



 Watson  
& Associates  
ECONOMISTS LTD.

# Oxford County Growth Analysis and Land Needs Assessment

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City of Woodstock - Council Meeting

October 2, 2025



# Introduction

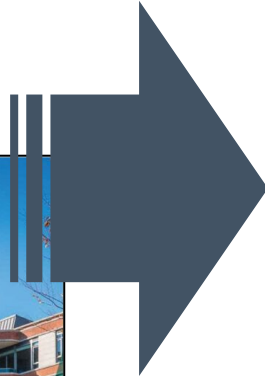
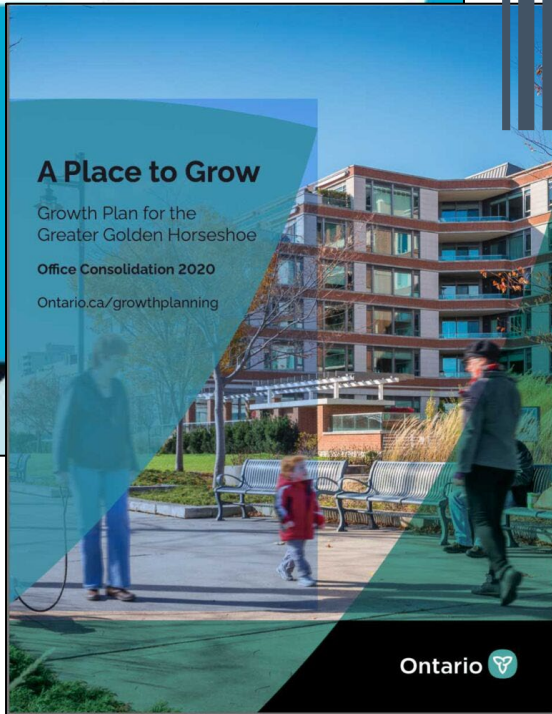
## Overview



- Watson in partnership with Dillon Consulting Ltd. have been retained by Oxford County to carry out an updated Growth Analysis and Land Needs Assessment for the County. Key components include:
  - Growth forecast and allocations by Area Municipality;
  - Intensification analysis to identify short-term opportunities to accommodate intensification;
  - Land Needs analysis for Community Area (residential, commercial and institutional uses) and Employment Areas (industrial-type uses) in 20-, 25- and 30-year periods; and
  - Strategic growth management directions to inform the County's Official Plan Review.

# Provincial Planning Context

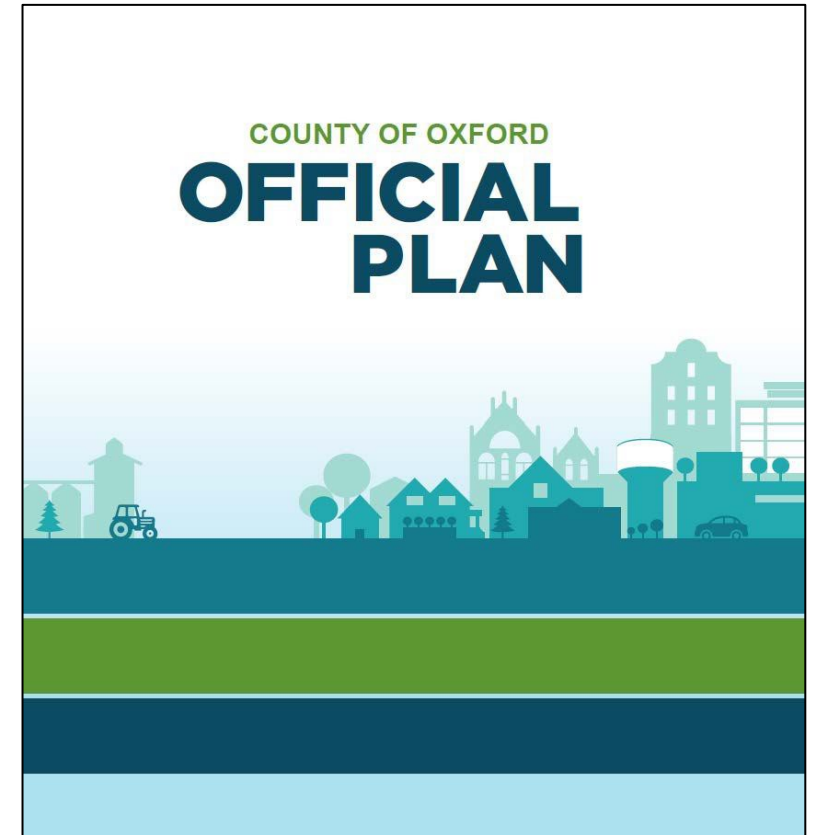
## Overview

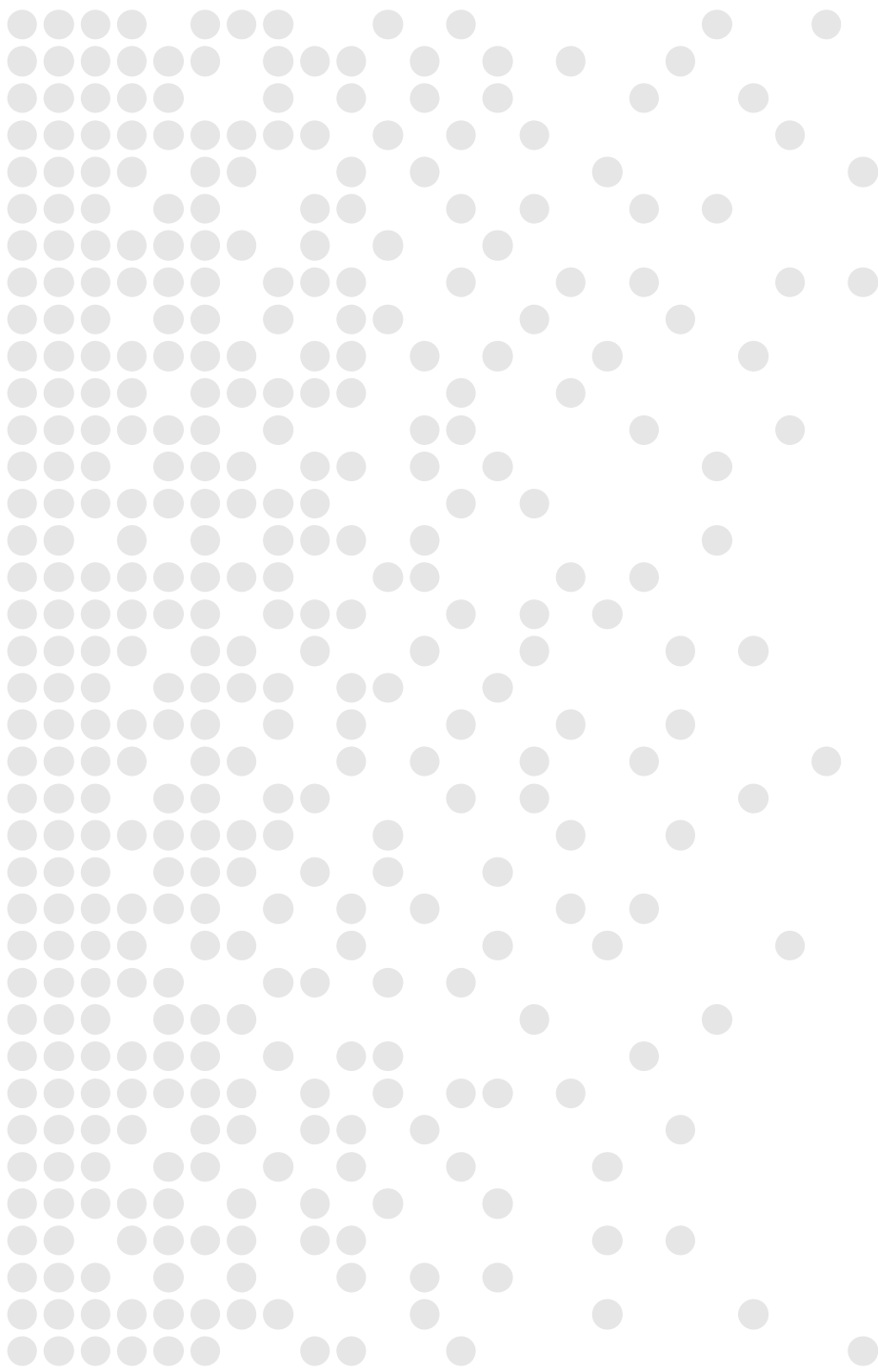


## Integrated Provincial Policy Document – Provincial Planning Statement 2024



## County of Oxford Official Plan





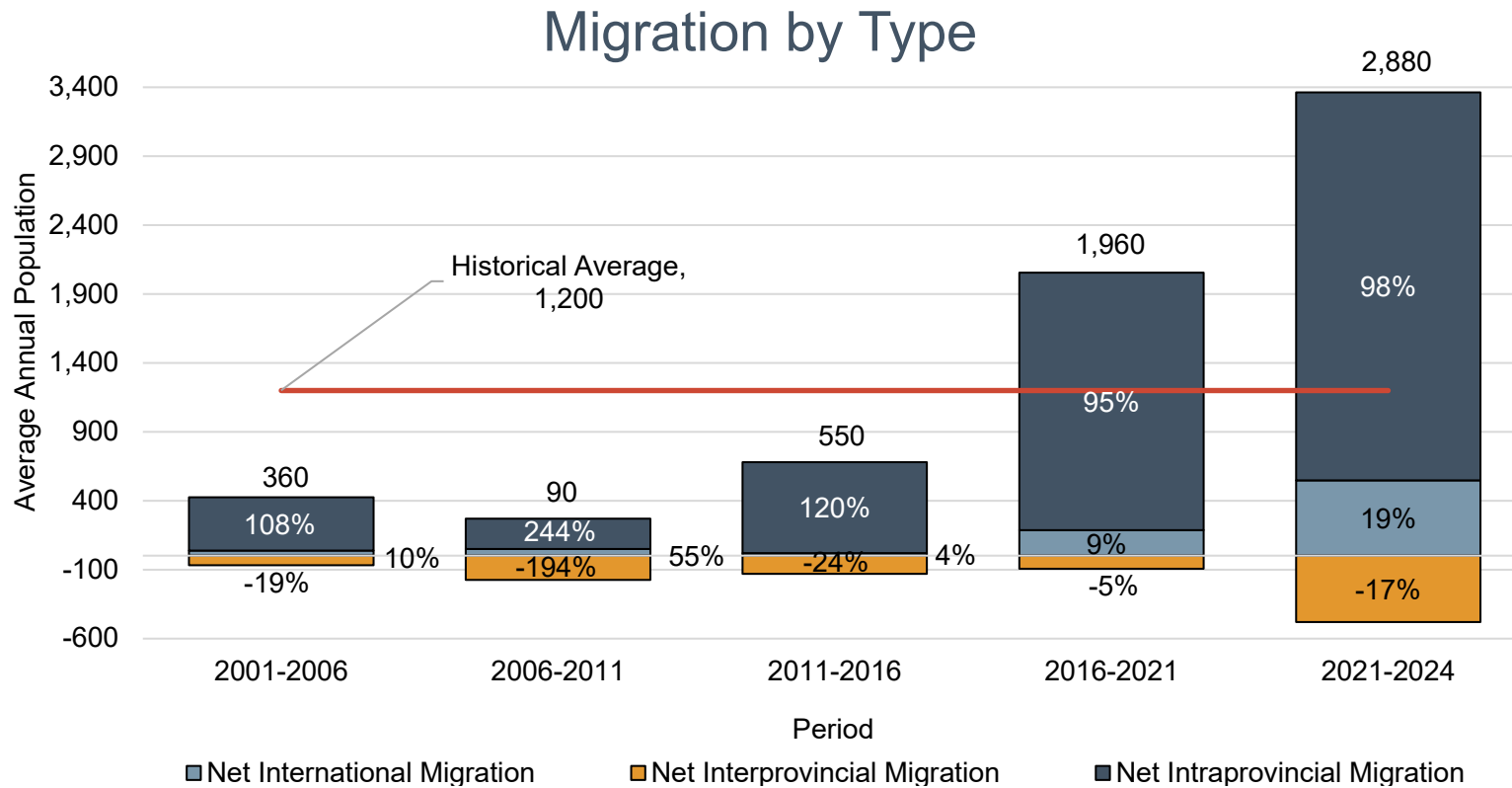
# Oxford County Growth Forecast

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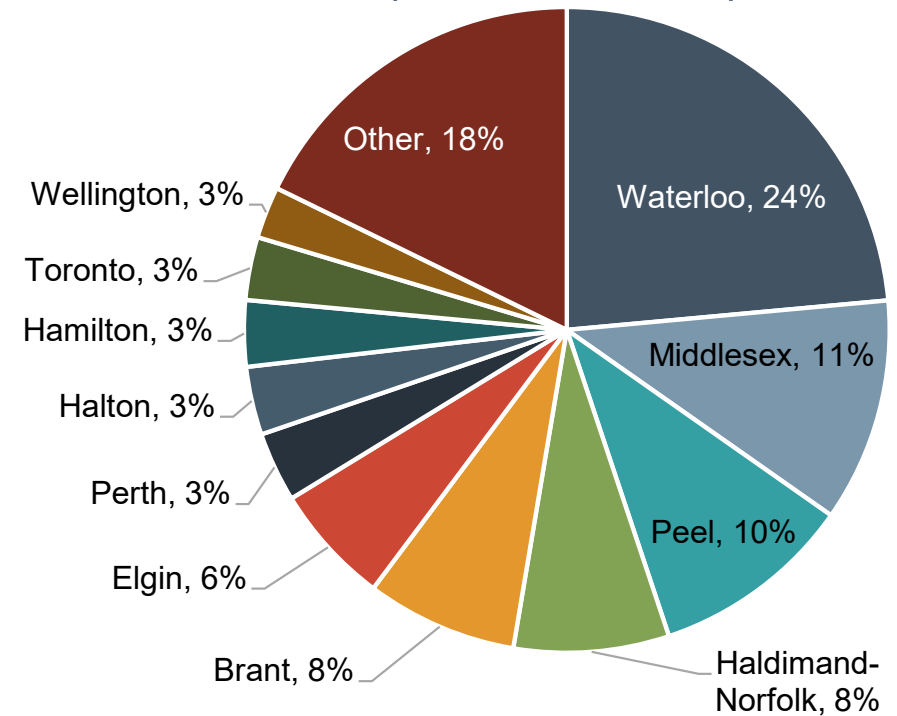
## Summary

# Components of Population Growth – Migration

## Oxford Census Division Net-Migration by Type, 2001 to 2024



### Intraprovincial Migration by Census Division (2015 to 2021)



Source: Custom order Statistics Canada Intraprovincial Trends by CD data, derived by Watson & Associates Economists Ltd.

Note: Population figures include net Census undercount. Figures have been rounded and may not add up precisely.  
 Source: Statistics Canada Table 17-10-0153-01, summarized by Watson & Associates Economists Ltd.

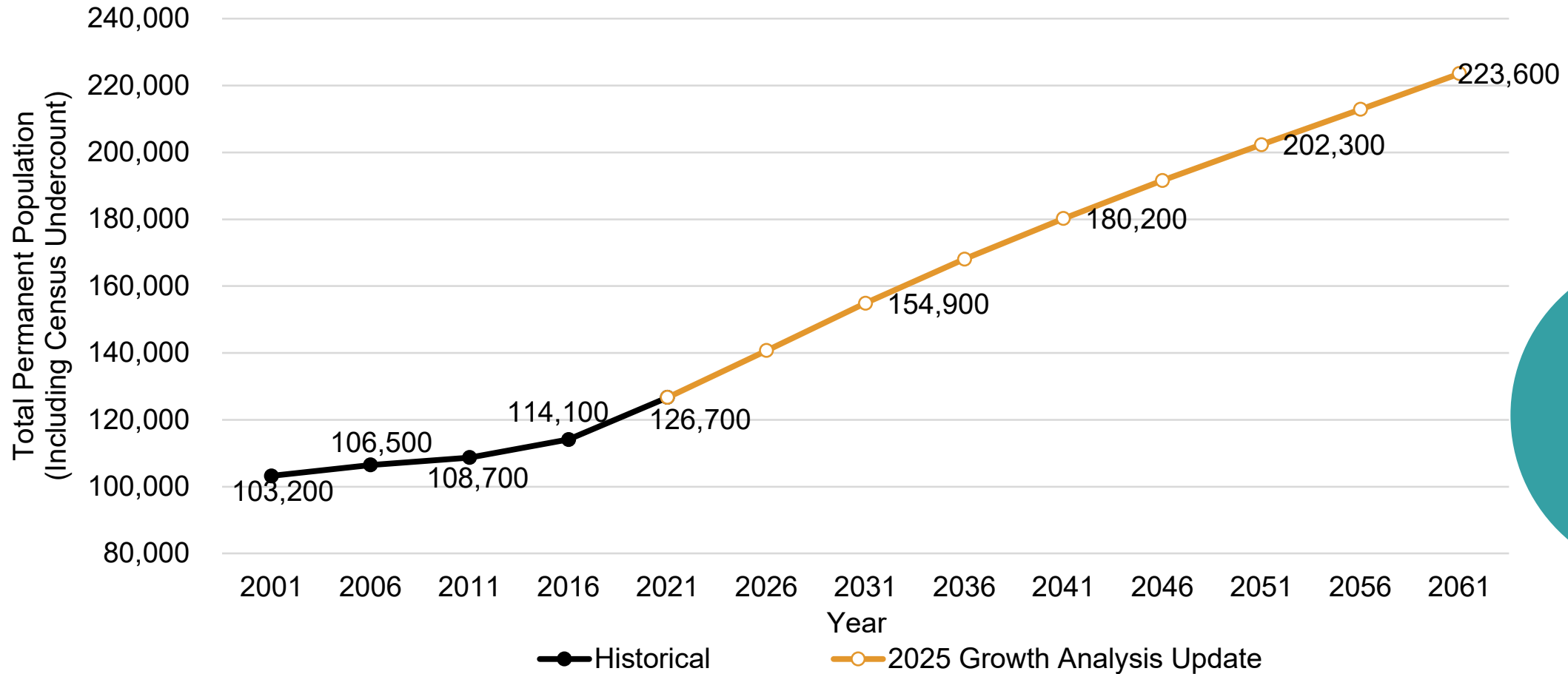
# Oxford County

## Key Population and Employment Growth Drivers



# Oxford County Growth Forecast

## County Population Growth Forecast Update

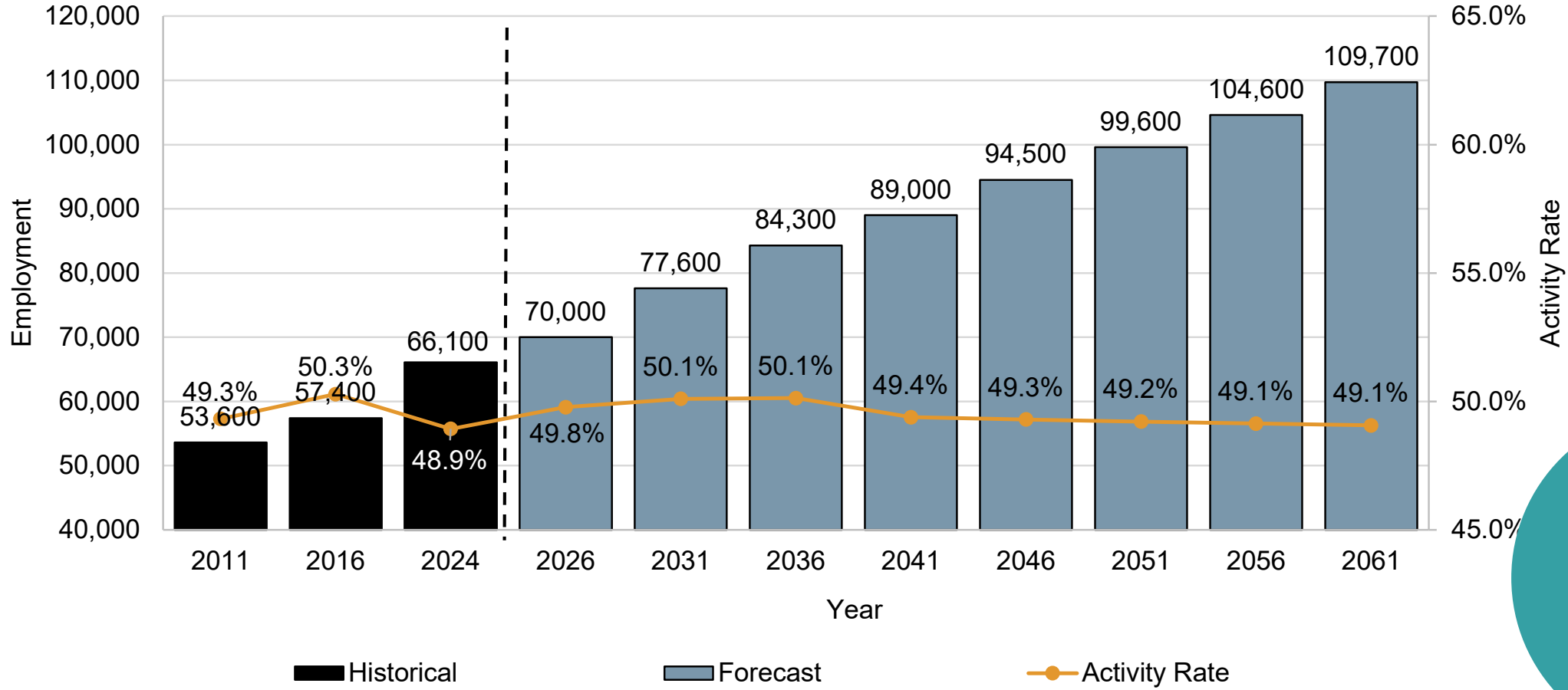


Note: Population includes net Census undercount estimated at 4.1% and figures have been rounded.

Source: Historical 2001 to 2021 data derived from Statistics Canada Table 17-10-0152-01; forecast prepared by Watson & Associates Economists Ltd.

# Oxford County Growth Forecast

## County Employment Growth Forecast Update



**2024 to 2061  
Annual  
Growth  
Rate: 1.4%**

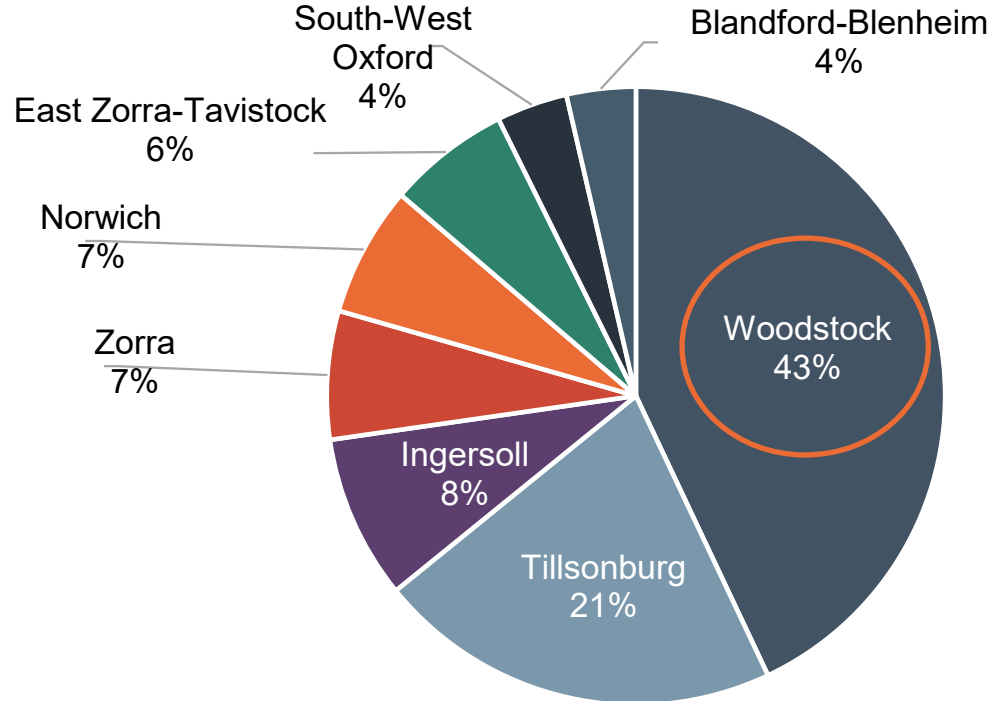
Source: 2011 to 2016 derived from Statistics Canada Census data; forecast prepared by Watson & Associates Economists Ltd.

# Oxford County Growth Forecast

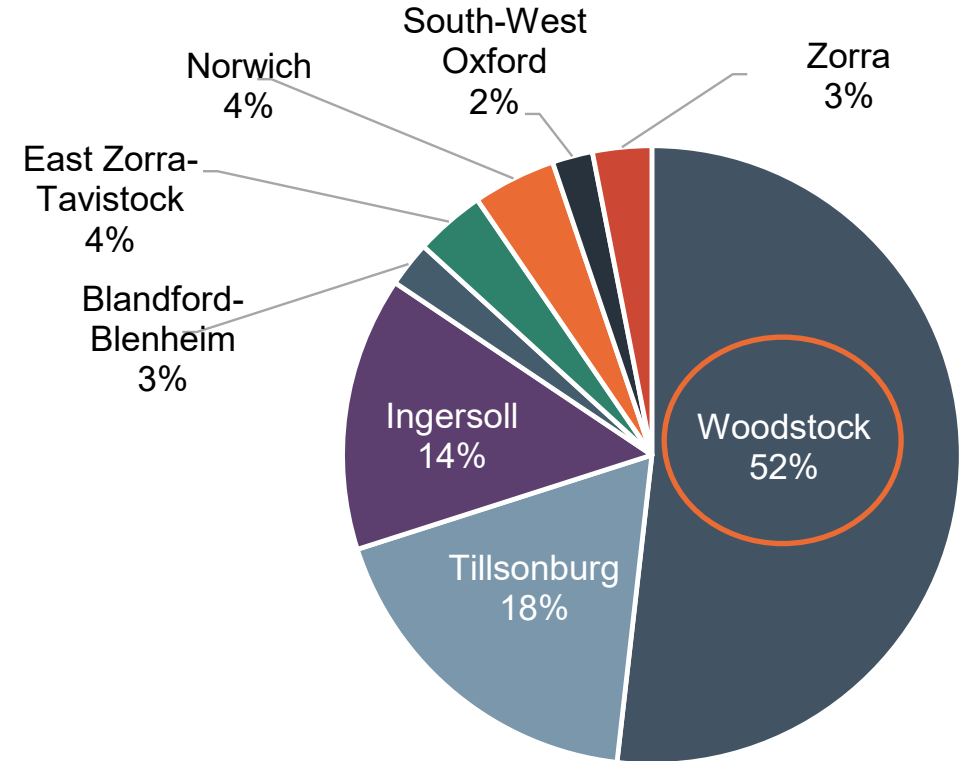
## 2021 to 2061 Growth Shares by Area Municipality



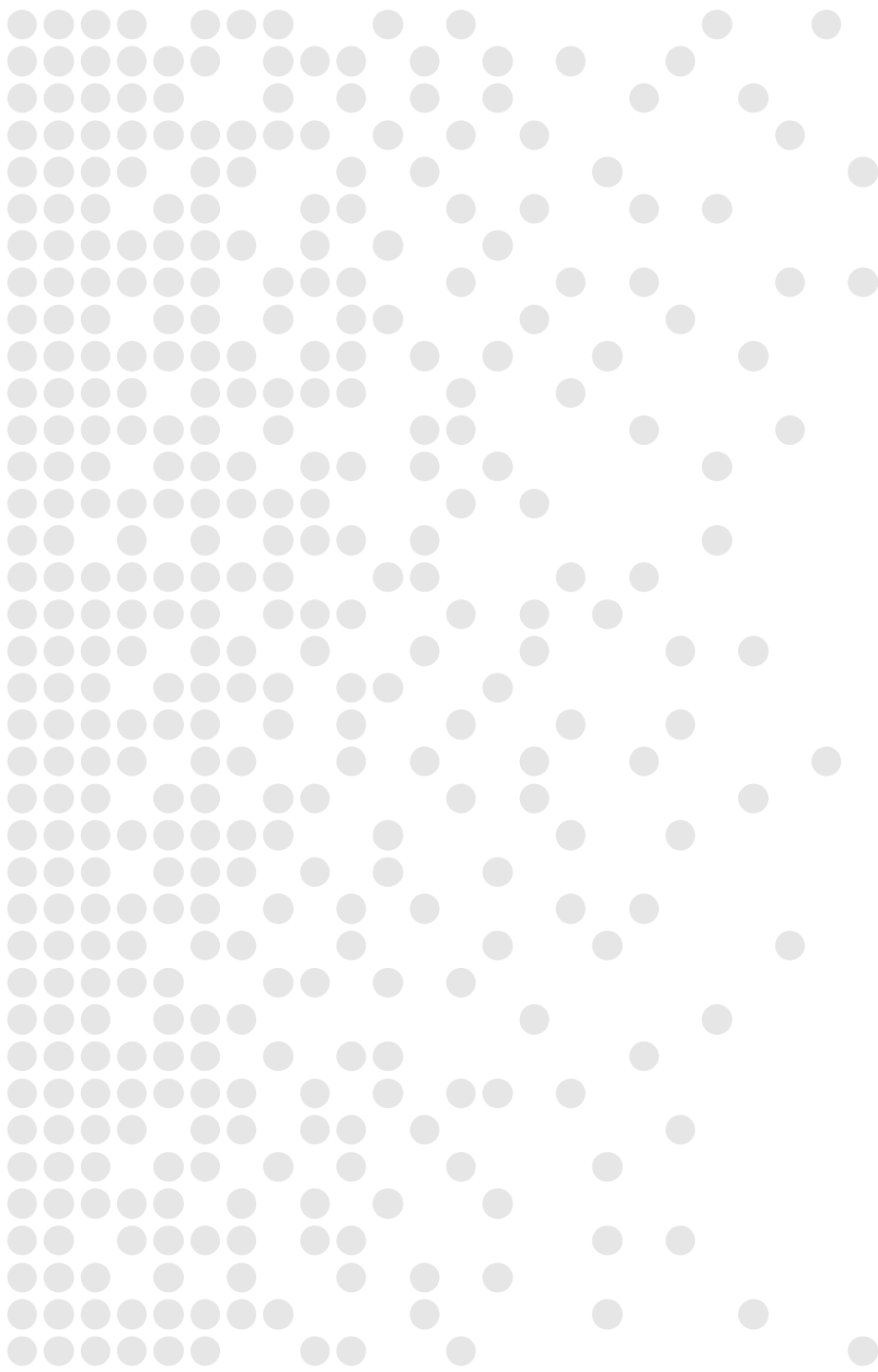
### Population



### Employment



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



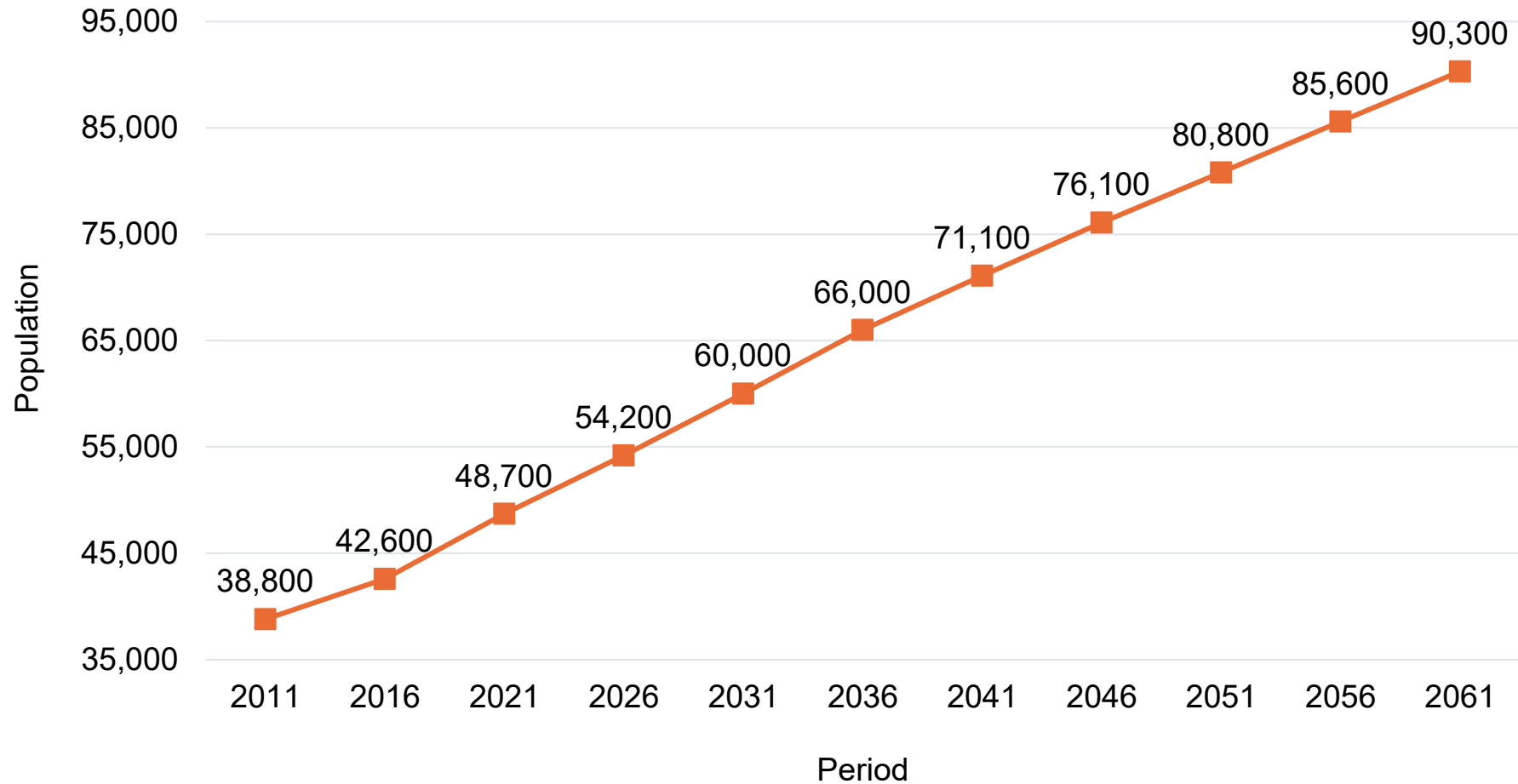
# City of Woodstock Growth Allocations

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Overview

# City of Woodstock Growth Forecast

## 2021 to 2061 Population Growth Forecast



**2021 to  
2061  
Annual  
Growth  
Rate: 1.6%**

**Total  
Growth:  
41,600  
persons**

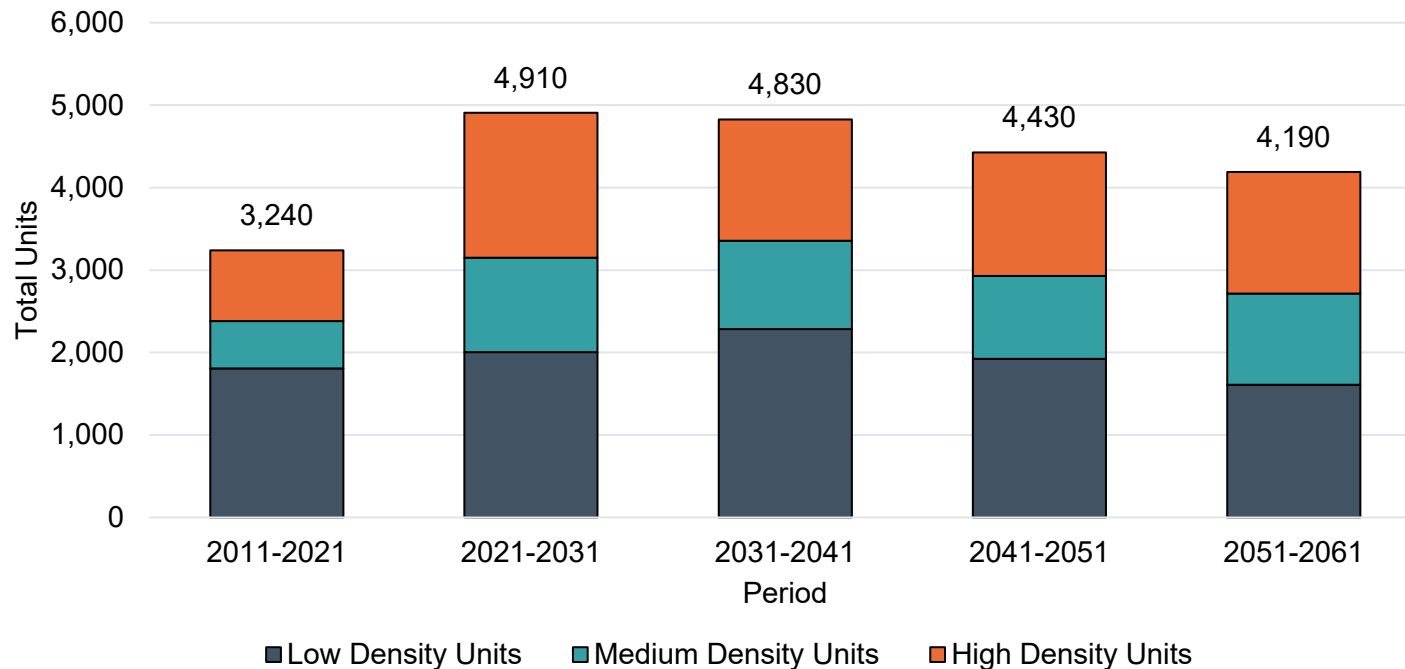
Note: Include population undercount.  
Source: Watson & Associates Economists Ltd.

# City of Woodstock Growth Forecast

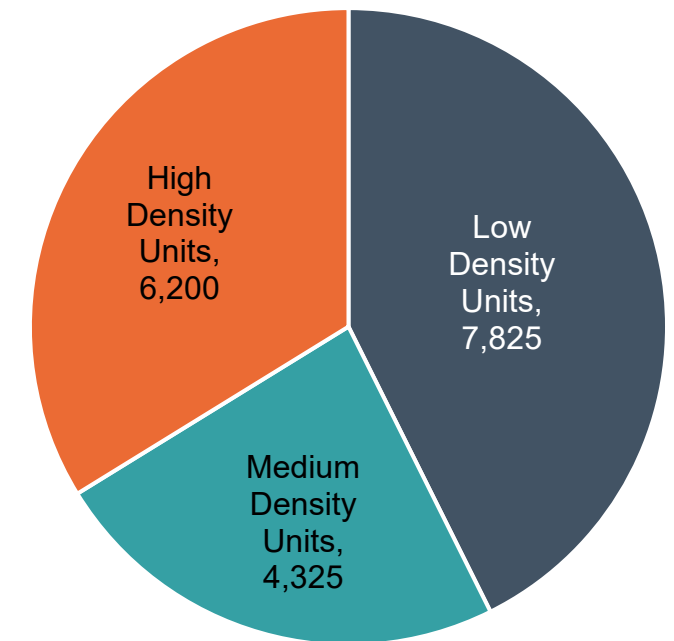
## 2021 to 2061 Housing Growth Forecast



Housing Forecast, 10-Year Growth Increments, 2021 to 2061



Housing Forecast by Type, 2021 to 2061



**Notes:**

Low Density Units: Includes singles and semi-detached houses.

Medium Density Units: Includes townhouses and apartments in duplexes.

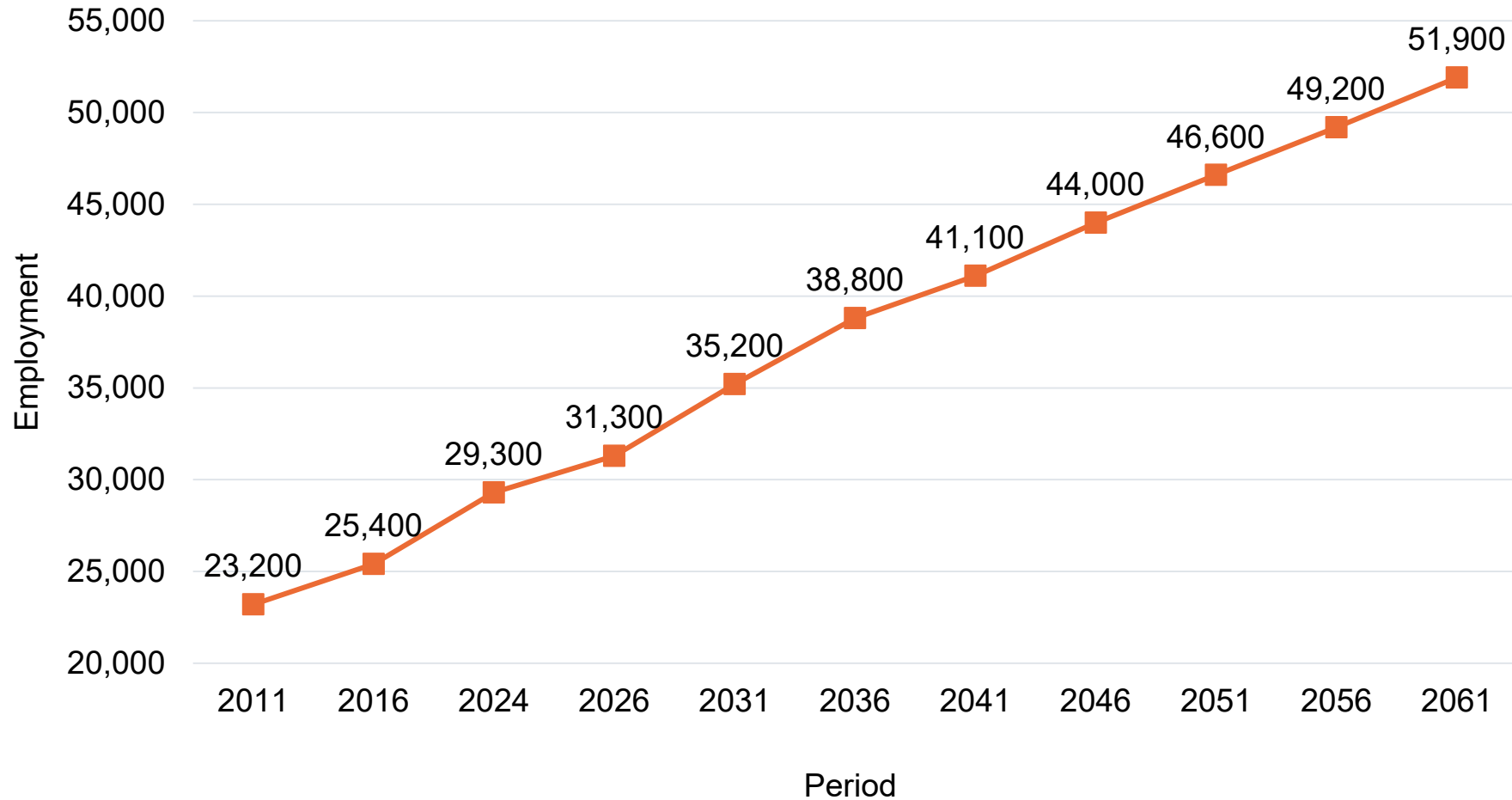
High Density Units: Includes bachelor, 1-bedroom, 2-bedroom+ apartment units and secondary units.

Source: Watson & Associates Economists Ltd.



# City of Woodstock Growth Forecast

## 2024 to 2061 Employment Growth Forecast

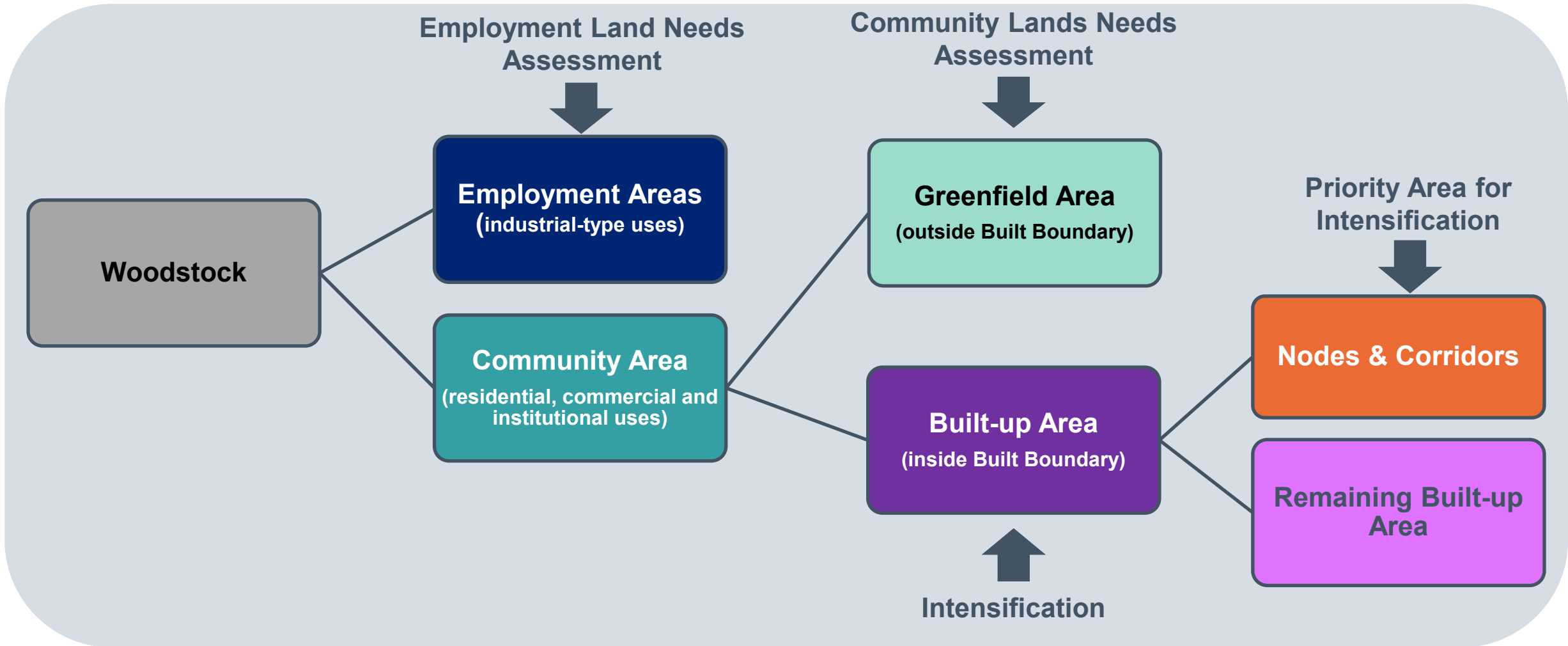


**2024 to  
2061  
Annual  
Growth  
Rate: 1.6%**

**Total  
Growth:  
22,600 jobs**

Note: 2021 is not included due to COVID lockdown.  
Source: Watson & Associates Economists Ltd.

# Land Needs Approach and Community Structure



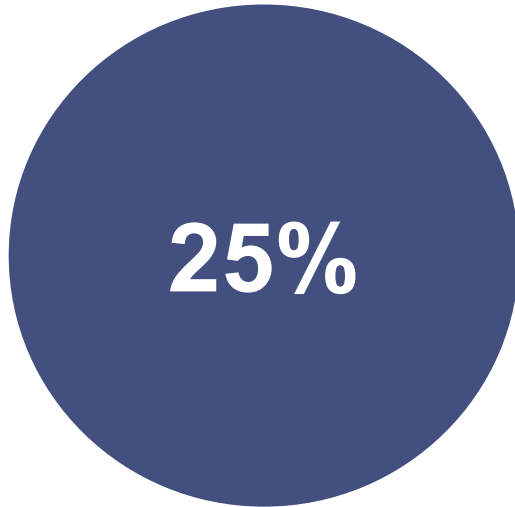
Note: Built-up Area = B.U.A.

Source: Watson & Associates Economists Ltd.

# Woodstock Housing Growth Allocations, 30-Year

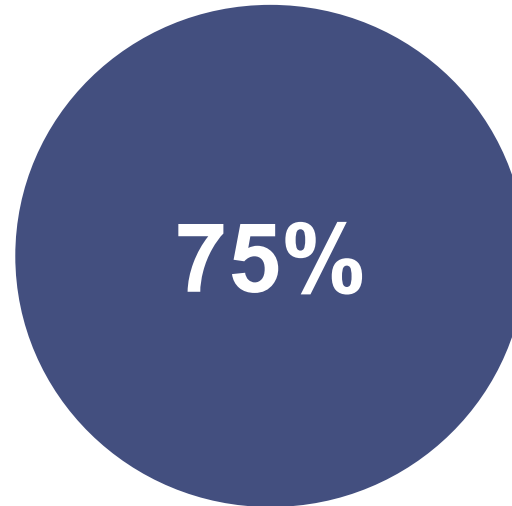


## Intensification



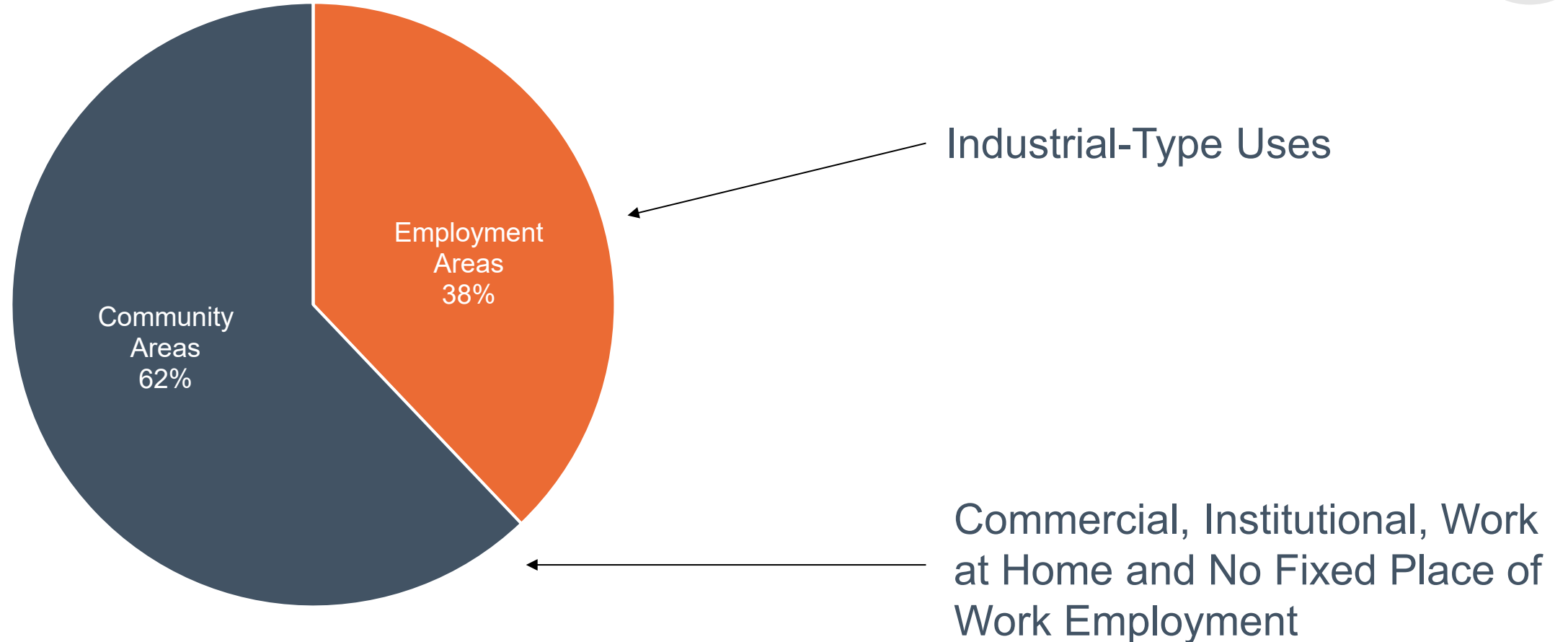
117 housing units annually

## Greenfield Areas



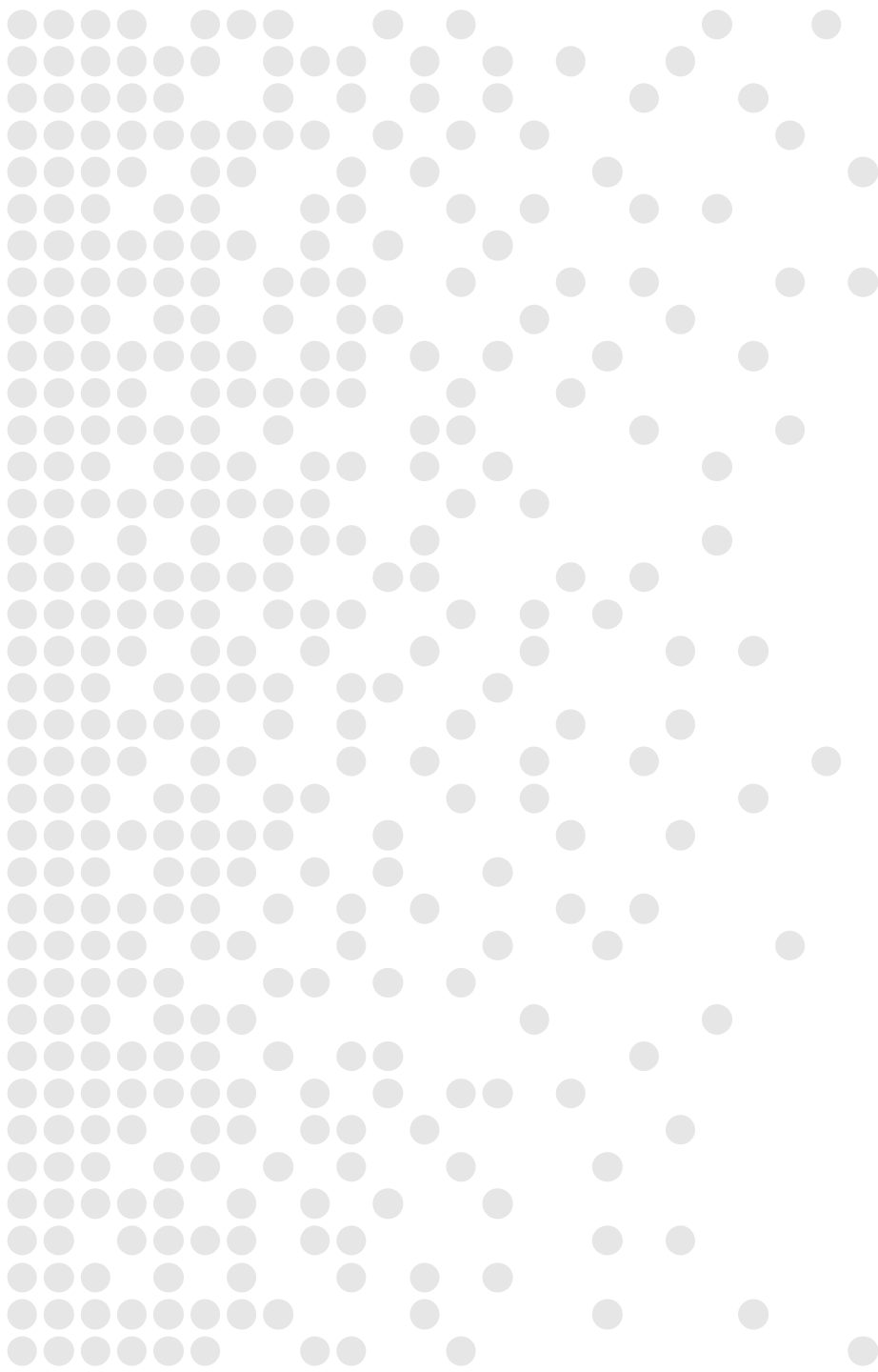
350 housing units annually

# Woodstock Employment Growth by Area to 2054



Note: No Fixed Place of Work and Work at Home employment is included in the Community Area.

Source: Watson & Associates Economists Ltd.



# Land Needs

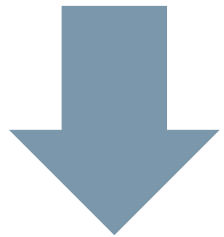
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## Overview

# Community Area Land Needs



**Total Housing  
Unit Supply:  
2,770 Units**



**30-Year  
Shortfall:  
7,740 Units**

**Additional Community Area Land Required  
Gross Developable**

**20  
Year:  
251 ha**

**25  
Year:  
353 ha**

**30  
Year:  
452 ha**

**Community Area** includes residential, commercial, institutional, parks and open space uses to support growth in Woodstock.

# Employment Area Land Needs



**Total Vacant  
Employment  
Area Land  
Supply:  
291 Net ha**

**30-Year  
Employment  
Area Land  
Demand  
495 Net ha**

**Additional Employment Area Land Required  
Gross Developable**

**20  
Year:  
87**

**25  
Year:  
172 ha**

**30  
Year:  
255 ha**

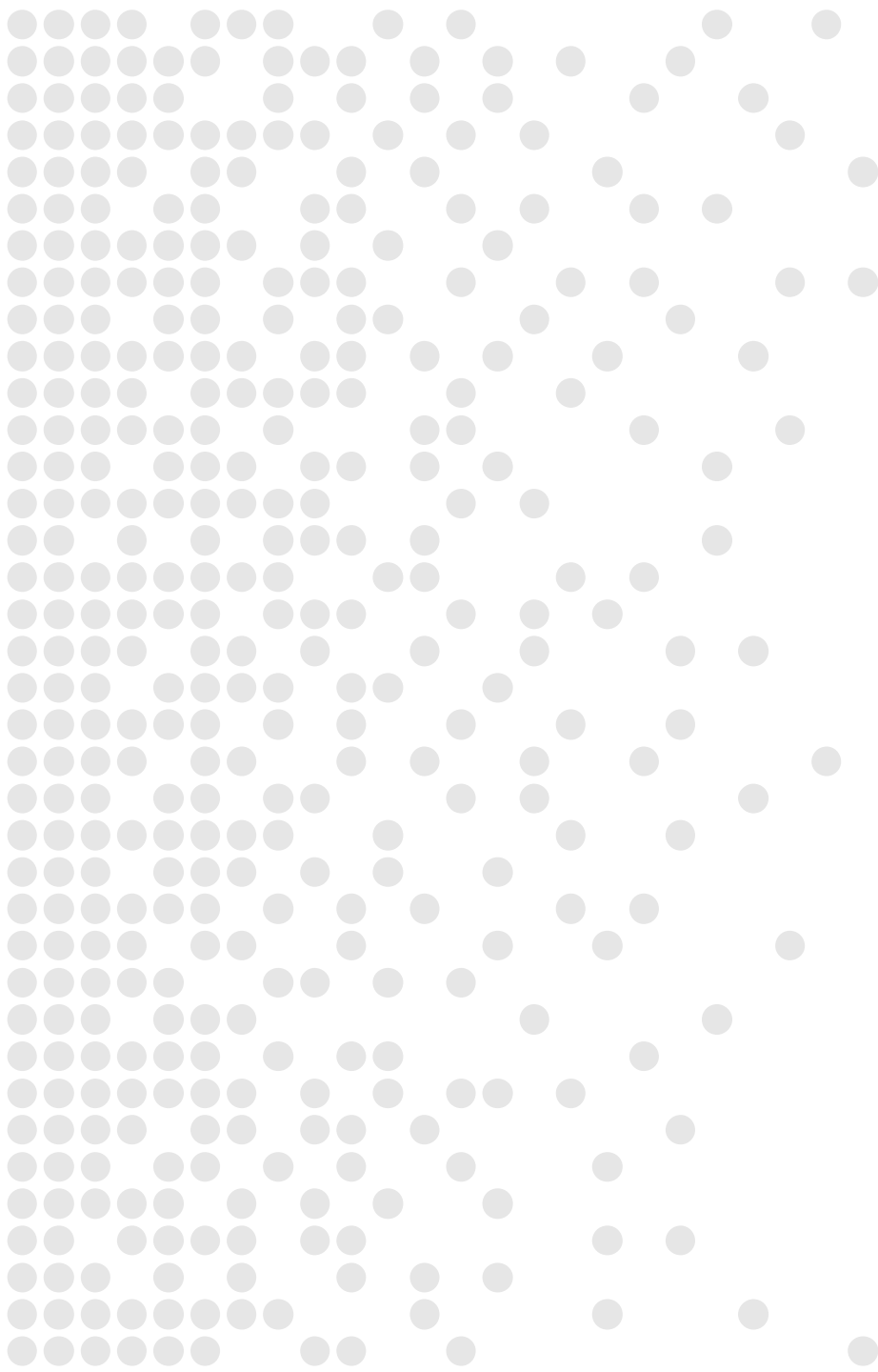
**Employment Area** includes industrial-type uses to support growth in Woodstock.

# Total Settlement Expansion Land Requirements



Additional Land Required  
Gross Developable





# Next Steps

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Overview

# Next Steps



- Consultation with interested parties – August/September 2025
- Consultation with Area Municipal Councils – September/October 2025
- Final Draft Report – September 2025
- County Council Meeting – October/November 2025