



# Growth Analysis Study

Prince Edward County

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Final Report

January 21, 2026

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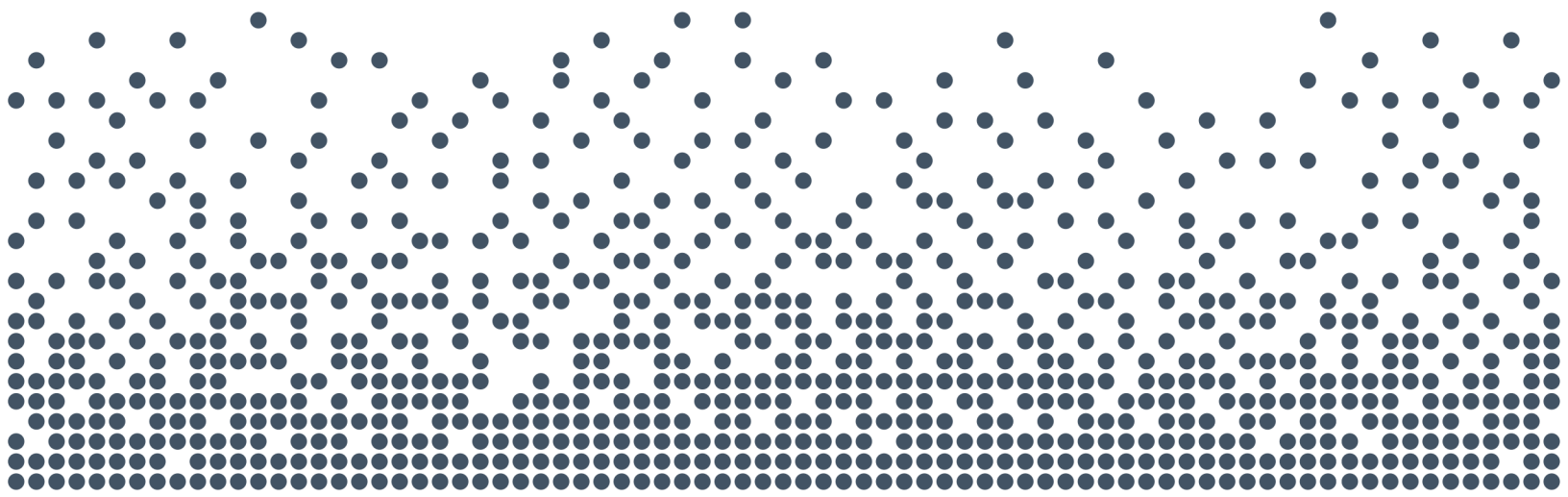
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## List of Acronyms and Abbreviations

<b>Acronym</b>	<b>Full Description of Acronym</b>
COVID-19	Coronavirus disease
C.D.	Census Division
E.R.	Economic Region
G.D.P.	Gross domestic product
G.G.H.	Greater Golden Horseshoe
G.T.H.A.	Greater Toronto and Hamilton Area
M.O.F.	Ministry of Finance
M.T.S.A.	Major Transit Station Area
N.F.P.O.W.	No fixed place of work
N.P.R.	Non-permanent resident
OECD	Organization for Economic Co-operation
O.P.	Official Plan
PEC	Prince Edward County
P.P.S., 2024	Provincial Planning Statement, 2024
QHBA	Quinte Home Builders Association
S.A.B.E.	Settlement area boundary expansion
U.S.	United States



# Executive Summary



# Executive Summary

The Corporation of the County of Prince Edward retained Watson & Associates Economists Ltd. (Watson) to undertake an updated 2025 Growth Study as an update to the 2023 Growth Study. Since the 2023 Growth Study was undertaken, a variety of policy and economic changes have necessitated an update to the Growth Study. The update provides three 30-year (2021 to 2051) population and employment growth scenarios and allocations by servicing area for the Recommended High Growth Scenario. The updated Recommended High Growth Scenario Forecast is also intended to serve as background to the 2025 Prince Edward County Development Charges Background Study. Key findings from the Prince Edward County Growth Update are summarized below.

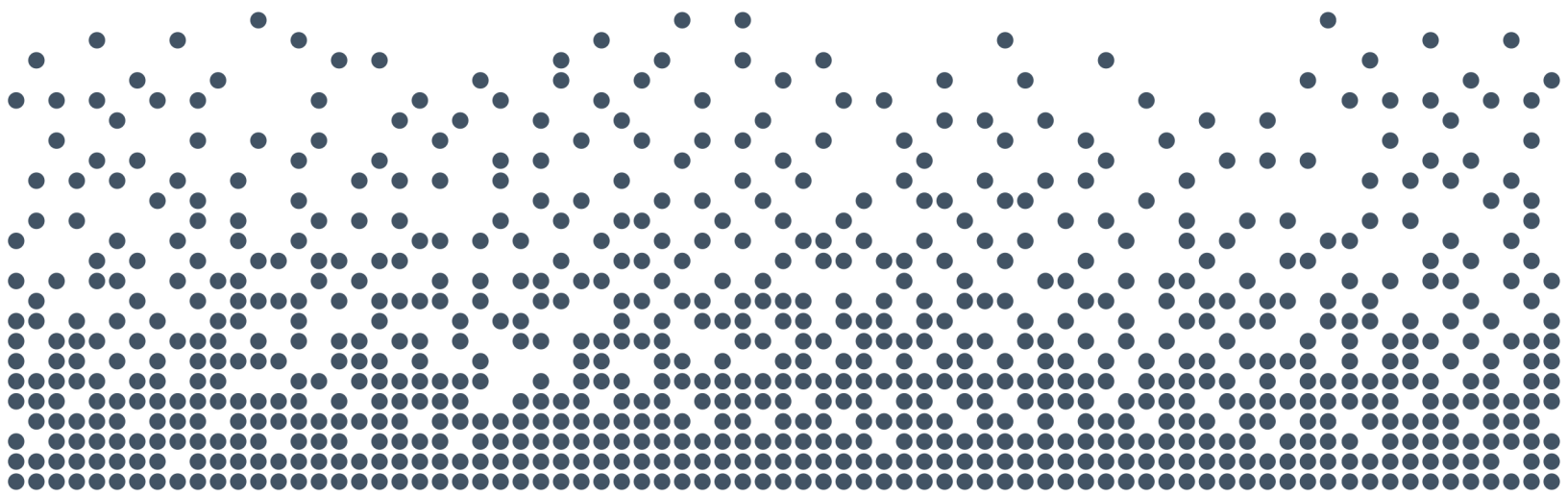
- The longer-term population growth outlook for the Province remains strong; however, recent forecasts have been moderated due to reduced federal immigration targets.
- The long-term population growth outlook for Eastern Ontario remains strong; however, it is noted that the 2025 Ministry of Finance (M.O.F.) forecast for this Ontario sub-region is slightly lower than the previous 2023 and 2024 M.O.F. projections, largely due to the reduced federal immigration targets.
- Recent demographic and housing data, combined with near-term economic headwinds due to ongoing United States protectionist measures (i.e., tariffs), suggest a slowing provincial/regional housing market and outlook over the next 5 years.
- The communities of Picton and Wellington also face municipal servicing constraints, which are anticipated to potentially limit residential development over the next several years.
- The long-term growth outlook for the County is still positive and higher than historical levels, driven by the following growth drivers:
  - Positive outlook and competitiveness for Eastern Ontario and the Province.
  - Growing regional and local employment opportunities, including an increase in work at home employment.
  - The County's access to recreation along Lake Ontario's waterfront, inland lakes, natural heritage, and the rural countryside.



- Continued outward growth pressure from the Greater Golden Horseshoe and, to a lesser extent, the Greater Ottawa Area, which represents a driving factor of population growth to the County over the long term.
- A blend of urban and rural landscapes, which create the “quality of place” that continues to attract new residents from larger urban areas to this region.
- Over the long-term forecast period, the County is expected to grow to a population of 35,900 under the High Growth Scenario. This represents an annual growth rate of 1.0%, which is comparatively lower than the annual population growth in both Ontario as a whole (1.1%) and Eastern Ontario (1.3%)<sup>[1]</sup>.
- This long-term population growth rate is consistent with the previous 2023 Growth Analysis Study for the County by 2051 under the Medium Growth Scenario.
- To achieve this level of forecast population growth, the County will require approximately 150 new housing units per year between 2025 and 2051. The County is also anticipated to accommodate approximately 30 new second-home (seasonal) dwellings per year over this long-term period.
- Over the forecast period, the County’s total employment base is forecast to grow to approximately 13,500 by 2051, representing an increase of just over 4,400 jobs.
- The fully serviced urban areas of Picton and Wellington are anticipated to account for 70% of population and 72% of employment growth. The remaining growth is expected to occur in the County’s other urban areas (water serviced only) and rural areas.

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<sup>1</sup> Growth rates derived from the Ministry of Finance Population Projections Summer 2025 Release.



# Report



# 1. Introduction

## 1.1 Background

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The Corporation of the County of Prince Edward (PEC) retained Watson & Associates Economists Ltd. (Watson) to undertake a 2025 Growth Analysis Study as an update to the County's 2023 and 2024 Growth Studies.<sup>[1]</sup> This 2025 Growth Analysis Study update has been prepared to support the County's current Development Charges Background Study update and also represents a supporting document to the County's Official Plan (O.P.). The previous 2023 Growth Study was undertaken to support the County's 2023 Development Charges Background Study.

This study forms a foundational document that directs near-, medium-, and long-term population, housing, and employment trends for the County over a long-term planning horizon to 2051 and is intended to serve as input to the County's O.P, Master Planning Studies, and other relevant studies that support strategic long-term decision making. This growth analysis update is to be used to guide the amount, type, timing, and location of long-term population, housing, and employment growth for the County, based on the best information currently available. This report is not to be used to constrain or set a capacity limit on long-term urban development for the County.

Since the preparation of the previous growth forecasts for the County in 2023, changes in provincial planning policy, federal immigration targets, and macro-economic conditions have collectively contributed to the need for an update to the long-term growth forecast for the County. More specifically, these key factors include:

- A reduced global, national, and provincial economic outlook in the near-term, largely driven by economic uncertainty in response to current United States' (U.S.) tariffs and protectionist measures in addition to geo-political tension;
- Canadian federal immigration policy changes with reductions to permanent and non-permanent resident (N.P.R.) immigration targets;

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<sup>[1]</sup> Corporation of the County of Prince Edward, April 13, 2023, Watson & Associates Economists Ltd. Regional Growth Analysis Study. Prince Edward County/Hastings County Region. Final Report. November 27, 2023 (Amended March 28, 2024).



- A slowing national, provincial, and regional housing market due to relatively higher mortgage interest rates compared to the 2009 to 2022 period, persistent inflation, and continued economic uncertainty;
- Moderating population projections for Canada and Ontario as set out by Statistics Canada and the Ontario Ministry of Finance (M.O.F.) for 2025;
- The release of the new Provincial Planning Statement, 2024 (P.P.S., 2024) on August 10, 2024, which has introduced new requirements for conducting growth projections. The P.P.S., 2024 notes that “planning authorities shall base population and employment growth forecasts on Ministry of Finance 25-year projections and may modify projections, as appropriate;” and<sup>[1]</sup>
  - Near-term servicing constraints to municipal water and wastewater within the County’s fully serviced settlement areas of Picton and Wellington.

The above-noted factors related to the regional economic growth outlook, demographics, local housing market trends, and municipal servicing are anticipated to limit the County’s population and employment growth potential in the near term. Notwithstanding these near-term limitations to development, the long-term growth outlook for the County remains very positive, primarily driven by the following:

- A strong growth outlook for Eastern Ontario and the Province as a whole.
- Continued outward growth pressure from the Greater Golden Horseshoe (G.G.H.) and, to a lesser extent, the Greater Ottawa Area to PEC;.
- A competitive and growing regional and local economy;
- Continued employment opportunities associated with hybrid and remote work supported by improved local telecommunications infrastructure;
- Urban and rural landscapes, which form a large part of the foundation that creates the “quality of place” that continues to attract new residents from large urban areas; and
- The County’s access to recreation along Lake Ontario’s waterfront, inland lakes, natural heritage, and the rural countryside.

These attributes make the County an attractive destination not only for residents of all ages, but also for a broad range of businesses by size and sector. Accordingly, housing needs across the County are anticipated to remain significantly stronger over the long-

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[1] Provincial Planning Statement, 2024, policy 2.1.1, page 6.



term planning horizon relative to historical demand levels experienced over the past several decades.

By 2051, the County is forecast to accommodate between 31,000 and 35,900 permanent residents. With respect to employment, the County is forecast to reach 11,700 to 13,500 jobs by 2051. Each of the long-range scenarios represents a higher long-term growth outlook for the County relative to what it has experienced over the past two decades. It is our opinion that all these scenarios represent a plausible assessment of the long-term population and employment growth outlook for the County (refer to Chapter 4 for further details).

It is important to acknowledge that long-term population and employment growth projections or forecasts are subject to significant uncertainty due to factors such as evolving macro-economic and demographic conditions, changing local real estate market conditions, as well as potential local development opportunities and constraints that can impact the phasing of urban development and population growth rates by geographic area over the long term. The longer these forecasts are extended, the greater this uncertainty becomes. This emphasizes the need for ongoing, regular monitoring of these long-term growth forecasts to ensure that the various broad and local factors influencing the County's growth outlook are accurately reflected in the near- and longer-term forecasts.

## 1.2 Planning within an Evolving Provincial Policy Context

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On August 20, 2024, the Province released a new P.P.S., which came into effect on October 20, 2024.<sup>[1]</sup> The P.P.S., 2024 was released in coordination with Bill 185, *Cutting Red Tape to Build More Homes Act*, for a 30-day comment period. The following summarizes key highlights of the P.P.S., 2024 that are particularly relevant to this study.

### Planning for Growth

- Compared to the Provincial Policy Statement, 2020 (P.P.S., 2020), the P.P.S., 2024 provides a more flexible time horizon for planning for growth by providing a planning horizon with a minimum of 20 years and a maximum of 30 years. Policy 2.1.3 states, "Planning for *infrastructure, public service facilities, strategic growth*

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<sup>[1]</sup> <https://ero.ontario.ca/notice/019-8462>.



*areas and employment areas* may extend beyond this time horizon.”<sup>[1]</sup> As such, this suggests that municipalities are to designate land to accommodate growth for at least 20 years, but not more than 30 years, with the opportunity to designate additional land beyond the 30-year time horizon when planning for Employment Areas, strategic growth areas, and infrastructure.<sup>[2]</sup>

- Policy 2.1.1 of the P.P.S., 2024 notes that “planning authorities shall base population and employment growth forecasts on Ontario Population Projections published by the Ministry of Finance and may modify, as appropriate.” It is important to note that the M.O.F. population forecasts are provided at the Census Division (C.D.) level only, which typically represents upper-tier municipalities, including separated municipalities and large urban single-tier municipalities. The M.O.F. does not provide forecasts at the area-municipal level (i.e., Census Subdivisions). The PEC C.D. represents the single-tier municipality.
- The most recent Summer 2025 M.O.F. forecast provides growth estimates to the year 2051 by C.D. As previously mentioned, the P.P.S., 2024 states that urban land needs can be calculated for up to 30 years, with a longer time period permitted for Employment Areas. This may require municipalities, in certain cases, to prepare growth forecasts that extend beyond the M.O.F. horizon of 2051. It is further noted that the M.O.F. forecasts are not meant to replace long-term forecasting by municipalities, but rather to be used as a starting place in establishing forecasts and testing the reasonableness of alternative regional forecasts and area municipal growth allocations, a practice that Watson currently carries out.

## **Planning for Housing**

- Generally unchanged from the P.P.S., 2020, the P.P.S., 2024 still requires planning authorities to maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands that are designated and available for residential development. Planning authorities are also required to maintain at all times, where new development is to occur, lands with servicing capacity sufficient to provide at least a three-year supply of residential units, available through lands suitably zoned, including units in draft approved or registered plans.

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<sup>[1]</sup> Provincial Planning Statement, 2024, policy 2.1.3, p. 6.

<sup>[2]</sup> Ibid.



- Lastly, the P.P.S., 2024 requires municipalities to establish and maintain minimum targets for intensification and redevelopment within built-up areas, based on local conditions.<sup>[1]</sup>

### **Settlement Area Boundary Expansions**

- According to the P.P.S., 2024, a settlement area boundary expansion (S.A.B.E.) is allowed at any time and without the requirement of a Municipal Comprehensive Review or Comprehensive Review, provided that the S.A.B.E. meets the criteria established in policy 2.3.2.1. The criteria include establishing the need to designate and plan for additional land to meet an appropriate range and mix of land uses, supported by infrastructure and public facilities, while limiting the impact on agricultural areas. Overall, the policies allow for a simplified and flexible approach for municipalities to undertake an S.A.B.E.<sup>[2]</sup>

### **Planning for Employment**

- Unchanged from the P.P.S., 2020, major office and major institutional development should be directed to Major Transit Station Areas (M.T.S.A.s) or other strategic growth areas where frequent transit service is available, according to the P.P.S., 2024.<sup>[3]</sup>
- The P.P.S., 2024 includes an updated definition of Employment Area based on the amendment to the *Planning Act* on June 8, 2023. The *Planning Act* was amended under subsection 1 (1) to include a new, more narrowly scoped definition of “area of employment.” This definition of Employment Area has been revised to include only industrial-type employment as a primary use. The amendment to the *Planning Act* received Royal Assent as part of Bill 97 on June 8, 2023. The definition change in the *Planning Act* came into effect on October 20, 2024, in concert with the P.P.S., 2024.
- According to the P.P.S., 2024, municipalities are to assess and update Employment Areas identified in O.P.s to ensure that this designation is appropriate to the planned function of Employment Areas.<sup>[4]</sup>

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[1] Provincial Planning Statement, 2024, policy 2.3.1.4, p. 8.

[2] Ibid., policy 2.3.2, p. 9.

[3] Ibid., policy 2.8.1.4, p. 13.

[4] Provincial Planning Statement, 2024, policy 2.8.2.4, p. 14.



- The P.P.S., 2024 requires that municipalities designate, protect, and plan for all Employment Areas in settlement areas by:
  - Planning for the long-term needs of Employment Area uses;
  - Prohibiting residential uses, commercial uses, public service facilities, other institutional uses, and retail and office uses not associated with the primary employment use; and
  - Providing an appropriate transition to adjacent non-Employment Areas to ensure land use compatibility and economic viability.<sup>[1]</sup>
- Under the P.P.S., 2024, municipalities are provided with greater control over Employment Area conversions (now referred to as Employment Area removals) with the ability to remove lands from Employment Areas at any time. Previously, under the P.P.S., 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, municipalities were required to review changes to designated Employment Areas during a Municipal Comprehensive Review or a Comprehensive Review. Under the P.P.S., 2024, municipalities are required to demonstrate that there is an identified need for the removal and that the land is not required for Employment Area uses over the long term. Furthermore, municipalities need to demonstrate that the proposed change from Employment Area to a non-Employment Area use does not undermine the overall viability of the Employment Area.<sup>[2]</sup>
- The P.P.S., 2024 requires that all development within 300 metres of Employment Areas shall avoid or mitigate potential impacts on the “long-term economic viability” of employment uses.<sup>[3]</sup> This means that when planning for Employment Areas or other uses in proximity to Employment Areas, municipalities must ensure there is an appropriate transition between Employment Areas and sensitive uses like residential uses, where necessary. This acknowledges that the delineation of the Employment Area does not necessarily protect uses on the edge of the Employment Area that may require separation from sensitive uses.
- While the P.P.S., 2024 requires an appropriate separation between Employment Area uses and sensitive uses, it also provides the opportunity for manufacturing, small-scale warehousing, and other industrial uses to be accommodated outside of Employment Areas where there are no adverse effects to being located near a sensitive use. It notes that, if there is an opportunity, these uses are to be

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[1] Ibid., policy 2.8.2.3, p. 14.

[2] Ibid., policy 2.8.2.5, p. 15.

[3] Ibid., policy 2.8.1.3, p. 13.



encouraged in strategic growth areas and other mixed-use areas where frequent transit service is available.<sup>[1]</sup>

## Planning for Growth in Rural Areas

- Generally unchanged from the P.P.S., 2020, the P.P.S., 2024 indicates that rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.<sup>[2]</sup> Furthermore, when directing development in rural settlement areas, municipalities are to consider locally appropriate rural characteristics, the scale of the development, and the provision of appropriate service levels.<sup>[3]</sup>
- In prime agricultural areas, permitted uses and activities include agricultural uses, agriculture-related uses, and on-farm diversified uses based on provincial guidance, according to the P.P.S., 2024.<sup>[4]</sup> Compared to the P.P.S., 2020, this policy has been modified in the P.P.S., 2024 to include provincial guidance.

A cohort survival forecast methodology has been utilized to generate the population and housing forecast for PEC (see Appendix A for further details). The P.P.S., 2024 does not require adherence to standard guidelines regarding growth projections and urban land needs. In place of specific guidelines, the P.P.S., 2024 indicates that the long-term need for urban lands will be informed by “provincial guidance.” Notwithstanding these changes to the P.P.S., 2024, long-range demographic and economic growth forecasts and urban land needs assessments remain a fundamental background component to the O.P. review process.

## 1.3 Stakeholder Consultation

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On May 29, 2025, Watson held a meeting with senior staff members of PEC, members of the Quinte Home Builders Association (QHBA), and their consultants currently working with the QHBA in providing expert advice on the County’s Development Charge Background Study update and the Growth Analysis update. During this meeting, the QHBA provided insightful feedback to Watson in response to the draft updated long-term growth scenarios for the County. At that time, the QHBA also expressed concerns

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[1] Provincial Planning Statement, 2024, policy 2.8.1.2, p. 13.

[2] Ibid., policy 2.5.2, p. 11.

[3] Ibid., policy 2.5.3, p. 11.

[4] Ibid., policy 4.3.2, p. 23.



regarding the conservative nature of the updated long-term growth forecast for the County prepared by Watson. Subsequent to this meeting, the QHBA provided supplementary information and analysis outlining the unique factors, demographic and economic drivers, and real estate market conditions that, in the opinion of the QHBA, support a significantly higher growth forecast beyond the scenarios prepared by Watson.

We appreciate the valuable input provided by the QHBA as part of this review of the County's long-term population, housing, and employment forecasts. The supplementary information provided by the QHBA has been carefully reviewed and considered in this report.

## 2. Overview of Macro-Economic and Regional 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 PEC over the next three decades.

### 2.1 Navigating Increased Uncertainty in a Changing Global Economy

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After several years of resilient global economic growth following the 2020 and 2021 lockdowns during the coronavirus disease (COVID-19) pandemic, the global economy is now facing a mounting number of near-term economic challenges and geo-political conflicts. These global economic challenges largely relate to unresolved conflicts associated with the ongoing war between Ukraine and Russia; the Israel/Gaza and Iranian conflict; rising global trade tensions, particularly with the U.S.; increasing government, corporate and consumer debt; and ongoing concerns regarding persistent inflation.

Collectively, these factors have resulted in heightened global economic uncertainty and volatility, which has raised the likelihood of an economic recession in the U.S. and Canada in 2026. In its latest report, the Organization for Economic Co-operation (OECD) is predicting stabilizing economic conditions in their global economic forecast



for 2026 and 2027. For Canada, gross domestic product (G.D.P.) is forecast to increase from 1.1% in 2025 1.3% in 2026 and 1.7% in 2027. <sup>[1]</sup>

For manufacturing-focused regions such as Southern Ontario, goods-producing sectors—especially the automotive industry—are being impacted by global disruptions while also undergoing a shift toward advanced technologies focused on electric vehicle production. While not a new trend, globalization and technological advancements continue to shift the economic composition of developed economies from goods-production toward a service-based economy. Since the onset of the pandemic, this economic shift has increasingly raised fundamental concerns in certain cases regarding national security, economic trade balances, and prosperity, which has further prompted countries to adopt protectionist measures when setting out their near- and longer-term national economic strategies.

These ongoing structural changes and technological disruptions shaping the global economy, combined with rising geo-political and trade tensions, will require that both senior and local governments become increasingly agile and responsive to evolving industry demands and disruptive economic forces, a trend that has been expedited by the COVID-19 pandemic. These revised near-term economic forecasts and ongoing disruptions are anticipated to influence the near-term population and employment growth outlook for Canada, Ontario, and PEC over the coming years.

## **2.2 Evolving Macro-Economic Trends Following COVID-19**

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Looking back now over five years since COVID-19 was declared a pandemic on March 12, 2020, there is no question that the impacts of the pandemic have been substantial and far reaching. Employment sectors, including travel, tourism, hospitality, manufacturing, and energy were hit relatively hard by social distancing measures. In contrast, knowledge-based sectors adapted well to remote and hybrid work, often thriving. Changes in social behaviour, including physical distancing, and increased remote work have led to ongoing economic disruptions, particularly in how work is done. Additionally, rising trade tensions and geopolitical unrest continue to highlight

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[1] OECD Economic Outlook, Resilient Growth but with Increasing Fragilities, December 2025.



vulnerabilities in globalization and supply chains, which were severely disrupted during the peak of the pandemic.

Following a sharp national economic recovery in 2020 due to COVID-19 policy measures, federal economic support, fiscal stimulus, and vaccine rollouts, the Canadian economy experienced significant economic growth in 2021 and 2022. Despite this recovery, growing macro-economic headwinds, market volatility, increased uncertainty, and reduced confidence are placing downward pressure on the near-term economic growth outlook at the national, provincial, and regional level.

Persistently high global and national inflation levels following COVID-19 required an aggressive response by central banks, leading to sharp increases in interest rates and quantitative tightening measures.<sup>[1]</sup> By mid-2024, both the Bank of Canada and the U.S. Federal Reserve began reducing interest rates in response to declining inflation rates and slowing economic growth. The Bank of Canada has now cut its overnight lending rate multiple times since 2024, reducing the policy rate to 2.25% as of January 2026. Similarly, the U.S. Federal Reserve has also implemented interest rate cuts to support economic growth. As of December 2025, Canada's inflation rate was at 2.4%, a notable decrease from the peak level of 8.1% experienced in June 2022.<sup>[2]</sup>

While recent trends in inflation and interest rates are more favourable to Canadian residents, businesses, and investors (relative to the previous two years), their effects often lag and vary considerably at the regional level. Furthermore, despite these more favourable conditions regarding inflation and interest rates, wage and earnings growth have not kept with the pace of rising costs for goods and services over the past several years, with housing and food costs representing key stressors for most Canadian families. It is also important to recognize that ongoing geopolitical conflicts and U.S. protectionist policies (i.e., tariffs) will likely limit the effectiveness of the Bank of Canada monetary policy in controlling inflationary pressures, even under conditions of slowing global and national economic growth.

As of 2026, rising public sector and household debt in Canada remains a key economic concern, largely due to pandemic response measures, alongside increasing household debt levels, largely driven by significant housing price appreciation in Canada's major

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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 financial assets, mainly government bonds.

<sup>[2]</sup> Consumer Price Index December 2025, January 19, 2026, Statistics Canada.



urban centres. Since peaking in February 2022, the national housing market has shown signs of cooling, with notable declines in both sales and price growth in recent years driven by higher mortgage rates relative to pandemic conditions. It is noted that while trends in housing affordability in Canada vary widely by region, housing affordability (both ownership and rental) has been steadily eroded for the past decade across most Canadian economic regions. As such, recent trends towards lower interest rates are likely to have a limited impact on improving housing affordability, unless lower borrowing fees are met with a sustained decline in average housing prices and rents.

While these immediate concerns highlight potential setbacks to the Country's economic recovery, the longer-term outlook for Canada's economy and housing market remains positive. Continued investments in infrastructure and technology, along with a resilient and growing labour market, will be required to drive national economic growth and competitiveness. Strong leadership and coordination across all levels of government will be needed to navigate these complexities carefully in the coming months and years ahead.

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

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In addition to its broader impacts on the economy, COVID-19 has also accelerated 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, artificial intelligence, and other remote work collaboration tools. These disruptive forces continue to broadly impact the nature of employment by place of work and sector, and have a direct influence on commercial, institutional, and industrial real-estate space needs.

As of 2016, it was estimated that approximately 18% of the PEC workforce was working from home on a full-time basis. This estimate increased slightly to 22% in 2025, excluding 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.



In addition to work at home employment, there are workers within PEC who have no fixed place of work (N.F.P.O.W.).<sup>[1]</sup> The percentage of workers within the County who reported as N.F.P.O.W. was approximately 18% in 2016 and about 16% in 2025.<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 County over the long term, driven by continued growth in knowledge-based employment sectors and technological advancement.

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

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### **2.4.1 Ontario Population Growth Outlook within the Canadian Context**

Canada's population has experienced significant growth in recent years. During the recovery period from COVID-19, immigration targets were raised in Canada primarily in response to labour force demands faced by the country. Immigration accounts for almost 100% of Canada's labour force growth and nearly 80% of its population growth. As a result of these increased immigration targets, Canada welcomed 471,800 and 483,600 new permanent residents in 2023 and 2024, respectively. With population growth outpacing G.D.P. growth, the G.D.P. per capita has trended lower and has been recently trending well below pre-pandemic levels.<sup>[3]</sup> The key challenges to growth in Canadian G.D.P. per capita include declining labour productivity and a rising unemployment rate for recent immigrants, which has increased from 9.5% to 12.6% over the past five years.<sup>[4]</sup> In response to these challenges, the federal government

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<sup>[1]</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.”

<sup>[2]</sup> Work at home and N.F.P.O.W. employment derived from 2016 and 2021 Statistics Canada Census data. It is noted that the 2021 Census data may not be reliable due to the timing of enumeration coinciding with COVID-19.

<sup>[3]</sup> Statistics Canada, Economic and Social Reports, *Canada's Gross Domestic Product Per Capita Perspectives on the Return to the Trend* report by Carter McCormack and Weimin Wang, April 24, 2024.

<sup>[4]</sup> TD Economic Reports, Canadian Employment (July 2024), *Canada's job market softens further in July*, published August 9, 2024.



reduced its immigration targets by 21% in 2024 compared to the previous targets in 2023. More specifically, the federal government has lowered the previous near-term immigration target of 500,000 people per year to 395,000 in 2025 and 380,000 in 2026 to 2028 (refer to Figure 2-1). The federal government has also announced that it will reduce the percentage of non-permanent residents (N.P.R.) from 6.8% of the national population to 5.0% by the end of 2026.<sup>[1],[2],[3]</sup> These modifications address the changing needs of the country by easing pressures on housing, infrastructure, and social services. These changes are anticipated to have a further downward impact on future population growth in Canada, including Ontario, over the next few years.<sup>[4]</sup> Based on 2025 data and looking forward through 2026 and beyond, despite the target cuts, immigration levels to Canada and Ontario are anticipated to remain strong, exceeding pre-pandemic averages between 2015 and 2019.

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

[2] N.P.R. share as of Q5 2025 derived from Statistics Canada Tables 17-10-0009-01 and 17-10-0121-01. There are 2,847,737 N.P.R. out of 41,575,585 residents in Canada.

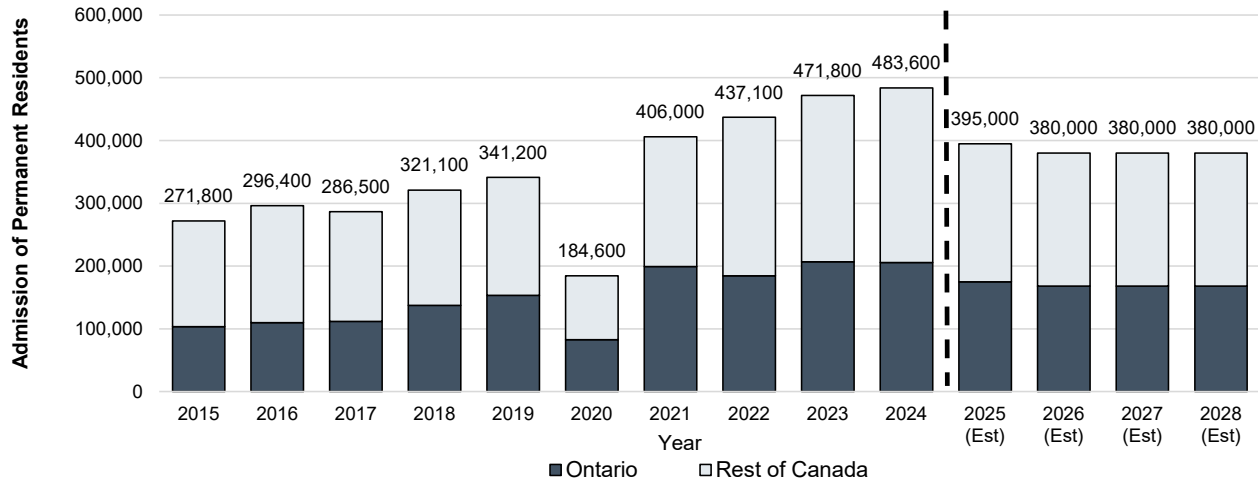
[3] N.P.R. national population target of 5% from the Government of Canada 2026-2028 Immigration Levels Plan.

[4] Government of Canada News Release, October 24, 2024.

<https://www.canada.ca/en/immigration-refugees-citizenship/news/2024/10/government-of-canada-reduces-immigration.html>



Figure 2-1  
Admission of Permanent Residents in Ontario and Canada  
Historical (2015 to 2023) and Forecast (2024 to 2027)



Note: Figures have been rounded and may not add precisely.

Source: 2015 to 2023 derived from Immigration, Refugees and Citizenship Canada, September 9, 2024 data; 2025 to 2028 federal targets from Government of Canada's Immigration Levels Plan for 2025 to 2027 and 2026 to 2028; and Ontario target estimated based on historical share of about 45% of the Canadian Permanent Residents Admissions from 2018 to 2024, by Watson & Associates Economists Ltd.

With respect to the provincial growth outlook, the most recent 2025 M.O.F. population projections identify a 2051 population for Ontario of 20.5 million. Relative to the 2024 M.O.F. population projections, this represents a reduction of 1.6 million people. This reduction is largely attributed to the federal government announcement to reduce the national percentage of N.P.R. over the coming years and the release of the federal government's 2026 to 2028 Immigration Levels Plan in November 2025. The 2025 M.O.F. population forecast continues to project a similar long-term population growth rate for the Province compared to historical trends experienced over the past 20 years, with an annual growth rate of 1.1% between 2021 and 2051. This translates into an annual population increase of 190,000 people. Comparatively, the annual population growth forecast for Ontario under the 2025 M.O.F. forecast is 29% higher in absolute terms than the level of population growth achieved between 2001 and 2021.



## **2.4.2 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 COVID-19 pandemic and through the more recent economic recovery.

Over the past decade, the Ontario export-based economy experienced a rebound in economic activity following the 2008/2009 economic downturn; however, this recovery was relatively slow to materialize with levels sharply rebounding by 2014, as illustrated in Figure 3-2. This economic rebound was partially driven by a gradual recovery in the manufacturing sector, fuelled by a lower-valued Canadian dollar combined with the gradual strengthening of the U.S. and Canadian economy.<sup>[1]</sup>

The Canadian and Ontario economy deeply contracted by 5.1% in 2020 after the onset of the COVID-19 pandemic, before sharply rebounding by 5.2% in 2021. Throughout 2022, the Ontario economy continued to expand and grew by 3.9%, while the overall Canadian economy grew by 3.8%. BMO Capital Markets has forecast that G.D.P. growth declined to 1.4% in Ontario and 1.7% overall for Canada in 2025. For 2026, an annualized G.D.P. growth rate of 1.2% is forecast for Ontario and 1.4% for all of Canada before increasing to 2.3% and 2.2% respectively, suggesting a downturn in economic growth in the near term, largely driven by global economic uncertainty in response to current U.S. tariffs and protectionist measures.<sup>[2]</sup> It is important to note that the economy goes through cycles of expansion and contraction regularly, and that over the long-term planning horizon, to 2051, it is anticipated that Canada, Ontario, and PEC will experience multiple economic cycles.

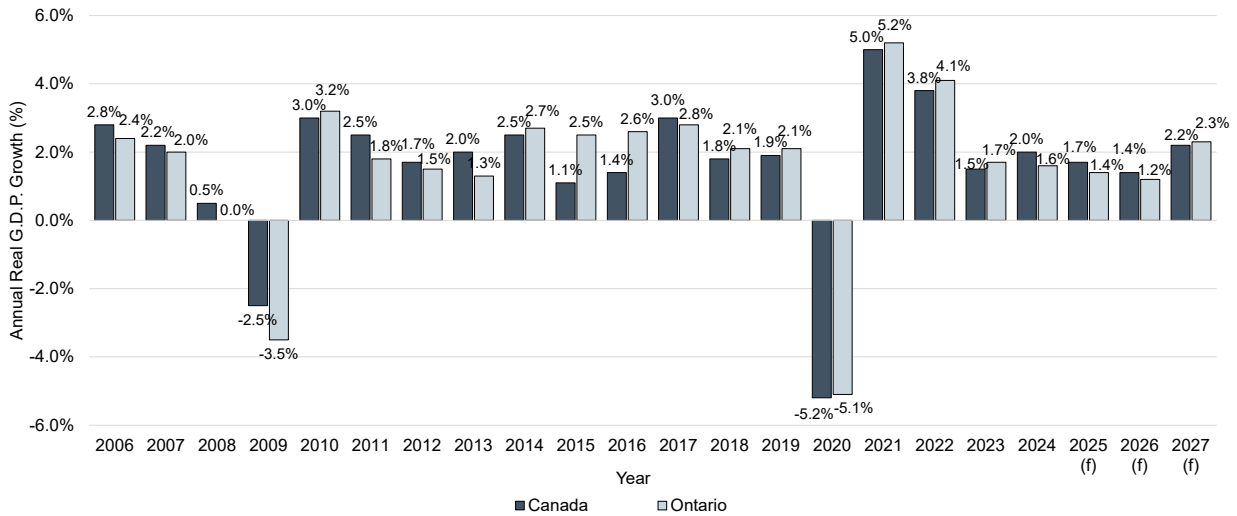
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<sup>[1]</sup> Valued at approximately \$0.72 U.S. as of January 2026.

<sup>[2]</sup> Provincial Economic Outlook, BMO Capital Markets, December 12, 2025.



**Figure 2-2**  
**Province of Ontario and Canada**  
**Annual Real Gross Domestic Product (G.D.P.) Growth, Historical (2006 to 2024),**  
**and Forecast (2025 to 2027)**



Note: The years 2025 and 2026 are forecasts by BMO Capital Markets Economics. The year 2025 is a forecast.

Source: Derived from BMO Capital Markets Economics, Provincial Economic Outlook, December 12, 2025, by Watson & Associates Economists Ltd.

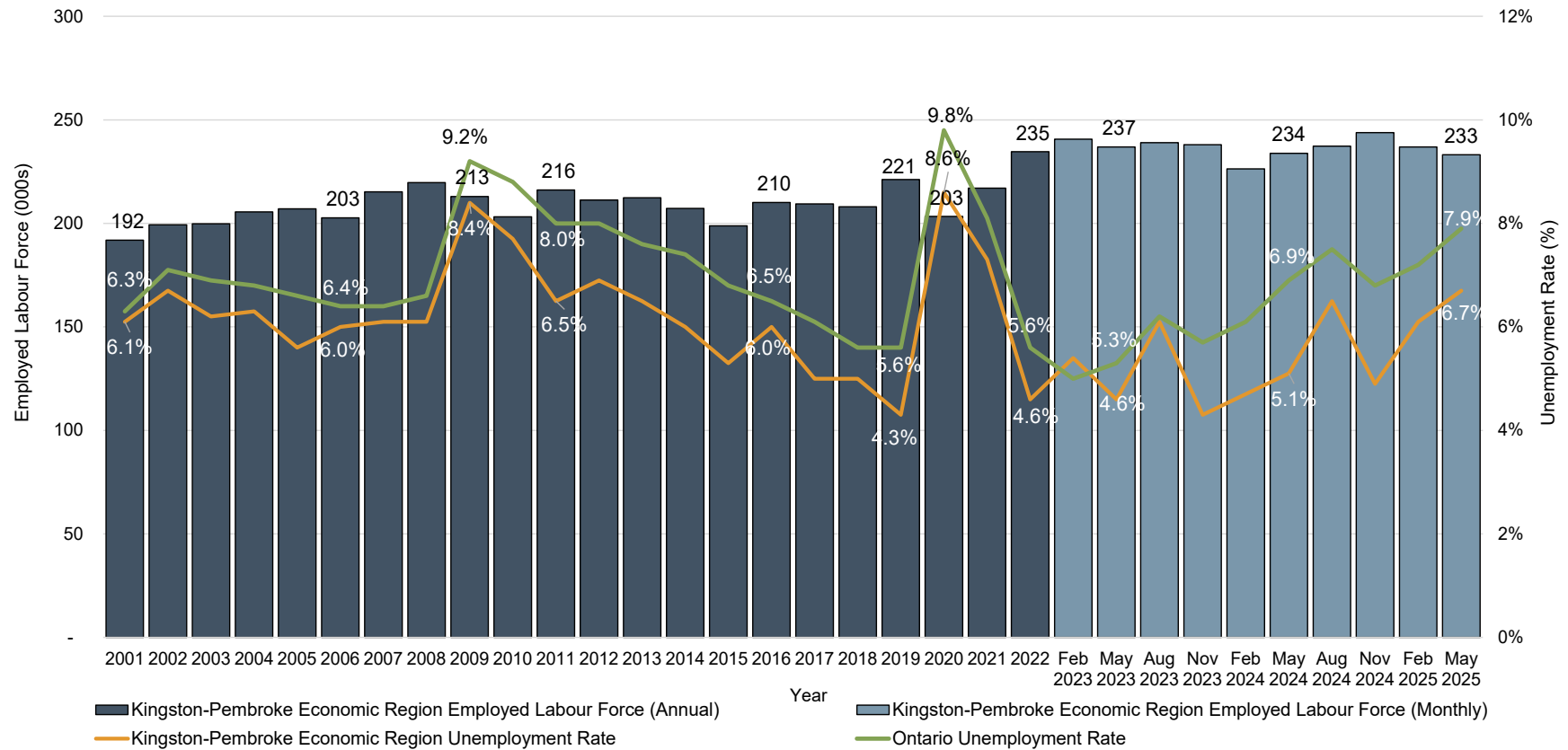
## 2.5 Regional Labour Force and Population Growth Trends

### 2.5.1 Regional Labour Force Growth Trends

Figure 2-3 illustrates total labour force and unemployment trends for the Kingston-Pembroke Economic Region (E.R.). Labour force data is not available for PEC, but it is captured within the broader Kingston-Pembroke E.R. The total labour force within the Kingston-Pembroke E.R. has steadily increased over the past 24-year period from 192,000 people in 2001 to 233,000 as of May 2025. This represents a total labour force increase of 41,000 people and a growth rate of 0.8%. It is important to note that regional labour force growth has slowed since 2022, while the regional unemployment rate has moderately increased from a low of 4.6% in 2022 to 6.7% as of May 2025.



Figure 2-3  
Kingston-Pembroke Economic Region  
Labour Force Trends, 2001 to May 2025



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, 14-10-0462-01, 14-10-0327-01, and 14-10-0017-01. By Watson & Associates Economists Ltd., 2025.

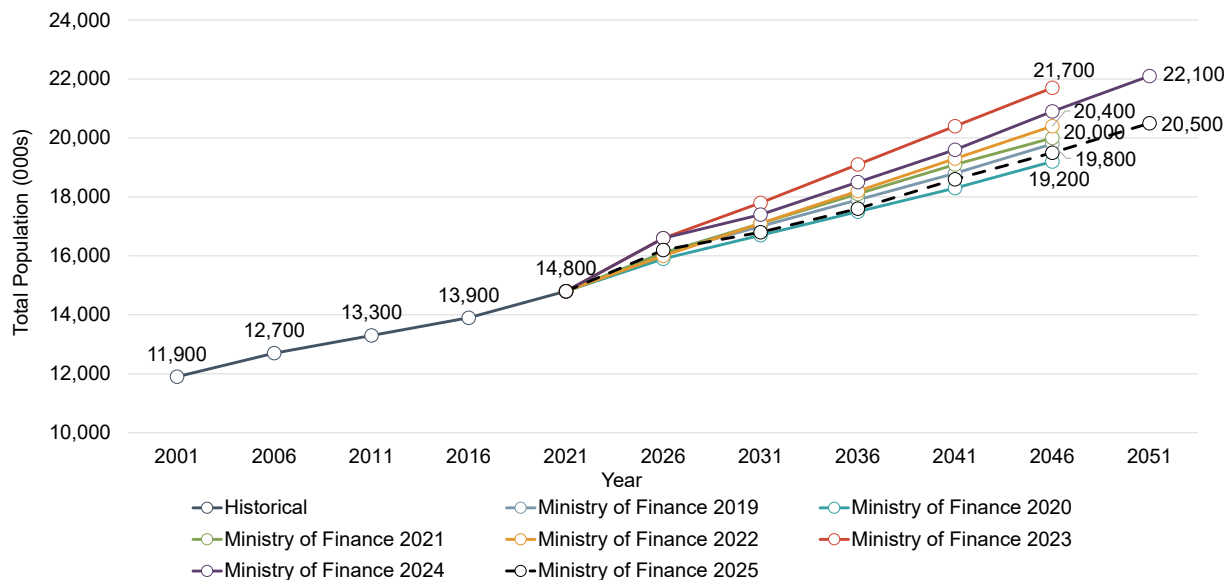


## 2.5.2 Provincial Population Forecast, Ministry of Finance

Figure 2-4 illustrates how the population for the Province of Ontario has changed over the past 20 years and how the provincial population is forecast to grow to the year 2046 and 2051 in accordance with M.O.F. population projections since 2019. Key observations are as follows:

- Historically, the Province of Ontario grew at a rate of approximately 1.1% per year between 2001 and 2021, reaching a population of 14.8 million in 2021.
- From 2019 to 2023, each new annual release of the M.O.F. population projections for Ontario showed a consistent upward trend in the Province's annual population growth rate before moderating in the subsequent 2024 Fall and 2025 Summer releases.
- The M.O.F. 2025 Interim Update indicates that Ontario's population is projected to grow at an annual rate of around 1.1% from 2021 to 2051, adding approximately 190,000 people per year and reaching a population of 20.5 million by 2051.

Figure 2-4  
Ministry of Finance Projections for Ontario, 2019 to 2025



Note: Population includes net Census undercount. Figures have been rounded.  
Source: Historical 2001 to 2021 data from Statistics Canada, Table 17-10-0152-01, and Ministry of Finance projections from Summer 2019, Spring 2020, Spring 2021, Summer 2022, Summer 2023, Fall 2024, and Summer 2025 releases.



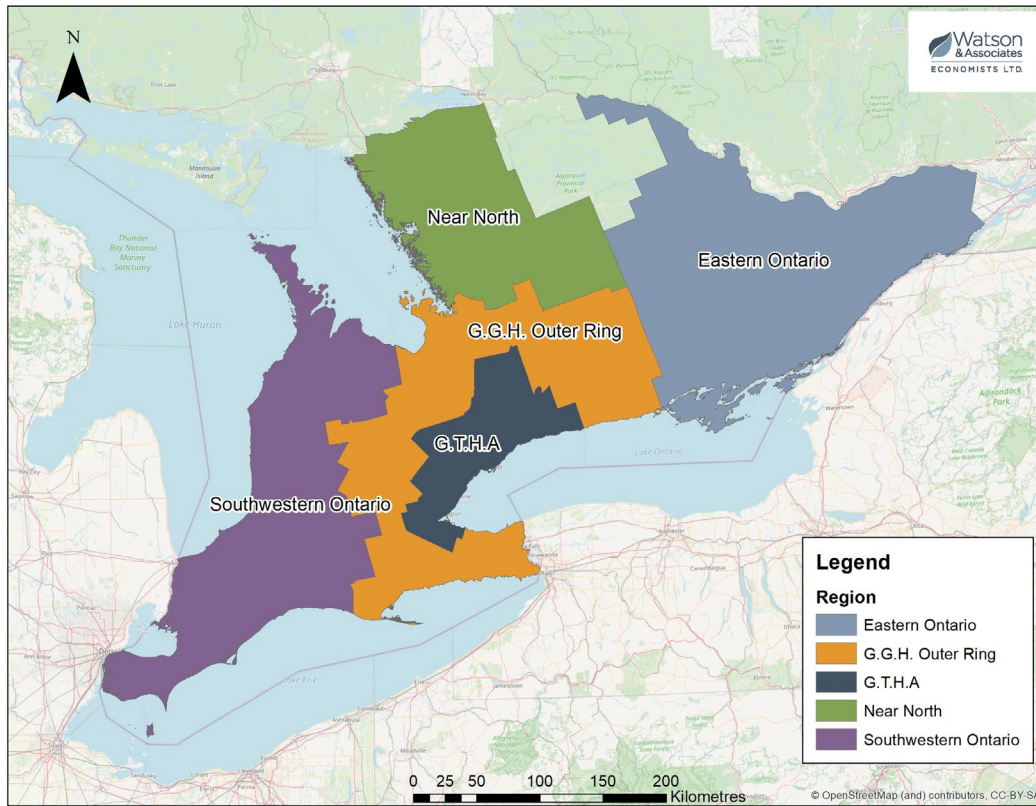
### **2.5.3 Eastern Ontario Population Forecast, Ministry of Finance**

Figure 2-5 illustrates the sub-regions of Southern Ontario. Figure 2-6 illustrates how the population for Eastern Ontario has changed over the past 20 years and how the provincial population is forecast to grow to the year 2046 and 2051 in accordance with the M.O.F. population projections since 2019. Key observations are as follows:

- Historically, Eastern Ontario's population has grown at a rate of approximately 1.0% per year between 2001 and 2021, reaching a population of 1.97 million in 2021.
- From 2019 to 2024, with each new annual release, the M.O.F. population projections for Eastern Ontario have shown a consistent upward trend in the annual population growth rate, reflecting increasing expectations for population growth in the coming decades.
- The Summer 2025 M.O.F. update indicates that Eastern Ontario's population is projected to grow at a slightly slower annual rate (relative to the 2024 M.O.F. projections) of approximately 1.3% from 2021 to 2051, adding approximately 30,600 people per year and reaching a population of 2.9 million by 2051.



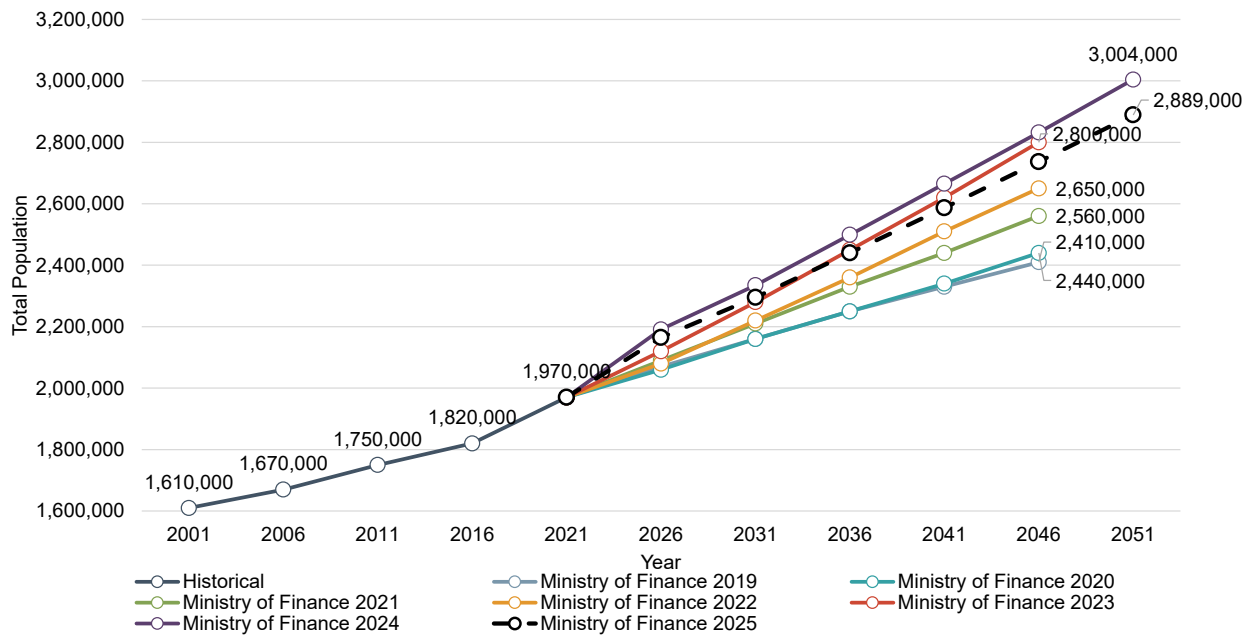
Figure 2-5  
Southern Ontario Geographic Sub-Regions



Note: G.G.H. means Greater Golden Horseshoe; G.T.H.A. means Greater Toronto and Hamilton Area.



Figure 2-6  
Ministry of Finance Population Projections for Eastern Ontario, 2021 to 2051



Note: Population includes net Census undercount. Figures have been rounded.  
Source: Historical derived from Statistics Canada Census, 2001 to 2021, and Ministry of Finance Projections from Spring 2017, Summer 2019, Spring 2021, Summer 2022, Summer 2023, Fall 2024, and Summer 2025 releases, by Watson & Associates Economists Ltd.

### 2.5.4 Provincial Population Growth Trends by Sub-Area

Figure 2-4 illustrates the population growth in the Province by sub-regional area. Key observations include the following:

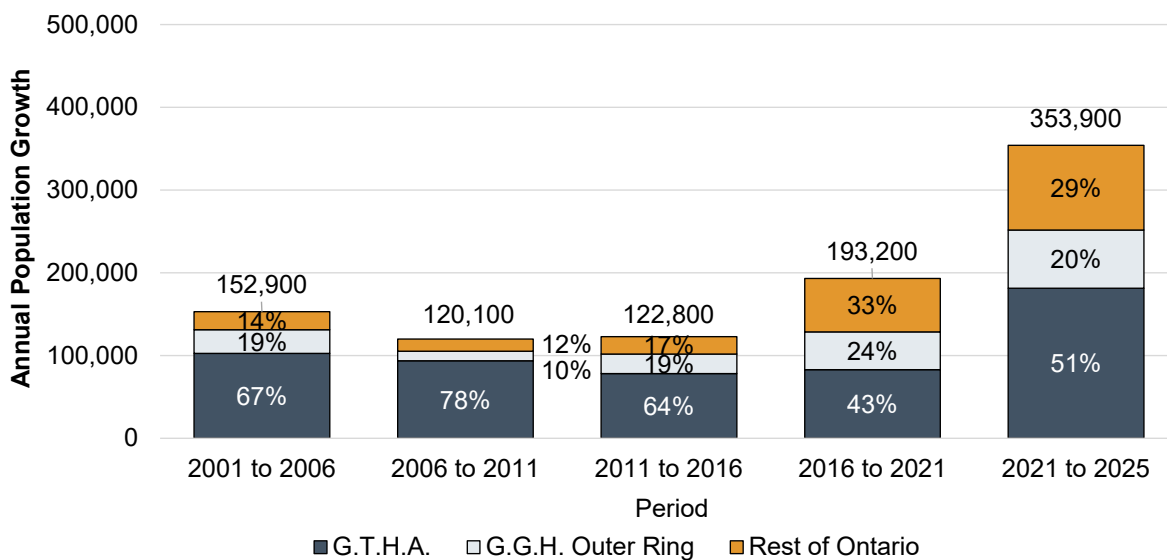
- The share of population growth outside the Greater Toronto and Hamilton Area (G.T.H.A.) steadily increased over the past three Census periods from 2006 to 2021. Most notably, during the most recent Census period (i.e., 2016 to 2021), the share of total provincial population growth for all areas outside the G.G.H. increased from 12% between 2006 and 2011, to 17% from 2011 to 2016, and to 33% between 2016 and 2021.
- Except for the 2021 to 2025 period, the share of provincial population growth in the G.T.H.A. has declined in recent years, falling from 78% between 2006 and 2011, to 64% from 2011 to 2016, and then to 43% between 2016 and 2021. It is



noted that between 2024 and 2025, the provincial population share within the G.T.H.A. has declined significantly from the 2021 to 2024 period.

- These historical trends in provincial population growth suggest that while the G.T.H.A. will continue to experience a large share of provincial population growth, this population share is anticipated to continue to shift outward into the G.G.H. Outer Ring and the remaining sub-areas of Southern Ontario.

Figure 2-7  
Province of Ontario by Regional Area  
Population Growth, 2001 to 2025



Notes: Population includes net Census undercount. G.T.H.A. means Greater Toronto and Hamilton Area; G.G.H. means Greater Golden Horseshoe.

Source: Statistics Canada, Table 17-10-0152-01, summarized by Watson & Associates Economists Ltd.

### 2.5.5 Long-Term Growth Outlook for Prince Edward County

There are two main components of population growth, natural increase (births less deaths) and net migration, which is further broken down into three broad categories including:

- **International Net Migration** – represents international immigration less emigrants, plus net N.P.R.s. Historically, this component of net migration represented a minor source of net migration for PEC;



- **Interprovincial Net Migration** – comprises in-migration less out-migration from other Canadian provinces/territories. Historically, the County has experienced an outflow of net migration within this migration category; and
- **Intraprovincial Net Migration** – includes in-migration less out-migration from elsewhere within the Province of Ontario. This has been a significant source of net migration for PEC historically.

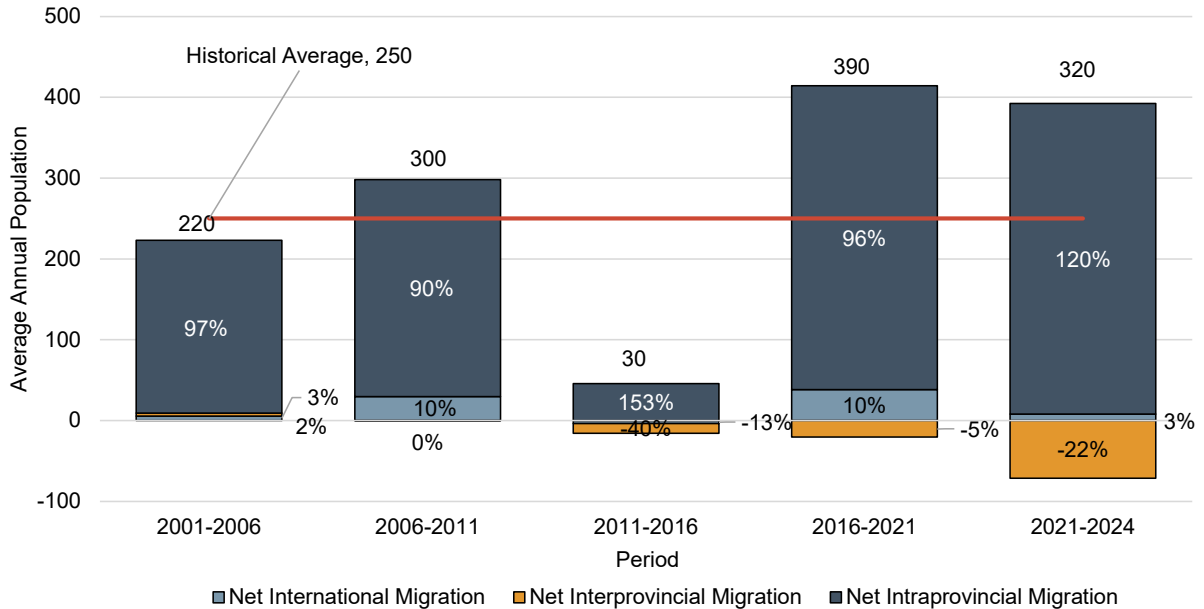
Figure 2-8 summarizes net migration by category within PEC over the past 20+ years. Historically, between 2001 and 2024, population growth has been largely driven by intraprovincial migration. Figure 2-9 summarizes the origin of migration within Canada. The amount of intraprovincial net migration to PEC has also increased in absolute terms over the past eight years, largely from the G.T.H.A. and the G.G.H. Outer Ring, accounting for 41% and 12%, respectively.<sup>[1]</sup> Hastings County also notably comprised 27% of intraprovincial migration to PEC. Interprovincial migration for PEC has steadily decreased, becoming a net negative since 2011, indicating a growing trend of PEC residents migrating outside Ontario. Looking forward, intraprovincial net migration levels are forecast to remain steady for PEC.

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<sup>[1]</sup> Derived from custom order Statistics Canada Migration Flow data by Census Division.



Figure 2-8  
Prince Edward County  
Components of Population Growth, 2001 to 2024



Note: Figures have been rounded. Figures are not adjusted for the residual deviation.  
Source: Statistics Canada Table 17-10-0153-01, Components of Population Change by Census Division, 2021 boundaries, by Watson & Associates Economists Ltd.

Figure 2-9  
Share of Migration from Canadian Census Divisions to Prince Edward County,  
2015 to 2021

Census Division	Share of Migration from Canadian Census Divisions to PEC, 2015 to 2021
G.T.H.A.	41%
G.G.H. Outer-Ring	12%
<b>G.G.H. Total</b>	<b>54%</b>
Ottawa Economic Region	5%
Remaining Ontario	37%
<b>Ontario Total</b>	<b>95%</b>
<b>Outside Ontario</b>	<b>5%</b>
<b>Total</b>	<b>100%</b>

Note: G.T.H.A means Greater Toronto and Hamilton Area.  
G.G.H. means Greater Golden Horseshoe.  
Source: Derived from Statistics Canada custom data, by Watson & Associates Economists Ltd.





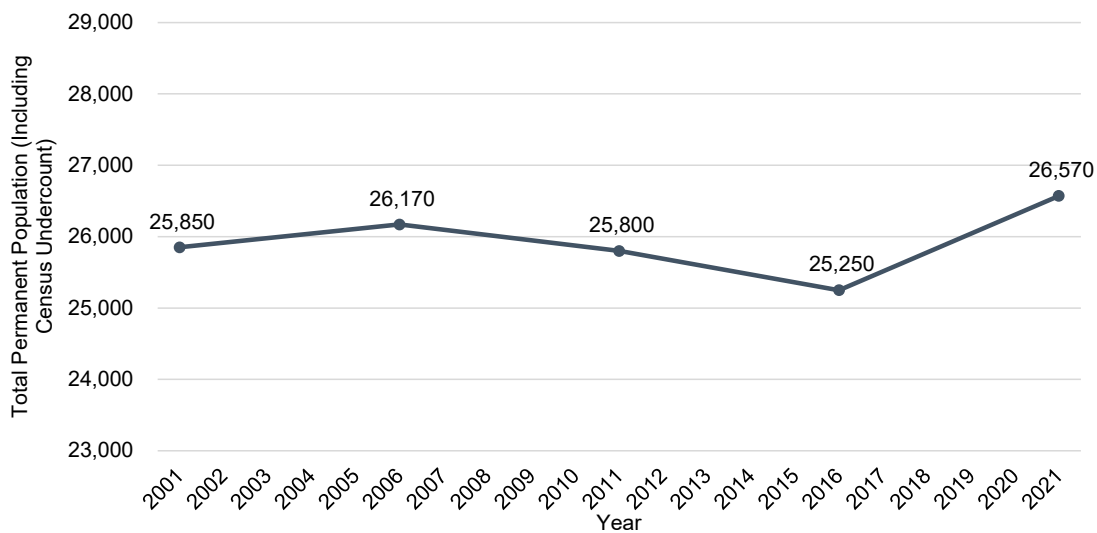
### 3. Prince Edward County Growth Trends

This chapter summarizes historical growth and development trends for PEC that are anticipated to impact the outlook for the County over the next three decades.

#### 3.1 Population Growth Trends

Figure 3-1 summarizes historical permanent population growth trends in PEC from 2001 to 2021. Over the past two decades, the permanent population has increased from 25,850 to 26,570. Notably, all population growth in PEC during this period occurred between 2016 and 2021, while the County experienced a population decline between 2006 and 2016. Most recently, the Statistics Canada postcensal population estimates from 2021 to 2024 illustrate moderating growth compared to the most recent five-year Census period).<sup>[1]</sup>

Figure 3-1  
Prince Edward County  
Population Growth Trends, 2001 to 2021



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

<sup>[1]</sup> Statistics Canada Postcensal Estimates from Statistics Canada, Table 17-10-0155-01.



## 3.2 Recent Residential Housing Development Trends

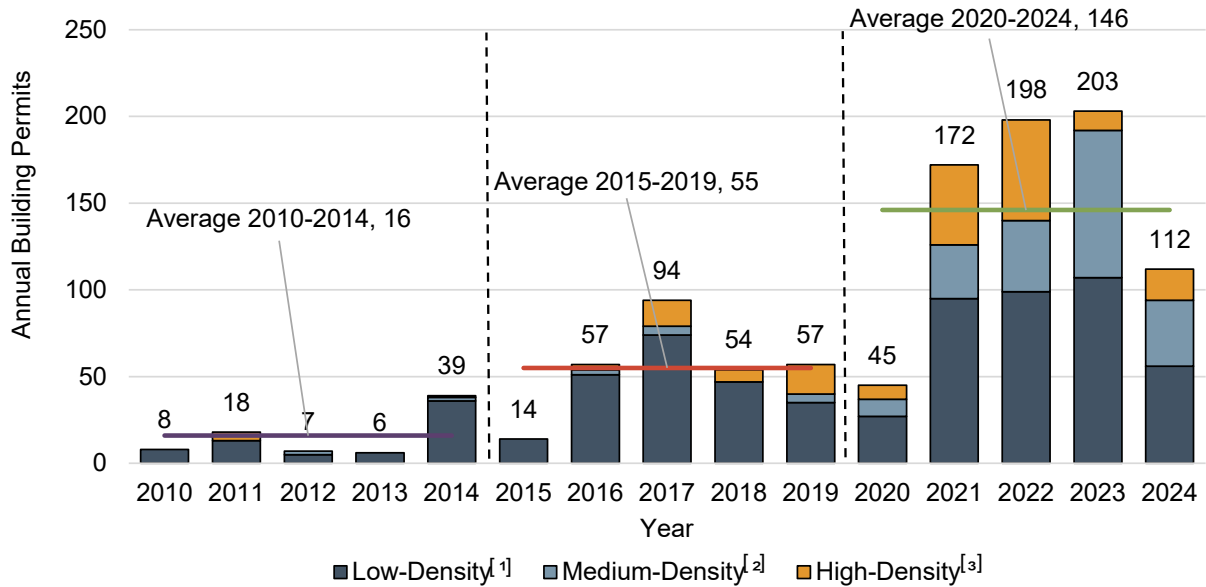
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Figure 3-2 3-2 summarizes total residential building permits (new units only) by structure type (i.e., dwelling density type) between 2010 and 2024 within PEC. Key findings are as follows:

- Over the 2010 to 2014 period, PEC averaged 16 new residential building permits per year. This annual average increased to 55 permits per year in the 2015 to 2019 period and further increased to 146 permits per year in the latest 2020 to 2024 period. These residential building permit trends suggest that relatively stronger housing demand in PEC has been sustained over the past decade.
- New residential permit activity showed a pronounced increase between 2021 and 2023 during the COVID-19 pandemic; however, recent housing demand has moderated in accordance with 2024 residential building permit activity.
- Historically, development activity has been largely dominated by low-density units; however, since 2017, the County has also experienced an increase in medium- and high-density development.
- Over one-third (39%) of housing growth from 2010 to 2024 has been in Picton.
- Statistics Canada building permit data for January to November 2025 shows 74 units were built in PEC, indicating further decline in permit activity from 2024.



Figure 3-2  
County of Prince Edward  
Housing Growth by Structure Type, 2010 to 2024



[1] Includes single and semi-detached houses.

[2] Includes row townhouses, back-to-back townhouses, and apartments in duplexes.

[3] Includes stacked townhouses, and bachelor, 1-bedroom, and 2-bedroom+ apartment units.

[3] Includes self-contained living accommodations such as apartments and small residential units that are located on a property that have a separate main residential unit.

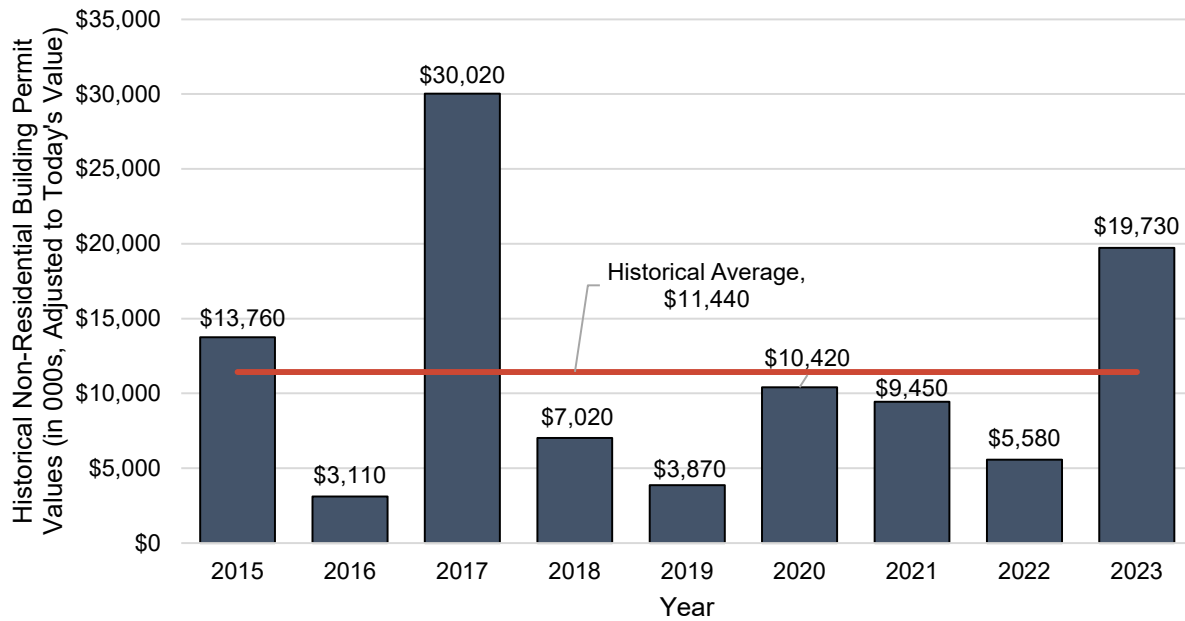
Source: County of Prince Edward building permit data, summarized by Watson & Associates Economists Ltd.

### 3.3 Recent Non-Residential Development Trends

Over the 2015 to 2023 period, PEC averaged \$11,440,000 of non-residential development activity from issued building permits annually, as summarized in Figure 3-3. The County experienced relatively strong non-residential development between 2015 and 2023.



Figure 3-3  
Prince Edward County  
Total Annual Non-Residential Construction Values, 2015 to 2023



Source: Derived from Statistics Canada building permit value data by Watson & Associates Economists Ltd.



## 4. Prince Edward County Population, Housing, and Employment Forecast

This chapter provides three long-term population and employment growth forecasts for PEC to 2051, including a Low, Medium, and High Growth Scenario. Each of these long-range growth scenarios is premised on varying economic and demographic assumptions for the Province, Eastern Ontario, and the County, which are briefly discussed below. A number of macro-economic, regional, and local factors were considered in establishing the near- and longer-term updated Low, Medium, and High Growth Scenarios for the County, which are discussed below. An updated housing forecast by structure type has also been also provided.

### 4.1 Factors Contributing to Long-Term Population and Employment Growth in Prince Edward County

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#### 4.1.1 Regional and Local Growth Drivers

As previously identified in Chapters 1 and 2, macro-economic, demographic, and real estate market conditions have evolved considerably since the completion of the previous 2023 Prince Edward Growth Study and the 2024 Prince Edward County/Hastings County Region, Regional Growth Analysis studies.<sup>[1],[2]</sup> Notwithstanding these evolving trends and conditions, the broad drivers previously identified by Watson that were anticipated to support a higher rate of long-term population and employment growth for the County continue to be relevant today. These key macro-economic and regional growth drivers include:

- **The long-term population growth outlook for Eastern Ontario, including PEC, has increased relative to historical population growth levels achieved over the past 20 years.**
  - The M.O.F. population projections for Eastern Ontario have consistently increased from an annual growth rate of 0.8% to 1.5% from the 2019 to

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<sup>[1]</sup> The Corporation of the County of Prince Edward Growth Study, Final Report, April 13, 2023, by Watson & Associates Economists Ltd.

<sup>[2]</sup> Prince Edward County/Hastings County Region, Regional Growth Analysis, Final Report, November 27, 2023 (Amended March 28, 2024), by Watson & Associates Economists Ltd.



2024 releases. It is noted that the 2025 interim population projections for Ontario were reduced by approximately 6% relative to the 2024 M.O.F. projections for Ontario. Accordingly, it is anticipated that the updated long-term growth outlook for Eastern Ontario will be moderately reduced when the 2025 M.O.F. population projections are updated later this year (revised M.O.F. population projections are anticipated to be provided in the latter half of 2025). Notwithstanding the recent downward adjustments to the provincial population growth outlook, the long-term population growth outlook for Eastern Ontario is anticipated to remain well above the historical growth rates achieved over the past two decades. Refer to Appendix B for additional details.

- Intra-provincial migration represented the largest component of net migration to the County between 2001 and 2024, with over half (54%) coming from the G.G.H.<sup>[1]</sup> Refer to Appendix B for additional details.
- **The recent strength in the County’s population growth rate is not simply a near-term impact of COVID-19.**
  - Similar to the broader economic region, PEC has experienced relatively stronger permanent population growth over the past seven years when compared to longer-term historical trends over the past several decades. The relatively higher population growth experienced in recent years has been largely fuelled by outward growth pressure associated with the Baby Boom<sup>[2]</sup> generation and, to a lesser extent, younger generations largely from the G.G.H., the G.T.H.A., and the Greater Ottawa Area.
  - Between 2020 and 2022, the permanent population growth rate across the County was further accelerated at the onset of COVID-19, fuelled by ultra-low interest rates combined with increased opportunities for remote work/ hybrid work and the reconsideration by some Ontario residents to trade “city lifestyles” for “smaller town living.”
  - It is recognized that the longer-term population and employment growth potential for the County will be heavily dependent on the sustained economic growth potential of PEC and the broader economic region. As such, it is important not to overstate the near-term impacts of COVID-19 on housing demand in the County over the long term; however, it is

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<sup>[1]</sup> Intraprovincial net migration includes in-migration less out-migration to Prince Edward County from elsewhere within the Province of Ontario.

<sup>[2]</sup> Generally defined as people born between 1946 and 1964.



recognized that the long-term growth outlook for the County and surrounding region has strengthened.

- **The growing regional and local economy continues to be an important driver of long-term population and housing growth in PEC.**
  - The existing employment base in PEC and the surrounding commuter-shed is concentrated in a number of export-based and community-based employment sectors that provide growing local employment opportunities to existing residents and newcomers to the County.
  - The employment base of this economic region is particularly concentrated in manufacturing, construction, agriculture, retail, wholesale trade, health care and social services, education, and agriculture. Many of these sectors are anticipated to represent the fastest growing segments of the regional economy; however, it is also noted that a number of emerging knowledge-based sectors are also anticipated to experience steady employment growth over the next several decades.
- **The County's employment base is also highly concentrated in the creative class economy, including, but not limited to, people engaged in arts and culture as artists, performers, writers, designers, and photographers.**
  - The County also has a rich history as a tourist destination.<sup>[1]</sup> Access to recreational amenities associated with the Lake Ontario shoreline, inland lakes, natural heritage (including Sandbanks Provincial Park) and the rural countryside represents a key draw to the County with respect to permanent residents, second-home owners (i.e., cottages), and day trippers/short-term visitors.
  - Work at home employment in PEC is also expected to steadily increase, driven by continued opportunities in the knowledge-based and creative-class economy. This creates opportunities for lifestyles that will allow residents to work from home, including the younger workforce and an aging labour force.

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[1] Prince Edward County | Destination Ontario. Visit The County | Prince Edward County.



- **PEC’s vibrant urban communities, rural villages, and surrounding rural areas represent a distinct draw to this area.**
  - The County’s unique and vibrant urban and rural landscapes form a large part of the foundation that creates the “quality of place” that continues to attract new permanent residents and second-home owners to this area.
  - The County is rich in architectural heritage with numerous historic homes, mills, barns, historic train stations, bridges, places of worship, and other buildings. The County offers a broad range of entertainment and dining options, including numerous wineries and breweries. Many social events and festivals are held regularly across the County, which attracts a growing number of people (both residents and visitors) to PEC every year.

These attributes make the County an attractive destination for residents across various age groups, including retirees, empty nesters and, to a lesser extent, younger generations such as Millennials and Generation Z. The quality-of-life attributes outlined above also make PEC a particularly attractive location for small and mid-sized business operations.

#### ***4.1.2 Water and Wastewater Servicing Constraints***

Municipal water and wastewater servicing capacity is an important factor that impacts the amount and type of future growth potential, specifically within the municipally serviced urban settlement areas in PEC. The near-term population, housing, and employment growth forecasts for the County are considerate of the availability of existing municipal water and wastewater servicing capacity and potential long-term solutions to overcome these identified constraints (where identified) based on discussions with PEC staff. Under each of the growth scenarios, it is recognized that the County’s near-term population and employment growth potential within its municipally serviced urban areas of Picton and Wellington is anticipated to be limited, due to identified constraints in municipal water and wastewater servicing. It is assumed that these constraints will be overcome through expansions and upgrades to infrastructure, which are anticipated to be completed by 2031.

#### ***4.1.3 Long-Term Population Growth Scenarios***

Building on the key assumptions discussed above, three long-term permanent population forecasts have been prepared for PEC. Figure 4-1 illustrates the County’s Low, Medium, and High Population Growth Scenarios over the 2021 to 2051 forecast

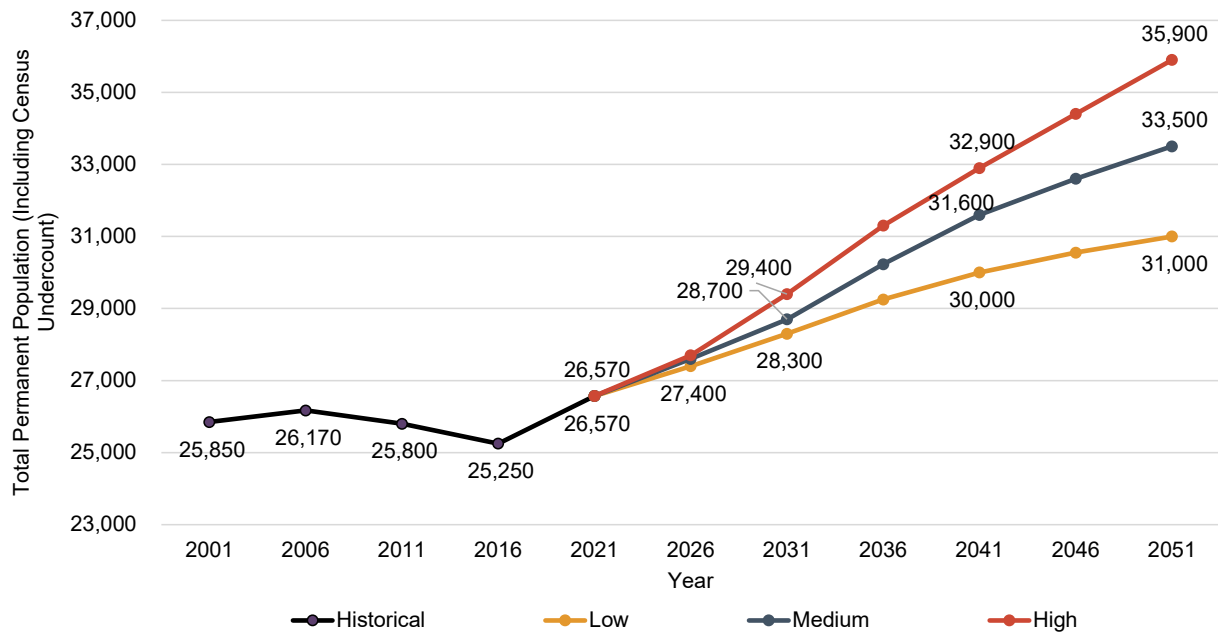


period relative to historical population between 2001 and 2021. Key observations are as follows:

- The **Low Population Growth Scenario** forecasts that the County will increase at an average annual growth rate of 0.5% per year, increasing to 31,000 people by 2051. The Low Population Growth Scenario reflects a more moderate population and economic growth outlook for the Province, the regional economy, and the County.
- The **Medium Population Growth Scenario** assumes that the County's permanent population will increase to 33,500 by 2051, representing an average annual growth rate of 0.8% per year. Comparably, the 2025 M.O.F. population forecast for PEC is 31,000 as of 2051.
- The **High Population Growth Scenario** assumes that the County's population is forecast to grow at an average annual rate of 1.0% per year, increasing to 35,900 by 2051. This is the Recommended Population Growth Scenario, reflecting a market-based forecast, factoring in the regional and local growth drivers outlined above.



Figure 4-1  
Prince Edward County  
Long-Term Permanent Population Forecast Scenarios, 2021 to 2051



Note: Permanent population includes Census undercount estimated at 3.4%.

Source: Historical data from Statistics Canada, 2001-2021. Forecasts prepared by Watson & Associates Economists Ltd.

Each of the population growth scenarios provided in Figure 4-1 indicate that the long-term population growth outlook for PEC will be strong relative to population growth trends the County has experienced over the past two decades. Of the three long-term population growth scenarios prepared, the High Population Growth Scenario is the recommended forecast for the County for the following reasons:

1. It represents a reasonable rate of future population growth, considering recent and forecast immigration levels expected for Canada and Ontario over the next several years, and the longer-term population growth forecasts for Eastern Ontario and the Province. As previously noted, continued outward growth pressure from the G.G.H. and, to a lesser extent, the Greater Ottawa Area will continue to represent the largest driver of population growth for PEC.
2. The anticipated population growth in PEC will continue to require strong levels of net migration to offset the downward pressure on the population base due to the aging population. Forecast near- and long-term trends in net migration are



considered reasonable within the context of broader regional forecast population growth trends and the identified regional and local growth drivers identified above.

3. The forecast level of annual housing development required to accommodate the recommended high population growth forecast for PEC represents a positive shift in relation to historical trends and aligns well with anticipated market demand and housing supply opportunities.

## 4.2 Long-Term Reference Housing Forecast

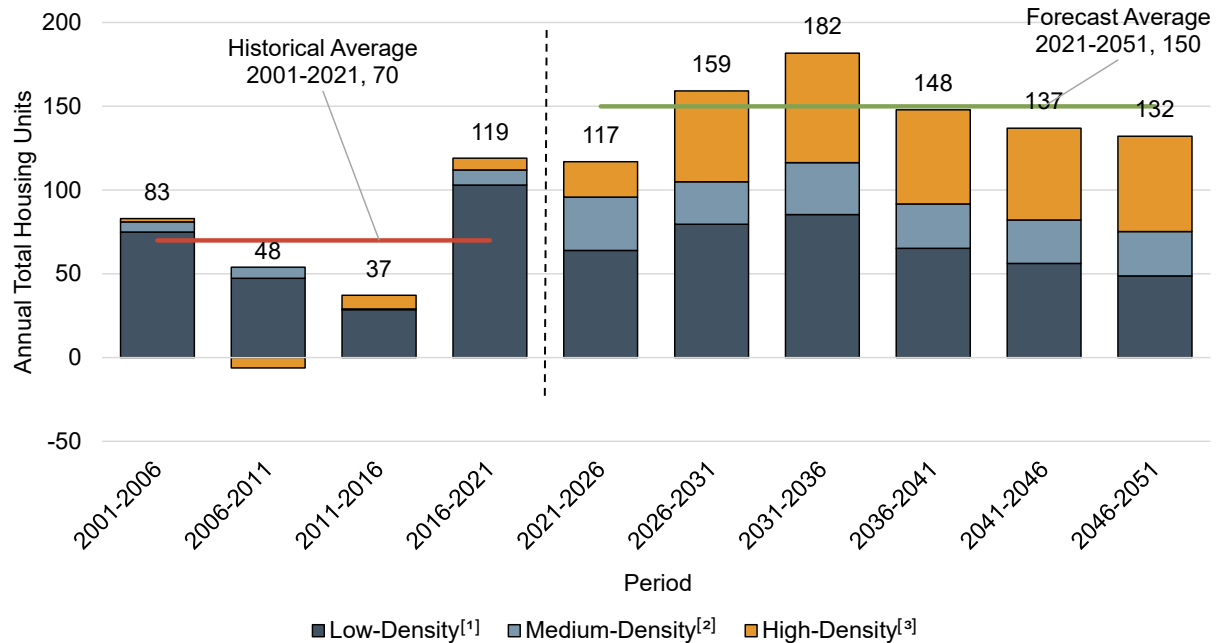
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Figure 4-2 summarizes the PEC permanent housing forecast by structure type (i.e., low density, medium density, and high density) between 2021 and 2051 for the Recommended High Population Growth Scenario. Key observations are as follows:

- The Recommended High Population Growth Scenario represents an increase to an average of approximately 150 housing units per year between 2021 and 2051.
- Housing growth from 2026 to 2031 reflects servicing capacity constraints in Picton and Wellington. The 2031 to 2036 period is forecast to generate the strongest housing growth over the next three decades as expansions and upgrades to servicing infrastructure are expected to be completed by 2031.
- During the latter half of the forecast period, the rate of housing growth is forecast to moderate, largely as a result of the aging of the regional population and labour force base, which is anticipated to have a downward impact on long-term population growth and housing demand within the County.
- Over the forecast period, new residential development in the County is anticipated to shift towards medium- and high-density housing forms. This shift in dwelling type preferences is expected to be driven largely by demographics (i.e., aging of the population), and reduced housing affordability, when compared to the previous two decades.



Figure 4-2  
Prince Edward County  
Long-Term Permanent Housing Forecast, 2021 to 2051



[1] Includes single and semi-detached houses.

[2] Includes row townhouses, back-to-back townhouses, and apartments in duplexes.

[3] Includes stacked townhouses, and bachelor, 1-bedroom, and 2-bedroom+ apartment units.

[3] Includes self-contained living accommodations such as apartments and small residential units that are located on a property that have a separate main residential unit.

Source: Historical data from Statistics Canada, 2001-2021. Forecasts prepared by Watson & Associates Economists Ltd.

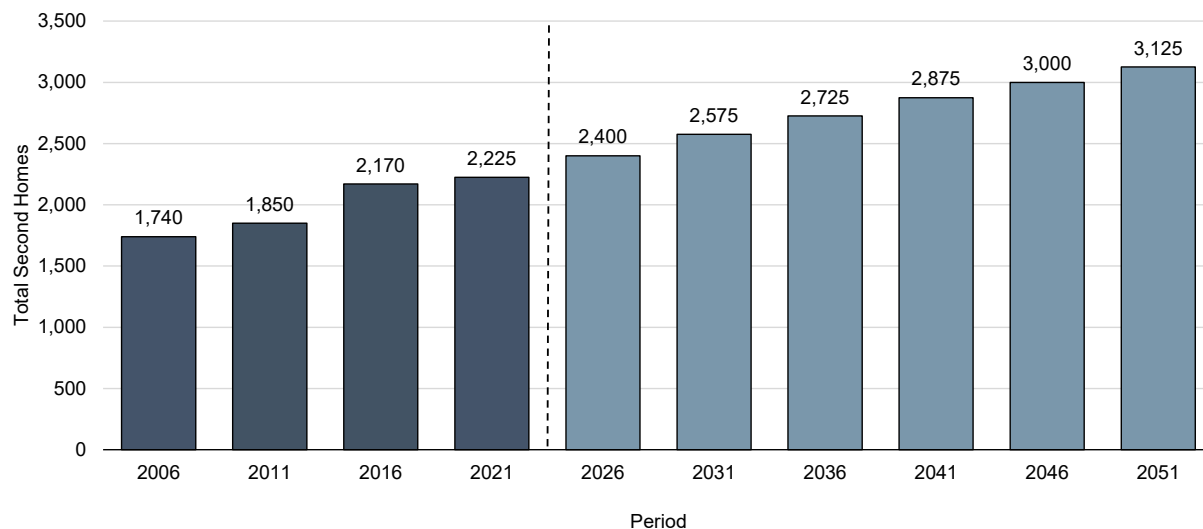
### 4.3 Second Home (Seasonal) Housing Forecast

The County has a sizable second home base, which is estimated at approximately 8,000 second home residents and 2,200 second home dwellings as of 2021. As previously discussed in subsection 4.1.1, market demand for recreational and resort-type development is forecast to be strong for many communities across Ontario that offer waterfront access, water views, and/or access to recreational amenities. Given the attributes of PEC and its access to recreational amenities, future demand for recreational and resort-type housing is forecast to be strong for the community, largely driven by demand from G.G.H. residents and, to a lesser extent, the Greater Ottawa Area. Based on market trends and supply opportunities, PEC is forecast to



accommodate an additional 900 second-home dwellings and 2,700 second-home residents from 2021 to 2051, as illustrated in Figure 4-3.

Figure 4-3  
Prince Edward County  
Second Home Dwelling Forecast, 2021 to 2051



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

## 4.4 Total Population and Housing Forecast

Reflecting both permanent and the second home population and dwellings, Figure summarizes the total population and housing forecast for PEC for the Recommended High Population Growth Scenario. Key observations include the following:

- The County's total population is expected to increase by 12,700 permanent and second-home residents from 34,700 in 2021 to 47,300 in 2051. This translates to an annual population growth rate of 0.9% from 2021 to 2051.
- Total housing is expected to expand from approximately 13,500 in 2021 to 18,800 in 2051, an increase of 5,300 total units or 176 units annually over the 30-year period.



Figure 4-4  
Prince Edward County  
Total Population and Dwelling Units Forecast, 2021 to 2051

Year	Permanent Population (Including Census Undercount)	Second Home Population	Total Permanent and Second Home Population	Permanent Households	Second Homes	Total Permanent Households and Second Homes
<i>Mid-2021</i>	26,570	8,100	33,800	11,330	2,230	13,560
<i>Mid-2026</i>	27,700	8,700	35,500	11,920	2,400	14,320
<i>Mid-2031</i>	29,400	9,400	37,800	12,710	2,580	15,290
<i>Mid-2036</i>	31,300	9,900	40,200	13,620	2,730	16,350
<i>Mid-2041</i>	32,900	10,500	42,300	14,360	2,880	17,240
<i>Mid-2046</i>	34,400	10,900	44,200	15,050	3,000	18,050
<i>Mid-2051</i>	35,900	11,400	46,100	15,710	3,130	18,830

Note: Population includes net Census undercount of approximately 3.4%.

Source: Historical data from Statistics Canada, 2021. Forecasts prepared by Watson & Associates Economists Ltd.

## 4.5 Long-Term Employment Growth Scenarios

Three long-term employment growth scenarios have been developed for the County for the 2025 to 2051 forecast period, as shown in Figure 4-5. A range of assumptions were considered when generating these scenarios, such as forecast changes in the employment activity rate (ratio of jobs to population), macro-economic trends in key export-based employment sectors, and growth in population-related employment sectors, largely driven by continued population growth in PEC.<sup>[1]</sup>

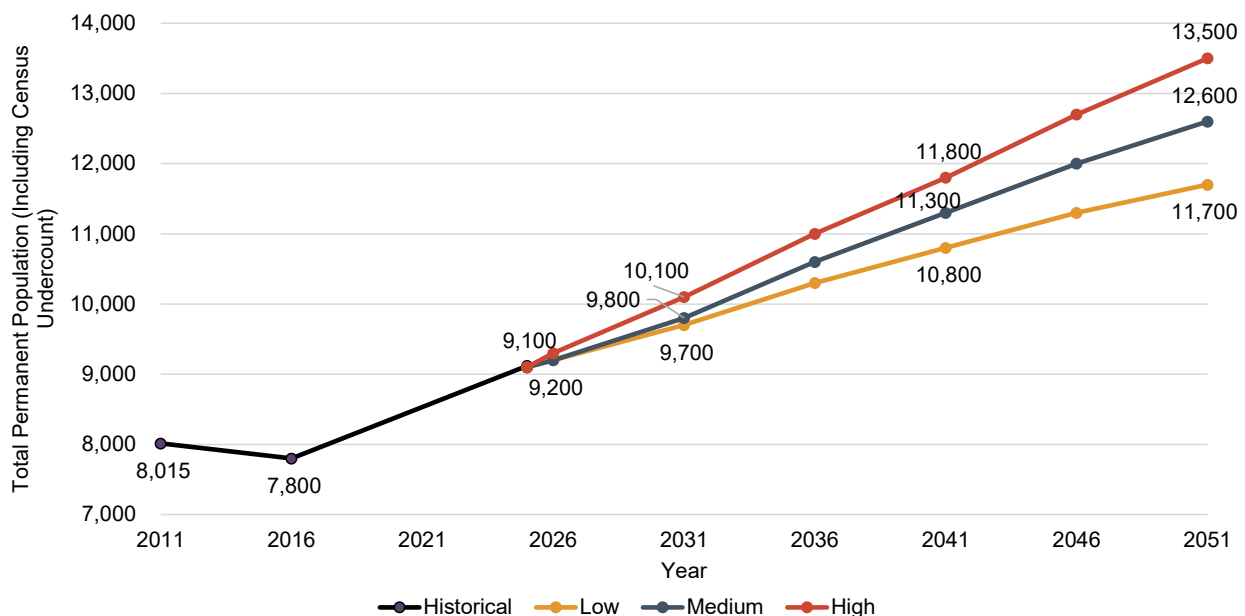
- The **Low Employment Growth Scenario** forecasts that PEC's employment base will grow at a rate of 1.0% per year. Under this scenario, the employment base is forecast to increase modestly between 2025 and 2051 by approximately 2,600 jobs, from 9,100 to 11,700.

<sup>[1]</sup> Export-based employment sectors include construction, agri-business, and small-scale manufacturing, among others. Population-related employment includes health and social services; retail; accommodation and food services; professional, scientific and technical services; etc. Forecast job growth is also anticipated to be accommodated through home occupations, home-based businesses, and off-site employment.



- The **Medium Employment Growth Scenario** anticipates that PEC’s employment is forecast to grow at an average annual rate of 1.3%. Under this scenario, the County’s employment base is forecast to increase by approximately 3,500 jobs, rising from 9,100 in 2025 to 12,600 by 2051.
- The **Recommended (High) Employment Growth Scenario** assumes that employment in the County is expected to increase at a rate of 1.5% annually between 2025 and 2051. Under this scenario, the County’s employment base is expected to increase between 2025 and 2051 by approximately 4,400 jobs, from 9,100 to 13,500.

Figure 4-5  
Prince Edward County  
Long-Term Total Employment Forecast Scenarios, 2025 to 2051



Note: Total employment includes “work at home” and “no fixed place of work.”  
Source: Historical data from Statistics Canada, 2001-2016. Figures for 2025 derived from custom order Statistics Canada building permit data. Forecast prepared by Watson & Associates Economists Ltd.

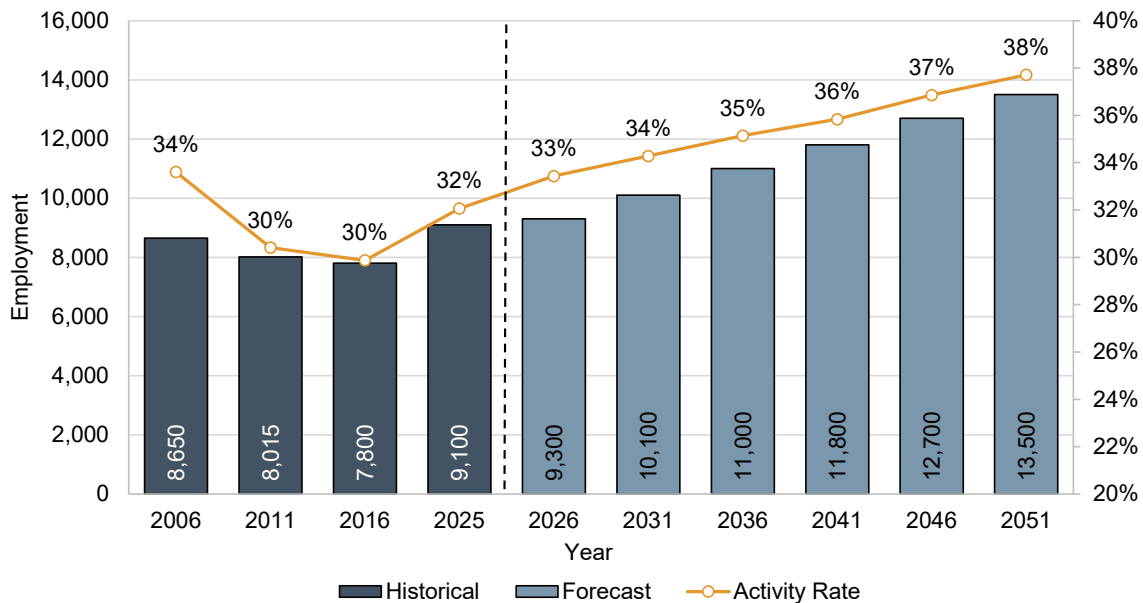
## 4.6 Reference Employment Forecast Observations

As shown in Figure 4-6, under the Recommended High Employment Growth Scenario, the County’s employment activity rate is expected to increase from 32% in 2025 to 38%



by 2051.<sup>[1]</sup> This results in a total employment increase of 4,400 jobs, which represents an annual growth rate of 1.5% or 170 jobs per year from 2025 to 2051.

Figure 4-6  
Prince Edward County  
Historical and Recommended High Growth Scenario Employment Forecast,  
2006 to 2051



Note: Employment figures include “work at home” and “no fixed place of work.”  
Source: Historical data from Statistics Canada, 2001-2016. Figures for 2025 derived from custom order Statistics Canada building permit data. Forecast prepared by Watson & Associates Economists Ltd.

Figure 4-7 illustrates the share of employment growth by major sector over the 2025 to 2051 period. Land-based commercial, industrial, institutional, and primary employment sectors are anticipated to account for approximately 64% of employment growth over the forecast period. Work at home and N.F.P.O.W. employment categories are forecast to comprise the remaining 36% of employment growth. With respect to employment growth by major employment sector, the following observations have been made:

- **Primary Employment** – Employment in the primary sector (i.e., agriculture and other resource-based employment) is anticipated to grow by 31% over the 2025

<sup>[1]</sup> An activity rate is the ratio of jobs to population.



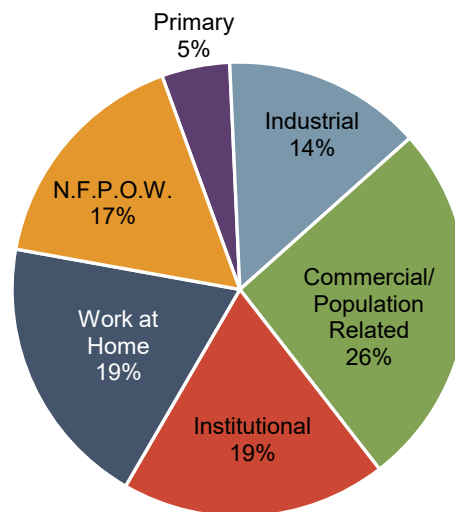
to 2051 period, which represents an increase of 210 jobs and accounts for 6% of total employment growth.

- **Industrial Employment** – Future industrial employment growth in PEC is anticipated to total approximately 620 jobs over the 2025 to 2051 period, accounting for 14% of total employment growth. Industrial employment growth is anticipated to be concentrated in sectors related to construction, small/medium-scale manufacturing, and food processing.
- **Commercial Employment** – Commercial/population-related employment (which includes retail sectors) represents PEC’s largest major sector with respect to total employment growth, and this trend is expected to continue over the forecast. This sector is largely driven by local population growth. Commercial employment growth is forecast to increase by approximately 1,150 jobs over the 2025 to 2051 period, accounting for 26% of total employment growth.
- **Institutional Employment** – PEC is anticipated to experience an employment increase in the institutional sector of 830 jobs from 2025 to 2051 (19% of total employment growth), which will be largely driven by population growth. This includes employment growth in education, health and social services, and other institutional facilities (i.e., cultural, religious). The County is expected to experience an increase in seniors’ health facilities/services, including retirement homes and assisted living facilities, and other institutional-related development due to a growing but aging population base.
- **Work at Home** – In addition to reviewing employment trends by usual place of work, consideration has also been given to the employment outlook in PEC for employees who work at home (excluding hybrid employment). Over the forecast period, work at home employment in the County is expected to expand by 860 jobs, accounting for 19% of total employment growth. The increase in jobs is driven by forecast growth in the knowledge-based and creative-class economy and will be facilitated by opportunities related to telecommuting and increased technology. Demographics also play a role in the employment outlook for work at home employment. As the County’s population and labour force continue to age, it is 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.
- **No Fixed Place of Work** – This type of employment is forecast to steadily increase in PEC over the long term, largely driven by steady employment growth in the construction, and transportation and warehousing sectors. Over the



forecast period, N.F.P.O.W. employment is expected to expand by approximately 730 jobs, representing 17% of the total employment growth.

Figure 4-7  
Prince Edward County  
Share of Employment Growth, 2025 to 2051



Notes:

- Numbers may not add due to rounding.
- Employment figures include “work at home” and “no fixed place of work.”

Source: Watson & Associates Economists Ltd.



## 5. Population, Housing, and Employment Growth Allocations by Geographic Area

The following chapter provides a summary of forecast population, housing, and employment growth by settlement area and rural area within the County to 2051 for the Recommended High Growth Scenarios presented in Chapter 4. Detailed tables are also provided in Appendix C.

### 5.1 Growth Allocation Approach

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The following supply and demand factors have been considered in establishing the residential and non-residential allocation for the County.

#### Local Demand Factors

- Historical population, housing, and employment trends based on recent Statistics Canada (Census) data by urban settlement area and remaining rural area.
- A review of recent residential and non-residential building permit activity by housing structure type by urban settlement area and remaining rural area.
- Forecast housing market demand by major demographic groups, including young adults, families, and empty nesters/seniors.

#### Local Supply Factors

- Supply of potential future housing stock in the development approvals process by housing structure type and approval status.
- Consideration of water and wastewater servicing capacity and potential long-term solutions to overcome constraints (where identified) based on ongoing discussions with staff.
- Provincial and County planning policy direction regarding urban and rural development.



## 5.2 Population and Housing Growth Allocations

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Figures 5-1 and 5-2 summarize the allocation of permanent population and housing growth by settlement area and rural area over the 2021 to 2051 period for the Recommended High Growth Scenario. Key observations include the following:

- Over the forecast period, PEC's fully serviced urban areas (i.e., Picton and Wellington) are anticipated to account for 70% (8,600 people) of the County's total permanent and second-home population growth from 2021 to 2051. The remaining 30% (3,700 people) of total population growth is expected to occur in the County's other urban areas (water serviced only) and rural areas.
- Over the 2021 to 2051 period, 77% (4,100 units) of PEC's total housing growth is expected to be accommodated in fully serviced urban areas (i.e., Picton and Wellington). The remaining 23% (1,200 units) of housing growth is expected to occur in the County's other urban areas (water serviced only) and rural areas.
- Picton's total population and housing units are expected to increase by 5,000 (41%) and 2,400 (45%), respectively. Wellington's total population and housing units are forecast to increase by 3,400 (30%) and 1,700 (32%), respectively.



Figure 5-1  
Prince Edward County  
Population Growth by Geographic Area, 2021 to 2051

Geographic Location	Permanent Population	Second-Home Population	Total Population
Picton	4,980	50	5,020
Wellington	3,420	200	3,620
Urban Sub-total (Fully Serviced)	8,400	250	8,650
Bloomfield	60	10	70
Rossmore	20	5	25
Consecon	120	5	125
Ameliasburgh	30	5	35
Urban Sub-total (Water Only)	230	20	250
Rural	390	3,010	3,400
<b>Prince Edward County</b>	<b>9,030</b>	<b>3,280</b>	<b>12,300</b>

Notes:

- Permanent population includes institutional.
- Figures may not sum precisely due to rounding.
- Population includes net Census undercount of approximately 3.4%.

Source: Watson & Associates Economists Ltd.



Figure 5-2  
Prince Edward County  
Housing Growth by Geographic Area, 2021 to 2051

Geographic Location	Permanent Housing	Second-Home Dwellings	Total Permanent + Second-Home Housing
Picton	2,380	15	2,395
Wellington	1,635	55	1,690
Urban Sub-total (Fully Serviced)	4,015	70	4,085
Bloomfield	30	5	35
Rossmore	15	0	15
Consecon	45	0	45
Ameliasburgh	15	0	15
Urban Sub-total (Water Only)	100	10	110
Rural	260	825	1,085
<b>Prince Edward County</b>	<b>4,375</b>	<b>900</b>	<b>5,275</b>

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

### 5.3 Employment Growth Allocations

Figure summarizes the employment forecast by settlement area and rural area from 2025 to 2051 under the Recommended High Employment Growth Scenario. The key observations include the following:

- Of the County’s total employment growth, 72% (3,200 jobs) is expected to occur in the fully serviced urban areas.
- Picton is anticipated to account for 46% (2,000 jobs) while Wellington is expected to account for 26% (1,000 jobs) of the County’s employment growth to 2051.
- The remaining 28% (1,300 jobs) of employment growth is anticipated to be in rural areas (25%) and urban areas serviced by water only (3%).



Figure 5-4  
Prince Edward County  
Employment Growth by Geographic Area, 2025 to 2051

Geographic Location	Total Employment Growth 2025 to 2051
Picton	2,020
Wellington	1,170
Urban Sub-total (Fully Serviced)	3,190
Bloomfield	50
Rossmore	10
Consecon	40
Ameliasburgh	20
Urban Sub-total (Water Only)	120
Rural	1,110
<b>Prince Edward County</b>	<b>4,420</b>

Notes:

- Total employment metrics include “work at home” and “no fixed place of work.”
- Figures may not sum precisely due to rounding.

Source: Watson & Associates Economists Ltd.



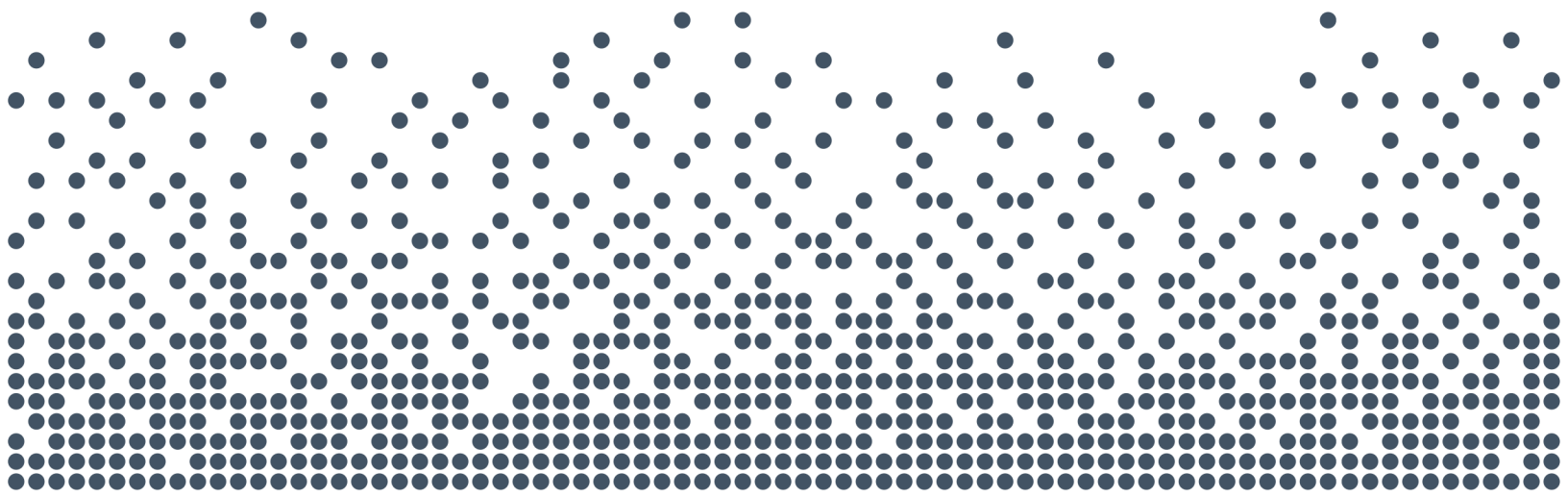
## 6. Conclusions

This report provides a summary of the key findings associated with the PEC long-term population, housing, and employment forecast. The forecast has been provided within the context of regional economic conditions and key growth assumptions, as well as region-wide and local development trends. These findings identify the following:

- The longer-term population growth outlook for the Province remains strong; however, recent forecasts have been moderated due to reduced federal immigration targets.
- The long-term population growth outlook for Eastern Ontario remains strong; however, the 2025 M.O.F. forecast for this Ontario sub-region has been slightly lowered due to the reduced federal immigration targets.
- Recent demographic and housing data, combined with near-term economic headwinds due to ongoing U.S. protectionist measures (i.e. tariffs), suggest a slowing provincial/regional housing market and outlook over the next 5 years compared to the 2023 growth forecast for PEC.
- The communities of Picton and Wellington face municipal servicing constraints that are anticipated to potentially limit residential development in these communities over the next several years.
- Over the long-term forecast period, the County is expected to grow to a population of 35,900. This represents an annual growth rate of 1.0%, which is comparatively lower than the annual population growth for Eastern Ontario and the Province as a whole.
- The recommended long-term population growth rate (1.0%) and incremental growth (9,300 people) to 2051 is generally consistent with the previous 2023 Growth Analysis Study for the County under the Medium Growth Scenario. Based on our review of the broad and local growth drivers that are anticipated to influence the County's long-term population and employment growth outlook over the next three decades, it is our opinion that the High Population and Employment Growth Scenarios should be used as the County's recommended long-term growth scenarios for the purposes of long-range planning.
- To achieve this level of forecast population growth, the County will require approximately 150 new housing units per year between 2025 and 2051. The County is also anticipated to accommodate just under 30 new second-home dwellings per year over this long-term period.



- Over the forecast period the County's total employment base is forecast to grow to approximately 12,600 by 2051, representing an increase of just over 3,500 jobs.
- The fully serviced urban areas of Picton and Wellington are anticipated to account for 77% of the population growth and 72% of the employment growth. The remaining growth is expected to occur in the County's other urban areas (water serviced only) and rural areas.



# Appendices



# Appendix A

## Long-Term Population, Housing and Employment Forecast Approach



# Appendix A: Long-Term Population, Housing, and Employment Forecast Approach

## Long-Term Population and Household Forecast Approach

The population and household forecast methodology adopted for this study is based on a combined approach that incorporates both the traditional “top-down” age cohort forecasting techniques and a “bottom-up” household formation methodology. This comprehensive approach is adopted to ensure that both regional demographic trends and local housing market conditions are adequately assessed in developing the growth potential for PEC.

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

For comparative purposes, the most recent (Fall 2024) Ministry of Finance population projections for PEC have been reviewed and assessed. Historical and forecast population trends are also considered at the regional and provincial levels relative to the County, in accordance with historical Census data and approved forecasts. This analysis provides further insight into the potential share of population growth in the County relative to the broader regional market area.

Building on the above analysis, three 30-year population forecasts for Prince Edward County have been prepared based on varying growth rate assumptions. Accordingly, County-wide total housing growth has been generated from the population forecasts by major age group using a headship rate forecast.

A key assumption regarding the housing forecast relates to projected trends in average household occupancy or average persons per unit. As the population in PEC ages over time, the average persons per unit across the County is forecast to decline. Forecast timing of growth and location of growth considered servicing constraints over the near-term period to 2031. Forecast trends in households by type (i.e., singles/semi-detached, townhouses, and apartments) have been developed based on a range of supply and demand factors.



## **Long-Term Employment Forecast Approach**

Population growth is anticipated to drive the demand for population-related commercial and institutional employment in PEC. New residential and population-related development will also drive demand within the construction sector and influence investment across certain industrial sectors that are more closely driven by regional population growth (e.g., wholesale trade).

Most industrial and primary employment (export-based employment), however, is not closely linked to population growth. Employment within these sectors 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.

Based on the above approach, three 30-year employment forecasts for the County have been prepared in alignment with the population and housing forecasts discussed above.



# Appendix B

## Recommended (High) Growth Forecast Scenario Details



# Appendix B: Recommended (High) Growth Forecast Scenario Details

Figure B-1  
Prince Edward County  
High Population and Housing Growth Scenario, 2021 to 2051

Year		Permanent Population (Including Census Undercount)	Excluding Census Undercount					Housing Units							Permanent Person Per Unit (P.P.U.)	Permanent + 100% Second Home Person Per Unit (P.P.U.)	
			Permanent Population <sup>[1]</sup>	Institutional Population	Permanent Population Excluding Institutional <sup>[1]</sup>	Second Home Population	Total Permanent and Second Home Population	Singles & Semi-Detached	Multiples <sup>[2]</sup>	Apartments <sup>[3]</sup>	Other	Total Households	Second Homes	Total Households w/ Second Homes			Equivalent Institutional Households
Historical	Mid 2006	26,350	25,500	740	24,760	6,320	31,820	9,150	310	750	110	10,310	1,740	12,050	670	2.47	2.64
	Mid 2011	26,110	25,260	650	24,610	6,730	31,990	9,340	340	710	150	10,550	1,850	12,400	590	2.39	2.58
	Mid 2016	25,570	24,740	640	24,100	7,900	32,640	9,460	350	760	180	10,740	2,170	12,910	580	2.30	2.53
	Mid 2021	26,570	25,700	520	25,190	8,100	33,800	9,990	390	790	160	11,330	2,230	13,560	470	2.27	2.49
Forecast	Mid 2026	27,700	26,800	520	26,300	8,700	35,500	10,310	550	900	160	11,920	2,400	14,320	470	2.248	2.48
	Mid 2031	29,400	28,400	540	27,900	9,400	37,800	10,710	680	1,170	160	12,710	2,580	15,290	490	2.234	2.47
	Mid 2036	31,300	30,300	570	29,700	9,900	40,200	11,140	830	1,490	160	13,620	2,730	16,350	520	2.225	2.46
	Mid 2041	32,900	31,800	630	31,200	10,500	42,300	11,460	960	1,780	160	14,360	2,880	17,240	550	2.214	2.45
	Mid 2046	34,400	33,300	660	32,600	10,900	44,200	11,740	1,090	2,050	160	15,050	3,000	18,050	570	2.213	2.45
	Mid 2051	35,900	34,700	690	34,000	11,400	46,100	11,990	1,230	2,330	160	15,710	3,130	18,830	600	2.209	2.45
Incremental	Mid 2006 - Mid 2011	-240	-240	-90	-150	410	170	190	30	-40	40	240	110	350	-80		
	Mid 2011 - Mid 2016	-540	-520	-10	-510	1,170	650	120	10	50	30	190	320	510	-10		
	Mid 2016 - Mid 2021	1,000	960	-120	1,090	200	1,160	530	40	30	-20	590	60	650	-110		
	Mid 2021 - Mid 2026	1,130	1,100	0	1,110	600	1,700	320	160	110	0	590	170	760	0		
	Mid 2021 - Mid 2031	2,830	2,700	20	2,710	1,300	4,000	720	290	380	0	1,380	350	1,730	20		
	Mid 2021 - Mid 2036	4,730	4,600	50	4,510	1,800	6,400	1,150	440	700	0	2,290	500	2,790	50		
	Mid 2021 - Mid 2041	6,330	6,100	110	6,010	2,400	8,500	1,470	570	990	0	3,030	650	3,680	80		
	Mid 2021 - Mid 2046	7,830	7,600	140	7,410	2,800	10,400	1,750	700	1,260	0	3,720	770	4,490	100		
	Mid 2021 - Mid 2051	9,330	9,000	170	8,810	3,300	12,300	2,000	840	1,540	0	4,380	900	5,270	130		

[1] Population excludes net Census undercount of approximately 3.4%.

[2] Includes townhouses and apartments in duplexes.

[3] Includes bachelor, one-bedroom and two-bedroom+ apartments.

Note: Numbers may not add due to rounding.

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



**Figure B-2**  
**Prince Edward County**  
**Recommended High Population and Housing Growth Scenario by Geographic Area, 2021 to 2051**

Development Location	Singles & Semi-Detached	Multiples <sup>[1]</sup>	Apartments <sup>[2]</sup>	Total Residential Units	Second Homes	Total Units Including Seasonal
	A	B	C	D = A + B + C	E	F = D + E
Pictou	780	550	1,050	2,380	15	2,395
Wellington	860	285	495	1,635	55	1,690
<b>Urban Sub-total (Fully Serviced)</b>	<b>1,640</b>	<b>835</b>	<b>1,545</b>	<b>4,015</b>	<b>70</b>	<b>4,085</b>
Bloomfield	30	-	-	30	5	35
Rossmore	15	-	-	15	-	15
Consecon	45	-	-	45	-	45
Ameliasburgh	15	-	-	15	-	15
<b>Urban Subtotal (Water Only)</b>	<b>100</b>	<b>-</b>	<b>-</b>	<b>100</b>	<b>5</b>	<b>110</b>
<b>Rural</b>	<b>260</b>	<b>-</b>	<b>-</b>	<b>260</b>	<b>825</b>	<b>1,085</b>
<b>Prince Edward County</b>	<b>2,000</b>	<b>835</b>	<b>1,545</b>	<b>4,375</b>	<b>900</b>	<b>5,275</b>

Net Population Increase, Excluding Second Home and Institutional	Institutional Population	Second Home Population	Net Population Increase, Including Second Home and Institutional Population
G	H	I	J = G + H + I
4,840	140	45	5,025
3,425	-	200	3,625
<b>8,260</b>	<b>140</b>	<b>250</b>	<b>8,650</b>
55	-	10	65
20	-	5	25
95	30	5	130
30	-	5	35
<b>195</b>	<b>35</b>	<b>20</b>	<b>255</b>
<b>395</b>	<b>-</b>	<b>3,005</b>	<b>3,400</b>
<b>8,850</b>	<b>175</b>	<b>3,275</b>	<b>12,305</b>

[1] Includes townhouses and apartments in duplexes.

[2] Includes bachelor, one-bedroom and two-bedroom+ apartments.

Notes:

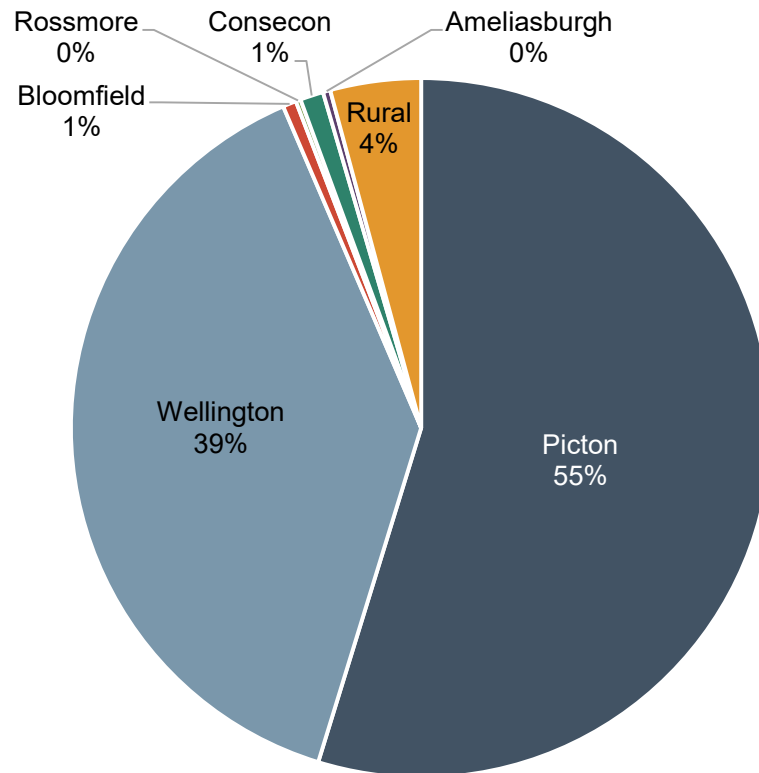
- Numbers may not add due to rounding.

- Population excludes net Census undercount of approximately 3.4%.

Source: Watson & Associates Economists Ltd.



Figure B-3  
Prince Edward County  
Recommended High Growth Scenario, Permanent Population Allocation Shares by Geographic Area, 2021 to 2051



Source: Watson & Associates Economists Ltd.



Figure B-4  
Prince Edward County  
Recommended High Employment Growth Scenario, 2025 to 2051

Period	Population	Employment							
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. <sup>[1]</sup>	Total
<b>Mid-2025</b>	27,400	500	2,000	1,200	2,500	1,400	7,600	1,500	9,100
<b>Mid-2026</b>	27,700	500	2,000	1,300	2,600	1,400	7,800	1,500	9,300
<b>Mid-2031</b>	29,400	600	2,200	1,400	2,800	1,600	8,400	1,600	10,100
<b>Mid-2036</b>	31,300	600	2,300	1,500	3,000	1,700	9,200	1,800	11,000
<b>Mid-2041</b>	32,900	700	2,500	1,600	3,200	1,900	9,900	1,900	11,800
<b>Mid-2046</b>	34,400	700	2,700	1,700	3,400	2,000	10,600	2,100	12,700
<b>Mid-2051</b>	35,900	700	2,800	1,900	3,700	2,200	11,300	2,200	13,500
<b>Mid-2025 - Mid-2051</b>	8,500	200	800	700	1,200	800	3,700	700	4,400

<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:

Population includes net Census undercount of approximately 3.4%.

Numbers may not sum precisely due to rounding.

Source: Watson & Associates Economists Ltd.



Figure B-5  
Prince Edward County  
Recommended High Employment Growth Scenario by Geographic Area, 2025 to 2051

Area	Primary	Work at Home	Industrial	Commercial	Institutional	Total Employment	N.F.P.O.W. <sup>[1]</sup>	Total Employment (Including N.F.P.O.W.)
Picton	-	355	295	665	400	1,710	305	2,015
Wellington	-	215	220	320	235	990	185	1,175
<b>Urban Sub-total (Fully Serviced)</b>	-	<b>575</b>	<b>515</b>	<b>980</b>	<b>635</b>	<b>2,700</b>	<b>490</b>	<b>3,190</b>
Bloomfield	-	10	-	15	10	35	10	45
Rossmore	-	-	-	-	-	10	5	10
Consecon	-	15	-	5	-	20	15	35
Ameliasburgh	-	5	-	10	5	20	5	20
<b>Urban Sub-total (Water Only)</b>	-	<b>35</b>	-	<b>30</b>	<b>20</b>	<b>85</b>	<b>30</b>	<b>115</b>
<b>Rural</b>	<b>215</b>	<b>250</b>	<b>110</b>	<b>145</b>	<b>180</b>	<b>900</b>	<b>215</b>	<b>1,115</b>
<b>Prince Edward County</b>	<b>215</b>	<b>860</b>	<b>625</b>	<b>1,155</b>	<b>835</b>	<b>3,685</b>	<b>735</b>	<b>4,425</b>

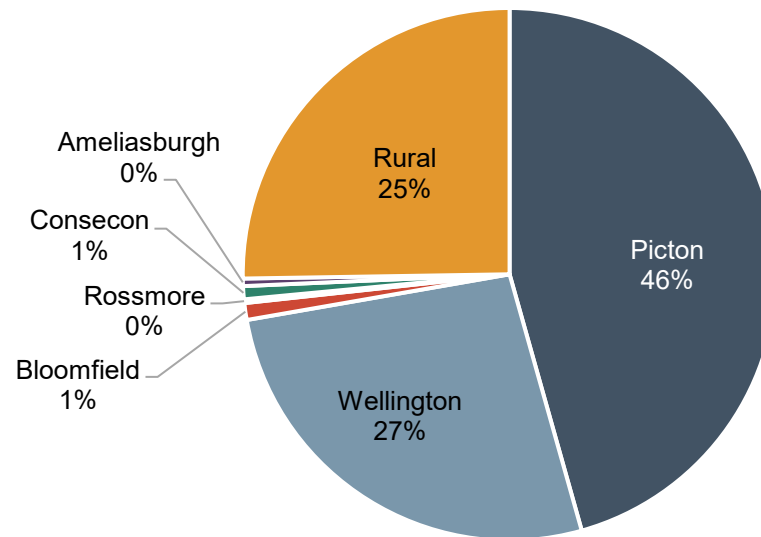
<sup>[1]</sup> Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as "persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."

Note: Figures may not sum precisely due to rounding.

Source: Watson & Associates Economists Ltd.



Figure B-6  
Prince Edward County  
High Employment Growth Scenario, Shares by Geographic Area, 2025 to 2051



Source: Watson & Associates Economists Ltd.