



# Regional Growth Analysis Study

Prince Edward County/Hastings County Region

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Final Report

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## List of Acronyms and Abbreviations

A.I.	Artificial intelligence
COVID-19	Coronavirus disease
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
L.L.M.	Large language models
L.Q.	Location quotients
M.O.F.	Ministry of Finance
N.F.P.O.W.	No fixed place of work
P.M.I.	Purchasing Managers' Index
P.P.S.	Provincial Planning Statement
U.S.	United States



# Executive Summary



# Executive Summary

## Introduction

The municipalities of Prince Edward County (PEC), the City of Belleville, the City of Quinte West, and Hastings County, hereinafter referred to as the “PEC/Hastings Regional Area,” or the “study area,” retained Watson & Associates Economists Ltd. (Watson) in the winter of 2023 to prepare a regional growth analysis update for this region. This analysis builds on recent growth forecasts, which have been prepared for each of the municipalities (where available), as well as anticipated long-term demographic and economic trends within the context of the larger Kingston-Pembroke Economic Region, Eastern Ontario and the Province as a whole. This report provides a comprehensive assessment of long-term population, housing and employment growth for the study area, recognizing both “top-down” and “bottom-up” considerations that are anticipated to influence the rate and distribution of forecast population and employment growth over the next 30 years.

National, provincial, regional and local factors all generally contribute to a trend towards higher population and employment growth rates within each of the municipalities in the study area. As part of this study, specific factors supporting the identified distribution and rate of growth at the area municipal level are provided. The aggregate population and employment growth for the study area is further examined within the context of long-term growth assigned for Eastern Ontario and the Province as a whole in accordance with recent Ministry of Finance (M.O.F.) projections. Lastly, anticipated disruptions and impediments to near- and longer-term population and employment growth rates at the area municipal level and for the broader economic region are also explored.

## **PEC/Hastings Regional Area Population, Housing and Employment Growth Trends, 2001 to 2021**

Over the past 20 years, the PEC/Hastings Regional Area has experienced uneven population growth, which has been largely influenced by periods of regional economic growth and contraction within the broader economic region (Kingston-Pembroke Economic Region). Over the 2001 to 2016 period, the region’s population grew modestly at a rate of 0.5% annually. The Eastern Ontario economy was hit particularly hard following the 2008/2009 global financial crisis which resulted in steady job losses



in this area between 2011 and 2016 and a period of modest population growth throughout the 2006 to 2016 period. Since 2016, the rate of population growth across the region has increased substantially, driven by steady immigration across all major demographic groups (i.e., children, adults and seniors). Between 2016 and 2021, the region's annual population increased at a rate of 1.2%, fueling steady demand for new housing construction throughout this area.

Strong population growth during this time period was largely driven by the region's competitively priced housing market relative to other larger urban centres in Ontario, combined with the gradual recovery of the regional economy since the 2008/2009 global economic recession. Relative to longer-term averages, all single-tier and upper-tier municipalities within the region have experienced a steady increase in residential building permit activity since 2015. During this time period, however, population growth rates were strongest within the Cities of Belleville and Quinte West.

While coronavirus disease (COVID-19) had very disruptive impacts on the regional economy, particularly in retail, accommodation and food and tourism-based sectors largely during 2021, the pandemic further accelerated housing development activity broadly across the region and beyond between mid-2020 through to the spring of 2022. Looking forward over the next five to 10 years, housing demand across the region is anticipated to remain strong relative to recent historical levels, fueled by steady immigration as well as positive net migration from elsewhere in Ontario. Regional employment opportunities also represent a key driver of population growth across the region. It is noted, however, that continued housing appreciation and declining housing affordability, combined with a range of broader economic headwinds, including tightening monetary policy (i.e., rising interest rates, quantitative tightening), persistently high inflation rates and rising household debt are anticipated to moderate housing demand, particularly ownership housing, in the near term relative to recent trends experienced between mid-2020 and early 2022.

Historically, residential development activity across the PEC/Hastings Regional Area has been heavily concentrated in low-density housing forms (i.e., singles and semi-detached). In recent years, from 2016 to 2021, the region has experienced a shift toward a higher share of medium-density and high-density housing forms, which have accounted for approximately 22% of all new residential construction.



The population base of the PEC/Hastings Regional Area is older on average and aging at a slightly faster rate than the Province as a whole. The region is also highly attractive to empty nesters and retirees within the 55+ age group, given the opportunities that the region provides associated with both urban and rural living within its vibrant urban communities, hamlets and villages and remaining rural areas. Access to recreation along the Lake Ontario shoreline, the region's inland lakes and throughout surrounding rural countryside also represents a key draw to this area.

As the region's Baby Boom population continues to age, the 75+ age group is anticipated to represent the fastest growing population segment within PEC/Hastings. While strong net migration within the 55+ age group generates considerable economic development opportunities for the broader region, the aging of the region's population base also poses challenges for this area. First, an aging population is anticipated to place downward pressure on the rate of long-term total population growth within the region due to declining growth from natural increase (i.e., births less deaths). Similar to the Province as a whole, the region will increasingly become more reliant on net migration as a source of population growth as a result of these demographic conditions. Second, an aging labour force is also anticipated to place downward pressure on long-term economic growth driven by declining labour force participation and potential labour shortages.

It is also important to recognize that forecast population growth rates are not anticipated to be homogenous across the region. In the PEC/Hastings Regional Area's rural settlement areas and remaining rural areas, forecast population growth rates are anticipated to be relatively lower on average in areas that offer limited new housing growth potential. Conversely, the aging population base is anticipated to place increasing development pressures on the region's more developed urban areas which have available municipal servicing capacity and public amenities. For example, the aging of the region's population is anticipated to drive the need for seniors' housing and other housing forms geared to older adults (e.g., assisted living, affordable housing, adult lifestyle housing) that are not available, or cannot be provided for, in rural communities or within the surrounding rural area.

### **PEC/Hastings Employment Growth Outlook to 2051**

It is important to recognize that future population and employment growth within the PEC/Hastings Regional Area is strongly correlated with the growth outlook and



competitiveness of the broader Kingston-Pembroke Economic Region, Eastern Ontario and Southern Ontario as a whole. Accordingly, in reviewing the long-long-term growth outlook for this area considerable focus has been placed on the broader macro-economic and demographic trends which are driving higher population growth to Southern Ontario and its various sub-regions.

For the PEC/Hastings Regional Area, the relatively stronger population growth pressures that this area is anticipated to continue to experience is being driven by both economic factors as well as lifestyle decisions. As starting point, the region's urban and rural landscapes form a large part of the foundation which creates the "quality of place" that continues to increasingly attract new residents to this area. Over the past three years, COVID-19 has acted as a near-term driver of housing demand, led by increased opportunities for remote, or distributed, work and the reconsideration by some Ontario residents to trade "city lifestyles" for a greater balance of urban and rural living. It is recognized, however, that the longer-term population and employment growth potential for the County will be heavily dependent on sustained economic growth potential of the broader economic region. As such, it is important not to overstate the near-term impacts of COVID-19 on housing demand in the PEC/Hastings Regional Area over the long term.

Similar to historical population trends, the region has experienced periods of slow to steady employment growth over the past 20 years resulting from occasions of economic expansion and contraction across the Eastern Ontario economy during this time. However, over the past decade the Kingston-Pembroke Economic Region has experienced relatively stronger employment growth across a broad range of sectors including health care and social services, manufacturing, retail, accommodation and food services, professional, technical and scientific services, agriculture and tourism. Looking forward, each of the established and emerging employment sectors within the broader economic region are anticipated to experience employment growth to varying degrees, particularly those sectors which are more closely tied to the knowledge-based economy. While the region's employment base is comprised of a broad range of business by size, it is anticipated that employment growth across the County will



continue to be geared towards small to mid-sized businesses, including home-based occupations.<sup>[1]</sup>

Over the next decade and beyond, steady future economic growth is anticipated across the Kingston-Pembroke Economic Region, most notably associated with the need for local supply chains to support the planned Umicore electric vehicle (E.V.) battery manufacturing facility. The Belgian company will invest over \$1.5 billion CAD to establish the facility, which is scheduled to be operational by 2025 and estimated to create over 1,200 direct and indirect jobs.<sup>[2]</sup>

Given the competitive position of existing and planned Employment Areas across the study, as measured in terms of location/access along the Highway 401 corridor to major North American employment markets, proximity to large population centres, parcel size, price per acre, and competitive development costs, etc., the PEC/Hastings Regional Area is anticipated to achieve a relatively stronger rate of industrial absorption over the long-term planning horizon under all three growth scenarios.

Anticipated export-based job growth (i.e., industrial and commercial office jobs) within the economic region will also generate 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). As the local employment base continues to grow and diversify, the PEC/Hastings Regional Area will continue to be a desirable location for workers to live and work, leading to steady population growth across the County.

The PEC/Hastings Regional Area also benefits from a vast geography of agricultural and rural landscapes which also serve as tourist destinations.<sup>[3]</sup> Access to recreation associated with the Lake Ontario shoreline as well as the Region's natural heritage,

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<sup>[1]</sup> As of 2023, it is estimated that 9% of employment in the PEC/Hastings Regional Area is comprised of Work at Home jobs. 2019 Canadian Business Patterns data for the PEC/Hastings Regional Area was also analyzed which illustrated that 53% of businesses have between 1-4 employees, 20% have 5-9 employees and 14% have 10-19 employees.

<sup>[2]</sup> <https://globalnews.ca/news/9533043/loyalist-township-battery-plant-land-preparation/>

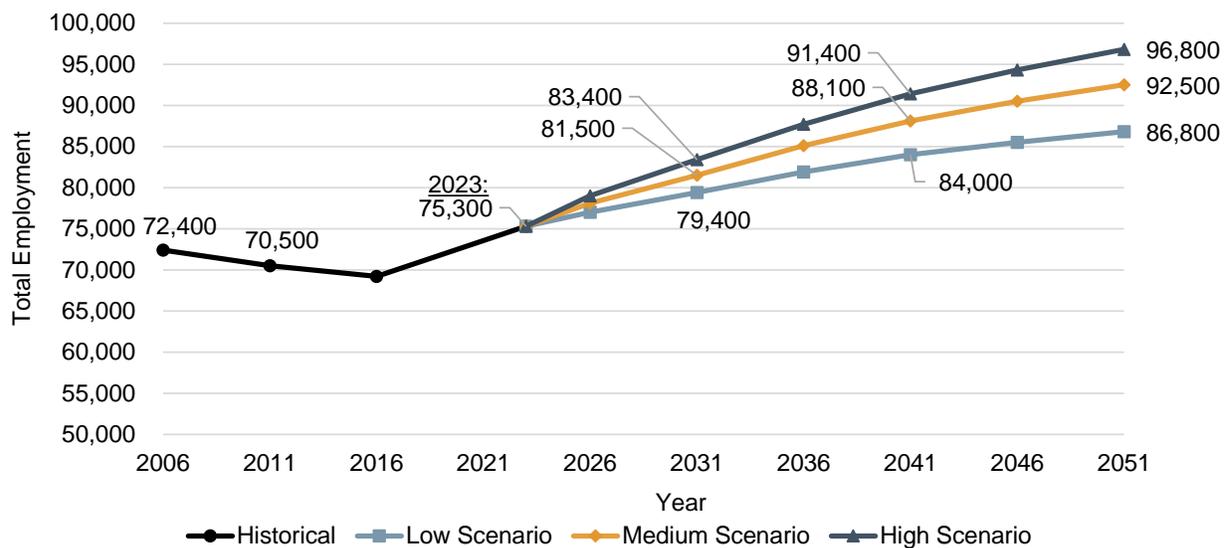
<sup>[3]</sup> Prince Edward County | Destination Ontario. Visit The County | Prince Edward County. Welcome to Belleville - Discover Belleville, Ontario. Tourism + events - The City of Quinte West. Welcome to Our Wild - Wildly Authentic Hastings County



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. The PEC/Hastings Regional Area is also rich in architectural heritage with numerous historic mills, barns, train stations, bridges, places of worship, and other buildings. As such, the study area's employment base is highly concentrated in the tourism industry, with the majority of employment in this sector concentrated in retail trade as well as accommodation and food services businesses, of which many are oriented towards small businesses and home-based occupations.

Figure ES-1 summarizes three long-term employment forecast scenarios for the PEC/Hastings Regional Area over the 2023 to 2051 forecast period relative to historical employment trends between 2006 and 2023. By 2051, the region's employment base is forecast to grow to between approximately 86,800 and 96,800. This represents an increase of approximately 11,500 to 21,500 jobs between 2023 and 2051. The Medium Growth Employment Scenario is the recommended regional forecast for long-range planning purposes.

Figure ES-1  
PEC/Hastings Regional Area  
Long-Term Total Employment Forecast Scenarios, 2023 to 2051





Employment Scenario	2023	2051	2023-2051	Annual Growth	Annual Growth Rate
Low Scenario	75,300	86,800	11,500	410	0.5%
Medium Scenario	75,300	92,500	17,200	610	0.7%
High Scenario	75,300	96,800	21,500	770	0.9%

Note:

- 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. The total employment in 2021 including usual place of work, work at home and no fixed place of work employment saw a significant decrease to 67,800 due to the timing Census enumeration. In accordance, Watson & Associates Economists Ltd. developed a 2023 employment base using a range of sources.

Source: 2006 to 2016 derived from Statistics Canada Census data, 2023 derived from Statistics Canada Census, OMAFRA Analyst (Lightcast), building permit and labour force data; scenarios by Watson & Associates Economists Ltd.

## PEC/Hastings Population and Housing Growth Outlook to 2051

Figure ES-2 summarizes three long-term population forecast scenarios for the PEC/Hastings Regional Area over the 2021 to 2051 forecast period relative to historical population between 2006 and 2021. By 2051, the study area's total population base is forecast to grow to approximately 209,200 to 233,400. This represents an increase of approximately 43,900 to 60,100 persons between 2021 and 2051. The Medium Growth Population Scenario is the recommended regional forecast for long-range planning purposes.

The Prince Edward County and Hastings County Regional Area also has a sizable second home dwelling base, which is forecast to gradually increase over the next 30 years. Within the region, Prince Edward County (PEC) and Hastings County have the largest second home housing base, and PEC had the highest growth between 2006 and 2021.<sup>[1]</sup> Looking forward, second home housing growth within the region is anticipated to be accommodated within PEC and Hastings County.

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<sup>[1]</sup> Number of second home dwellings derived from Census data as the difference of "occupied dwellings" and "total dwellings."



It is important to recognize the weight the second home segment of the population has on future housing demand, infrastructure needs, economic development and municipal services. Market demand for second home housing is largely anticipated to be driven by the residents within the larger urban centres across Central and Eastern Ontario (including the Greater Golden Horseshoe (G.G.H.), Ottawa and the Kingston C.M.A.) all located within roughly a three-hour drive of the region's waterfront and rural areas. Over the next several decades, steady demand for second homes is expected from these regional urban centres, largely driven by generations comprising Baby Boomers, Generation X and Millennials. This demographic trend is also anticipated to drive the potential for the conversion of second homes to permanent households.

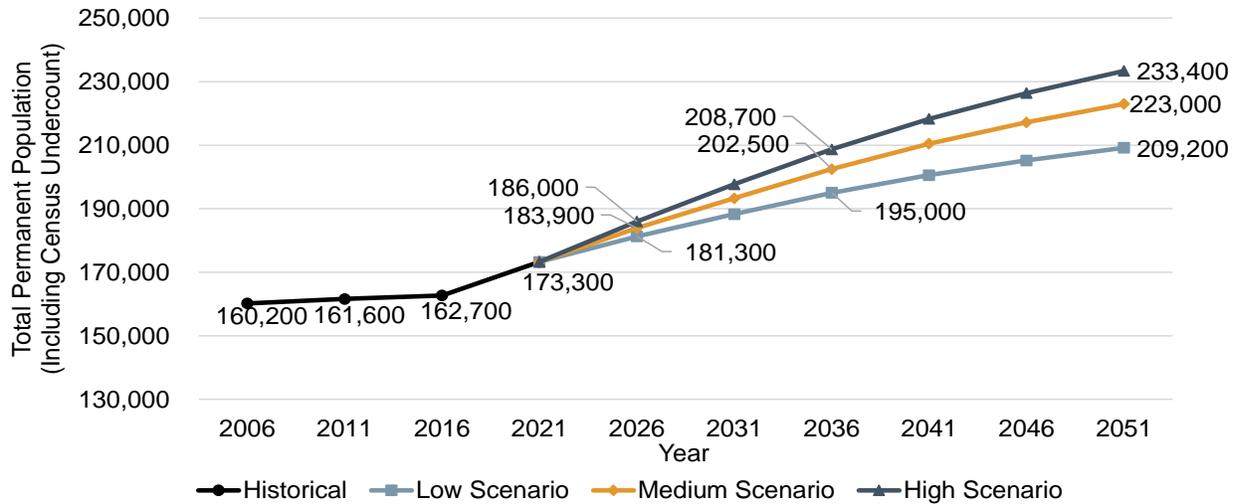
Demand for second home housing in the Regional Area also places increasing demands on local/regional services and amenities (i.e., roads, recreational facilities, libraries, marinas, retail, etc.) during the peak summer season as the second home population continues to grow. Secondly, it adds to the permanent population growth rate over time as a portion of second home residents choose to live permanently at the "cottage" for an extended or indefinite period of time. Over the next 30 years, the conversion of second homes to permanent housing units is anticipated to continue to further contribute to permanent population growth across the PEC/Hastings Regional Area, but reduce net growth in second homes. Figure ES-3 summarizes the total second homes housing forecast for PEC/Hastings Regional Area over the 2021 to 2051 forecast period. Over the next 30 years, the second homes base for this region is anticipated to increase by approximately 40 new dwellings annually, totaling approximately 1,145 net new second homes over the thirty-year planning horizon.<sup>[1]</sup>

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<sup>[1]</sup> This includes new housing construction and dwellings converted from a second home to a permanent dwelling.



Figure ES-2  
 PEC/Hastings Regional Area  
 Long-term Forecast Population Scenarios, 2021 to 2051



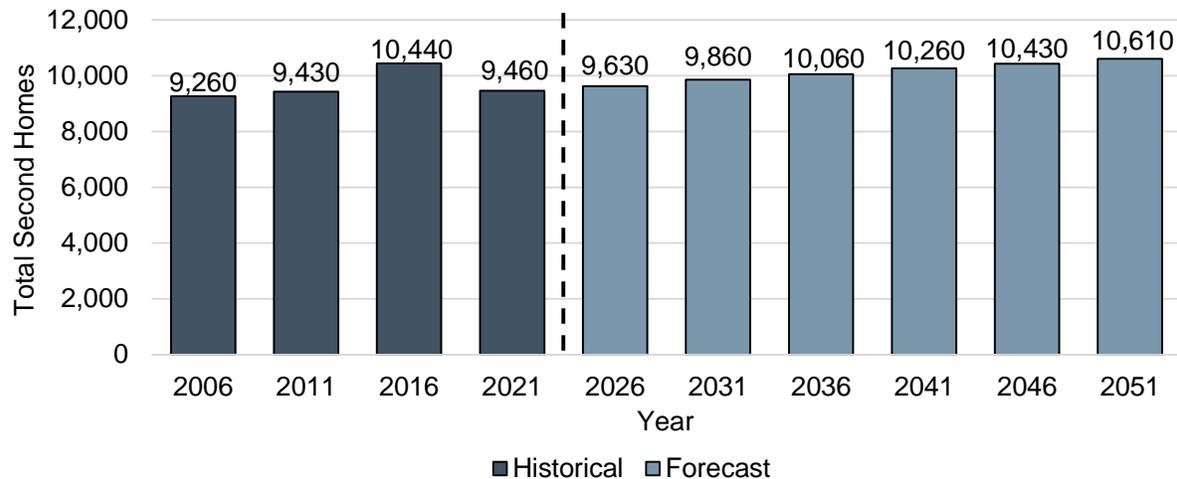
Population Scenario	2021	2051	2021-2051	Annual Growth	Annual Growth Rate
Low Scenario	173,300	209,200	35,900	1,200	0.6%
Medium Scenario	173,300	223,000	49,700	1,660	0.8%
High Scenario	173,300	233,400	60,100	2,000	1.0%

Note: Figures may not add precisely due to rounding.

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



Figure ES-3  
PEC/Hastings Regional Area  
Second Home Forecast, 2021 to 2051



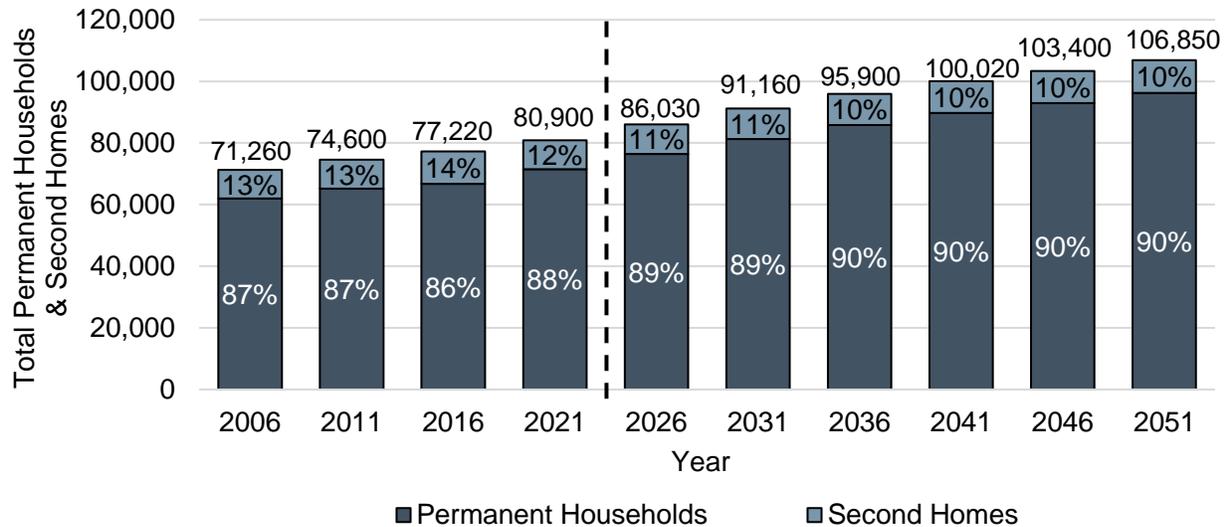
Note: Number of second homes derived from Census data as the difference of “occupied dwellings” and “total dwellings.”

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

To accommodate the long-term Medium Population Growth scenario (Recommended Scenario), the PEC/Hastings Regional Area will require an additional 24,800 permanent households over the 2021 to 2051 planning horizon. As previously mentioned, second homes are expected to increase by 1,145 dwellings during the same time frame. As illustrated in Figure ES-4, the total housing is forecast to increase by approximately 25,950 households over the 30-year period, or approximately 865 units annually, of which 96% are anticipated to be from permanent households and 4% from second homes.



Figure ES-4  
PEC/Hastings  
Long-term Total Household Forecast, 2021 to 2051



Note: 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.

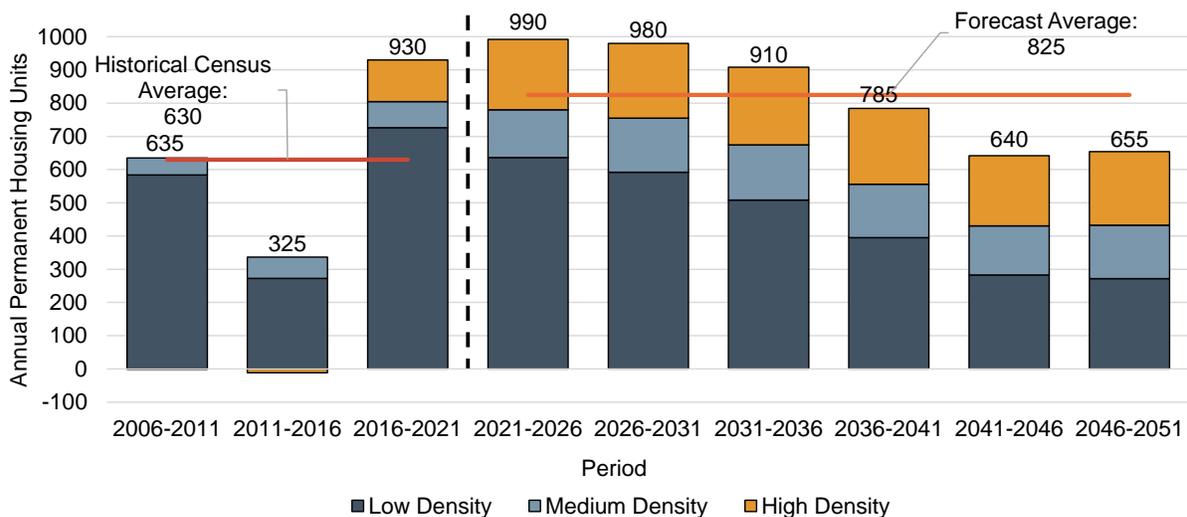
Figure ES-5 provides a summary of the region's anticipated permanent housing needs by structure type in five-year increments over the 2021 to 2051 forecast period based on the Medium Housing Growth Scenario. For additional context, historical housing growth trends by structure type in five-year increments are also provided. Over the 30-year forecast period the PEC/Hastings Regional Area is forecast to average approximately 825 new permanent households per year, representing just over a 30% increase in annual housing activity when compared to annual housing development over the past 15 years in accordance with Statistics Canada data.<sup>[1]</sup> New residential development within the PEC/Hastings Regional Area is anticipated to gradually shift away from low-density housing forms, largely driven by declining housing affordability associated with low-density housing options, as well as the increased demand for high-

<sup>[1]</sup> It is noted that the number of residential building permits (new units only) issued between 2016 and 2021 far exceeded the household growth reported by the Census between 2016 and 2021, as a large number of these residential building permits were not occupied during the 2021 Census enumeration. These residential building permits are expected to be captured in the 2026 Census.



density housing associated with seniors and the increase in the share of population aged 65+. This shift in the share of medium- and high-density housing forms is anticipated to be more pronounced in the urban areas of the region associated with the stronger market demand and available infrastructure to support residential intensification and higher density housing forms in these areas. Over the 2021 to 2051 forecast period, new housing development is projected to comprise 54% low-density (singles and semi-detached), 19% medium-density (townhouses) and 27% high-density (apartment) housing units.

Figure ES-5  
PEC/Hastings Regional Area  
Forecast Households by Structure Type, Medium Scenario, 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 or 5 and more storeys.

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

**Population and Employment Growth Allocations by Area Municipality, 2021 to 2051**

Figures ES-6 through ES-10 summarize the PEC/Hastings Regional Area long-term population, housing and employment forecast by single-tier and upper-tier municipality over the 2021 to 2051 planning horizon for population and 2023 to 2051 planning



horizon for employment under the Medium Growth Scenario (refer to Section 4.5 and Appendix B for additional details).

**Figure ES-6**  
**PEC/Hastings Regional Area**  
**Permanent Population Forecast by Single-Tier/Upper-Tier Municipality, 2021 to 2051**

Year	City of Belleville	City of Quinte West	Hastings County	Prince Edward County	PEC/Hastings Regional Area
2001	48,300	43,500	37,800	25,900	155,400
2006	51,000	44,600	38,000	26,200	160,200
2011	50,700	44,200	40,900	25,800	161,600
2016	52,100	44,800	40,600	25,200	162,800
2021	56,500	47,800	42,700	26,200	173,200
2026	60,600	50,500	44,500	28,300	183,900
2031	64,300	53,000	46,300	29,800	193,300
2036	67,800	55,300	48,000	31,400	202,400
2041	70,800	57,300	49,500	32,900	210,500
2046	73,100	58,900	50,800	34,400	217,200
2051	75,200	60,100	51,800	35,900	223,000
<b>Total Permanent Population Growth</b>					
2001-2021	8,200	4,300	4,900	300	17,800
2021-2031	7,800	5,200	3,600	3,600	20,100
2021-2041	14,300	9,500	6,800	6,700	37,300
2021-2051	18,700	12,300	9,100	9,700	49,800
<b>Annual Permanent Population Growth Rate</b>					
2001-2021	0.8%	0.5%	0.6%	0.1%	0.5%
2021-2031	1.3%	1.0%	0.8%	1.3%	1.1%
2021-2041	1.1%	0.9%	0.7%	1.1%	1.0%
2021-2051	1.0%	0.8%	0.6%	1.1%	0.8%

Note: Population includes net Census undercount. Figures may not add precisely due to rounding.

Source: 2001 to 2021 derived from Statistics Canada Census data, and 2021 to 2051 forecast by Watson & Associates Economists Ltd.



Figure ES-7  
 PEC/Hastings Regional Area  
 Permanent Housing Forecast by Single-Tier/Upper-Tier Municipality, 2021 to 2051

Year	City of Belleville	City of Quinte West	Hastings County	Prince Edward County	PEC/Hastings Regional Area
2001	19,300	16,000	14,000	9,900	61,200
2006	20,510	16,720	14,470	10,310	62,000
2011	21,070	17,380	16,170	10,550	65,170
2016	21,740	17,840	16,480	10,740	66,790
2021	23,540	19,060	17,510	11,330	71,440
2026	25,650	20,180	18,310	12,260	76,400
2031	27,660	21,360	19,220	13,060	81,300
2036	29,500	22,420	20,080	13,840	85,840
2041	31,160	23,290	20,750	14,560	89,760
2046	32,690	23,880	21,220	15,180	92,970
2051	34,060	24,500	21,730	15,950	96,240
<b>Total Permanent Housing Growth</b>					
2001-2021	4,240	3,060	3,510	1,430	10,240
2021-2031	4,120	2,300	1,710	1,730	9,860
2021-2041	7,620	4,230	3,240	3,230	18,320
2021-2051	10,520	5,440	4,220	4,620	24,800
<b>Annual Permanent Housing Growth Rate</b>					
2001-2021	1.0%	0.9%	1.1%	0.7%	0.8%
2021-2031	1.6%	1.1%	0.9%	1.4%	1.3%
2021-2041	1.4%	1.0%	0.9%	1.3%	1.1%
2021-2051	1.2%	0.8%	0.7%	1.1%	1.0%

Note: Population includes net Census undercount. Figures may not add precisely due to rounding.

Source: 2001 to 2021 derived from Statistics Canada Census data, and 2021 to 2051 forecast by Watson & Associates Economists Ltd.



Figure ES-8  
 PEC/Hastings Regional Area  
 Employment Forecast by Single-Tier/Upper-Tier Municipality, 2023 to 2051

Year	City of Belleville	City of Quinte West	Hastings County	Prince Edward County	PEC/Hastings Regional Area
2001	33,300	15,200	10,200	8,000	66,700
2006	35,000	17,900	10,800	8,700	72,400
2011	34,200	17,600	10,700	8,000	70,500
2016	32,600	18,600	10,000	7,800	69,000
2023	34,000	20,600	11,500	9,200	75,300
2026	35,100	21,300	11,800	10,000	78,100
2031	36,400	22,200	12,200	10,800	81,500
2036	38,000	23,000	12,500	11,600	85,100
2041	39,300	23,600	12,800	12,300	88,100
2046	40,300	24,100	13,100	13,100	90,500
2051	41,000	24,300	13,200	13,900	92,500
<b>Total Employment Growth</b>					
2001-2023	700	5,400	1,300	1,200	8,600
2023-2031	2,400	1,600	700	1,600	6,200
2023-2041	5,300	3,000	1,300	3,100	12,800
2023-2051	7,000	3,700	1,700	4,700	17,200
<b>Annual Employment Growth Rate</b>					
2001-2023	0.1%	1.4%	0.5%	0.6%	0.6%
2023-2031	0.9%	0.9%	0.7%	2.0%	1.0%
2023-2041	0.8%	0.8%	0.6%	1.6%	0.9%
2023-2051	0.7%	0.6%	0.5%	1.5%	0.7%

Note: Figures may not add precisely due to rounding.

Source: 2001 to 2016 derived from Statistics Canada Census data, and 2023 to 2051 forecast by Watson & Associates Economists Ltd.



Figure ES-9  
 PEC/Hastings Regional Area  
 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 (%)
City of Belleville	33%	38%	34%
City of Quinte West	28%	25%	27%
Hastings County	25%	18%	23%
Prince Edward County	15%	20%	16%
<b>PEC/Hastings Regional Area</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

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 ES-10  
 PEC/Hastings Regional Area  
 Percentage Permanent Employment Forecast by Single-Tier/Upper-Tier Municipality,  
 2023 to 2051

Local Municipality	2023 County Employment (%)	Percent of 2023-2051 County Employment Growth	2051 County Employment (%)
City of Belleville	45%	41%	44%
City of Quinte West	27%	22%	26%
Hastings County	15%	10%	14%
Prince Edward County	12%	27%	15%
<b>PEC/Hastings Regional Area</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

Note: Figures may not add precisely due to rounding.

Source: Watson & Associates Economists Ltd.



# Report



# Chapter 1

## Introduction



# 1. Introduction

The municipalities of Prince Edward County (PEC), the City of Belleville, the City of Quinte West, and Hastings County, hereinafter referred to as the “PEC/Hastings Regional Area,” or the “study area,” retained Watson & Associates Economists Ltd. (Watson) in the winter of 2023 to prepare a regional growth analysis update for this region. This analysis builds on recent growth forecasts, which have been prepared for each of the municipalities (where available), as well as anticipated long-term demographic and economic trends within the context of the larger Kingston-Pembroke Economic Region, Eastern Ontario and the Province as a whole. This report provides a comprehensive assessment of long-term population, housing and employment growth for the study area, recognizing both “top-down” and “bottom-up” considerations that are anticipated to influence the rate and distribution of forecast population and employment growth over the next 30 years. The following key factors have collectively contributed to the impetus for this analysis to be undertaken:

- The Statistics Canada 2021 Census population and housing Census results are tracking considerably higher in most areas of Eastern Ontario when compared to 2021 estimates as per current Official Plans.
- Since approximately 2015, the Eastern Ontario economy has continued to steadily recover from the impacts of the 2008/2009 global economic downturn, contributing to a stronger export-based economy which, in turn, has generated higher population growth and a strengthening of the housing market in recent years within the subject area.
- Near-term federal immigration targets continue to be increased to make up for the shortfall in 2020 arising from the coronavirus disease (COVID-19) pandemic and fill crucial labour market gaps to ensure Canada remains competitive on the world stage.
- Since the onset of the pandemic in March 2020, housing demand has accelerated within the economic region, led by increased options for remote/hybrid work, combined with growing employment growth opportunities within the economic region and the surrounding commuter-shed. Added to this, the region’s price-competitive housing market, relative to larger urban centres within Ontario, has become increasingly attractive to new families, as well as empty nesters and seniors. With stronger housing demand across the broader economic region, there has been a considerably greater urban development



interest from the development community in many neighbourhoods within the study area.

- Lastly, updated Ministry of Finance (M.O.F.) population projections (Summer 2022) continue to exhibit a stronger long-term population growth outlook for PEC, Hastings County and Eastern Ontario in response to the key points mentioned above.

The above national, provincial, regional and local factors all generally contribute to a trend towards higher population and employment growth rates within each of the municipalities in the study area. As part of this study, specific factors supporting the identified distribution and rate of growth at the area municipal level are provided. The aggregate population and employment growth for the study area is further examined within the context of long-term growth assigned for Eastern Ontario and the Province as a whole in accordance with recent M.O.F. projections. Lastly, anticipated disruptions and impediments to near- and longer-term population and employment growth rates at the area municipal level and for the broader economic region are also explored.

## **1.1 Growth Forecast Approach**

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### ***1.1.1 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 PEC/Hastings Regional Area 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 region is highly correlated with the growth outlook and competitiveness of the broader regional economy (i.e., commuter-shed, which comprises portions of the Kingston-Pembroke economic region). This is discussed in further detail in Chapter 2. The employment base within the PEC/Hastings Regional Area and the surrounding commuter-shed can be grouped into two broad categories: export-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, 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 region 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 region's existing population and, to a lesser extent, the attractiveness of this area to older adults and seniors through net migration.

A total of three long-term population and employment scenarios have been developed for the study area and are summarized in Chapter 4. Each of these long-term growth scenarios consider a range of macro-economic factors, demographic conditions and regional growth trends that are anticipated to drive and disrupt future development trends across the region. The medium 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

## PEC/Hastings Regional Area Historical Growth Trends



## 2. PEC/Hasting Regional Area Historical Growth 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 PEC/Hastings Regional Area over the next three decades.

### 2.1 Global Economic Outlook

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In its latest World Economic Outlook, the International Monetary Fund (I.M.F.) is forecasting global economic growth to moderate from 3.4% in 2022 to 2.8% in 2023 and 3.0% in 2024. For advanced economies, economic growth of 2.7% in 2022 exceeded the I.M.F.'s forecast of 2.4% from its October 2022 projections. Looking forward, the outlook has slightly improved from I.M.F.'s October 2022 projections, with forecast growth of 1.3% in 2023 and 1.4% in 2024. Forecast economic growth for advanced economies, however, is 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 October 2022 outlook and are noticeably stronger relative to advanced economics with economic growth projections of 3.9% in 2023 and 4.2% in 2024.<sup>[1]</sup>

Within the United States (U.S.), real Gross Domestic Product (G.D.P.) grew by a relatively moderate 2.1% in 2022; for the remainder of 2023 and all of 2024, U.S. economic growth is projected to decrease to 1.3% and 1.4%, respectively. This outlook is due to a number of factors including high household debt, rising interest rates, relatively high inflation, a tightening in financial conditions, and a slowdown in global trade.

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<sup>[1]</sup> International Monetary Fund, World Economic Outlook, A Rocky Recovery, April 2023.



## 2.2 Evolving Macro-Economic Trends Associated with COVID-19

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Since being declared a pandemic by the World Health Organization on March 12, 2020, the economic impacts of COVID-19 on global economic output have been significant. Economic sectors such as travel and tourism, accommodation and food, manufacturing, and energy were hit particularly hard by COVID-19 social distancing measures. On the other hand, many employment sectors, particularly knowledge-based sectors, that have been more adaptable to the current remote work environment and evolving hybrid work-from-home/work-at-office environment have been less negatively impacted, and in many cases have prospered. Furthermore, required modifications to social behavior (i.e., physical distancing) and increased work at home requirements resulting from government-induced containment measures and increased health risks have resulted in significant economic disruption, largely related to changes in consumer demand and consumption patterns. Lastly, escalating tensions and constraints to international trade increasingly point to potential vulnerabilities of globalization and logistical challenges associated with global supply chains which were severely disrupted during the height of the pandemic. This has been further exacerbated with the geopolitical unrest that has arisen since the 2022 Russian invasion of Ukraine.

Following a sharp national economic recovery in 2020 in response to COVID-19 policy measures, federal economic support and fiscal stimulus, as well as vaccine rollouts, the Canadian economy experienced a sharp economic recovery in 2021 and 2022. Notwithstanding this recovery, there are growing macro-economic headwinds of which to be aware, that are influencing the economy at national, provincial and regional levels. Most notably, persistently high global and national inflation levels have required an aggressive response by central banks to tighten monetary conditions through sharp increases in interest rates and quantitative tightening.<sup>[1]</sup> It is noted that in August 2023 Canada's inflation rate was at 4.0%, which is down from its recent peak of 8.1% in June 2022.<sup>[2]</sup> Current measures by central banks are anticipated to continue to cool economic output and consumer demand; however, on-going trade disruptions, geo-

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<sup>[1]</sup> Quantitative tightening is a process whereby a central bank reduces the supply of money circulating in the economy by selling its accumulated assets, mainly bonds.

<sup>[2]</sup> Statistics Canada The Daily, Consumer Price Index: August 2023, September 19, 2023.



political conflict and tight labour conditions continue to aggravate global supply shortages of goods and services. In turn, this somewhat limits the ability of tighter monetary conditions to ease rising inflationary pressures.

Rising public-sector debt due to pandemic response measures and increasing household debt loads resulting from sharp housing price appreciation in many areas of Canada, most notably the country's largest urban centres, is also a concern. Recently, the national housing market has started to show cooling signs with respect to sales and price appreciation; however, recent trends in the housing market vary by region across Canada. Higher mortgage rates, rising borrowing costs, fuel costs and upward pressures on rents are further exacerbating challenges associated with declining housing affordability through increases in monthly household carrying costs. These impacts, combined with the broader inflationary concerns outlined above, are increasingly likely to result in potential near-term setbacks in the economic recovery path for Ontario and Canada. Despite these consequences of COVID-19 and the near-term economic headwinds discussed herein, the long-term economic and housing outlook for the study area remains positive, as this area continues to be attractive to international investment and newcomers alike. Similarly, the long-term economic outlook for the Province of Ontario also remains positive.

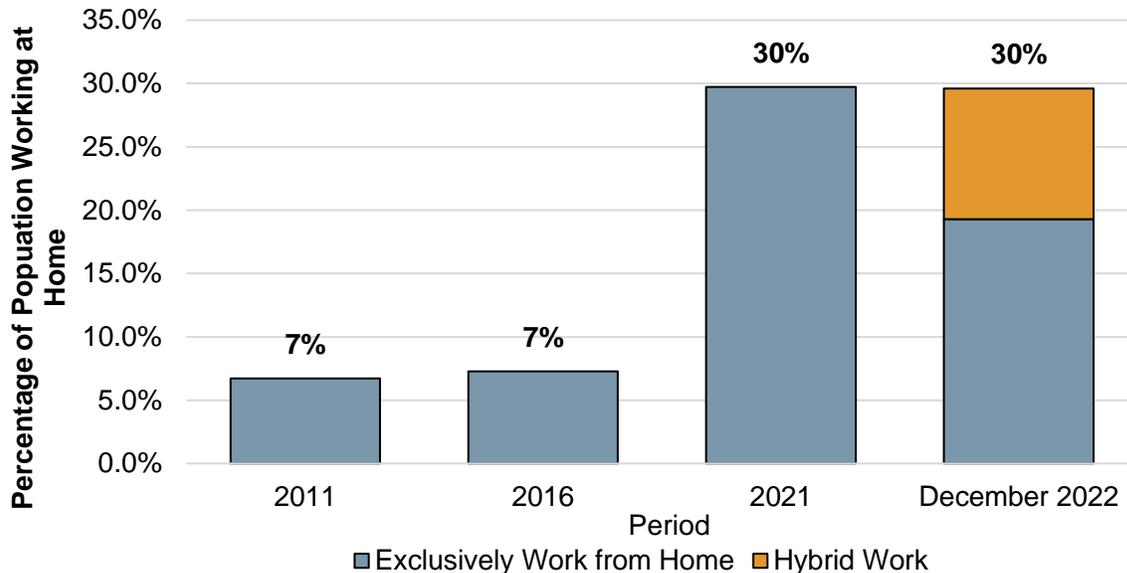
### ***2.2.1 COVID-19 and the Changing Nature of Work***

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 summarized below in Figure 2-1, the percentage of work at home employees across Ontario increased significantly between 2016 and 2021 as a result of the government-induced lockdowns in place during 2020 and 2021. Since 2021, a significant share of work at home workers have shifted to a hybrid work at home/work at office model.



Figure 2-1  
Province of Ontario  
Work at Home Trends, 2011 to 2022



Source: Statistics Canada Census 2011 to 2021 and Statistics Canada Labour Force Survey Supplement, customized tabulations. Summarized by Watson & Associates Economists Ltd.

As of 2023, it is estimated that approximately 9% of the PEC/Hastings Regional Area workforce is working from home on a full-time basis, up from 8% in 2016.<sup>[1]</sup> 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 study area who have no fixed place of work (N.F.P.O.W.).<sup>[2]</sup> The percentage of workers within the study area who reported N.F.P.O.W. is approximately 12% in 2023, remaining relatively stable

<sup>[1]</sup> 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.

<sup>[2]</sup> 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.”



compared to 2016.<sup>[1]</sup> 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 will involve construction of more than 300 new telecommunication sites and will upgrade more than 300 existing sites over the next four to five years.<sup>[2]</sup>

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 PEC/Hastings Regional Area over the long term, driven by continued growth in knowledge-based employment sectors and continued technological advancement. As previously noted, as the percentage of work at home and off-site employment continues to steadily rise, there may be a reduction in the relative need for future commercial office, retail and institutional building space.

## **2.3 Provincial Economic Outlook within the Broader Canadian and Global Context**

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### ***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 as well as through the more recent economic recovery.

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<sup>[1]</sup> Work at home and N.F.P.O.W. employment derived from 2016 Statistics Canada Census data and Watson & Associates Economists Ltd. estimate for 2023.

<sup>[2]</sup> <https://www.eorn.ca/en/news/better-cellular-services-coming-to-eastern-ontario-residents-and-businesses.aspx>, March 19, 2021.

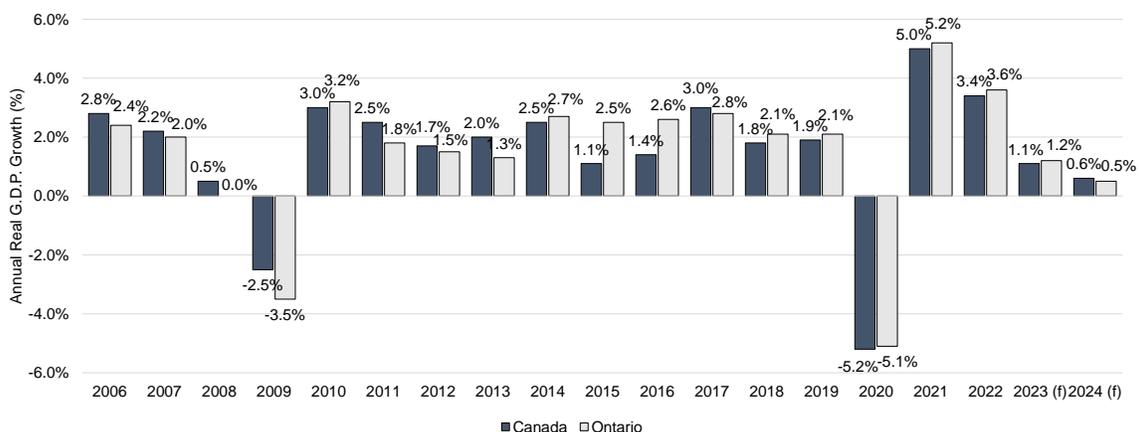
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Over the past decade, the Ontario export-based economy experienced a rebound in economic activity following the 2008/2009 downturn; however, this recovery was relatively slow to materialize with levels sharply rebounding by 2014, as illustrated in Figure 2-2. 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.<sup>[1]</sup> 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.<sup>[2]</sup>

As illustrated in Figure 2-2, 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 3.6%, while the overall Canadian economy grew by 3.5%. BMO Capital Markets has forecast that G.D.P growth will decline to 1.2% in Ontario in 2023 and 1.1% overall for Canada, and further moderate in 2024 to 0.5% for Ontario and 0.6% for all of Canada.

**Figure 2-2**  
Province of Ontario and Canada  
Annual Real G.D.P. Growth, Historical (2006 to 2022) and Forecast (2023 to 2024)



Note: 2023 and 2024 are forecast by BMO Capital Markets Economics.  
Source: Derived from BMO Capital Markets Economics, Provincial Economic Outlook, Oct. 6, 2023, by Watson & Associates Economists Ltd.

### 2.3.2 Canadian Immigration Targets

In November 2022, the Canadian federal government released its Immigration Levels Plan for the next three years. Canada has continued to raise its immigration targets and

<sup>[1]</sup> Valued at approximately \$0.75 U.S. as of June 28, 2023.

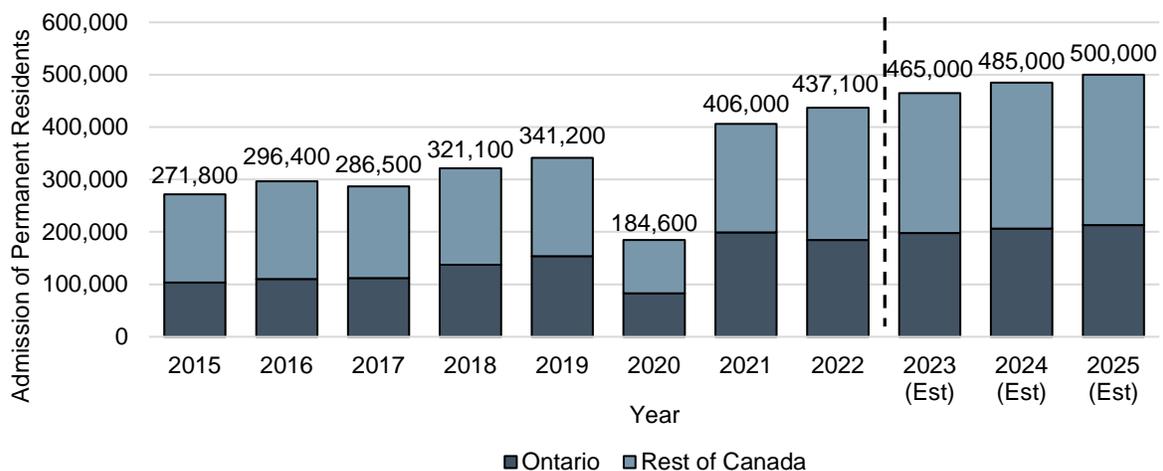
<sup>[2]</sup> Provincial Economic Outlook, BMO Capital Markets, January 13, 2023.



aims to welcome 465,000 new permanent residents in 2023, 485,000 in 2024 and 500,000 in 2025. Immigration accounts for almost 100% of Canada's labour force growth and nearly 80% of its population growth. With 960,000 currently unfilled positions across all sectors and an estimated worker-to-retiree ratio of only 3:1 by 2030, Canada has a strong economic need for increased immigration.<sup>[1][2]</sup>

Figure 2-3 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 405,000 permanent residents admitted to Canada in 2021, roughly half of which were accommodated in the Province of Ontario that year. Based on 2022 data and looking forward through 2023 and beyond, immigration levels to Canada and Ontario are anticipated to remain strong, exceeding pre-pandemic averages between 2015 and 2019.

Figure 2-3  
Admission of Permanent Residents in Ontario and Canada  
Historical (2015 to 2022) and Forecast (2023 to 2025)



Source: 2015 to 2022 derived from IRCC December 31, 2022 data. 2023 to 2025 federal targets from Government of Canada's Immigration Levels Plan for 2023-2025, and Ontario target estimated based on historical share of about 45% of the Canadian PR Admissions from 2018 to 2022, by Watson & Associates Economists Ltd.

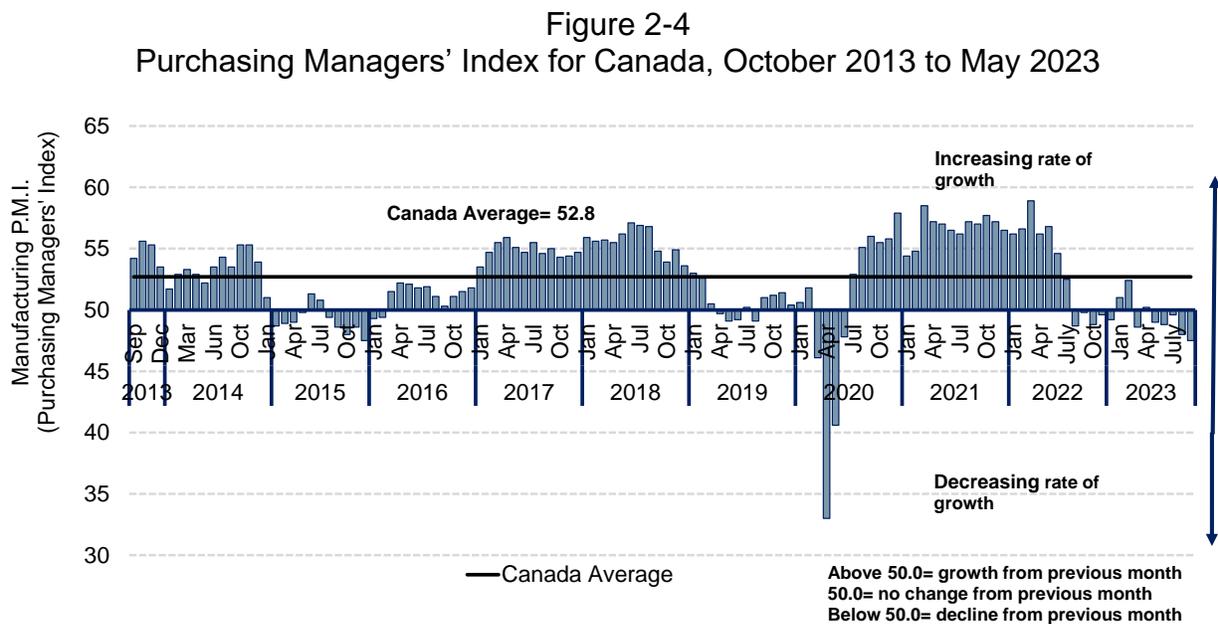
[1] <https://www.canada.ca/en/immigration-refugees-citizenship/news/notices/supplementary-immigration-levels-2023-2025.html>

[2] <https://www.canada.ca/en/immigration-refugees-citizenship/news/2022/02/infographic-immigration-and-canadas-economic-recovery.html>



### 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 2-4 summarizes the P.M.I. for Canada between 2013 (October) and 2022 (December). As illustrated in Figure 2-4, the P.M.I. largely indicated moderate to strong expansion between 2013 and 2021, with the exception of 2015, 2019 and 2020 where 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 to May 2023, the index showed sustained contractions in most months.



Source: HIS Markit Canada, Canada PMI Index, October 2013 to September 2023 summarized by Watson & Associates Economists Ltd., 2023.



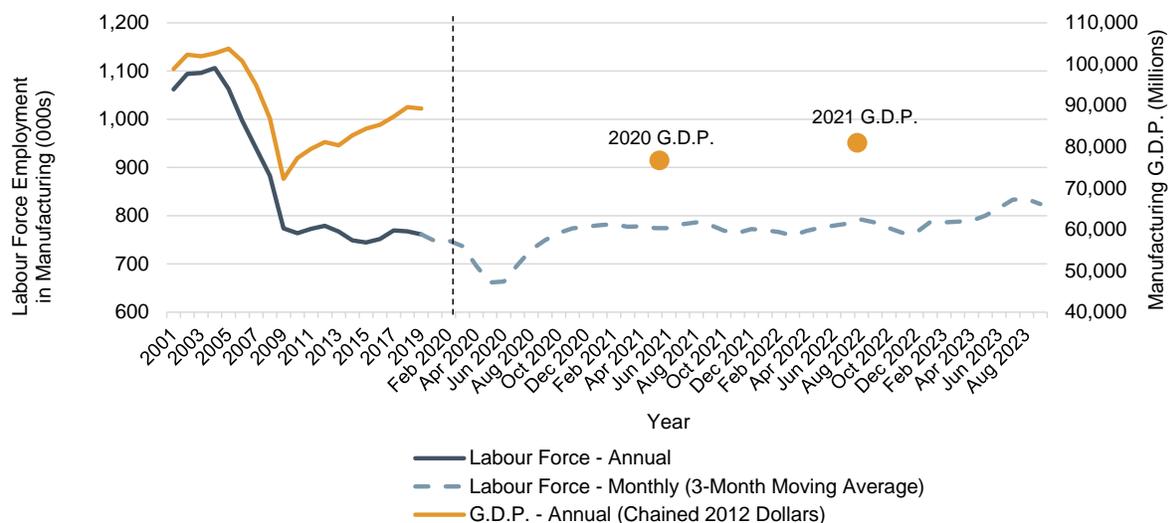
As summarized in Figure 2-5, from 2004 to 2009, the labour force and G.D.P of Ontario's manufacturing sector decreased significantly. Between 2009 and 2019, however, provincial labour force levels stabilized in this sector, while G.D.P. output steadily increased. Since stabilizing in 2010, labour force 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 Kingston-Pembroke 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 2-5  
Manufacturing Labour Force Trends in Ontario, 2001 to December 2022



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 2023 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.

### 2.3.4 Economic Impacts of Artificial Intelligence on Labour Force Growth Trends

Long-term labour force growth potential across the national, provincial, regional and local level, will be directly influenced by continued structural changes and disruptions driven by technology and artificial intelligence (A.I.). According to Goldman Sachs, if generative A.I. delivers on its promises, globally, it can partially automate two-thirds of all current occupational tasks and can completely substitute one-fourth of all current work. Assuming jobs where AI can perform more than 50% of the duties as substitutable, Goldman Sachs estimates that 7% of current U.S. jobs will be replaced by AI and 63% of jobs will be complemented by A.I. to varying extents.<sup>[1]</sup>

Another report by OpenAI – the developers of ChatGPT – estimates that 80% of the U.S. workforce will have 10% of their tasks impacted by large language models (L.L.M.s) and 19% percent will have at least 50% of their tasks impacted; meaning, with access to an L.L.M. or L.L.M.-Powered system, workers can complete those tasks at

<sup>[1]</sup> The Potentially Large Effects of Artificial Intelligence on Economic Growth. Global Economics Analyst. Goldman Sachs. 2023.



least 50% faster.<sup>[1]</sup> Overall they predict that with incorporating software and tooling built on top of L.L.M.s, between 47 to 56% of all worker tasks in the U.S. could be completed significantly faster at the same level of quality. The Organisation for Economic Co-operation and Development (OECD) notes that workers with the highest exposure to A.I. are high-skilled white-collar workers. They also note that workers with digital skills have a high ability to adapt and utilize A.I. at work.<sup>[2]</sup> Jobs that are anticipated to be complemented by A.I. are those with higher computer use, with A.I. exposure associated with increased hours worked in these jobs. The Goldman Sachs report also notes that occupations partially exposed to A.I. automation will experience increased output resulting from freed capacity. This suggests that more digital based labour will be a significant driver of Canada's future economic growth.

Considerable research has recently been undertaken by institutions and consulting agencies to assess the potential impacts of A.I. to businesses as well as its broader impacts to the global economy. The 2023 Goldman Sachs report further identifies that the net impacts to global G.D.P. resulting from A.I. are anticipated to contribute up to \$7 trillion to the global economy in 2033. The report also identifies that over the next decade, A.I. will generate massive disruption as both established businesses and new entrants drive innovation and develop new business models. In the face of A.I.'s rapid evolution and the recent disruptions to the global economy due to COVID-19, the Government of Canada introduced a new approach to measuring job security in 2021.<sup>[3]</sup> They estimated the proportion of Canadians who hold triple-protected jobs – jobs that have no predetermined end date – are resilient to pandemics, and have a low risk of being replaced by A.I. or automation. Their findings indicate that two out of five employees in Canada hold triple-protected jobs; however, such jobs were unequally distributed across workers, families and regions, with highly educated and higher-earning couples having higher job security. Furthermore, couples living in economic regions with large cities were more likely to enjoy higher levels of job security than those living in small towns and rural areas. While this study does not attach weight to the

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[1] GPTs are GPTs: An Early Look at the Labor Market Impact Potential of Large Language Models. OpenAI, OpenResearch, University of Pennsylvania. March 2023.

[2] Artificial Intelligence and Employment New Evidence from Occupations Most Exposed to AI. OECD. December 2021.

[3] Job Security In The Age of Artificial Intelligence and Potential Pandemics. Statistics Canada Economic and Social Report. 2021.



different variables of job security it measures, it does highlight the risk of increasing social inequalities due to employers' implementation of A.I.

While A.I. as a technology has the potential to bring great harm if left unregulated, it can also bring great advancements if implemented correctly.<sup>[1]</sup> Canada is one of the leading countries in A.I. research and development with multiple technological hubs that attract researchers, companies and funding from around the globe.

## 2.4 Regional Economic Trends for the Kingston-Pembroke Economic Region

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### 2.4.1 Labour Force Trends, 2001 to 2023

Figure 2-6 illustrates total labour force and unemployment rate trends for the Kingston-Pembroke economic region alongside the unemployment rate in Ontario.<sup>[2]</sup> Labour force data represents the number of residents who live in the Kingston-Pembroke 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 those who commute outside the region for work. Key observations include the following:

- The unemployment rate in the Kingston-Pembroke Economic Region rose to 9.1% in 2009, coinciding with the 2008/2009 global economic recession, and subsequently fell to 5.6% in 2019, before peaking in May 2020 at 14.0% 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 0.7%.
- After the second quarter of 2020, the labour force for the economic region steadily recovered, reaching new record heights in May 2022. Between 2020 and 2023, the annual growth rate of the labour force tripled to approximately 2.1%. This steady increase in the regional labour force has resulted in an

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[1] [A Culture of Ethical AI: Report. Canadian Institute for Advanced Research. 2022](#)

[2] 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 Prince Edward County and Hastings County Area.

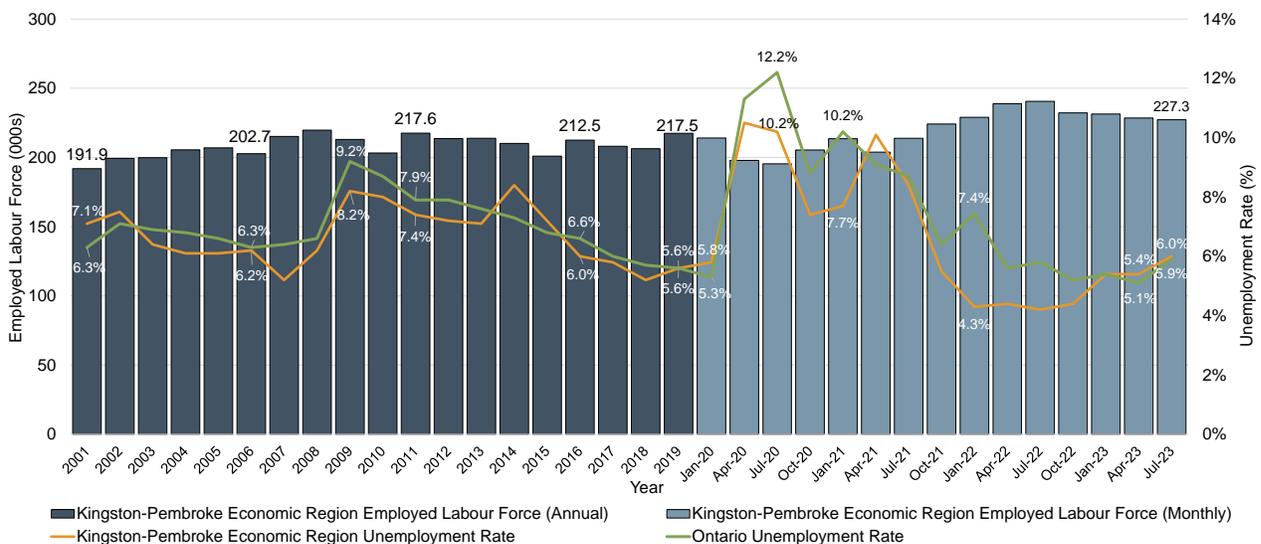
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historically low labour force unemployment rate over the past two years following the economic recovery from COVID-19.

- To ensure that economic growth is not constrained by future labour shortages, continued effort will be required by the municipalities within the Kingston-Pembroke 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 rental and ownership housing options.

Figure 2-6  
Kingston-Pembroke Economic Region  
Employed Labour Force and Unemployment Rate Trends, 2001 to 2023 YTD



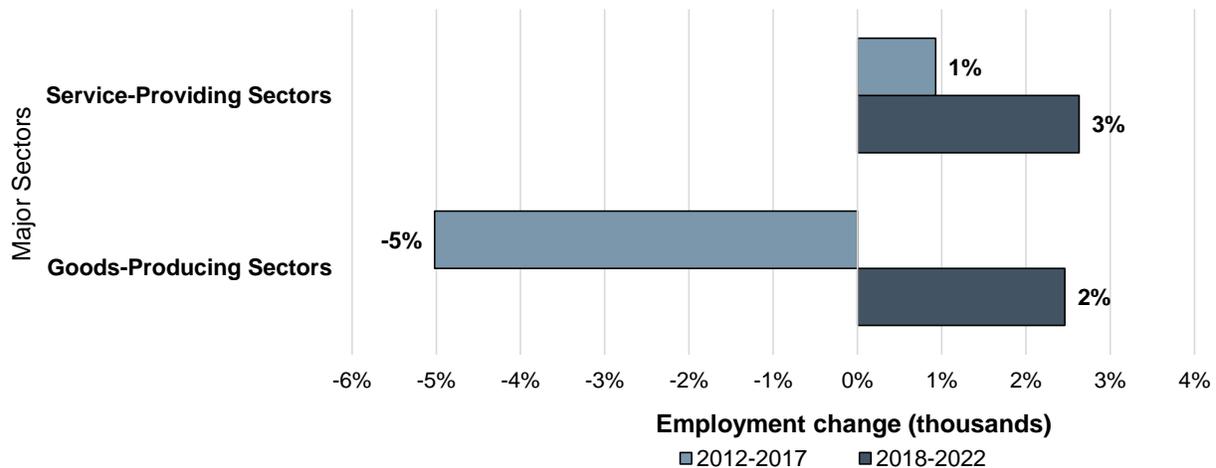
Note: Statistics Canada Labour Force Survey and Census labour force statistics may differ.  
Source: Statistics Canada Data Tables 14-10-0090-01, 14-10-0393-01, 14-10-0387-01, 14-10-0327-01, and 14-10-0017-01. Data derived by Watson & Associates Economists Ltd., 2023.

### 2.4.2 Labour Force Trends by Major Employment Sector, 2012 to 2022

Figure 2-7 summarizes the annual labour force growth trends for the Kingston-Pembroke Economic Region over the past decade for aggregate goods-producing and service-providing sectors. As illustrated in Figure 2-7, the economic region has experienced a significant increase in the rate of labour force growth for both goods-producing and services-producing sectors. Most notable is the significant recovery in the goods-producing sector which has experienced an annual labour force growth rate of 2% over the past five years. Comparatively, this aggregate employment sector experienced an annual labour force decline rate of 5% during the previous five-year period from 2012 to 2017.



Figure 2-7  
Kingston-Pembroke Economic Region  
Employed Labour Force and Unemployment Rate Trends, 2001 to 2023 YTD



Source: Statistics Canada Table 14-10-0392-01, summarized by Watson & Associates Economists Ltd, 2023.

Figures 2-8 and 2-9 illustrate the strength of goods-producing and services-producing employment sectors in the Kingston-Pembroke Economic Region relative to the Province using location quotients (L.Q.) by size (based on number of employees) and recent growth trends.<sup>[1]</sup> The relative amount of employment by sector (estimated as of 2021) is also indicated by the relative size of the spheres illustrated in Figure 2-8 and Figure 2-9. Lastly, historical growth rates by employment cluster are also measured across the x-axis.

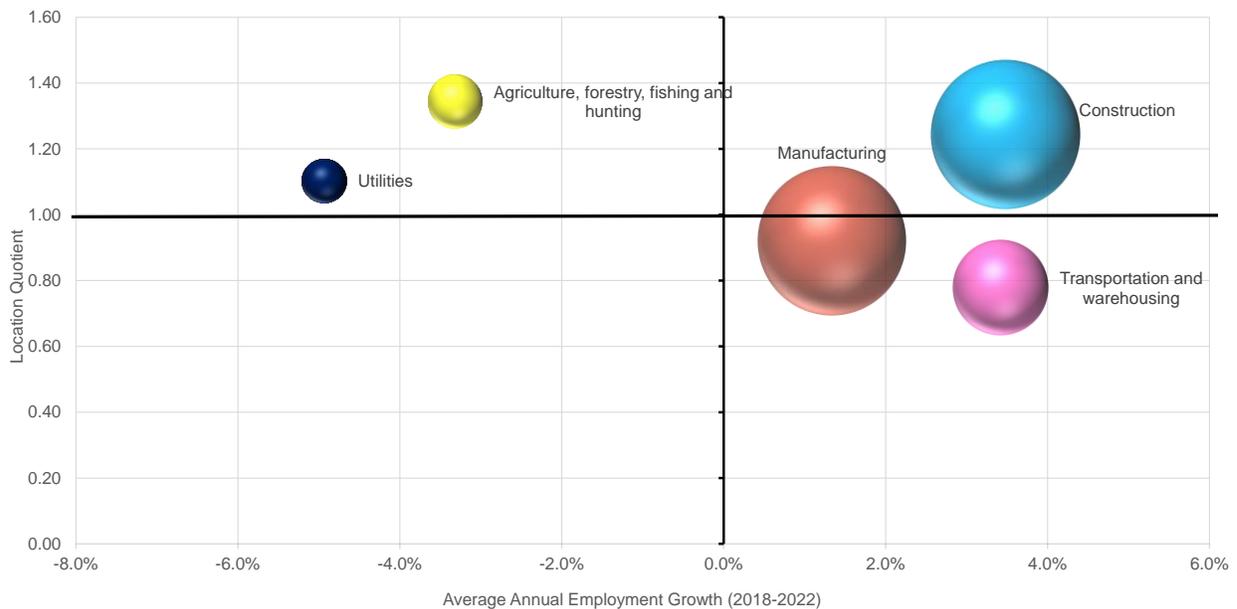
As shown, the economic region is concentrated in manufacturing, construction, health care and social services, educational services, public administration, wholesale and retail trade, and accommodation and food services. These employment sectors have also experienced various levels of labour force growth over the past five years and generally represent the established economic clusters within the regional economy. In contrast, certain employment sectors, including transportation and warehousing, professional, scientific and technical services, and information culture and recreation,

[1] An L.Q. of 1.0 identifies that the concentration of employment by sector is consistent with the broader employment base average. An L.Q. of greater than 1.0 identifies that the concentration of employment in a given employment sector is higher than the broader base average, which suggests a relatively high concentration of a particular employment sector or “cluster.”



are less concentrated but have recently been experiencing moderate to strong labour force growth. These employment sectors generally represent emerging economic clusters within the regional economy.

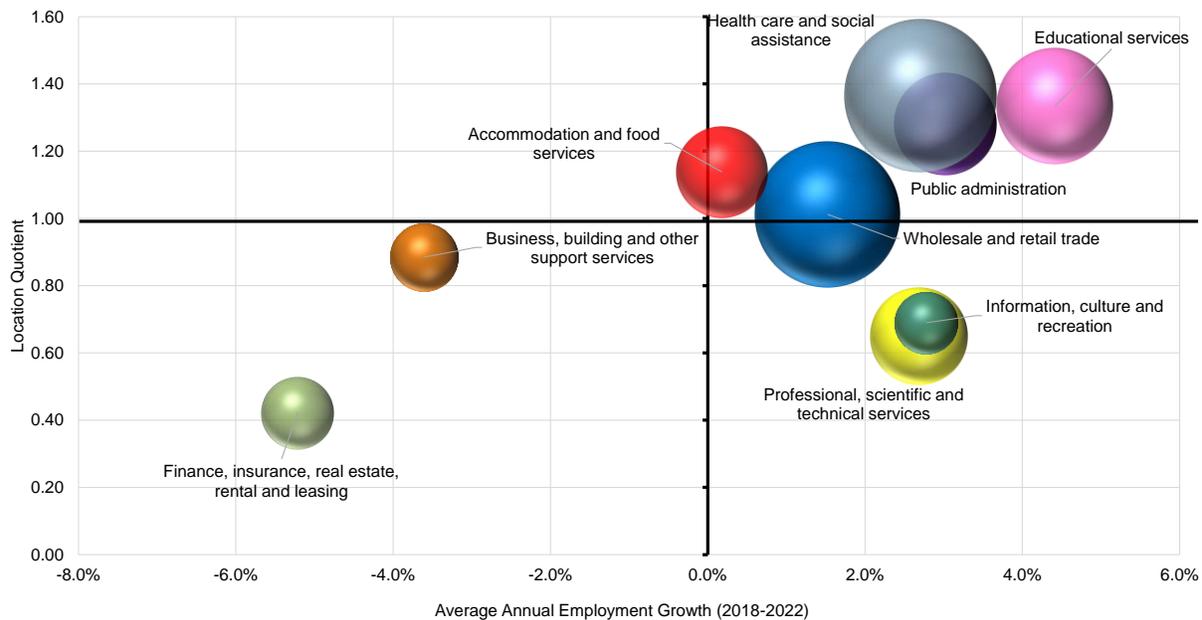
Figure 2-8  
Kingston-Pembroke Economic Region  
Location Quotient Analysis and Annual Labour Force Growth Rate for Growth for Goods Producing Sectors, 2018 to 2022



Source: Derived from Statistics Canada Table 14-10-0392-01 by Watson & Associates Economists Ltd.



Figure 2-9  
Kingston-Pembroke Economic Region  
Location Quotient Analysis and Annual Labour Force Growth Rate for Growth for  
Service Providing Sectors, 2018 to 2022



Source: Derived from Statistics Canada Table 14-10-0392-01 by Watson & Associates Economists Ltd.

## 2.5 Factors Contributing to Long-Range Economic and Population Growth for the PEC/Hastings Regional Area

Building on our assessment of labour force and economic trends for the Province and Kingston-Pembroke Economic Region, a summary of three long-term employment growth forecasts for the PEC/Hastings County Regional Area have been provided herein, including a low, med and high employment growth forecast. Each of these long-range employment growth scenarios are premised on varying economic and demographic assumptions for the Province, the Economic Region and the study area, including:

- Macro-economic conditions;
- Federal immigration targets; and
- PEC/Hastings Regional Area demographic and economic trends.

Each of these variables are discussed in greater detail below.



### **2.5.1 Macro-Economic Conditions**

As previously discussed, 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. COVID-19 is anticipated to continue to influence the global and national macro-economic outlook over the next several years. Section 2.31 provides a further discussion regarding forecast G.D.P. annual growth rates for Canada and Ontario. Under the Low Scenario, it is assumed that the provincial economy will underperform, on average, relative to near-term forecasts, while the Medium and High Scenarios, respectively, assume that the provincial G.D.P. growth will generally meet and exceed near-term provincial G.D.P. forecasts over the 2021 to 2051 planning horizon.

### **2.5.2 National Immigration Trends**

Section 2.3.2 of this report provides a discussion regarding federal immigration targets for Canada and Ontario. Under the Low Scenario, 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 net migration Provincial net migration allocated the PEC/Hastings Regional will increase.

### **2.5.3 PEC/Hastings Regional Area Forecast Assumptions Regarding Population and Economic Trends**

The following key trends have been assumed for the PEC/Hastings Regional Area under the three long-term growth scenarios:

- Employment growth comprises two major categories, export-related and community-related employment:
  - Community-related job growth is tied to population growth. These jobs provide services such as retail, entertainment, and hospitality to the community. 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-related jobs are largely industrial based and consist of industries such as manufacturing, construction and logistics. Local factors that can influence export-related employment growth within the region include, but are not limited to, price of industrial lands, availability of shovel-ready industrial lands with a broad range of sizes, access to labour force and localized supply-chain opportunities. These local factors are anticipated to influence the share of industrial employment accommodated within the study area within the broader economic region under each long-term growth scenario.
- Export-based job growth (i.e., industrial and commercial office jobs) within the region 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).
- Under the Low Scenario, it is assumed that the PEC/Hastings Regional Area will underperform relative to the M.O.F.'s 2022 projections and subsequent M.O.F. population projection updates. Under the Reference Scenario, PEC/Hastings Regional Area is anticipated to outperform the M.O.F.'s 2022 projections, while under the High Scenario the study area is projected to significantly outperform the 2022 M.O.F. projections as well as subsequent provincial projection updates for the area (refer to sections 4.1 and 4.2).
- The PEC/Hastings regional labour force has steadily recovered since the 2008/2009 recession, particularly between 2015 to 2019. The regional economy has strongly rebounded from the impacts of COVID-19, in which labour force levels recently bottomed out in June 2020.
- As previously noted, the unemployment rate for the Kingston-Pembroke Economic Region is currently near historical lows at 5.4% as of April 2023, while the employed labour force has recently been showing signs of continued strength relative to pre-COVID-19 levels.
- Employment growth in the regional economy represents a key driver of population growth to the PEC/Hastings Regional Area. With respect to most recent commuting trends, 88% of PEC/Hastings residents work within the County, while 12% work outside of the study area.<sup>[1]</sup>
- The industrial market has also been steadily recovering since the 2008/2009 economic downturn. Competitively priced industrial lands are an attractive

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<sup>[1]</sup> 2016 Statistics Canada Census data by Place of Work.

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aspect for industrial and export-based developers in the PEC/Hastings Regional Area.

- Given the competitive position of existing and planned Employment Areas across the study area within the context the robust macro-economic and provincial/regional growth outlook previously discussed, the PEC/Hastings Regional Area is anticipated to achieve a stronger rate of industrial absorption over the long-term planning horizon under all three growth scenarios when compared to historical trends experienced over the past two decades. Key competitive attributes of the region's existing and planned Employment Areas include location/access along the Highway 401 corridor to major North American employment markets and large population centres, potential opportunities to add market choice by parcel size and location, as well as competitive industrial land values and development costs, etc.
- Steady future economic growth is anticipated across the Kingston-Pembroke Economic Region, most notably associated with the need for local supply chains to support the planned Umicore electric vehicle (E.V.) battery manufacturing facility. The Belgian company will invest over \$1.5 billion CAD to establish the facility, which is scheduled to be operational by 2025 and estimated to create over 1,200 direct and indirect jobs.<sup>[1]</sup> Anticipated export-based job growth (i.e., industrial and commercial office jobs) within the economic region will also generate 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 PEC/Hastings Regional Area also benefits from a vast geography of agricultural and rural landscapes as tourist destinations.<sup>[2]</sup> Access to recreation associated with the Lake Ontario shoreline as well as the region'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. The PEC/Hastings Regional Area is also rich in architectural heritage with numerous historic mills, barns, train stations, bridges, places of worship, and other buildings. As such, the study area's employment base is

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<sup>[1]</sup> <https://globalnews.ca/news/9533043/loyalist-township-battery-plant-land-preparation/>

<sup>[2]</sup> [Prince Edward County | Destination Ontario](#). [Visit The County | Prince Edward County](#). [Welcome to Belleville - Discover Belleville, Ontario](#). [Tourism + events - The City of Quinte West](#). [Welcome to Our Wild - Wildly Authentic Hastings County](#)



highly concentrated in the tourism industry with the majority of employment in this sector concentrated in retail trade as well as accommodation and food services businesses, of which many are oriented towards small businesses and home-based occupations.

- Located approximately two- to three-hour drive east of Toronto, the PEC/Hastings Regional Area offers a broad range of recreational, entertainment and dining options as well social events and festivals, which attract a growing number of people (both residents and visitors) to the region every year.
- The Ministry of Heritage, Sport, Tourism, and Culture Industries broadly includes the PEC/Hastings Regional Area as part of Ontario Tourism Region 9 and 11 (Southeastern Ontario and Haliburton Highlands to the Ottawa Valley).<sup>[1]</sup> 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 81% of visitor trips to this region are either for pleasure and visiting family and friends. Day trips in this area make up approximately 59% of the total visits, while the remainder stay overnight and spend an average of 2.7 nights in the area. This suggests the study area is benefitting from its proximity to the large urban centres within the Greater Golden Horseshoe (G.G.H.) as well as the Ottawa Economic Region and has opportunities to further attract new day trippers and over-night visitors resulting from steady regional and Provincial population growth.
- In terms of visitor spending, approximately 33% is on food and beverage. Visitor spending habits, combined with regional population growth suggest that economic growth opportunities will continue in the food and beverage industry in the area over the long term.
- As the local employment base and economy within the PEC/Hastings Regional Area and the surrounding economic region continues to grow and diversify, the study area will increasingly become a desirable location for new working and retired residents, leading to steady population growth across this area of Southern Ontario. As such, continued efforts to raise the economic profile of the PEC/Hastings Regional Area by leveraging the economic opportunities and strengths of the broader regional economy should represent a key long-term

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[1] Consists of data on visitors, visitor spending, accommodations, and tourism-related business establishments.

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economic development strategy for each of the municipalities within the study area.

- Anticipated employment growth in the agricultural and tourism sector is anticipated to place additional housing demands for affordable long-term rental and ownership housing to accommodate local employees working in the tourism industry, as well as housing options to accommodate both on-farm and off-farm migrant workers. The growing regional tourism economy is also placing demands on short-term rental housing which can reduce housing supply of longer-term rental units.

### **2.5.4 Demographic Trends**

The following key demographic trends have been assumed under the three long-term employment and population growth scenarios for the PEC/Hastings Regional Area:

- The study area's population is getting older (i.e., higher average age of population), driven by the aging of the Baby Boomer age group. The share of population aged 65+ is forecast to sharply increase from 25% in 2021 to 35% in 2051.
- Due to the aging of the population, the mortality rate for the study area is forecast to increase from 2021 to 2051. Additionally, there is downward pressure on births as the population ages. These factors are resulting in a declining natural increase (i.e., births minus deaths), with the natural increase forecast to be progressively negative from 2021 to 2051.
- From 2006 to 2021, the PEC/Hastings Regional Area experienced average net migration of 5,800 people annually. Under all growth scenarios, annual net migration is forecast to be considerably higher relative to 2006 to 2021 levels. Progressively higher net migration levels are assumed for the Medium and High Scenarios, relative to the Low Scenario.

Net migration impacts the population age structure. As the existing population ages, the PEC/Hastings Regional Area will become increasingly dependent on net migration to maintain its existing share of younger age groups. Under the Low Scenario, the share of population will be older by 2051 due to lower levels of net migration in younger age groups. Under the Medium and High Scenarios, the population age structure is forecast to remain relatively younger due to higher net migration levels associated with working age residents and their families.



## 2.6 PEC/Hastings Regional Area Long-Range Employment Forecast Scenarios, 2023 to 2051

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Building on the economic analysis and key assumptions discussed throughout section 2.5, three long-term employment scenarios have been prepared for the PEC/Hastings Regional Area in comparison with recent historical trends, as summarized in Figure 2-10. Over the planning horizon to 2051 the employment base for the Regional Area is forecast to increase by between 11,500 to 21,500 employees, reaching 86,800 to 96,800 total jobs by 2051.

Employment growth across the Regional Area is anticipated to be driven by opportunities across a broad range of industrial and population-related (i.e., commercial and institutional employment sectors). This includes sectors such as transportation, wholesale trade, construction, small- and medium-scale to large-scale manufacturing, food processing, energy and agri-business, retail, accommodation and food, professional, scientific and technical scientific services, health care and social services and educational services. Industrial employment growth is anticipated to be accommodated throughout the Regional Area in a number of existing and planned Employment Areas. Population-related employment is anticipated to be largely accommodated within the larger urban settlement areas across the region.

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 just under 30% of employment growth over the 2023 to 2051 period, largely driven by forecast employment growth related to knowledge-based occupations as well as primary employment, including diversified on-farm uses. 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 across the region 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 PEC/Hastings Regional Area as they transition from the workforce to retirement.

Of the long-term employment growth scenarios identified, the Medium Employment Growth Scenario is identified as the employment forecast which most accurately projects the long-term growth outlook for the region considering provincial and economic trends and employment growth drivers/disruptors within the Kingston-Pembroke Economic Region. Accordingly, the Medium Employment Growth Scenario is recommended for long-range planning purposes. Figure 2-11 summarizes the Medium Employment Scenario for the study area. Under the Medium Employment Growth Scenario, the study area's employment base is forecast to reach 92,500, generating an employment increase of 17,200 from 2023. This represents an annual employment growth rate of 0.7% between 2023 and 2051. Comparatively, the employment base for the region has increased by 0.2% per year from 2006 to 2023.

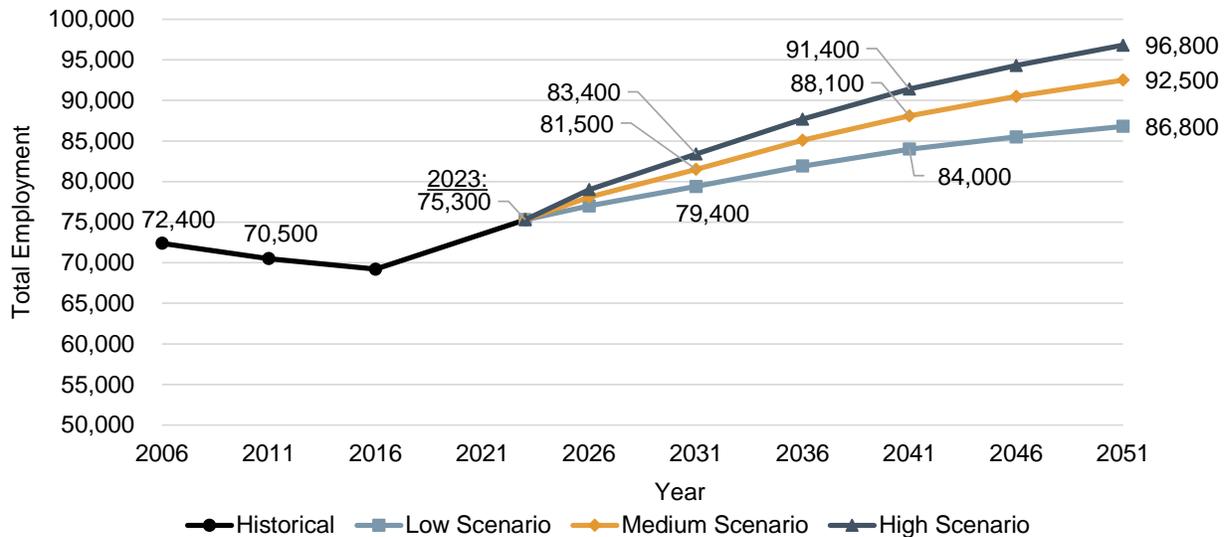
Figure 2-11 also summarizes historical and forecast trends in the employment activity rate (ratio of jobs to population) for the region. Between 2006 and 2016, the employment activity rate for the PEC/Hastings Regional Area has steadily decreased between 2006 and 2023 from 45% to 42%. Over the long term, the employment activity rate for the region is anticipated to further decline to 41% under the Medium 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 the regional population and labour force base. Opportunities within the region's export-based employment sectors (e.g., transportation, wholesale trade, construction, small-scale to large-scale manufacturing, food processing, energy and agri-business) are anticipated to help off-set this trend. Employment growth is also anticipated within population-related sectors such as retail, accommodation and food, arts and culture, professional, scientific and technical scientific services, health care and social services, educational services and agriculture.

Figures 2-12 and 2-13 provide further details regarding the Medium Employment Growth Scenario by place of work and major employment sector. Of the total additional jobs identified for the study area over the long-term approximately 73% jobs are anticipated to have a usual place of work, while the remaining 27% of new jobs are associated with work at home employment or employees with N.F.P.O.W. With respect to employment by major sector, approximately 67% of job growth for the region is



associated with service-providing sectors, while 33% of jobs are associated with good-producing sectors. Additional details regarding the long-term employment forecast for this region are provided in Appendix B.

Figure 2-10  
PEC/Hastings Regional Area  
Long-Term Employment Scenarios, 2023 to 2051



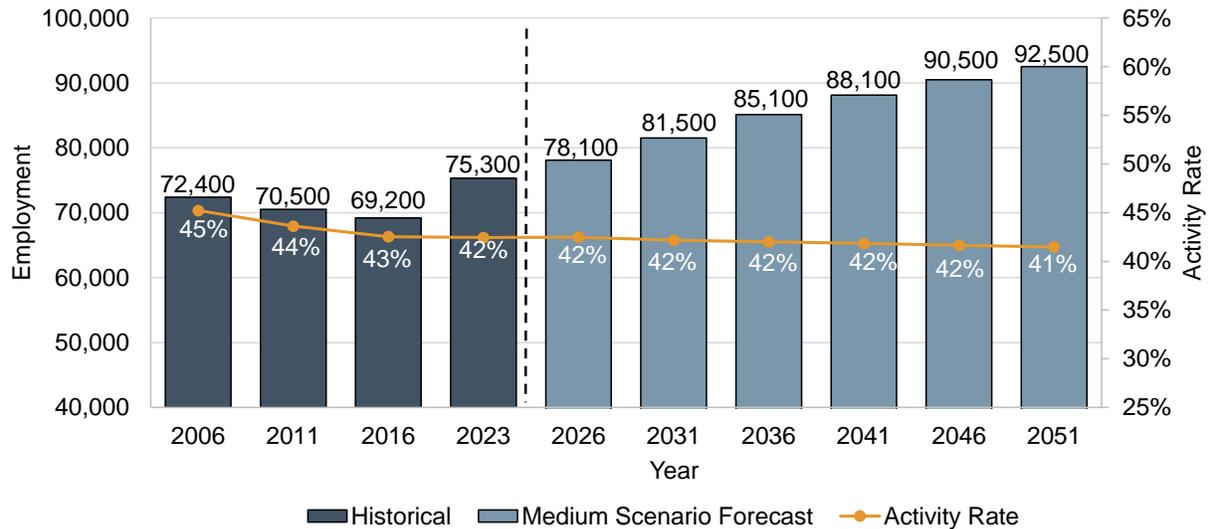
Note:

- 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. The total employment in 2021 including usual place of work, work at home and no fixed place of work employment saw a significant decrease to 67,800 due to the timing of Census enumeration. In accordance, Watson & Associates Economists Ltd. developed a 2023 employment base using a range of sources.

Source: 2006 to 2016 derived from Statistics Canada Census data, 2023 derived from Statistics Canada Census, OMAFRA Analyst (Lightcast), building permit and labour force data; scenarios by Watson & Associates Economists Ltd.



Figure 2-11  
PEC/Hastings Regional Area  
Recommended Long-Term Employment Forecast, 2023 to 2051

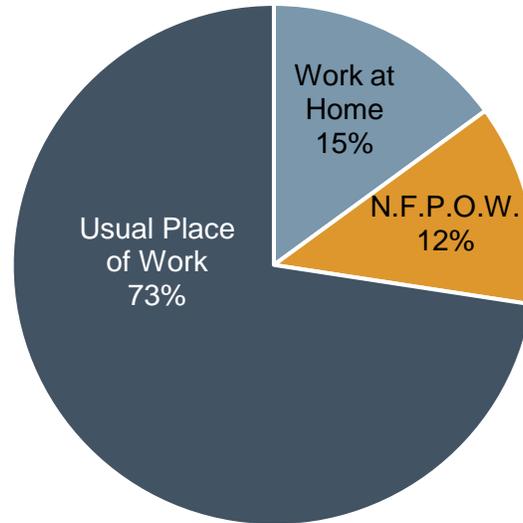


Notes: Figures have been rounded. Activity rate uses population including the net Census undercount. Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured 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, 2023 derived from Statistics Canada Census, OMAFRA Analyst (Lightcast), building permit, and labour force data; scenarios by Watson & Associates Economists Ltd.

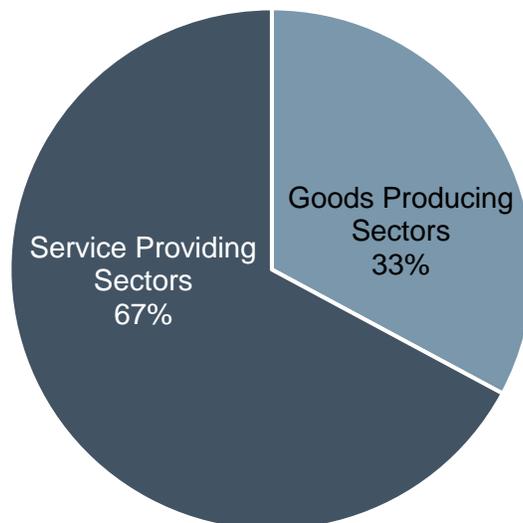


Figure 2-12  
PEC/Hastings Regional Area  
Total Employment Growth Forecast by Place of Work, 2023 to 2051



Source: Watson & Associates Economists Ltd.

Figure 2-13  
PEC/Hastings Regional Area  
Usual Place of Work Employment Growth by Services-Producing  
vs. Goods-Producing Sectors



Source: Watson & Associates Economists Ltd.



## 2.7 Observations

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The PEC/Hastings Regional Area is characterized by a blend of expansive rural lands and vibrant Urban Centres. The region's urban and rural landscapes form a large part of the foundation which creates the "quality of place" that continues to increasingly attract new residents to this area. For the PEC/Hastings Regional Area, COVID-19 has acted as a near-term driver of housing demand, led by increased opportunities for remote work and the reconsideration by some Ontario residents to trade "city lifestyles" for "smaller town living" (refer to Chapters 3 and 4). It is recognized, however, that the longer-term population and employment growth potential of this area will be heavily dependent on sustained economic growth potential of the broader economic region. As such, it is important not to overstate the near-term impacts of COVID-19 on housing demand as well as population and employment growth for this region over the long term.

The existing employment base of the PEC/Hastings Regional Area is concentrated in a number of export-based and community-based employment sectors. The employment base of this economic region is particularly concentrated in manufacturing, construction, agriculture, retail, wholesale trade, health care and social services, education, tourism and agriculture. Many of these sectors are also anticipated to represent the fastest growing segments of the regional economy, however it is also noted that at a number of emerging knowledge-based sectors are also anticipated to experience steady employment growth over the next several decades.

Despite relatively modest regional employment growth across the manufacturing sector over the past decade, this sector continues to be a dominant component of the industry base for the economic region. Looking forward, opportunities exist mainly for small to mid-sized industrial businesses and to a lesser extent large manufacturing firms that will benefit from the economic synergies offered within the Kingston-Pembroke Economic Region. The region's employment base is also highly concentrated in the creative class economy, including people engaged in arts and culture as artists, actors, performers, writers and designers. The economic base is also highly oriented towards small businesses and home-based occupations.

With an estimate of approximately 1,000 jobs related to the agricultural and primary sector as of 2023, the agricultural sector represents a notable sector in terms of core



and value-added employment. The agriculture and agri-food system encompass several industries, including the farm input and service supplier industries, primary agriculture, food and beverage processing, food distribution, retail, wholesale, and food service industries, as well as other on-farm diversified uses. Agri-business and food processing provide an opportunity to deepen agricultural activity and increase productivity of the industry by providing value-added products and services, which in turn also help drive the region's tourism sector. As such, a key planning principle for each of the municipalities is to promote and protect the predominately agricultural character and economy of the region by ensuring the continued viability of agricultural resource areas, the agricultural industry, and agricultural communities across the region.

The PEC/Hastings Regional Area has, and is anticipated to continue, to experience steady employment growth in the transportation and warehousing sector over the past decade, most notably in the Cities of Belleville Quinte West which offer existing and planned Employment Areas within proximity to Highway 401. Rising industrial land prices are anticipated to continue to shift the concentration of land expansive industrial uses within this sector from the G.G.H. to outer regions of Southern Ontario, including the PEC/Hastings Regional Area.

As the employment base continues to grow within the PEC/Hastings Regional Area and the surrounding lands within Kingston-Pembroke Economic Region, the economy is also anticipated to diversify generating a range of new live/work and commuting opportunities. Accordingly, the PEC/Hastings Regional Area will continue to be a desirable location for workers to live, leading to steady population growth across this area. Over the next 30 years, the region's local employment base is also anticipated to benefit from the regional economic expansion anticipated within the large urban centres of the G.G.H. as well as the Greater Ottawa Region.



# Chapter 3

## Demographic and Housing Trends



## 3. Demographic and Housing Trends for the PEC/Hastings Regional Area

This chapter provides a summary of recent demographic and housing trends for the PEC/Hastings Regional Area. It is noted that the historical time period considered throughout this chapter varies in accordance with data availability.

### 3.1 Demographic Trends

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#### 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 study area, as provided by Statistics Canada, from 2001 to 2021. It is noted that the population figures are upwardly adjusted for the net Census undercount.<sup>[1]</sup> Key observations include the following:

- Between 2001 and 2021, the total population of the PEC/Hastings Regional Area increased by 17,700 persons from 155,500 to 173,200, representing an annual population growth rate of 0.5% during this time period.
- Most of the population growth (59%) within the PEC/Hastings Regional Area occurred during the 2016 to 2021 period, representing an annual average population growth rate of 1.2%.

In accordance with Statistics Canada post-censal population estimates, the population base of the PEC/Hastings Regional Area is anticipated to have further increased to 177,400 as of 2022.

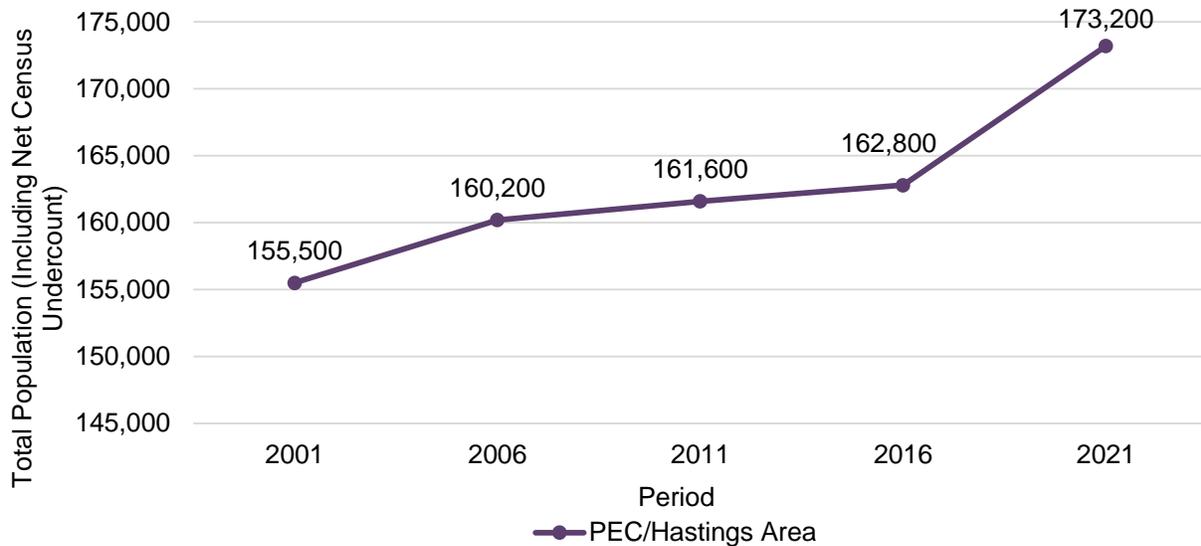
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<sup>[1]</sup> The Statistics Canada population is adjusted to account for the net number of persons who are missed (i.e., over-coverage less under-coverage) during enumeration. For the PEC/Hastings Regional Area, the net under-coverage as of 2021 is estimated at approximately 2.6%. The net Census undercount has been held constant at approximately 2.6% over the 2021 to 2051 forecast period.

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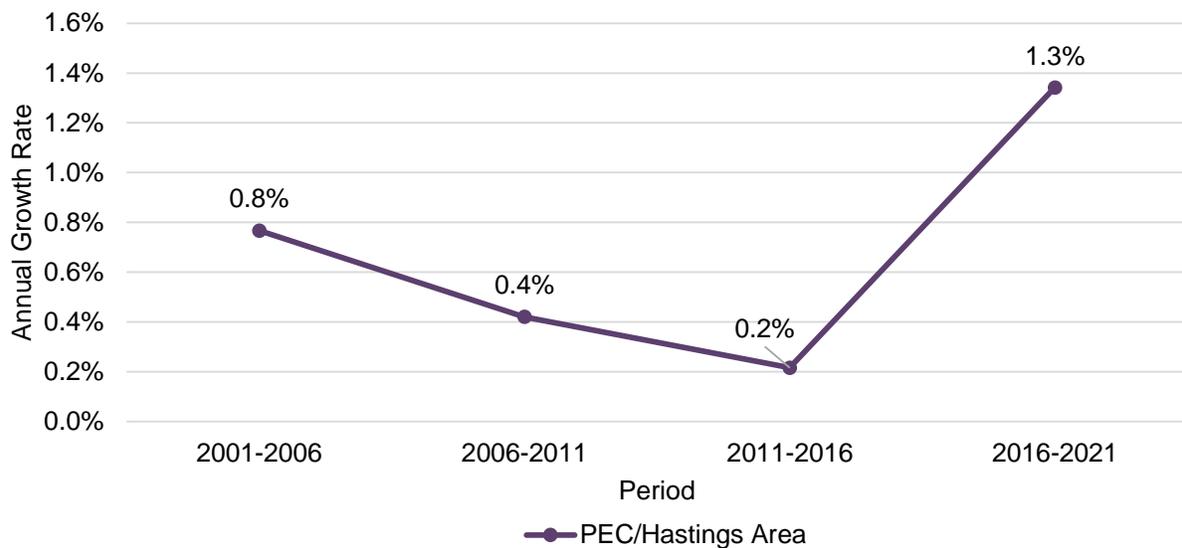


Figure 3-1  
PEC/Hastings Regional Area  
Total Population, 2001 to 2021



Source: Statistics Canada Census 2001 to 2021, summarized by Watson & Associates Economists Ltd.  
Note: Net undercount for 2021 estimated at 2.6%.

Figure 3-2  
PEC/Hastings Regional Area  
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 PEC/Hastings Regional Area. Similar to the Province as a whole, the population across the PEC/Hastings Regional Area 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.<sup>[1]</sup> The first wave of this demographic group turned 75 years of age in 2021 and comprises the majority of the 55+ population age group. Within the PEC/Hastings Regional Area, the share of population in the 55+ age cohort steadily increased from 30% in 2006 to 42% in 2021.

In contrast to the 55+ population age group, the population share of the 0 to 19 age group declined from 23% in 2006 to 19% in 2021. Similarly, the share of the 35 to 54 age group steadily declined from 30% in 2006 to 22% in 2021. Lastly, the population share of the young adult population age group (20 to 34) has remained relatively steady at 16% from 2006 to 2021.

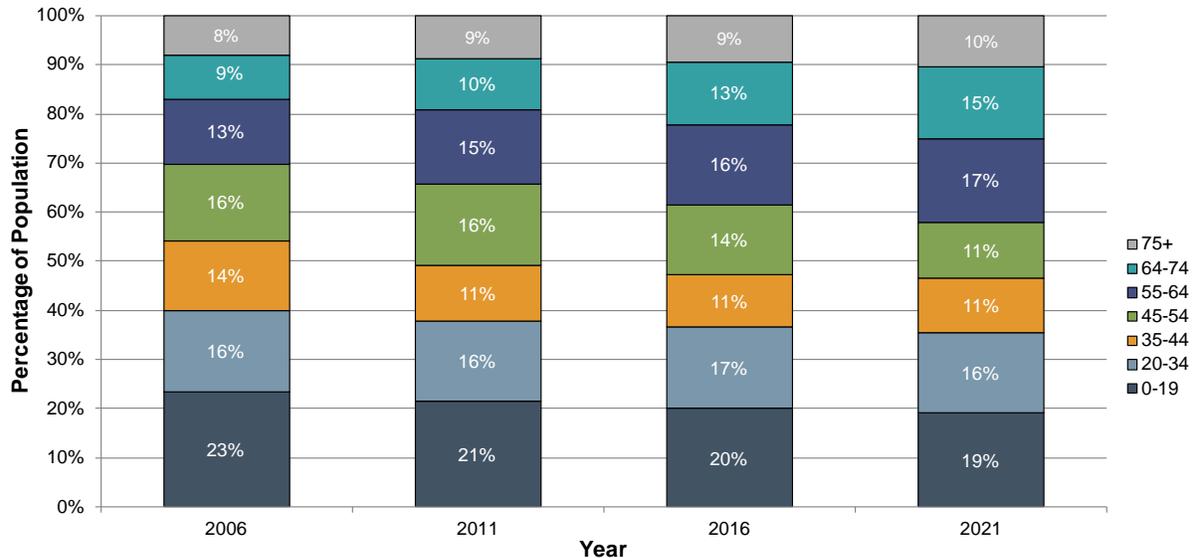
Historical and future population trends by age within the PEC/Hastings Regional Area are important to consider as these trends have a direct impact on housing needs by structure type (i.e., grade-related housing forms vs. high-density housing types) and tenure (i.e., ownership vs. rental) as well as municipal service needs. This is discussed in further detail in Chapter 4.

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<sup>[1]</sup> Baby Boomers are generally defined as people born between 1946 and 1964.



Figure 3-1  
PEC/Hastings Regional Area  
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

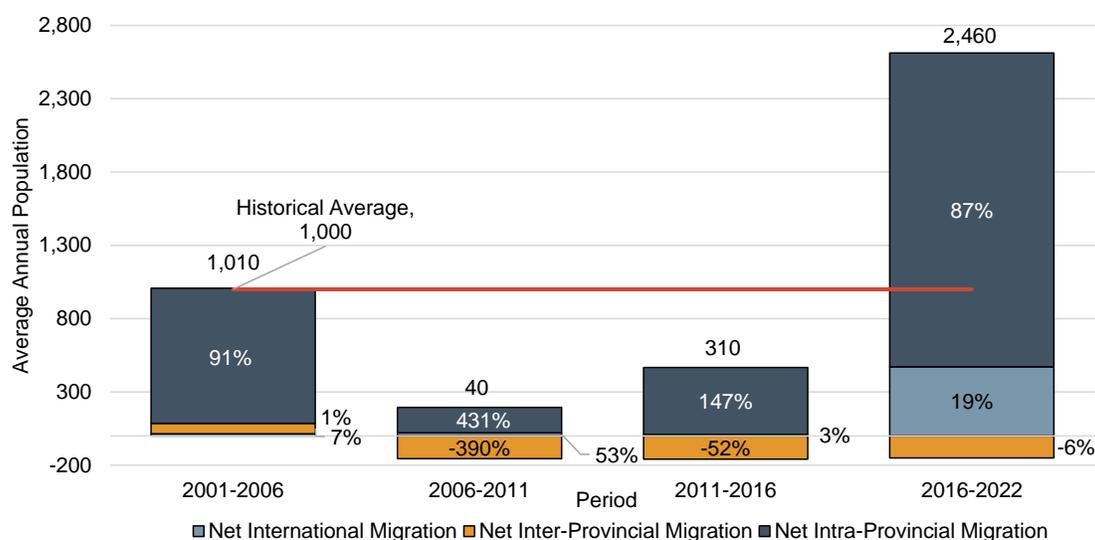
Table 3-1 summarizes the historical net migration trends for the PEC/Hastings Regional Area as provided by Statistics Canada from 2001 to 2022. Refer to section 4.2.1 for the definitions of migration by type. Key observations include the following:

- Net migration within the study area steadily increased over the 2016 to 2021 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.
- The Province as a whole also experienced stronger net migration levels during the 2016 to 2021 period relative to the previous recent Census periods, largely driven by higher federal immigration targets in recent years; however, the relative increase experienced in the PEC/Hastings Regional Area has been substantially more pronounced.



- Over the past 20 years, intra-provincial migration has represented the largest share of total net migration for the PEC/Hastings Regional Area.
- Over the last Census period, the share of international migration to this area has significantly increased to 19% of total net migration. Prior to the most recent Census period, international migration accounted for a negligible amount of net migration within the study area.
- While absolute net migration levels associated with intra-provincial migration (migration from other regions of Ontario) have increased across the Regional Area over the past 20 years, international migration is anticipated to represent a growing component of net migration to this area over the next 30 years.

Figure 3-3  
PEC/Hastings Regional Area  
Net Migration by Type, 2001 to 2022



Note: Figures have been rounded. Figures are not adjusted for the residual deviation.  
Source: Statistics Canada Table 17-10-0140-01, Components of Population Change by Census Division, 2016 boundaries, by Watson & Associates Economists Ltd.

Figure 3-4 illustrates the share of intra-provincial and inter-provincial migration (migration from other provinces/territories within Canada) to the PEC/Hastings Regional Area from 2015 to 2020. Additional details regarding the age of intra-provincial and inter-provincial in-migration by age are provided in Appendix C. Key observations include the following:

- Central Ontario, also referred to as the Greater Golden Horseshoe (G.G.H.), accounted for the largest share of net migration to the PEC/Hastings Regional



Area at 61% of all migration within Canada. The Greater Toronto and Hamilton Area (G.T.H.A.) accounted for 36% of migration and 26% was from the G.G.H. Outer Ring. The G.G.H. Census divisions that experienced the most migration to the PEC/Hastings Regional Area include the Region of Durham, the County of Northumberland, the City of Toronto, and the City of Peterborough.

- The Ottawa Economic Region represented 10% of net migration, while the remaining areas in Ontario, outside of the G.G.H. and the Ottawa Economic Region, represented 14% of migration, with the highest amount coming from the County of Lennox and Addington, and the County of Frontenac.
- In the 2015 to 2020 period, inter-provincial net migration has represented a rather modest source of net migration, accounting for 15% of total inter-provincial and intra-provincial net migration. The Cities of Edmonton, Calgary and Halifax have represented the highest amount of migration to the PEC/Hastings Regional Area over this time period.

Figure 3-4  
PEC/Hastings Regional Area  
Origin of Domestic Net Migration by Type, 2015 to 2020

Census Division	Share of Migration from Canadian Census Divisions to PEC-Hastings Regional Area, 2015 to 2020
G.T.H.A.	36%
G.G.H. Outer-Ring	26%
<b>G.G.H. Total</b>	<b>61%</b>
Ottawa Economic Region	10%
Remaining Ontario	14%
<b>Ontario Total</b>	<b>85%</b>
<b>Outside Ontario</b>	<b>15%</b>
<b>Total</b>	<b>100%</b>

Source: Statistics Canada custom data summarized by Watson & Associates Economists Ltd., 2023.



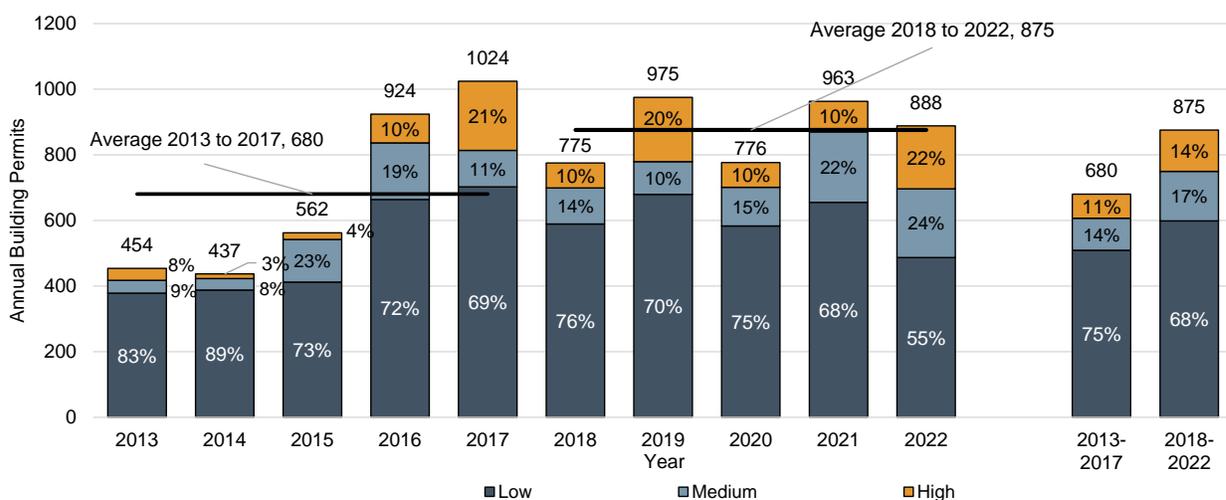
## 3.2 Housing Trends

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

Figures 3-5 and 3-6 summarize total building permits by structure type and the share of residential building permits by Area Municipality associated with new housing construction from 2013 to 2022 within the Regional Area. Key findings include the following:

- Over the 2013 to 2017 period, the PEC/Hastings Regional Area averaged 680 residential building permits per year. This annual average increased to 875 permits per year between 2018 and 2022.
- Historically, development activity has been largely dominated by low-density units; however, the share of building permits for medium- and high-density housing has gradually increased.
- Of the total building permits issued for new dwellings from 2013 to 2022, 43% were issued in Belleville, followed by Quinte West with 29%, Hastings County with 16% and PEC with 12% of the total permits (new dwellings only).

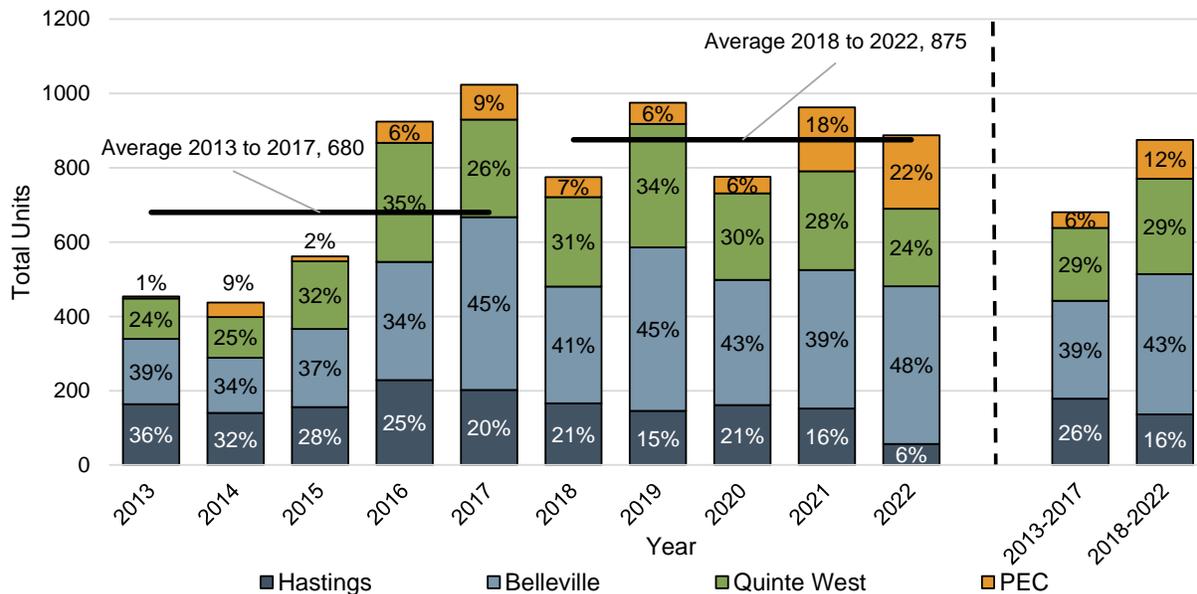
Figure 3-5  
PEC/Hastings Regional Area  
Total Residential Building Permits (New Units Only) by Structure Type, 2013 to 2022



Note: Building permits for Belleville 2022 estimated by Watson & Associates Economists Ltd.  
Source: Building permits provided by the City of Belleville, the County of Prince Edward, the County of Hastings and the City of Quinte West, summarized by Watson & Associates Economists Ltd.



Figure 3-6  
 PEC/Hastings Regional Area  
 Total Residential Building Permits (New Units Only) by Structure Type, 2013 to 2022



Note: Building permits for Belleville 2022 estimated by Watson & Associates Economists Ltd.  
 Source: Building permits provided by the City of Belleville, the County of Prince Edward, the County of Hastings and the City of Quinte West, summarized by Watson & Associates Economists Ltd.

### 3.2.2 Comparative Housing Prices for Quinte & District, Kingston and Area, and the City of Ottawa

Economic conditions and housing prices play key roles in shaping housing development trends. Over the past two decades, Southern Ontario has experienced a steady increase in housing prices driven by a number of factors, including rising land prices, steady net migration and population growth combined with low mortgage rates relative to longer-term historical averages. 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, world class education system, etc.).

Figure 3-7 summarizes annual historical trends in average single-family housing prices for the Quinte & District area from 2012 to 2022. For comparative purposes, average single-family housing prices have also been provided for Kingston and Area, and the City of Ottawa. Between 2012 and 2022, the average price of a single-family dwelling increased from \$200,000 to \$637,000, representing an annual housing appreciation rate

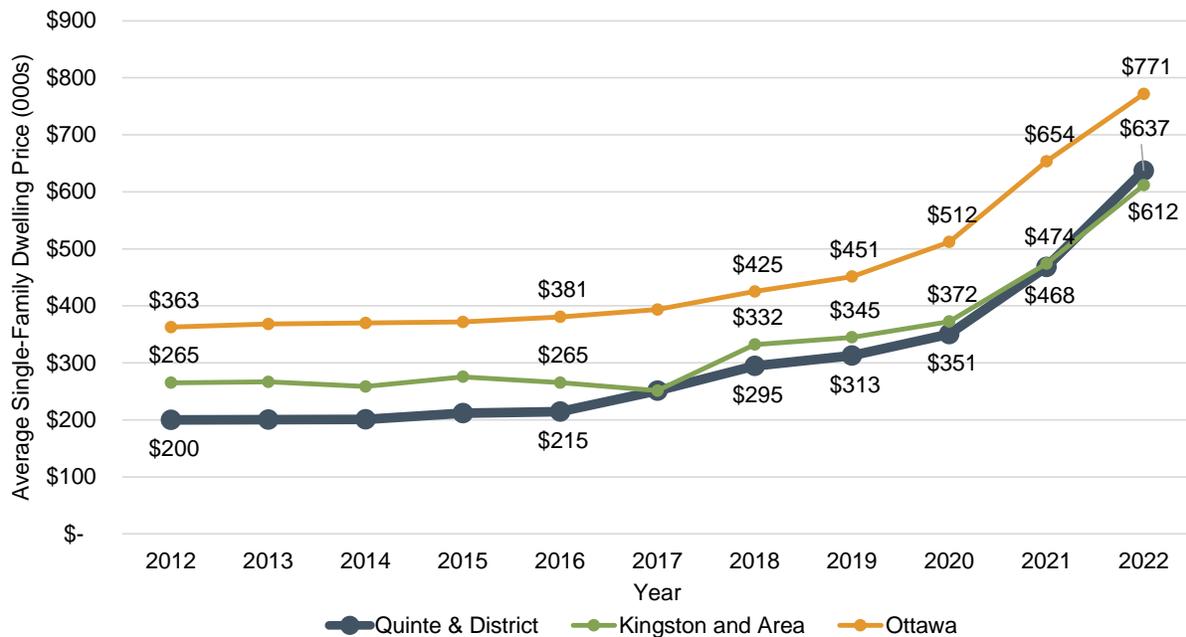


of 11%. Comparatively, housing prices within Quinte & District have experienced slightly faster housing appreciation relative to Kingston and Area and the City of Ottawa.

As previously mentioned, the low interest rate environment following the 2008/2009 global financial crisis has played a key role in driving the appreciation of residential and non-residential real estate values on a regional, national and international scale. Most recently, the COVID-19 pandemic has accelerated housing price appreciation across Canada since mid-2020 (including the PEC/Hastings Regional Area), following a sharp reduction in mortgage rates as of March 2020. 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 6.95% as of June 2023. Since the 2022 peak, average housing prices are estimated to have fallen by approximately 15% year-to-date; 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. As such, rising housing carrying costs in the PEC/Hastings Regional Area will have a direct impact on future market demand for housing by type and tenure given the wide range of income groups associated with new households that are anticipated to make up the region's growing population base. As previously noted in section 3.2.1, recent housing demand within the PEC/Hastings Regional Area is gradually shifting from low-density units towards medium- and high-density housing types. This trend has been most prevalent within the larger urban centres where municipal infrastructure is available to accommodate a broader range of housing typologies. Refer to Appendix D for additional details regarding residential building permit trends by structure type by upper-tier and lower-tier municipality.



**Figure 3-7**  
**PEC/Hastings Regional Area**  
**Average Single-Family Dwelling Prices for Quinte & District and Comparator Regions,**  
**2012 to 2022**



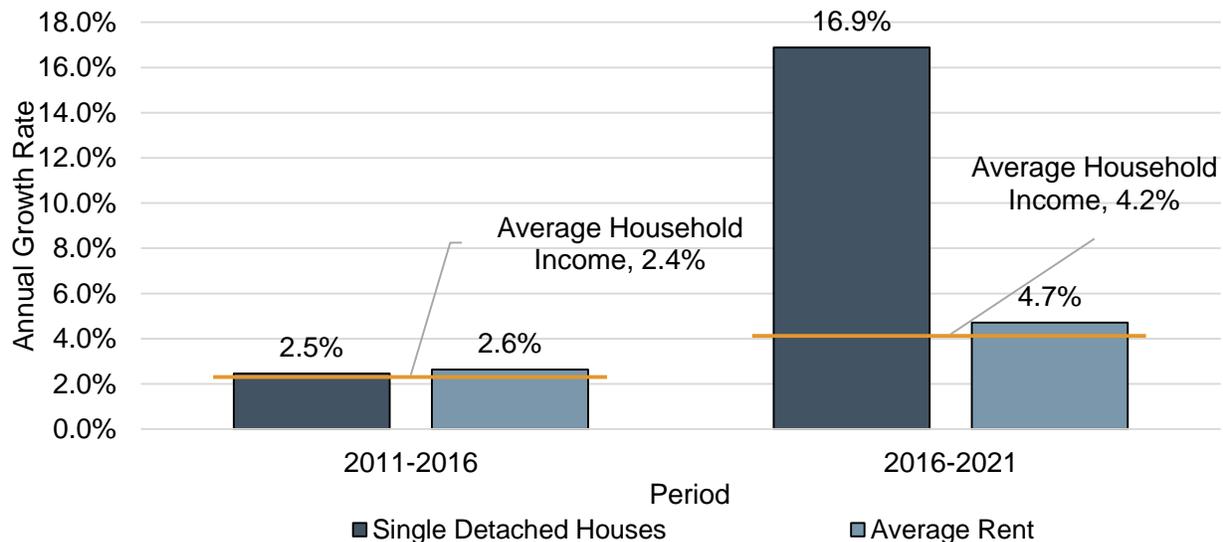
Source: MLS Home Price Index Benchmark Price, summarized by Watson & Associates Economists Ltd. Figures have been rounded.

### **3.2.3 Housing Price Appreciation and Rents Relative to Income, 2011 to 2021**

Figure 3-8 summarizes the average re-sale housing price and housing rental rate increase for the PEC/Hastings Regional Area in comparison to average household income growth over the 2011 to 2016 and 2016 to 2021 periods. As shown, over the past decade, average housing prices and rental rates have increased at a faster rate than average household income growth, indicating that housing affordability has been eroded in the local housing market over this historical time period. The erosion of housing affordability has been most acute in the ownership market, and the difference in price appreciation and household income growth has widened over the 2016 to 2021 period, during which average annual re-sale housing prices increased by approximately 17% annually while average incomes increased by just over 4% during this period.



Figure 3-8  
PEC/Hastings Regional Area  
Average Annual Home Price (Re-Sale) and Rental Rate Increase vs. Household Income  
Growth, 2011 to 2016 and 2016 to 2021



Source: Derived from National Household Survey 2011, Statistics Canada Census 2016 and 2021, MLS Home Price Index Benchmark Price and CMHC Rental Market Survey, by Watson & Associates Economists Ltd.

### 3.3 Observations

Over the past two decades the PEC/Hastings Regional Area has experienced modest permanent population growth, which has been largely influenced by periods of regional economic growth and contraction. Since 2016, the rate of population growth across the region has increased substantially, driven by steady net migration across all major demographic groups (i.e., children, adults and seniors). Between 2016 and 2021, the region's annual population growth rate increased to 1.3%, fueling demand for steady new housing construction throughout this area. This recent trend towards relatively stronger annual new housing construction is anticipated to continue over the medium to long term, notwithstanding a potential general cooling of the housing market in the near term.

Historically, residential development activity within the PEC/Hastings Regional Area has been heavily concentrated in low-density housing forms (i.e., single detached). During the most recent period, from 2016 to 2021, the region experienced a shift toward a



higher share of medium-density and high-density housing forms, which have accounted for almost two-thirds of all residential construction in terms of new units.

The population base across the PEC/Hastings Regional Area is older on average than the Province as a whole and is aging at a faster rate driven by strong immigration from people over 55 years of age. The region is highly attractive to empty nesters and retirees within the 55+ age group given the opportunities the region provides for both urban and rural living within its vibrant urban communities and rural settlement areas. The region's access to recreation associated with the Lake Ontario shoreline, inland lakes, provincial parks and rural countryside also represents a key draw to this area.

The PEC/Hastings Regional Area is also anticipated to accommodate a growing share of young adults and new families seeking competitively priced home ownership and rental opportunities, which are now out of reach to many across the Province's larger urban centres. Accordingly, a broad mix of future housing options across a range of density types will be required throughout the region to accommodate both younger and older adults across varying income levels, including affordable housing and seniors housing options.

In summary, the demographic and socio-economic trends explored in this chapter will continue to have broad implications on the amount, type and density of future housing needs, municipal service needs and public infrastructure requirements for the region over the long term. Chapter 4 provides a detailed discussion with respect to forecast near-term and longer-term population, housing and employment growth for the region as a whole, as well as by Area Municipality.



# Chapter 4

## Long-Term Population and Housing Forecast, 2021 to 2051



## 4. PEC/Hastings Regional Area Population and Housing Growth Scenarios, 2021 to 2051

In accordance with the recent demographic, economic and socio-economic trends discussed in Chapters 2 and 3, three long-term population and housing forecasts including Low, High and Medium Growth Scenarios have been prepared for the PEC/Hastings Regional Area to the year 2051. In developing these long-term population and housing forecasts, consideration was given to the long-range demographic and economic outlook for the economic region and Eastern Ontario. The Medium Growth Scenario (recommended growth scenario) has been further allocated by upper-tier/single-tier municipality, including Prince Edward County, Hastings County, the City of Belleville and the City of Quinte West. These population and housing growth allocations also build on recent growth analysis studies prepared by Watson within the study area.

### 4.1 Long-Term Population Forecasts for Eastern Ontario

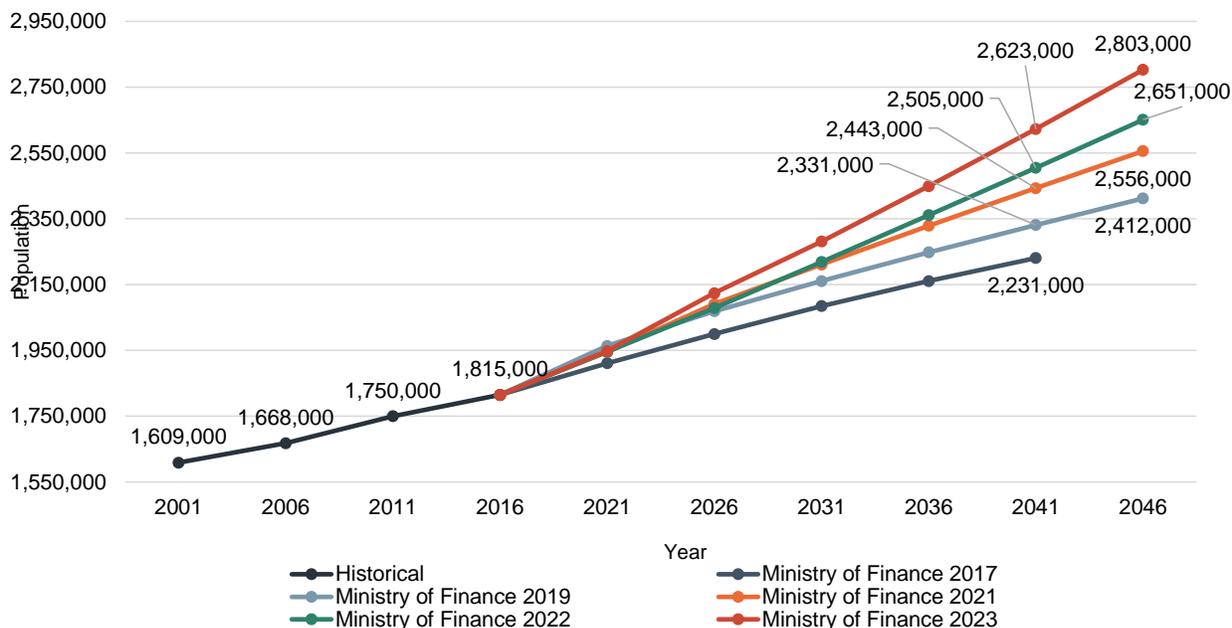
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Figure 4-1 compares the most recent population projections for Eastern Ontario prepared by the M.O.F. between 2017 and 2023. Under the most recent update prepared by the M.O.F. (Summer 2023), the 2041 population forecast for Eastern Ontario increased to 2,623,000, which represents an increase of approximately 392,000 compared to the previous M.O.F. forecast prepared in 2017. Over the 2017 to 2023 period, the M.O.F. has consistently projected relatively stronger population growth for this area. In accordance with the 2023 M.O.F. projections, the population growth rate for Eastern Ontario during the 2021 to 2046 period is approximately 1.5%, which is comparable to the population growth rate for the Province of Ontario for this same projection period.

Similar to Figure 4-1, Figure 4-2 summarizes the population projections to 2046 for the PEC/Hastings Regional Area as prepared by the M.O.F. between 2017 and 2023. Based on these latest projections, the annual growth rate (2021 to 2046) for the Summer 2023 forecast increased to 1.0%, compared to 0.4% for the Summer 2019 forecast.

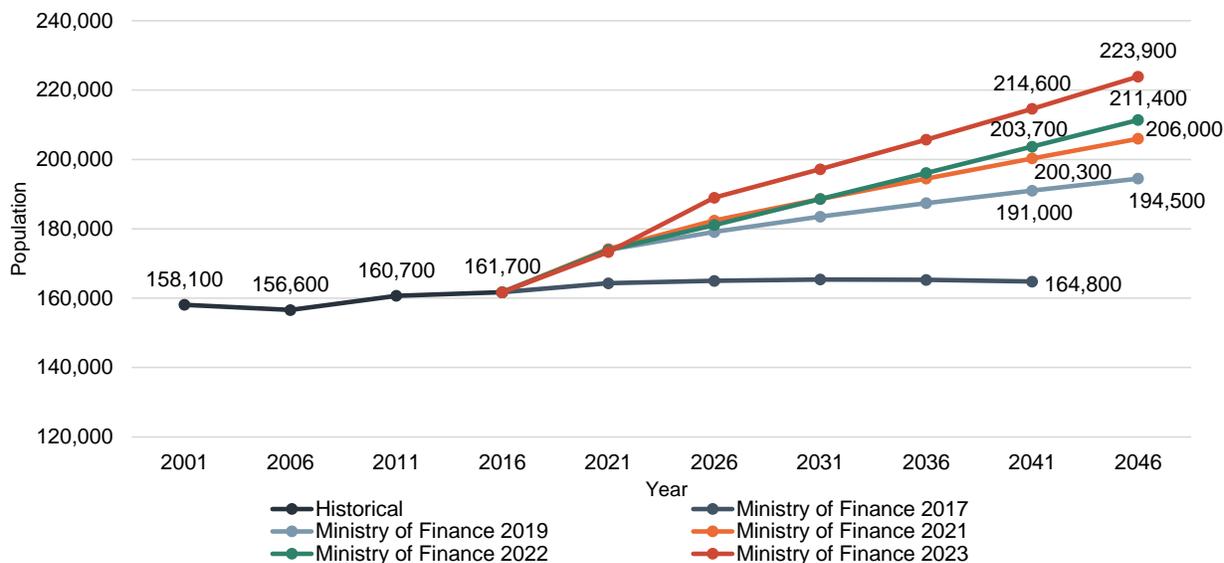


Figure 4-1  
Ministry of Finance Population Forecasts for Eastern Ontario, 2021 to 2046



Source: Historical from Statistics Canada Census 2001 to 2016. Ministry of Finance projections from Spring 2017, Summer 2019, Spring 2021, Summer 2022, and Summer 2023 releases, summarized by Watson & Associates Economists Ltd., 2023.

Figure 4-2  
Ministry of Finance Population Forecasts for the PEC/Hastings Regional Area, 2021 to 2046



Source: Historical from Statistics Canada Census 2001 to 2016. Ministry of Finance projections from Spring 2017, Summer 2019, Spring 2021, Summer 2022, and Summer 2023 releases, summarized by Watson & Associates Economists Ltd., 2023.



## 4.2 Prince Edward County and Hastings County Permanent Population Forecast, Reference Scenario, 2021 to 2051

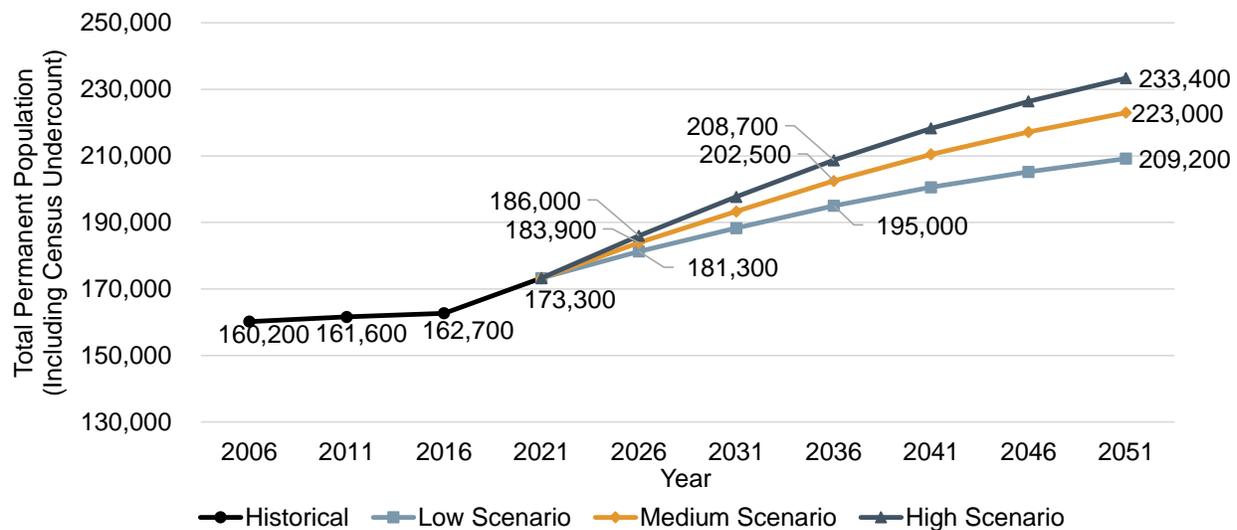
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Building on the key growth assumptions identified in section 2.5, three long-term permanent population forecasts have been prepared for the PEC/Hastings Regional Area. Figure 4-3 summarizes the three long-term regional population growth scenarios to the year 2051, including Low, Medium, and High Growth Scenarios. Key observations include the following:

- Under the Low Growth Scenario, the study area's permanent population base is forecast to grow at an average annual rate of 0.6% per year. The population is forecast to increase between 2021 and 2051 by 35,900, from 173,300 to 209,200.
- The permanent population for the region is forecast to grow at an annual rate of approximately 0.8% under the Medium Growth Scenario. This represents an average annual growth rate that is above the historical growth rate of 0.5% achieved from 2006 to 2021. Under the Medium Growth Scenario, the population is expected to reach 223,000 by 2051, representing an increase of approximately 49,700 from 2021 to 2051.
- Under the High Growth Scenario, the Regional Area's permanent population base is forecast to grow at an average annual rate of 1.0% per year. Under this scenario, the population is anticipated to grow by approximately 60,100 persons, increasing from 173,300 in 2021 to 233,400 in 2051.



Figure 4-3  
PEC/Hastings Regional Area  
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.

#### 4.2.1 Components of Permanent Population Growth, 2021 to 2051

Figure 4-4 summarizes population growth in the region 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 region, similar to many other Southern Ontario regions. 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, including:

- **International Net Migration** – represents international immigration less emigrants, plus net non-permanent residents. Over the most recent Census period, this component of net migration has begun to represent a larger source of net migration for the region;
- **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 region; and



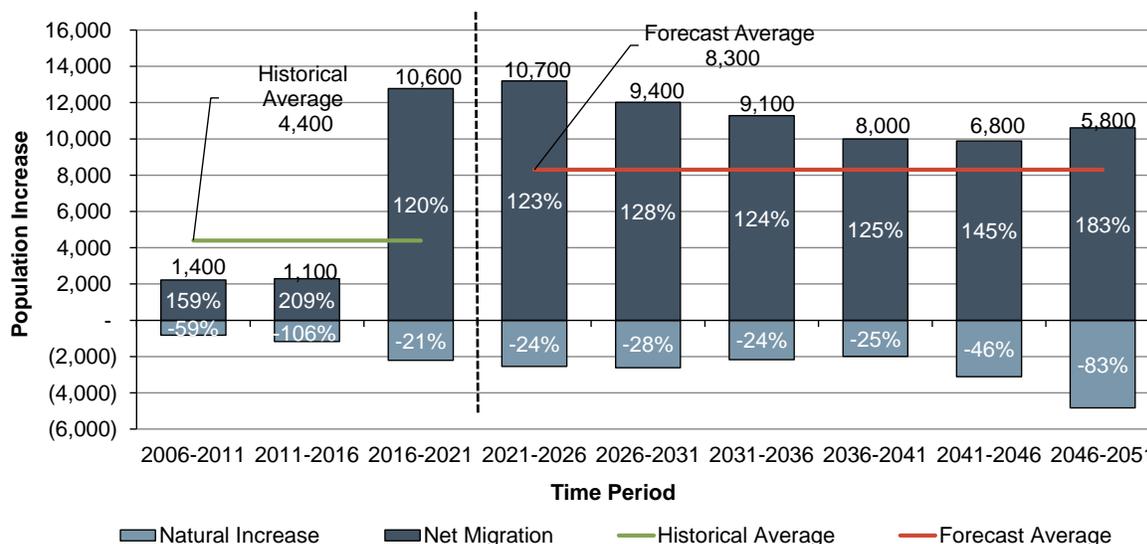
- **Intra-provincial Net Migration** – includes in-migration less out-migration from elsewhere within the Province of Ontario. This has been a significant source of net migration over the last decade for the region.

Key observations with respect to the components of population growth in the PEC/Hastings Regional Area include the following:

- As previously discussed, over the past 20 years the PEC/Hastings Regional Area experienced relatively modest levels of migration prior to the 2016 to 2021 period. Since 2016, the region has experienced a significant increase in net migration levels, which can be largely attributed to residents from the G.G.H. and, to a lesser extent, the Greater Ottawa Area. Between 2001 and 2022, just under half the intra-provincial net migration to this region was in the 55+ age group.
- Over the 2021 to 2051 period, net migration levels are forecast to remain strong within the PEC/Hastings Regional Area comparable to recent trends experienced over the most recent Census period. It is anticipated that net migration will continue to be largely driven by outward growth pressure from the larger urban centres within the G.G.H. The share of population growth associated with international migration, however, is also expected to also increase, driven by urban growth and economic development within the area and the broader economic region.
- Local housing growth opportunities targeted to a broad range of demographic groups (i.e., first-time homebuyers, families, empty nesters, and seniors) and the region's attractiveness as a place to work, live and retire, also represent key drivers of net future migration within the region.
- The PEC/Hastings Regional Area is anticipated to experience relatively strong net migration across all major age groups; however, the 55+ age group is anticipated to represent just under half the total net migration to this area over the next 30 years.



Figure 4-4  
 PEC/Hastings Regional Area  
 Forecast Population Growth Associated with Net Migration  
 and Natural Increase, 2021 to 2051



#### 4.2.2 Permanent Population Forecast by Age Structure, 2021 to 2051

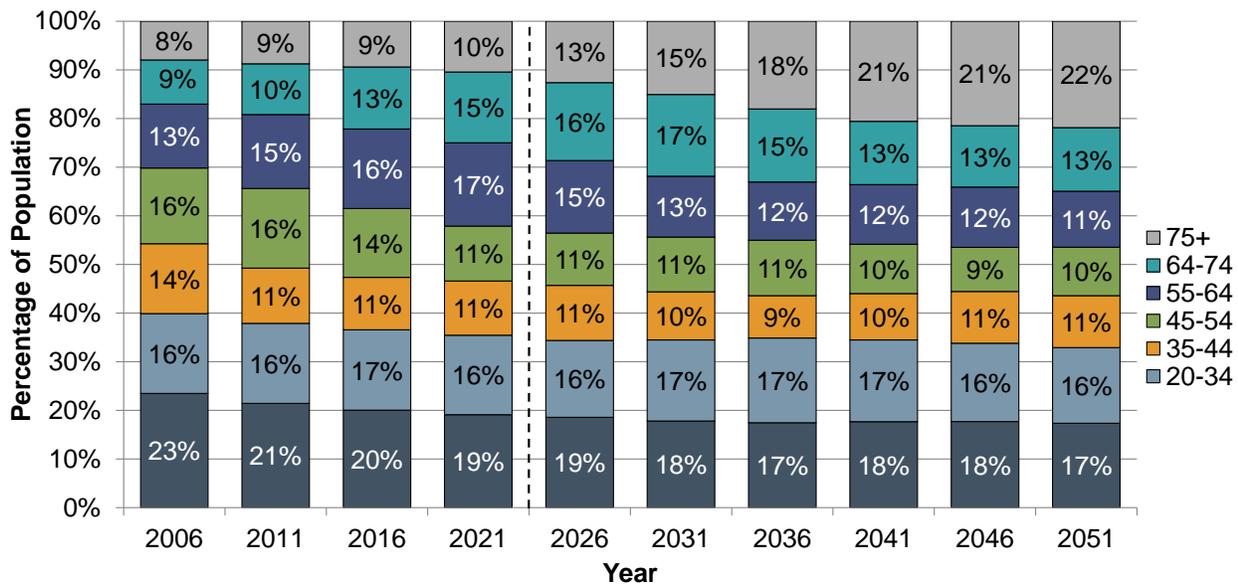
Figure 4-5 summarizes the population growth forecast by major age group over the 2021 to 2051 period for the PEC/Hastings Regional Area. Key observations are as follows:

- The percentage of population in the 0 to 19 age cohort (youth population) is forecast to gradually decline from 19% in 2021 to 17% in 2051.
- The population share associated with the 20 to 54 age group is forecast to decrease from 39% in 2021 to 36% in 2051.
- The 55 to 74 age group (empty nesters/younger seniors) is forecast to decline from 32% in 2021 to 25% 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 10% in 2021 to 21% 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 region, and to a lesser extent, through net migration of older residents to the area. This suggests 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 region are not fully realized due to lower net migration levels. As previously discussed, the aging of the region’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 4-5  
PEC/Hastings Regional Area  
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, and 2021 to 2051 population forecast by age by Watson & Associates Economists Ltd.

### 4.3 How are Evolving Demographic Trends Influencing Housing Needs by Type and Location Across the PEC/Hastings Regional Area?

#### 4.3.1 Attracting Younger Generations

Accommodating younger generations, such as Millennials and Generation Z, and other working-age adults is a key objective for each of the municipalities that comprise the PEC/Hastings Regional Area, recognizing that the accommodation of skilled labour and



the attraction of new businesses are inextricably linked and positively reinforce one another.<sup>[1]</sup> To ensure that economic growth is not constrained by future labour shortages, continued effort is required by the public sector and their private-sector partners to explore ways to attract and accommodate new skilled and unskilled working-age residents to the region within a diverse range of housing options by structure type, tenure and location. Labour force attraction efforts must also be linked to housing accommodation (both ownership and rental), infrastructure, municipal services, amenities, as well as quality of life attributes that appeal to the younger mobile population, while not detracting from the region's attractiveness to older population segments.

Housing demand associated with younger generations in the region is anticipated to be strong 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., purpose-built apartments and 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, typically working-age homeowners approaching 40 years of age and older.

### ***4.3.2 Accommodating the Region'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 PEC/Hastings Regional Area, the influence of the Baby Boomer generation on real estate market demand over the next several decades is particularly important to address.

As the region's Baby Boomer population continues to age over the next several [decades, the number and percentage of older seniors (i.e., people 75 years of age and older) is anticipated to steadily increase from approximately 10% in 2021 to 22% in 2051, as previously summarized in Figure 4-5. This represents a forecast annual

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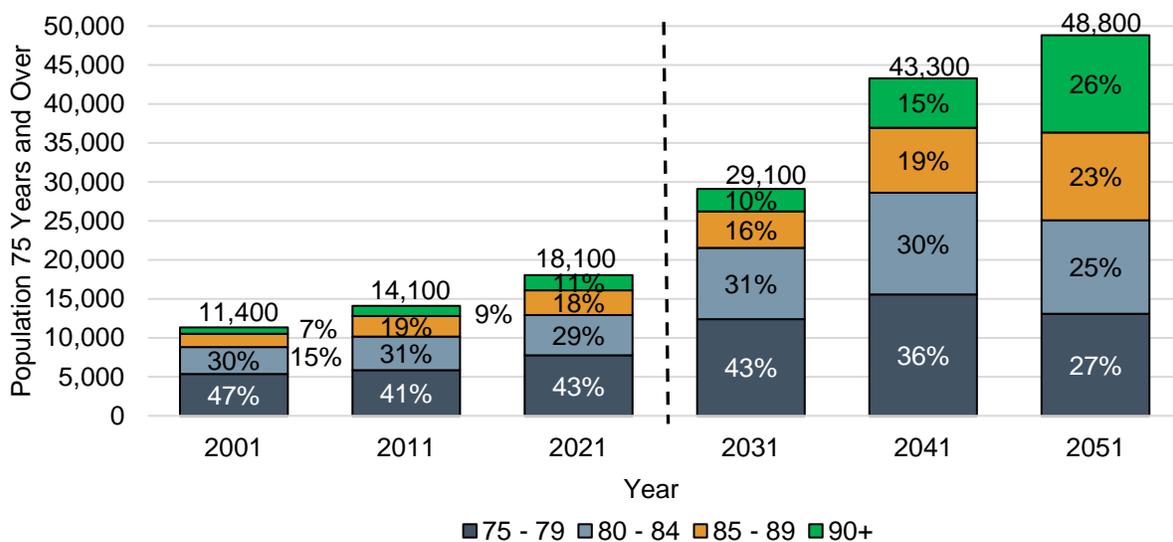
<sup>1</sup> Millennials and Generation Z refer to those born between 1980 and 1992 and 1993 to 2005, respectively.



population growth rate for the 75+ age group of 3.4%, compared to 0.8% 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 study area’s population, or about 2,100 residents. By 2051, the PEC/Hastings Regional Area’s 85+ population is forecast to grow to approximately 23,700 persons, representing 11% of the region’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 region, as opposed to net-migration of older residents to this area.<sup>[1]</sup>

Figure 4-6  
PEC/Hastings Regional Area  
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.

<sup>[1]</sup> Over the 2021 to 2051 planning horizon, the 75+ age group is anticipated to represent <1% of the total forecast net migration to the PEC/Hastings Regional Area.



## 4.4 PEC/Hastings Regional Area Permanent Housing Forecast, Reference Scenario, 2021 to 2051

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Figure 4-7 summarizes the long-term total annual household forecast for the PEC/Hastings Regional Area in five-year increments from 2021 to 2051 and by housing structure type. Key observations include the following:

- Over the next 30 years, the PEC/Hastings Regional Area is forecast to add an average of approximately 825 new permanent households per year. This represents an increase of just over 30% relative to annual housing demand experienced over the past 15 years.
- Housing demand across the region will continue to increase across a broader range of options by structure type (i.e., built form and density) and tenure (i.e., ownership and rental) driven by the aging of the population and eroding housing affordability. It is anticipated that most of the housing growth will include low-density housing development (singles and semi-detached) at 54% of total households, followed by medium-density housing (townhouses and duplexes) at 19% and high-density housing (apartments) at 27%.
- While there is strong demand for low-density housing forms across the region, increasing market pressure 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 (and possibly third units) related to an existing detached dwelling.<sup>[1]</sup>
- Given the diversity of the 65 to 74 and 75+ population age groups, forecast housing demand across the region 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 locations that offer proximity to urban amenities, municipal services and community infrastructure. With respect to the 75+ population, the physical and socio-economic characteristics of this age group (on

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<sup>[1]</sup> For the purposes of this analysis, secondary units are categorized with high-density dwellings.

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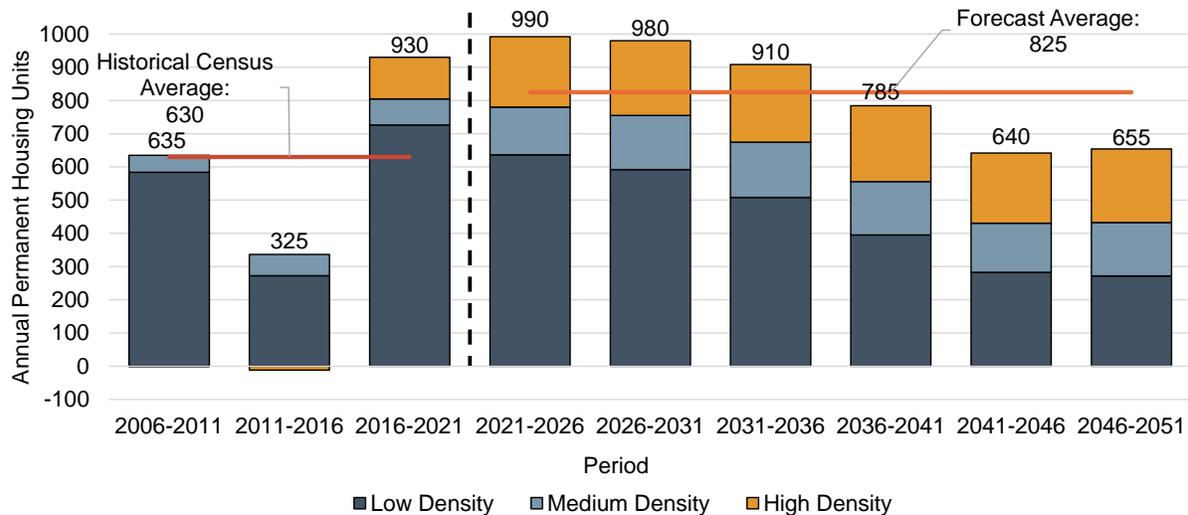
average) are considerably different from those of younger seniors, empty nesters and working adults with respect to income, mobility and health. Typically, these characteristics represent a key driver behind the increased propensity of the 75+ population age group for medium- and high-density housing 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 that typically attract this age group.

In accordance with the proposed Provincial Planning Statement (P.P.S.), 2023, municipalities must consider “locally appropriate” rural characteristics 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 PEC/Hastings Regional Area. 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 PEC/Hastings Regional Area as they transition from the workforce to retirement.

While housing demand is anticipated to strengthen across the rural areas of the region, the share of total future housing growth accommodated in the rural areas of the PEC/Hastings Regional Area is not anticipated to significantly increase in comparison to historical trends. From a market perspective, forecast demographic trends across the region suggest that the percentage share of future 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 to surrounding employment markets. To a lesser extent, housing demands from the 55-74 age group (empty nesters/young seniors) and the 75+ age group (older seniors) are also anticipated to drive the future need for housing within proximity to urban amenities (i.e., shopping, entertainment, hospitals/health care) and other community infrastructure.



Figure 4-7  
PEC/Hastings Regional Area  
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 and five or more storeys.

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

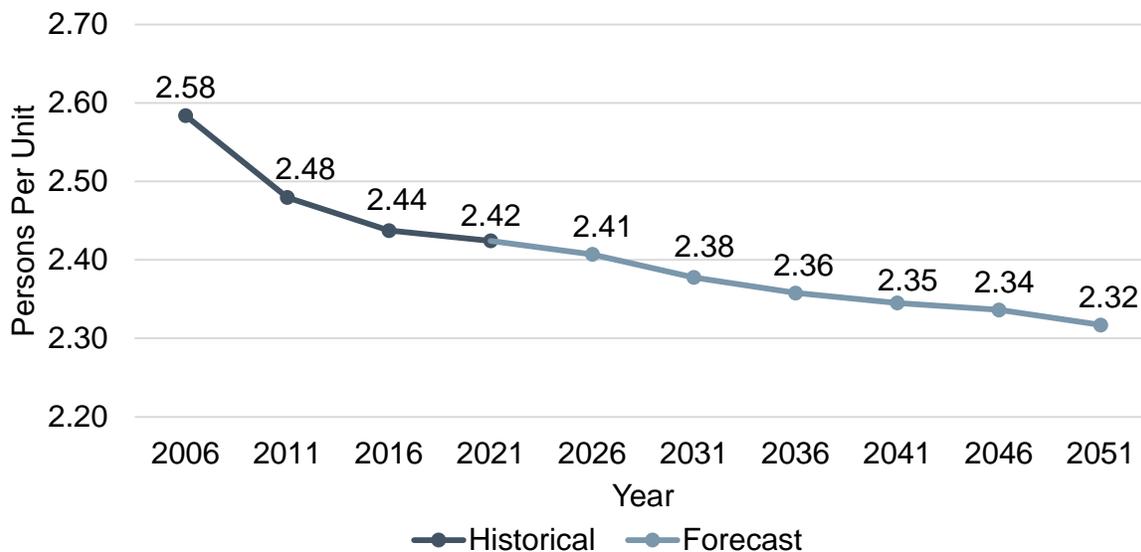
Figure 4-8 summarizes anticipated trends in long-term housing occupancy, or average P.P.U., for the PEC/Hastings Regional Area from 2021 to 2051. Key observations include the following:

- Between 2006 and 2021, the average P.P.U. for the PEC/Hastings Regional Area declined from 2.58 to 2.42.
- Over the forecast period, the average P.P.U. for the PEC/Hastings Regional Area is anticipated to continue to gradually decline from 2.42 in 2021 to 2.32 in 2051, largely as a result of the aging of the region's population combined with a gradual shift towards medium- and high-density forms of housing. However, this rate of



decline is anticipated to moderate relative to historical trends largely due to stronger net migration levels attributed to working age adults and their children <sup>[1]</sup>

Figure 4-8  
PEC/Hastings Regional Area, Forecast Population Per Unit  
2021 to 2051



Note: Population used to calculate persons per unit includes the net Census undercount:  
Source: 2006 to 2021 derived from Statistics Canada Census, 2021 to 2051 forecast by  
Watson & Associates Economists Ltd.

#### 4.4.1 Impacts of Future Housing Demand for Second Homes

The PEC/Hastings Regional Area has a sizable second home housing base, which is forecast to steadily increase over the next 30 years. Within the region, PEC and Hastings County have the largest second home housing base, and PEC had the highest growth between 2006 and 2021.<sup>[2]</sup>

It is important to recognize the weight the second home segment of the population has on future housing demand, infrastructure needs, economic development and municipal

<sup>[1]</sup> It is noted that 2021 average P.P.U. levels may be temporarily inflated resulting from impacts associated with COVID-19.

<sup>[2]</sup> Number of second home dwellings derived from Census data as the difference of “occupied dwellings” and “total dwellings.”



services. Market demand for second homes is largely anticipated to be driven by the residents within the larger urban centres across Central and Eastern Ontario (including the G.G.H., Ottawa and the Kingston Census Metropolitan Area) all located within roughly a three-hour drive or less of the region's waterfront and rural areas. Over the next several decades, steady demand for second homes is expected from these regional urban centres, largely driven by generations comprising Baby Boomers, Generation X and Millennials.<sup>[1]</sup> This demographic trend is also anticipated to drive the potential for the conversion of second homes to permanent households.

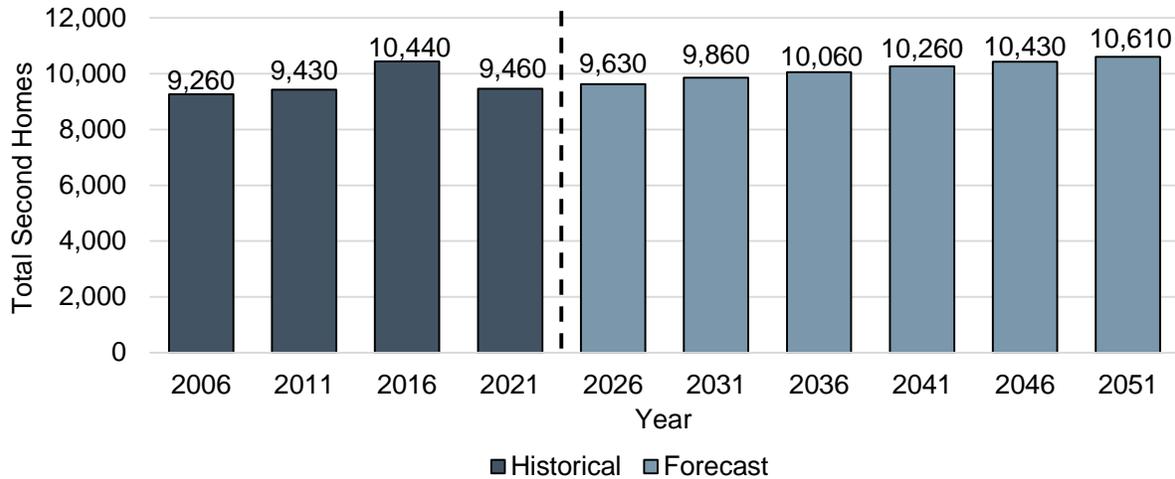
Demand for second homes in the region also places increasing demands on local/regional services and amenities (i.e., roads, recreational facilities, libraries, marinas, retail, etc.) during the peak summer season as the second home population continues to grow. Secondly, it adds to the permanent population growth rate over time as a portion of second home residents choose to live permanently at the "cottage" for an extended or indefinite period of time. Over the next 30 years, the conversion of second homes to permanent households is anticipated to continue to contribute to permanent population growth across the study area. Figure 4-9 summarizes the total second home housing forecast for the PEC/Hastings Regional Area over the 2021 to 2051 forecast period. Over the next 30 years, approximately 1,150 net new second homes are forecast to be added, totaling just under 40 net new second homes annually across the region. This includes new housing construction and dwellings converted from a second home to a permanent dwelling.

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<sup>[1]</sup> Generation X and Millennials are defined as those born between 1965 and 1979 and 1990 to 1992, respectively.



Figure 4-9  
PEC/Hastings Regional Area  
Second Home Forecast, 2021 to 2051



Note: Number of second homes derived from Census data as the difference of “occupied dwellings” and “total dwellings.”

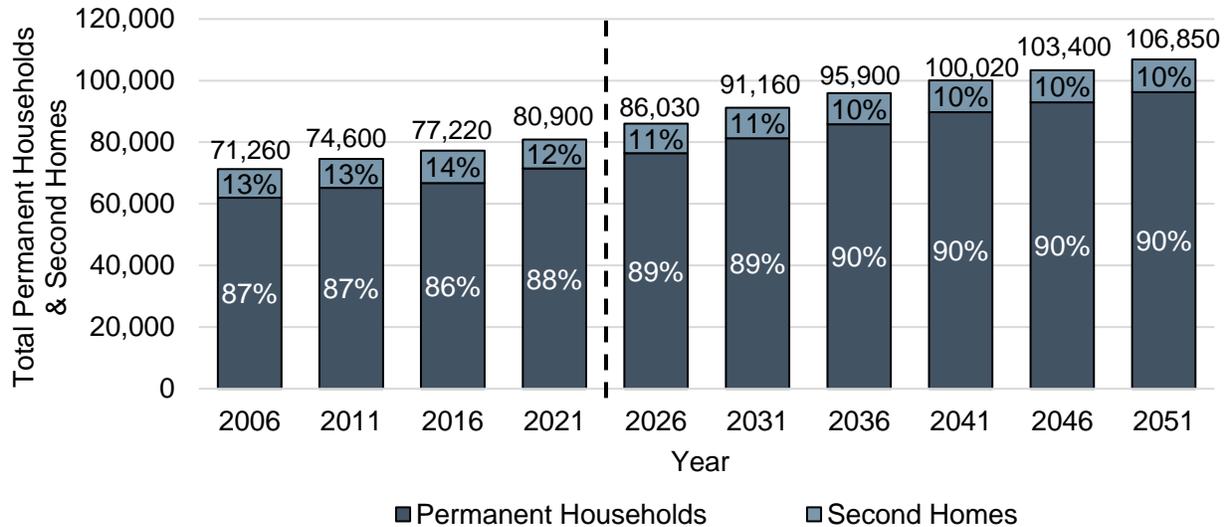
Source: 2006 to 2021 derived from Statistics Canada Census data; 2021 to 2051 forecast by Watson & Associates Economists Ltd.

#### 4.4.2 Total Households

Figure 4-10 summarizes the PEC/Hastings Regional Area total housing forecast which consists of permanent and second homes, in five-year increments from 2006 to 2051. The region’s permanent households are expected to grow by an additional 24,800 units over the 30-year period, while second homes are expected to increase by 1,145 dwellings during the same time frame. Over the 30-year forecast period, permanent housing is expected to average approximately 825 new households annually or by an average of 4,135 households every five years. Second homes are expected to grow by just under 40 net new dwellings per year or an average of 190 total net new dwellings over each five-year period. Total housing is forecast to increase by approximately 25,950 households over the 30-year period, or approximately 865 units annually, of which 96% are anticipated to be from permanent households and 4% from second homes.



Figure 4-10  
PEC/Hastings Regional Area  
Total Permanent and Second Homes Housing Forecast, 2021 to 2051



Notes: Figures have been rounded.

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

#### **4.4.3 Addressing the Link Between Housing Affordability and Economic Growth in the PEC/Hastings Regional Area**

Declining ownership housing affordability and lack of 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. Many of these factors are impacted by macro-economic conditions and federal policy, over which the municipalities of the PEC/Hastings Regional Area have 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 region has greater control. This includes the market choice of housing stock by built form and tenure, including the provision for purpose-built rental housing and the



availability of developable residential lands and site-specific land use permissions. 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 municipalities within the PEC/Hastings Regional Area should continue to work with the development community and their other public and private partners to expand the supply of more moderately priced, medium- and high-density ownership and rental housing in both greenfield locations and intensification areas. Particular emphasis should be placed on expanding housing supply opportunities related to medium-density typologies that are more compact, land efficient and price competitive, including stacked and back-to-back townhouses, as well as other low-rise hybrid buildings.

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 middle-income families may choose smaller condominium units over townhouses for lifestyle reasons. This suggests that higher density neighborhoods within the larger urban centres need to be planned with both empty nesters/seniors and families in mind, such as amenities for children and parkland/open space.

Lastly, addressing the interconnection between the region's competitive economic position and its longer-term housing needs by market segment is critical in realizing the region's future forecast population and employment growth potential, as well as the region's ultimate goals related to prosperity, opportunity, and livability. As such, it is important that each municipality within the region continue to explore ways to attract and accommodate new skilled and unskilled working-age residents to the region within a diverse spectrum of housing options by structure type and tenure.



## 4.5 Population, Housing and Employment Growth Allocation by Single-Tier/Upper-Tier Municipality

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Figures 4-11 through 4-15 summarize the PEC/Hastings Regional Area population and housing forecasts by single-tier/upper-tier municipality, including Prince Edward County, Hastings County, the City of Belleville and the City of Quinte West. Additional details are provided in Appendix E to G. These population and housing growth allocations build on recent growth analysis studies prepared by Watson within the study area. Further consideration has also been given to range of residential supply and demand factors by local urban area, including:

### Local Supply Factors:

- Supply of potential future housing stock in the development process by housing structure type and 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 policy direction regarding forecast residential growth by urban and rural area.

### Demand Factors:

- Historical population and housing activity by structure type based on 2001 to 2021 Statistics Canada (Census) data by urban area and remaining rural area;
- A review of historical residential building permit activity (new units only) by structure type from 2013 to 2022 by urban area and remaining rural area;
- Influence of population and employment growth within the surrounding market areas on the geographic distribution of growth and settlement patterns across the region; and
- The region’s appeal to young adults, families and empty nesters/seniors.

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



- All the municipalities within the PEC/Hastings Regional Area are expected to experience population and housing growth over the long-term forecast period (as summarized in Figures 4-11 and 4-12);
- 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 the region over the past three years;
- Looking forward over the near term (i.e., the next one to five years), housing demand across the region is anticipated to remain strong relative to recent historical levels, fueled by continued outward growth pressure from the G.G.H. and larger urban centres in Eastern Ontario. Continued regional employment opportunities, particularly those related to industrial 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 additional tightening of monetary policy (i.e., rising interest rates), persistently high inflation rates and rising household debt are anticipated to moderate housing demand (particularly ownership housing) in the near term relative to recent historical highs;
- 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 region, relative to recent residential development activity, driven by slower regional and provincial economic growth associated with an aging population and labour force;
- Average person per unit (P.P.U.) levels are forecast to decline from 2021 to 2051, however, this rate of decline is anticipated to moderate largely due to stronger net migration levels attributed to working age adults and their children; and
- Future housing growth will continue to be dominated by low-density housing forms; however, increasing market opportunities will exist for medium- and high-density housing as the local and provincial population base continues to age. Continued net migration associated with the 55+ age group is anticipated to accelerate the trend towards an aging local population.

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 PEC/Hastings Regional Area.



## Prince Edward County

- The Prince Edward County (PEC) existing population base as of 2021 and employment base as of 2023 comprises 15% and 12%, respectively of region-wide residents and jobs..
- As summarized in Figure 4-11, the population of PEC is anticipated to reach 35,900 persons by 2051, accommodating approximately 20% of the region's population growth over the forecast horizon under the Medium Scenario.
- The population of PEC is anticipated to grow at an annual rate of 1.1% per year over the next 30 years, which is significantly higher than the growth rate observed over the most recent 20-year Census period of 0.7% annually.
- The permanent population of PEC is forecast to grow at a slightly faster pace than the Regional Area as a whole, driven by the County's attractiveness to empty-nesters and seniors as well as new working age families.
- PEC also has a growing second home population base, which is anticipated to increase by approximately 3,000 persons over the next 30 years. Throughout the pandemic, the rate of second home dwelling conversions to permanent occupancy increased significantly further accelerating the permanent population growth rate for the County. This trend is anticipated to continue over the long-term, however, the number of net second home conversions to permanent occupancy is projected to moderate as aging baby boomers seek housing options which are located in proximity to urban amenities, as well as community and health care services.
- Over the 2021 to 2051 forecast period, new housing is forecast to comprise 46% low-density (singles and semi-detached), 17% medium-density (townhouses), 36% high-density (apartments including secondary units). A steady 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.
- As summarized in Figures 4-13 and 4-15, the PEC employment base is anticipated to reach 13,900 jobs by 2051, accommodating approximately 27% of the region's employment growth over the forecast horizon under the Medium Scenario.
- The employment base of PEC is anticipated to grow at an annual rate of 1.5%, which is noticeably higher than the employment growth rate observed between 2001 and 2023, estimated at 0.6% annually.



- Employment opportunities exist across a range of export-based employment sectors (e.g., transportation, wholesale trade, construction, small- and medium scale manufacturing) as well as population-related employment sectors such as retail, accommodation and food, professional, scientific and technical services, health care and social services, as well as other tourism-related sectors. Forecast job growth is also anticipated to be accommodated through home occupations, home-based businesses, and off-site employment such as construction.

## Hastings County

- The Hastings County existing population base as of 2021 and employment base as of 2023 comprises 25% and 15%, respectively of region-wide residents and jobs.
- As summarized in Figure 4-11, the population of Hastings County is anticipated to reach 51,800 persons by 2051, accommodating approximately 18% of the region's population growth over the forecast horizon under the Medium Scenario.
- The population of Hastings County 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 20-year Census period of 1.1% annually.
- The permanent population of Hastings County is forecast to grow at a slightly slower pace than the Regional Area as a whole. Relative to the Cities of Belleville and Quinte West, County's population base is slightly older and aging at a slightly faster rate. This places downward pressure on the County's future population growth potential.
- Hastings County also has a growing second home population base, which is anticipated to increase by approximately 1,100 persons over the next 30 years. Throughout the pandemic, the rate of second home dwelling conversions to permanent occupancy increased significantly further accelerating the permanent population growth rate for the County. This trend is anticipated to continue over the long-term, however, the number of second home conversions to permanent occupancy is projected to moderate as aging baby boomers seek housing options which are located in proximity to urban amenities, as well as community and health care services.
- Between 2021 and 2051, forecast housing development is expected to average 140 units annually, which is moderately lower when compared to residential



growth for Hastings County over the past 20 years, averaging 175 households per year, and is comparable to the last 10-year average of 135 households.

- Over the 2021 to 2051 forecast period, new housing is forecast to be largely dominated by low-density housing forms (singles and semi-detached). An increase in demand for medium- and higher-density housing forms is anticipated, largely driven by the housing needs associated with the 65+ age group (including seniors' housing).
- As summarized in Figures 4-13 and 4-15, the employment base of Hastings County is anticipated to reach 13,200 jobs by 2051, accommodating approximately 10% of the region's employment growth over the forecast horizon under the Medium Scenario.
- The employment base of Hastings County is anticipated to grow at an annual rate of 0.5%, which is comparable to the employment growth rate observed between 2001 and 2023, estimated at 0.5% annually.
- Employment opportunities are anticipated largely across population-related employment sectors such as retail, accommodation and food, health care and social services, as well as other tourism-related sectors. To a lesser extent, moderate industrial employment growth is anticipated in construction, utilities and small-scale manufacturing. Forecast job growth is also anticipated to be accommodated through home occupations, home-based businesses, and off-site employment such as construction.

### **City of Belleville**

- The City of Belleville existing population base as of 2021 and employment base as of 2023 comprises 33% and 45%, respectively of region-wide residents and jobs.
- As summarized in Figure 4-11, the population of Belleville is anticipated to reach 75,200 persons by 2051, accommodating approximately 38% of the region's population growth over the forecast horizon under the Medium Scenario.
- The population of Belleville is anticipated to grow at an annual rate of 1.0% per year over the next 30 years, which is higher than the growth rate observed over the most recent 20-year Census period of 1.0% annually.
- The permanent population of Belleville is forecast to grow at a slightly faster pace than the Regional Area as a whole.



- Between 2021 and 2051, forecast housing development is expected to average 350 units annually, which is substantially higher when compared to residential growth for the City of Belleville over the past 20 years, averaging 210 households per year.
- Over the 2021 to 2051 forecast period, new housing is forecast to comprise 45% low-density (singles and semi-detached), 23% medium-density (townhouses), 32% high-density (apartments including secondary units). A steady 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.
- As summarized in Figures 4-13 and 4-15, Belleville's employment base is anticipated to reach 41,000 jobs by 2051, accommodating approximately 41% of the region's employment growth over the forecast horizon under the Medium Scenario.
- The employment base of Belleville is anticipated to grow at an annual rate of 0.7%, comparably between 2001 and 2023 the City experienced an annual employment growth of 0.1%.
- Employment opportunities exist across a range of export-based employment sectors (e.g., transportation, wholesale trade, construction, manufacturing) as well as population-related employment sectors such as retail, accommodation and food, professional, scientific and technical services, and health care. Forecast job growth is also anticipated to be accommodated through home occupations, home-based businesses, and off-site employment such as construction.

### **City of Quinte West**

- The City of Quinte West existing population base as of 2021 and employment base as of 2023 comprises 28% and 27%, respectively of region-wide residents and jobs.
- As summarized in Figure 4-11, the population of Quinte West is anticipated to reach 60,100 persons by 2051, accommodating approximately 25% of the region's population growth over the forecast horizon under the Medium Scenario.
- The population of Quinte West is anticipated to grow at an annual rate of 0.8% per year over the next 30 years, which is comparable to the growth rate observed over the most recent 20-year Census period of 0.9% annually.



- The permanent population of Quinte West is forecast to grow at a comparable pace to the Regional Area as a whole.
- Between 2021 and 2051, forecast housing development is expected to average 180 units annually, which is substantially higher when compared to residential growth for the City of Quinte West over the past 20 years, averaging 150 households per year.
- Over the 2021 to 2051 forecast period, new housing is forecast to comprise 55% low-density (singles and semi-detached), 20% medium-density (townhouses), 25% high-density (apartments including secondary units). A steady 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.
- As summarized in Figures 4-13 and 4-15, the Quinte West employment base is anticipated to reach 24,200 jobs by 2051, accommodating approximately 21% of the region's employment growth over the forecast horizon under the Medium Scenario.
- The employment base of Quinte West is anticipated to grow at an annual rate of 0.6%, which is lower than the employment growth rate observed between 2001 and 2021, estimated at 1.4% annually.
- Employment opportunities exist across a range of export-based employment sectors (e.g., transportation, wholesale trade, construction, manufacturing) as well as population-related employment sectors such as retail, accommodation and food, professional, scientific and technical services, and health care. Forecast job growth is also anticipated to be accommodated through home occupations, home-based businesses, and off-site employment such as construction.



Figure 4-11  
 PEC/Hastings Regional Area  
 Permanent Population Forecast by Single-Tier/Upper-Tier Municipality, 2021 to 2051

Year	City of Belleville	City of Quinte West	Hastings County	Prince Edward County	PEC/Hastings Regional Area
2001	48,300	43,500	37,800	25,900	155,400
2006	51,000	44,600	38,000	26,200	160,200
2011	50,700	44,200	40,900	25,800	161,600
2016	52,100	44,800	40,600	25,200	162,800
2021	56,500	47,800	42,700	26,200	173,200
2026	60,600	50,500	44,500	28,300	183,900
2031	64,300	53,000	46,300	29,800	193,300
2036	67,800	55,300	48,000	31,400	202,400
2041	70,800	57,300	49,500	32,900	210,500
2046	73,100	58,900	50,800	34,400	217,200
2051	75,200	60,100	51,800	35,900	223,000
<b>Total Permanent Population Growth</b>					
2001-2021	8,200	4,300	4,900	300	17,800
2021-2031	7,800	5,200	3,600	3,600	20,100
2021-2041	14,300	9,500	6,800	6,700	37,300
2021-2051	18,700	12,300	9,100	9,700	49,800
<b>Annual Permanent Population Growth Rate</b>					
2001-2021	0.8%	0.5%	0.6%	0.1%	0.5%
2021-2031	1.3%	1.0%	0.8%	1.3%	1.1%
2021-2041	1.1%	0.9%	0.7%	1.1%	1.0%
2021-2051	1.0%	0.8%	0.6%	1.1%	0.8%

Note: Population includes net Census undercount. Figures may not add precisely due to rounding.

Source: 2001 to 2021 derived from Statistics Canada Census data, and 2021 to 2051 forecast by Watson & Associates Economists Ltd.



Figure 4-12  
 PEC/Hastings Regional Area  
 Housing Forecast by Single-Tier/Upper-Tier Municipality, 2021 to 2051

Year	City of Belleville	City of Quinte West	Hastings County	Prince Edward County	PEC/Hastings Regional Area
2001	19,300	16,000	14,000	9,900	61,200
2006	20,510	16,720	14,470	10,310	62,000
2011	21,070	17,380	16,170	10,550	65,170
2016	21,740	17,840	16,480	10,740	66,790
2021	23,540	19,060	17,510	11,330	71,440
2026	25,650	20,180	18,310	12,260	76,400
2031	27,660	21,360	19,220	13,060	81,300
2036	29,500	22,420	20,080	13,840	85,840
2041	31,160	23,290	20,750	14,560	89,760
2046	32,690	23,880	21,220	15,180	92,970
2051	34,060	24,500	21,730	15,950	96,240
<b>Total Permanent Housing Growth</b>					
2001-2021	4,240	3,060	3,510	1,430	10,240
2021-2031	4,120	2,300	1,710	1,730	9,860
2021-2041	7,620	4,230	3,240	3,230	18,320
2021-2051	10,520	5,440	4,220	4,620	24,800
<b>Annual Permanent Housing Growth Rate</b>					
2001-2021	1.0%	0.9%	1.1%	0.7%	0.8%
2021-2031	1.6%	1.1%	0.9%	1.4%	1.3%
2021-2041	1.4%	1.0%	0.9%	1.3%	1.1%
2021-2051	1.2%	0.8%	0.7%	1.1%	1.0%

Note: Population includes net Census undercount. Figures may not add precisely due to rounding.

Source: 2001 to 2021 derived from Statistics Canada Census data, and 2021 to 2051 forecast by Watson & Associates Economists Ltd.



Figure 4-13  
 PEC/Hastings Regional Area  
 Employment Forecast by Single-Tier/Upper-Tier Municipality, 2023 to 2051

Year	City of Belleville	City of Quinte West	Hastings County	Prince Edward County	PEC/Hastings Regional Area
2001	33,300	15,200	10,200	8,000	66,700
2006	35,000	17,900	10,800	8,700	72,400
2011	34,200	17,600	10,700	8,000	70,500
2016	32,600	18,600	10,000	7,800	69,000
2023	34,000	20,600	11,500	9,200	75,300
2026	35,100	21,300	11,800	10,000	78,100
2031	36,400	22,200	12,200	10,800	81,500
2036	38,000	23,000	12,500	11,600	85,100
2041	39,300	23,600	12,800	12,300	88,100
2046	40,300	24,100	13,100	13,100	90,500
2051	41,000	24,300	13,200	13,900	92,500
<b>Total Employment Growth</b>					
2001-2023	700	5,400	1,300	1,200	8,600
2023-2031	2,400	1,600	700	1,600	6,200
2023-2041	5,300	3,000	1,300	3,100	12,800
2023-2051	7,000	3,700	1,700	4,700	17,200
<b>Annual Employment Growth Rate</b>					
2001-2023	0.1%	1.4%	0.5%	0.6%	0.6%
2023-2031	0.9%	0.9%	0.7%	2.0%	1.0%
2023-2041	0.8%	0.8%	0.6%	1.6%	0.9%
2023-2051	0.7%	0.6%	0.5%	1.5%	0.7%

Note: Figures may not add precisely due to rounding.

Source: 2001 to 2016 derived from Statistics Canada Census data, and 2023 to 2051 forecast by Watson & Associates Economists Ltd.



Figure 4-14  
 PEC/Hastings Regional Area  
 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 (%)
City of Belleville	33%	38%	34%
City of Quinte West	28%	25%	27%
Hastings County	25%	18%	23%
Prince Edward County	15%	20%	16%
<b>PEC/Hastings Regional Area</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

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 4-15  
 PEC/Hastings Regional Area  
 Percentage Permanent Employment Forecast by Single-Tier/Upper-Tier Municipality,  
 2023 to 2051

Local Municipality	2023 County Employment (%)	Percent of 2023-2051 County Employment Growth	2051 County Employment (%)
City of Belleville	45%	41%	44%
City of Quinte West	27%	21%	26%
Hastings County	15%	10%	14%
Prince Edward County	12%	27%	15%
<b>PEC/Hastings Regional Area</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

Note: Figures may not add precisely due to rounding.

Source: Watson & Associates Economists Ltd.

## 4.6 Observations

By 2051, the PEC/Hastings Regional Area total population base is forecast to grow to a range of approximately 209,200 to 233,400 persons. This represents an increase of approximately 35,900 to 60,100 residents between 2021 and 2051, or an average annual population growth rate between 0.6% to 1.0% during this time period.



Comparatively, the population of the Province as a whole is forecast to increase at a rate of 1.5% over the 2021 to 2046 period.<sup>[1]</sup>

It is important to recognize that while the region's population base is growing, it is also getting older. Between 2021 and 2051, the 75+ age group is forecast to represent the fastest growing population age group with an average annual population growth rate of 3.4%. With an aging population, the region will be more reliant on net migration as a source of population as opposed to natural increase. With respect to future housing needs, strong population growth in the 75+ age group is anticipated to place increasing demand on medium- and high-density forms including seniors' housing and affordable housing options. The PEC/Hastings Regional Area is also anticipated to accommodate a growing share of young adults and new families seeking competitively priced home ownership and rental opportunities. Population growth associated with young adults is anticipated to be primarily driven by net migration.

Accommodating the forecast range in population growth across PEC/Hastings Region will require approximately 24,800 new households under the Medium Scenario, or approximately 1,150 new households annually. For historical context, the region averaged approximately 630 new households annually between 2006 and 2021. To adequately accommodate future housing demand across a diverse selection of demographic and socio-economic groups, a range of new housing typologies will be required with respect to built-form, location and affordability across the region.

The region's total employment base is forecast to steadily increase by between approximately 86,800 to 96,800 jobs by the year 2051. This represents an increase of approximately 11,500 to 21,500 new jobs between 2023 and 2051, or an average annual employment growth rate between 0.5% and 0.9% during this time period. Employment growth is anticipated across variety of export-based and population-related sectors (i.e. industrial, commercial and institutional). Job growth potential within population-related employment sectors such as retail, accommodation and food, professional, scientific and technical scientific services, and education is anticipated to drive near-term employment growth fueled by steady population growth. An increasing

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<sup>[1]</sup> Ministry of Finance Summer 2023 Population Projections, Reference Scenario for the Province of Ontario.



percentage of forecast job growth is anticipated to be accommodated through home occupations, home-based businesses and off-site employment.

As previously discussed, agricultural activities are a notable sector in terms of core and value-added employment to the regional economy. Between 2021 and 2051 the primary employment sector is anticipated to experience a net employment increase of approximately 300 jobs. It is important to note that primary employment is also partially captured through work at home and off-site employment categories. As such, total employment growth associated with the primary sector is anticipated to be considerably higher than the usual place of work employment numbers identified herein. As previously mentioned, the region's agricultural sector draws additional demand for seasonal workers, which has implications on housing needs within the region's urban and rural areas, primarily in PEC and south Hastings County.

Population growth rates are not anticipated to be uniform across the region, with forecast population rates anticipated to be highest within the region's largest urban centres and slightly slower in the region's smaller urban centres and rural areas. As previously noted, proposed changes to rural planning policies in the P.P.S., 2023 are anticipated to place an upward impact on population growth in the region's rural areas. All single-tier and upper-tier municipalities are anticipated to experience higher annual population and employment growth relative to historical trends between 2001 and 2021.

Looking forward over the long-term planning horizon, housing demand across all the region's upper-tier and single-tier municipalities is anticipated to remain strong relative to recent historical levels, largely fueled by continued outward growth pressure from the G.G.H. as well as continued local employment opportunities, particularly within the region's growing export-based economy. It is noted, however, that declining housing affordability, combined with a range of broader economic headwinds, including tightening monetary policy (i.e., rising interest rates and quantitative tightening), persistently high inflation rates and rising household debt are anticipated to moderate housing demand (particularly ownership housing) in the near term relative to recent historical trends over the past two to three years.



# Chapter 5

## Conclusions



## 5. Conclusions

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

### **The Long-Term Population and Economic Growth Outlook for the PEC/Hastings Regional Area is Very Positive**

As discussed in detail throughout this report, the PEC/Hastings Regional Area is anticipated to experience steady population and employment growth over the next three decades, which is the horizon for this study. Broadly, the long-term growth outlook for the Kingston-Pembroke Economic Region and the municipalities that comprise this area have strengthened relative to the previous population and employment projections prepared for this region over the past decade.

Within Eastern Ontario, the PEC/Hastings Regional Area continues to have a strong appeal to both businesses and residents. This appeal is largely attributed opportunities for both urban and rural living across the region. Most of the municipalities within the Regional Area, except for those in Northern Hastings County, are located within proximity to major retail, entertainment and other urban amenities, regional hospitals, access to urban indoor and outdoor recreational facilities, as well as access to recreational opportunities along the region's Lake Ontario waterfront areas, inland lakes and rural countryside. These attributes make this region an attractive destination for residents of all ages, students, as well as small, mid-sized and large-scale businesses.

Over the next decade and beyond, steady future economic growth is anticipated across the Kingston-Pembroke Economic Region, most notably associated with the need for local supply chains to support the planned Umicore electric vehicle (E.V.) battery manufacturing facility. The Belgian company will invest over \$1.5 billion CAD to establish the facility, which is scheduled to be operational by 2025 and estimated to create over 1,200 direct and indirect jobs.<sup>[1]</sup>

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[1] <https://globalnews.ca/news/9533043/loyalist-township-battery-plant-land-preparation/>



Given the competitive position of existing and planned Employment Areas across the study, as measured in terms of location/access along the Highway 401 corridor to major North American employment markets and large population centres, parcel size, price per acre, and competitive development costs, etc., the PEC/Hastings Regional Area is anticipated to achieve a relatively stronger rate of industrial absorption over the long-term planning horizon under all three growth scenarios.

The PEC/Hastings Regional Area also benefits from a vast geography of agricultural and rural landscapes as tourist destinations.<sup>[1]</sup> Access to recreation associated with the Lake Ontario shoreline as well as the Region'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. The PEC/Hastings Regional Area is also rich in architectural heritage with numerous historic mills, barns, train stations, bridges, places of worship, and other buildings. As such, the study area's employment base is highly concentrated in the tourism industry, with the majority of employment in this sector concentrated in retail trade as well as accommodation and food services businesses, of which many are oriented towards small businesses and home-based occupations.

Anticipated export-based job growth (i.e., industrial and commercial office jobs) within the economic region will also generate 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). As the local employment base continues to grow and diversify, the PEC/Hastings Regional Area will continue to be a desirable location for workers to live and work, leading to steady population growth across the County.

### **COVID-19 has had a Disruptive Impact on Population and Employment Growth as well as Non-Residential Space Needs**

Over the past two years, COVID-19 accelerated already elevated residential development pressures across the PEC/Hastings Regional Area fueled by ultra-low interest rates combined with outward growth pressure from the G.G.H. Conversely,

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<sup>[1]</sup> Prince Edward County | Destination Ontario. Visit The County | Prince Edward County. Welcome to Belleville - Discover Belleville, Ontario. Tourism + events - The City of Quinte West. Welcome to Our Wild - Wildly Authentic Hastings County



tightening of monetary policy by the Bank of Canada in response to persistently high inflation rates is likely to continue to cool the housing market for the remainder of 2023 and 2024. Looking forward over next five to 10 years, housing demand across all the region's single-tier and upper-tier municipalities is anticipated to remain strong relative to recent historical levels, fueled by continued outward growth pressure from the G.G.H. as well as continued local employment opportunities, particularly within growing export-based economy of the economic region. Over the longer term (i.e., 10+ years), annual housing demand is forecast to remain above historical averages experienced over the past two decades. The average rate of annual housing development over the longer term, however, is anticipated to gradually slow across all municipalities within the region, relative to recent residential development activity, driven by slower regional and provincial economic growth associated with an aging population and labour force.

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 technology. These disruptive forces are anticipated to continue to broadly impact the nature of employment by place of work and sector and influence long-term non-residential space needs for the region associated with the commercial, institutional and industrial real estate.

### **The Region Area's Housing Needs will Continue to Grow and Diversify**

To accommodate the range of future population growth projected across the PEC/Hastings Regional Area over the next 30 years, approximately 825 new households will be required per year under the Medium Growth Scenario. This represents an increase in annual new housing construction of approximately 30% relative to levels achieved over the past 15 years (between 2006 and 2021). New residential development within the PEC/Hastings Regional Area is anticipated to gradually shift away from low-density housing forms, largely driven by declining housing affordability associated with low-density housing options as well as increased population diversity by income and ethnicity.

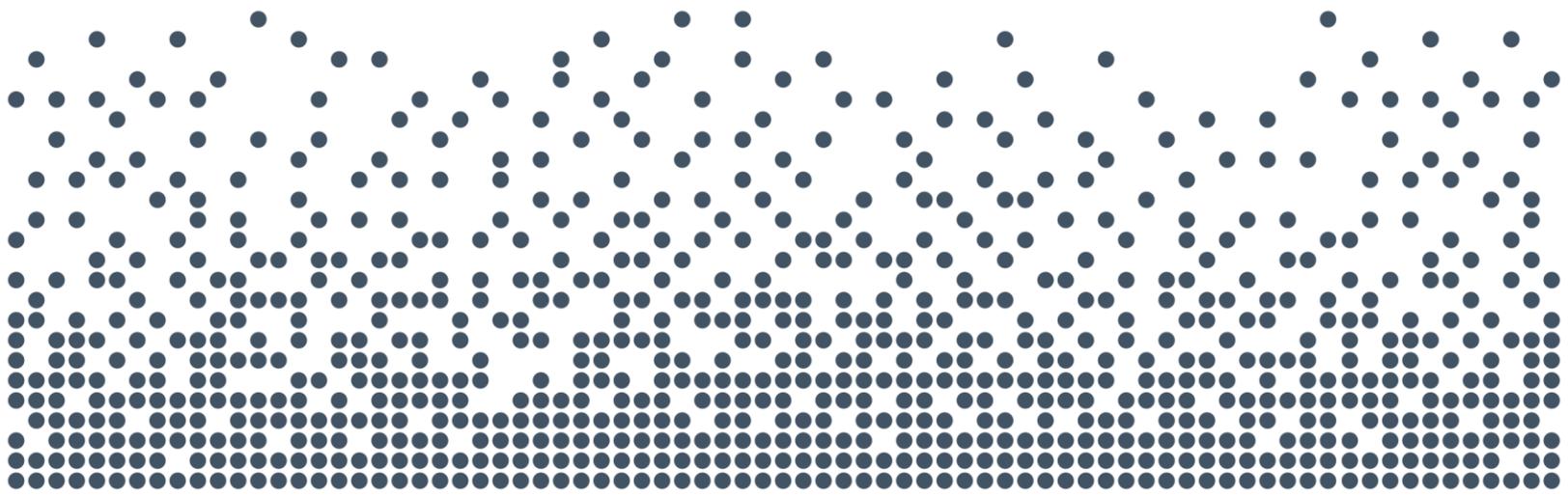
Future housing growth is anticipated across a diverse range of housing forms. Notably, increased market demand is anticipated over the next three decades for medium-density and high-density housing as the local and provincial population base continues



to age and diversify. As previously noted, declining housing affordability also represents a key driver for an increasing share of medium- and high-density housing forms.

The share of future housing demand is anticipated to continue to increase within the region's urban areas largely driven by new families in search of competitively priced, ground-oriented housing located within proximity to local urban amenities (i.e., schools, retail, personal service uses) and surrounding employment markets. As such, the region's population share is anticipated to become more urban over the next three decades placing increasing demand on urban infrastructure, municipal services and other urban amenities.

The region's population is aging. By 2051, 35% percent of the County population will be 65+ years of age or older, up from 25% in 2021, with growth concentrated in the 75+ years of age group increasing from 10% in 2021 to 22% 2051. This will require a broader range of housing options to be provided to older residents across a range of income levels. Housing demands from the 55-74 age group (empty nester/younger seniors) and the 75+ age group (older seniors) is anticipated to drive the future need for a broader range of housing options across all municipalities. Housing demand associated with older seniors (75+) is largely anticipated from the existing population base and, to a lesser extent, through net migration. These socio-economic and demographic trends associated with a growing, aging and diversifying population base are also anticipated to increase the need for a broader range of rental housing options across the region.



# Appendices



# Appendix A

## Growth Projections

### Approach/Methodology



# Appendix A: Growth Projections Approach/Methodology

## Approach and Methodology

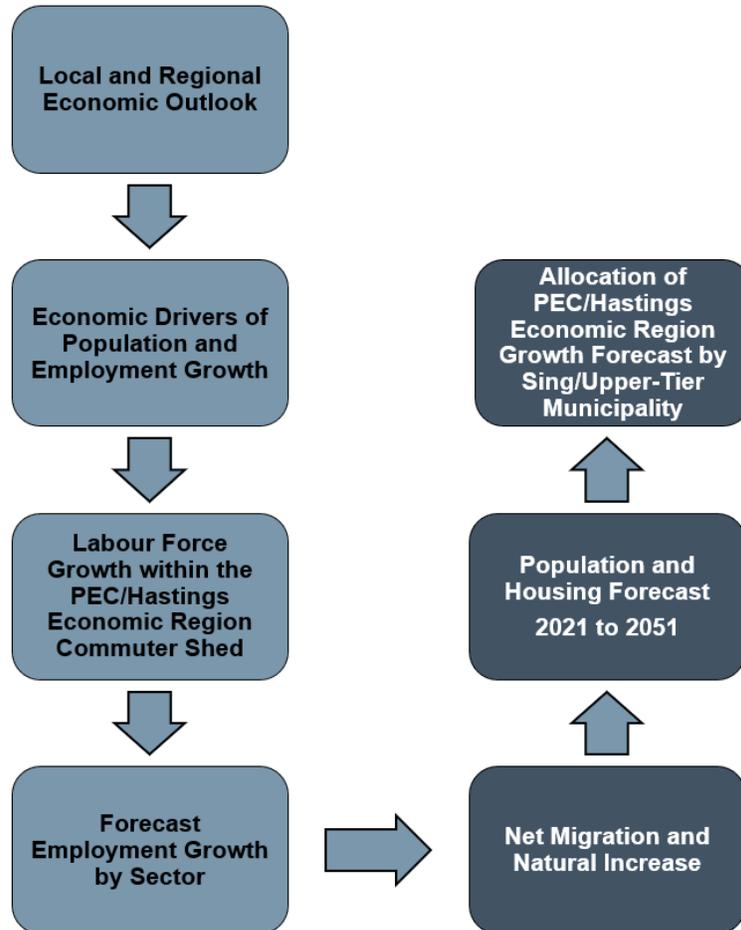
The population, household and employment forecast methodology adopted for this study utilizes a combined forecasting approach, which incorporates both the traditional “top-down” cohort-survival forecast methodology (i.e., population by age-cohort) and a “bottom-up” household formation methodology. This 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 PEC/Hastings Regional Area and its single/upper-tier municipalities.

### B.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 is comprised of 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 PEC/Hastings Regional Area (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 region (retail, medical, primary and secondary education, and personal and government services). Ultimately, future population and housing growth within the PEC/Hastings Regional Area has been determined in large measure by the competitiveness of the export-based economy within the region and the surrounding market area. In developing the long-term labour force and population forecast for the PEC/Hastings Regional Area, a review of key regional and local economic growth drivers was also considered. The approach is illustrated schematically in Figure B-1.



Figure B-1  
Population and Household Projection Model



## B.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 PEC/Hastings Regional Area 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 region'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 B-2 summarizes the cohort-survival forecast methodology, which is a provincially accepted approach to projecting population and corresponding total household formation.<sup>[1]</sup>

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

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Figure B-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.<sup>[1]</sup> This approach focuses on the rate of historical housing construction in the PEC/Hastings Regional Areas 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

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



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

### **B.3 Employment Forecast**

The long-term employment growth potential for the PEC/Hastings Regional Area 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.<sup>[1]</sup>

When forecasting long-term employment, it is important to understand how employment growth in the PEC/Hastings Regional Area 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.<sup>[2]</sup>

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

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<sup>[1]</sup> An employment activity rate is defined as the number of jobs in a municipality divided by the number of residents.

<sup>[2]</sup> Due to further advancements in telecommunications technology, it is anticipated that home-based employment activity rates may increase over the forecast period for the Municipality.



Employment Areas throughout the PEC/Hastings Regional Area and the surrounding 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 employment lands development (i.e., industrial and office employment) within the PEC/Hastings Regional Area 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;
- Availability of serviced employment land supply (i.e., shovel-ready employment land) and future planned greenfield development opportunities on vacant designated employment lands within the PEC/Hastings Regional Area and the surrounding market area; and
- Recent trends in industrial land prices and overall cost competitiveness on employment lands.



# Appendix B

## PEC/Hastings Regional Area Supplementary Non- Residential Growth Forecast Information (Medium Growth Scenario)



# Appendix B: PEC/Hastings Regional Area Supplementary Non-Residential Growth Forecast Information (Medium Growth Scenario)

Figure B-1: Prince Edward County, Medium Scenario Employment Growth Forecast by Major Sector, 2021 to 2051

Period	Employment						Total Employment
	Primary	Work at Home	Industrial	Commercial/ Population	Institutional	N.F.P.O.W. <sup>[1]</sup>	
<b>Mid-2006</b>	620	1,510	1,260	2,390	1,650	1,230	8,650
<b>Mid-2011</b>	420	1,170	900	2,180	1,800	1,540	8,020
<b>Mid-2016</b>	500	1,440	1,040	2,140	1,330	1,370	7,800
<b>Mid-2023</b>	520	1,940	1,230	2,500	1,580	1,460	9,230
<b>Mid-2026</b>	550	2,050	1,380	2,790	1,650	1,590	10,020
<b>Mid-2031</b>	590	2,220	1,490	2,990	1,800	1,700	10,790
<b>Mid-2036</b>	630	2,380	1,580	3,160	1,980	1,840	11,560
<b>Mid-2041</b>	670	2,530	1,670	3,330	2,160	1,960	12,330
<b>Mid-2046</b>	710	2,700	1,770	3,500	2,350	2,090	13,110
<b>Mid-2051</b>	750	2,830	1,870	3,680	2,540	2,210	13,880
<b>Incremental Change</b>							
<b>2006-2023</b>	-100	430	-30	110	-70	230	580
<b>2023-2031</b>	70	280	260	490	220	240	1,560
<b>2023-2041</b>	150	590	440	830	580	500	3,100
<b>2023-2051</b>	230	890	640	1,180	960	750	4,650
<b>Annual Average</b>							
<b>2006-2023</b>	-6	25	-2	6	-4	14	34
<b>2023-2031</b>	9	35	33	61	28	30	195
<b>2023-2041</b>	8	33	24	46	32	28	172
<b>2023-2051</b>	8	32	23	42	34	27	166

<sup>[1]</sup> 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 may not add precisely due to rounding.
- 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. In accordance Watson & Associates Economists Ltd. developed a 2023 employment base using a range of sources.

Source: 2006 to 2016 derived from Statistics Canada Census data, 2023 derived from Statistics Canada Census, OMAFRA Analyst (Lightcast), building permit and labour force data; scenarios by Watson & Associates Economists Ltd.



Figure B-2: Hastings County, Medium Scenario Employment Growth Forecast by Major Sector, 2021 to 2051

Period	Employment						Total Employment
	Primary	Work at Home	Industrial	Commercial/ Population	Institutional	N.F.P.O.W. <sup>[1]</sup>	
<b>Mid-2006</b>	380	1,640	1,680	3,300	2,640	1,140	10,780
<b>Mid-2011</b>	380	1,640	1,580	3,200	2,640	1,260	10,680
<b>Mid-2016</b>	240	1,770	1,350	3,140	2,270	1,210	9,980
<b>Mid-2023</b>	230	2,290	1,580	3,290	2,710	1,390	11,490
<b>Mid-2026</b>	230	2,340	1,620	3,380	2,780	1,430	11,780
<b>Mid-2031</b>	240	2,430	1,660	3,480	2,880	1,480	12,180
<b>Mid-2036</b>	250	2,550	1,720	3,560	2,920	1,540	12,530
<b>Mid-2041</b>	260	2,650	1,760	3,620	2,940	1,590	12,820
<b>Mid-2046</b>	260	2,720	1,790	3,690	2,980	1,630	13,070
<b>Mid-2051</b>	270	2,780	1,800	3,730	3,000	1,660	13,230
<b>Incremental Change</b>							
<b>2006-2023</b>	-150	650	-100	-10	70	250	710
<b>2023-2031</b>	10	140	80	190	170	90	690
<b>2023-2041</b>	30	360	180	330	230	200	1,330
<b>2023-2051</b>	40	490	220	440	290	270	1,740
<b>Annual Average</b>							
<b>2006-2023</b>	-9	38	-6	-1	4	15	42
<b>2023-2031</b>	1	18	10	24	21	11	86
<b>2023-2041</b>	2	20	10	18	13	11	74
<b>2023-2051</b>	1	18	8	16	10	10	62

[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 may not add precisely due to rounding
- 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. In accordance Watson & Associates Economists Ltd. developed a 2023 employment base using a range of sources.

Source: 2006 to 2016 derived from Statistics Canada Census data, 2023 derived from Statistics Canada Census, OMAFRA Analyst (Lightcast), building permit and labour force data; scenarios by Watson & Associates Economists Ltd.



Figure B-3: City of Belleville, Medium Scenario Employment Growth Forecast by Major Sector, 2021 to 2051

Period	Employment						Total Employment
	Primary	Work at Home	Industrial	Commercial/ Population	Institutional	N.F.P.O.W. <sup>[1]</sup>	
Mid-2006	40	1,310	9,090	14,380	7,070	3,200	35,020
Mid-2011	110	1,150	8,170	12,820	8,450	3,520	34,230
Mid-2016	40	1,070	8,450	11,340	8,300	3,630	32,640
Mid-2023	30	1,490	8,870	11,060	8,400	4,190	34,030
Mid-2026	30	1,550	9,350	11,160	8,730	4,240	35,050
Mid-2031	30	1,650	9,760	11,320	9,290	4,330	36,380
Mid-2036	30	1,860	10,130	11,920	9,570	4,480	37,990
Mid-2041	30	1,990	10,440	12,420	9,800	4,650	39,330
Mid-2046	30	2,110	10,650	12,760	9,970	4,750	40,260
Mid-2051	30	2,220	10,830	13,050	10,100	4,810	41,040
<b>Incremental Change</b>							
2006-2023	-10	180	-220	-3,320	1,330	990	-990
2023-2031	0	160	890	260	890	140	2,350
2023-2041	0	500	1,570	1,360	1,400	460	5,300
2023-2051	0	730	1,960	1,990	1,700	620	7,010
<b>Annual Average</b>							
2006-2023	-1	11	-13	-195	78	58	-58
2023-2031	0	20	111	33	111	18	294
2023-2041	0	28	87	76	78	26	294
2023-2051	0	26	70	71	61	22	250

<sup>[1]</sup> 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:

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- 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. In accordance Watson & Associates Economists Ltd. developed a 2023 employment base using a range of sources.

Source: 2006 to 2016 derived from Statistics Canada Census data, 2023 derived from Statistics Canada Census, OMAFRA Analyst (Lightcast), building permit and labour force data; scenarios by Watson & Associates Economists Ltd.



Figure B-4: City of Quinte West, Medium Scenario Employment Growth Forecast by Major Sector, 2021 to 2051

Period	Employment						Total Employment
	Primary	Work at Home	Industrial	Commercial/ Population	Institutional	N.F.P.O.W. <sup>[1]</sup>	
<b>Mid-2006</b>	80	800	4,250	4,970	6,330	1,530	17,940
<b>Mid-2011</b>	80	800	4,030	4,750	6,330	1,590	17,570
<b>Mid-2016</b>	150	1,080	4,730	4,670	6,070	1,930	18,630
<b>Mid-2023</b>	200	1,310	4,940	5,370	6,430	2,350	20,600
<b>Mid-2026</b>	200	1,360	5,110	5,550	6,640	2,430	21,290
<b>Mid-2031</b>	210	1,420	5,310	5,760	6,940	2,540	22,200
<b>Mid-2036</b>	220	1,540	5,530	5,920	7,100	2,670	22,980
<b>Mid-2041</b>	230	1,640	5,720	6,030	7,200	2,780	23,600
<b>Mid-2046</b>	240	1,690	5,830	6,130	7,330	2,840	24,060
<b>Mid-2051</b>	250	1,720	5,890	6,200	7,400	2,890	24,350
<b>Incremental Change</b>							
<b>2006-2023</b>	120	510	690	400	100	820	2,660
<b>2023-2031</b>	10	110	370	390	510	190	1,600
<b>2023-2041</b>	30	330	780	660	770	430	3,000
<b>2023-2051</b>	50	410	950	830	970	540	3,750
<b>Annual Average</b>							
<b>2006-2023</b>	7	30	41	24	6	48	156
<b>2023-2031</b>	1	14	46	49	64	24	200
<b>2023-2041</b>	2	18	43	37	43	24	167
<b>2023-2051</b>	2	15	34	30	35	19	134

<sup>[1]</sup> 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:

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- 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. In accordance Watson & Associates Economists Ltd. developed a 2023 employment base using a range of sources.

Source: 2006 to 2016 derived from Statistics Canada Census data, 2023 derived from Statistics Canada Census, OMAFRA Analyst (Lightcast), building permit and labour force data; scenarios by Watson & Associates Economists Ltd.



Figure B-5: PEC/Hastings Regional Area, Medium Scenario Employment Growth Forecast by Major Sector, 2021 to 2051

Period	Employment						Total Employment
	Primary	Work at Home	Industrial	Commercial/ Population	Institutional	N.F.P.O.W. <sup>[1]</sup>	
<b>Mid-2006</b>	1,120	5,240	16,280	25,040	17,680	7,100	72,440
<b>Mid-2011</b>	990	4,750	14,680	22,950	19,210	7,920	70,490
<b>Mid-2016</b>	930	5,350	15,570	21,280	17,960	8,140	69,220
<b>Mid-2023</b>	970	7,020	16,620	22,220	19,110	9,390	75,340
<b>Mid-2026</b>	1,010	7,330	17,450	22,880	19,810	9,660	78,140
<b>Mid-2031</b>	1,070	7,800	18,220	23,560	20,910	9,980	81,540
<b>Mid-2036</b>	1,130	8,330	18,960	24,550	21,560	10,510	85,050
<b>Mid-2041</b>	1,190	8,840	19,590	25,390	22,100	10,960	88,080
<b>Mid-2046</b>	1,240	9,240	20,040	26,090	22,620	11,280	90,500
<b>Mid-2051</b>	1,290	9,590	20,390	26,660	23,040	11,530	92,510
<b>Incremental Change</b>							
<b>2006-2023</b>	-150	1,780	340	-2,820	1,430	2,290	2,900
<b>2023-2031</b>	100	780	1,600	1,340	1,800	590	6,200
<b>2023-2041</b>	220	1,820	2,970	3,170	2,990	1,570	12,740
<b>2023-2051</b>	320	2,570	3,770	4,440	3,930	2,140	17,170
<b>Annual Average</b>							
<b>2006-2023</b>	-9	105	20	-166	84	135	171
<b>2023-2031</b>	13	98	200	168	225	74	775
<b>2023-2041</b>	12	101	165	176	166	87	708
<b>2023-2051</b>	11	92	135	159	140	76	613

<sup>[1]</sup> 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 may not add precisely due to rounding.
- 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. In accordance Watson & Associates Economists Ltd. developed a 2023 employment base using a range of sources.

Source: 2006 to 2016 derived from Statistics Canada Census data, 2023 derived from Statistics Canada Census, OMAFRA Analyst (Lightcast), building permit and labour force data; scenarios by Watson & Associates Economists Ltd.



# Appendix C

## Migration Trends



## Appendix C: Migration Trends

Intra-provincial net migration trends in the PEC/Hastings Regional Area illustrate that there has been a positive trend towards increased net migration from 2001 to 2022 across all age groups except for the 15-29 age group which is typically associated with students. This shows that a broad range of demographics is being attracted to the PEC/Hastings Regional Area, including but not limited to families, children, working professions and seniors.

Figure C-1  
PEC/Hastings Regional Area  
Intra-Provincial Migration Trends by Age Group

### Total by Age group

	0-14	15-29	30-54	55+	Total
2001-2006	1,000	-700	1,700	2,600	4,600
2006-2011	500	-1,300	800	800	800
2011-2016	500	-1,000	1,500	1,300	2,200
2016-2022	2,000	900	5,100	4,700	12,700
2001-2022	4,000	-2,200	9,100	9,400	20,300

### Share by Age Group

	0-14	15-29	30-54	55+	Total
2001-2006	22%	-16%	38%	56%	100%
2006-2011	57%	-169%	107%	105%	100%
2011-2016	24%	-47%	66%	56%	100%
2016-2022	16%	7%	40%	37%	100%
<b>2001-2022</b>	<b>20%</b>	<b>-11%</b>	<b>45%</b>	<b>46%</b>	<b>100%</b>

Notes: Migration not adjusted for residual deviation.

Source: Derived from Statistics Canada Table 17-10-0140-01 Components of Population Change by Census division, 2016 boundaries, by Watson & Associates Economists Ltd

Figures C-2a and C-2b summarize net migration trends by age group for the PEC/Hastings Regional Area historically from 2006 to 2021 and forecasted from 2021 to 2051.



Figure C-2a  
PEC/Hastings Regional Area  
Historical and Forecast Net Migration by Age Cohort, Medium Scenario, 2021 to 2051

Cohort	Historical			Forecast						5-Year Average	
	2006-2011	2011-2016	2016-2021	2021-2026	2026-2031	2031-2036	2036-2041	2041-2046	2046-2051	2006-2021	2021-2051
0-19	900	1,200	1,700	2,100	2,000	1,900	1,700	1,700	1,900	<b>1,300</b>	<b>1,900</b>
20-34	(2,400)	(1,600)	1,800	1,500	1,300	1,300	1,200	1,200	1,300	<b>(700)</b>	<b>1,300</b>
35-44	200	500	1,700	1,800	1,700	1,700	1,500	1,500	1,600	<b>800</b>	<b>1,600</b>
45-54	600	600	1,300	1,700	1,600	1,500	1,400	1,400	1,500	<b>800</b>	<b>1,500</b>
55-74	2,700	2,100	5,900	6,200	5,700	5,500	4,900	4,800	5,300	<b>3,600</b>	<b>5,400</b>
75+	200	(400)	300	-	-	-	-	-	-	<b>100</b>	<b>-</b>
<b>Total</b>	<b>2,200</b>	<b>2,300</b>	<b>12,800</b>	<b>13,300</b>	<b>12,300</b>	<b>11,900</b>	<b>10,700</b>	<b>10,500</b>	<b>11,700</b>	<b>5,800</b>	<b>11,700</b>

Figure C-2b  
PEC/Hastings Regional Area  
Historical and Forecast Net Migration Shares by Age Cohort, Medium Scenario, 2021 to 2051

Cohort	Historical			Forecast						5-Year Average	
	2006-2011	2011-2016	2016-2021	2021-2026	2026-2031	2031-2036	2036-2041	2041-2046	2046-2051	2006-2021	2021-2051
0-19	39%	51%	14%	16%	16%	16%	16%	16%	16%	<b>22%</b>	<b>16%</b>
20-34	-106%	-68%	14%	11%	11%	11%	11%	11%	11%	<b>-12%</b>	<b>11%</b>
35-44	8%	20%	13%	14%	14%	14%	14%	14%	14%	<b>14%</b>	<b>14%</b>
45-54	29%	24%	10%	13%	13%	13%	13%	13%	13%	<b>14%</b>	<b>13%</b>
55-74	121%	91%	46%	46%	46%	46%	46%	46%	46%	<b>61%</b>	<b>46%</b>
75+	10%	-18%	3%	0%	0%	0%	0%	0%	0%	<b>2%</b>	<b>0%</b>
<b>Total</b>	<b>100%</b>	<b>100%</b>									

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 D

## Residential Building Permit Activity (New Housing Construction)



# Appendix D: Residential Building Permit Activity (New Housing Construction)

Figure D-1  
City of Belleville  
Residential Building Permits, 2013 to 2022

Year	Structure Type			Total
	Low-Density	Medium-Density	High-Density	
2013	109	34	33	176
2014	132	12	5	149
2015	133	68	9	210
2016	221	66	31	318
2017	216	64	185	465
2018	199	65	50	314
2019	230	62	148	440
2020	234	48	55	337
2021	210	147	16	373
2022	174	151	99	424
Annual Average Incremental Housing				
2013-2017	162	49	53	264
2018-2022	209	95	74	378
Share by Structure Type				
2013-2017	61%	19%	20%	100%
2018-2022	55%	25%	20%	100%

Source: Building permits provided by the City of Belleville, summarized by Watson & Associates Economists Ltd.

Note: Building permits for Belleville 2022 estimated by Watson & Associates Economists Ltd.



Figure D-2  
County of Hastings  
Residential Building Permits, 2013 to 2022

Year	Structure Type			Total
	Low-Density	Medium-Density	High-Density	
2013	161	3	0	164
2014	131	1	8	140
2015	142	4	10	156
2016	222	7	0	229
2017	186	10	6	202
2018	146	8	12	166
2019	137	9	0	146
2020	149	12	0	161
2021	141	11	0	152
2022	56	1	0	57
<b>Annual Average Incremental Housing</b>				
2013-2017	168	5	5	178
2018-2022	126	8	2	136
<b>Share by Structure Type</b>				
2013-2017	94%	3%	3%	100%
2018-2022	93%	6%	1%	100%

Source: Building permits provided by the County of Hastings, summarized by Watson & Associates Economists Ltd.



Figure D-3  
County of Prince Edward  
Residential Building Permits, 2013 to 2022

Year	Structure Type			Total
	Low-Density	Medium-Density	High-Density	
2013	6	0	0	6
2014	36	2	1	39
2015	14	0	0	14
2016	51	3	3	57
2017	74	5	15	94
2018	47	0	7	54
2019	35	5	17	57
2020	27	10	8	45
2021	95	31	46	172
2022	99	41	58	198
<b>Annual Average Incremental Housing</b>				
2013-2017	36	2	4	42
2018-2022	61	17	27	105
<b>Share by Structure Type</b>				
2013-2017	86%	5%	10%	100%
2018-2022	58%	16%	26%	100%

Source: Building permits provided by the County of Prince Edward, summarized by Watson & Associates Economists Ltd.



Figure D-4  
City of Quinte West  
Residential Building Permits, 2013 to 2022

Year	Structure Type			Total
	Low-Density	Medium-Density	High-Density	
2013	102	2	4	108
2014	89	20	0	109
2015	123	58	1	182
2016	170	96	54	320
2017	226	32	5	263
2018	197	37	7	241
2019	277	24	31	332
2020	173	48	12	233
2021	209	26	31	266
2022	158	16	35	209
Annual Average Incremental Housing				
2013-2017	142	42	13	197
2018-2022	203	30	23	256
Share by Structure Type				
2013-2017	72%	21%	7%	100%
2018-2022	79%	12%	9%	100%

Source: Building permits provided by the City of Quinte West, summarized by Watson & Associates Economists Ltd.



Figure D-5  
 PEC/Hastings Regional Area  
 Residential Building Permits, 2013 to 2022

Year	Structure Type			Total
	Low-Density	Medium-Density	High-Density	
2013	378	39	37	454
2014	388	35	14	437
2015	412	130	20	562
2016	664	172	88	924
2017	702	111	211	1,024
2018	589	110	76	775
2019	679	100	196	975
2020	583	118	75	776
2021	655	215	93	963
2022	487	209	192	888
	Annual Average Incremental Housing			
2013-2017	509	97	74	680
2018-2022	599	150	126	875
	Share by Structure Type			
2013-2017	75%	14%	11%	100%
2018-2022	68%	17%	14%	100%

Note: Building permits for Belleville 2022 estimated by Watson & Associates Economists Ltd.  
 Source: Building permits provided by the City of Belleville, the County of Prince Edward, the County of Hastings and the City of Quinte West, summarized by Watson & Associates Economists Ltd.



# Appendix E

## PEC/Hastings Regional Area Headship Rates



## Appendix E: Supplementary Growth Forecast Analysis

Figure E-1: Prince Edward County, Housing Headship Rates, 2021 to 2051

Age Cohort	2016	2021	2026	2031	2036	2041	2046	2051
0-14	-	-	-	-	-	-	-	-
15-24	4.8%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%
25-34	33.0%	34.8%	34.8%	34.8%	34.8%	34.8%	34.8%	34.8%
35-44	50.9%	45.7%	45.7%	45.7%	45.7%	45.7%	45.7%	45.7%
45-54	52.4%	49.7%	49.7%	49.7%	49.7%	49.7%	49.7%	49.7%
55-64	52.3%	53.9%	53.9%	53.9%	53.9%	53.9%	53.9%	53.9%
65-74	58.3%	57.9%	57.9%	57.9%	57.9%	57.9%	57.9%	57.9%
75+	62.1%	63.1%	63.1%	63.1%	63.1%	63.1%	63.1%	63.1%
<b>Total</b>	<b>42.5%</b>	<b>43.2%</b>	<b>43.3%</b>	<b>43.8%</b>	<b>44.1%</b>	<b>44.3%</b>	<b>44.1%</b>	<b>44.4%</b>

Source: 2006 to 2021 derived from Statistics Canada Census data. 2021 to 2051 by Watson & Associates Economists Ltd.

Figure E-2: Hastings County, Housing Headship Rates, 2021 to 2051

Age Cohort	2016	2021	2026	2031	2036	2041	2046	2051
0-14	-	-	-	-	-	-	-	-
15-24	6.1%	5.5%	5.5%	5.5%	5.5%	5.5%	5.5%	5.5%
25-34	40.1%	35.6%	35.6%	35.6%	35.6%	35.6%	35.6%	35.6%
35-44	45.4%	45.5%	45.5%	45.5%	45.5%	45.5%	45.5%	45.5%
45-54	51.7%	50.8%	50.8%	50.8%	50.8%	50.8%	50.8%	50.8%
55-64	54.8%	55.6%	55.6%	55.6%	55.6%	55.6%	55.6%	55.6%
65-74	58.4%	57.5%	57.5%	57.5%	57.5%	57.5%	57.5%	57.5%
75+	64.7%	64.0%	64.0%	64.0%	64.0%	64.0%	64.0%	64.0%
<b>Total</b>	<b>40.6%</b>	<b>41.0%</b>	<b>41.1%</b>	<b>41.5%</b>	<b>41.9%</b>	<b>41.9%</b>	<b>41.8%</b>	<b>42.0%</b>

Source: 2006 to 2021 derived from Statistics Canada Census data. 2021 to 2051 by Watson & Associates Economists Ltd.



Figure E-3: City of Belleville, Housing Headship Rates, 2021 to 2051

Age Cohort	2016	2021	2026	2031	2036	2041	2046	2051
0-14	-	-	-	-	-	-	-	-
15-24	12.2%	9.3%	9.3%	9.3%	9.3%	9.3%	9.3%	9.3%
25-34	45.3%	40.2%	40.2%	40.2%	40.2%	40.2%	40.2%	40.2%
35-44	50.7%	52.1%	52.1%	52.1%	52.1%	52.1%	52.1%	52.1%
45-54	57.0%	56.5%	56.5%	56.5%	56.5%	56.5%	56.5%	56.5%
55-64	58.8%	59.1%	59.1%	59.1%	59.1%	59.1%	59.1%	59.1%
65-74	59.6%	60.8%	60.8%	60.8%	60.8%	60.8%	60.8%	60.8%
75+	61.5%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%
<b>Total</b>	<b>41.7%</b>	<b>41.6%</b>	<b>42.3%</b>	<b>43.0%</b>	<b>43.5%</b>	<b>44.0%</b>	<b>44.7%</b>	<b>45.3%</b>

Source: 2006 to 2021 derived from Statistics Canada Census data. 2021 to 2051 by Watson & Associates Economists Ltd.

Figure E-4: City of Quinte West, Housing Headship Rates, 2021 to 2051

Age Cohort	2016	2021	2026	2031	2036	2041	2046	2051
0-14	-	-	-	-	-	-	-	-
15-24	9.0%	6.5%	6.5%	6.5%	6.5%	6.5%	6.5%	6.5%
25-34	39.7%	37.8%	37.8%	37.8%	37.8%	37.8%	37.8%	37.8%
35-44	51.4%	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%
45-54	54.5%	53.0%	53.0%	53.0%	53.0%	53.0%	53.0%	53.0%
55-64	56.0%	54.6%	54.6%	54.6%	54.6%	54.6%	54.6%	54.6%
65-74	59.7%	57.8%	57.8%	57.8%	57.8%	57.8%	57.8%	57.8%
75+	61.4%	63.4%	63.4%	63.4%	63.4%	63.4%	63.4%	63.4%
<b>Total</b>	<b>39.8%</b>	<b>39.9%</b>	<b>39.9%</b>	<b>40.3%</b>	<b>40.5%</b>	<b>40.7%</b>	<b>40.5%</b>	<b>40.8%</b>

Source: 2006 to 2021 derived from Statistics Canada Census data. 2021 to 2051 by Watson & Associates Economists Ltd.



Figure E-5: PEC/Hastings Regional Area, Housing Headship Rates, 2021 to 2051

Age Cohort	2016	2021	2026	2031	2036	2041	2046	2051
0-14	-	-	-	-	-	-	-	-
15-24	8.0%	7.0%	7.0%	6.9%	7.0%	7.1%	7.0%	7.0%
25-34	41.7%	37.9%	38.0%	37.8%	37.8%	37.7%	37.8%	37.8%
35-44	51.6%	49.6%	49.6%	49.6%	49.7%	49.6%	49.5%	49.5%
45-54	51.1%	53.1%	53.1%	53.6%	53.7%	53.6%	53.8%	53.6%
55-64	57.9%	56.1%	56.2%	56.2%	56.2%	56.5%	56.6%	56.5%
65-74	62.1%	58.6%	58.6%	58.6%	58.6%	58.6%	58.7%	58.8%
75+	65.2%	62.4%	62.4%	62.4%	62.5%	62.5%	62.5%	62.5%
<b>Total</b>	<b>41.8%</b>	<b>41.2%</b>	<b>41.5%</b>	<b>42.0%</b>	<b>42.4%</b>	<b>42.6%</b>	<b>42.8%</b>	<b>43.2%</b>

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



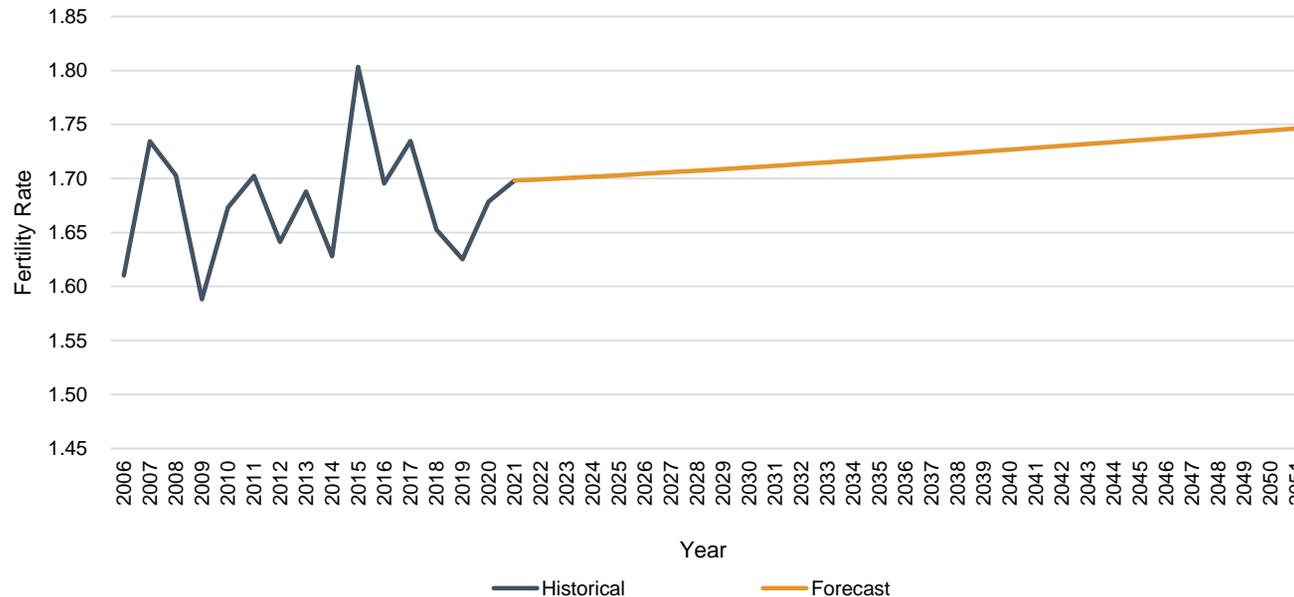
# Appendix F

## PEC/Hastings Regional Area Supplementary Residential Growth Forecast Information (Medium Growth Scenario)



# Appendix F: PEC/Hastings Regional Area Supplementary Residential Growth Forecast Information (Medium Growth Scenario)

Figure F-1: PEC/Hastings Regional Area, Fertility Rates, 2021 to 2051

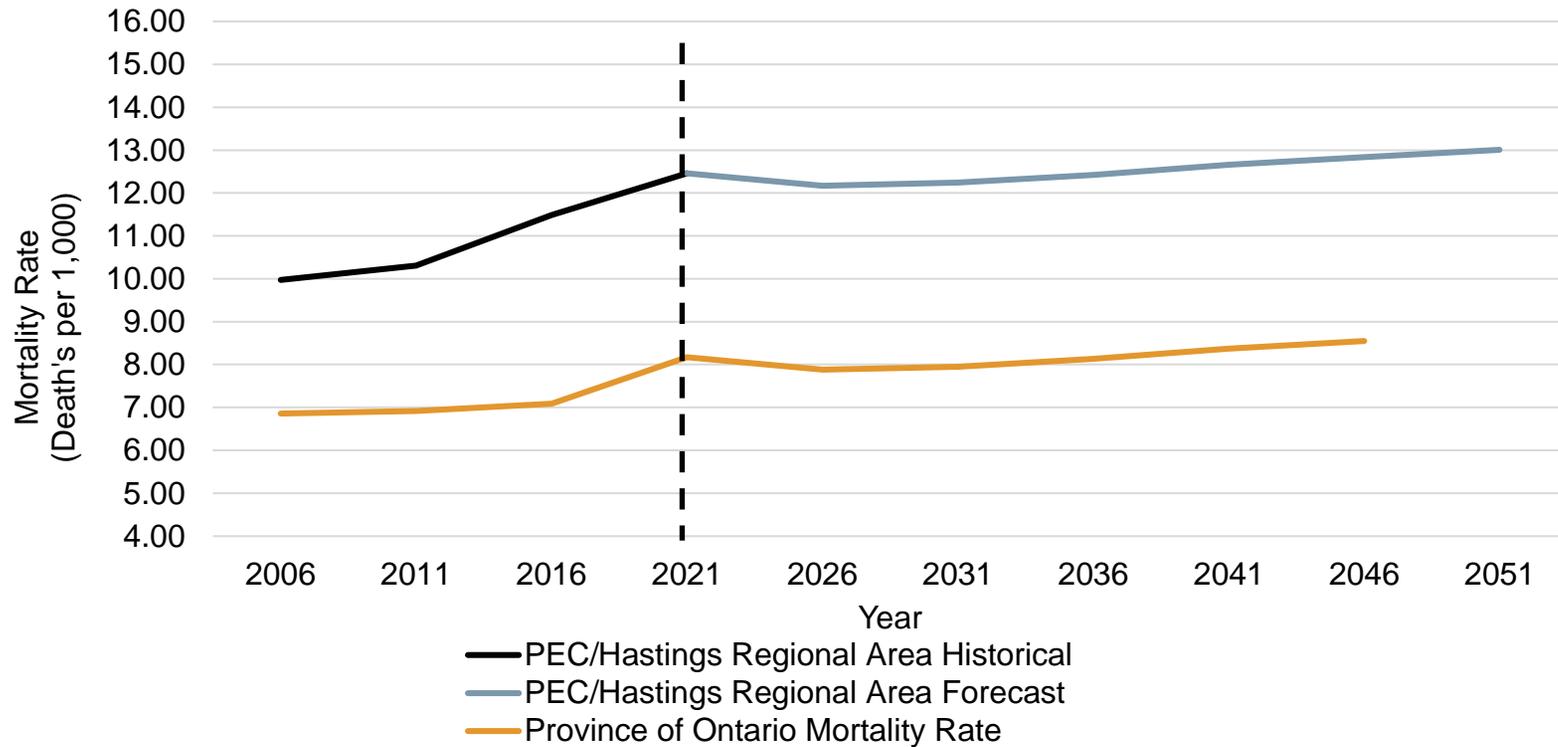


Source: Historical fertility rate data by age of mother provided by Vital Statistics, Ontario, Office of the Registrar General. Total fertility rate data provided by Statistics Canada Demography Division (Catalogue no. 91C0005). Fertility rate forecast prepared by Watson & Associates Economists Ltd.

Note: Province of Ontario fertility rate forecast (reference scenario) is assumed to increase from 1.4 to 1.5 between 2021 and 2046, in accordance with the Ministry of Finance (M.O.F.), Ontario Population Projections Update, Summer 2022.



Figure F-2: PEC/Hastings Regional Area, Mortality Rates, 2021 to 2051



Source: Statistics Canada Demography Division (Catalogue no. 91C0005). PEC/Hastings Economic Region 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 2022.



Figure F-3a: Prince Edward County, Medium Scenario Population Forecast by Major Age Group, 2021 to 2051

Cohort	2016	2021	2026	2031	2036	2041	2046	2051
0-19	4,000	4,000	4,200	4,300	4,400	4,800	5,300	5,400
20-34	3,300	3,200	3,400	3,900	4,500	4,500	4,400	4,400
35-44	2,300	2,600	2,900	2,700	2,400	2,900	3,600	3,800
45-54	3,400	2,800	2,900	2,800	3,000	2,800	2,600	3,100
55-64	4,800	5,000	4,400	3,800	3,700	3,500	3,600	3,500
65-74	4,400	5,000	5,900	6,600	6,100	5,600	5,700	5,600
75+	3,000	3,600	4,600	5,700	7,200	8,700	9,300	10,200
<b>Total</b>	<b>25,200</b>	<b>26,200</b>	<b>28,300</b>	<b>29,800</b>	<b>31,300</b>	<b>32,900</b>	<b>34,400</b>	<b>35,900</b>

Figure F-3b: Prince Edward County, Medium Scenario Population Forecast Shares by Major Age Group, 2021 to 2051

Cohort	2016	2021	2026	2031	2036	2041	2046	2051
0-19	16%	15%	15%	14%	14%	15%	15%	15%
20-34	13%	12%	12%	13%	14%	14%	13%	12%
35-44	9%	10%	10%	9%	8%	9%	10%	11%
45-54	14%	11%	10%	9%	9%	9%	8%	9%
55-64	19%	19%	15%	13%	12%	11%	10%	10%
65-74	17%	19%	21%	22%	20%	17%	16%	16%
75+	12%	14%	16%	19%	23%	26%	27%	28%
<b>Total</b>	<b>100%</b>							

Note: Population includes Census undercount of approximately 2.1%. 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.



Figure F-4: Prince Edward County, Medium Scenario, Permanent Residential Forecast, 2021 to 2051

Year	Population (Including Census Undercount) <sup>[1]</sup>	Excluding Census Undercount			Permanent Housing Units					P.P.U. (Including Census Undercount)
		Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings <sup>[2]</sup>	Apartments <sup>[3]</sup>	Other	Total Households	
<b>Total</b>										
2006	26,200	25,500	700	24,800	9,150	310	750	110	10,310	2.54
2011	25,800	25,300	700	24,600	9,340	340	710	150	10,550	2.45
2016	25,200	24,700	600	24,100	9,460	350	760	180	10,740	2.35
2021	26,200	25,700	500	25,200	9,990	390	790	160	11,330	2.31
2026	28,300	27,500	600	26,900	10,500	520	1,080	160	12,260	2.31
2031	29,800	29,000	600	28,400	10,920	630	1,360	160	13,060	2.28
2036	31,400	30,500	600	29,900	11,290	740	1,650	160	13,840	2.27
2041	32,900	32,000	600	31,400	11,610	870	1,920	160	14,560	2.26
2046	34,400	33,500	700	32,800	11,850	1,000	2,160	160	15,180	2.27
2051	35,900	35,000	700	34,300	12,130	1,190	2,470	160	15,950	2.25
<b>Incremental</b>										
2006-2011	-400	-200	0	-200	190	30	-40	40	240	
2011-2016	-600	-600	-100	-500	120	10	50	30	190	
2016-2021	1,000	1,000	-100	1,100	530	40	30	-20	590	
2021-2031	3,600	3,300	100	3,200	930	240	570	0	1,730	
2021-2041	6,700	6,300	100	6,200	1,620	480	1,130	0	3,230	
2021-2051	9,700	9,300	200	9,100	2,140	800	1,680	0	4,620	
<b>Incremental Housing Mix</b>										
2006-2011					79%	13%	-17%	17%	100%	
2011-2016					63%	5%	26%	16%	100%	
2016-2021					90%	7%	5%	-3%	100%	
2021-2031					54%	14%	33%	0%	100%	
2021-2041					50%	15%	35%	0%	100%	
2021-2051					46%	17%	36%	0%	100%	

<sup>[1]</sup> Census undercount estimated at approximately 2.1%.

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

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

Note: 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 F-5a: Hastings County, Medium Scenario Population Forecast by Major Age Group, 2021 to 2051

Cohort	2016	2021	2026	2031	2036	2041	2046	2051
0-19	8,000	8,000	8,100	8,200	8,400	9,000	9,500	9,600
20-34	5,900	6,000	6,100	7,000	7,700	7,700	7,500	7,300
35-44	4,100	4,300	4,600	4,200	3,700	4,400	5,200	5,400
45-54	5,900	4,900	4,900	4,600	4,700	4,300	3,700	4,500
55-64	7,400	8,300	7,400	6,700	6,700	6,400	6,500	6,300
65-74	5,800	7,000	7,900	8,600	7,900	7,200	7,200	7,000
75+	3,600	4,300	5,600	7,000	8,800	10,500	11,200	11,700
<b>Total</b>	<b>40,600</b>	<b>42,700</b>	<b>44,500</b>	<b>46,300</b>	<b>48,000</b>	<b>49,500</b>	<b>50,800</b>	<b>51,800</b>

Figure F-5b: Hastings County, Medium Scenario Population Forecast Shares by Major Age Group, 2021 to 2051

Cohort	2016	2021	2026	2031	2036	2041	2046	2051
0-19	20%	19%	18%	18%	17%	18%	19%	18%
20-34	14%	14%	14%	15%	16%	15%	15%	14%
35-44	10%	10%	10%	9%	8%	9%	10%	10%
45-54	14%	11%	11%	10%	10%	9%	7%	9%
55-64	18%	19%	17%	15%	14%	13%	13%	12%
65-74	14%	16%	18%	19%	17%	15%	14%	13%
75+	9%	10%	12%	15%	18%	21%	22%	23%
<b>Total</b>	<b>100%</b>							

Note: Population includes Census undercount of approximately 2.6%. 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.



Figure F-6: Hastings County, Medium Scenario, Permanent Residential Forecast, 2021 to 2051

Year	Population (Including Census Undercount) <sup>[1]</sup>	Excluding Census Undercount			Permanent Housing Units					P.P.U. (Including Census Undercount)
		Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings <sup>[2]</sup>	Apartments <sup>[3]</sup>	Other	Total Households	
<b>Total</b>										
2006	38,000	36,400	600	35,800	12,980	250	1,040	210	14,470	2.63
2011	40,900	39,900	600	39,300	14,550	300	1,140	190	16,170	2.53
2016	40,600	39,600	600	39,000	14,830	400	1,120	140	16,480	2.46
2021	42,700	41,600	700	40,900	15,780	420	1,140	170	17,510	2.44
2026	44,500	43,400	700	42,700	16,510	460	1,170	170	18,310	2.43
2031	46,300	45,100	700	44,400	17,310	530	1,210	170	19,220	2.41
2036	48,000	46,700	800	45,900	18,040	620	1,250	170	20,080	2.39
2041	49,500	48,200	800	47,400	18,590	700	1,290	170	20,750	2.39
2046	50,800	49,400	800	48,600	18,960	780	1,320	170	21,220	2.39
2051	51,800	50,400	800	49,600	19,340	870	1,350	170	21,730	2.38
<b>Incremental</b>										
2006-2011	2,900	3,500	0	3,500	1,570	50	100	-20	1,700	
2011-2016	-300	-300	0	-300	280	100	-20	-50	310	
2016-2021	2,100	2,000	100	1,900	950	20	20	30	1,030	
2021-2031	3,600	3,500	0	3,500	1,530	110	70	0	1,710	
2021-2041	6,800	6,600	100	6,500	2,810	280	150	0	3,240	
2021-2051	9,100	8,800	100	8,700	3,560	450	210	0	4,220	
<b>Incremental Housing Mix</b>										
2006-2011					92%	3%	6%	-1%	100%	
2011-2016					90%	32%	-6%	-16%	100%	
2016-2021					92%	2%	2%	3%	100%	
2021-2031					89%	6%	4%	0%	100%	
2021-2041					87%	9%	5%	0%	100%	
2021-2051					84%	11%	5%	0%	100%	

[1] Census undercount estimated at approximately 2.6%.

[2] Includes townhouses and apartments in duplexes.

[3] Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: 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 F-7a: City of Belleville, Medium Scenario Population Forecast by Major Age Group, 2021 to 2051

Cohort	2016	2021	2026	2031	2036	2041	2046	2051
0-19	10,900	11,200	11,600	11,500	11,800	11,800	11,500	11,300
20-34	9,800	10,700	10,900	11,500	12,200	12,500	12,400	12,400
35-44	6,100	6,700	7,100	6,400	6,200	6,500	7,100	7,100
45-54	7,100	6,400	6,600	9,100	10,000	9,200	9,200	9,500
55-64	7,600	8,500	8,500	7,400	7,700	10,100	10,900	10,100
65-74	5,600	7,100	8,500	9,200	9,100	8,100	8,300	10,600
75+	5,100	6,000	7,400	9,100	10,900	12,600	13,800	14,100
<b>Total</b>	<b>52,100</b>	<b>56,500</b>	<b>60,600</b>	<b>64,300</b>	<b>67,800</b>	<b>70,800</b>	<b>73,100</b>	<b>75,200</b>

Figure F-7b: City of Belleville, Medium Scenario Population Forecast Shares by Major Age Group, 2021 to 2051

Cohort	2016	2021	2026	2031	2036	2041	2046	2051
0-19	21%	20%	19%	18%	17%	17%	16%	15%
20-34	19%	19%	18%	18%	18%	18%	17%	17%
35-44	12%	12%	12%	10%	9%	9%	10%	9%
45-54	14%	11%	11%	14%	15%	13%	13%	13%
55-64	15%	15%	14%	12%	11%	14%	15%	13%
65-74	11%	12%	14%	14%	13%	11%	11%	14%
75+	10%	11%	12%	14%	16%	18%	19%	19%
<b>Total</b>	<b>100%</b>							

Note: Population includes Census undercount of approximately 2.6%. 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.



Figure F-8: City of Belleville, Medium Scenario, Permanent Residential Forecast, 2021 to 2051

Year	Population (Including Census Undercount) <sup>[1]</sup>	Excluding Census Undercount			Permanent Housing Units					P.P.U. (Including Census Undercount)
		Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings <sup>[2]</sup>	Apartments <sup>[3]</sup>	Other	Total Households	
<b>Total</b>										
2006	51,000	48,800	1,300	47,500	12,500	1,950	5,920	140	20,510	2.49
2011	50,700	49,500	1,300	48,100	13,040	2,080	5,830	110	21,070	2.41
2016	52,100	50,700	1,400	49,400	13,600	2,230	5,800	110	21,740	2.40
2021	56,500	55,100	1,300	53,800	14,690	2,480	6,260	120	23,540	2.40
2026	60,600	59,000	1,400	57,600	15,850	2,860	6,830	120	25,650	2.36
2031	64,300	62,600	1,500	61,100	16,830	3,300	7,410	120	27,660	2.32
2036	67,800	66,000	1,500	64,500	17,660	3,720	8,000	120	29,500	2.30
2041	70,800	69,000	1,600	67,400	18,340	4,120	8,580	120	31,160	2.27
2046	73,100	71,200	1,700	69,500	18,920	4,500	9,150	120	32,690	2.24
2051	75,200	73,200	1,700	71,500	19,420	4,860	9,660	120	34,060	2.21
<b>Incremental</b>										
2006-2011	-300	700	0	600	540	130	-90	-30	560	
2011-2016	1,400	1,200	100	1,300	560	150	-30	0	670	
2016-2021	4,400	4,400	-100	4,400	1,090	250	460	10	1,800	
2021-2031	7,800	7,500	200	7,300	2,140	820	1,150	0	4,120	
2021-2041	14,300	13,900	300	13,600	3,650	1,640	2,320	0	7,620	
2021-2051	18,700	18,100	400	17,700	4,730	2,380	3,400	0	10,520	
<b>Incremental Housing Mix</b>										
2006-2011					96%	23%	-16%	-5%	100%	
2011-2016					84%	22%	-4%	0%	100%	
2016-2021					61%	14%	26%	1%	100%	
2021-2031					52%	20%	28%	0%	100%	
2021-2041					48%	22%	30%	0%	100%	
2021-2051					45%	23%	32%	0%	100%	

<sup>[1]</sup> Census undercount estimated at approximately 2.6%.

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

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

Note: 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 F-9a: City of Quinte West, Medium Scenario Population Forecast by Major Age Group, 2021 to 2051

Cohort	2016	2021	2026	2031	2036	2041	2046	2051
0-19	9,700	9,800	10,200	10,400	10,800	11,500	12,200	12,300
20-34	8,000	8,400	8,700	9,800	10,800	10,800	10,700	10,600
35-44	5,100	5,800	6,200	5,900	5,300	6,200	7,200	7,500
45-54	6,600	5,500	5,500	5,200	5,400	5,000	4,200	5,200
55-64	6,800	8,000	7,100	6,300	6,200	5,900	6,000	5,700
65-74	4,900	6,200	7,200	8,100	7,200	6,400	6,300	6,000
75+	3,600	4,200	5,700	7,400	9,500	11,500	12,300	12,800
<b>Total</b>	<b>44,800</b>	<b>47,800</b>	<b>50,500</b>	<b>53,000</b>	<b>55,300</b>	<b>57,300</b>	<b>58,900</b>	<b>60,100</b>

Figure F-9b: City of Quinte West, Medium Scenario Population Forecast Shares by Major Age Group, 2021 to 2051

Cohort	2016	2021	2026	2031	2036	2041	2046	2051
0-19	16%	16%	15%	15%	15%	16%	16%	16%
20-34	12%	10%	11%	11%	11%	10%	10%	10%
35-44	12%	13%	11%	12%	13%	13%	13%	12%
45-54	11%	12%	12%	11%	10%	11%	12%	13%
55-64	15%	11%	11%	10%	10%	9%	7%	9%
65-74	15%	17%	14%	12%	11%	10%	10%	9%
75+	11%	13%	14%	15%	13%	11%	11%	10%
<b>Total</b>	<b>8%</b>	<b>9%</b>	<b>11%</b>	<b>14%</b>	<b>17%</b>	<b>20%</b>	<b>21%</b>	<b>21%</b>

Note: Population includes Census undercount of approximately 2.6%. 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.



Figure F-10: City of Quinte West, Medium Scenario, Permanent Residential Forecast, 2021 to 2051

Year	Population (Including Census Undercount) <sup>[1]</sup>	Excluding Census Undercount			Permanent Housing Units					P.P.U. (Including Census Undercount)
		Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings <sup>[2]</sup>	Apartments <sup>[3]</sup>	Other	Total Households	
<b>Total</b>										
2006	44,600	42,700	400	42,300	13,280	550	2,460	430	16,720	2.67
2011	44,200	43,100	500	42,600	13,850	590	2,470	470	17,380	2.54
2016	44,800	43,600	700	42,900	14,330	670	2,430	420	17,840	2.51
2021	47,800	46,600	600	46,000	15,360	740	2,540	430	19,060	2.51
2026	50,500	49,200	600	48,600	16,140	910	2,700	430	20,180	2.50
2031	53,000	51,600	600	51,000	16,900	1,110	2,930	430	21,360	2.48
2036	55,300	53,900	700	53,200	17,510	1,310	3,170	430	22,420	2.47
2041	57,300	55,800	700	55,100	17,940	1,500	3,420	430	23,290	2.46
2046	58,900	57,400	700	56,700	18,160	1,660	3,640	430	23,880	2.47
2051	60,100	58,500	700	57,800	18,350	1,830	3,900	430	24,500	2.45
<b>Incremental</b>										
2006-2011	-400	400	100	300	570	40	10	40	660	
2011-2016	600	500	200	300	480	80	-40	-50	460	
2016-2021	3,000	3,000	-100	3,100	1,030	70	110	10	1,220	
2021-2031	5,200	5,000	0	5,000	1,540	370	390	0	2,300	
2021-2041	9,500	9,200	100	9,100	2,580	760	880	0	4,230	
2021-2051	12,300	11,900	100	11,800	2,990	1,090	1,360	0	5,440	
<b>Incremental Housing Mix</b>										
2006-2011					86%	6%	2%	6%	100%	
2011-2016					104%	17%	-9%	-11%	100%	
2016-2021					84%	6%	9%	1%	100%	
2021-2031					67%	16%	17%	0%	100%	
2021-2041					61%	18%	21%	0%	100%	
2021-2051					55%	20%	25%	0%	100%	

[1] Census undercount estimated at approximately 2.6%.

[2] Includes townhouses and apartments in duplexes.

[3] Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: 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 F-11a: PEC/Hastings Regional Area, Medium Scenario Population Forecast by Major Age Group, 2021 to 2051

Cohort	2016	2021	2026	2031	2036	2041	2046	2051
0-19	32,600	33,100	34,100	34,400	35,400	37,200	38,500	38,600
20-34	26,900	28,400	29,100	32,200	35,200	35,400	35,000	34,700
35-44	17,600	19,300	20,800	19,200	17,600	20,000	23,100	23,800
45-54	23,000	19,500	19,800	21,700	23,100	21,300	19,700	22,200
55-64	26,600	29,700	27,400	24,200	24,300	25,800	27,000	25,600
65-74	20,700	25,200	29,500	32,500	30,400	27,400	27,400	29,200
75+	15,300	18,100	23,200	29,100	36,500	43,300	46,700	48,800
<b>Total</b>	<b>162,700</b>	<b>173,300</b>	<b>183,900</b>	<b>193,300</b>	<b>202,400</b>	<b>210,500</b>	<b>217,200</b>	<b>223,000</b>

Figure F-11b: PEC/Hastings Regional Area, Medium Scenario Population Forecast Shares by Major Age Group, 2021 to 2051

Cohort	2016	2021	2026	2031	2036	2041	2046	2051
0-19	20%	19%	19%	18%	17%	18%	18%	17%
20-34	17%	16%	16%	17%	17%	17%	16%	16%
35-44	11%	11%	11%	10%	9%	10%	11%	11%
45-54	14%	11%	11%	11%	11%	10%	9%	10%
55-64	16%	17%	15%	13%	12%	12%	12%	11%
65-74	13%	15%	16%	17%	15%	13%	13%	13%
75+	9%	10%	13%	15%	18%	21%	21%	22%
<b>Total</b>	<b>100%</b>							

Note: Population includes Census undercount of approximately 2.6%. 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.



Figure F-12: PEC/Hastings Regional Area, Medium Scenario, Permanent Residential Forecast, 2021 to 2051

Year	Population (Including Census Undercount) <sup>[1]</sup>	Excluding Census Undercount			Permanent Housing Units					P.P.U. (Including Census Undercount)
		Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings <sup>[2]</sup>	Apartments <sup>[3]</sup>	Other	Total Households	
<b>Total</b>										
2006	160,200	153,400	3,000	150,400	47,910	3,050	10,160	880	62,000	2.58
2011	161,600	157,700	3,200	154,500	50,780	3,310	10,160	920	65,170	2.48
2016	162,800	158,700	3,400	155,300	52,220	3,630	10,100	840	66,790	2.44
2021	173,200	168,900	3,100	165,800	55,820	4,030	10,730	880	71,440	2.42
2026	183,900	179,100	3,300	175,900	59,000	4,750	11,780	880	76,400	2.41
2031	193,300	188,300	3,400	184,900	61,960	5,560	12,910	880	81,300	2.38
2036	202,400	197,200	3,600	193,600	64,500	6,390	14,080	880	85,840	2.36
2041	210,500	205,000	3,700	201,200	66,470	7,200	15,220	880	89,760	2.35
2046	217,200	211,500	3,900	207,700	67,890	7,940	16,270	880	92,970	2.34
2051	223,000	217,200	4,000	213,200	69,240	8,740	17,380	880	96,240	2.32
<b>Incremental</b>										
2006-2011	1,400	4,300	200	4,100	2,870	260	0	40	3,170	
2011-2016	1,200	1,000	200	800	1,440	320	-60	-80	1,620	
2016-2021	10,400	10,200	-300	10,500	3,600	400	630	40	4,650	
2021-2031	20,100	19,400	300	19,100	6,140	1,530	2,180	0	9,860	
2021-2041	37,300	36,100	600	35,400	10,650	3,170	4,490	0	18,320	
2021-2051	49,800	48,300	900	47,400	13,420	4,710	6,650	0	24,800	
<b>Incremental Housing Mix</b>										
2006-2011					91%	8%	0%	1%	100%	
2011-2016					89%	20%	-4%	-5%	100%	
2016-2021					77%	9%	14%	1%	100%	
2021-2031					62%	16%	22%	0%	100%	
2021-2041					58%	17%	25%	0%	100%	
2021-2051					54%	19%	27%	0%	100%	

<sup>[1]</sup> Census undercount estimated at approximately 2.6%.

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

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

Note: 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.



# Appendix G

## PEC/Hastings Regional Area Second Home Population and Housing Background



# Appendix G: PEC/Hastings Regional Area Second Home Population and Housing Background

Figure G-1: PEC/Hasting Regional Area, Second Home Dwellings and Population Forecast, 2021 to 2051

Year	Prince Edward County		Hastings County	
	Second Home Dwellings	Second Home Population	Second Home Dwellings	Second Home Population
2001	1,520	5,400	6,265	22,400
2006	1,735	6,200	5,885	21,100
2011	1,850	6,600	5,645	20,200
2016	2,170	7,800	6,435	23,000
2021	2,225	8,000	5,360	19,200
2026	2,345	8,400	5,410	19,400
2031	2,520	9,000	5,460	19,500
2036	2,670	9,600	5,510	19,700
2041	2,820	10,100	5,560	19,900
2046	2,945	10,500	5,610	20,100
2051	3,070	11,000	5,660	20,300
<b>Total Incremental</b>				
2001-2006	215	800	-380	-1,300
2006-2011	115	400	-240	-900
2011-2016	320	1,200	790	2,800
2016-2021	55	200	-1,075	-3,800
2021-2031	295	1,000	100	300
2021-2041	595	2,100	200	700
2021-2051	845	3,000	300	1,100
<b>Annual Average</b>				
2001-2006	43	160	-76	-260
2006-2011	23	80	-48	-180
2011-2016	64	240	158	560
2016-2021	11	40	-215	-760
2021-2031	30	100	10	30
2021-2041	30	105	10	35
2021-2051	28	100	10	37

Note:

- Number of second home dwellings derived from Census data as the difference of “occupied dwellings” and “total dwellings.”
- 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: 2001 to 2021 derived from Statistics Canada Census, and 2021 to 2051 forecast by Watson & Associates Economists Ltd.