

**MEMORANDUM TO
THE MUNICIPALITY OF CLARINGTON**

Re: Clarington Community Forecast Update 2013

HEMSON Consulting Ltd.
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January 25, 2013

HEMSON

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MEMORANDUM

To: Carlos Salazar
From: Russell Mathew, Stefan Krzeczunowicz
Date: January 25, 2013
Re: Clarington Community Forecast Update 2013

In 2009, as part of planning for long-term growth and to assist with the implementation of the *Growth Plan for the Greater Golden Horseshoe* (the *Growth Plan*) and the Durham Regional Plan, Hemson Consulting Ltd. was retained by the Municipality of Clarington to prepare growth forecasts. The forecasts were of population, housing and employment for the entire municipality as well as for the three urban communities of Bowmanville, Courtice and Newcastle, and the rural area within Clarington.

Statistics Canada has recently released population, households and housing data collected as part of the 2011 Census. Given the need for up-to-date growth forecasts for land use planning, the Municipality has retained Hemson to review and update the 2009 population and housing forecasts. This memorandum summarizes the results of the review.

Employment data from the 2011 Census is not scheduled to be released until the spring of 2013. Therefore, the review does not update the 2009 employment forecast.

A. MUNICIPALITY-WIDE POPULATION FORECAST STILL BASED ON REGION'S 2031 POPULATION ALLOCATION

The *Growth Plan* establishes population and employment forecasts to 2031 for the Greater Golden Horseshoe (GGH) and its constituent upper- and single-tier municipalities, including the Region of Durham. On November 2, 2012, the Province released a proposed amendment to the *Growth Plan* that would update the forecasts. Of importance to this review is that:

- the proposed amendment extends the forecasts for the Region of Durham to 2041;
- the forecasts are premised on slightly higher population growth in the Region than what is anticipated under the current *Growth Plan*—970,000 people under the proposed amendment versus 960,000 people in the *Growth Plan*; and
- notwithstanding the slightly higher population growth, the 2031 population and employment forecasts for the Region under the proposed amendment would remain the same—960,000 people and 350,000 employment—as in the current *Growth Plan*.

Under the proposed amendment, upper-tier municipalities would still be responsible for allocating the forecasts provided in the *Growth Plan* to local municipalities. Given that Durham's 2031 population forecast remains 960,000, it has been assumed in this review that the Region's population allocation for Clarington of 140,300 by 2031 would also remain unchanged.¹

The updated population forecast is shown in Table 1.

¹ The 2031 forecast allocated to Clarington represents the "total" population, in that it includes an estimate of Census net under-coverage (or undercount). Total population is distinct from the Census population, which excludes the undercount.

Table 1				
Clarington Population Growth Forecast				
	Total	Growth	Compound Annual Growth Rate	2009 Forecast
1986	35,400	—	—	35,400
1991	51,400	16,000	7.8%	51,400
1996	63,000	11,600	4.1%	63,000
2001	72,600	9,600	2.9%	72,600
2006	80,900	8,300	2.2%	80,900
2011	87,700	6,700	1.6%	89,700
2016	97,100	9,400	2.1%	100,800
2021	109,800	12,600	2.5%	114,100
2026	123,900	14,100	2.5%	127,600
2031	140,400	16,500	2.5%	140,300

Source: Statistics Canada, Census of Canada and Hemson Consulting Ltd.

Note: Population is total population including Census net under-coverage.

B. MUNICIPALITY-WIDE HOUSEHOLD FORECAST IS LOWER THAN 2009 REFLECTING UPDATED DEMOGRAPHIC ASSUMPTIONS

The forecasts in the proposed *Growth Plan* amendment include updated assumptions about fertility, mortality and migration and project higher population growth for nearly every municipality in the GGH. However, in most cases the forecasts do not result in a corresponding increase in housing units to accommodate the added population. This is because the two biggest factors influencing higher growth—higher fertility and longer life expectancy—do not result in a corresponding increase in housing units:

- Higher fertility rates contribute to a higher population forecast for the GGH and Region of Durham. However, much of the additional population (i.e. children) will be accommodated within existing households.
- Increased life expectancy also contributes to a higher population forecast for the GGH and Region. This tends to extend the term of existing two-person households and reduce the growth of single-person households among the elderly. As a result, fewer additional households are created.

In effect, higher fertility and life expectancy will lead to higher household sizes in Durham, which reduces the growth of households and housing units. The population of 970,000 forecast for Durham in 2031 is projected to be accommodated within 336,160 households. In contrast, the new Regional Official Plan (based on the currently proposed settlement of the Seaton and ROPA 128 Ontario Municipal Board hearings) is based on 960,000 people being accommodated within 356,610 households by 2031.²

The effects of higher fertility and mortality on the forecasts for Clarington are similar. While the 2009 forecasts anticipated the 2031 population of 140,300 being accommodated in 50,700 households,³ the forecast update projects the same population being accommodated in 49,800 households (see Table 1).

Clarington Household Forecast						
	2012 Forecast Update				2009 Forecast	
	Total Households	Growth	Annual Rate	Average Household Size	Total Households	Average Household Size
1986	10,900	—	—	3.07	10,900	3.07
1991	16,400	5,500	8.5%	2.98	16,400	2.98
1996	20,100	3,700	4.2%	2.98	20,100	2.98
2001	23,200	3,100	2.9%	2.97	23,200	2.97
2006	26,900	3,700	3.0%	2.87	26,900	2.87
2011	29,900	3,000	2.2%	2.80	30,200	2.82
2016	33,600	3,700	2.4%	2.76	34,600	2.77
2021	38,400	4,800	2.7%	2.73	39,900	2.72
2026	43,800	5,400	2.7%	2.70	45,400	2.68
2031	49,800	6,100	2.6%	2.69	50,700	2.66
Change 2011-2031	19,900			(0.11) (3.9%)	20,500	(0.21) (7.3%)

Source: Statistics Canada, Census of Canada and Hemson Consulting Ltd.

Note: Average household size is calculated by dividing the Census population by the total number of households.

² For more discussion see Hemson Consulting, Greater Golden Horseshoe Forecasts to 2041, November 2012, at www.hemson.com.

³ Note that the Regional Official Plan is based on Clarington achieving 52,100 households by 2031.

The approach to forecasting households in Clarington remains consistent with 2009 forecast and is based on the following steps:

- A household forecast for the Greater Toronto Area and Hamilton (GTAH) is prepared by applying age-specific household formation rates to the GTAH population forecast in the proposed *Growth Plan* amendment;
- The household forecast is converted into a forecast of housing units by type;
- The new housing units are allocated to the Region of Durham based on factors such as historical patterns, the effects of planning policies, the land available to support development, and the capacity (environmental and infrastructure) of the Region to accommodate the forecast growth.
- The housing units forecast for the Region are allocated to the lower-tier municipalities based on similar factors. Clarington's forecast share of the Regional housing market is shown in Table 3.

Household and housing by unit type figures have been updated to reflect 2011 Census data and (for the post-Census day 2011 period) building permit data provided by the Municipality. In this way, the forecast growth in housing units by type takes account of recent and anticipated shifts in unit types at the local and regional level.

Clarington Share of Durham Region Housing Unit Completions by Type					
	Single Detached	Semi- Detached	Rows	Apartments	Total
1986-91	20.4%	4.5%	11.1%	9.3%	17.6%
1991-96	27.8%	20.7%	27.8%	3.7%	22.7%
1996-01	17.7%	2.5%	17.6%	11.0%	18.4%
2001-06	21.8%	0.9%	8.6%	34.7%	16.1%
2006-11	17.6%	(6.5%)	8.7%	29.4%	15.9%
2011-16	22.0%	5.0%	16.0%	13.0%	17.7%
2016-21	19.0%	10.0%	16.0%	12.5%	16.7%
2021-26	18.0%	12.0%	16.0%	12.5%	16.0%
2026-31	17.1%	15.0%	16.0%	12.0%	15.5%

Source: CMHC and Hemson Consulting Ltd.

The table shows that Clarington is forecast to maintain its current market share for single-detached housing and slightly increase its shares of the regional semi-detached and row house market. As in 2009, the Municipality's share of the regional apartment market is forecast to decline over the period to 2031.

C. ALLOCATION TO COMMUNITIES REMAINS BASED ON HOUSING MARKET SHARES

The distribution of the overall Clarington housing forecast to its local communities is based on a similar approach to the distribution method to Durham and its constituent lower-tier municipalities. It is generally assumed that the ultimate land capacity in each community remains the same as in 2009. However, the unit types within the ground-related (i.e. non-apartment) units have been shifted to account for changes in the demand as evidenced by the 2011 Census as well as changes in near-term supply as shown in the registered, draft approved and subdivision application information provided by the Municipality.

As in 2009, most of the forecast housing unit growth in the Municipality is anticipated to occur in the urban areas of Bowmanville, Courtice and Newcastle. The Municipality's rural area, consistent with both market expectations and planning objectives, is not forecast to accommodate significant growth. The distribution of the Clarington housing market to the local communities results in an overall forecast of households by community, which is shown in Table 4 below.

Clarington Households by Community					
	Bowmanville	Courtice	Newcastle	Rural	Total
2006	10,650	7,360	3,030	5,860	26,900
2011	12,510	8,020	2,830	6,580	29,940
2016	14,410	9,100	3,370	6,760	33,640
2021	16,920	10,260	4,260	6,980	38,420
2026	20,000	11,220	5,390	7,220	43,820
2031	23,380	12,200	6,810	7,490	49,880
Growth 2006-31	12,700	4,800	4,100	1,300	23,000

Source: Statistics Canada Census of Canada and Hemson Consulting Ltd.

Note: The Newcastle community includes the Wilmot Creek neighbourhood. The Rural area in this analysis is slightly different from that used by the Region in its population figures for the Clarington Rural area in ROPA 128. The main difference is that Orono is part of the rural area for this analysis, but is part of the urban area in the Region's work.

The population forecast for each community is prepared by applying household size factors (persons per unit or ppu) by unit type to the household forecast, resulting in a forecast of the household population by community. To this, a small component of non-household population is added and the resulting figure is adjusted to account for the Census net under-coverage. The total population forecast by community is shown in Table 5.

Clarington Population by Community					
	Bowmanville	Courtice	Newcastle	Rural	Total
2006	31,600	23,200	8,900	17,200	80,900
2011	36,100	24,900	8,300	18,400	87,700
2016	40,500	28,100	9,800	18,700	97,100
2021	47,100	31,300	12,200	19,100	109,800
2026	55,100	33,900	15,300	19,600	123,900
2031	64,200	36,600	19,300	20,300	140,400
Growth	32,600	13,400	10,400	3,100	59,400
2006-31	103%	58%	117%	18%	74%

Source: Statistics Canada Census of Canada and Hemson Consulting Ltd.

Note: Population is total population including Census net under-coverage.

Appendix A provides details of the housing unit forecast for each community including all ppu assumptions.

D. OVERALL GROWTH OUTLOOK FOR CLARINGTON IS SIMILAR TO 2009

Based on the analysis undertaken for this review and summarized above, the following conclusions can be reached:

- Clarington's population is projected to grow steadily to 2031 and at a rate consistent with that anticipated in 2009. Most growth will continue to be focused in the Municipality's urban communities.
- Household growth in Clarington will be slower than anticipated in 2009—23,000 households between 2006 and 2031 versus 23,800 households. Increased fertility and longer life expectancy will lead to higher than anticipated household sizes, which will reduce the growth in households and housing units. Overall household size in the Municipality is forecast to decrease by 0.11 ppu over the period, continuing a long-standing pattern of gradual decline, though at a more moderate rate than forecast in 2009.

- Population and household growth in Bowmanville and Newcastle is forecast to be slightly lower than anticipated in 2009, with correspondingly higher growth expected in Courtice and the rural areas. This reflects the pattern of recent construction in the Municipality.
- The updated population age structure forecast for the Municipality is presented in Appendix B.⁴ The overall aging of the population in the Municipality is a demographic trend that is typical of most Ontario communities (and much of Canada). In Clarington, the effect of higher fertility rates will result in a greater number of children in the population than was anticipated in 2009. These trends could have the following implications for municipal servicing:
 - Demand for parks, recreation, library and other cultural services will likely increase faster than the rate of overall population growth, with slightly increased emphasis on youth programs and, especially in the 2020s, programs for seniors.
 - Demand for fire services is likely to grow faster than the overall population as the high-demand elderly age group grows. This will be especially true of more mature neighbourhoods in Clarington's urban communities as well as neighbourhoods experiencing adult lifestyle developments.
 - Demand for road infrastructure is unlikely to be affected by the forecast change in population age structure, although an increase in the number of seniors in Clarington may result in higher transit ridership during the later part of the forecast period.

⁴ Note that the age structure applies only to the Census population as the age structure of the un-enumerated population is unknown.

Appendix A

Housing Characteristics

2006 - 2031

MUNICIPALITY OF CLARINGTON
NUMBER OF UNITS AND SHARES OF CLARINGTON TOTAL HOUSING MARKET
2006 - 2031 BY COMMUNITY

Shares

Bowmanville

	Singles	Semis	Rows	Apts.	All Units
2006	33%	82%	56%	63%	40%
2011	36%	88%	57%	64%	42%
2016	36%	84%	56%	68%	43%
2021	37%	76%	57%	67%	44%
2026	39%	69%	59%	66%	46%
2031	40%	64%	61%	65%	47%

Courtice

	Singles	Semis	Rows	Apts.	All Units
2006	27%	12%	38%	25%	27%
2011	27%	8%	36%	20%	27%
2016	28%	11%	35%	17%	27%
2021	28%	14%	33%	17%	27%
2026	27%	17%	30%	17%	26%
2031	25%	19%	29%	18%	24%

Newcastle

	Singles	Semis	Rows	Apts.	All Units
2006	12%	2%	2%	6%	10%
2011	10%	1%	3%	10%	9%
2016	11%	2%	6%	9%	10%
2021	12%	8%	8%	10%	11%
2026	13%	12%	9%	11%	12%
2031	15%	16%	9%	12%	14%

Rural

	Singles	Semis	Rows	Apts.	All Units
2006	28%	5%	3%	6%	23%
2011	26%	4%	4%	7%	22%
2016	25%	3%	3%	6%	20%
2021	23%	3%	2%	6%	18%
2026	21%	2%	2%	6%	16%
2031	20%	1%	2%	6%	15%

Units

Bowmanville

	Singles	Semis	Rows	Apts.	All Units
2006	7,178	805	1,135	1,530	10,648
2011	8,523	820	1,332	1,835	12,510
2016	9,447	876	1,706	2,386	14,414
2021	10,838	1,050	2,223	2,809	16,921
2026	12,418	1,302	2,850	3,427	19,997
2031	14,093	1,649	3,500	4,137	23,379

Courtice

	Singles	Semis	Rows	Apts.	All Units
2006	5,885	115	765	595	7,360
2011	6,529	75	849	568	8,021
2016	7,308	110	1,079	601	9,098
2021	8,070	198	1,291	698	10,256
2026	8,513	323	1,475	904	11,215
2031	8,903	497	1,661	1,141	12,201

Newcastle

	Singles	Semis	Rows	Apts.	All Units
2006	2,497	15	50	135	2,697
2011	2,470	5	80	274	2,829
2016	2,848	21	195	307	3,371
2021	3,434	108	313	404	4,260
2026	4,172	234	424	559	5,389
2031	5,148	407	517	736	6,808

Rural

	Singles	Semis	Rows	Apts.	All Units
2006	5,934	45	65	155	6,199
2011	6,262	35	90	192	6,579
2016	6,407	35	90	225	6,756
2021	6,597	35	90	257	6,979
2026	6,789	35	90	309	7,223
2031	7,000	35	90	368	7,493

MUNICIPALITY OF CLARINGTON
 NUMBER OF UNITS AND SHARES OF CLARINGTON TOTAL HOUSING MARKET GROWTH
 2006 - 2031 BY COMMUNITY

Shares

Bomanville

	Singles	Semis	Rows	Apts.	All Units
2006-11	59%	-33%	59%	67%	61%
2011-16	42%	52%	52%	85%	51%
2016-21	48%	50%	61%	65%	52%
2021-26	54%	50%	68%	60%	57%
2026-31	52%	50%	70%	60%	56%

Courtice

	Singles	Semis	Rows	Apts.	All Units
2006-11	28%	89%	25%	-6%	22%
2011-16	35%	33%	32%	5%	29%
2016-21	26%	25%	25%	15%	24%
2021-26	15%	25%	20%	20%	18%
2026-31	12%	25%	20%	20%	16%

Newcastle

	Singles	Semis	Rows	Apts.	All Units
2006-11	-1%	22%	9%	31%	4%
2011-16	17%	15%	16%	5%	15%
2016-21	20%	25%	14%	15%	19%
2021-26	25%	25%	12%	15%	21%
2026-31	30%	25%	10%	15%	23%

Rural

	Singles	Semis	Rows	Apts.	All Units
2006-11	14%	22%	7%	8%	13%
2011-16	7%	0%	0%	5%	5%
2016-21	7%	0%	0%	5%	5%
2021-26	7%	0%	0%	5%	5%
2026-31	7%	0%	0%	5%	4%

Units

Bomanville

	Singles	Semis	Rows	Apts.	All Units
2006-11	1,345	15	197	305	1,862
2011-16	924	56	374	551	1,904
2016-21	1,391	174	517	424	2,506
2021-26	1,580	251	628	617	3,076
2026-31	1,675	347	650	710	3,382

Courtice

	Singles	Semis	Rows	Apts.	All Units
2006-11	644	(40)	84	(27)	661
2011-16	779	35	230	32	1,077
2016-21	762	87	212	98	1,158
2021-26	443	126	185	206	959
2026-31	390	174	186	237	986

Newcastle

	Singles	Semis	Rows	Apts.	All Units
2006-11	(27)	(10)	30	139	132
2011-16	378	16	115	32	542
2016-21	586	87	119	98	889
2021-26	738	126	111	154	1,129
2026-31	976	174	93	178	1,419

Rural

	Singles	Semis	Rows	Apts.	All Units
2006-11	328	(10)	25	37	380
2011-16	145	-	-	32	177
2016-21	190	-	-	33	223
2021-26	192	-	-	51	243
2026-31	211	-	-	59	271

MUNICIPALITY OF CLARINGTON
 AVERAGE HOUSEHOLD SIZE
 2006 - 2031 BY COMMUNITY

Bowmanville

	Singles	Semis	Rows	Apts.	All Units
2006	3.02	2.82	2.56	2.01	2.81
2011	2.96	2.87	2.57	1.89	2.76
2016	2.93	2.84	2.56	1.86	2.70
2021	2.90	2.82	2.54	1.85	2.67
2026	2.88	2.80	2.52	1.84	2.65
2031	2.88	2.79	2.52	1.84	2.64

Courtice

	Singles	Semis	Rows	Apts.	All Units
2006	3.16	2.95	2.68	2.10	3.02
2011	3.09	3.00	2.69	1.98	2.97
2016	3.06	2.97	2.68	1.95	2.94
2021	3.03	2.95	2.66	1.93	2.91
2026	3.01	2.92	2.64	1.92	2.87
2031	3.01	2.92	2.64	1.92	2.86

Newcastle

	Singles	Semis	Rows	Apts.	All Units
2006	3.24	2.67	2.42	1.90	3.15
2011	2.91	2.82	2.53	1.86	2.80
2016	2.88	2.80	2.52	1.83	2.77
2021	2.86	2.77	2.50	1.82	2.73
2026	2.84	2.75	2.49	1.81	2.70
2031	2.84	2.75	2.49	1.81	2.69

Rural

	Singles	Semis	Rows	Apts.	All Units
2006	2.67	2.65	2.40	1.88	2.65
2011	2.67	2.59	2.32	1.70	2.63
2016	2.64	2.56	2.31	1.68	2.60
2021	2.62	2.54	2.29	1.67	2.58
2026	2.60	2.52	2.28	1.66	2.55
2031	2.60	2.52	2.28	1.66	2.55

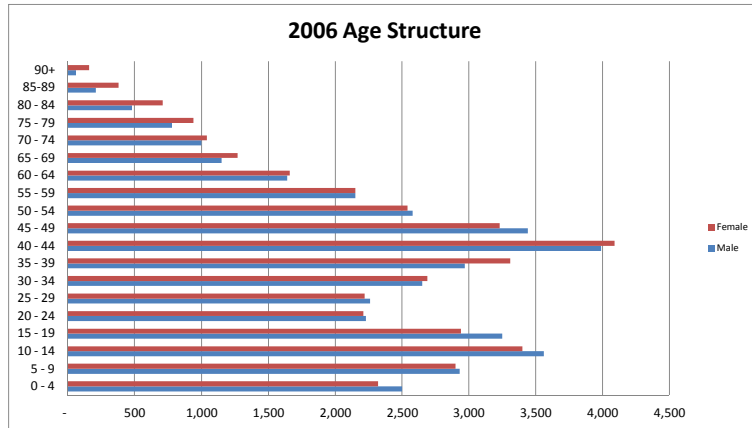
Appendix B

Age/Sex Forecast By Community

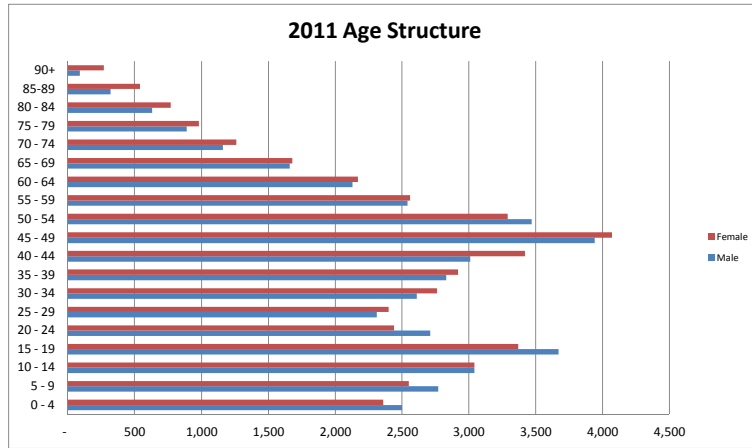
2006 - 2031

Note that the age structure applies only to the Census population as the age structure of the un-enumerated population is unknown.

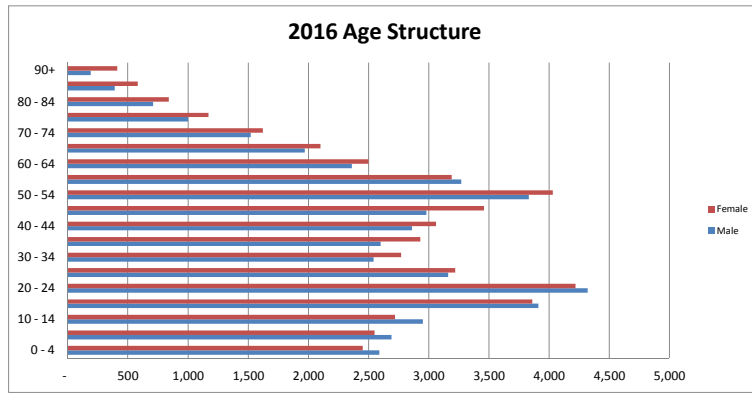
Municipality of Clarington 2006 Age Structure			
	Male	Female	Total
Total	39,830	40,160	79,990
0 - 4	2,500	2,320	4,820
5 - 9	2,930	2,900	5,830
10 - 14	3,560	3,400	6,960
15 - 19	3,250	2,940	6,190
20 - 24	2,230	2,210	4,440
25 - 29	2,260	2,220	4,480
30 - 34	2,650	2,690	5,340
35 - 39	2,970	3,310	6,280
40 - 44	3,990	4,090	8,080
45 - 49	3,440	3,230	6,670
50 - 54	2,580	2,540	5,120
55 - 59	2,150	2,150	4,300
60 - 64	1,640	1,660	3,300
65 - 69	1,150	1,270	2,420
70 - 74	1,000	1,040	2,040
75 - 79	780	940	1,720
80 - 84	480	710	1,190
85-89	210	380	590
90+	60	160	220



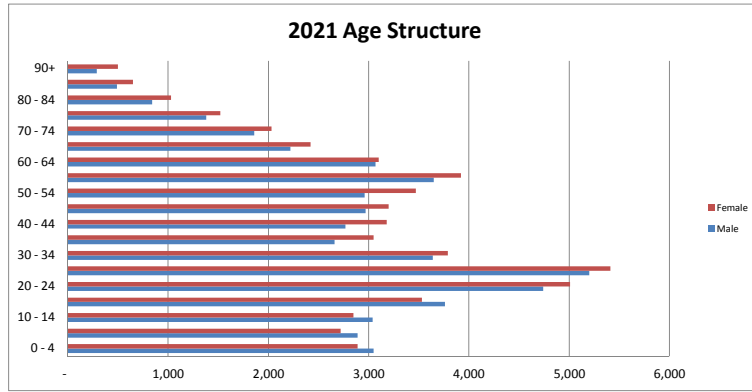
Municipality of Clarington 2011 Age Structure			
	Male	Female	Total
Total	42,280	42,850	85,130
0 - 4	2,500	2,360	4,860
5 - 9	2,770	2,550	5,320
10 - 14	3,040	3,040	6,080
15 - 19	3,670	3,370	7,040
20 - 24	2,710	2,440	5,150
25 - 29	2,310	2,400	4,710
30 - 34	2,610	2,760	5,370
35 - 39	2,830	2,920	5,750
40 - 44	3,010	3,420	6,430
45 - 49	3,940	4,070	8,010
50 - 54	3,470	3,290	6,760
55 - 59	2,540	2,560	5,100
60 - 64	2,130	2,170	4,300
65 - 69	1,660	1,680	3,340
70 - 74	1,160	1,260	2,420
75 - 79	890	980	1,870
80 - 84	630	770	1,400
85-89	320	540	860
90+	90	270	360



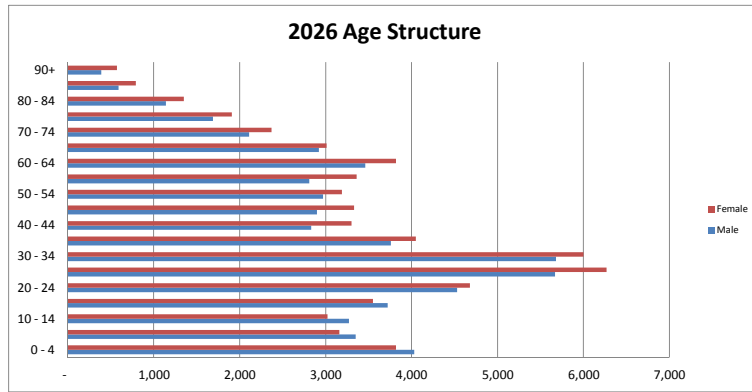
Municipality of Clarington 2016 Age Structure			
	Male	Female	Total
Total	45,840	47,680	93,520
0 - 4	2,590	2,450	5,040
5 - 9	2,690	2,550	5,240
10 - 14	2,950	2,720	5,670
15 - 19	3,910	3,860	7,770
20 - 24	4,320	4,220	8,540
25 - 29	3,160	3,220	6,380
30 - 34	2,540	2,770	5,310
35 - 39	2,600	2,930	5,530
40 - 44	2,860	3,060	5,920
45 - 49	2,980	3,460	6,440
50 - 54	3,830	4,030	7,860
55 - 59	3,270	3,190	6,460
60 - 64	2,360	2,500	4,860
65 - 69	1,970	2,100	4,070
70 - 74	1,520	1,620	3,140
75 - 79	1,000	1,170	2,170
80 - 84	710	840	1,550
85-89	390	580	970
90+	190	410	600



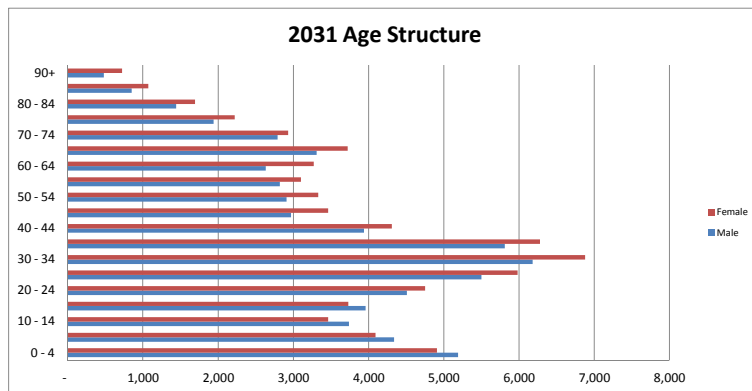
Municipality of Clarington 2021 Age Structure			
	Male	Female	Total
Total	51,480	54,270	105,750
0 - 4	3,050	2,890	5,940
5 - 9	2,890	2,720	5,610
10 - 14	3,040	2,850	5,890
15 - 19	3,760	3,530	7,290
20 - 24	4,740	5,010	9,750
25 - 29	5,200	5,410	10,610
30 - 34	3,640	3,790	7,430
35 - 39	2,660	3,050	5,710
40 - 44	2,770	3,180	5,950
45 - 49	2,970	3,200	6,170
50 - 54	2,960	3,470	6,430
55 - 59	3,650	3,920	7,570
60 - 64	3,070	3,100	6,170
65 - 69	2,220	2,420	4,640
70 - 74	1,860	2,030	3,890
75 - 79	1,380	1,520	2,900
80 - 84	840	1,030	1,870
85-89	490	650	1,140
90+	290	500	790



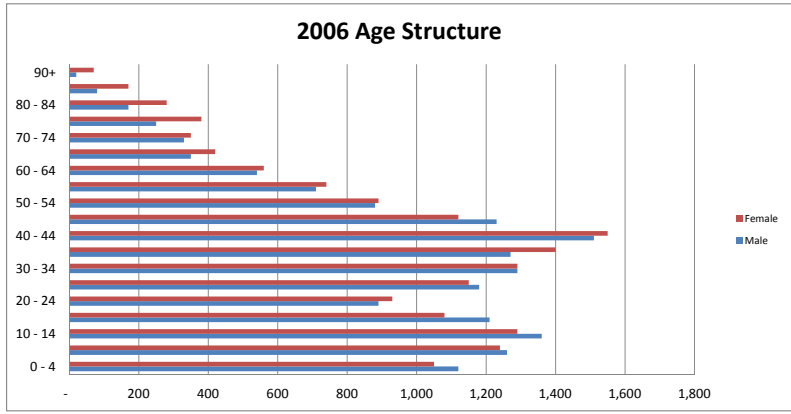
Municipality of Clarington 2026 Age Structure			
	Male	Female	Total
Total	57,820	61,550	119,370
0 - 4	4,030	3,820	7,850
5 - 9	3,350	3,160	6,510
10 - 14	3,270	3,020	6,290
15 - 19	3,720	3,550	7,270
20 - 24	4,530	4,680	9,210
25 - 29	5,670	6,270	11,940
30 - 34	5,680	6,000	11,680
35 - 39	3,760	4,050	7,810
40 - 44	2,830	3,300	6,130
45 - 49	2,900	3,330	6,230
50 - 54	2,970	3,190	6,160
55 - 59	2,810	3,360	6,170
60 - 64	3,460	3,820	7,280
65 - 69	2,920	3,010	5,930
70 - 74	2,110	2,370	4,480
75 - 79	1,690	1,910	3,600
80 - 84	1,140	1,350	2,490
85-89	590	790	1,380
90+	390	570	960



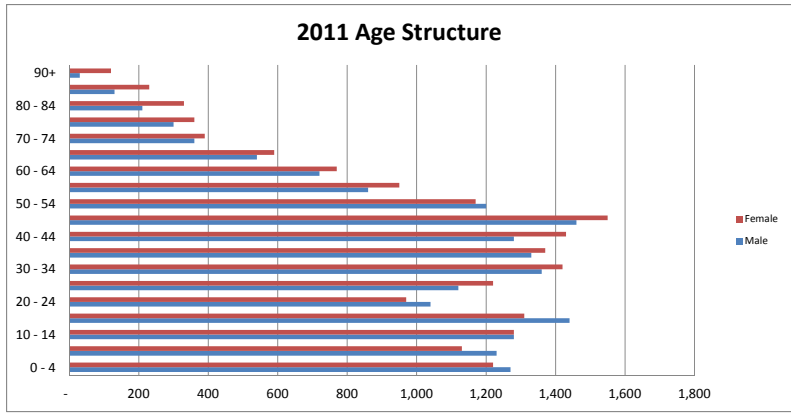
Municipality of Clarington 2031 Age Structure			
	Male	Female	Total
Total	65,310	69,900	135,210
0 - 4	5,190	4,910	10,100
5 - 9	4,340	4,090	8,430
10 - 14	3,740	3,460	7,200
15 - 19	3,960	3,730	7,690
20 - 24	4,510	4,750	9,260
25 - 29	5,500	5,980	11,480
30 - 34	6,180	6,880	13,060
35 - 39	5,810	6,280	12,090
40 - 44	3,940	4,310	8,250
45 - 49	2,970	3,460	6,430
50 - 54	2,910	3,330	6,240
55 - 59	2,820	3,100	5,920
60 - 64	2,630	3,270	5,900
65 - 69	3,310	3,720	7,030
70 - 74	2,790	2,930	5,720
75 - 79	1,940	2,220	4,160
80 - 84	1,440	1,690	3,130
85-89	850	1,070	1,920
90+	480	720	1,200



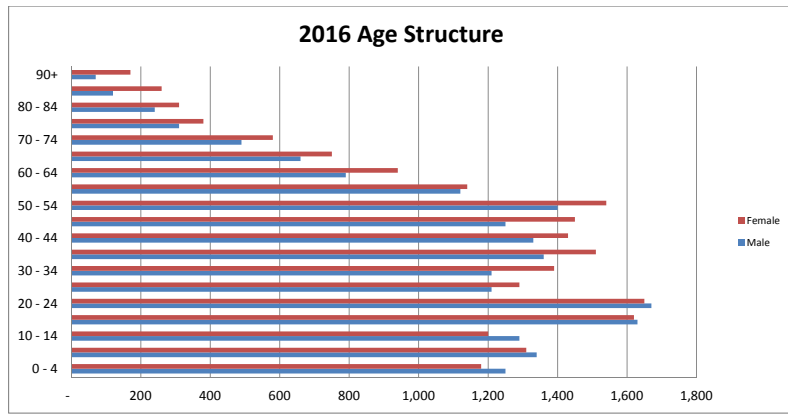
Bomanville 2006 Age Structure			
	Male	Female	Total
Total	15,650	15,960	31,610
0 - 4	1,120	1,050	2,170
5 - 9	1,260	1,240	2,500
10 - 14	1,360	1,290	2,650
15 - 19	1,210	1,080	2,290
20 - 24	890	930	1,820
25 - 29	1,180	1,150	2,330
30 - 34	1,290	1,290	2,580
35 - 39	1,270	1,400	2,670
40 - 44	1,510	1,550	3,060
45 - 49	1,230	1,120	2,350
50 - 54	880	890	1,770
55 - 59	710	740	1,450
60 - 64	540	560	1,100
65 - 69	350	420	770
70 - 74	330	350	680
75 - 79	250	380	630
80 - 84	170	280	450
85-89	80	170	250
90+	20	70	90



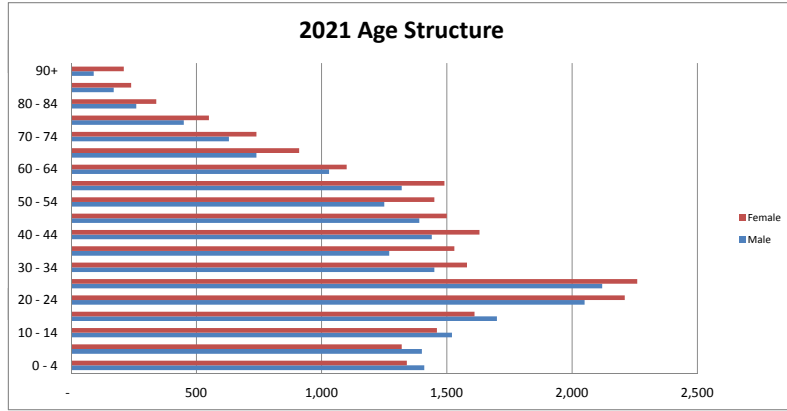
Bomanville 2011 Age Structure			
	Male	Female	Total
Total	17,160	17,810	34,970
0 - 4	1,270	1,220	2,490
5 - 9	1,230	1,130	2,360
10 - 14	1,280	1,280	2,560
15 - 19	1,440	1,310	2,750
20 - 24	1,040	970	2,010
25 - 29	1,120	1,220	2,340
30 - 34	1,360	1,420	2,780
35 - 39	1,330	1,370	2,700
40 - 44	1,280	1,430	2,710
45 - 49	1,460	1,550	3,010
50 - 54	1,200	1,170	2,370
55 - 59	860	950	1,810
60 - 64	720	770	1,490
65 - 69	540	590	1,130
70 - 74	360	390	750
75 - 79	300	360	660
80 - 84	210	330	540
85-89	130	230	360
90+	30	120	150



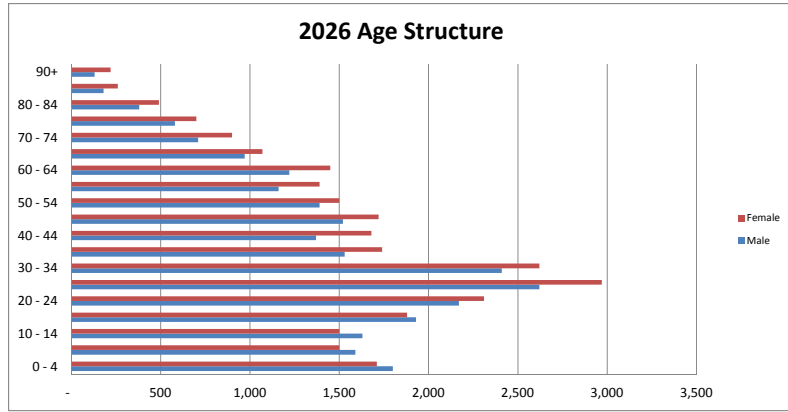
Bomanville 2016 Age Structure			
	Male	Female	Total
Total	18,740	20,100	38,840
0 - 4	1,250	1,180	2,430
5 - 9	1,340	1,310	2,650
10 - 14	1,290	1,200	2,490
15 - 19	1,630	1,620	3,250
20 - 24	1,670	1,650	3,320
25 - 29	1,210	1,290	2,500
30 - 34	1,210	1,390	2,600
35 - 39	1,360	1,510	2,870
40 - 44	1,330	1,430	2,760
45 - 49	1,250	1,450	2,700
50 - 54	1,400	1,540	2,940
55 - 59	1,120	1,140	2,260
60 - 64	790	940	1,730
65 - 69	660	750	1,410
70 - 74	490	580	1,070
75 - 79	310	380	690
80 - 84	240	310	550
85-89	120	260	380
90+	70	170	240



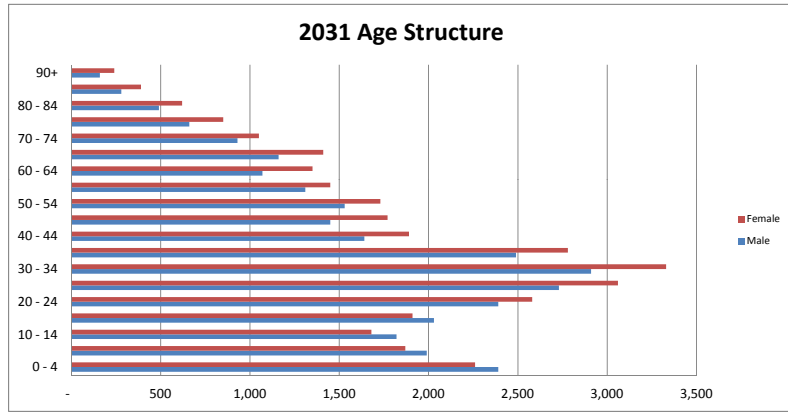
Bomanville 2021 Age Structure			
	Male	Female	Total
Total	21,690	23,470	45,160
0 - 4	1,410	1,340	2,750
5 - 9	1,400	1,320	2,720
10 - 14	1,520	1,460	2,980
15 - 19	1,700	1,610	3,310
20 - 24	2,050	2,210	4,260
25 - 29	2,120	2,260	4,380
30 - 34	1,450	1,580	3,030
35 - 39	1,270	1,530	2,800
40 - 44	1,440	1,630	3,070
45 - 49	1,390	1,500	2,890
50 - 54	1,250	1,450	2,700
55 - 59	1,320	1,490	2,810
60 - 64	1,030	1,100	2,130
65 - 69	740	910	1,650
70 - 74	630	740	1,370
75 - 79	450	550	1,000
80 - 84	260	340	600
85-89	170	240	410
90+	90	210	300



Bomanville 2026 Age Structure			
	Male	Female	Total
Total	25,290	27,610	52,900
0 - 4	1,800	1,710	3,510
5 - 9	1,590	1,500	3,090
10 - 14	1,630	1,500	3,130
15 - 19	1,930	1,880	3,810
20 - 24	2,170	2,310	4,480
25 - 29	2,620	2,970	5,590
30 - 34	2,410	2,620	5,030
35 - 39	1,530	1,740	3,270
40 - 44	1,370	1,680	3,050
45 - 49	1,520	1,720	3,240
50 - 54	1,390	1,500	2,890
55 - 59	1,160	1,390	2,550
60 - 64	1,220	1,450	2,670
65 - 69	970	1,070	2,040
70 - 74	710	900	1,610
75 - 79	580	700	1,280
80 - 84	380	490	870
85-89	180	260	440
90+	130	220	350

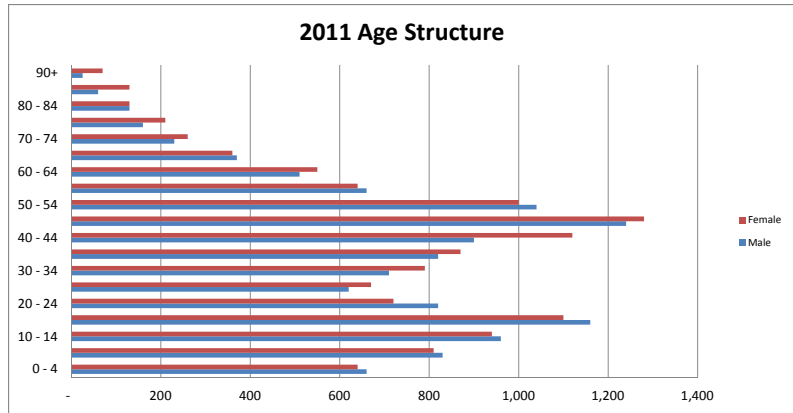
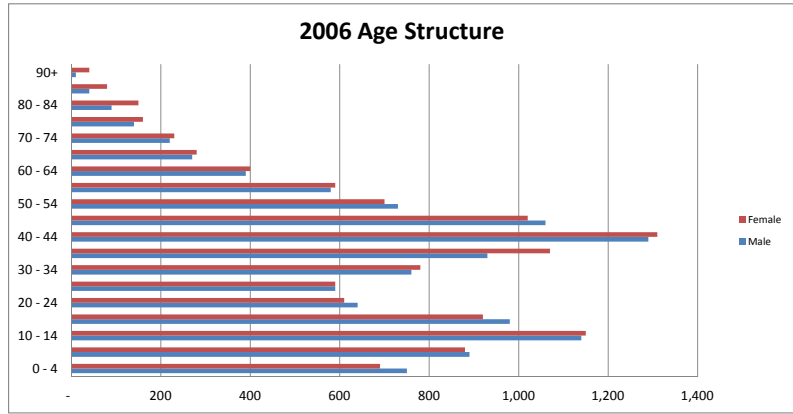


Bomanville 2031 Age Structure			
	Male	Female	Total
Total	29,430	32,220	61,650
0 - 4	2,390	2,260	4,650
5 - 9	1,990	1,870	3,860
10 - 14	1,820	1,680	3,500
15 - 19	2,030	1,910	3,940
20 - 24	2,390	2,580	4,970
25 - 29	2,730	3,060	5,790
30 - 34	2,910	3,330	6,240
35 - 39	2,490	2,780	5,270
40 - 44	1,640	1,890	3,530
45 - 49	1,450	1,770	3,220
50 - 54	1,530	1,730	3,260
55 - 59	1,310	1,450	2,760
60 - 64	1,070	1,350	2,420
65 - 69	1,160	1,410	2,570
70 - 74	930	1,050	1,980
75 - 79	660	850	1,510
80 - 84	490	620	1,110
85-89	280	390	670
90+	160	240	400

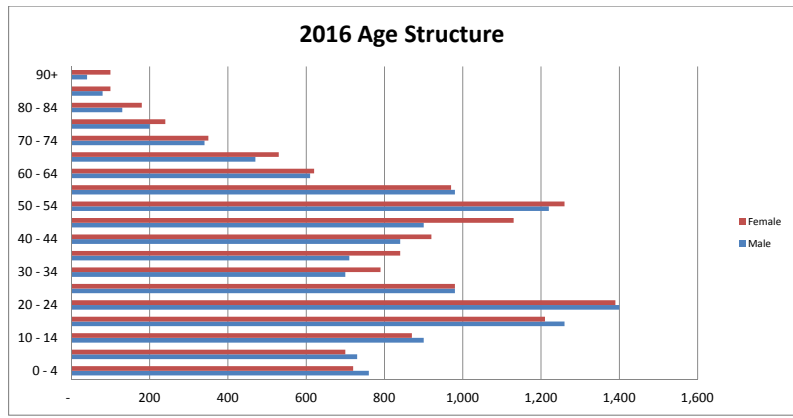


Courtrice 2006 Age Structure			
	Male	Female	Total
Total	11,500	11,650	23,150
0 - 4	750	690	1,440
5 - 9	890	880	1,770
10 - 14	1,140	1,150	2,290
15 - 19	980	920	1,900
20 - 24	640	610	1,250
25 - 29	590	590	1,180
30 - 34	760	780	1,540
35 - 39	930	1,070	2,000
40 - 44	1,290	1,310	2,600
45 - 49	1,060	1,020	2,080
50 - 54	730	700	1,430
55 - 59	580	590	1,170
60 - 64	390	400	790
65 - 69	270	280	550
70 - 74	220	230	450
75 - 79	140	160	300
80 - 84	90	150	240
85-89	40	80	120
90+	10	40	50

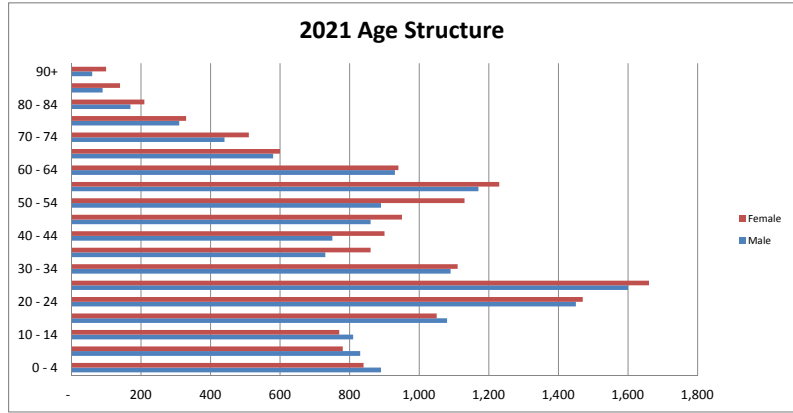
Courtrice 2011 Age Structure			
	Male	Female	Total
Total	11,905	12,290	24,195
0 - 4	660	640	1,300
5 - 9	830	810	1,640
10 - 14	960	940	1,900
15 - 19	1,160	1,100	2,260
20 - 24	820	720	1,540
25 - 29	620	670	1,290
30 - 34	710	790	1,500
35 - 39	820	870	1,690
40 - 44	900	1,120	2,020
45 - 49	1,240	1,280	2,520
50 - 54	1,040	1,000	2,040
55 - 59	660	640	1,300
60 - 64	510	550	1,060
65 - 69	370	360	730
70 - 74	230	260	490
75 - 79	160	210	370
80 - 84	130	130	260
85-89	60	130	190
90+	25	70	95



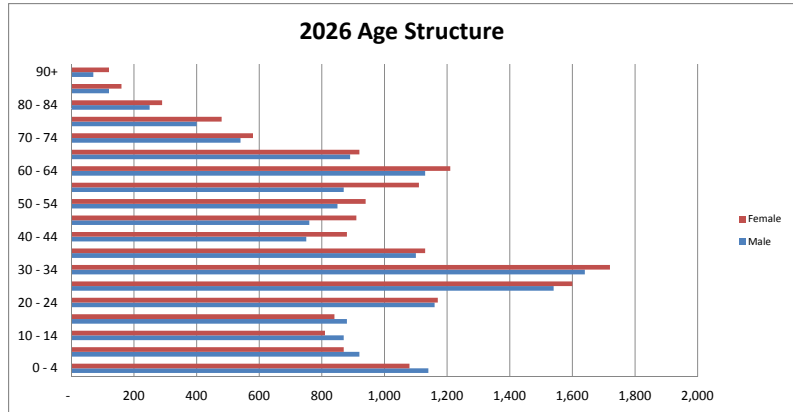
Courtrice 2016 Age Structure			
	Male	Female	Total
Total	13,250	13,900	27,150
0 - 4	760	720	1,480
5 - 9	730	700	1,430
10 - 14	900	870	1,770
15 - 19	1,260	1,210	2,470
20 - 24	1,400	1,390	2,790
25 - 29	980	980	1,960
30 - 34	700	790	1,490
35 - 39	710	840	1,550
40 - 44	840	920	1,760
45 - 49	900	1,130	2,030
50 - 54	1,220	1,260	2,480
55 - 59	980	970	1,950
60 - 64	610	620	1,230
65 - 69	470	530	1,000
70 - 74	340	350	690
75 - 79	200	240	440
80 - 84	130	180	310
85-89	80	100	180
90+	40	100	140



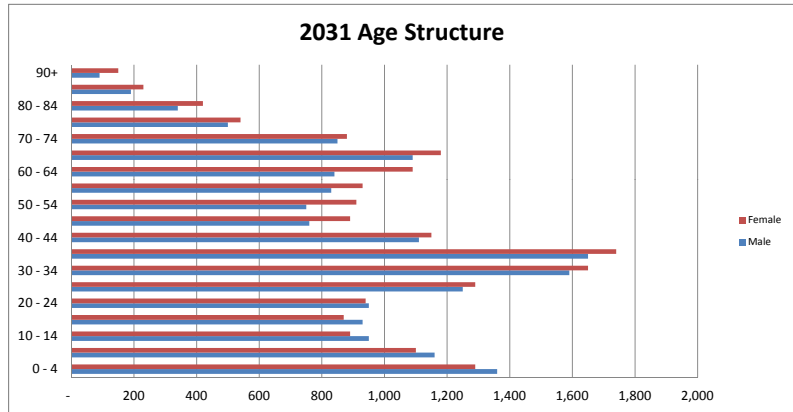
Courtrice 2021 Age Structure			
	Male	Female	Total
Total	14,730	15,580	30,310
0 - 4	890	840	1,730
5 - 9	830	780	1,610
10 - 14	810	770	1,580
15 - 19	1,080	1,050	2,130
20 - 24	1,450	1,470	2,920
25 - 29	1,600	1,660	3,260
30 - 34	1,090	1,110	2,200
35 - 39	730	860	1,590
40 - 44	750	900	1,650
45 - 49	860	950	1,810
50 - 54	890	1,130	2,020
55 - 59	1,170	1,230	2,400
60 - 64	930	940	1,870
65 - 69	580	600	1,180
70 - 74	440	510	950
75 - 79	310	330	640
80 - 84	170	210	380
85-89	90	140	230
90+	60	100	160



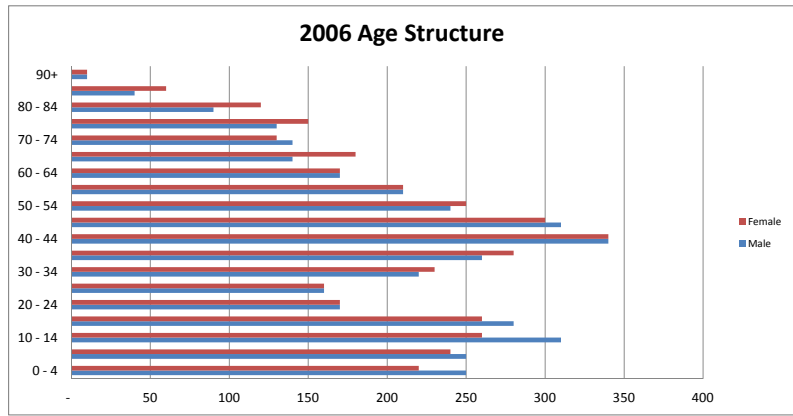
Courtrice 2026 Age Structure			
	Male	Female	Total
Total	15,880	16,820	32,700
0 - 4	1,140	1,080	2,220
5 - 9	920	870	1,790
10 - 14	870	810	1,680
15 - 19	880	840	1,720
20 - 24	1,160	1,170	2,330
25 - 29	1,540	1,600	3,140
30 - 34	1,640	1,720	3,360
35 - 39	1,100	1,130	2,230
40 - 44	750	880	1,630
45 - 49	760	910	1,670
50 - 54	850	940	1,790
55 - 59	870	1,110	1,980
60 - 64	1,130	1,210	2,340
65 - 69	890	920	1,810
70 - 74	540	580	1,120
75 - 79	400	480	880
80 - 84	250	290	540
85-89	120	160	280
90+	70	120	190



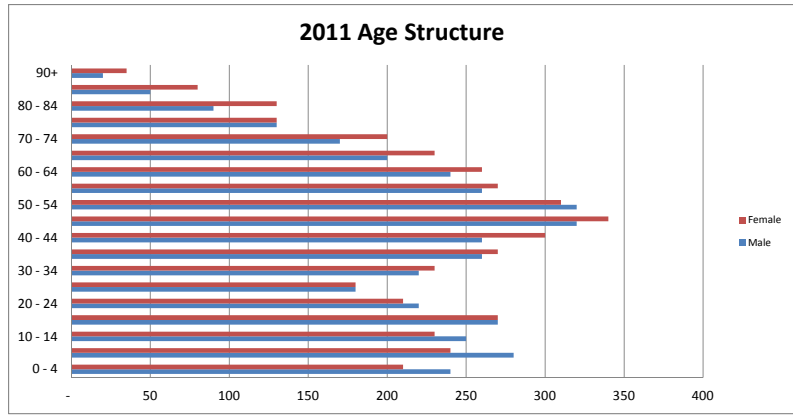
Courtrice 2031 Age Structure			
	Male	Female	Total
Total	17,190	18,140	35,330
0 - 4	1,360	1,290	2,650
5 - 9	1,160	1,100	2,260
10 - 14	950	890	1,840
15 - 19	930	870	1,800
20 - 24	950	940	1,890
25 - 29	1,250	1,290	2,540
30 - 34	1,590	1,650	3,240
35 - 39	1,650	1,740	3,390
40 - 44	1,110	1,150	2,260
45 - 49	760	890	1,650
50 - 54	750	910	1,660
55 - 59	830	930	1,760
60 - 64	840	1,090	1,930
65 - 69	1,090	1,180	2,270
70 - 74	850	880	1,730
75 - 79	500	540	1,040
80 - 84	340	420	760
85-89	190	230	420
90+	90	150	240



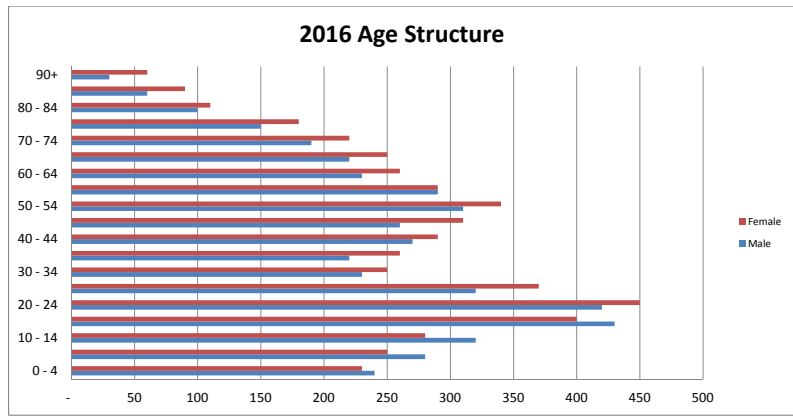
Newcastle 2006 Age Structure			
	Male	Female	Total
Total	3,720	3,740	7,460
0 - 4	250	220	470
5 - 9	250	240	490
10 - 14	310	260	570
15 - 19	280	260	540
20 - 24	170	170	340
25 - 29	160	160	320
30 - 34	220	230	450
35 - 39	260	280	540
40 - 44	340	340	680
45 - 49	310	300	610
50 - 54	240	250	490
55 - 59	210	210	420
60 - 64	170	170	340
65 - 69	140	180	320
70 - 74	140	130	270
75 - 79	130	150	280
80 - 84	90	120	210
85-89	40	60	100
90+	10	10	20



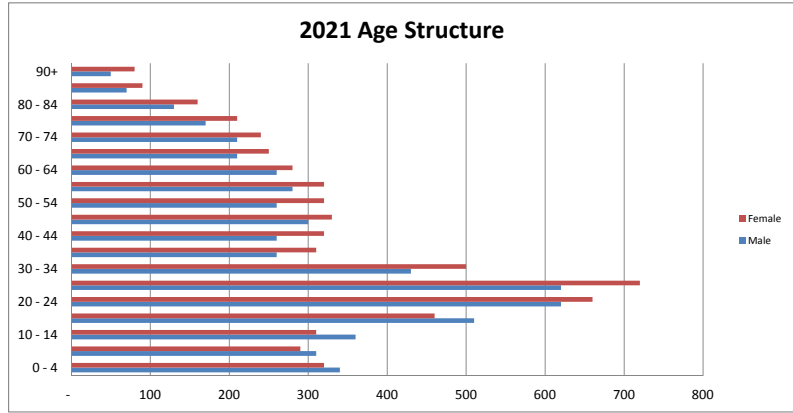
Newcastle 2011 Age Structure			
	Male	Female	Total
Total	3,980	4,125	8,105
0 - 4	240	210	450
5 - 9	280	240	520
10 - 14	250	230	480
15 - 19	270	270	540
20 - 24	220	210	430
25 - 29	180	180	360
30 - 34	220	230	450
35 - 39	260	270	530
40 - 44	260	300	560
45 - 49	320	340	660
50 - 54	320	310	630
55 - 59	260	270	530
60 - 64	240	260	500
65 - 69	200	230	430
70 - 74	170	200	370
75 - 79	130	130	260
80 - 84	90	130	220
85-89	50	80	130
90+	20	35	55



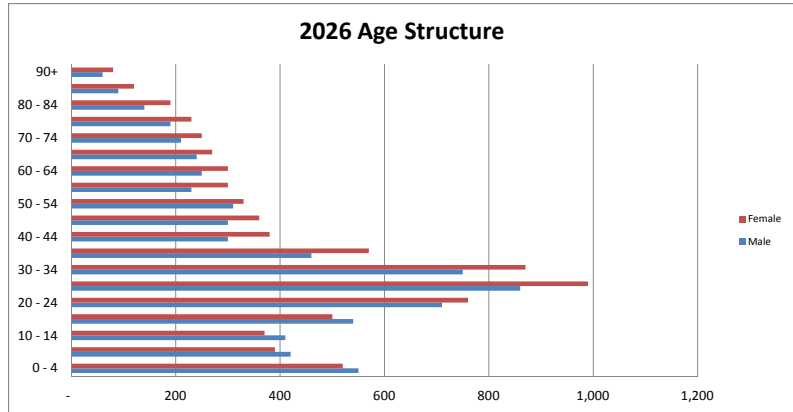
Newcastle 2016 Age Structure			
	Male	Female	Total
Total	4,570	4,890	9,460
0 - 4	240	230	470
5 - 9	280	250	530
10 - 14	320	280	600
15 - 19	430	400	830
20 - 24	420	450	870
25 - 29	320	370	690
30 - 34	230	250	480
35 - 39	220	260	480
40 - 44	270	290	560
45 - 49	260	310	570
50 - 54	310	340	650
55 - 59	290	290	580
60 - 64	230	260	490
65 - 69	220	250	470
70 - 74	190	220	410
75 - 79	150	180	330
80 - 84	100	110	210
85-89	60	90	150
90+	30	60	90



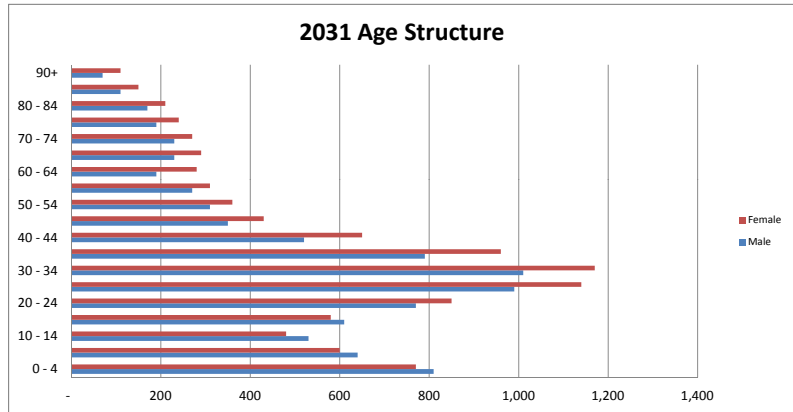
Newcastle 2021 Age Structure			
	Male	Female	Total
Total	5,650	6,170	11,820
0 - 4	340	320	660
5 - 9	310	290	600
10 - 14	360	310	670
15 - 19	510	460	970
20 - 24	620	660	1,280
25 - 29	620	720	1,340
30 - 34	430	500	930
35 - 39	260	310	570
40 - 44	260	320	580
45 - 49	300	330	630
50 - 54	260	320	580
55 - 59	280	320	600
60 - 64	260	280	540
65 - 69	210	250	460
70 - 74	210	240	450
75 - 79	170	210	380
80 - 84	130	160	290
85-89	70	90	160
90+	50	80	130



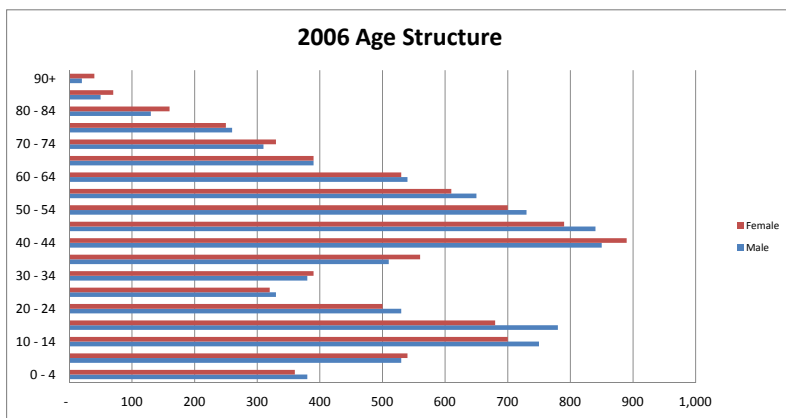
Newcastle 2026 Age Structure			
	Male	Female	Total
Total	7,020	7,780	14,800
0 - 4	550	520	1,070
5 - 9	420	390	810
10 - 14	410	370	780
15 - 19	540	500	1,040
20 - 24	710	760	1,470
25 - 29	860	990	1,850
30 - 34	750	870	1,620
35 - 39	460	570	1,030
40 - 44	300	380	680
45 - 49	300	360	660
50 - 54	310	330	640
55 - 59	230	300	530
60 - 64	250	300	550
65 - 69	240	270	510
70 - 74	210	250	460
75 - 79	190	230	420
80 - 84	140	190	330
85-89	90	120	210
90+	60	80	140



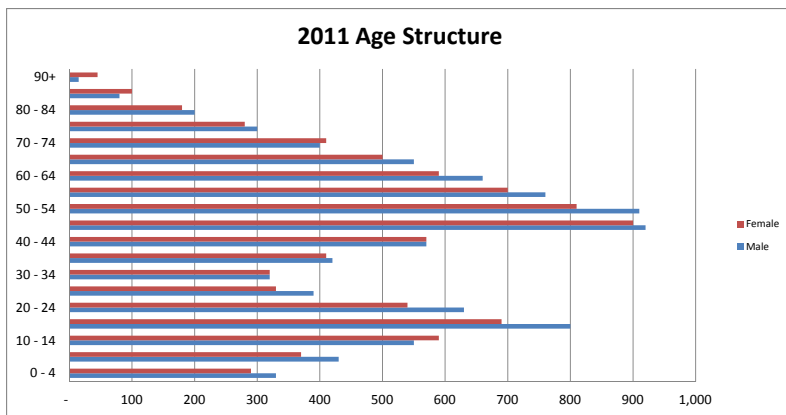
Newcastle 2031 Age Structure			
	Male	Female	Total
Total	8,790	9,850	18,640
0 - 4	810	770	1,580
5 - 9	640	600	1,240
10 - 14	530	480	1,010
15 - 19	610	580	1,190
20 - 24	770	850	1,620
25 - 29	990	1,140	2,130
30 - 34	1,010	1,170	2,180
35 - 39	790	960	1,750
40 - 44	520	650	1,170
45 - 49	350	430	780
50 - 54	310	360	670
55 - 59	270	310	580
60 - 64	190	280	470
65 - 69	230	290	520
70 - 74	230	270	500
75 - 79	190	240	430
80 - 84	170	210	380
85-89	110	150	260
90+	70	110	180



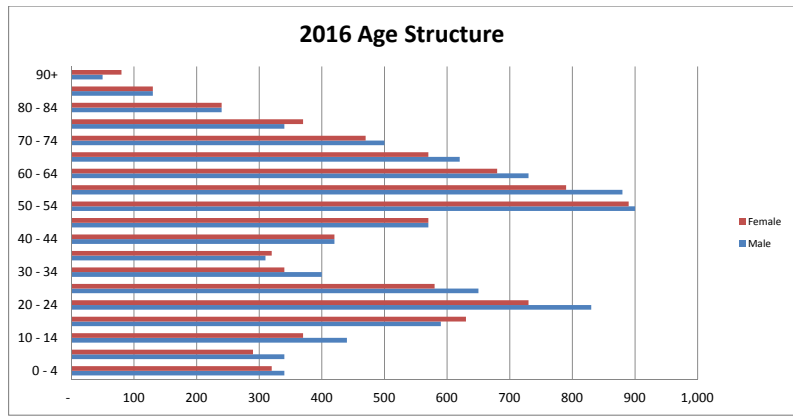
Rural 2006 Age Structure			
	Male	Female	Total
Total	8,960	8,810	17,770
0 - 4	380	360	740
5 - 9	530	540	1,070
10 - 14	750	700	1,450
15 - 19	780	680	1,460
20 - 24	530	500	1,030
25 - 29	330	320	650
30 - 34	380	390	770
35 - 39	510	560	1,070
40 - 44	850	890	1,740
45 - 49	840	790	1,630
50 - 54	730	700	1,430
55 - 59	650	610	1,260
60 - 64	540	530	1,070
65 - 69	390	390	780
70 - 74	310	330	640
75 - 79	260	250	510
80 - 84	130	160	290
85-89	50	70	120
90+	20	40	60



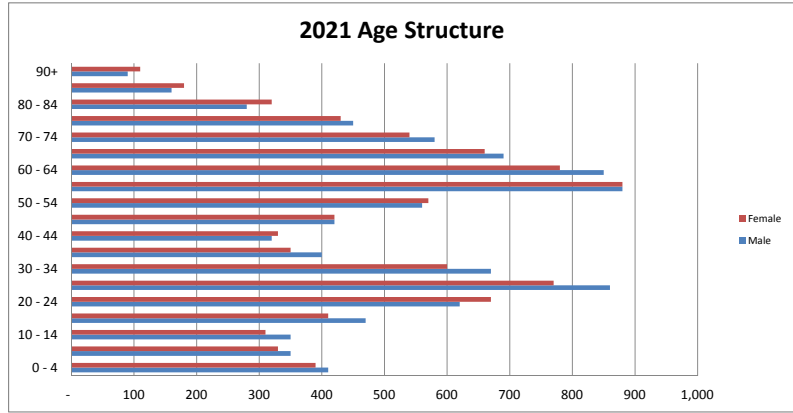
Rural 2011 Age Structure			
	Male	Female	Total
Total	9,235	8,625	17,860
0 - 4	330	290	620
5 - 9	430	370	800
10 - 14	550	590	1,140
15 - 19	800	690	1,490
20 - 24	630	540	1,170
25 - 29	390	330	720
30 - 34	320	320	640
35 - 39	420	410	830
40 - 44	570	570	1,140
45 - 49	920	900	1,820
50 - 54	910	810	1,720
55 - 59	760	700	1,460
60 - 64	660	590	1,250
65 - 69	550	500	1,050
70 - 74	400	410	810
75 - 79	300	280	580
80 - 84	200	180	380
85-89	80	100	180
90+	15	45	60



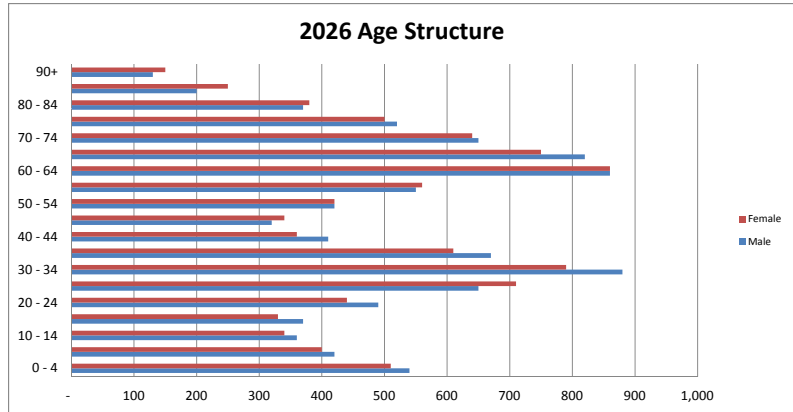
Rural 2016 Age Structure			
	Male	Female	Total
Total	9,280	8,790	18,070
0 - 4	340	320	660
5 - 9	340	290	630
10 - 14	440	370	810
15 - 19	590	630	1,220
20 - 24	830	730	1,560
25 - 29	650	580	1,230
30 - 34	400	340	740
35 - 39	310	320	630
40 - 44	420	420	840
45 - 49	570	570	1,140
50 - 54	900	890	1,790
55 - 59	880	790	1,670
60 - 64	730	680	1,410
65 - 69	620	570	1,190
70 - 74	500	470	970
75 - 79	340	370	710
80 - 84	240	240	480
85-89	130	130	260
90+	50	80	130



Rural 2021 Age Structure			
	Male	Female	Total
Total	9,410	9,050	18,460
0 - 4	410	390	800
5 - 9	350	330	680
10 - 14	350	310	660
15 - 19	470	410	880
20 - 24	620	670	1,290
25 - 29	860	770	1,630
30 - 34	670	600	1,270
35 - 39	400	350	750
40 - 44	320	330	650
45 - 49	420	420	840
50 - 54	560	570	1,130
55 - 59	880	880	1,760
60 - 64	850	780	1,630
65 - 69	690	660	1,350
70 - 74	580	540	1,120
75 - 79	450	430	880
80 - 84	280	320	600
85-89	160	180	340
90+	90	110	200



Rural 2026 Age Structure			
	Male	Female	Total
Total	9,630	9,340	18,970
0 - 4	540	510	1,050
5 - 9	420	400	820
10 - 14	360	340	700
15 - 19	370	330	700
20 - 24	490	440	930
25 - 29	650	710	1,360
30 - 34	880	790	1,670
35 - 39	670	610	1,280
40 - 44	410	360	770
45 - 49	320	340	660
50 - 54	420	420	840
55 - 59	550	560	1,110
60 - 64	860	860	1,720
65 - 69	820	750	1,570
70 - 74	650	640	1,290
75 - 79	520	500	1,020
80 - 84	370	380	750
85-89	200	250	450
90+	130	150	280



Rural 2031 Age Structure			
	Male	Female	Total
Total	9,900	9,690	19,590
0 - 4	630	590	1,220
5 - 9	550	520	1,070
10 - 14	440	410	850
15 - 19	390	370	760
20 - 24	400	380	780
25 - 29	530	490	1,020
30 - 34	670	730	1,400
35 - 39	880	800	1,680
40 - 44	670	620	1,290
45 - 49	410	370	780
50 - 54	320	330	650
55 - 59	410	410	820
60 - 64	530	550	1,080
65 - 69	830	840	1,670
70 - 74	780	730	1,510
75 - 79	590	590	1,180
80 - 84	440	440	880
85-89	270	300	570
90+	160	220	380

