 age group steadily declined from 27% in 2006 to 18% in 2021. Lastly, the population share of the young adult population age group (20 to 34) remained stable at 12% between 2006 and 2021.

Historical and future population trends by age within the County of Haliburton are important to consider, as these trends have a direct impact on housing needs by structure type (i.e., grade-related housing forms vs. high-density housing types) and tenure (i.e., ownership vs. rental), as well as municipal service needs. This is discussed in further detail in Chapter 5.

[23] Baby Boomers are generally defined as people born between 1946 and 1964.

Figure 3-3
County of Haliburton
Historical Permanent Population by Major Age Group, 2006 to 2021



Note: Population includes net Census undercount.
Source: Derived from Statistics Canada Census data, 2006 to 2021, by Watson & Associates Economists Ltd.

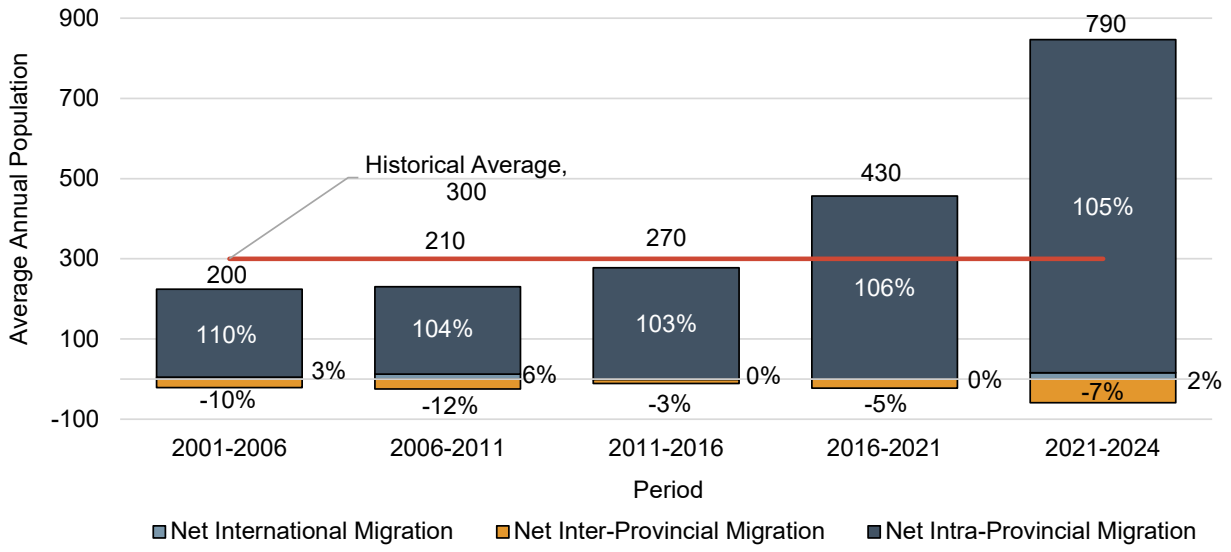
3.1.3 Historical Migration Trends by Type, 2001 to 2022

Figure 3-4 summarizes the historical net migration trends for the County of Haliburton as provided by Statistics Canada from 2001 to 2024. Refer to subsection 5.3.1 for the definitions of migration by type. Key observations include the following:

- Net migration within the County steadily increased over the 2016 to 2021 and the 2021 to 2024 period relative to previous recent Census periods. During the post-2021 period, near-term net migration levels are estimated to remain comparable to average levels achieved between 2016 and 2021 in accordance with post-censal population estimates; and
- The Province as a whole also experienced stronger net migration levels during the 2021 to 2024 period relative to the previous recent Census periods, largely driven by higher federal immigration targets in recent years; however, it is noted that the relative increase experienced in the County of Haliburton has been

almost solely driven from intra-provincial migration (i.e. migration from elsewhere in Ontario).

Figure 3-4
County of Haliburton
Net Migration by Type, 2001 to 2024



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.

Figure 3-5 illustrates the share of intra-provincial and inter-provincial migration (migration from other provinces/territories within Canada) to the County of Haliburton from 2015 to 2020. Additional details regarding the age of intra-provincial and inter-provincial in-migration by age are provided in Appendix B. Key observations include:

- Central Ontario, also referred to as the Greater Golden Horseshoe (G.G.H.), accounted for the largest share of in-migration to the County of Haliburton at 81% of total in-migration; and
- The Greater Toronto and Hamilton Area (G.T.H.A.) accounted for 48% of migration and 32% was from the G.G.H. Outer Ring. The G.G.H. Census divisions that experienced the most migration to the County of Haliburton include the Region of Durham, the City of Toronto, the Region of York, and the County of Simcoe.

Figure 3-5
County of Haliburton
Origin of Domestic Net Migration by Type, 2015 to 2020

Census Division	Share of Migration from Canadian Census Divisions to Haliburton, 2015 to 2020
G.T.H.A.	48%
G.G.H. Outer-Ring	32%
G.G.H. Total	**81%**
Remaining Ontario	15%
Ontario Total	**96%**
Outside Ontario	**4%**
Total	**100%**

Source: Derived from Statistics Canada custom data by Watson & Associates Economists Ltd.

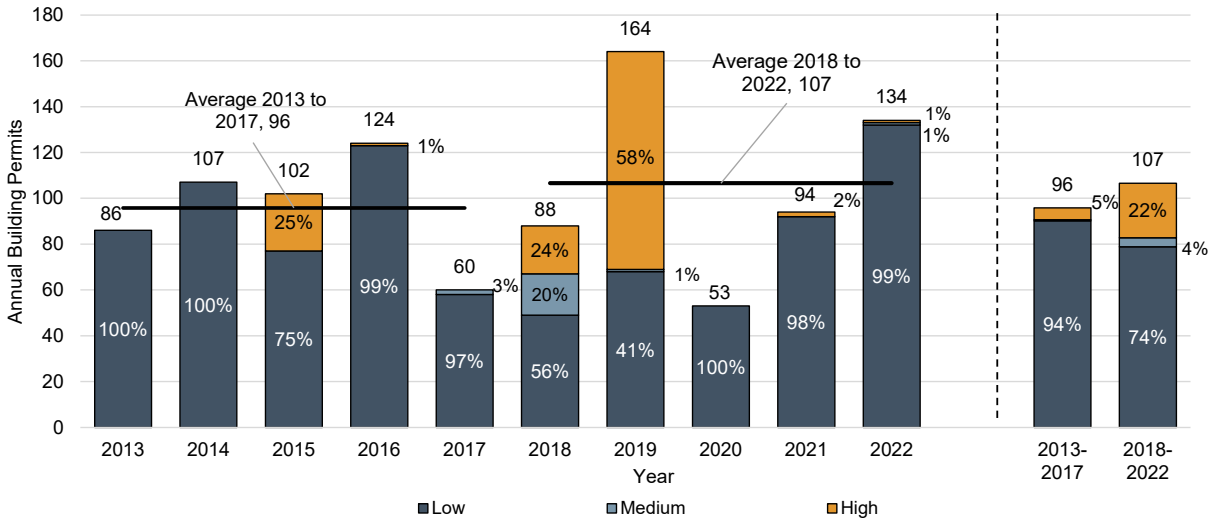
3.2 Housing Trends

3.2.1 Historical Building Permit Activity by Area Municipality, 2013 to 2022

Figures 3-6 and 3-7 summarize total residential building permits (new units only) by structure type and the share of residential building permits by Area Municipality associated with new housing construction from 2013 to 2022 within the County. Key findings are as follows:

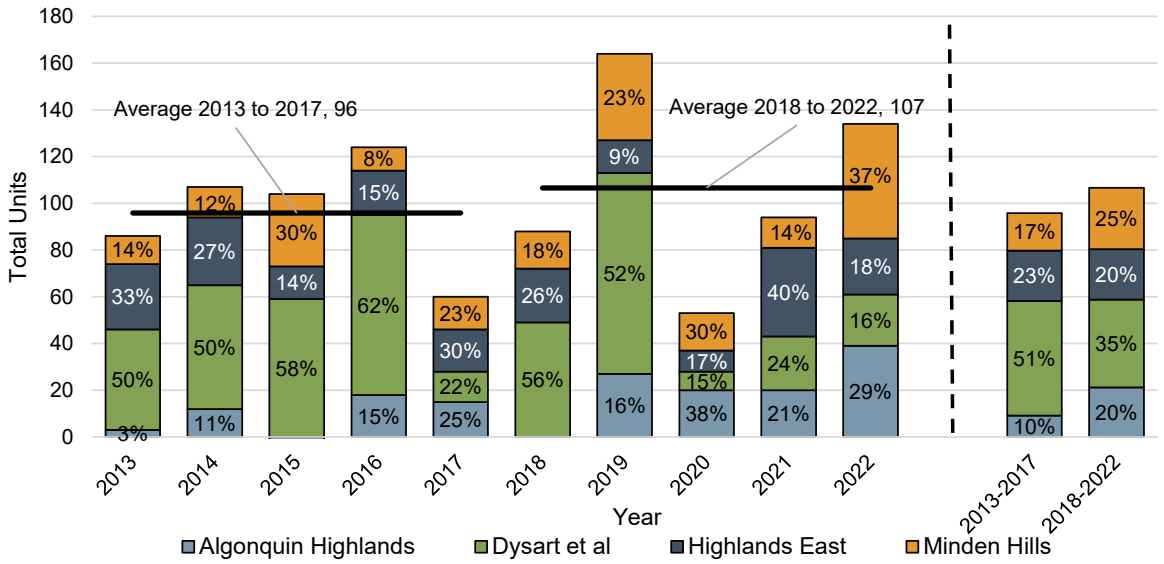
- Over the 2013 to 2017 period, the County of Haliburton averaged 96 residential building permits per year. This annual average increased to 107 permits per year between 2018 and 2022;
- Historically, development activity has been largely dominated by low-density units; however, during the years 2018 and 2019 the County experienced a greater share of medium- and high-density development; and
- Of the total building permits issued for new dwellings from 2013 to 2022, 43% were issued in Dysart et al, followed by Highlands East and Minden Hills with 21%, and Algonquin Highlands with 15% of the total permits issued.

Figure 3-6
County of Haliburton
Total Residential Building Permits (New Units Only) by Structure Type, 2013 to 2022



Note: Building permits are net of demolitions.
Source: Building permits from the Municipality of Highlands East, the Township of Algonquin Highlands and the Municipality of Dysart et al for 2017 to 2022. Building permits for the Township of Minden Hills and the Municipality of Dysart et al for 2013 to 2016 derived from Statistics Canada monthly building permit data by Watson & Associates Economists Ltd.

Figure 3-7
County of Haliburton
Total Residential Building Permits (New Units Only) by Area Municipality, 2013 to 2022



Note: Building permits are net of demolitions.
Source: Building permits from the Municipality of Highlands East, the Township of Algonquin Highlands and the Municipality of Dysart et al for 2017 to 2022. Building permits for the Township of Minden Hills and the Municipality of Dysart et al for 2013 to 2016 derived from Statistics Canada monthly building permit data by Watson & Associates Economists Ltd.

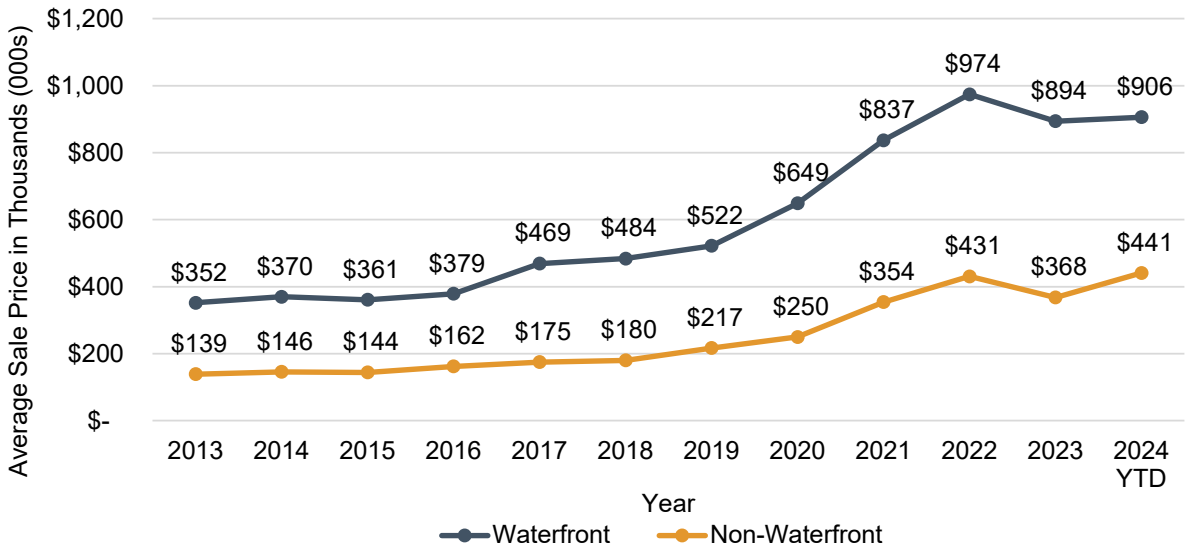
3.2.2 Comparative Housing Prices for the County of Haliburton and Surrounding Areas

Economic conditions and housing prices play key roles in shaping housing development trends. Over the past two decades, Southern Ontario municipalities have experienced a steady increase in housing prices driven by a number of factors, including steady net migration, rising land prices and development costs, and low mortgage rates relative to longer-term historical averages, combined with an increase in national money supply through quantitative easing (Q.E.) led by the Bank of Canada. Generally, strong fundamentals associated with the Canadian economy have also attracted a steady stream of local and foreign investment to the Southern Ontario economy and real estate market (e.g., the favourable Canadian/U.S. exchange rate, stable banking sector, competitive education system, etc.).

Figure 3-8 summarizes annual historical trends in average single-family housing prices for the County of Haliburton from 2013 to 2022. Between 2013 and 2022, the average

sales price for non-waterfront dwellings increased from $139,000 to $431,000, representing an annual price appreciation rate of 13%. Waterfront dwellings during this same period increased from $352,000 to $974,000, representing an annual price appreciation rate of 12%. Prices appreciated significantly during the most recent 2018 to 2022 period, particularly following the onset of the COVID-19 pandemic in 2021. During this time period, the County of Haliburton experienced an annual price appreciation rate of 24% for non-waterfront properties and 19% for waterfront properties.

Figure 3-8
County of Haliburton
Average Single-Family Dwelling Prices for County of Haliburton Waterfront and Non-Waterfront, 2013 to 2024 Year-to-Date



Source: Average annual sales price provided by the OnePoint Association of REALTORS, summarized by Watson & Associates Economists Ltd.

For comparative purposes, average housing prices for the surrounding areas of Peterborough and the Kawarthas increased from $255,000 to $652,000 between 2013 and 2022, representing an annual price appreciation of 11%. Average housing prices for Barrie & District increased from $294,000 to $777,000, representing an annual price appreciation of 11%. While housing prices within Haliburton have experienced higher housing appreciation relative to Peterborough and the Kawarthas, and Barrie & District, average housing prices remain significantly lower in the non-waterfront areas of Haliburton compared to these surrounding areas. Comparatively lower housing prices

in the County of Haliburton represent a draw to new permanent residents, particularly working-age adults.

It is noted that housing prices peaked across most regions of the Province in February/March 2022 following a series of increases to the prime interest rate from 2.45% in November 2022 to 7.2% as of November 2023. Since the 2022 peak, average housing prices are estimated to have fallen by approximately 15% in 2023 before recovering in 2024; however, even with the reported decrease in housing prices since 2022, the increase in prime interest rates has further reduced housing affordability for new homebuyers.[24] Rising housing carrying costs in Haliburton County will continue to generate demand for a broad range of housing by structure type and tenure, to accommodate a diverse range of newcomers by age and household income who are anticipated to contribute to the County's growing population base.

As previously noted in subsection 3.2.1, recent housing demand within the County of Haliburton is gradually shifting from low-density units towards medium- and high-density housing types within the County's Urban Serviced Areas, where municipal infrastructure is available to accommodate a broader range of housing typologies. Refer to Appendix C for additional details regarding residential building permit trends by structure type by upper-tier and lower-tier municipality.

3.2.3 Average Household Income Trends, 2001 to 2021

Figure 3-9 summarizes average household income growth for the County of Haliburton and the Province of Ontario between 2001 and 2021. Key observations are as follows:

- As of 2020, the estimated average household income in the County of Haliburton was $93,100, which is lower compared to the average household income for the Province of Ontario;
- The annual rate of household income growth in Haliburton increased by 5% during the 2016 to 2021 period, which is considerably higher relative to the previous 2011 to 2016 period; and
- Over the past decade and beyond, growth in average household incomes in Haliburton has not kept pace with rising resale and new housing prices. As a result, the affordability of non-waterfront housing has been steadily eroded over

[24] It is noted that recent reductions in average non-waterfront and waterfront housing prices vary across the County of Haliburton by geographic area.

the past decade across the County. As a result of this steady reduction in housing affordability, there is a need to ensure that sufficient housing opportunities exist across the County to accommodate a range of ownership and rental housing types (i.e., ground oriented and high density) for all income levels, including market, affordable, assisted and emergency housing.

Figure 3-9
County of Haliburton
Average Household Income, 2001 to 2021

Average Household Income

Census Year	County of Haliburton	Province of Ontario
2001	$42,200	$66,800
2006	$54,700	$78,000
2011	$67,600	$85,800
2016	$73,000	$97,900
2021	$93,100	$116,000

Average Household Income Annual Growth

Census Year	County of Haliburton	Province of Ontario
2001 to 2006	$2,500	$2,240
2006 to 2011	$2,580	$1,560
2011 to 2016	$1,080	$2,420
2016 to 2021	$4,020	$3,620

Average Household Income Annual Growth Rate

Census Year	County of Haliburton	Province of Ontario
2001 to 2006	5.3%	3.1%
2006 to 2011	4.3%	1.9%
2011 to 2016	1.5%	2.7%
2016 to 2021	5.0%	3.5%

Source: Statistics Canada Census 2001, 2006, 2016 and 2021, and Statistics Canada National Household Survey 2011, derived by Watson & Associates Economists Ltd..

Chapter 4
Driving Factors Contributing to Long-Term Employment and Population Growth in the County of Haliburton

4. Driving Factors Contributing to Long-Term Employment and Population Growth in the County of Haliburton

A summary of three long-term employment and population growth forecasts for the County of Haliburton has been provided herein, including Low, Medium and High Growth Scenarios. Each of these long-range employment growth scenarios is premised on varying economic and demographic assumptions for the Province, the Economic Region and the County, which are briefly discussed below. As previously noted, local and regional economic growth potential represents a key driver of net-migration associated with working-age adults and their families. Accordingly, the long-term growth scenarios explored herein begin with an examination of the County's long-term employment outlook across goods-producing and services-producing sectors.

4.1.1 Macro-Economic Conditions

As previously discussed in section 2.2, the COVID-19 pandemic had a significant economic impact on the national and provincial economy in 2020 and 2021, as measured in terms of G.D.P. The economic impacts of this exogenous shock are anticipated to continue to influence global and national economic conditions related to inflation, monetary policy, interest rates, global trade and the nature of work over the next decade and beyond. Ongoing macro-economic conditions influenced by COVID-19 will have a direct impact on the strength and near- to medium-term outlook for the Ontario economy. In turn, provincial economic trends and macro-economic conditions influence the County's local economy, as well as its permanent and second-home real estate market.

Under the Low Growth Scenario, it is assumed that the provincial economy will underperform, on average, relative to near-term and ongoing G.D.P. forecasts, while the Medium and High Growth Scenarios respectively assume that the provincial G.D.P. growth will meet or exceed near-term provincial forecasts on an ongoing basis (refer to section 2.3).

4.1.2 National Immigration Trends

Subsection 2.3.2 of this report provides a discussion regarding federal immigration targets for Canada and Ontario. Under the Low Population and Employment Growth

Scenarios, it is assumed that national immigration will underperform relative to federal targets over the 2021 to 2051 planning horizon. The Medium Scenario assumes national immigration targets will be met, while the High Scenario assumes that immigration targets will be exceeded. Under each of the long-term growth scenarios, it is assumed that the share of total provincial net migration allocated in the County of Haliburton will increase relative to historical trends over the past 20 years.

4.1.3 County of Haliburton Forecast Assumptions Regarding Population and Economic Trends

The following key employment trends have been assumed for the County of Haliburton under the three long-term population and employment growth scenarios:

- Employment growth comprises two major categories, export-based and community-related employment:
    - Community-related job growth is tied to population growth. These jobs provide services such as retail, community services and entertainment throughout the County. Under the Low Scenario, lower population growth relative to the other scenarios requires less community-based employment to service the needs of the population. As the population forecast increases under the Medium and High Scenarios, more community-based jobs are required to provide services to the increased population.
- Export-based jobs are largely industrial-based consisting of industries such as manufacturing, construction and utilities. Tourism-based jobs are also typically considered export-based, as the services in this sector often reach populations beyond the local community. Export-based job growth also generates population-related employment to service the needs of the growing employment and population base (e.g., retail, accommodation and food, personal services and institutional services).
- The County of Haliburton does not have a large industrial employment base; however, this sector has experienced modest economic growth over the past decade. Industrial employment growth is anticipated to be concentrated in sectors related to small-scale manufacturing, construction (i.e., building construction and specialty trades) and wholesale trade (i.e., building materials, machinery).
- The Muskoka-Kawarthas Economic Region labour force has steadily recovered since the 2008/2009 recession, particularly between 2015 and 2019. The

regional economy has strongly rebounded from the impacts of COVID-19, since labour force levels bottomed out in June 2020.

- As previously noted, the unemployment rate for the Muskoka-Kawarthas Economic Region is currently near historical lows at 2.6% as of October 2024, while the employed labour force has recently shown signs of continued strength relative to pre-COVID-19 levels.
- As previously noted, employment growth in the regional economy represents a key driver of population growth in the County of Haliburton. With respect to most recent commuting trends, 88% of Haliburton residents work within the County, while 12% work outside the County.[25]
- Located approximately a two-and-a-half to three-hour drive north-east of Toronto, the County of Haliburton covers a vast geography of over 4,000 sq.km, which comprises a diverse mix of urban and rural communities, natural landscapes and tourist destinations.[26] Access to recreation associated with the County's natural heritage, rural countryside and inland lakes also represents a key draw to this area with respect to both second-home owners (i.e., "cottages") and day trippers/short-term visitors who are attracted to this region every year. As such, the County's employment base is highly concentrated in the tourism industry with most of the employment in this sector concentrated in retail trade and accommodation and food service businesses, of which many are oriented towards small businesses and home-based occupations.
- The Ministry of Heritage, Sport, Tourism, and Culture Industries broadly includes the County of Haliburton as part of Ontario Tourism Regions 11 and 12 (Haliburton Highlands to the Ottawa Valley; and Muskoka, Parry Sound and Algonquin Park).[27] Although boundaries of the Province's tourism regions are large, making it difficult to capture more localized tourism-related data, the data trends provide insight on tourism trends for the broader region. For example, approximately 93% of visitor trips to this region are either for pleasure or visiting family and friends. Day trips in this area make up approximately 42% of the total visits, while the remainder stay overnight and spend an average of 6.9 nights in the area. This suggests that the County is benefitting from its proximity to the large urban centres within the G.G.H. and has opportunities to further attract new

[25] 2016 Statistics Canada Census data by Place of Work.
[26] My Haliburton Highlands.
[27] Consists of data on visitors, visitor spending, accommodations, and tourism-related business establishments.

day trippers and over-night visitors resulting from steady population growth across Central Ontario.

- In terms of visitor spending, approximately 28% is on food and beverages. Visitor spending habits, combined with regional population growth, suggest that economic growth opportunities will continue in the food and beverage industry in the County over the long term.
- As the local employment base and economy within the County of Haliburton and the surrounding economic region continues to grow and diversify, this part of Ontario is anticipated to attract new working and semi-retired residents. As such, continued efforts to raise the economic profile of the County of Haliburton by leveraging the economic opportunities and strengths of the broader regional economy should represent a key long-term economic development strategy for the County and its Area Municipalities.
- Anticipated employment growth in the tourism sector is anticipated to place additional housing demand for affordable long-term rental and ownership housing to accommodate local employees working in the tourism industry. The growing regional tourism economy is also placing demand for short-term rental housing, which may reduce the supply of longer-term rental housing units.

4.1.4 Demographic Trends

The following key demographic trends have been assumed under the three long-term employment and population growth scenarios for the County of Haliburton:

- Similar to Ontario's population as a whole, the County of Haliburton's population is steadily getting older (i.e., higher average age of population), driven by the aging of the Baby Boomer generation. Within the County, the share of population aged 65+ is forecast to sharply increase from 35% in 2021 to 45% in 2051.
- The aging of the local population has generated a steady decline and now negative trend in the County's population growth from natural increase (i.e., births less deaths).
- From 2006 to 2021, the County of Haliburton experienced average net migration of 440 people annually. Under the Low Growth Scenario, annual net migration is forecast to be lower relative to 2006 to 2021 levels. Progressively higher net migration levels are assumed for the Medium and High Scenarios, relative to the Low Scenario.

4.1.5 Servicing Capacity Considerations

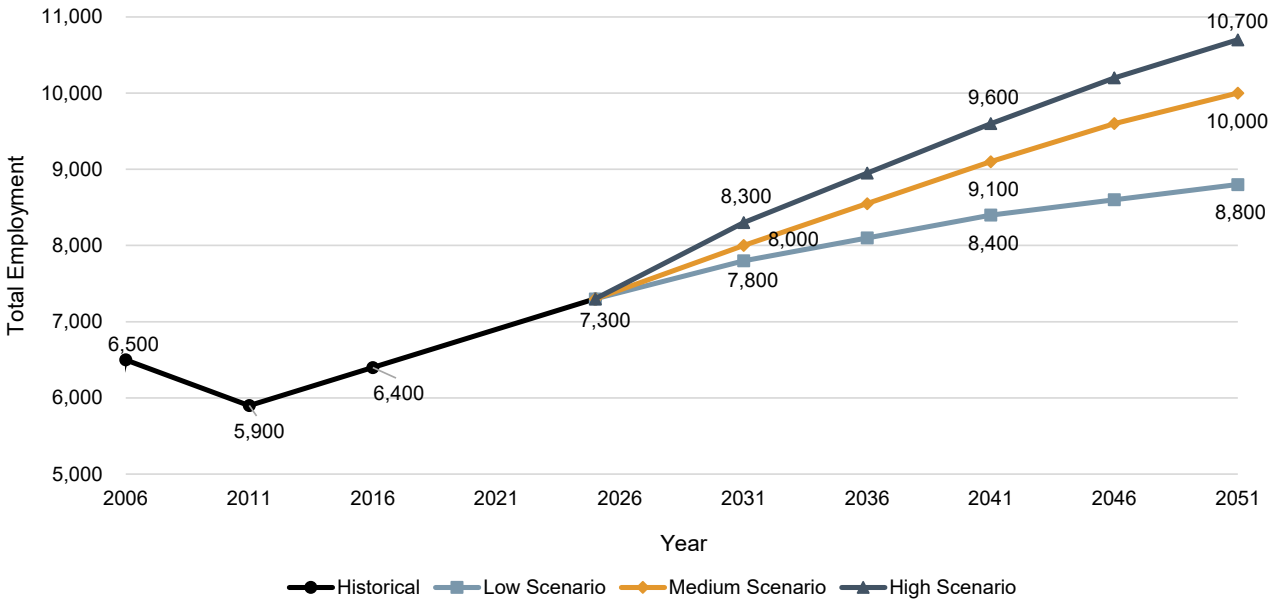
Municipal water and wastewater servicing capacity is an important factor that impacts the amount and type of future growth potential, specifically within urban settlement areas in the County of Haliburton. The long-range population, housing and employment growth forecasts for the County have been informed by the availability of existing municipal water and wastewater servicing capacity and potential long-term solutions to overcome these identified constraints (where identified) based on discussions with County of Haliburton staff. Under the Low Growth Scenario, it is recognized that the County's long-term population and employment growth outlook within its urban settlement areas are limited within the due to identified servicing constraints in these areas. In contrast, the Medium and High Growth Scenarios for the County assume that servicing capacity constraints are overcome through expansions and upgrades to infrastructure over the long-term planning horizon.

4.2 County of Haliburton Long-Range Employment Forecast Scenarios, 2025 to 2051

Building on the economic analysis and key assumptions discussed above, three long-term employment scenarios have been prepared for the County of Haliburton in comparison with recent historical trends. As summarized in Figure 4-1, over the planning horizon to 2051 the employment base for the County is forecast to increase by between 1,500 and 3,400 employees, reaching 8,800 to 10,700 total jobs by 2051. Each of these long-term employment growth scenarios influence the County's long-term population and housing scenarios, which are discussed in detail in Chapter 5.

Of the long-term employment growth scenarios identified, the Low Employment Growth Scenario is identified as the "most plausible" long-term employment forecast for the County, considering provincial and economic trends and employment growth drivers/disruptors within the Muskoka-Kawarthas Economic Region, and identified municipal water/wastewater servicing capacity constraints. Accordingly, the Low Employment Growth Scenario is recommended for long-range planning purposes. Under the Low Employment Growth Scenario, the County's employment base is forecast to reach 8,800, generating an employment increase of 1,500 from 2025. This represents an annual employment growth rate of 0.7% between 2025 and 2051. Comparatively, the employment base for the County increased by 0.7% per year from 2006 to 2025.

Figure 4-1
County of Haliburton
Long-Term Employment Scenarios, 2025 to 2051



Notes:
- Figures have been rounded.
- Total employment includes no fixed place of work and work at home employment.
- 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. Accordingly, Watson & Associates Economists Ltd. developed a 2023 employment base using a range of sources.

Source: 2006 to 2016 derived from Statistics Canada Census data, 2025 derived from Statistics Canada Census, OMAFRA Analyst (Lightcast), building permit and labour force data; scenarios by Watson & Associates Economists Ltd.

Employment growth across the County is anticipated to be driven by opportunities largely associated with population-related (i.e., commercial and institutional) employment sectors and the tourism sector. To a lesser extent, the County is also anticipated to accommodate additional employment opportunities within the industrial sector, largely related to small-scale manufacturing, construction and utilities.

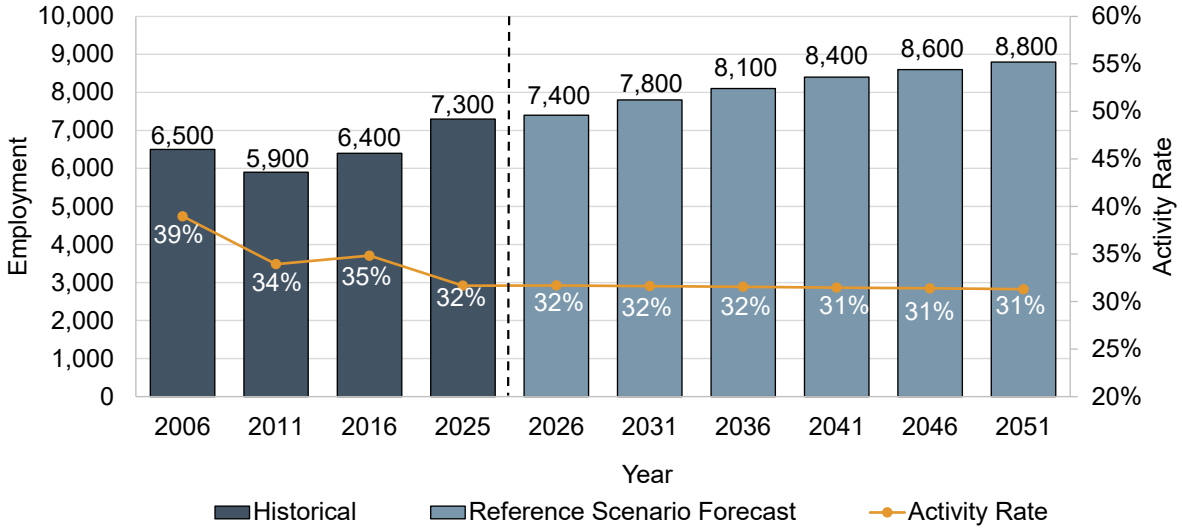
Increasingly, a large percentage of forecast job growth is anticipated to be accommodated through home occupations, home-based businesses and off-site employment, accounting for almost two-fifths of employment growth over the 2025 to 2051 period. Looking forward, continued advances in technology and telecommunications are anticipated to further enable remote work patterns and

ultimately increase the relative share of at home and/or off-site employment over the long term.

Demographics and socio-economics also play a role in the future demand for off-site and work at home employment within an increasingly knowledge- and technology-driven economy. It is anticipated that many working residents in the County of Haliburton will utilize technology to provide or supplement their income in more flexible ways in contrast to traditional work patterns. It is also likely that an increased number of working and semi-retired residents will be seeking lifestyles that will allow them to work from home on a full-time or part-time basis across the County of Haliburton, as they transition from the workforce to retirement.

Figure 4-2 summarizes historical and forecast trends in the employment activity rate (ratio of jobs to population) for the County. Between 2006 and 2016, the employment activity rate for the County of Haliburton steadily decreased from 39% to 35%. Over the long term, the employment activity rate for the County is anticipated to further decline to 31% under the Low Employment Growth Scenario, driven by the aging of the population and labour force over the planning horizon. This continued, gradual, long-term decline in the employment activity rate is anticipated to be largely driven by the continued aging of the County's population and labour force base.

Figure 4-2
County of Haliburton
Recommended Long-Term Employment Forecast, 2025 to 2051

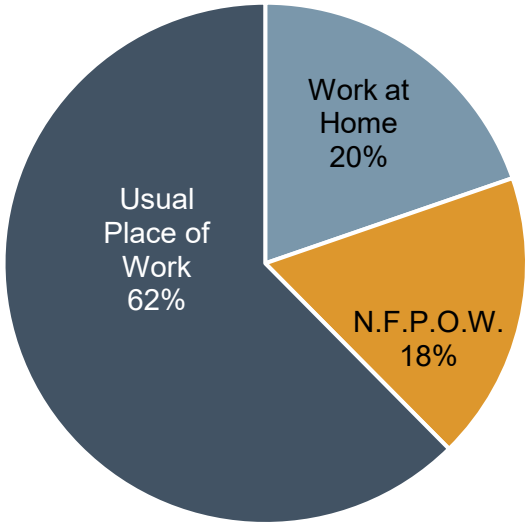


Notes:
- Figures have been rounded.
- Activity rate uses population including the net Census undercount.
- Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.

Source: 2006 to 2016 derived from Statistics Canada Census data, 2025 derived from Statistics Canada Census, OMAFRA Analyst (Lightcast), building permit, and labour force data; by Watson & Associates Economists Ltd.

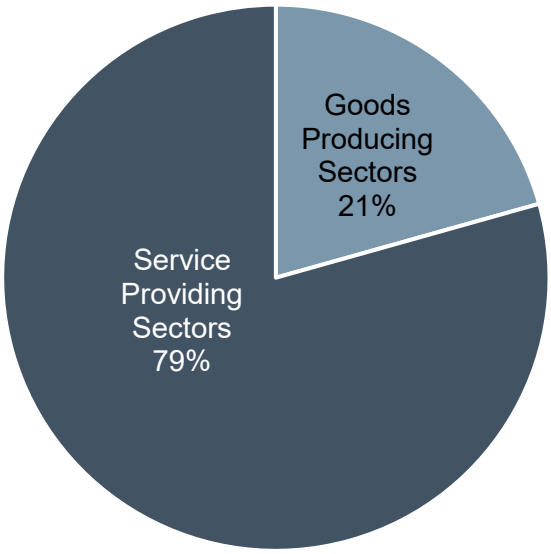
Figures 4-3 and 4-4 provide further details regarding the Low Employment Growth Scenario by place of work and major employment sector. Of the total additional jobs identified for the County over the long term, approximately 62% of jobs are anticipated to have a usual place of work, while the remaining 38% of new jobs are associated with work at home employment or off-site employees. With respect to employment by major sector, approximately 79% of job growth for the County is associated with services-producing sectors, while 21% of jobs are associated with goods-producing sectors (i.e., industrial and primary employment sectors). Additional details regarding the long-term employment forecast for the County are provided in Appendix D.

Figure 4-3
County of Haliburton
Total Employment Growth Forecast by Place of Work, 2023 to 2051



Source: Watson & Associates Economists Ltd.

Figure 4-4
County of Haliburton
Usual Place of Work Employment Growth by Services-Producing vs. Goods-Producing Sectors



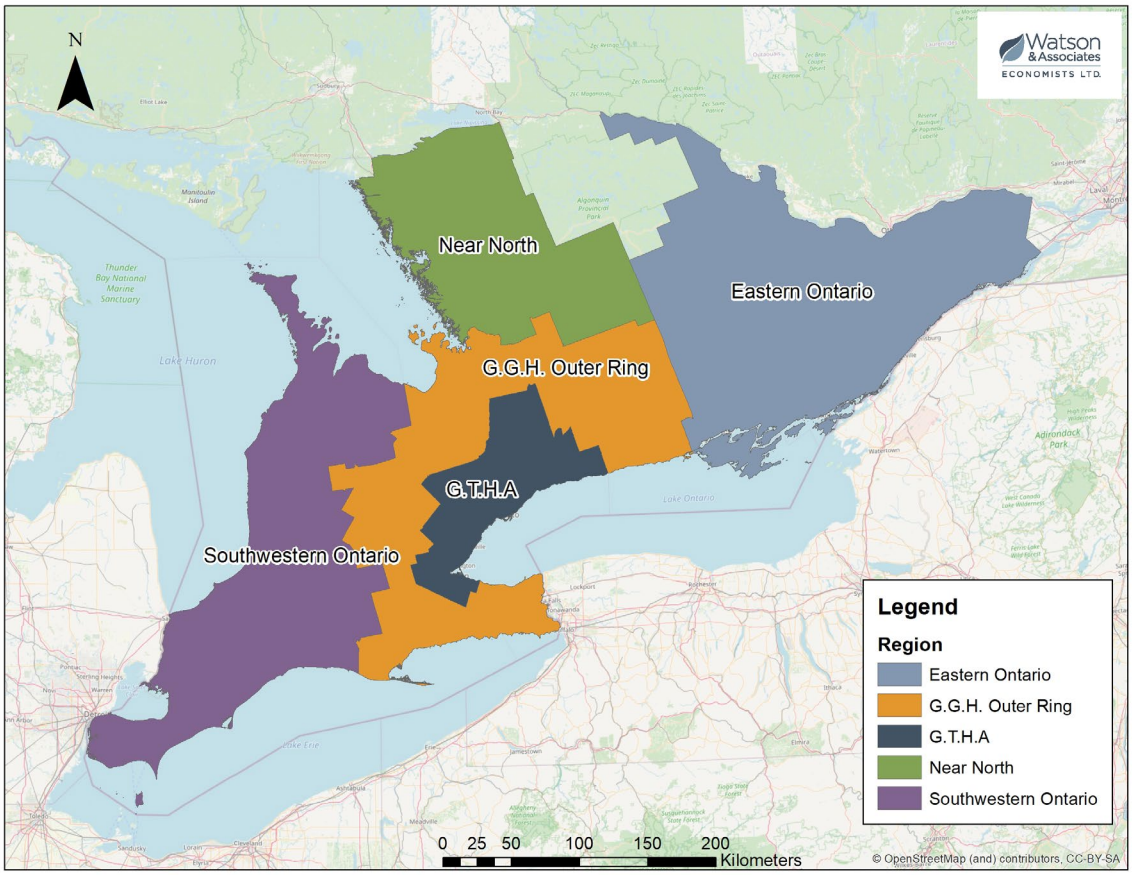
Source: Watson & Associates Economists Ltd.

Chapter 5
County of Haliburton Population and Housing Growth Scenarios, 2021 to 2051

5. County of Haliburton Population and Housing Growth Scenarios, 2021 to 2051

In accordance with the demographic, economic and socio-economic trends discussed in Chapters 2 and 3, as well as the key growth assumptions identified in Chapter 4, three long-term population and housing forecasts, including a Low, High and Medium Growth Scenario, have been prepared for the County of Haliburton to the year 2051. These long-term population and housing scenarios give significant consideration to the long-term demographic and economic outlook for the Province and each of the sub-regions within Southern Ontario (shown in Figure 5-1a). These broader demographic trends, as discussed further below, are expected to have a direct impact on how the population, housing and employment base within the County of Haliburton and its Area Municipalities changes over the next three decades.

Figure 5-1a
Southern Ontario Geographic Sub-Regions



5.1 Southern Ontario's Evolving Demographic and Economic Landscape

Figure 5-1b summarizes the historical and forecast annual population growth rates for each of the sub-regions within Southern Ontario, including: 1) Southwestern Ontario; 2) the G.T.H.A.; 3) the G.G.H. Outer Ring; 4) Eastern Ontario; and 5) the Near North.[28] The population growth forecasts provided in Figure 5-1b are generated by the Ontario Ministry of Finance (M.O.F.) at the Census Division level (C.D.), annually, to reflect the most up-to-date trends and historical data.[29],[30]

Figure 5-1b
Historical Annual Population Growth Rates, 2001 to 2021 vs. Forecast Annual Population Growth Rates by Southern Ontario Sub-Regions, 2021 to 2051

Area	Historical Annual Growth Rate (2001 to 2021)	Forecast Annual Growth Rate (2021 to 2051)
G.G.H. Outer Ring	1.1%	1.5%
G.T.H.A.	1.4%	1.3%
Southwestern Ontario	0.9%	1.3%
Eastern Ontario	1.0%	1.4%
Near North[1]	1.0%	1.2%
Province of Ontario	**1.1%**	**1.3%**

[1] Near North includes the County of Haliburton, Muskoka District and Parry Sound District.
Source: Historical derived from Statistics Canada Census 2001 to 2021. Forecast derived from Ministry of Finance Population Projection for Fall 2024 by Watson & Associates Economists Ltd.

Within the sub-regions of Southern Ontario, annual population growth rates were much higher in the G.T.H.A. between 2001 and 2021 relative to the Province as a whole.

[28] Note that sub-regions 2 and 3 collectively form Central Ontario within Southern Ontario. Near North includes the County of Haliburton, District of Parry Sound and the District of Muskoka.
[29] In accordance with Statistics Canada, Census Divisions consist of "upper-tier municipalities (Counties, Districts and Regional municipalities) as well as administratively separated single-tier municipalities that are located within the geographic boundary of a County.
[30] Ontario Population Projections Update, 2023-2051. Ministry of Finance. Fall 2024.

Over the next 30 years, however, the divergence in annual population growth rates between the G.T.H.A. and the remaining Southern Ontario sub-regions is anticipated to continue to narrow, largely driven by continued outward growth pressure from the G.T.H.A. to the surrounding sub-regions of Southern Ontario. These trends have already been observed in the 2021 Statistics Canada Census and are anticipated to continue over the long term. The basis for these anticipated demographic changes and implications for the County of Haliburton are further discussed below.

1) **The Population Growth Outlook has Strengthened for Ontario Driven by Higher Federal Immigration Targets and a Stronger Forward Looking Immigration Outlook for the Province**

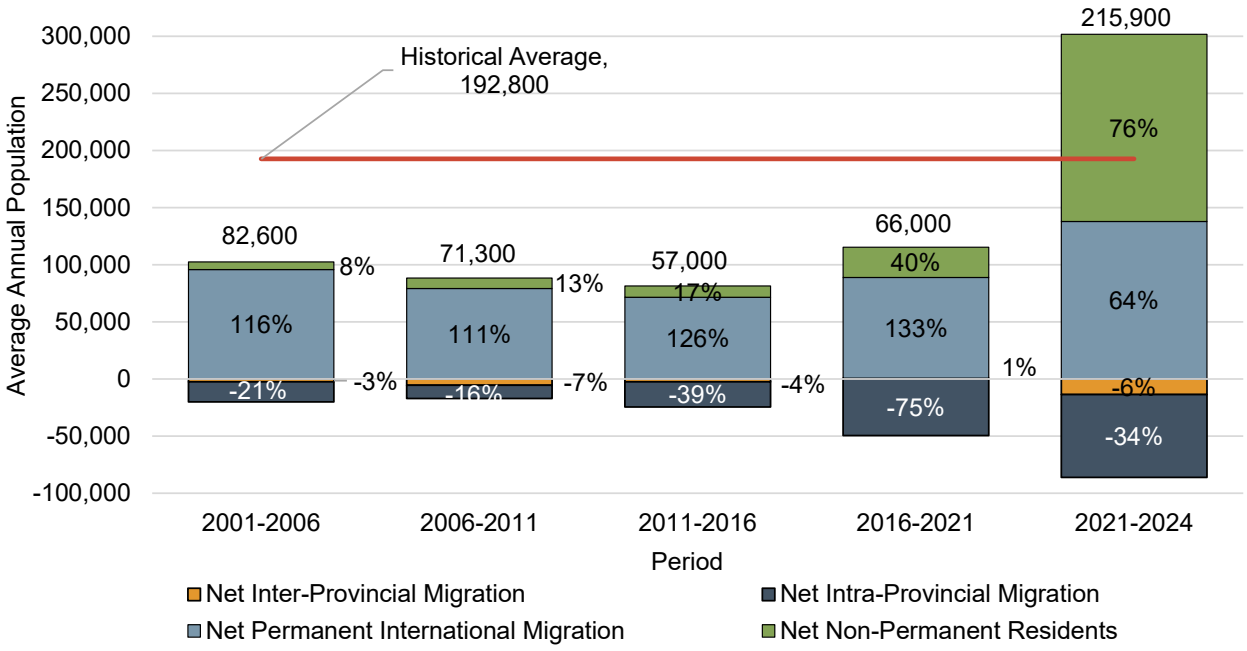
    - In accordance with the M.O.F. Fall 2024 Population Projections Update, the Province of Ontario is forecast to reach a total permanent population of 22.1 million by 2051. This represents an annual population growth rate of 1.3% between 2023 and 2051.[31] Over the past seven years, the forecast annual population growth rate for Ontario, in accordance with the M.O.F., has steadily strengthened, except for 2020 and the most recent 2024 projections.
    - The stronger provincial growth outlook established by the M.O.F. is largely driven by relatively stronger immigration levels to Ontario over the longer-term, including significant recent increases in non-permanent residents in recent years.[32] Over the past decade, Ontario's strengthening export-based economy has been a key driver of increased immigration to the Province.
    - Over the past five-years, immigration levels have increased for each of the Southern Ontario sub-regions outside Central Ontario, except for the Near North sub-region, where higher population growth rates have been almost exclusively driven by increased intra-provincial net-migration levels largely coming from the G.T.H.A.

[31] Ontario Population Projections Update, 2023-2051. Ministry of Finance. Fall 2024.
[32] Non-permanent residents are defined by Statistics Canada as persons from another country who have been legally granted the right to live in Canada on a temporary resident permit, along with members of their family living with them. These residents include foreign workers, foreign students, the humanitarian population such as refugees and other temporary residents.

2) **Continued Outward Growth Pressure from the G.T.H.A. Represents a Driving Factor of Population Growth to Southern Ontario's Other Sub-Regions**

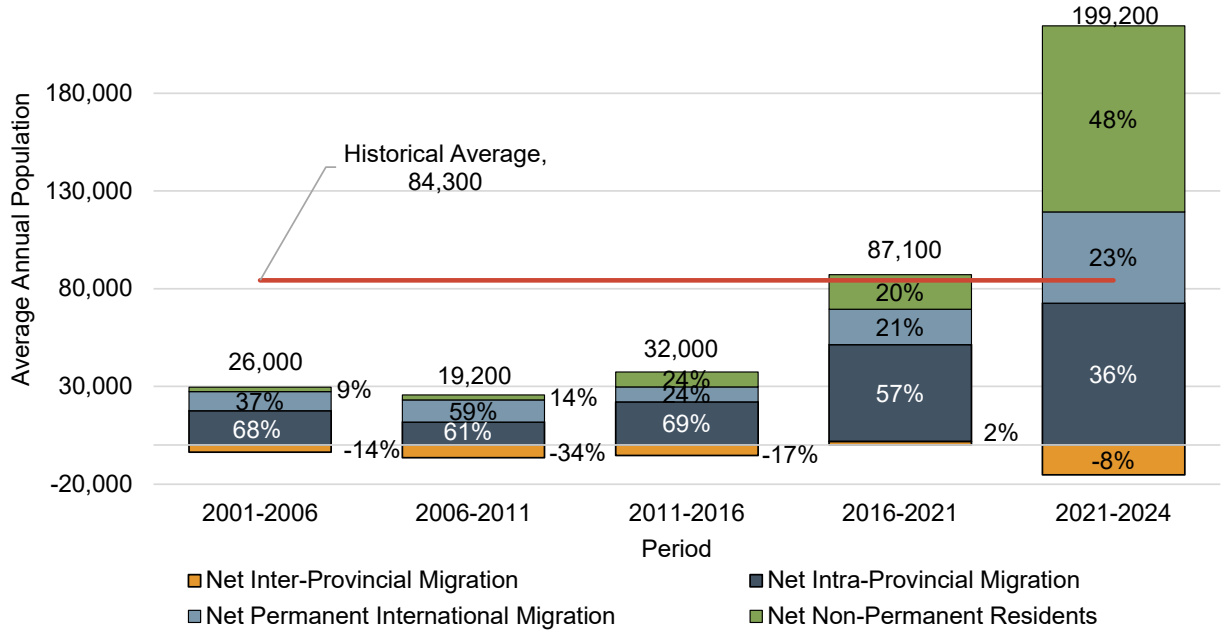
- As summarized in Figures 5-2a and 5-2b, 57% of net-migration to the remaining areas of Southern Ontario outside the G.T.H.A. in the last Census period was driven by intra-provincial migration from within the G.T.H.A. It is also important to recognize that this trend toward increased outward growth pressure also exists at the sub-regional level across many of Southern Ontario's other larger urban centres, including the City of Ottawa, the City of London, the Kitchener-Waterloo area, the City of Windsor and the City of Kingston.
- For the County of Haliburton, outward growth pressure from the G.T.H.A. represents the primary driver of both permanent and seasonal population growth. As previously discussed in subsection 3.1.3, the G.T.H.A. and the G.G.H. Outer Ring represented over 80% net intra-provincial net migration reported for the County of Haliburton over the past Census period. For the County of Haliburton, these trends are anticipated to continue but will moderate relative to recent development pressures. Key factors that support these continued trends include:
    - The relative decline in housing affordability within the G.G.H., compared to the County of Haliburton;
    - A gradual strengthening of regional economic conditions within the surrounding municipalities that comprise the County of Haliburton commuter-shed (i.e., steady labour force growth within both services-producing and goods-producing sectors);
    - Changes to the nature of work, led by technological improvements and increased options for remote/hybrid work, which were accelerated during the COVID-19 pandemic;
    - Lifestyle preferences as some residents from larger urban centres of the G.G.H. exchange "city lifestyles" for a greater balance of urban and rural living; and
    - The conversion of cottages to permanent occupancy dwellings by second-home owners who decide to move or retire permanently to the County of Haliburton.

Figure 5-2a
Greater Toronto Hamilton Area
Historical Net Migration by Type, 2001 to 2024



Note: Figures have been rounded. Figures are not adjusted for the residual deviation.
Source: Derived from Statistics Canada Table 17-10-0153-01 (components of population change by Census Division), by Watson & Associates Economists Ltd.

Figure 5-2b
Ontario Less the Greater Toronto and Hamilton Area
Historical Net Migration by Type, 2001 to 2024



Note: Figures have been rounded. Figures are not adjusted for the residual deviation.
Source: Derived from Statistics Canada Table 17-10-0153-01 (components of population change by Census Division) by Watson & Associates Economists Ltd.

5.1.1 Evolving Regional Demographic and Economic Conditions – Future Implications for Haliburton County

An understanding of the broad demographic trends occurring across Southern Ontario is important when discussing the key factors which are likely to drive the amount of future permanent and seasonal population and housing growth in the County of Haliburton over the next three decades. A further commentary regarding the influence of the growing regional economy on the County of Haliburton's long-term permanent and seasonal population outlook is provided below.

- As neighbouring municipalities to Haliburton County such as the City of Kawartha Lakes, Simcoe County, and Muskoka District continue to grow and urbanize, the employment market within the Haliburton commuter-shed will also expand and diversify. This provides increased opportunities for working-age residents to live in Haliburton and work within the surrounding commuter-shed, as long as suitable housing opportunities are available.

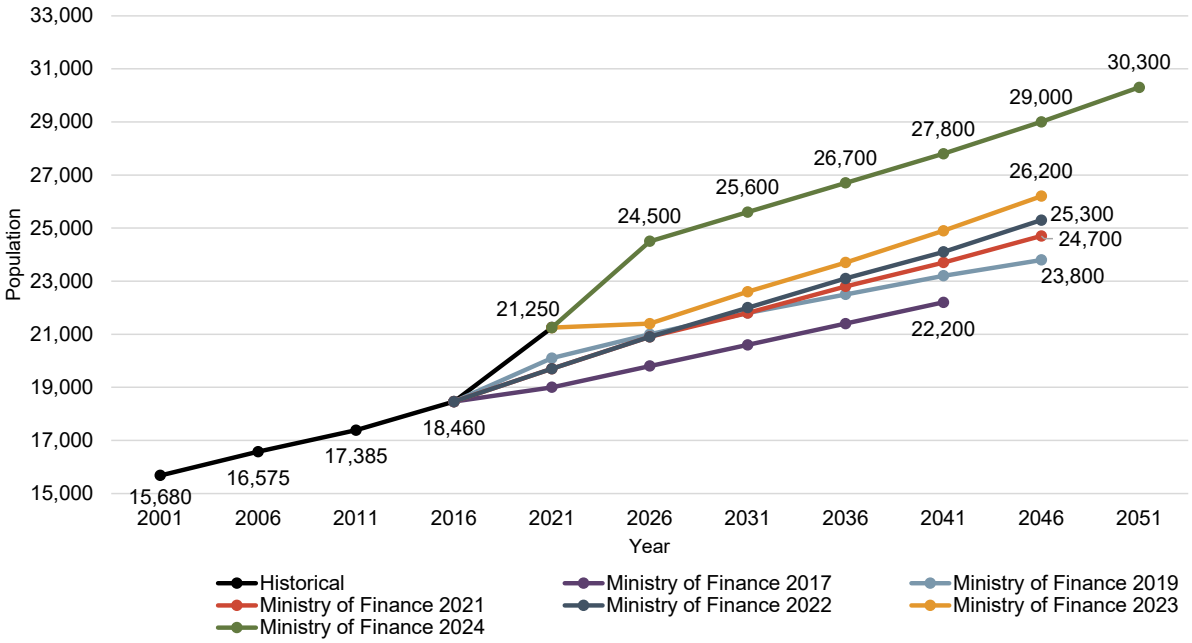
- Increased urbanization, both locally and within the surrounding commuter-shed, provides better access to urban amenities related to dining and shopping, as well as access to health care and other community services for Haliburton residents. As previously noted, the capacity of local hard and soft infrastructure within the County's Urban Serviced Settlement Areas (i.e., municipal water and wastewater services, indoor recreation services, schools, health care, rental and social housing and other community infrastructure) is likely to limit the pace of permanent population growth if the expansion of these services is not provided in a timely manner to address increased urban population growth pressures across the County.
- Many of the same demographic and regional economic trends discussed above are also placing increased demand for residential development within the County's rural areas. As previously noted, improved broadband infrastructure and other technological advancements have allowed for an increase in hybrid work opportunities, as well as more employment options within the gig economy.[33]
- These economic and technological changes, as well as potential amendments to provincial planning policy, are anticipated to drive steady demand for rural development across the County of Haliburton. Notwithstanding this trend towards steady demand for rural housing, the County's population base is anticipated to become more urbanized over the long term, similar to most Southern Ontario municipalities, provided that municipal servicing solutions can be provided over the longer-term.
- For the County of Haliburton and other municipalities located in Ontario's cottage country, conversion of seasonal dwellings (i.e., second homes) to permanently occupied households represented a key driver of population growth during the height of the COVID-19 pandemic. While this trend is anticipated to continue to represent a key factor contributing to higher long-term population growth across the County, the pace of seasonal conversions is expected to slow considerably relative to recent trends observed during the peak of the pandemic (refer to section 5.6 for further details).

[33] The gig economy is characterized by flexible, temporary, or freelance jobs, often involving connecting with clients or customers through an online platform.

5.2 Ministry of Finance Long-Term Population Growth Forecast for the County of Haliburton

Figure 5-3 summarizes the population projections for the County of Haliburton as prepared by the M.O.F. between 2017 and 2024. Over the past seven years, the County's annual population growth rate, in accordance with the M.O.F., has increased from 0.8% to 1.2%. The M.O.F. anticipates a stronger increase in the forecast rate of population growth for the County of Haliburton to 2051, and the analysis provided herein in section 5.3 indicates that the M.O.F.'s population forecast is projected to exceed the County's Low Population Growth Scenario by approximately 2,100 people by 2051. It is our opinion that the most recent M.O.F. population forecast for the County of Haliburton overstates the County's long-term population growth potential, as it does not specifically address the constraining economic trends (i.e., local and regional employment opportunities) and/or water and wastewater servicing capacity factors when assessing the long-term population growth outlook for the County of Haliburton.

Figure 5-3
Ministry of Finance Population Forecasts for the County of Haliburton,
2021 to 2046



Note: Population includes net Census undercount. Figures have been rounded.
Source: Historical derived from Statistics Canada Census, 2001 to 2021, and Ministry of Finance Projections from Spring 2017, Summer 2019, Spring 2021, Summer 2022, Summer 2023, and Fall 2024 releases by Watson & Associates Economists Ltd.

5.3 County of Haliburton Permanent Population Forecast, Reference Scenario, 2021 to 2051

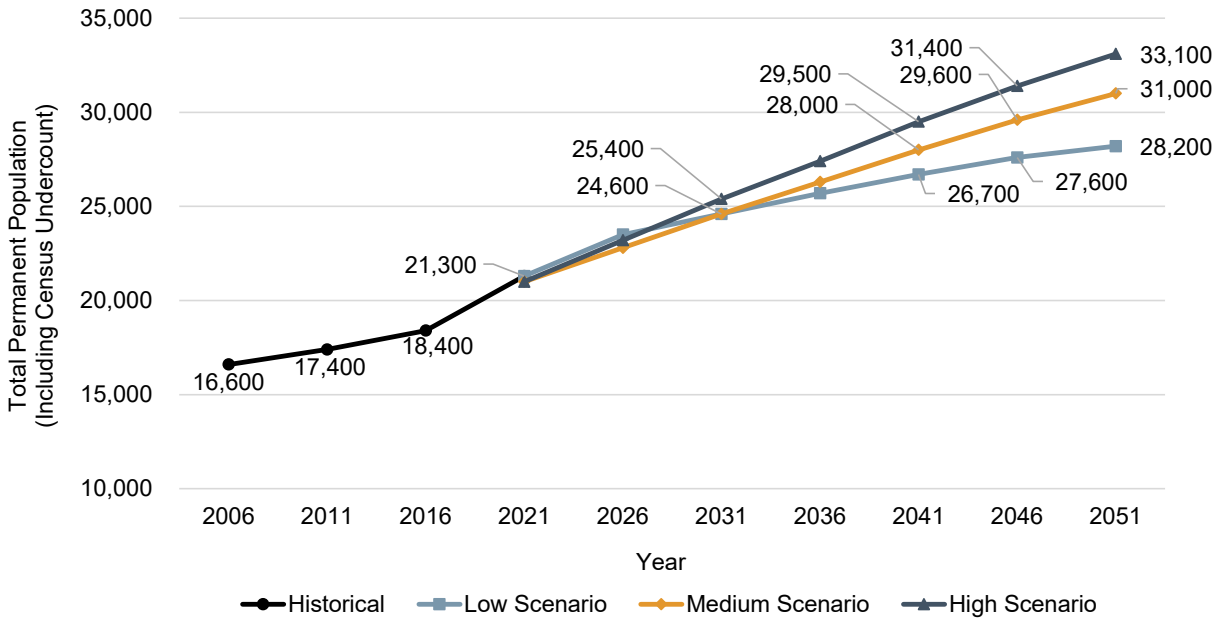
Figure 5-4 summarizes the long-term population growth scenarios for the County of Haliburton to the year 2051. Key observations are as follows:

- Under the Low Population Growth Scenario, the County's permanent population base is forecast to grow at an average annual rate of 0.9% per year. The population is forecast to increase between 2021 and 2051 by 6,900 people, from 21,300 to 28,200. Comparatively, the population forecast under the Low Population Growth Scenario is approximately 2,100 persons lower than the most recent M.O.F. 2051 population forecast, as previously summarized in section 5.2.
- The permanent population for the County is forecast to grow at an annual rate of approximately 1.3% under the Medium Population Growth Scenario. This

represents a slightly slower average annual growth when compared to the historical growth trend achieved from 2006 to 2021 at 1.6%. Under the Medium Population Growth Scenario, the population is expected to reach 31,000 by 2051, representing an increase of approximately 9,700 people from 2021 to 2051.

- Under the High Population Growth Scenario, the County's permanent population base is forecast to grow at an average annual rate of 1.5% per year. Under this scenario, the population is anticipated to grow by approximately 11,800 people, increasing from 21,300 in 2021 to 33,100 in 2051.
- Comparatively, the population forecast under the Medium and High Population Growth Scenarios is higher by 700 and 2,800 people, respectively, than the most recent M.O.F. 2051 population forecast.

Figure 5-4
County of Haliburton
Long-term Forecast Population Scenarios, 2021 to 2051



Note: Figures have been rounded.
Source: 2006 to 2021 derived from Statistics Canada Census and Demography Division data, and 2021 to 2051 forecast by Watson & Associates Economists Ltd.

The permanent population scenarios represent the potential range of future growth that can be anticipated for the County of Haliburton over the next 30 years. Based on our review, the Low Population Growth Scenario is the recommended growth forecast

scenario for the County of Haliburton as the forecast level of population growth takes into account existing servicing capacity constraints that impact the amount of newcomers that the County can accommodate in its serviced settlement areas. The Low Population Growth Scenario reflects this constraint to servicing capacity and its impact on accommodating new growth over the long-term planning horizon to 2051. The forecast level of housing growth required to accommodate the Low Population Growth Scenario is reasonable over the short to medium term forecast period in relation to historical trends observed, and over the long-term forecast period based on identified servicing capacity constraints.[34]

Additional details regarding the Low Population Growth Scenario for the County are provided in Appendix E.

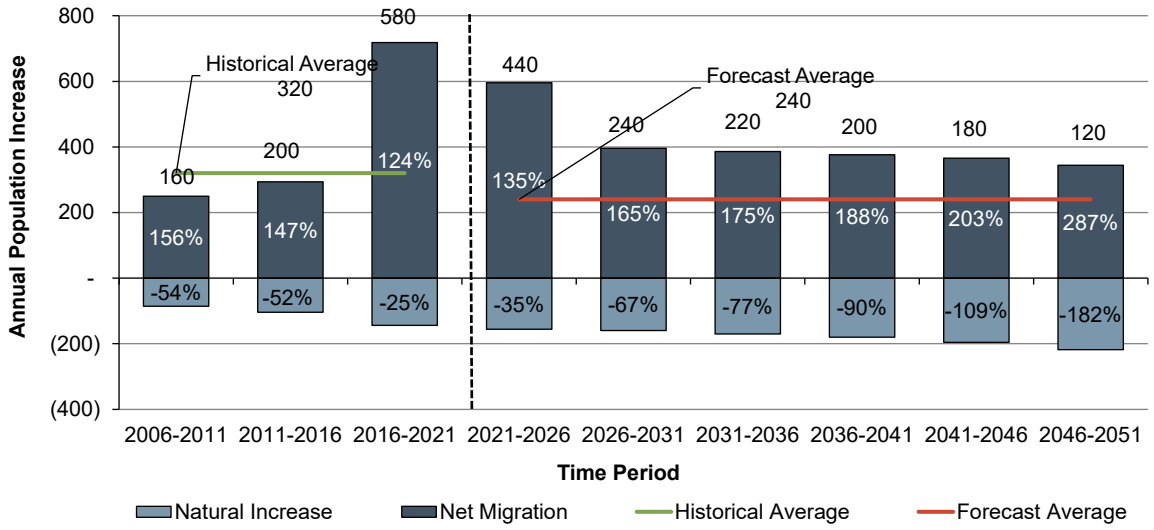
5.3.1 Components of Permanent Population Growth, 2021 to 2051

Figure 5-5 summarizes population growth in the County by component, including net migration and natural increase (births less deaths). Looking forward, net migration is anticipated to represent the largest component of forecast population growth in the County, similar to all other Southern Ontario municipalities. As previously discussed, this is a result of diminishing population growth from natural increase due to the aging of the population. Net migration by type can be broken into three broad categories:

- **International Net Migration –** represents international immigration less emigrants, plus net non-permanent residents. Historically, and in the future, international net migration is not anticipated to represent a significant source of population growth for the County;
- **Inter-provincial Net Migration –** comprises in-migration less out-migration from other Canadian provinces/territories. Historically, this type of migration has not been a major source of net-migration for the County; and
- **Intra-provincial Net Migration –** includes in-migration less out-migration from elsewhere within the Province of Ontario. This has been a significant source of net migration over the last decade for the County.

[34] Historical trends based on residential building permit data, Statistics Canada Census data and Municipal Property Assessment Corporation data. Servicing capacity constraints based on discussions with County of Haliburton staff.

Figure 5-5
County of Haliburton
Forecast Population Growth Associated with Net Migration
and Natural Increase, 2021 to 2051



Note: Population includes net Census undercount. Figures have been rounded.
Source: Historical (2006 to 2021) derived from Statistics Canada Demography Division and forecast (2021 to 2051) by Watson & Associates Economists Ltd.

Key observations with respect to the components of population growth in the County of Haliburton include the following:

- As previously discussed, over the past three Census periods (2006 to 2021) the County of Haliburton accommodated close to 440 new migrants per year. As previously discussed, all net migration to Haliburton County has been through intra-provincial migration, largely from the G.G.H. Since 2016, the County has experienced a significant increase in net migration levels from the G.G.H.
- Between 2006 and 2021, just over 60% of the intra-provincial net migration to the County was from the 55+ age group. Over the next 30 years, however, a slightly greater share of younger adults (20-54) are anticipated to arrive in Haliburton County, considering recent trends and the regional growth drivers discussed in section 5.1. This trend was recently experienced during the past Census period (2016 to 2021).
- Over the 2021 to 2051 period, net migration levels are forecast to remain strong within the County of Haliburton, but slightly lower than recent trends experienced over the most recent Census period.

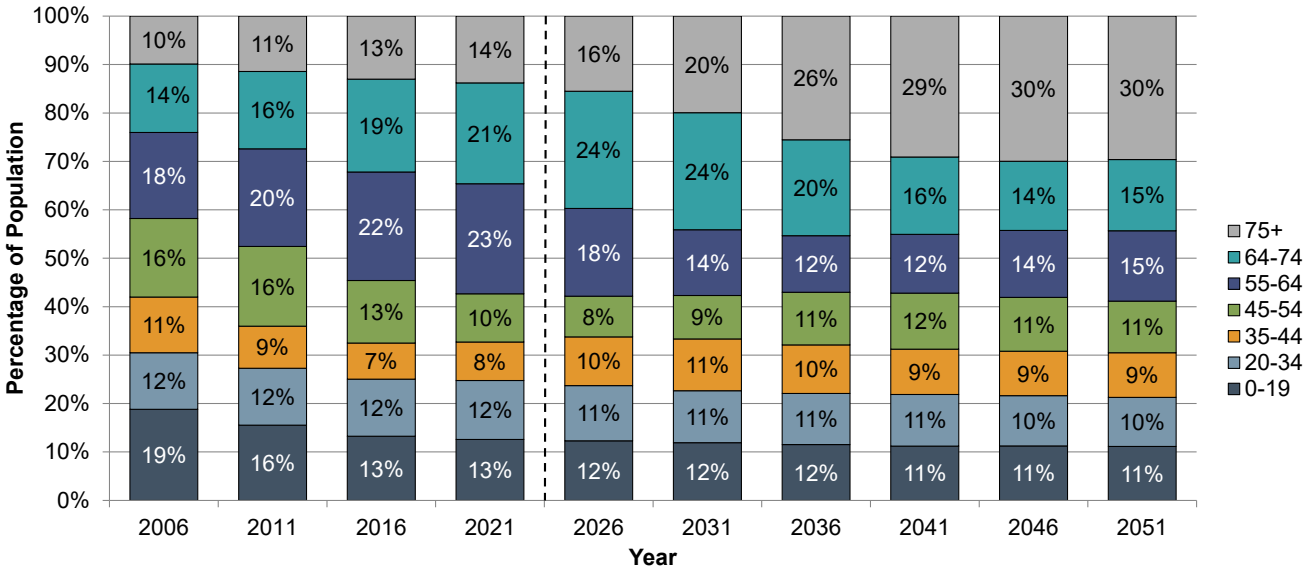
- Local housing opportunities targeted to a broadening range of demographic groups (i.e., first-time homebuyers, families, empty nesters, and seniors) and the County's attractiveness as a place to work, live and retire, represent the key drivers of potential net migration to the County in the future. As previously noted, constraints to municipal water and wastewater services are expected to limit housing opportunities for first-time homebuyers, families within children and seniors.

5.3.2 Permanent Population Forecast by Age Structure, 2021 to 2051

Figure 5-6 summarizes the population growth forecast by major age group over the 2021 to 2051 period for the County of Haliburton. Key observations are as follows:

- The percentage of population in the 0 to 19 age cohort (youth population) is forecast to gradually decline from 13% in 2021 to 11% in 2051.
- The population share associated with the 20 to 54 age group is forecast to remain stable at 30% from 2021 to 2051.
- The 55 to 74 age group (empty nesters/younger seniors) is forecast to significantly decline from 44% in 2021 to 30% in 2051.
- The percentage of the population in the 75+ age group (older seniors) is forecast to approximately double over the 30-year period, from 14% in 2021 to 30% in 2051.
- Forecast population growth associated with the 75+ age group will be largely driven by the aging of the existing Baby Boom population within the County, as opposed to net in-migration of 75+ aged residents to the County. This indicates that the strong population growth anticipated within the 75+ age group will still be achieved even if the long-term 2051 population growth scenarios for the County are not fully realized due to lower net migration levels. As previously discussed, the aging of the County's population is anticipated to place increasing demand on the need for seniors' housing, affordable housing, as well as community and social services throughout this area geared to older adults.

Figure 5-6
County of Haliburton
Total Population by Major Age Group, 2021 to 2051



Note: Population includes net Census undercount.
Source: Historical population by age derived from 2006 to 2021 Statistics Canada Census data; 2021 to 2051 population forecast by age prepared by Watson & Associates Economists Ltd.

5.4 How are Evolving Demographic Trends Influencing Housing Needs by Type and Location Across the County of Haliburton?

5.4.1 Attracting Younger Generations

Accommodating younger generations, such as Millennials and Generation Z, and other working-age adults, is critical for the County to achieve the recommended long-term population and employment growth forecasts, as set out herein.[35] Housing demand associated with younger generations in the County is anticipated across a range of housing types that are affordable to new home buyers/renters and cater to a broad range of lifestyle preferences, largely towards urban and suburban living. This includes housing options such as townhouses (including back-to-back townhouses and stacked townhouses), higher-density developments (i.e., low-rise purpose-built apartments and

[35] Millennials and Generation Z refer to those born between 1980 and 1992, and 1993 and 2005, respectively.

condominiums), and to a lesser extent, low-density housing forms. Demand for low-density housing is anticipated to be strongest for "move-up" home buyers with growing families; this typically represents working-age homeowners approaching 40 years of age and older.

5.5 County of Haliburton Permanent Housing Forecast, Medium Growth Scenario, 2021 to 2051

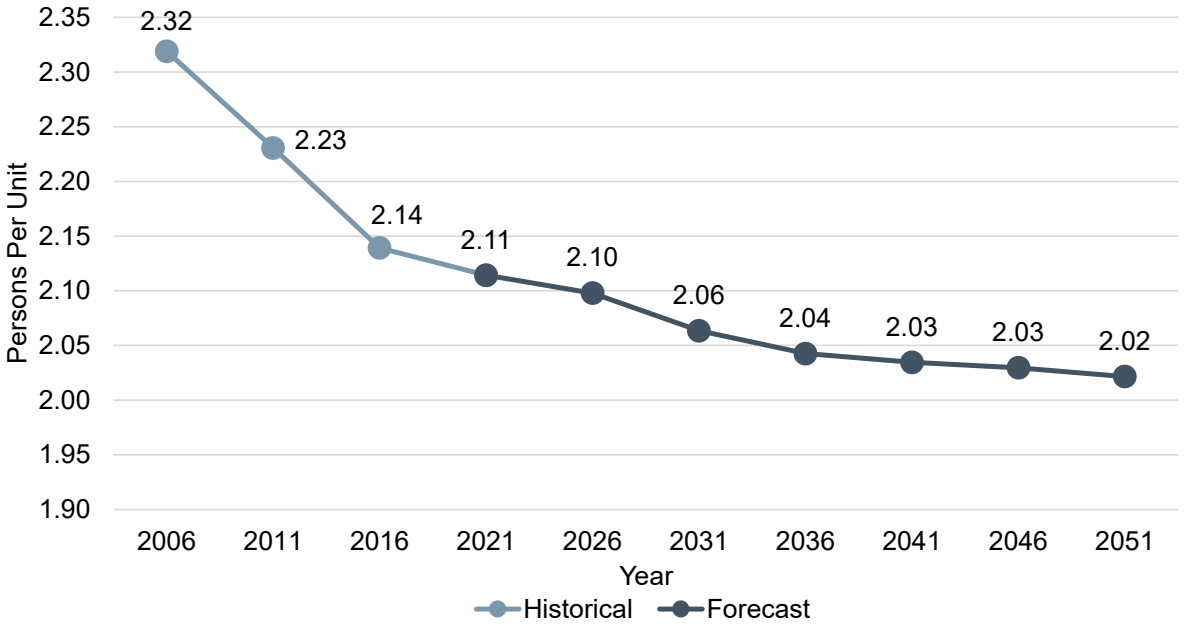
5.5.1 Trends in Housing Occupancy

Figure 5-8 summarizes anticipated trends in long-term housing occupancy, or average persons per unit (P.P.U.), for the County of Haliburton from 2021 to 2051. Key observations include the following:

- Between 2006 and 2021, the average P.P.U. for the County of Haliburton declined from 2.32 to 2.11.
- Over the forecast period, the average P.P.U. for the County of Haliburton is anticipated to continue to gradually decline from 2.11 in 2021 to 2.02 in 2051, largely as a result of the aging of the County's population.
- Over time, the rate of P.P.U. decline is anticipated to moderate relative to historical trends, partially driven by slightly stronger net migration levels attributed to working-age adults and their children.[36]

[36] It is noted that 2021 average P.P.U. levels may be temporarily inflated resulting from impacts associated with COVID-19.

Figure 5-8
County of Haliburton
Forecast Population Per Unit, 2021 to 2051



Note: Population used to calculate persons per unit excludes the net Census undercount:
Source: 2011 to 2021 derived from Statistics Canada Census, 2021 to 2051 forecast by Watson & Associates Economists Ltd.

5.5.2 Housing Forecast by Structure Type

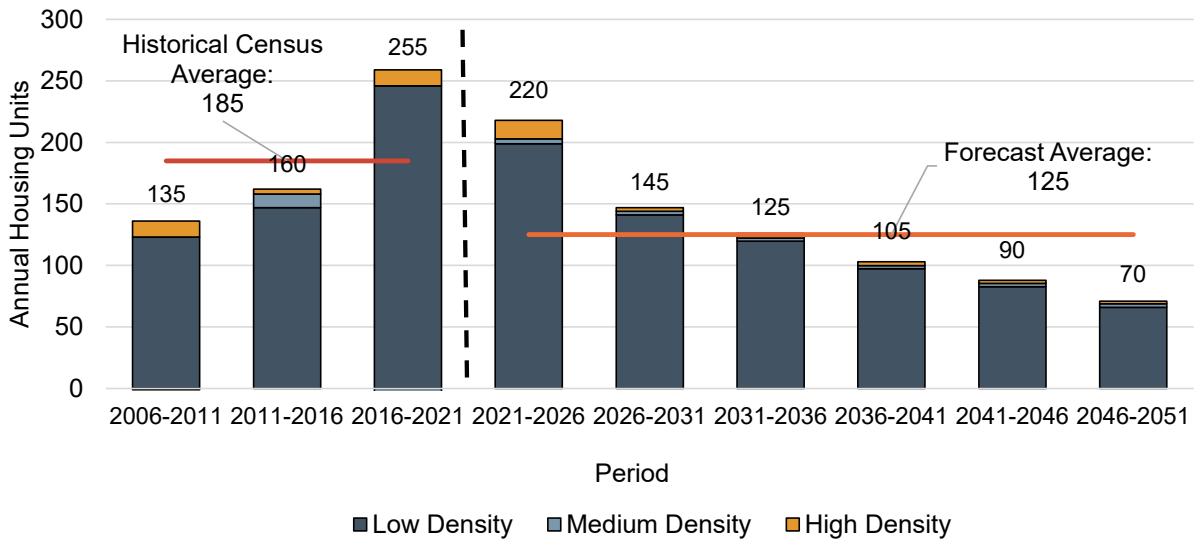
Figure 5-9 summarizes the long-term total annual household forecast for the County of Haliburton in five-year increments from 2021 to 2051 and by housing structure type. Key observations include the following:

- Over the next 30 years, the County of Haliburton is forecast to add an average of approximately 125 permanent households to its existing stock per year. This represents a decrease of approximately 32% relative to the number of permanent households added to the County's existing housing stock over the past 15 years. As previously discussed, the Low Scenario housing forecast takes into account existing servicing capacity constraints that impact the amount of housing growth that can be accommodated in the County's serviced settlement areas. It is also important to address housing growth within the context of annual housing conversions from seasonal to permanent occupancy. Refer to section 5.6 for further discussion.

- Due to identified municipal water/wastewater servicing capacity constraints in the County's serviced settlement areas, it is anticipated that housing growth will continue to be concentrated in low-density housing forms (singles and semi-detached) at 94% of total new households, with medium-density housing (townhouses and duplexes) comprising 2% and high-density housing (apartments) 4% of housing growth.
- While there is strong demand for low-density housing forms across the County, increasing market demand is also anticipated for medium- and high-density housing forms to provide greater choice in housing options by type and tenure across a diverse mix of residents by age and income. Increased demand is also anticipated from secondary units associated with existing detached dwellings.[37]
- Given the diversity of the 65 to 74 and 75+ population age groups, forecast housing demand across the County within this broad 65+ demographic group is anticipated to vary considerably. Within the 65+ age group, housing demand from the population aged 65 to 74 years is anticipated to be relatively strong for ground-oriented housing forms (i.e., single detached, semi-detached and townhouses) provided in a range of locations, including waterfront and non-waterfront rural lots, as well as urban lots that offer proximity to urban amenities, municipal services, community infrastructure, and access to recreation. With respect to the 75+ population, the physical and socio-economic characteristics of this age group (on average) are considerably different from those of younger seniors, empty nesters and working adults with respect to income, mobility and health. Typically, these characteristics represent a key driver behind the increased propensity of the 75+ population age group for medium- and high-density housing forms (including seniors' housing) that are in proximity to municipal and community services (e.g., health care services), as well as other community facilities and services within urban areas.

[37] For the purposes of this analysis, secondary units are categorized with high-density dwellings.

Figure 5-9
County of Haliburton
Housing Forecast by Structure Type, 2021 to 2051



Notes:
- Low Density includes singles and semis.
- Medium Density includes townhouses and apartments in duplexes.
- High Density includes accessory units, bachelor, 1-bedroom and 2-bedroom+ apartments in a building that has fewer than five storeys or in a building with five or more storeys.

Source: 2006 to 2021 from Statistics Canada Census 2006-2021; 2021 to 2051 forecast by Watson & Associates Economists Ltd.

In accordance with the P.P.S., 2024, municipalities must consider "locally appropriate" rural characteristics, the scale of development and the provision of appropriate service levels when directing development in rural settlement areas. These provincial planning policy changes are anticipated to generate increased demand for housing in rural areas across the County of Haliburton. As previously discussed, continued investments in broadband infrastructure and technology are also anticipated to continue to enable a higher share of work at home jobs in rural areas in the future. It is also likely that an increased number of working and semi-retired residents will be seeking lifestyles that will allow them to work from home on a full-time or part-time basis within the County of Haliburton as they transition from the workforce to retirement.

While housing demand is anticipated to strengthen across the urban areas of the County, the share of total future housing growth accommodated in the urban areas of the County of Haliburton is not anticipated to increase in comparison to historical trends

under the Low Population Growth Scenario. From a market perspective, however forecast demographic trends across the County suggest that the demand of housing will continue to remain strong in urban areas, as new residents are attracted to such areas in search of competitively priced, ground-oriented housing options located within proximity to local urban amenities (i.e., schools, retail, personal service uses, etc.) with good access and proximity to surrounding employment markets. Housing demand from the 55-74 age group (empty nesters/young seniors) and the 75+ age group (older seniors) is also anticipated to drive the future need for housing that is within proximity to urban amenities (i.e., shopping, entertainment, hospitals/health care) and other community infrastructure. Notwithstanding these anticipated market trends, servicing constraints in Urban Serviced Areas will result in less opportunities for new urban housing.

5.5.3 Addressing the Link Between Housing Affordability and Economic Growth in the County of Haliburton

Declining ownership housing affordability and the lack of an affordable rental housing supply represents a key headwind for population growth and economic expansion across all regions of Southern Ontario and beyond. Housing affordability is determined by a range of community, regional and provincial/national level factors that influence supply and demand for housing, cost of residential development, ownership carrying costs, and rental market rates. As previously noted, many of these factors are impacted by macro-economic conditions and federal policy, over which the County of Haliburton has limited influence. This includes such factors as immigration and trade policy, dollar exchange rates, monetary policy, interest rates and the regulatory environment related to residential mortgages.

There are, however, a range of local factors that influence housing affordability over which the County has greater control when working with its private sector partners and senior levels of government. This includes encouraging greater market choice of housing stock by built form and tenure, including purpose-built rental housing and attainable housing options by providing increased availability of developable, designated, zoned and serviced urban residential lands. Municipal fees for residential development and potential financial incentives also influence the cost of development and impact housing costs. Furthermore, residential property taxes are an ongoing residential carrying cost that impacts housing affordability.

To address growing housing affordability gaps, each of the Area Municipalities within the County of Haliburton should continue to work with the development community and their other public and private partners to expand the supply of medium- and high-density ownership and rental housing options in both greenfield locations and intensification areas which cater to the residents across a broad range of households incomes and age groups. Emphasis should be placed on expanding housing supply opportunities related to medium-density typologies (i.e., missing middle) that are more compact, land efficient and price competitive, including duplexes, townhouses, back-to-back and stacked townhouses, as well as other low-rise hybrid buildings.[38]

While medium-density dwellings can often be considered a reasonable substitute for a detached dwelling, based on built form and size characteristics (number of bedrooms, provision for a yard and garage), the similarities and substitution potential of high-density for medium-density units is not as strong. This is largely due to the average size, number of bedrooms and absence of a private yard when considering high-density dwellings. Also, condominium units are not necessarily more affordable than grade-related dwellings on a square foot basis. Condominium fees also further contribute to the total carrying costs of condominium units. Notwithstanding the above, some residents may choose smaller condominium units over townhouses for lifestyle reasons, subject to affordability.

5.5.4 Accommodating the County's Aging Population

As previously noted, forecast trends in population age structure are important to address as these demographic trends directly influence the rate of future population growth, as well as future housing needs, infrastructure requirements and community services. For Canadian municipalities, including the County of Haliburton, the influence of the Baby Boom generation on real estate market demand over the next several decades is important to address.

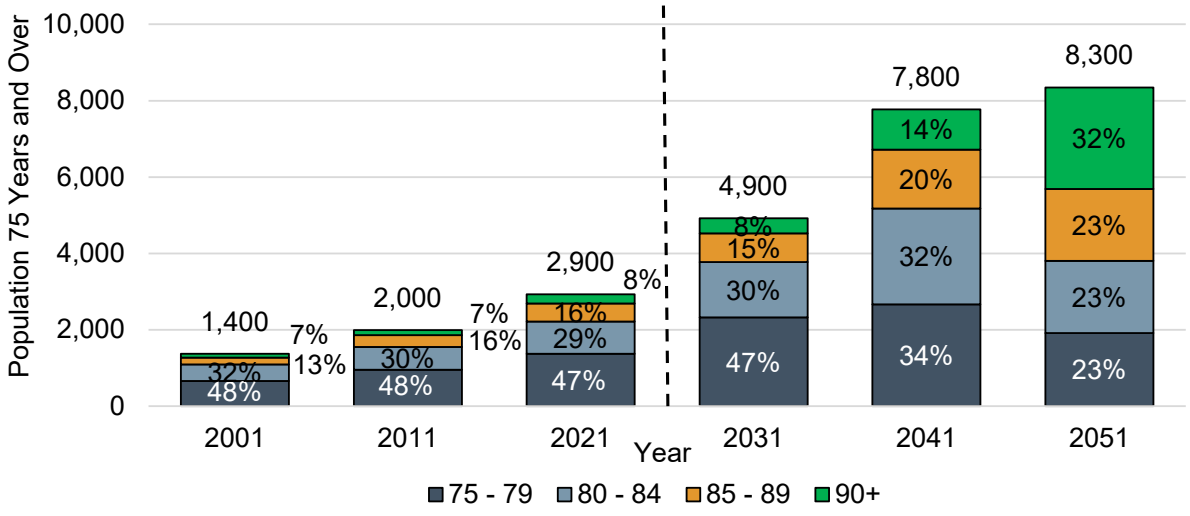
As previously noted, as the County's Baby Boom population continues to age over the next several decades, the percentage of older seniors (i.e., people 75 years of age and older) is anticipated to steadily increase from approximately 14% in 2021 to 30% in

[38] The "missing middle" describes a range of medium-density housing types between single detached houses and apartment buildings.

2051 (refer to Figure 5-7). This represents a forecast annual population growth rate for the 75+ age group of 3.6%, compared to 0.9% for the entire population.

Within the 75+ age group, the growing share of people 85 years of age and older is particularly important to note. In 2001, the 85+ age group represented approximately 2% of the County's population, or about 280 residents. By 2051, the County of Haliburton's 85+ population is forecast to grow to approximately 4,500 persons, representing 14% of the County's total population base. As previously noted, forecast population growth associated with the 75+ age group will be largely driven by the aging of the existing Baby Boom population within the County, as opposed to net-migration of older residents to this area.[39]

Figure 5-7
County of Haliburton
Forecast Growth in 75+ Population Age Group, 2001 to 2051



Note: Population includes net Census undercount.
Source: Historical population by age derived from 2001 to 2021 Statistics Canada Census data; 2021 to 2051 population forecast by age prepared by Watson & Associates Economists Ltd.

[39] Over the 2021 to 2051 planning horizon, the 75+ age group is anticipated to experience net out-migration from the County of Haliburton.

5.6 Seasonal Housing Forecast (Second Homes)

The County of Haliburton has a sizable seasonal population base, which is estimated at just over 12,000 as of 2021. Across the County's waterfront areas, steady new construction of second homes is anticipated over the long term, largely driven by demand from G.G.H. residents. Notwithstanding this anticipated demand, the County's seasonal population and housing base is not anticipated to increase over the next 30 years. This trend is a result of anticipated conversions of existing waterfront second homes into permanent residents, which has the effect of off-setting seasonal population and housing growth.

To date, this trend has been largely driven by older adults who are planning to retire to "the cottage" in Haliburton on a full-time basis. This seasonal housing conversion trend began to take hold over a decade ago as an increasing share of Baby Boomers started approaching retirement and accelerated during the COVID-19 pandemic "lockdowns" during 2020 and 2021. As previously noted, the pandemic also accelerated the changes to the nature of work, allowing for greater opportunities for remote or hybrid work patterns. In turn, this has provided increasing opportunities for both working-age adults and retirees to consider the cottage as a more viable option for a permanent home.

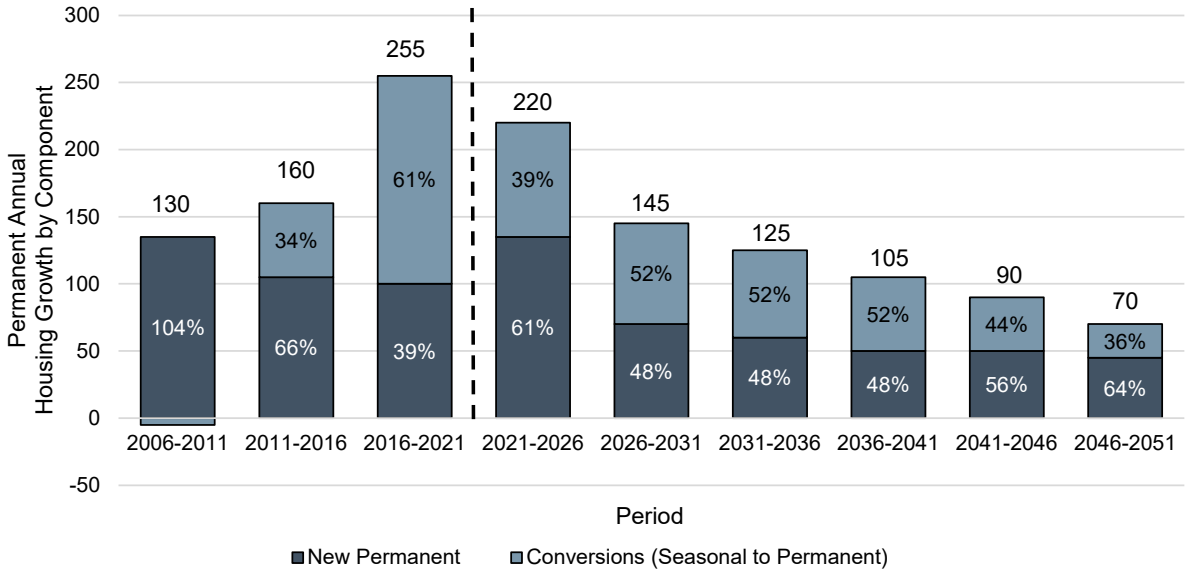
Looking forward, over the next several decades it is anticipated that demand for second-home conversions to permanent occupancy will steadily cool. A portion of permanent residents living in former second homes throughout Haliburton will likely transition back to a more urban lifestyle over time, as proximity/access to health care, community services and amenities becomes increasingly critical as they age. Furthermore, as the Province's Baby Boom population continues to get older, these individuals are less likely, for the reasons noted above, to choose to retire to the cottage in the coming decades.

While demand for seasonal conversions is anticipated from other demographic groups, including Generation X and Millennials, the concentration of second-home owners associated with these generations is not as high relative to the Baby Boomers, resulting in reduced demand for second-home conversions to permanent occupancy. Lastly, there is a finite number of waterfront homes available for conversion over the long term. These demographic trends, combined with the finite supply of existing waterfront homes

and future vacant waterfront lots, are anticipated to result in a gradual reduction in the annual number of second-home conversions over the 30-year planning horizon.

Figure 5-10 summarizes anticipated trends in total permanent housing associated with new permanent housing construction and net seasonal conversions to permanent occupancy between 2021 to 2051 (for historical context, estimated seasonal housing conversions between 2006 and 2021 are also provided). Over the 30-year forecast period, 54% of permanent housing growth is anticipated to be driven from new permanent housing construction, while the remaining 46% of the added permanent housing stock is expected to be driven by conversions of existing seasonal dwellings to permanent occupancy.

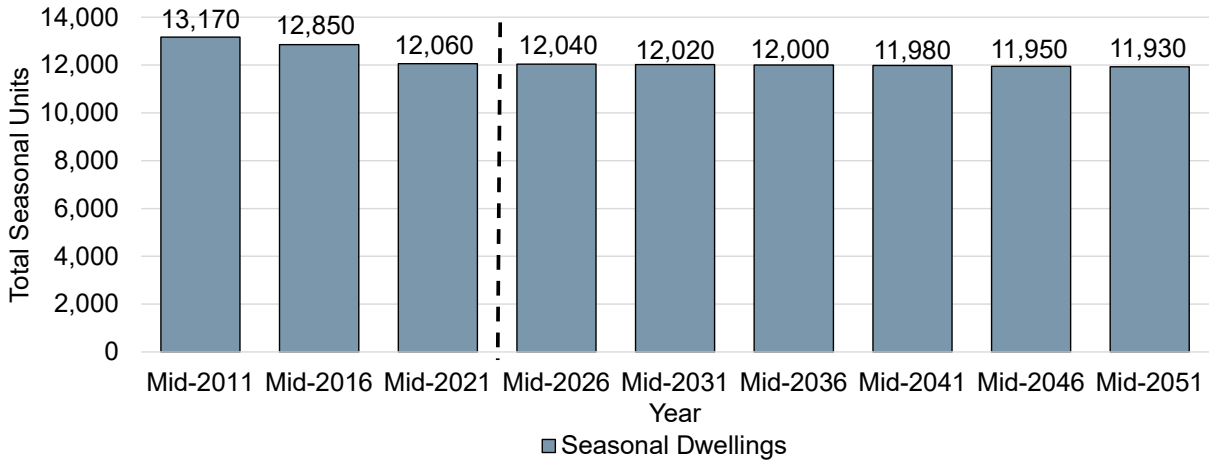
Figure 5-10
Haliburton County
Percentage of Permanent and Seasonal Housing Unit Conversions, 2006 to 2051



Source: 2006 to 2021 derived from Statistics Canada Census, 2006-2021; and building permit data, 2006 to 2020, and 2021 to 2051 forecast by Watson & Associates Economists Ltd.

Over the next 30 years, 1,610 new seasonal households (54 seasonal units per year) are anticipated to be constructed across Haliburton County. During this same time, approximately 1,740 second-home dwellings are anticipated to be converted to permanent homes, resulting in a minor net reduction of 130 seasonal dwellings across the County, from 12,060 to 11,930 between 2021 and 2051. The County's seasonal housing forecast is summarized below in Figure 5-11.

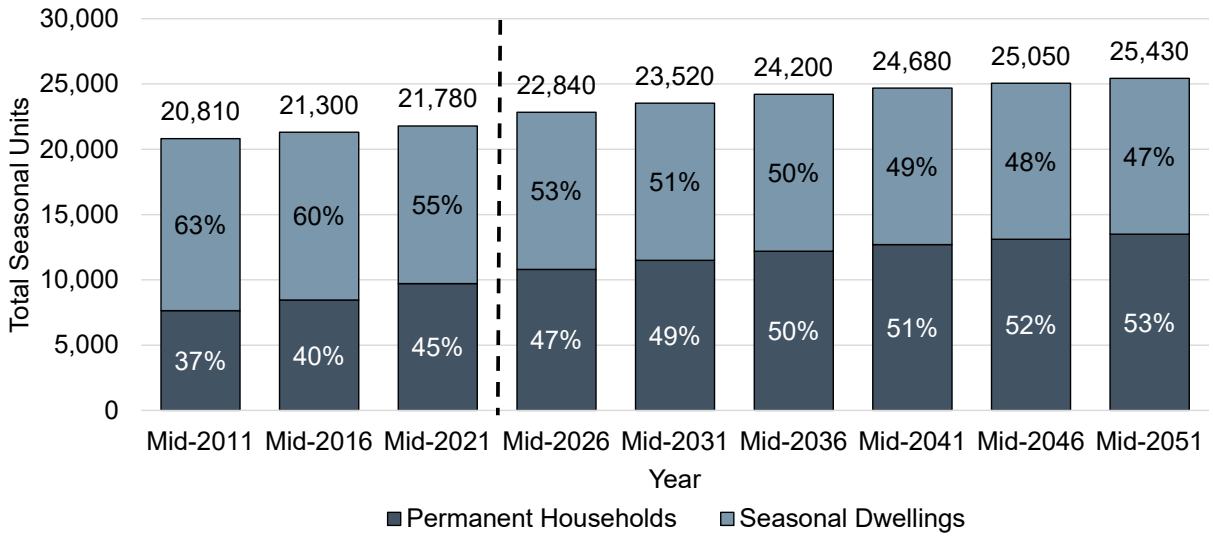
Figure 5-11
Haliburton County
Seasonal Housing Forecast, 2021 to 2051



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

Figure 5-12 summarizes the historical and forecast share of permanent households and second homes in Haliburton County between 2011 and 2051. Between 2011 and 2021, the share of second homes declined from 63% to 55% of the County's total housing stock. By 2051 the County's share of second homes is forecast to decline further to 47%.

Figure 5-12
Haliburton County
Percentage of Permanent and Seasonal Housing Units, 2011 to 2051



Source: Historical derived from MPAC, Statistics Canada Census, Statistics Canada building permit data and building permits from the Municipality of Highlands East, the Township of Algonquin Highlands, and the Municipality of Dysart et al (2017 to 2022). Forecast by Watson & Associates Economists Ltd.

5.6.1 Impacts of Seasonal Housing on Municipal Infrastructure

It is important to recognize the influence the second-home segment of the population (including seasonal conversions) has on future population and economic growth, but also on infrastructure needs and municipal service requirements across Haliburton County. Demand for second homes in the County places increasing pressure on local/ County services and amenities (i.e., roads, recreational facilities, libraries, marinas, retail, etc.) during the peak summer season. Potential demands on services should also recognize that the average occupancy levels associated with second homes are often higher than those associated with permanent households when including additional visitors (i.e., adult children, extended families and friends) during the peak season.

Chapter 6
Population, Housing and Employment Growth Allocation by Area Municipality

6. Population, Housing and Employment Growth Allocation by Area Municipality

6.1 Introduction

The following chapter summarizes the allocation of forecast population, housing and employment growth within the County of Haliburton by Area Municipality, in accordance with the Low (Recommended) Growth Scenario. In developing the County's growth allocations, consideration has been given to a range of residential supply and demand factors by Area Municipality, including:

Local Supply Factors:

- Supply of potential future housing stock in the development process by housing structure type and development approval status;
- Current inventory of net vacant designated urban "greenfield" lands not currently in the development approvals process;
- A high-level review of identified water and wastewater servicing capacity and potential solutions to overcome constraints (where identified); and
- Provincial and local planning policy direction regarding forecast residential growth by urban settlement area and remaining rural area.

Demand Factors:

- Historical population and housing activity by structure type based on 2001 to 2021 Statistics Canada (Census) data by urban settlement area and remaining rural area;
- A review of historical residential building permit activity (new units only) by structure type from 2006 to 2022 by urban settlement area and remaining rural area;
- The proximity of the County's urban settlement areas and remaining rural areas to neighbouring urban settlements to the south in Central Ontario, as well as to the west in Muskoka District; and
- The appeal of each Area Municipality to a broad range of demographic groups, including young adults, families, empty nesters and seniors.

While population and employment growth rates vary significantly by geographic area, each of the Area Municipalities within the County share several relatively common attributes with respect to growth drivers and long-term development trends. These include the following:

- All the municipalities within the County of Haliburton are expected to experience population and housing growth over the long-term forecast period. For all the Area Municipalities, the annual rate of population growth is anticipated to be comparable or higher relative to historical trends experienced over the past 15 years.
- While COVID-19 has been disruptive to the local economy, particularly in retail, accommodation and food, and tourism-based sectors, it has been a key driver of higher housing development activity experienced across most areas of the County over the past four years.
- Average housing demand across the County is anticipated to remain strong over the next 10 years, largely fueled by continued outward growth pressure from the G.G.H. Continued regional employment opportunities, particularly those related to the service sector, small-scale industrial occupations and knowledge-based sectors, represent a key driver of future population growth within this area. Continued housing appreciation and declining housing affordability, combined with a range of broader economic headwinds, including "higher for longer" interest rates, persistently high inflation rates, and rising household debt, are anticipated to dampen housing demand (particularly ownership housing) in the near term (i.e. next 12 months), relative to recent historical highs experienced during the pandemic.
- Over the longer term (i.e., 10+ years), the average rate of annual housing development is anticipated to gradually slow across all municipalities within the County, relative to recent residential development activity, driven by slower regional and provincial economic growth associated with an aging population and regional labour force, and servicing capacity constraints identified for the serviced settlement areas across the County under the Low Growth Scenario.
- Average P.P.U. levels are forecast to decline from 2021 to 2051; however, this rate of decline is anticipated to moderate over the long term.
- Future housing growth will continue to be dominated by low-density housing forms; however, increasing market demand will exist for medium- and high-density housing types.

- Steady demand for new seasonal housing is anticipated across all Area Municipalities; however, the seasonal population across most waterfront areas is anticipated to remain relatively unchanged over the next three decades due to the conversion of second homes to permanent occupancy.
- Looking forward, it is anticipated that demand for second-home conversions to permanent occupancy will steadily cool across most waterfront areas.

6.2 Long-Term Population, Housing and Employment Growth Forecasts by Area Municipality

Provided below is a summary of the forecast population, housing and employment growth trends for each of the single-tier/upper-tier municipalities which comprise the County of Haliburton. The Area Municipal population, housing and employment forecasts are further summarized in Figures 6-1 through 6-7, with additional details provided in Appendix D and F.

Township of Minden Hills

- The Township's existing population base as of 2021 and its employment base as of 2025 comprise 34% and 31%, respectively, of County-wide residents and jobs.
- The population of Minden Hills is anticipated to reach 8,900 people by 2051, accommodating approximately 24% of the County's population growth over the forecast horizon under the Low Growth Scenario.
- The permanent population of Minden Hills is anticipated to grow at an annual rate of 0.7% per year over the next 30 years, which is lower than the growth rate observed over the most recent 10-year Census period. Population growth across the Township is expected to slow as the conversion rate of seasonal units to permanent households steadily moderates over the forecast period.
- To accommodate anticipated permanent population growth, Minden Hills will require an average of 30 new permanent dwellings to be constructed annually over the next 30 years. Of this total, approximately 9% of new residential development is anticipated to be required within the urban settlement of Minden.
- Over the 2021 to 2051 forecast period, new housing is forecast to comprise 92% low-density units (singles and semi-detached), 3% medium-density units (townhouses) and 5% high-density units (apartments including secondary units). An increase in the share of higher-density housing forms is anticipated, largely

driven by the housing needs associated with the 65+ age group (including seniors' housing), and to a lesser extent, younger adults.

- Minden Hills has a large seasonal population base of approximately 9,590 as of 2021. Similar to the County as a whole, future seasonal population growth in Minden Hills is anticipated to be off-set by future conversions of second homes to permanent households.
- The Township's employment base is anticipated to reach 2,640 jobs by 2051, accommodating approximately 30% of the County's employment growth over the forecast horizon under the Low Growth Scenario.
- The employment base of Minden Hills is anticipated to grow at an annual rate of 0.6%, which is higher than the employment growth rate observed between 2016 and 2025.
- Employment opportunities exist across the service sector and, to a lesser extent, within the industrial sector. Forecast job growth is also anticipated to be accommodated through home occupations, home-based businesses, and off-site employment such as trades and construction.

Municipality of Dysart et al

- The Municipality's existing population base as of 2021 and its employment base as of 2025 comprise 35% and 49%, respectively, of County-wide residents and jobs.
- The population of Dysart et al is anticipated to reach 10,300 people by 2051, accommodating approximately 41% of the County's population growth over the forecast horizon under the Low Growth Scenario.
- The permanent population of Dysart et al is anticipated to grow at an annual rate of 1.1% per year over the next 30 years, which is lower than the growth rate observed over the most recent 10-year Census period.
- The permanent population of Dysart et al is forecast to grow at a slightly faster pace than the County as a whole, partially driven by increased development pressures within the Haliburton Urban Serviced Settlement Area and opportunities for seasonal to permanent household conversions in the rural area.
- To accommodate anticipated permanent population growth, Dysart et al will require an average of 49 new permanent dwellings to be constructed annually over the next 30 years. Of this total, approximately 16% of new housing

development is anticipated to be required within the Haliburton Urban Serviced Settlement Area.

- Over the 2021 to 2051 forecast period, new housing is forecast to comprise 89% low-density units (singles and semi-detached), 4% medium-density units (townhouses) and 7% high-density units (apartments including secondary units). An increase in the share of higher-density housing forms is anticipated, largely driven by the housing needs associated with the 65+ age group (including seniors' housing) and, to a lesser extent, younger adults.
- Dysart et al has a large seasonal population base of approximately 13,800 as of 2021. Similar to the County as a whole, future seasonal population growth in the Municipality is anticipated to be largely off-set by future conversions of second homes to permanent households.
- The Municipality's employment base is anticipated to reach 4,210 jobs by 2051, accommodating approximately 47% of the County's employment growth over the forecast horizon under the Low Growth Scenario.
- The employment base of Dysart et al is anticipated to grow at an annual rate of 0.6%, which is lower than the employment growth rate observed between 2016 and 2025.
- Employment opportunities exist across the service sector and, to a lesser extent, within the industrial sector. Forecast job growth is also anticipated to be accommodated through home occupations, home-based businesses, and off-site employment such as trades and construction.

Municipality of Highlands East

- Highlands East's existing population base as of 2021 and its employment base as of 2025 comprise 19% and 10%, respectively, of County-wide residents and jobs.
- The population of Highlands East is anticipated to reach 5,200 persons by 2051, accommodating approximately 18% of the County's population growth over the forecast horizon under the Low Growth Scenario.
- The permanent population of Highlands East is anticipated to grow at an annual rate of 0.9% per year over the next 30 years, which is notably lower than the growth rate observed over the most recent 10-year Census period of 1.7% annually. This slowdown in growth is largely due to the anticipated moderation and decline of conversions of seasonal units to permanent households, and

existing servicing capacity constraints identified for the Cardiff urban settlement area.

- The permanent population of Highlands East is forecast to grow at a slightly slower pace than the County as a whole.
- To accommodate anticipated permanent population growth, Highlands East will require an average of 25 new permanent dwellings to be constructed annually over the next 30 years. Of this total, approximately 3% of new housing development is anticipated to be within the Cardiff Urban Serviced Settlement Area.
- Highlands East has a large second-home population base of approximately 8,900, which is anticipated to moderately increase to approximately 9,700 people over the next 30 years.
- Over the 2021 to 2051 forecast period, new housing is forecast to comprise 99% low-density units (singles and semi-detached) and 1% high-density units (apartment units and secondary suites).
- Highlands East has a relatively small employment base, which is largely concentrated in the service sector, including work at home and off-site employment. Modest employment growth is also anticipated in the industrial sector. The Municipality's employment base is anticipated to reach approximately 960 jobs by 2051, accommodating approximately 11% of County-wide employment growth over the forecast horizon under the Low Growth Scenario.
- The employment base of Highlands East is anticipated to grow at an annual rate of 1.2%, which is lower than the employment growth rate observed between 2016 and 2025.

Township of Algonquin Highlands

- The Township's existing population base as of 2021 and its employment base as of 2025 comprise 13% and 10%, respectively, of County-wide residents and jobs.
- The population of Algonquin Highlands is anticipated to reach 3,900 people by 2051, accommodating approximately 18% of the County's population growth over the forecast horizon under the Low Growth Scenario.
- The permanent population of Algonquin Highlands is anticipated to grow at an annual rate of 1.3% per year over the next 30 years, which is moderately lower than the growth rate observed over the most recent 10-year Census period of

1.9% annually. A steady decline in the rate of seasonal housing conversions to permanent households is anticipated to moderate the Township's permanent population growth rate over the long term relative to recent trends.

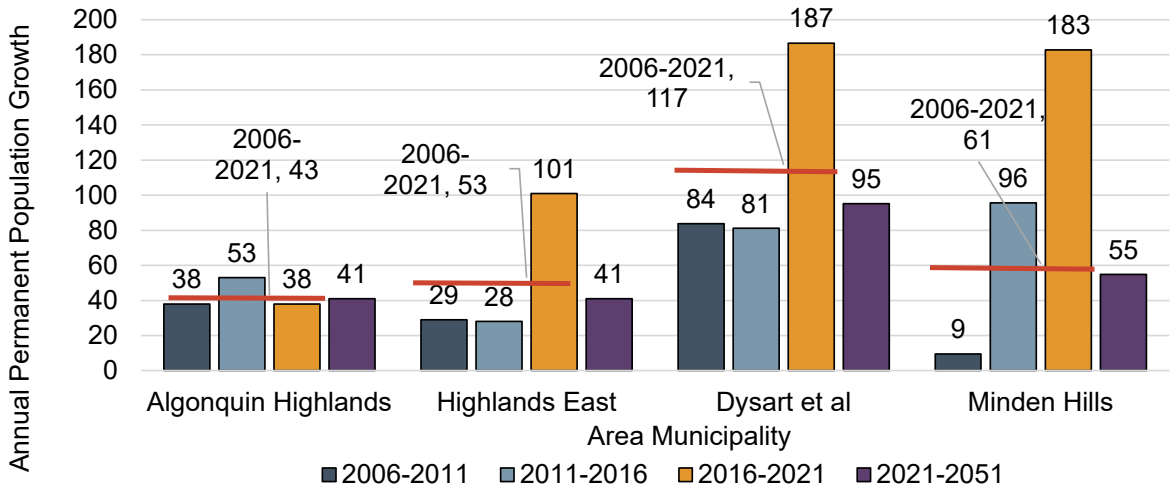
- To accommodate anticipated permanent population growth, Algonquin Highlands will require an average of 21 new permanent dwellings to be constructed annually over the next 30 years. Of this total, all new housing development has been allocated to the rural area as single-detached housing.
- Algonquin Highlands has a large second-home population base of approximately 11,200, which is anticipated to modestly increase to approximately 11,500 people over the next 30 years.
- Algonquin Highlands has a relatively small employment base, which is largely concentrated in the service sector, including work at home and off-site employment. Modest employment growth is also anticipated in the industrial sector. The Township's employment base is anticipated to reach approximately 1,020 jobs by 2051, accommodating approximately 11% of County-wide employment growth over the forecast horizon under the Low Growth Scenario.
- The employment base of Algonquin Highlands is anticipated to grow at an annual rate of 1.2%, which is lower than the employment growth rate observed between 2016 and 2025.

Figure 6-1
County of Haliburton
Permanent Population Forecast by Area Municipality, 2021 to 2051

Year	Township of Algonquin Highlands	Municipality of Dysart et al	Township of Highlands East	Township of Minden Hills	County of Haliburton
2006	2,000	5,700	3,200	5,800	16,700
2011	2,200	6,100	3,300	5,800	17,400
2016	2,500	6,400	3,400	6,200	18,500
2021	2,700	7,400	3,900	7,200	21,300
2026	3,000	8,200	4,300	7,900	23,500
2031	3,200	8,800	4,600	8,100	24,600
2036	3,400	9,200	4,800	8,400	25,700
2041	3,600	9,600	4,900	8,600	26,700
2046	3,800	10,000	5,100	8,800	27,600
2051	3,900	10,300	5,200	8,900	28,200
Total Permanent Population Growth					
2006-2021	700	1,700	700	1,700	4,900
2021-2031	500	1,500	700	1,000	3,600
2021-2041	900	2,300	1,000	1,500	5,700
2021-2051	1,200	3,000	1,300	1,800	7,200
Annual Permanent Population Growth Rate					
2006-2021	2.0%	1.8%	1.3%	1.5%	1.6%
2021-2031	1.7%	1.7%	1.7%	1.2%	1.5%
2021-2041	1.4%	1.3%	1.1%	0.9%	1.1%
2021-2051	1.2%	1.1%	1.0%	0.7%	0.9%

Note: Population includes net Census undercount. Figures may not add precisely due to rounding.
Source: 2006 to 2021 derived from Statistics Canada Census data; 2021 to 2051 forecast by Watson & Associates Economists Ltd.

Figure 6-2
County of Haliburton
Summary of Annual Permanent Population Forecast by Area Municipality



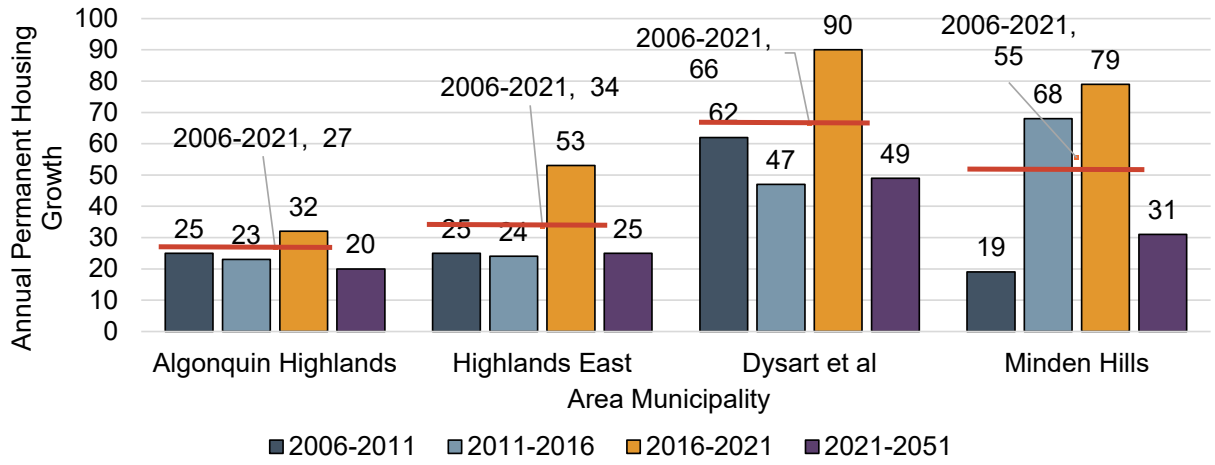
Source: Historical from Statistics Canada Census 2006 to 2021. Forecast by Watson & Associates Economists Ltd.

Figure 6-3
County of Haliburton
Housing Forecast by Area Municipality, 2021 to 2051

Year	Township of Algonquin Highlands	Municipality of Dysart et al	Township of Highlands East	Township of Minden Hills	County of Haliburton
2006	870	2,350	1,370	2,400	6,910
2011	990	2,660	1,490	2,490	7,580
2016	1,110	2,890	1,610	2,830	8,390
2021	1,270	3,340	1,880	3,220	9,720
2026	1,420	3,720	2,090	3,570	10,805
2031	1,540	4,030	2,240	3,720	11,540
2036	1,660	4,260	2,370	3,870	12,170
2041	1,750	4,480	2,470	3,990	12,685
2046	1,830	4,650	2,560	4,090	13,130
2051	1,890	4,800	2,620	4,150	13,485
Total Permanent Housing Growth					
2006-2021	400	990	510	830	2,750
2021-2031	260	690	360	500	1,830
2021-2041	460	1,130	590	770	2,970
2021-2051	610	1,460	740	930	3,770
Annual Permanent Housing Growth Rate					
2006-2021	2.6%	2.4%	2.1%	2.0%	2.3%
2021-2031	1.9%	1.9%	1.8%	1.4%	1.7%
2021-2041	1.6%	1.5%	1.4%	1.1%	1.3%
2021-2051	1.3%	1.2%	1.1%	0.8%	1.1%

Note: Population includes net Census undercount. Figures may not add precisely due to rounding.
Source: 2001 to 2021 derived from Statistics Canada Census data; 2021 to 2051 forecast by Watson & Associates Economists Ltd.

Figure 6-4
County of Haliburton
Summary of Annual Housing Forecast by Area Municipality



Source: Historical from Statistics Canada Census 2006 to 2021. Forecast by Watson & Associates Economists Ltd.

Figure 6-5
County of Haliburton
Employment Forecast by Area Municipality , 2025 to 2051

Year	Township of Algonquin Highlands	Municipality of Dysart et al	Township of Highlands East	Township of Minden Hills	County of Haliburton
2016	580	3,100	520	2,180	6,400
2025	750	3,590	700	2,250	7,300
2026	770	3,650	730	2,300	7,450
2031	830	3,790	790	2,390	7,800
2036	890	3,920	840	2,470	8,120
2041	940	4,040	890	2,550	8,420
2046	990	4,140	930	2,610	8,670
2051	1,020	4,210	960	2,640	8,830
Total Employment Growth					
2016-2025	170	490	180	70	960
2025-2031	80	200	90	140	510
2025-2041	190	450	190	300	1,130
2025-2051	270	620	260	390	1,540
Annual Employment Growth Rate					
2016-2025	2.9%	1.6%	3.4%	0.4%	1.6%
2025-2031	1.7%	0.9%	2.0%	1.0%	1.1%
2025-2041	1.4%	0.7%	1.5%	0.8%	0.9%
2025-2051	1.2%	0.6%	1.2%	0.6%	0.7%

Note: Figures may not add precisely due to rounding.
Source: 2001 to 2016 derived from Statistics Canada Census data, and 2025 to 2051 forecast by Watson & Associates Economists Ltd.

Figure 6-6
County of Haliburton
Percentage Permanent Population Forecast by Single-Tier/Upper-Tier Municipality, 2021 to 2051

Local Municipality	2021 Population (%)	Percent of 2021-2051 Population Growth	2051 Population (%)
Township of Algonquin Highlands	13%	18%	14%
Municipality of Dysart et al	35%	42%	37%
Township of Highlands East	19%	18%	18%
Township of Minden Hills	34%	24%	31%
County of Haliburton	100%	100%	100%

Note: Figures may not add precisely due to rounding. Population includes net Census undercount.
Source: 2021 derived from Statistics Canada Census data; 2021 to 2051 forecast by Watson & Associates Economists Ltd.

Figure 6-7
County of Haliburton
Percentage Permanent Employment Forecast by Single-Tier/Upper-Tier Municipality, 2025 to 2051

Local Municipality	2025 County Employment (%)	Percent of 2025-2051 County Employment Growth	2051 County Employment (%)
Township of Algonquin Highlands	10%	18%	11%
Municipality of Dysart et al	49%	40%	47%
Township of Highlands East	10%	16%	11%
Township of Minden Hills	31%	26%	30%
County of Haliburton	100%	100%	100%

Note: Figures may not add precisely due to rounding.
Source: Watson & Associates Economists Ltd.

Chapter 7
Conclusions

7. Conclusions

Summary of Key Findings

This study provides a comprehensive assessment of the County of Haliburton's long-term population, housing and employment growth potential to the year 2051, within the context of local and regional economic conditions and growth drivers. A summary of key findings is provided below.

The Recent Strength in the County's Population Growth Rate is not Simply a Near-Term Impact of COVID-19

Similar to the broader Muskoka-Kawarthas Economic Region, the County of Haliburton has experienced stronger permanent population growth over most of the past decade, largely driven by a steady recovery in the regional and broader economy since the global financial crisis of 2008/2009. Between 2020 and 2022, permanent population growth rates were further accelerated at the onset of COVID-19, fueled by ultra-low interest rates combined with increased outward growth pressure from the G.G.H. For the County of Haliburton and other municipalities located in Ontario's cottage country, conversion of seasonal dwellings (i.e., second homes) to permanently occupied households represented a key driver of population growth during the height of the pandemic. While this trend is anticipated to continue to contribute to higher long-term population growth across the County, the pace of seasonal conversions is expected to slow considerably relative to recent trends observed during the peak of the pandemic.

The Pandemic has Accelerated Economic Disruptions that with Continue to Influence How the County's Population Base Grows

In addition to its broader impacts on the economy and regional housing demand, COVID-19 also accelerated changes in work and commerce as a result of technological disruptions which were already taking place prior to the pandemic. These disruptive forces continue to broadly impact the nature of employment regarding how and where people work. Over the past decade, regional economic expansion combined with technological disruptions has changed the landscape within the regional economy across Southern Ontario. In turn, these evolving economic trends are altering commuting patterns and lifestyle preferences, which will continue to impact housing demand and population growth across the County of Haliburton.

The Long-Term Population and Economic Growth Outlook for the County of Haliburton is Positive

Relatively higher interest rates compared to pre-pandemic levels (2009 to 2017) and tightening of financial conditions are likely to continue to cool the housing market over the short-term, however, annual housing demand is forecast to remain strong across the County over the next decade, driven by steady outward growth pressure from the G.G.H. and a growing regional economy (i.e., the County of Haliburton commuter-shed). As discussed in detail throughout this report, permanent population growth across the County will continue to be heavily driven by out-migration from Central Ontario.

Three long-term population and housing forecasts, including a Low, High and Medium Growth Scenario, have been prepared for the County of Haliburton to the year 2051. As of 2021, the County of Haliburton's permanent population was recorded at 21,300 according to the Statistics Canada Census. By 2051, the County's permanent population is forecast to reach 28,200 under the Low Growth Scenario, representing an annual population growth rate of 1.0% annually. As noted throughout this report, the Low Growth Scenario reflects identified municipal water and wastewater servicing capacity constraints which limits the amount of growth that serviced settlement areas in the County are able to accommodate.

Moderate population growth is also anticipated to generate employment opportunities related to the knowledge-based and creative economy, the service sector, and tourism-based economy. To a lesser extent, employment opportunities are also anticipated in the County's industrial sector. As the County of Haliburton's neighbouring municipalities, such as the City of Kawartha Lakes, Simcoe County, and Muskoka District, continue to grow and urbanize, the employment market within the Haliburton commuter-shed will also gradually expand and diversify. This provides increased opportunities for working-age residents to live in Haliburton and work within the surrounding commuter-shed, as long as suitable housing opportunities are available. Over the longer term, the average rate of annual population growth is anticipated to gradually slow across all Area Municipalities within the County, relative to recent residential development activity, driven by slower regional and provincial economic growth associated with an aging population and labour force.

The Aging of the Local Population Base will have Implications on the County's Future Housing and Community Service Needs

Over the past 15 years, over 60% of new residents arriving in Haliburton from elsewhere in Ontario have been older, between the ages of 55 and 74. This trend continues to place increasing pressures on the aging of the County's population base, which is already represented by a much higher share of seniors relative to the broader provincial average.

There are some encouraging signs regarding future migration trends for the County of Haliburton, with about 50% of new residents projected to arrive in the County over the long-term planning horizon projected to be adults between the ages of 20 and 54, and children. However, even though a greater share of migration will be working adults and children, the County's share of the 65+ population is forecast to increase from 35% in 2021 to 45% in 2051. Comparably, the share of 65+ population at the provincial level is forecast to reach approximately 21% by 2051. The aging of the County's population is anticipated to place increasing demand on the need for seniors' housing, affordable housing, and community and social services throughout this area geared to older adults.

A Broad Range of Housing Types are Anticipated to Accommodate Continued Permanent Population Growth Across the County

To accommodate the recommended long-term permanent population growth scenario, the County will require the construction of just over 2,000 new housing units over the 2021 to 2051 planning horizon. This represents an average of approximately 68 new permanent housings units annually. Permanent housing growth is anticipated to be driven by both the construction of new residential development as well as the conversion of seasonal dwellings to permanent households. Over the forecast period, conversion of seasonal dwellings to permanently occupied households are anticipated to account for just under one third of the reported increase in permanently occupied households (approximately 58 seasonal conversions annually). In total, the County's permanent housing base is forecast to increase by approximately 126 households per year, or 3,800 households in total, considering both new construction and seasonal conversions.

When considering the County's future housing requirements it is important to recognize the interconnection between the County's competitive economic position and its longer-term housing needs by market segment. This is critical in realizing future forecast

population and employment growth potential, as well as the County's ultimate goals related to prosperity, opportunity, and livability. This approach recognizes that the accommodation of skilled and unskilled labour, and the attraction and retention of businesses, are inextricably linked and positively reinforce one another. To ensure that economic growth is not constrained by future labour shortages, effort will be required by the County of Haliburton and its Area Municipalities to continue to explore ways to attract and accommodate new skilled and unskilled working residents to the County within a more diverse range of ownership by structure type (including townhouses and low-rise apartments) as well as new rental housing options. Resident attraction efforts must be linked to not only housing accommodation but also infrastructure, community services, urban amenities, and quality of life attributes that appeal to the younger mobile population, while not detracting from the County's attractiveness to older population segments.

All the municipalities within the County of Haliburton are expected to experience population and housing growth over the long-term forecast period. For all the Area Municipalities, the annual rate of population growth over the next decade is anticipated to be comparable or higher relative to historical trends experienced over the past 15 years. However, over the long-term planning horizon to 2051 the rate of population growth is forecast to decrease driven by slower regional and provincial economic growth associated with an aging population and regional labour force, and long-term servicing constraints to future development.

Steady demand for new seasonal housing is anticipated across all Area Municipalities; however, the seasonal population across most waterfront areas is anticipated to remain relatively unchanged over the next three decades due to the conversion of second homes to permanent occupancy. Looking forward, it is anticipated that demand for second-home conversions to permanent occupancy will steadily cool across most waterfront areas.

Appendices

Appendix A
Growth Projections Approach/Methodology

Appendix A: Growth Projections Approach/Methodology

Approach and Methodology

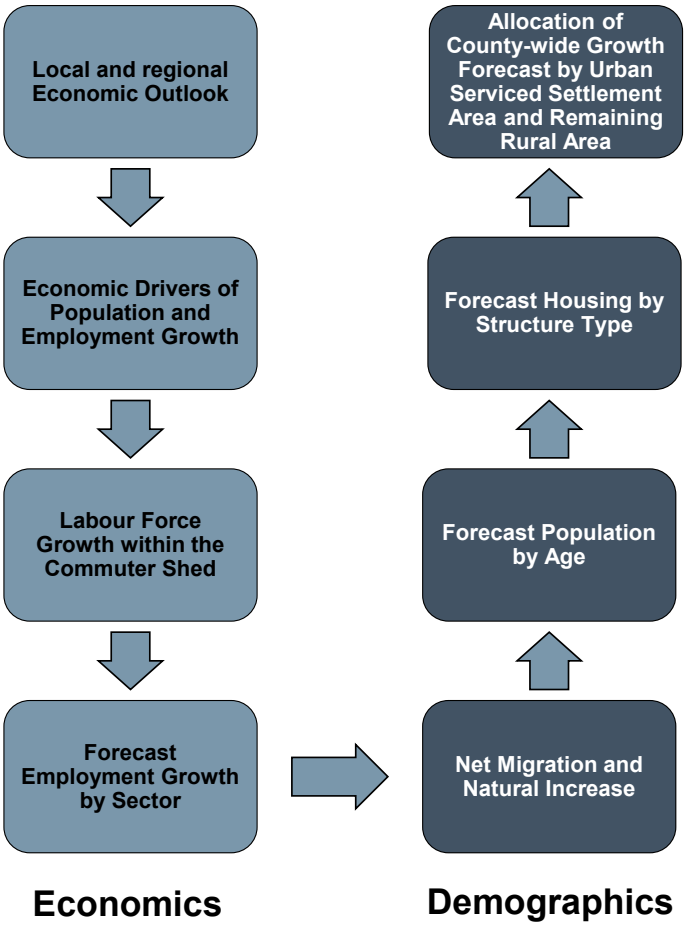
The population, household and employment forecast methodology adopted for this study utilizes a combined forecasting approach that incorporates both the traditional "top-down" cohort-survival forecast methodology (i.e., population by age-cohort) and a "bottom-up" household formation methodology. This combined approach is adopted to ensure that both regional economic/demographic trends and local housing market conditions are adequately assessed in developing the long-term growth potential for the County of Haliburton and its Area Municipalities.

A.1 Economic Base Model

Local/regional economic activities can be divided into two categories: those that are "export-based," and those that are "community-based." The export-based sector comprises industries (i.e., economic clusters) that produce goods that reach markets outside the community (e.g., agriculture and primary resources, manufacturing, research and development). Export-based industries also provide services to temporary and second-home residents of the County of Haliburton (hotels, restaurants, tourism-related sectors, colleges and universities) or to businesses outside the region (specialized financial, professional, scientific and technical services). Community-based industries produce services that primarily meet the needs of the residents in the County (retail, medical, primary and secondary education, and personal and government services). Ultimately, future permanent population and housing growth within the County of Haliburton has been determined in large measure by the competitiveness of the export-based economy within the County of Haliburton and the surrounding market area.

On the other hand, population growth in the 65+ cohort will continue to be largely driven by the aging of the County's existing population and, to a lesser extent, the attractiveness of the County to older adults and seniors through net migration, including conversion of seasonal dwellings to permanent households. The approach is illustrated schematically in Figure A-1.

Figure A-1
Population and Household Projection Model



A.2 Cohort-Survival Population and Household Forecast Methodology

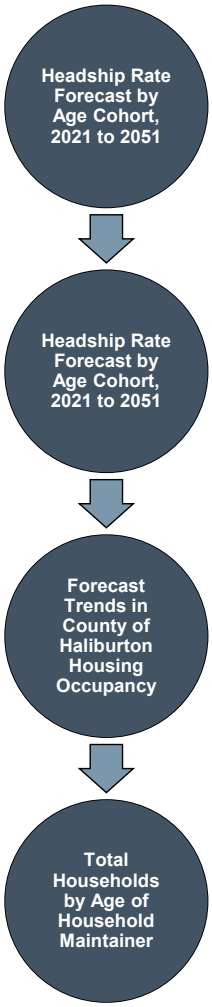
The cohort-survival population forecast methodology uses, as its base, population age groups by sex, and ages each group over time, taking into consideration age-specific death rates and age-specific fertility rates for the female population in the appropriate years (to generate new births). To this total, an estimated rate of net migration is added (in-migration to the municipality, less out-migration, by age group).

Forecast trends in population age structure provide important insights with respect to future housing needs based on forecast trends in average household occupancy. Total housing growth is generated from the population forecast by major age group using a headship rate forecast.

A headship rate is defined as the number of primary household maintainers or heads of households by major population age group (i.e., cohort). Average headship rates do not tend to vary significantly over time by major age group; however, the number of maintainers per household varies by population age group. For example, the ratio of household maintainers per total housing occupants is higher on average for households occupied by older cohorts (i.e., 55+ years of age) as opposed to households occupied by adults 29 to 54 years of age. This is important because, as the County of Haliburton's population ages, the ratio of household maintainers is anticipated to increase. The average headship rate represents the inverse of the average number of persons per unit (P.P.U.). As such, as the County's population ages over time, the average P.P.U. is forecast to steadily decline as the ratio of household maintainers per total housing occupants increases. Figure A-2 summarizes the cohort-survival forecast methodology, which is a provincially accepted approach to projecting population and corresponding total household formation.[40]

[40] Projection Methodology Guideline. A Guide to Projecting Population, Housing Need, Employment and Related Land Requirements. 1995.

Figure A-2
Cohort-Survival Population and Household Forecast Methodology



This forecasting approach has been developed in accordance with the Provincial Projection Methodology Guidelines and industry best practices.[41] This approach focuses on the rate of historical housing construction in the County of Haliburton and the surrounding area, adjusted to incorporate supply and demand factors by geographic area, such as servicing constraints, housing units in the development process, as well as historical housing demand. Population is then forecast by developing assumptions on average household size by unit type, taking into consideration the higher average

[41] Projection Methodology Guideline. A Guide to Projecting Population, Housing Need, Employment and Related Land Requirements. 1995.

occupancy of new housing units and the decline in P.P.U. over time within existing households.

A.3 Employment Forecast

The long-term employment growth potential for the County of Haliburton has been developed from the labour force growth forecast, which considers both the rate and age structure of forecast labour force growth over the 2021 to 2051 planning horizon. A long-term employment growth forecast by major employment sector/category (i.e., primary, industrial, commercial, institutional, work at home) was then established using the employment "activity rate" method.[42]

When forecasting long-term employment, it is important to understand how employment growth in the County of Haliburton by major employment category (i.e., industrial, commercial and institutional) is impacted by forecast labour force and population growth. Population-related employment (i.e., retail, schools, service and commercial) is generally automatically attracted to locations convenient to residents. Typically, as the population grows, the demand for population-related employment also increases, to service the needs of the local community. Forecast commercial and institutional activity rates have been based on historical activity rates and employment trends, as well as future commercial and institutional employment prospects within a local and regional context. Similar to population-related employment, home-based employment is also anticipated to generally increase in proportion to population growth.[43]

Industrial and office commercial employment (export-based employment), on the other hand, is not closely linked to population growth and tends to be more influenced by broader market conditions (i.e., economic competitiveness, transportation access, access to labour, and distance to employment markets), as well as local site characteristics, such as servicing capacity, highway access and exposure, site size/ configuration, physical conditions and site location within existing and future industrial lands and Employment Areas throughout the County of Haliburton and the surrounding

[42] An employment activity rate is defined as the number of jobs in a municipality divided by the number of residents.
[43] Due to further advancements in telecommunications technology, it is anticipated that home-based employment activity rates may increase over the forecast period for the County.

market area. As such, industrial employment (employment lands employment) is not anticipated to increase in direct proportion to population growth and has been based on a review of the following:

- Macro-economic trends influencing industrial and employment lands development (i.e., industrial and office employment) within the County of Haliburton and the surrounding market area);
- Historical employment trends (i.e., review of established and emerging employment clusters), non-residential construction activity and recent employment land absorption rates; and
- Availability of serviced industrial and employment land supply (i.e., shovel-ready industrial and employment land) and future planned greenfield development opportunities on vacant designated industrial and employment lands within the County of Haliburton and the surrounding market area.

Appendix B
Migration Trends

Appendix B: Migration Trends

Intra-provincial net migration trends in the County of Haliburton illustrate that there has been a positive trend towards increased net intra-provincial migration from 2001 to 2024 across all age groups. In recent years, a slightly broader range of demographic age groups are being attracted to the County of Haliburton, including but not limited to families, children, working professionals and seniors.

Figure B-1
County of Haliburton
Intra-Provincial Migration Trends by Age Group

Annual Total by Age group

Period	0-14	15-29	30-54	55+	Total
2001-2006	10	0	100	110	220
2006-2011	30	-10	130	70	220
2011-2016	30	0	150	90	280
2016-2021	40	50	210	150	450
2021-2024	80	90	330	340	830
2001-2024	**40**	**20**	**170**	**140**	**360**

Share by Age Group

Period	0-14	15-29	30-54	55+	Total
2001-2006	6%	-1%	44%	51%	100%
2006-2011	13%	-6%	59%	33%	100%
2011-2016	10%	1%	56%	33%	100%
2016-2021	10%	11%	46%	33%	100%
2021-2024	9%	10%	40%	41%	100%
2001-2024	**14%**	**3%**	**50%**	**36%**	**100%**

Note: Migration not adjusted for residual deviation.
Source: Derived from Statistics Canada Table 17-10-0153-01 Components of Population Change by Census Division, 2021 boundaries, by Watson & Associates Economists Ltd.

Figures B-2a and B-2b summarize net migration trends by age group for the County of Haliburton historically from 2006 to 2021 and forecast from 2021 to 2051.

Figure B-2a
County of Haliburton
Historical and Forecast Net Migration by Age Cohort, Low Scenario, 2021 to 2051

Cohort	2006-2011	2011-2016	2016-2021	2021-2026	2026-2031	2031-2036	2036-2041	2041-2046	2046-2051
0-19	700	200	400	400	200	200	200	200	200
20-34	-300	-200	500	500	300	300	300	300	300
35-44	100	100	300	400	300	300	300	300	300
45-54	400	300	500	400	300	300	300	300	300
55-74	1,000	1,200	2,000	1,700	1,100	1,100	1,000	1,000	1,000
75+	-100	-100	-100	-300	-200	-300	-300	-300	-400
Total	**1,800**	**1,500**	**3,600**	**3,100**	**2,000**	**1,900**	**1,800**	**1,800**	**1,700**

Figure B-2b
County of Haliburton
Historical and Forecast Net Migration Shares by Age Cohort, Low Scenario, 2021 to 2051

Cohort	2006-2011	2011-2016	2016-2021	2021-2026	2026-2031	2031-2036	2036-2041	2041-2046	2046-2051
0-19	40%	11%	12%	13%	12%	12%	13%	13%	13%
20-34	-15%	-13%	13%	16%	16%	17%	17%	17%	17%
35-44	5%	8%	10%	13%	15%	16%	17%	17%	17%
45-54	21%	21%	13%	13%	13%	14%	15%	17%	19%
55-74	53%	80%	56%	55%	55%	55%	55%	55%	54%
75+	-4%	-7%	-4%	-10%	-12%	-14%	-16%	-18%	-21%
Total	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**

Note: Figures have been rounded.
Source: 2006 to 2021 derived from Statistics Canada Census and Demography Division data, and 2021 to 2051 forecast by Watson & Associates Economists Ltd.

Appendix C
Residential Building Permit Activity (New Housing Construction)

Appendix C: Residential Building Permit Activity (New Housing Construction)

Figure C-1
Township of Algonquin Highlands
Residential Building Permits Net of Demolitions, 2013 to 2022

	Structure Type			
Year	**Low Density**	**Medium Density**	**High Density**	**Total**
2013	3	0	0	3
2014	12	0	0	12
2015	-2	0	0	-2
2016	18	0	0	18
2017	15	0	0	15
2018	0	0	0	0
2019	26	1	0	27
2020	20	0	0	20
2021	20	0	0	20
2022	38	0	1	39
	Annual Average Incremental Housing			
2013 to 2017	9	0	0	9
2018 to 2022	21	0	0	21
	Share by Structure Type			
2013 to 2017	100%	0%	0%	100%
2018 to 2022	100%	0%	0%	100%

Source: Building permits provided by the Township of Algonquin Highlands, summarized by Watson & Associates Economists Ltd.

Figure C-2
Municipality of Dysart et al
Residential Building Permits Net of Demolitions, 2013 to 2022

	Structure Type			
Year	**Low Density**	**Medium Density**	**High Density**	**Total**
2013	43	0	0	43
2014	53	0	0	53
2015	57	0	2	59
2016	76	0	1	77
2017	11	2	0	13
2018	10	18	21	49
2019	12	0	74	86
2020	8	0	0	8
2021	23	0	0	23
2022	21	1	0	22
	Annual Average Incremental Housing			
2013 to 2017	48	0	1	49
2018 to 2022	15	4	19	38
	Share by Structure Type			
2013 to 2017	98%	0%	2%	100%
2018 to 2022	39%	11%	50%	100%

Source: Building permits 2013 to 2016 from Statistics Canada monthly building permit data, 2017 to 2022 provided by the Municipality of Dysart et al, summarized by Watson & Associates Economists Ltd.

Figure C-3
Township of Highlands East
Residential Building Permits Net of Demolitions, 2013 to 2022

	Structure Type			
Year	**Low Density**	**Medium Density**	**High Density**	**Total**
2013	28	0	0	28
2014	29	0	0	29
2015	14	0	0	14
2016	19	0	0	19
2017	18	0	0	18
2018	23	0	0	23
2019	14	0	0	14
2020	9	0	0	9
2021	38	0	0	38
2022	24	0	0	24
	Annual Average Incremental Housing			
2013 to 2017	22	0	0	22
2018 to 2022	22	0	0	22
	Share by Structure Type			
2013 to 2017	100%	0%	0%	100%
2018 to 2022	100%	0%	0%	100%

Source: Building permits provided by the Township of Highlands East, summarized by Watson & Associates Economists Ltd.

Figure C-4
Township of Minden Hills
Residential Building Permits Net of Demolitions, 2013 to 2022

	Structure Type			
Year	**Low Density**	**Medium Density**	**High Density**	**Total**
2013	12	0	0	12
2014	13	0	0	13
2015	8	0	23	8
2016	10	0	0	10
2017	14	0	0	14
2018	16	0	11	16
2019	16	0	21	16
2020	16	0	0	16
2021	11	0	2	11
2022	49	0	0	49
	Annual Average Incremental Housing			
2013 to 2017	11	0	5	11
2018 to 2022	22	0	7	22
	Share by Structure Type			
2013 to 2017	100%	0%	45%	100%
2018 to 2022	100%	0%	32%	100%

Source: Statistics Canada monthly building permit data, summarized by Watson & Associates Economists Ltd.

Figure C-5
County of Haliburton
Residential Building Permits Net of Demolitions, 2013 to 2022

	Structure Type			
Year	**Low Density**	**Medium Density**	**High Density**	**Total**
2013	86	0	0	86
2014	107	0	0	107
2015	77	0	25	77
2016	123	0	1	123
2017	58	2	0	58
2018	49	18	21	49
2019	68	1	95	68
2020	53	0	0	53
2021	92	0	2	92
2022	132	1	1	132
	Annual Average Incremental Housing			
2013 to 2017	90	0	5	90
2018 to 2022	79	4	24	79
	Share by Structure Type			
2013 to 2017	100%	0%	6%	100%
2018 to 2022	100%	5%	30%	100%

Source: Building permits for Dysart et al 2013 to 2016 and the Township of Minden Hills from Statistics Canada monthly building permit data. Building permits provided by the Township of Algonquin Highlands, the Municipality of Dysart et al 2017 to 2022, and the Township of Highlands East, summarized by Watson & Associates Economists Ltd.

Appendix D
County of Haliburton Supplementary Non-Residential Growth Forecast Information (Low Growth Scenario)

Appendix D: County of Haliburton Supplementary Non-Residential Growth Forecast Information (Low Growth Scenario)

Figure D-1
Township of Algonquin Highlands
Low Scenario Employment Growth Forecast by Major Sector, 2025 to 2051

Period	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	N.F.P.O.W.[1]	Total
2016	10	110	80	180	100	110	580
2025	10	130	100	240	120	140	750
2026	10	140	100	250	120	150	770
2031	10	150	110	270	130	160	830
2036	10	160	120	290	140	170	890
2041	10	170	130	310	150	180	940
2046	10	180	130	320	160	190	990
2051	10	190	140	330	160	190	1,020
Incremental Change							
2016-2025	0	20	20	60	20	30	170
2025-2031	0	20	10	30	10	20	80
2025-2041	0	40	30	70	30	40	190
2025-2051	0	60	40	90	40	50	270
Annual Average							
2016-2025	0	2	1	3	1	2	9
2025-2031	0	7	5	12	5	7	32
2025-2041	0	4	3	6	3	3	17
2025-2051	0	4	0	4	0	0	12

[1] Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as "persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."

Notes:

- Figures 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. Accordingly, Watson & Associates Economists Ltd. developed a 2025 employment base using a range of sources.

Source: 2016 derived from Statistics Canada Census data, 2025 derived from Statistics Canada Census, OMAFRA Analyst (Lightcast), building permit and labour force data; and 2025 to 2051 forecast by Watson & Associates Economists Ltd.

Figure D-2
Municipality of Dysart et al
Low Scenario Employment Growth Forecast by Major Sector, 2025 to 2051

Period	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	N.F.P.O.W.[1]	Total
2016	50	300	360	1,220	590	590	3,100
2025	50	600	380	1,260	690	610	3,590
2026	50	610	390	1,280	700	620	3,650
2031	60	640	400	1,330	720	640	3,790
2036	60	660	410	1,370	750	670	3,920
2041	60	690	420	1,410	760	690	4,040
2046	70	710	430	1,450	780	710	4,140
2051	70	730	440	1,470	790	720	4,210
Incremental Change							
2016-2025	0	300	20	40	100	20	490
2025-2031	10	40	20	70	30	30	200
2025-2041	10	90	40	150	70	80	450
2025-2051	20	130	60	210	100	110	620
Annual Average							
2016-2025	0	33	2	4	11	2	54
2025-2031	2	7	3	12	5	5	33
2025-2041	1	6	3	9	4	5	28
2025-2051	1	5	2	8	4	4	24

[1] Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as "persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."

Notes:

- Figures 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. Accordingly, Watson & Associates Economists Ltd. developed a 2025 employment base using a range of sources.

Source: 2016 derived from Statistics Canada Census data, 2025 derived from Statistics Canada Census, OMAFRA Analyst (Lightcast), building permit and labour force data; and 2025 to 2051 forecast by Watson & Associates Economists Ltd.

Figure D-3
Township of Highlands East
Low Scenario Employment Growth Forecast by Major Sector, 2025 to 2051

Period	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	N.F.P.O.W.[1]	Total
2016	0	90	90	140	100	100	520
2025	0	240	100	150	110	110	700
2026	0	240	100	160	110	120	730
2031	0	250	110	180	120	130	790
2036	0	260	110	200	130	140	840
2041	0	270	110	220	140	150	890
2046	0	280	120	230	150	160	930
2051	0	290	120	240	150	160	960
Incremental Change							
2016-2025	0	150	10	10	10	10	180
2025-2031	0	10	10	30	10	20	90
2025-2041	0	30	10	70	30	40	190
2025-2051	0	50	20	90	40	50	260
Annual Average							
2016-2025	0	17	1	1	1	1	20
2025-2031	0	2	2	5	2	3	15
2025-2041	0	2	1	4	2	3	12
2025-2051	0	2	1	3	2	2	10

[1] Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as "persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."

Notes:

- Figures 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. Accordingly, Watson & Associates Economists Ltd. developed a 2023 employment base using a range of sources.

Source: 2016 derived from Statistics Canada Census data, 2025 derived from Statistics Canada Census, OMAFRA Analyst (Lightcast), building permit and labour force data; and 2025 to 2051 forecast by Watson & Associates Economists Ltd.

Figure D-4
Township of Minden Hills
Low Scenario Employment Growth Forecast by Major Sector, 2025 to 2051

Period	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	N.F.P.O.W.[1]	Total
2016	20	220	320	830	320	470	2,180
2025	20	140	370	850	340	530	2,250
2026	20	150	370	860	350	540	2,300
2031	30	160	390	890	370	550	2,390
2036	30	180	410	920	380	570	2,470
2041	30	190	420	940	390	580	2,550
2046	30	200	430	960	400	590	2,610
2051	30	210	440	970	400	590	2,640
Incremental Change							
2016-2025	0	-80	50	20	20	60	70
2025-2031	10	20	20	40	30	20	140
2025-2041	10	50	50	90	50	50	300
2025-2051	10	70	70	120	60	60	390
Annual Average							
2016-2025	0	-9	6	2	2	7	8
2025-2031	2	3	3	7	5	3	23
2025-2041	1	3	3	6	3	3	19
2025-2051	0	3	3	5	2	2	15

[1] Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as "persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."

Notes:

- Figures 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. Accordingly, Watson & Associates Economists Ltd. developed a 2023 employment base using a range of sources.

Source: 2016 derived from Statistics Canada Census data, 2023 derived from Statistics Canada Census, OMAFRA Analyst (Lightcast), building permit and labour force data; and 2023 to 2051 forecast by Watson & Associates Economists Ltd.

Figure D-5
County of Haliburton
Low Scenario Employment Growth Forecast by Major Sector, 2025 to 2051

Year	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	N.F.P.O.W. [1]	Total
2016	80	750	820	2,360	1,110	1,290	6,400
2025	90	1,110	1,010	2,500	1,260	1,390	7,360
2026	90	1,130	1,030	2,550	1,280	1,420	7,500
2031	90	1,200	1,080	2,670	1,340	1,480	7,870
2036	100	1,260	1,120	2,780	1,400	1,540	8,190
2041	100	1,320	1,150	2,880	1,440	1,590	8,480
2046	100	1,370	1,180	2,960	1,480	1,640	8,730
2051	110	1,410	1,200	3,010	1,510	1,670	8,910
Incremental Change							
2016-2025	10	360	190	140	150	100	960
2025-2031	0	90	70	170	80	90	510
2025-2041	10	210	140	380	180	200	1,120
2025-2051	20	300	190	510	250	280	1,550
Annual Average							
2016-2025	1	40	21	16	17	11	107
2025-2031	0	15	12	28	13	15	85
2025-2041	1	13	9	24	11	13	70
2025-2051	1	12	7	20	10	11	60

[1] Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as "persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."

Notes:

- Figures 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. Accordingly, Watson & Associates Economists Ltd. developed a 2025 employment base using a range of sources.

Source: 2016 derived from Statistics Canada Census data, 2025 derived from Statistics Canada Census, OMAFRA Analyst (Lightcast), building permit and labour force data; and 2025 to 2051 forecast by Watson & Associates Economists Ltd.

Appendix E
County of Haliburton Supplementary Residential Growth Forecast Analysis

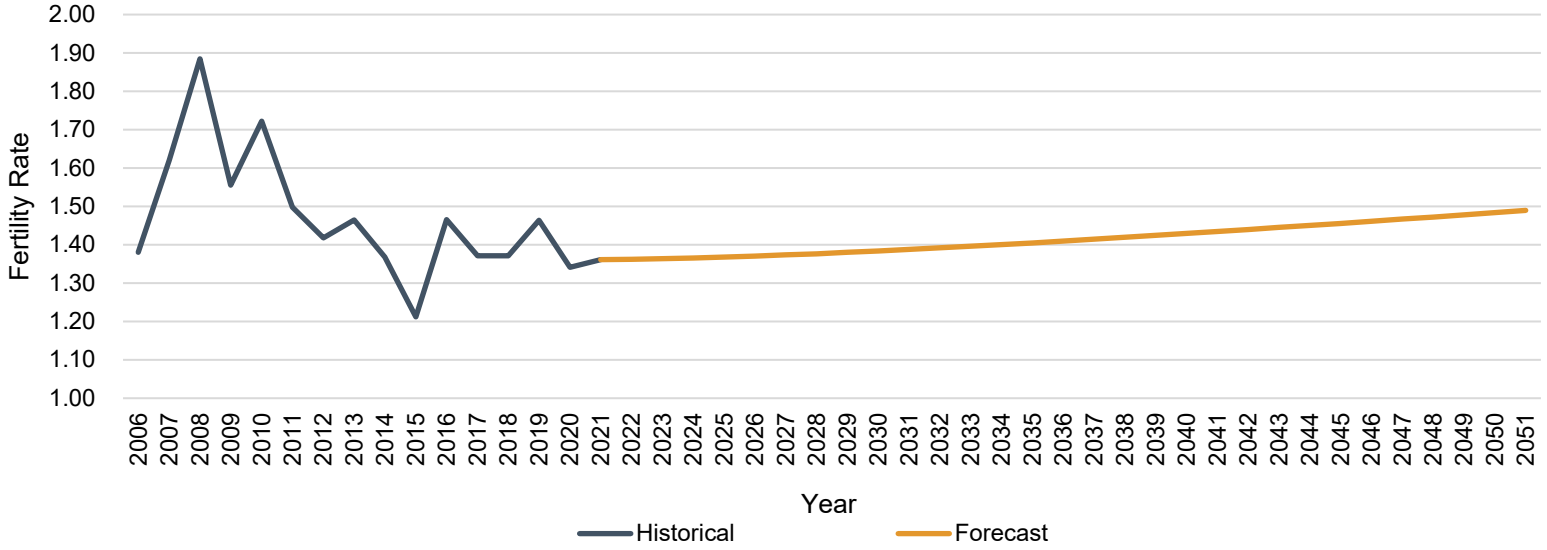
Appendix E: Supplementary Residential Growth Forecast Analysis

Figure E-1
County of Haliburton
Housing Headship Rates, 2021 to 2051

Age Cohort	2016	2021	2026	2031	2036	2041	2046	2051
0-14	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
15-24	4.9%	5.5%	5.5%	5.5%	5.5%	5.5%	5.5%	5.5%
25-34	37.7%	32.4%	32.4%	32.4%	32.4%	32.4%	32.4%	32.4%
35-44	50.9%	47.3%	47.3%	47.3%	47.3%	47.3%	47.3%	47.3%
45-54	52.7%	51.2%	51.2%	51.2%	51.2%	51.2%	51.2%	51.2%
55-64	53.9%	55.2%	55.2%	55.2%	55.2%	55.2%	55.2%	55.2%
65-74	59.6%	60.4%	60.4%	60.4%	60.4%	60.4%	60.4%	60.4%
75+	65.0%	62.2%	62.2%	62.2%	62.2%	62.2%	62.2%	62.2%
Total	**45.9%**	**45.7%**	**46.3%**	**46.9%**	**47.3%**	**47.5%**	**47.6%**	**47.8%**

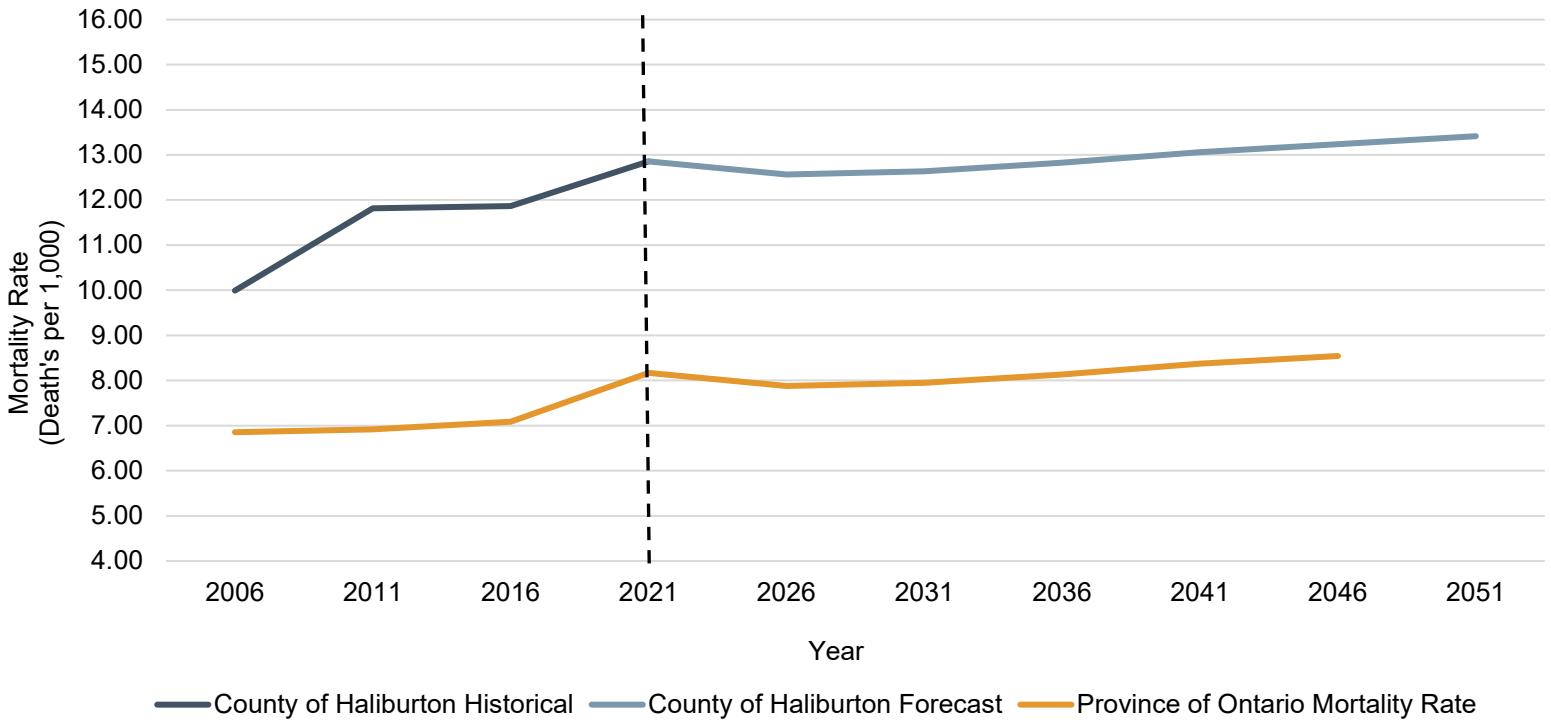
Source: 2016 to 2021 derived from Statistics Canada Census data; 2021 to 2051 by Watson & Associates Economists Ltd.

Figure E-2
County of Haliburton
Fertility Rates, 2021 to 2051



Note: Province of Ontario fertility rate forecast (reference scenario) is assumed to increase from 1.27 in 2022 to a range between 0.98 to 1.58 in 2051, in accordance with the Ministry of Finance (M.O.F.), Ontario Population Projections Update, Fall 2024.
Source: Historical fertility rate data by age of mother provided by Vital Statistics, Ontario, Office of the Registrar General. Total fertility rate data provided by Statistics Canada Demography Division (Catalogue no. 91C0005). Fertility rate forecast prepared by Watson & Associates Economists Ltd.

Figure E-3
County of Haliburton
Mortality Rates, 2021 to 2051



Source: Statistics Canada Demography Division (Catalogue no. 91C0005). County of Haliburton mortality rate from 2021 to 2051 forecast prepared by Watson & Associates Economists Ltd. Province of Ontario mortality rate forecast derived from Ministry of Finance (M.O.F.), Ontario Population Projections Update, Summer 2023, and review of Ontario Population Projections Update, Fall 2024.

Figure E-4a
County of Haliburton
Low Scenario Population Forecast by Major Age Group, 2021 to 2051

Cohort	2016	2021	2026	2031	2036	2041	2046	2051
0-19	2,400	2,700	2,900	2,900	3,000	3,000	3,100	3,100
20-34	2,200	2,600	2,700	2,600	2,700	2,800	2,900	2,900
35-44	1,400	1,700	2,400	2,600	2,600	2,500	2,500	2,600
45-54	2,400	2,100	2,000	2,200	2,800	3,100	3,100	3,000
55-64	4,100	4,800	4,200	3,300	3,000	3,200	3,800	4,100
65-74	3,500	4,400	5,700	6,000	5,100	4,300	3,900	4,100
75+	2,400	2,900	3,600	4,900	6,600	7,800	8,300	8,300
Total	**18,400**	**21,300**	**23,500**	**24,600**	**25,700**	**26,700**	**27,600**	**28,200**

Figure E-4b
County of Haliburton
Low Scenario Population Forecast Shares by Major Age Group, 2021 to 2051

Cohort	2016	2021	2026	2031	2036	2041	2046	2051
0-19	13%	13%	12%	12%	12%	11%	11%	11%
20-34	12%	12%	11%	11%	11%	11%	10%	10%
35-44	7%	8%	10%	11%	10%	9%	9%	9%
45-54	13%	10%	8%	9%	11%	12%	11%	11%
55-64	22%	23%	18%	14%	12%	12%	14%	15%
65-74	19%	21%	24%	24%	20%	16%	14%	15%
75+	13%	14%	16%	20%	26%	29%	30%	30%
Total	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**

Note: Population includes Census undercount of approximately 3.5%. Figures may not add precisely due to rounding.
Source: 2016 and 2021 derived from Statistics Canada Census and Demography Division data; 2021 to 2051 derived by Watson & Associates Economists Ltd.

Appendix F
County of Haliburton Supplementary Residential Growth Forecast Information (Low Growth Scenario)

Appendix F-1: County of Haliburton Supplementary Residential Growth Forecast Information (Low Growth Scenario)

Figure F-1
County of Haliburton
Low Scenario, Permanent Residential Forecast, 2021 to 2051

Year	Population (Excluding Census Undercount)	Population (Including Census Undercount)[1]	Households				Persons Per Unit (P.P.U.) (Including Census Undercount)
			Low Density[2]	Medium Density[3]	High Density[4]	Total	
2016	18,100	18,700	7,910	150	370	8,430	2.22
2021	20,500	21,300	9,105	120	435	9,660	2.20
2026	22,700	23,500	10,100	140	510	10,750	2.19
2031	23,800	24,600	10,805	155	525	11,485	2.14
2036	24,900	25,700	11,405	165	545	12,115	2.12
2041	25,800	26,700	11,890	180	560	12,630	2.11
2046	26,600	27,600	12,305	195	575	13,075	2.11
2051	27,300	28,200	12,635	210	585	13,430	2.10
2016 to 2021	2,400	2,600	1,195	(30)	65	1,230	
2021 to 2031	3,300	3,300	1,700	35	90	1,825	
2021 to 2041	3,100	3,200	1,790	40	50	1,880	
2021 to 2051	6,800	6,900	3,530	90	150	3,770	

[1] Census undercount estimated at approximately 3.5%.
[2] Includes single detached, semi-detached dwellings and other dwellings.
[3] Includes townhouses and apartments in duplexes.
[4] Includes bachelor, 1-bedroom and 2-bedroom+ apartments. Note: Figures may not add precisely due to rounding.
Source: 2016 to 2021 derived from Statistics Canada Census data; 2021 to 2051 forecast by Watson & Associates Economists Ltd.

Figure F-2
Township of Algonquin Highlands
Low Scenario, Permanent Residential Forecast, 2021 to 2051

Year	Population (Excluding Census Undercount)	Population (Including Census Undercount)[1]	Households				Persons Per Unit (P.P.U.) (Including Census Undercount)
			Low Density[2]	Medium Density[3]	High Density[4]	Total	
2016	2,400	2,490	1,105	5	-	1,110	2.24
2021	2,590	2,670	1,255	10	5	1,270	2.10
2026	2,890	2,990	1,405	10	5	1,420	2.11
2031	3,100	3,210	1,525	10	5	1,540	2.08
2036	3,320	3,440	1,645	10	5	1,660	2.07
2041	3,490	3,610	1,730	10	5	1,745	2.07
2046	3,650	3,770	1,810	10	5	1,825	2.07
2051	3,780	3,910	1,875	10	5	1,890	2.07
2016 to 2021	190	180	150	5	5	160	
2021 to 2031	510	540	270	-	-	270	
2021 to 2041	600	620	325	-	-	325	
2021 to 2051	1,190	1,240	620	-	-	620	

[1] Census undercount estimated at approximately 3.5%.
[2] Includes single detached, semi-detached dwellings and other detached dwellings.
[3] Includes townhouses and apartments in duplexes.
[4] Includes bachelor, 1-bedroom and 2-bedroom+ apartments.
Note: Figures may not add precisely due to rounding.
Source: 2016 to 2021 derived from Statistics Canada Census data; 2021 to 2051 forecast by Watson & Associates Economists Ltd.

Figure F-3
Municipality of Dysart et al
Low Scenario, Permanent Residential Forecast, 2021 to 2051

Year	Population (Excluding Census Undercount)	Population (Including Census Undercount)[1]	Households				Persons Per Unit (P.P.U.) (Including Census Undercount)
			Low Density[2]	Medium Density[3]	High Density[4]	Total	
2016	6,280	6,500	2,565	80	240	2,885	2.25
2021	7,180	7,420	3,025	35	275	3,335	2.22
2026	7,950	8,220	3,355	45	320	3,720	2.21
2031	8,480	8,780	3,635	55	335	4,025	2.18
2036	8,900	9,210	3,850	65	345	4,260	2.16
2041	9,310	9,630	4,045	75	355	4,475	2.15
2046	9,650	9,980	4,200	80	365	4,645	2.15
2051	9,940	10,290	4,340	90	370	4,800	2.14
2016 to 2021	900	920	460	(45)	35	450	
2021 to 2031	1,300	1,360	610	20	60	690	
2021 to 2041	1,360	1,410	690	30	35	755	
2021 to 2051	2,760	2,870	1,315	55	95	1,465	

[[1] Census undercount estimated at approximately 3.5%.
[2] Includes single detached, semi-detached dwellings and other detached dwellings.
[3] Includes townhouses and apartments in duplexes.
[4] Includes bachelor, 1-bedroom and 2-bedroom+ apartments.
Note: Figures may not add precisely due to rounding.
Source: 2016 to 2021 derived from Statistics Canada Census data; 2021 to 2051 forecast by Watson & Associates Economists Ltd.

Figure F-4
Township of Highlands East
Low Scenario, Permanent Residential Forecast, 2021 to 2051

Year	Population (Excluding Census Undercount)	Population (Including Census Undercount)[1]	Households				Persons Per Unit (P.P.U.) (Including Census Undercount)
			Low Density[2]	Medium Density[3]	High Density[4]	Total	
2016	3,340	3,460	1,565	15	35	1,615	2.14
2021	3,830	3,950	1,840	20	15	1,875	2.11
2026	4,200	4,350	2,050	20	20	2,090	2.08
2031	4,410	4,560	2,195	20	20	2,235	2.04
2036	4,600	4,750	2,325	20	25	2,370	2.00
2041	4,760	4,920	2,420	20	25	2,465	2.00
2046	4,900	5,070	2,510	20	25	2,555	1.98
2051	5,000	5,180	2,575	20	25	2,620	1.98
2016 to 2021	490	490	275	5	(20)	260	
2021 to 2031	580	610	355	-	5	360	
2021 to 2041	560	570	370	-	5	375	
2021 to 2051	1,170	1,230	735	-	10	745	

[[1] Census undercount estimated at approximately 2.3%.
[2] Includes single detached, semi-detached dwellings and other detached dwellings.
[3] Includes townhouses and apartments in duplexes.
[4] Includes bachelor, 1-bedroom and 2-bedroom+ apartments.
Note: Figures may not add precisely due to rounding.
Source: 2016 to 2021 derived from Statistics Canada Census data; 2021 to 2051 forecast by Watson & Associates Economists Ltd.

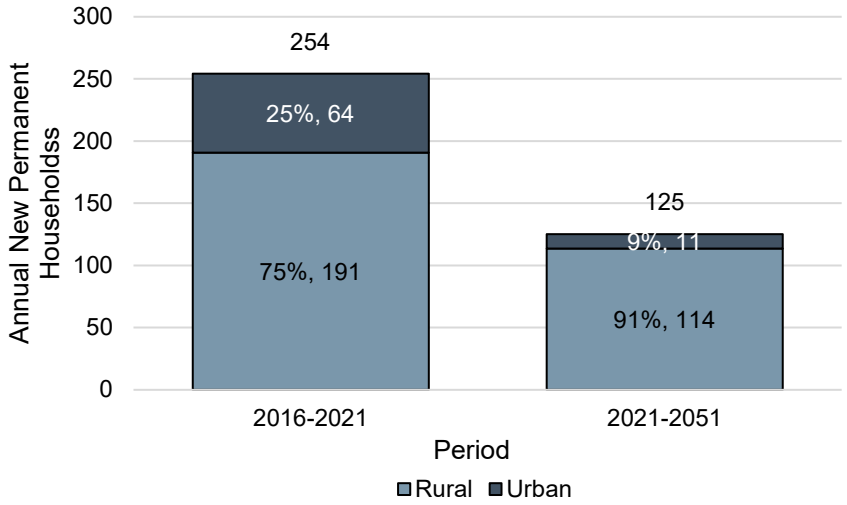
Figure F-5
Township of Minden Hills
Low Scenario, Permanent Residential Forecast, 2021 to 2051

Year	Population (Excluding Census Undercount)	Population (Including Census Undercount)[1]	Households				Persons Per Unit (P.P.U.) (Including Census Undercount)
			Low Density[2]	Medium Density[3]	High Density[4]	Total	
2016	6,090	6,300	2,675	50	95	2,820	2.23
2021	6,970	7,210	3,010	50	150	3,210	2.25
2026	7,660	7,920	3,320	60	175	3,555	2.23
2031	7,850	8,120	3,470	65	175	3,710	2.19
2036	8,070	8,350	3,610	65	180	3,855	2.17
2041	8,290	8,570	3,720	70	185	3,975	2.16
2046	8,470	8,760	3,815	75	190	4,080	2.15
2051	8,560	8,860	3,870	80	190	4,140	2.14
2016 to 2021	880	910	335	-	55	390	
2021 to 2031	880	910	460	15	25	500	
2021 to 2041	630	650	400	10	10	420	
2021 to 2051	1,590	1,650	860	30	40	930	

[1] Census undercount estimated at approximately 3.5%.
[2] Includes single detached and semi-detached dwellings and other detached dwellings.
[3] Includes townhouses and apartments in duplexes.
[4] Includes bachelor, 1-bedroom and 2-bedroom+ apartments.
Note: Figures may not add precisely due to rounding.
Source: 2016 to 2021 derived from Statistics Canada Census data; 2021 to 2051 forecast by Watson & Associates Economists Ltd.

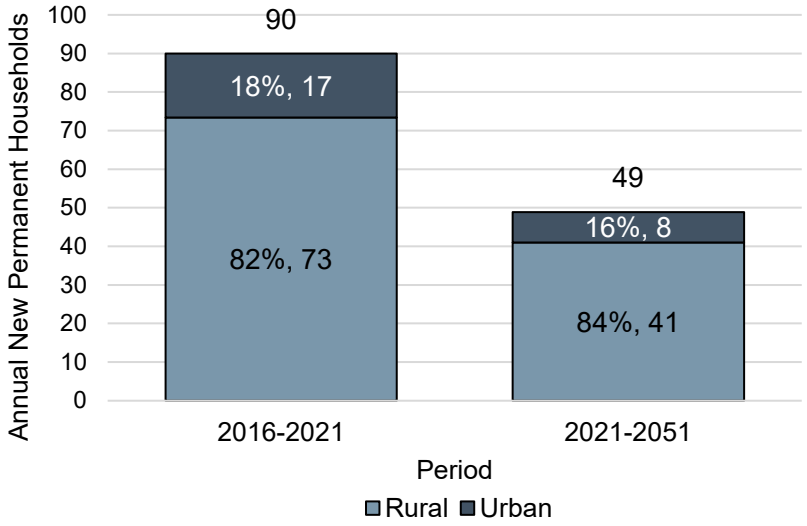
Appendix F-2: County of Haliburton Residential Growth Forecast Urban/Rural Allocation (Low Growth Scenario)

Figure F-6
County of Haliburton
Low Scenario, Permanent Residential Forecast by Urban/Rural Location



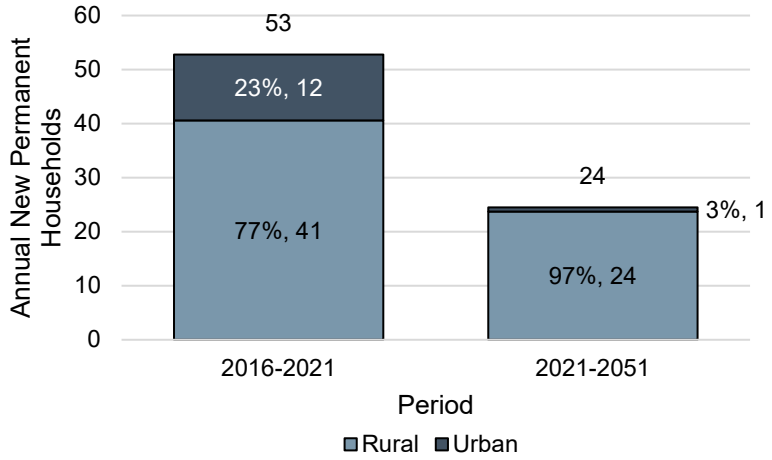
Source: 2016 to 2021 estimated by Watson & Associates Economists Ltd. Forecast by Watson & Associates Economists Ltd.

Figure F-7
Municipality of Dysart et al
Low Scenario, Permanent Residential Forecast by Urban/Rural Location



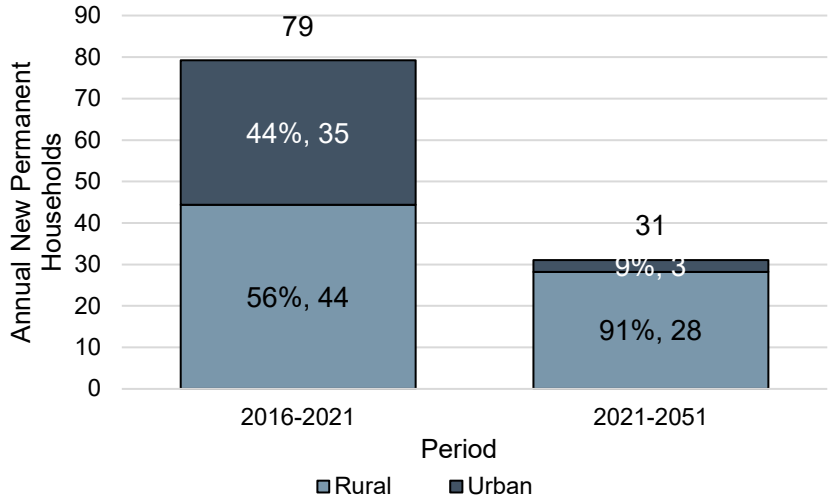
Source: 2016 to 2021 estimated by Watson & Associates Economists Ltd. Forecast by Watson & Associates Economists Ltd.

Figure F-8
Township of Highlands East
Low Scenario, Permanent Residential Forecast by Urban/Rural Location



Source: 2016 to 2021 estimated by Watson & Associates Economists Ltd. Forecast by Watson & Associates Economists Ltd.

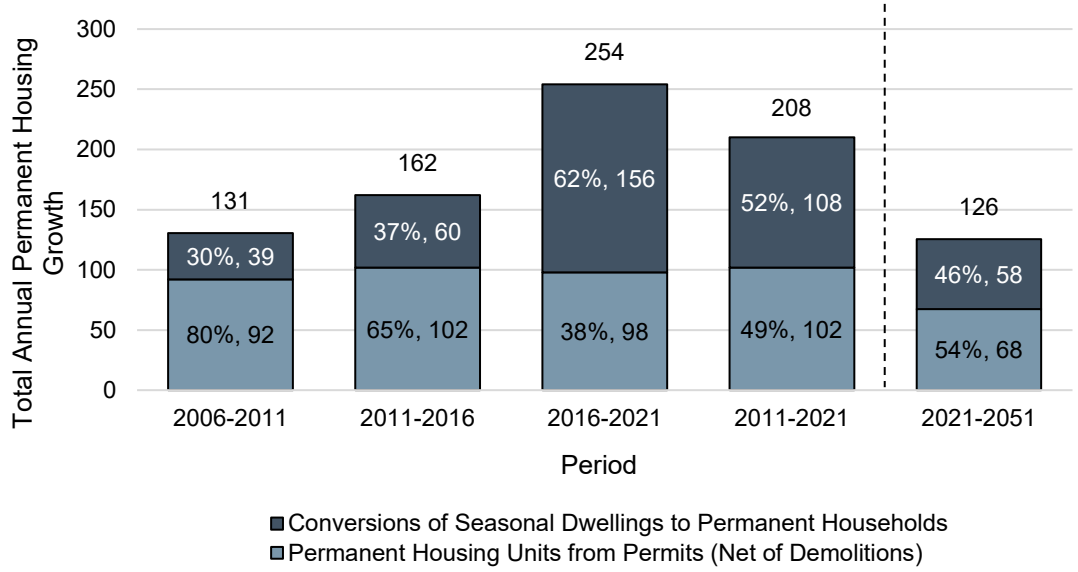
Figure F-9
Township of Minden Hills
Medium Scenario, Permanent Residential Forecast by Urban/Rural Location



Source: 2016 to 2021 estimated by Watson & Associates Economists Ltd. Forecast by Watson & Associates Economists Ltd.

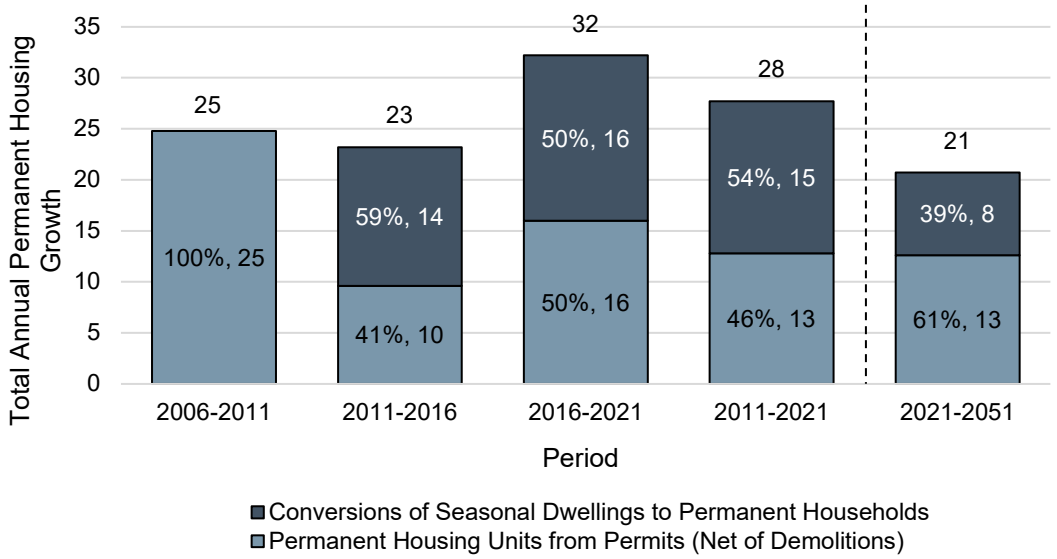
Appendix F-3: County of Haliburton Residential Conversion and New Unit Forecast (Low Scenario)

Figure F-10
County of Haliburton
Low Scenario, Permanent Residential Forecast by Conversions and New Units



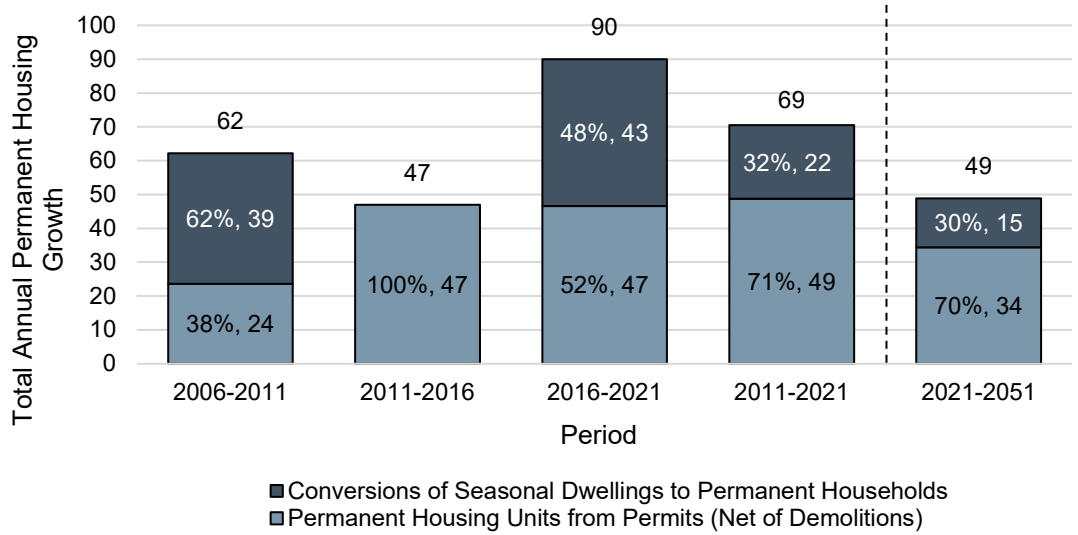
Source: Historical conversions estimated from Statistics Canada Census 2006 to 2021 and Statistics Canada building permit data by Watson & Associates Economists Ltd. Forecast by Watson & Associates Economists Ltd.

Figure F-11
Township of Algonquin Highlands
Medium Scenario, Permanent Residential Forecast by Conversions and New Units



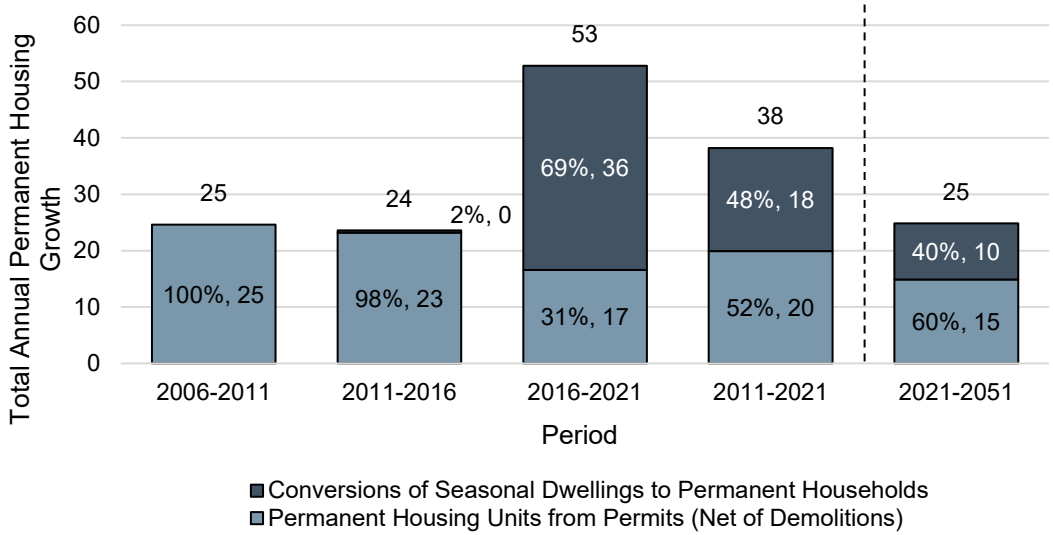
Source: Historical conversions estimated from Statistics Canada Census 2006 to 2021, Statistics Canada building permit data 2006 to 2012, and building permit data from the Township of Algonquin Highlands by Watson & Associates Economists Ltd. Forecast by Watson & Associates Economists Ltd.

Figure F-12
Municipality of Dysart et al
Medium Scenario, Permanent Residential Forecast by Conversions and New Units



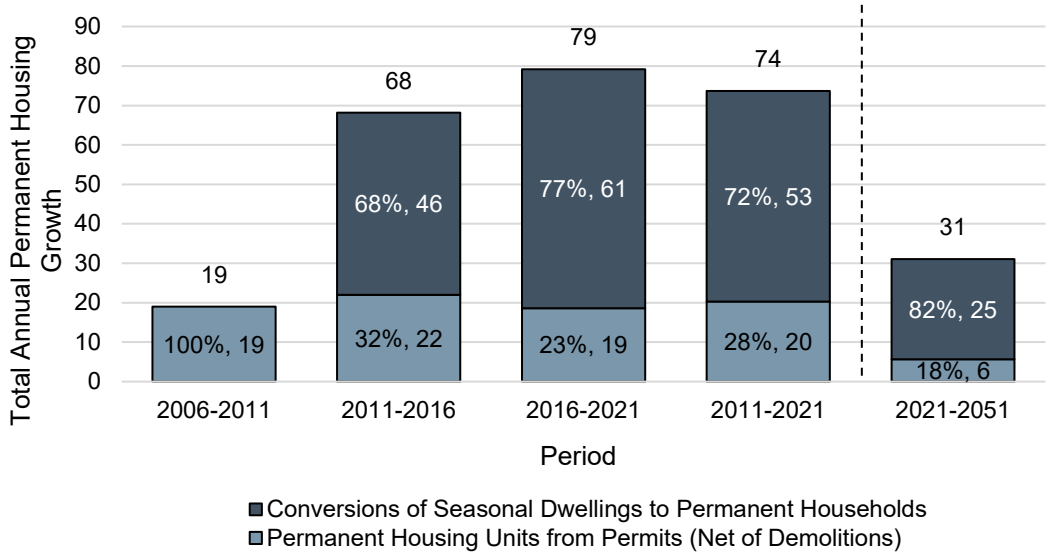
Source: Historical conversions estimated from Statistics Canada Census 2006 to 2021, Statistics Canada building permit data 2006 to 2016 and building permits from the Municipality of Dysart et al 2017 to 2021 by Watson & Associates Economists Ltd. Forecast by Watson & Associates Economists Ltd.

Figure F-13
Township of Highlands East
Low Scenario, Permanent Residential Forecast by Conversions and New Units



Source: Historical conversions estimated from Statistics Canada Census 2006 to 2021, Statistics Canada monthly building permit data 2006 to 2012, and building permit data from the Township of Highlands East 2013 to 2021 by Watson & Associates Economists Ltd. Forecast by Watson & Associates Economists Ltd.

Figure F-14
Township of Minden Hills
Low Scenario, Permanent Residential Forecast by Conversions and New Units



Source: Historical conversions estimated from Statistics Canada Census 2006 to 2021 and Statistics Canada building permit data by Watson & Associates Economists Ltd. Forecast by Watson & Associates Economists Ltd.

Appendix G
County of Haliburton Second-Home Population and Housing Background

Appendix G-1: County of Haliburton Second-Home Population and Housing Background

Figure G-1
County of Haliburton
Second-Home Dwellings and Population Forecast, 2021 to 2051

Year	Second-Home Dwellings	Second-Home Population
2011	13,170	47,100
2016	12,850	46,000
2021	12,060	43,200
2026	12,060	43,200
2031	12,040	43,100
2036	12,020	43,000
2041	12,000	43,000
2046	11,980	42,900
2051	11,950	42,800
Total Incremental		
2011 to 2016	-320	-1,100
2016 to 2021	-790	-2,800
2021 to 2031	-20	-100
2021 to 2041	-60	-200
2021 to 2051	-110	-400
Annual Average		
2011 to 2016	-64	-220
2016 to 2021	-158	-560
2021 to 2031	-2	-10
2021 to 2041	-3	-10
2021 to 2051	-4	-13

Notes:
- Number of second-home dwellings derived from Municipal Property Assessment Corporation (MPAC) and Statistics Canada Census data as the difference of "private dwellings occupied by usual residents" identified in the Census and total dwellings identified in MPAC.
- Second-home forecast is the net increase which includes new second-home construction and dwellings converted from a second home to a permanent dwelling.

Source: 2011 to 2021 derived from Statistics Canada Census; 2021 to 2051 forecast by Watson & Associates Economists Ltd.

Appendix G-2: Area Municipality Second-Home Population and Housing Background

Figure G-2
Township of Algonquin Highlands
Second-Home Dwellings

	Year			Annual Change		Annual Growth Rate	
	2011	2021	2051	2011-2021	2021-2051	2011-2021	2021-2051
Permanent Population	2,200	2,650	3,900	45	42	1.9%	1.3%
Permanent Households	990	1,270	1,880	28	20	2.5%	1.3%
Urban Households		0	0		0		0.0%
Rural Households		1,270	1,890		21		1.3%
Second-Home Dwellings (Net)	3,280	3,120	3,220	-16	3	-0.5%	0.1%
New Second-Home Dwellings (Gross)				-1	12		
Second-Home Dwellings Converted to Permanent Households				15	8		
Second-Home Population	11,700	11,200	11,500	-50	10	-0.4%	0.1%

Source: Permanent population and households derived from Statistics Canada Census 2011 and 2021. Urban and Rural households estimated by Watson & Associates Economists Ltd. Second-home dwellings derived from data provided by the Statistics Canada Census and the Municipal Property Assessment Corporation, forecast by Watson & Associates Economists Ltd.

Figure G-3
Municipality of Dysart et al
Second-Home Dwellings

	Year			Annual Change		Annual Growth Rate	
	2011	2021	2051	2011-2021	2021-2051	2011-2021	2021-2051
Permanent Population	6,090	7,430	10,300	135	100	2.0%	1.1%
Permanent Households	2,660	3,340	4,800	70	49	2.3%	1.2%
Urban Households		1,070	1,300		8		0.7%
Rural Households		2,270	3,500		41		1.5%
Second-Home Dwellings (Net)	4,100	3,860	3,920	-24	2	-0.6%	0.1%
New Second-Home Dwellings (Gross)				-2	17		
Second-Home Dwellings Converted to Permanent Households				22	14		
Second-Home Population	14,700	13,800	14,000	-90	7	-0.6%	0.0%

Source: Permanent population and households derived from Statistics Canada Census 2011 and 2021. Urban and Rural households estimated by Watson & Associates Economists Ltd. Second-home dwellings derived from data provided by the Statistics Canada Census and the Municipal Property Assessment Corporation, forecast by Watson & Associates Economists Ltd

Figure G-4
Township of Highlands East
Second-Home Dwellings

	Year			Annual Change		Annual Growth Rate	
	2011	2021	2051	2011-2021	2021-2051	2011-2021	2021-2051
Permanent Population	3,320	3,950	5,200	63	42	1.8%	0.9%
Permanent Households	1,490	1,880	2,620	39	25	2.4%	1.1%
Urban Households		210	230		1		0.3%
Rural Households		1,660	2,380		24		1.2%
Second-Home Dwellings (Net)	2,720	2,470	2,430	-25	-1	-1.0%	-0.1%
New Second-Home Dwellings (Gross)				-1	9		
Second-Home Dwellings Converted to Permanent Households				18	10		
Second-Home Population	9,700	8,800	8,700	-90	-3	-1.0%	0.0%

Source: Permanent population and households derived from Statistics Canada Census 2011 and 2021. Urban and Rural households estimated by Watson & Associates Economists Ltd. Second-home dwellings derived from data provided by the Statistics Canada Census and the Municipal Property Assessment Corporation, forecast by Watson & Associates Economists Ltd.

Figure G-5
Township of Minden Hills
Second-Home Dwellings

	Year			Annual Change		Annual Growth Rate	
	2011	2021	2051	2011-2021	2021-2051	2011-2021	2021-2051
Permanent Population	5,770	7,210	8,900	144	56	2.3%	0.7%
Permanent Households	2,490	3,230	4,160	74	31	2.6%	0.8%
Urban Households		1,010	1,100		3		0.3%
Rural Households		2,220	3,060		28		1.1%
Second-Home Dwellings (Net)	3,190	2,680	2,430	-51	-8	-1.7%	-0.3%
New Second-Home Dwellings (Gross)				2	17		
Second-Home Dwellings Converted to Permanent Households				53	26		
Second-Home Population	11,420	9,590	8,700	-183	-30	-1.7%	-0.3%

Source: Permanent population and households derived from Statistics Canada Census 2011 and 2021. Urban and Rural households estimated by Watson & Associates Economists Ltd. Second-home dwellings derived from data provided by the Statistics Canada Census and the Municipal Property Assessment Corporation, forecast by Watson & Associates Economists Ltd.