



Community Planning & Facility Collaboration Opportunities Meeting

May 1, 2026

Agenda

1. Population Projections
2. Official Plan
3. Recent Growth Trends
4. Growth Monitoring Framework
5. Continued Collaboration

Population, Housing and Employment Projections

- Updates to the projections completed in 2025 and based on the October 2024 Ministry of Finance projections in accordance with PPS
- Project to 2056 or a 30-year planning horizon
- Projections forecast that the County will reach a population of 151,500 by 2056 with an annual average growth rate of 1.8%

County Official Plan Amendment No. 4

- Council adopted on January 13, 2026 – awaiting Ministry approval
- Largely a conformity exercise with PPS 2024 and aligns with County Council Strategic Plan
- Aligns County planning framework with provincial objectives related to growth management
- Supports coordination between the County and local official plans

Recent Growth Trends

- Since the peak during Covid-19, annual housing starts have declined to more closely align with historical averages
- Since 2015, the County has experienced an increase in medium-density and high-density development
- Residential growth continues to be highest in Middlesex Centre, Strathroy-Caradoc and Thames Centre, other communities are also experiencing notable increases, exceeding historical averages

Growth Monitoring Framework

- County Council approved funding for a Growth Monitoring Framework (GMF)
- Integrating demographic information, land use mapping, and development activity to support growth monitoring, informed decision-making, and economic development readiness

Continued Collaboration

- The County currently provides TVDSB planning staff with residential building permit data on a quarterly basis
- TVDSB planning staff regularly attend residential pre-consultation meetings
- Once implemented, the GMF will improve data sharing capabilities between municipalities and the school board
- GMF reporting function will include more fulsome data based on real time data and current growth parameters

Continued Collaboration

- During implementation of the GMF, County Staff will work with the school board to identify data needs and establish a process for sharing information
- County staff will continue to involve school board planning staff in discussions to facilitate early and integrated planning for schools and associated childcare facilities
- Enhances forecasting tools to evaluate long-term growth scenarios, infrastructure needs, and potential constraints

Thank You

