

# Oxford Planning Updates



TVDSB Community Planning and Facility Collaboration Opportunities Meeting  
April 29, 2026

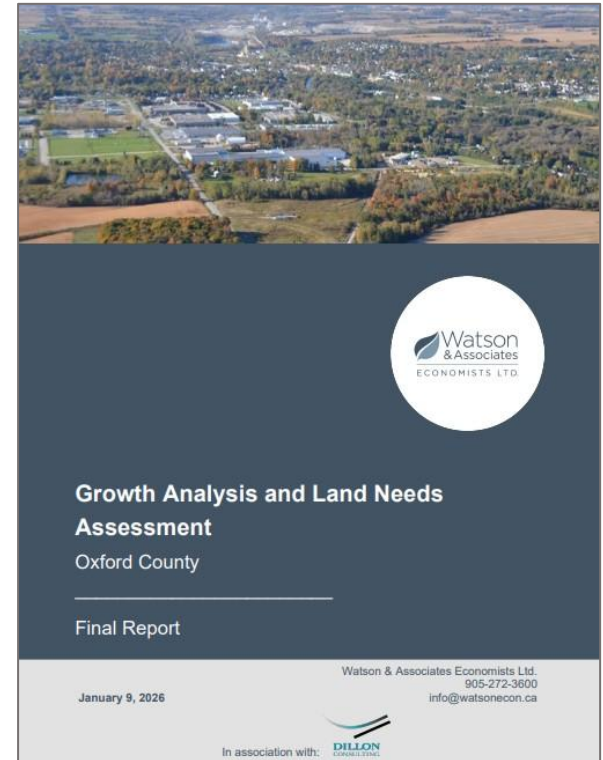
# Presentation Outline

- Updated County growth forecasts and land need assessment
- Recent development approvals
- Ongoing/anticipated Secondary Plans and Settlement Area Boundary Expansions
- Workplan for new County Official Plan



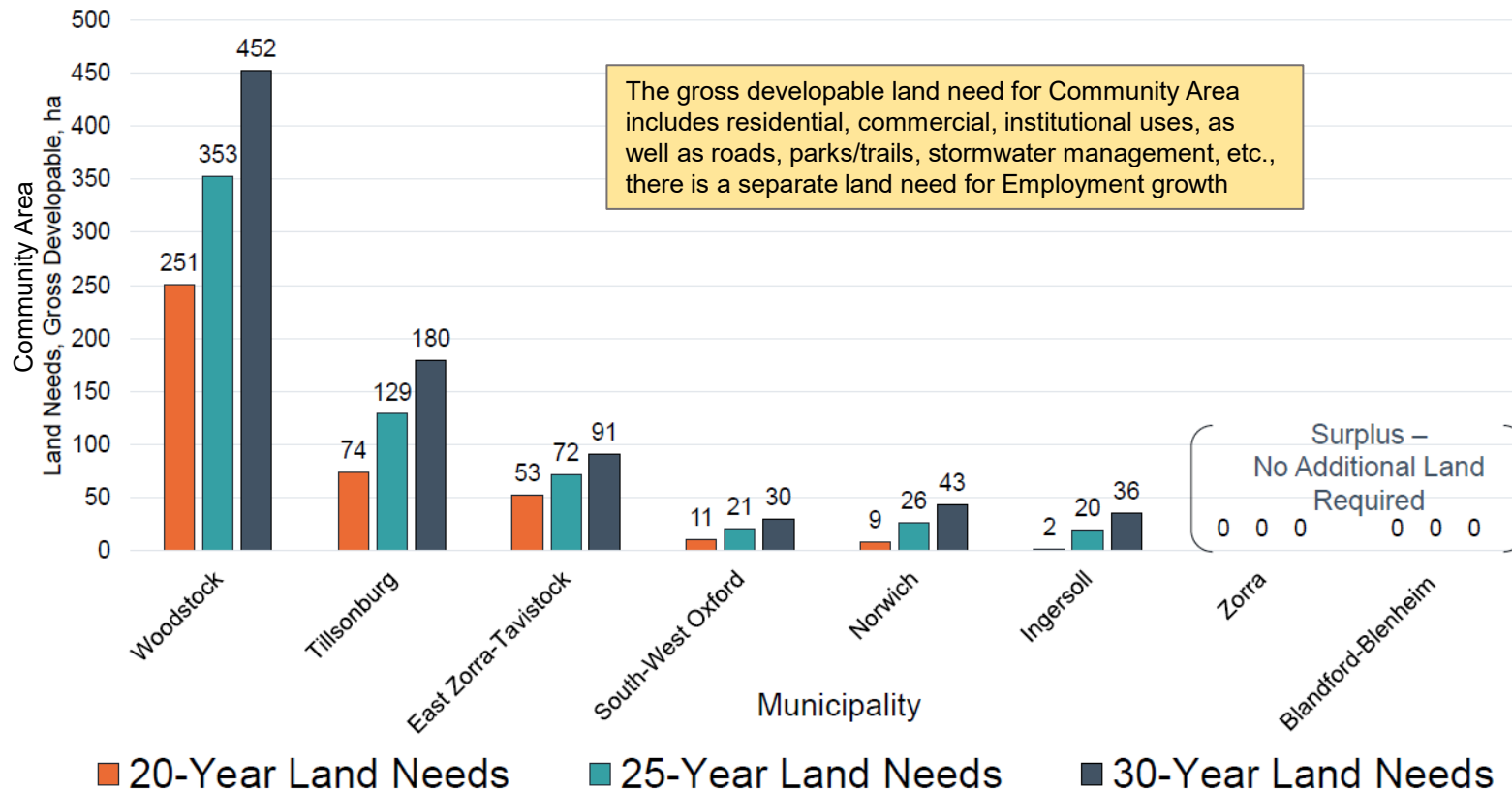
# Forecasted Growth and Land Needs

- Updated growth forecasts and land needs assessment was adopted March 11, 2026
- Average population growth rate is forecast to be 1.6% resulting in a population of 223,600 by 2061
- The number of households would increase by approx. 1,050 units/year
- Reviewed existing supply and potential for intensification within built up area to determine land need
- Settlement Area Boundary Expansions will be needed for most municipalities to accommodate forecasted population and employment growth



# Land Needs by Area Municipality

## Community Area Land Needs by Area Municipality



**20  
Year:  
400 ha**

**25  
Year:  
631 ha**

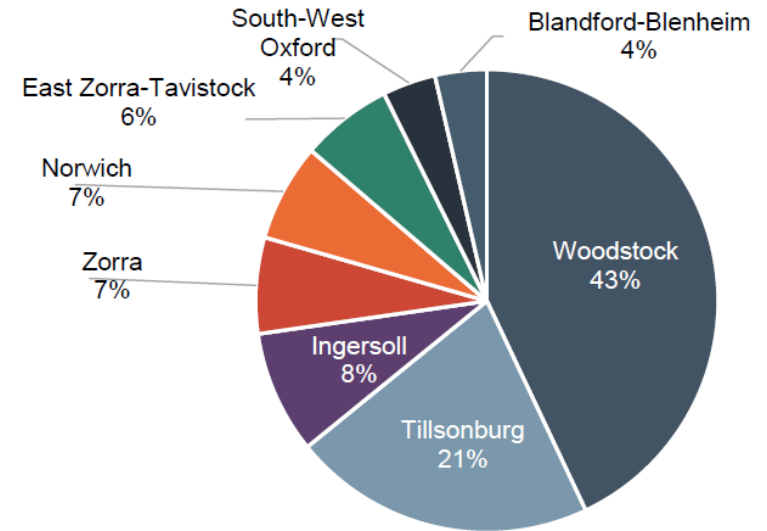
**30  
Year:  
832 ha**

Source: Watson & Associates Economists Ltd.

# Recent Growth Trends

- Very strong residential growth since 2020, has slowed over past 2 years
- Growth has been highest in Woodstock, Tillsonburg and Ingersoll, but rural Serviced Villages also grew
- Densities trending higher, shifting toward more attached units, such as townhouses and apartments
- Current draft forecasts indicate increased demand for high-density/apartment units
- Persons per unit is trending lower (but not as low as previously forecast)

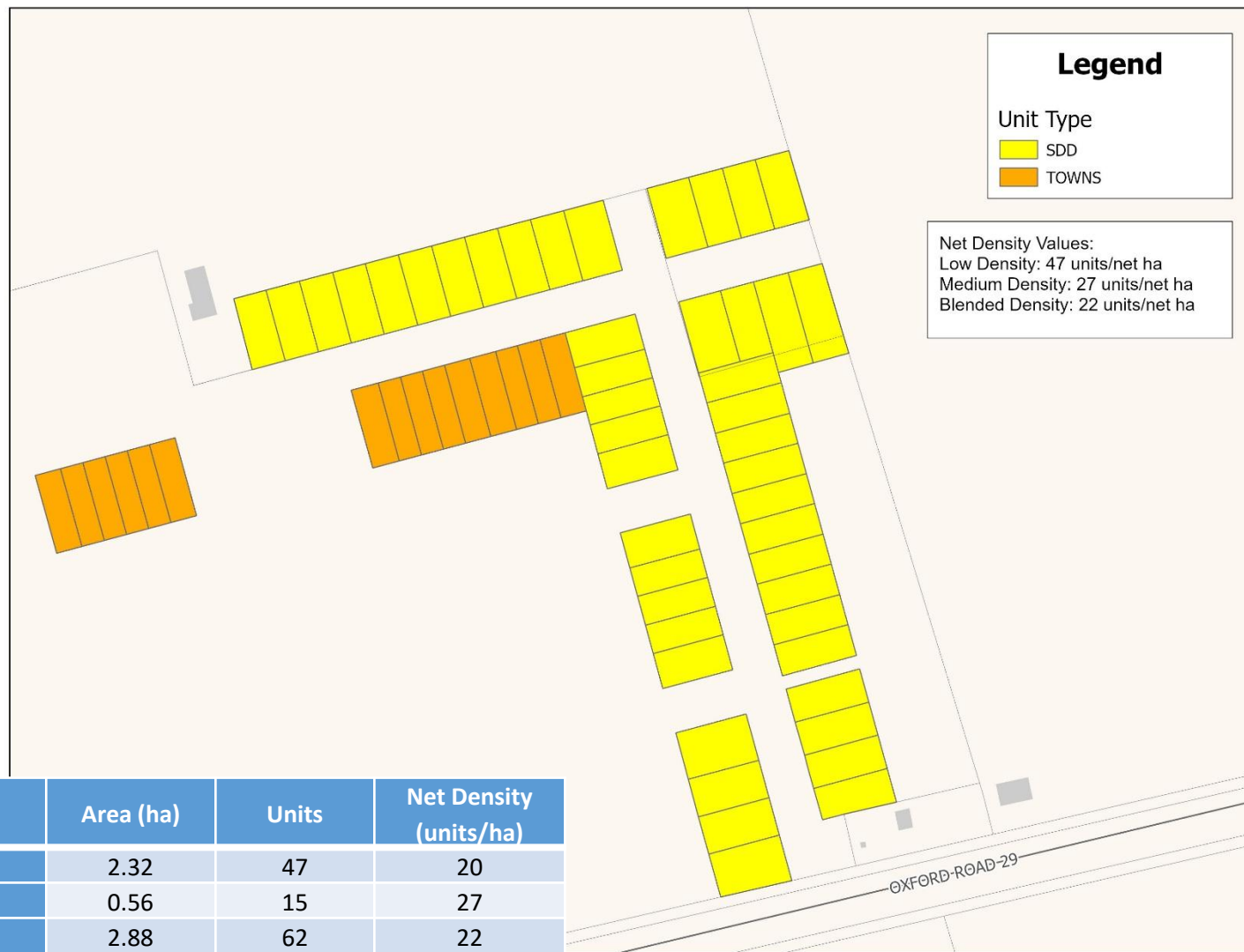
Population Growth Share by Area Municipality (2021-2061)



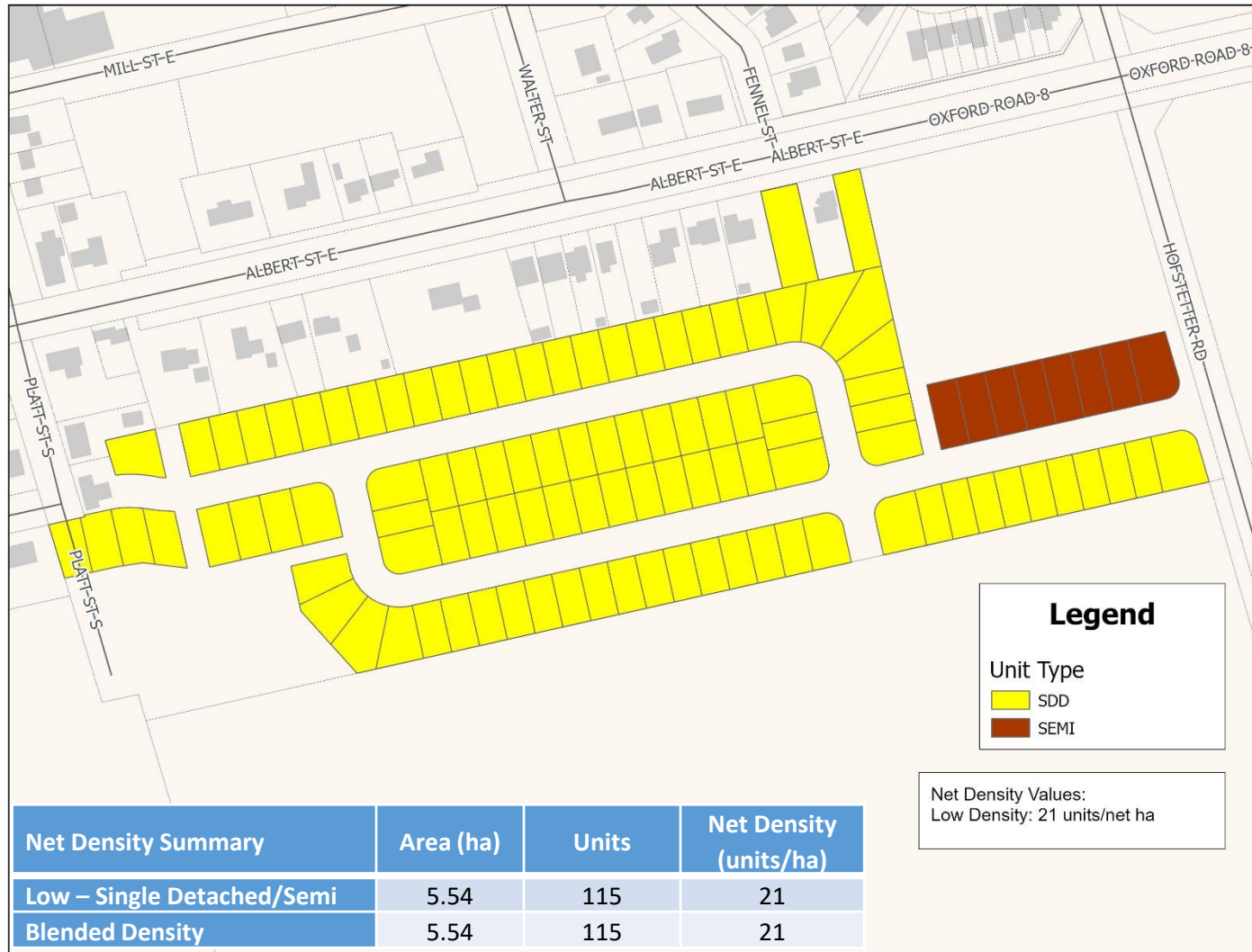
Percentage of Total Units for Each Dwelling Unit Type (Building Permits, excludes ARUs)

|                          | Single | Semi | TH/<br>multi | Apt |
|--------------------------|--------|------|--------------|-----|
| <b>Urban Centres</b>     |        |      |              |     |
| 10-yr average            | 42%    | 5%   | 27%          | 26% |
| 3-yr average             | 25%    | 5%   | 38%          | 32% |
| <b>Rural Settlements</b> |        |      |              |     |
| 10-yr average            | 74%    | 6%   | 14%          | 6%  |
| 3-yr average             | 79%    | 5%   | 14%          | 2%  |

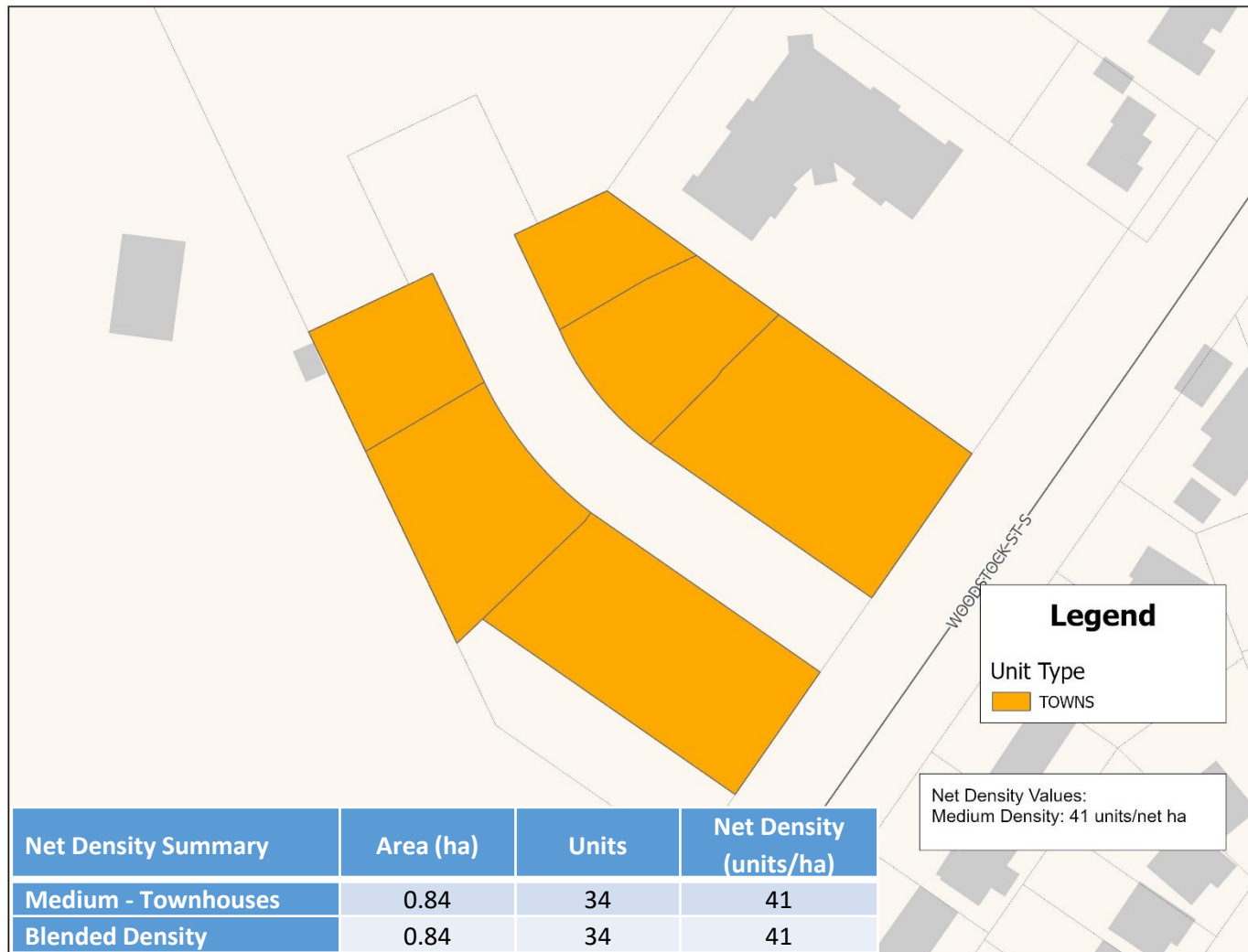
# Tiffany Development Corp., Drumbo



# Westside Communities Inc., Plattsville

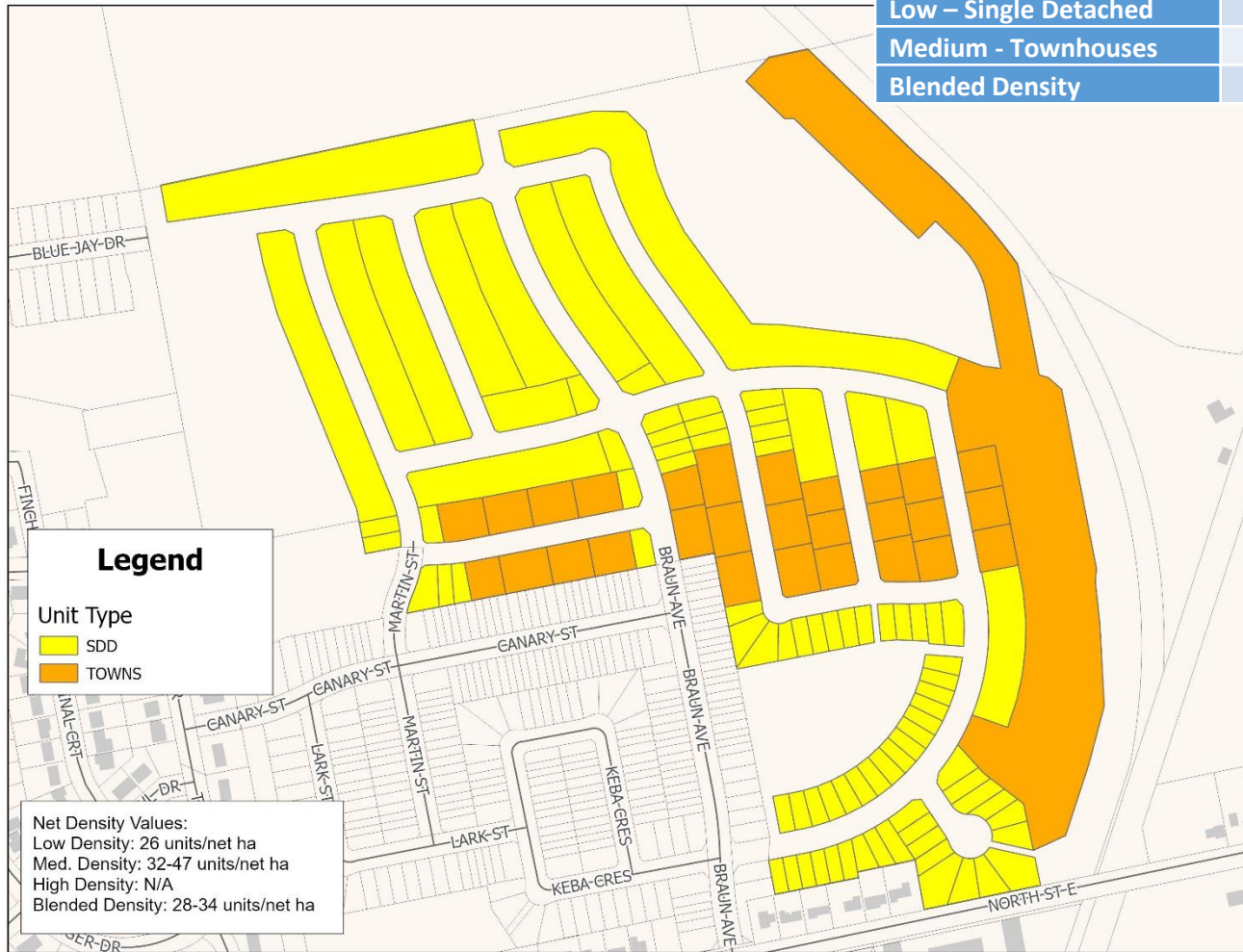


# 2825085 Ontario Inc., Tavistock

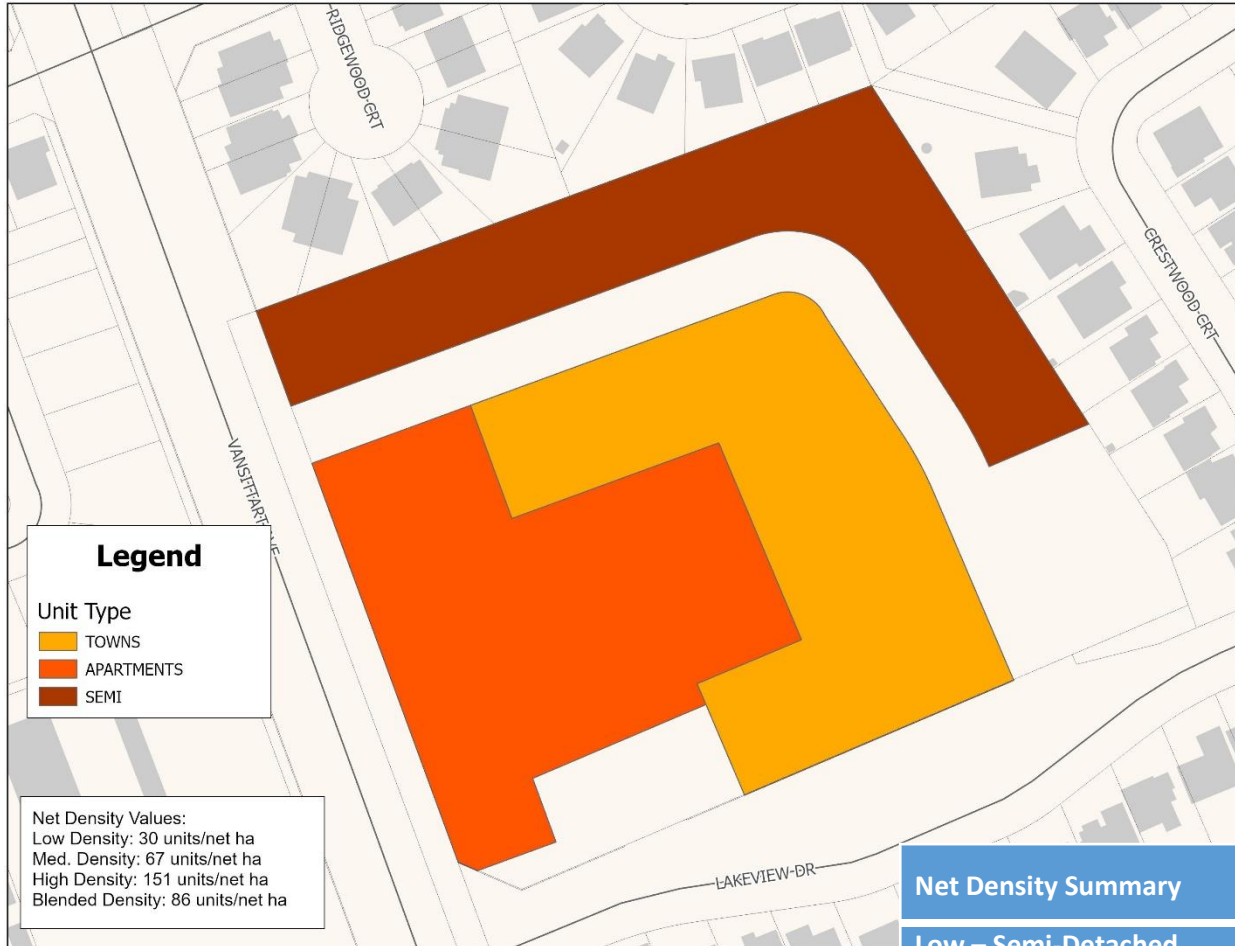


# Lindprop Development, Tillsonburg

| Net Density Summary   | Area (ha) | Units   | Net Density (units/ha) |
|-----------------------|-----------|---------|------------------------|
| Low – Single Detached | 14.7      | 387     | 26                     |
| Medium - Townhouses   | 8.9       | 281-415 | 32-47                  |
| Blended Density       | 23.6      | 668-802 | 28-34                  |



# Farhi Holdings Corp., Woodstock

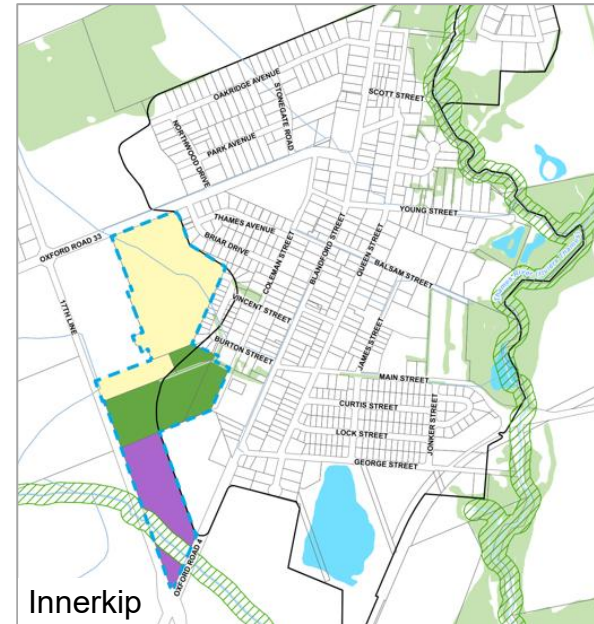
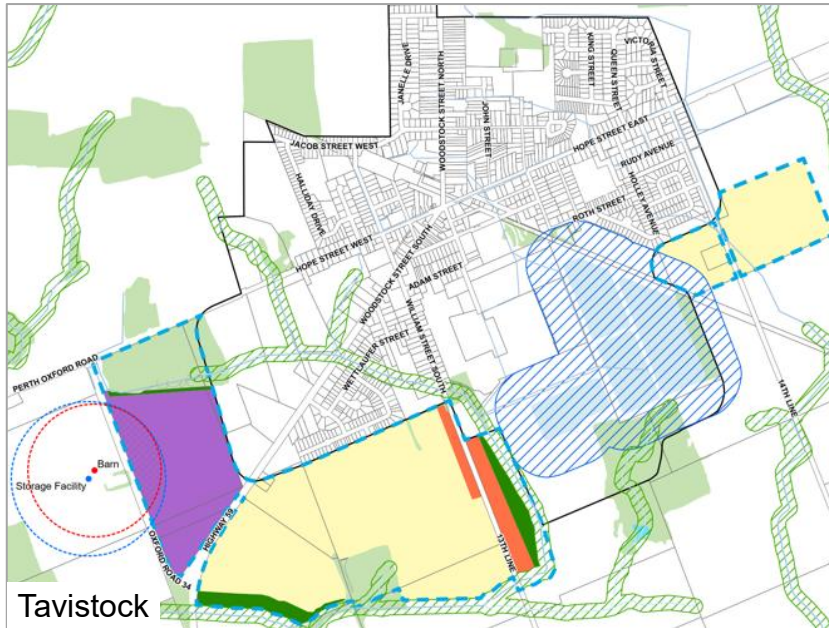


| Net Density Summary | Area (ha) | Units | Net Density (units/ha) |
|---------------------|-----------|-------|------------------------|
| Low – Semi-Detached | 0.87      | 26    | 30                     |
| Medium - Townhouses | 1.02      | 68    | 67                     |
| High - Apartments   | 1.06      | 160   | 151                    |
| Blended Density     | 2.95      | 254   | 86                     |

# Settlement Expansions/Secondary Plans

## Ongoing

- Villages of Tavistock and Innerkip

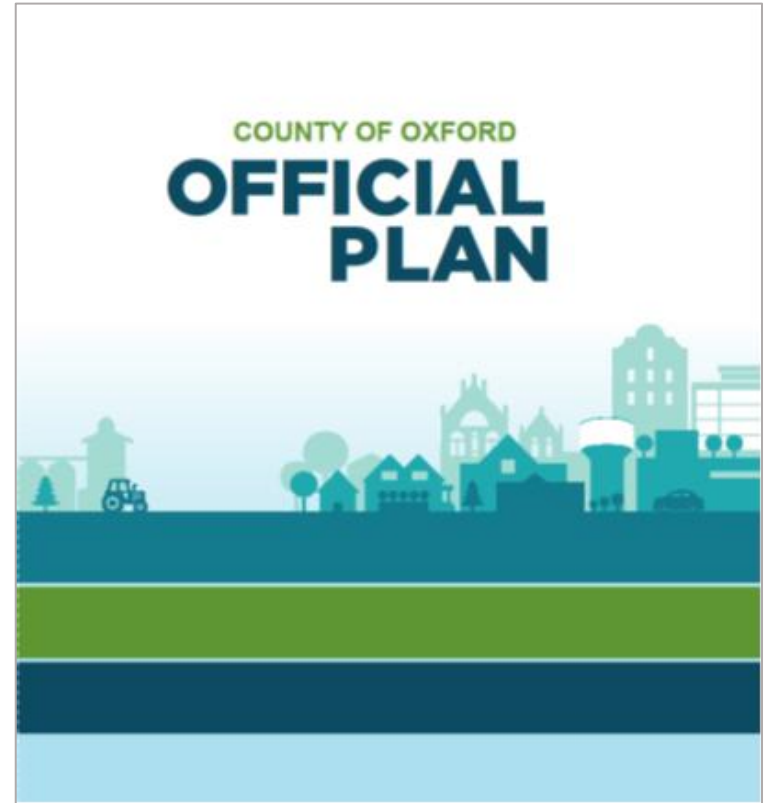


## Being Initiated

- Village of Mount Elgin
- Village of Norwich

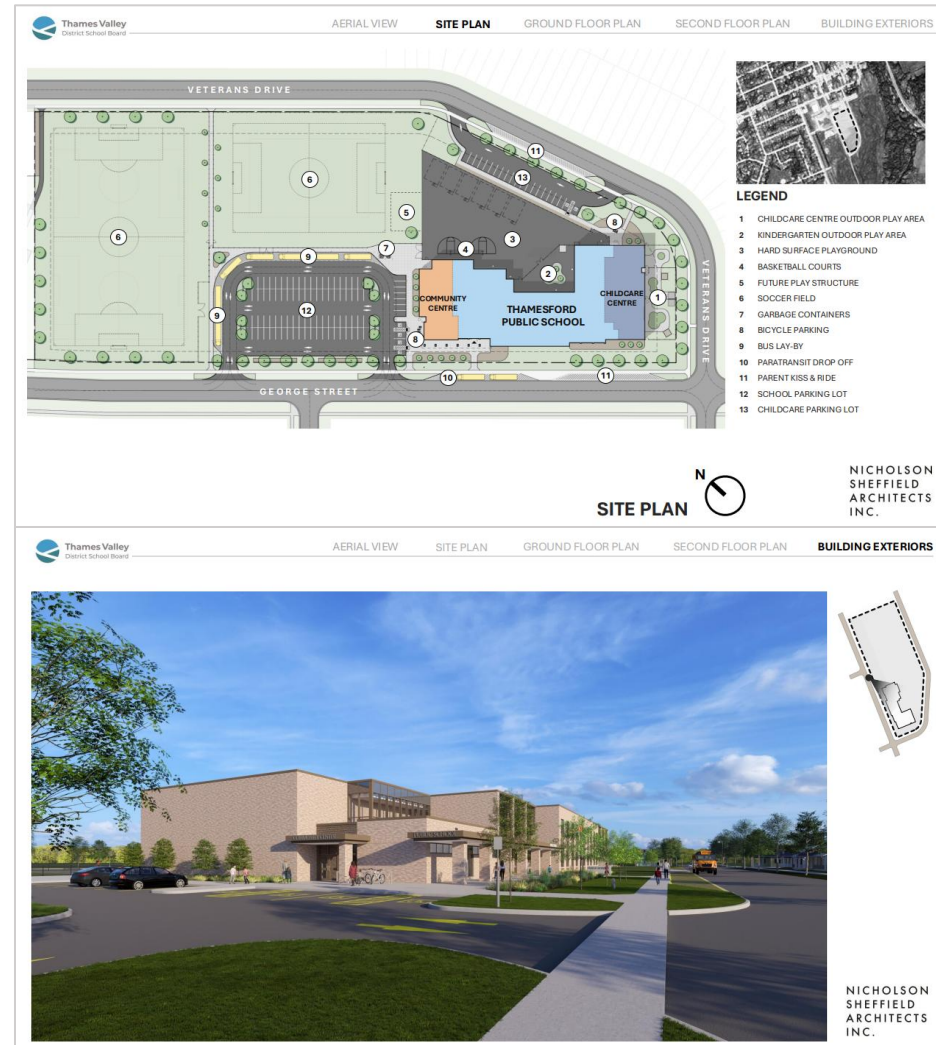
# New Official Plan (OP)

- Currently initiating development of a new OP
- The County and all 8 area municipalities share a single OP
- This year - community visioning and determining scope of work/consultants for background studies
- Goal to adopt the new OP by end of 2028



# Conclusions

- High levels of population growth are anticipated to continue and will require coordination with TVDSB staff
- We will continue to share data (e.g. building permits, development approvals, forecasts, etc.) and have regular meetings with TVDSB staff
- Consult on potential school sites through Secondary Planning and review of draft plans of subdivision
- Consultation through development of new Official Plan



# Thank you

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