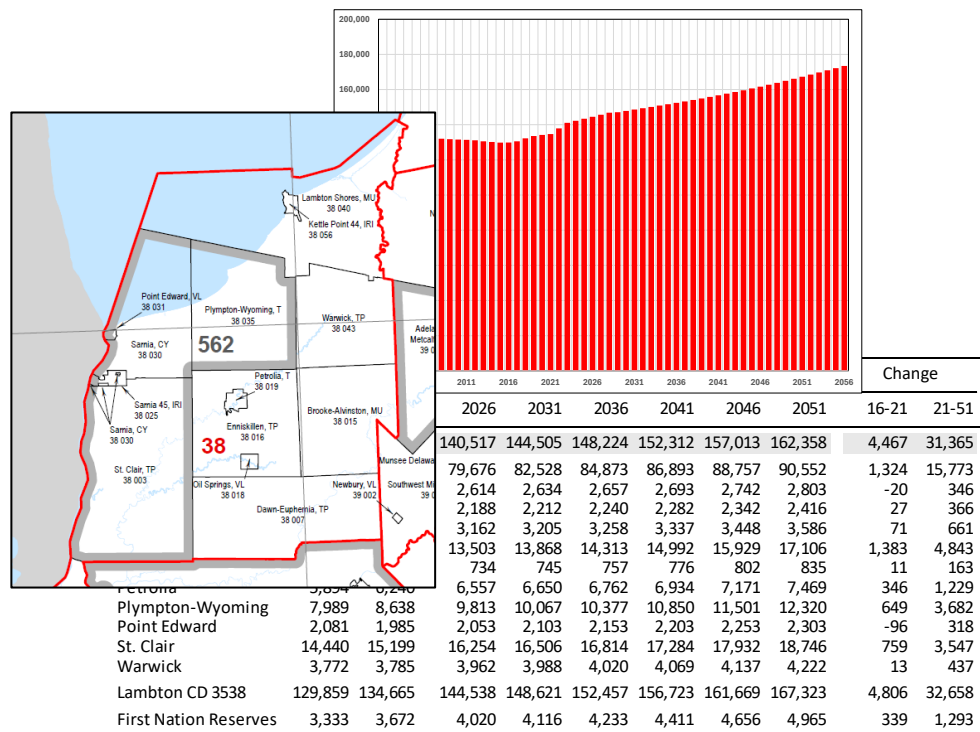


Lambton County Projections by Municipality



Prepared for



Prepared by



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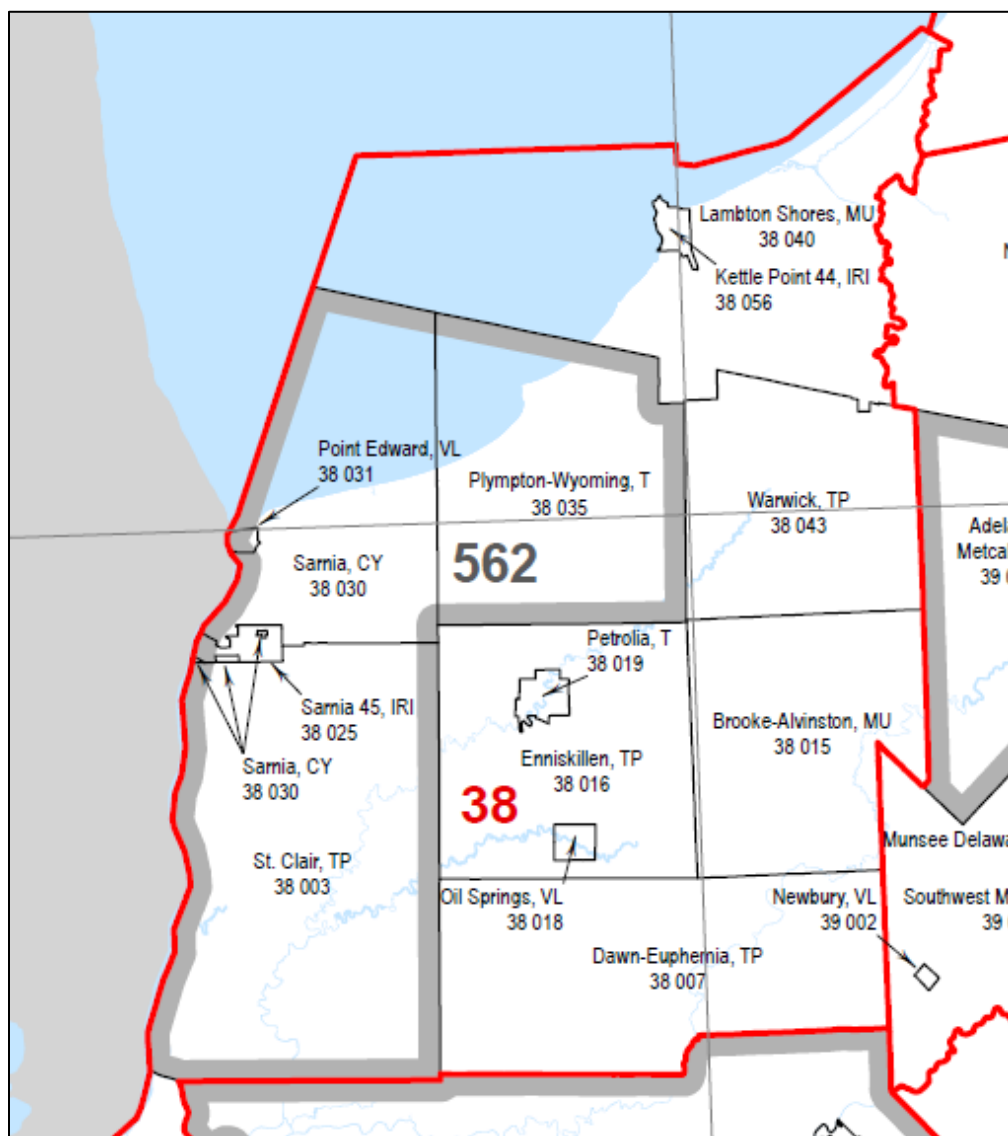
Lambton County Projections by Municipality

Introduction

This report was prepared by *metroeconomics* for NPG in support of an assignment they are carrying out on behalf of Lambton County. *metroeconomics'* role here was to develop detailed population by age and gender, employment by industry by place of work and dwellings by structural type to 2051 for each of the constituent municipalities (census sub-divisions or CSDs using census terminology) that define Lambton County.

Exhibit 1

Map of Census Division 3538's Constituent Municipalities



Source: Statistics Canada

Politically, Lambton County consists of 11 municipalities:

- Brooke-Alvinston
- Dawn-Euphemia
- Enniskillen
- Lambton Shores
- Oil Springs
- Petrolia
- Plympton-Wyoming
- Point Edward
- Sarnia
- St. Clair
- Warwick

Statistically (for census purposes) Lambton County includes the 11 municipalities above plus three First Nations Reserves (Kettle Point 44, Sarnia 45, and Walpole Island 46). Statistics Canada refers to this larger area of 14 CSDs as Census Division 3538 (Lambton). The map above illustrates CD 3538 (outlined in red) and its 11 constituent municipalities and 3 First Nations Reserves.

The Chosen Projections Approach

metroeconomics would typically approach an assignment such as this as follows:

- Based on historical trends and relative endowments of employment by industry within the CD we would assess the potential for employment growth in those industries that define its economic base.
- Using our sub-provincial projections system – which links future population growth to economic base job growth potential – we would develop projections of the future population by age and gender and dwelling requirements by structural type for CD 3538 (Lambton).
- Based on commuter data and historical population and employment growth within CD 3538 by municipality we would allocate the projections for the population, jobs and dwellings for CD 3538 as a whole into preliminary projections for each constituent CSD.

This approach was described by *metroeconomics* at a meeting in November 2024 to key consultants on this assignment from NPG and Parcel Economics. At that meeting it was decided the projections for CD 3538 should be driven, instead, by the most recent Ontario Ministry of Finance population projections for CD 3538. The projections provided here, therefore, are consistent with the requirements of the Provincial Planning Statement (2024).

Following on that decision, *metroeconomics* transformed its sub-provincial system to develop projections for each of Lambton's 11 municipalities linked to a projection for all of CD 3538.

The Ontario Ministry of Finance develops projections for all 60 of the CDs in the province but it does not provide projections for the populations of the CSDs that make up each CD.

The Lambton County Projection System

For this assignment *metroeconomics* developed a projection framework wherein each County municipality has been modeled and projected separately. Each municipal model includes annual historical data from 2016 to 2021 (or to 2023 where available) and annual projected data to 2051. Each municipal model includes history and projections for:

- Population by single-year age and gender
- Households by age of household head (major age groups)
- Labour market activity of residents (employed, unemployed) (EPOR)
- Employment by place of work by industry (EPOW)
- Dwellings by age of head by structural type (singles, semis, rows, etc.)

Exhibit 2 illustrates the projected path for Lambton's total population to 2051 against the backdrop of trends since 2001. According to Statistics Canada, between 2001 and 2021 CD 3538's (Lambton's) population grew by just 1,847 over 20 years. Recent StatsCan data indicate Lambton's population grew by more than twice that number – by 6,413 – in just 2 years. The Ontario Ministry of Finance projects steady growth in Lambton's population is on the horizon.

Exhibits 3, 4 and 5 tabulate the projected populations, dwellings and employment by place of work of Lambton County by individual CSD every fifth year over the span from 2016 to 2051.

In 2021 *metroeconomics* had developed projections for the City of Sarnia in support of an assignment then being carried out for the City by *urbanMetrics*. The projection for Sarnia's population developed at that time formed the basis for the population projection for Sarnia adopted here. The allocations of the projected populations of the remaining municipalities within Lambton were established through consideration of the shares each achieved in recent years and on the collective knowledge of the consulting staff regarding known preferences for, and known abilities to accommodate, growth in the future. The allocations in Exhibits 3, 4 and 5 were created as a starting point for consultations with stakeholders throughout the County.

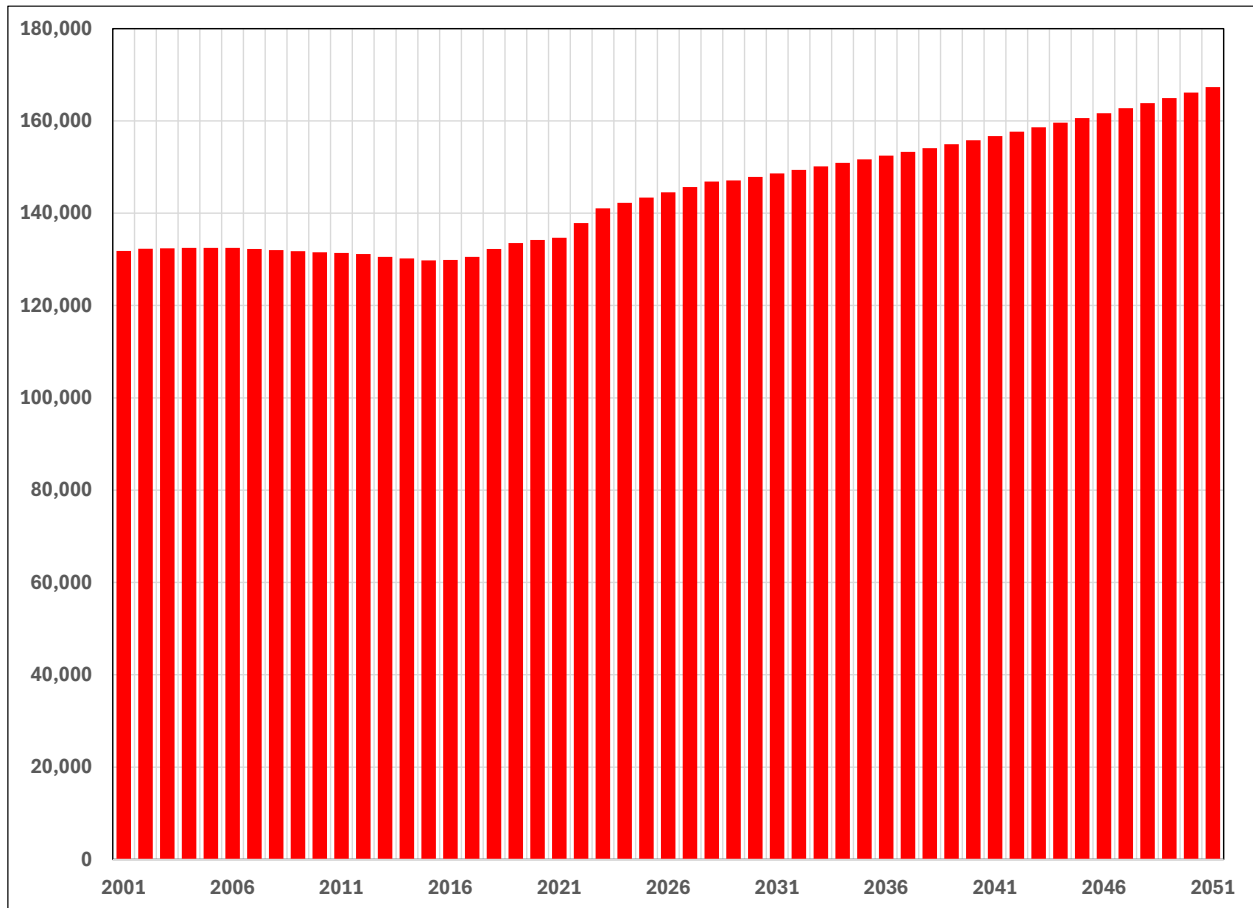
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Exhibit 2
Population of Lambton (CD 3538)
Actual 2001 to 2023 Projected 2024 to 2051



Source: Statistics Canada and *metroeconomics*

Exhibit 3**Population of Lambton County by Constituent Census Sub-Division (CSD)
Actual 2016 and 2021, Projected 2026 to 2051**

	Actual		Projected						Change	
	2016	2021	2026	2031	2036	2041	2046	2051	16-21	21-51
Lambton County	126,526	130,993	140,517	144,505	148,224	152,312	157,013	162,358	4,467	31,365
Sarnia	73,455	74,779	79,676	82,528	84,873	86,893	88,757	90,552	1,324	15,773
Brooke-Alvinston	2,477	2,457	2,614	2,634	2,657	2,693	2,742	2,803	-20	346
Dawn-Euphemia	2,023	2,050	2,188	2,212	2,240	2,282	2,342	2,416	27	366
Enniskillen	2,854	2,925	3,162	3,205	3,258	3,337	3,448	3,586	71	661
Lambton Shores	10,880	12,263	13,503	13,868	14,313	14,992	15,929	17,106	1,383	4,843
Oil Springs	661	672	734	745	757	776	802	835	11	163
Petrolia	5,894	6,240	6,557	6,650	6,762	6,934	7,171	7,469	346	1,229
Plympton-Wyoming	7,989	8,638	9,813	10,067	10,377	10,850	11,501	12,320	649	3,682
Point Edward	2,081	1,985	2,053	2,103	2,153	2,203	2,253	2,303	-96	318
St. Clair	14,440	15,199	16,254	16,506	16,814	17,284	17,932	18,746	759	3,547
Warwick	3,772	3,785	3,962	3,988	4,020	4,069	4,137	4,222	13	437
Lambton CD 3538	129,859	134,665	144,538	148,621	152,457	156,723	161,669	167,323	4,806	32,658
First Nation Reserves	3,333	3,672	4,020	4,116	4,233	4,411	4,656	4,965	339	1,293

Source: Statistics Canada and *metroeconomics***Exhibit 4****Dwellings of Lambton County by Constituent Census Sub-Division (CSD)
Actual 2016 and 2021, Projected 2026 to 2051**

	Actual		Projected						Change	
	2016	2021	2026	2031	2036	2041	2046	2051	16-21	21-51
Lambton County	53,125	54,250	58,255	59,880	61,403	62,772	64,530	66,594	1,125	12,344
Sarnia	31,905	32,190	34,367	35,412	36,357	37,065	37,846	38,733	285	6,543
Brooke-Alvinston	985	875	947	988	1,025	1,051	1,076	1,107	-110	232
Dawn-Euphemia	775	750	813	838	844	856	886	916	-25	166
Enniskillen	1,060	1,040	1,111	1,135	1,163	1,195	1,245	1,291	-20	251
Lambton Shores	4,775	5,250	5,692	5,793	5,870	6,009	6,229	6,548	475	1,298
Oil Springs	260	310	341	356	361	367	373	399	50	89
Petrolia	2,255	2,450	2,582	2,625	2,693	2,754	2,865	2,991	195	541
Plympton-Wyoming	3,050	3,155	3,622	3,772	3,912	4,082	4,335	4,600	105	1,445
Point Edward	950	920	960	963	969	963	961	964	-30	44
St. Clair	5,745	5,985	6,421	6,567	6,749	6,936	7,171	7,469	240	1,484
Warwick	1,365	1,325	1,398	1,431	1,460	1,495	1,543	1,577	-40	252
Lambton CD 3538	54,500	55,210	61,490	63,167	64,784	66,333	68,347	70,683	710	15,473

Source: Statistics Canada and *metroeconomics*

Exhibit 5**Employed by Place of Work of Lambton County by Constituent Census Sub-Division (CSD)
Actual 2016 and 2021, Projected 2026 to 2051**

	Actual		Projected						Change	
	2016	2021	2026	2031	2036	2041	2046	2051	16-21	21-51
Lambton County	47,395	44,320	47,082	48,101	49,034	50,221	51,677	53,120	-3,075	8,800
Sarnia	29,020	26,035	27,649	28,573	29,385	30,264	31,200	32,026	-2,985	5,991
Brooke-Alvinston	585	560	586	567	548	531	518	505	-25	-55
Dawn-Euphemia	515	500	539	526	511	497	485	475	-15	-25
Enniskillen	695	720	775	764	755	751	756	764	25	44
Lambton Shores	3,470	3,935	4,240	4,293	4,370	4,526	4,763	5,050	465	1,115
Oil Springs	65	70	79	81	84	87	92	97	5	27
Petrolia	3,055	2,870	2,997	3,028	3,064	3,128	3,222	3,329	-185	459
Plympton-Wyoming	1,640	1,645	1,810	1,828	1,854	1,909	1,995	2,100	5	455
Point Edward	2,030	1,530	1,601	1,646	1,693	1,750	1,812	1,869	-500	339
St. Clair	5,005	5,310	5,619	5,620	5,612	5,628	5,684	5,754	305	444
Warwick	1,315	1,145	1,187	1,174	1,160	1,152	1,150	1,150	-170	5
Lambton CD 3538	49,085	45,255	48,003	48,916	49,796	51,022	52,603	54,239	-3,830	8,984

Source: Statistics Canada and *metroeconomics*