

# ***Clarington Community Forecast***

***Population and Employment Projections***



PREPARED BY

**HEMSON**  
Consulting Ltd.

FOR  
MUNICIPALITY OF CLARINGTON  
PLANNING SERVICES DEPARTMENT  
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## TABLE OF CONTENTS

<b>A. INITIAL MUNICIPALITY-WIDE POPULATION AND HOUSING FORECAST BASED ON REGION'S 2031 POPULATION ALLOCATION</b>	<b>2</b>
1. Forecast Population Is Result of Housing Market Share in Clarington	3
2. Allocation to Communities Also Based on Housing Market Shares	4
<b>B. INITIAL MUNICIPALITY-WIDE EMPLOYMENT FORECAST BASED ON REGION'S 2031 EMPLOYMENT ALLOCATION</b>	<b>6</b>
1. Forecast Employment Based on Shares of Major Employment Types Accommodated Plus Large project Construction Employment	7
2. Allocation to Communities Population and Available Employment Land	9
<b>APPENDIX A</b> Sub-Areas Age Sex Forecast	

As part of planning for long-term growth, and to assist with the implementation of the *Growth Plan for the Greater Golden Horseshoe* and the forthcoming updated *Durham Regional Plan*, Hemson Consulting was retained by the Municipality of Clarington to prepare growth forecasts. The growth forecasts are to be for population, housing and employment for the entire municipality and for the three urban communities and the rural area within Clarington.

Two or more scenarios of growth will ultimately be prepared for the Municipality as part of this process. This memorandum describes Scenario 1, a “base case” scenario. This scenario considers how growth would have occurred in the absence of the specific rules of the *Growth Plan*. That is, it is a growth forecast reflecting Regional and local Municipal policies seeking development of a more urban character and greater levels of intensification. It is not, however, a scenario that necessarily meets the *Growth Plan* rules of a minimum greenfield density or 40% intensification within the built boundary.

The two forthcoming scenarios will be prepared based on a comprehensive review of the Region’s official plan background work and, more importantly, on Clarington’s detailed land supply analysis being undertaken as part of its own official plan review. This land supply analysis includes an assessment of the intensification potential in Clarington’s three urban communities, and an assessment of employment land, economic development opportunities and planned land uses in new greenfield areas.

The base case Scenario 1 forecast is provided as starting point for the analysis. As most planning analysis is iterative it is expected that this Scenario will inform the Municipality’s official plan analysis which will, in turn, inform the subsequent forecast work by providing inputs into Scenario 2. A key reason for providing a base case at the outset is to understand the effects of the policy-based changes to growth patterns that are envisioned by the *Growth Plan* and the *Region of Durham Official Plan*. In particular, a comparison of Scenario 1 to later growth scenarios that achieve the *Growth Plan* targets will assist the Municipality to understand the implications of shifting from lower density to medium and higher density housing and employment patterns.

## A. INITIAL MUNICIPALITY-WIDE POPULATION AND HOUSING FORECAST BASED ON REGION'S 2031 POPULATION ALLOCATION

Under the *Growth Plan*, upper-tier municipalities are responsible for allocating the forecasts provided in Schedule 3 of the *Growth Plan* to local municipalities. The population growth forecast for Clarington is based on the Municipality achieving the Region of Durham's population allocation of 140,000 by 2031.

Three points must be made with respect to the Scenario 1 population forecast:

- The 2031 forecast allocated to the Municipality is an expression of the "total" population, in that it includes an estimate of the census undercount or net under-coverage. Total population is distinct from the Census population, which excludes the undercount. Care must always be taken when comparing the two figures.
- For the purposes of the Scenario 1 forecast shown here, population levels in interim years have not been set to precisely match the Region's June 2009 work.
- Due to the current economic slowdown the actual 2011 population may well fall short of both the Region's and Hemson's population figure.

The population forecast is shown in Table 1 below.

<b>Table 1</b>				
<b>Clarington Population Growth Forecast</b>				
	<b>Total</b>	<b>Growth</b>	<b>Compound Annual Growth Rate</b>	<b>Region of Durham Forecast</b>
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	89,700	8,700	2.1%	87,900
2016	100,800	11,100	2.4%	97,100
2021	114,100	13,300	2.5%	108,100
2026	127,600	13,500	2.2%	127,500
2031	140,300	12,900	1.9%	140,300

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

Note: Population is total population including Census undercoverage.

## 1. Forecast Population Is Result of Housing Market Share in Clarington

The method for the population forecast is based on the distribution of housing units by market share across the Region as a whole. A total housing unit forecast is prepared and then distributed to the local municipalities. Average household sizes are then applied to each of the unit types; in other words, the forecast new units are “populated” to create the overall population forecast. The average household sizes and how they change over time is based on a Greater Toronto Area and Hamilton (GTAH)-wide analysis of household formation by age and the shifting age structure of the population as well as the more local historic trends in Durham and Clarington.

Generally, the Region of Durham in its *Growth Plan* conformity work has forecast more household growth for the same population than our forecasts indicate; the Region has in effect assumed a lower household size by 2031. As noted above, the Hemson forecast is based on a GTAH-wide analysis which indicates that the predominant household type will continue to be families, even if *Growth Plan* policies are successful in shifting unit-type preferences of these households from ground-related forms (single, semi-detached and rowhouse) to apartment forms. The Clarington household forecast is shown below in Table 2. Table 2 also compares the forecast to the Region’s forecast.

<b>Table 2</b>						
<b>Clarington Household Forecast</b>						
	<b>Hemson Forecast</b>				<b>Region of Durham’s Forecast</b>	
	<b>Total Households</b>	<b>Growth</b>	<b>Annual Rate</b>	<b>Average Household Size</b>	<b>Total Households</b>	<b>Average Household Size</b>
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	30,200	3,300	2.4%	2.82	30,200	2.82
2016	34,600	4,400	2.8%	2.77	34,000	2.77
2021	39,900	5,300	2.9%	2.72	39,200	2.72
2026	45,400	5,500	2.6%	2.68	46,600	2.69
2031	50,700	5,300	2.2%	2.66	52,100	2.56
Change 2006–2031		23,800	2.6%	(0.21) (7.3%)	25,200	(0.31) (10.8%)

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

The Clarington household forecast is based on the community capturing the shares of the Durham Region housing market by type shown in Table 3.

<b>Share of Durham Region Housing Unit Completions by Type</b>					
	<b>Single Detached</b>	<b>Semi-Detached</b>	<b>Rows</b>	<b>Apartments</b>	<b>Total</b>
1986–91	20.2%	6.2%	11.1%	9.3%	17.6%
1991–96	27.3%	8.0%	27.8%	3.7%	22.7%
1996–01	19.5%	2.5%	17.6%	11.0%	18.4%
2001–06	16.6%	0.9%	8.6%	34.7%	16.1%
2006–11	19.6%	1.0%	7.0%	32.0%	16.9%
2011–16	18.0%	10.0%	15.0%	17.0%	16.4%
2016–21	17.5%	10.0%	15.5%	17.0%	16.1%
2021–26	17.3%	9.0%	16.0%	17.0%	15.9%
2026–31	17.0%	8.0%	16.5%	17.0%	15.8%

Source: CMHC and Hemson Consulting Ltd.

As can be seen from Table 3, Clarington is forecast to maintain its current market shares for ground-related housing, and experience slightly declining shares of the Regional apartment market. With respect to apartments, Clarington currently has a large share of a very small apartment market in Durham. The Regional market is forecast to expand in Durham. However, if and when that occurs will in part be the result of a demand for apartments in Durham communities located close to the centre of the GTA/H rather than in Clarington. By applying the shares to the overall demand in Durham, Clarington is forecast to experience an increase in apartment units from about 100 units per year currently to about 160 units per year by 2031.

## **2. Allocation to Communities Also Based on Housing Market Shares**

The allocation of the overall Clarington housing forecast to its local communities is based on a similar approach. As shown below in Table 4, most of the forecast housing unit growth in the Municipality is anticipated to occur in the urban areas of Bowmanville, Courtice and Newcastle. The community's rural area, consistent with both market expectations and generally accepted planning objectives, is not forecast to accommodate significant growth.

		<b>Share of Clarington Housing Units by Type</b>				
		<b>Bowmanville</b>	<b>Courtice</b>	<b>Newcastle</b>	<b>Rural</b>	<b>Total</b>
Single and Semi	2006–11	50.2%	14.9%	26.9%	8.0%	100 %
	2011–16	50.5%	20.6%	24.4%	4.5%	100 %
	2016–21	50.0%	24.0%	21.6%	4.4%	100 %
	2021–26	53.5%	25.6%	16.5%	4.4%	100 %
	2026–31	62.3%	25.0%	9.2%	3.5%	100 %
Row	2006–11	47.0%	32.0%	21.0%	0.0%	100 %
	2011–16	52.0%	28.0%	20.0%	0.0%	100 %
	2016–21	61.0%	20.0%	19.0%	0.0%	100 %
	2021–26	67.0%	18.0%	15.0%	0.0%	100 %
	2026–31	67.5%	17.5%	15.0%	0.0%	100 %
Apartment	2006–11	91.0%	4.0%	4.0%	1.0%	100 %
	2011–16	79.0%	5.0%	15.0%	1.0%	100 %
	2016–21	74.0%	10.0%	15.0%	1.0%	100 %
	2021–26	69.0%	15.0%	15.0%	1.0%	100 %
	2026–31	69.0%	15.0%	15.0%	1.0%	100 %
Total	2006–11	56.0%	14.9%	22.9%	6.2%	100 %
	2011–16	55.6%	19.3%	22.0%	3.1%	100 %
	2016–21	55.8%	21.0%	20.1%	3.1%	100 %
	2021–26	58.6%	22.4%	16.0%	3.0%	100 %
	2026–31	64.5%	21.7%	11.5%	2.3%	100 %

Source: Hemson Consulting Ltd.

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 5 below. As noted, the population forecast is prepared by applying household size factors by unit type to the household forecast, resulting in a forecast of population in new units 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 6.

<b>Clarington Households by Community</b>					
	<b>Bowmanville</b>	<b>Courtice</b>	<b>Newcastle</b>	<b>Rural</b>	<b>Total</b>
2006	10,650	7,360	3,030	5,860	26,900
2011	12,520	7,860	3,800	6,060	30,240
2016	14,960	8,710	4,760	6,200	34,630
2021	17,900	9,730	5,930	6,360	39,920
2026	21,030	10,850	7,010	6,520	45,410
2031	24,300	11,970	7,810	6,640	50,720
Growth 2006–31	13,650	4,610	4,780	780	23,820

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

<b>Clarington Population by Community</b>					<b>Table 6</b>
	<b>Bowmanville</b>	<b>Courtice</b>	<b>Newcastle</b>	<b>Rural</b>	<b>Total</b>
2006	31,600	23,200	8,900	17,200	80,900
2011	36,700	24,500	11,100	17,500	89,700
2016	42,900	26,700	13,600	17,600	100,800
2021	50,400	29,300	16,500	17,800	114,100
2026	58,300	32,200	19,100	18,000	127,600
2031	66,400	35,000	20,900	18,100	140,300
Growth 2006–31	34,700 110%	11,800 51%	12,000 134%	900 5%	59,400 74%

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

Note: The Rural area in this analysis differs from that used by the Region in its population figures for the Clarington Rural area in ROPA 128. The primary 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.

Overall, the expectation is for population in Clarington to grow steadily to 2031, and at a rate consistent with the recent past. Most of the growth is expected to be focussed in the currently urbanized areas of the Municipality. As discussed in the next section, a similar outlook is anticipated for employment.

## **B. INITIAL MUNICIPALITY-WIDE EMPLOYMENT FORECAST BASED ON REGION'S 2031 EMPLOYMENT ALLOCATION**

As with the population forecast, the initial employment forecast is based on the Region of Durham's allocation of the *Growth Plan* employment forecasts to the local municipalities and we have not set the allocation to precisely meet the interim years of the Region's June 2009 forecasts. Also, due to the current economic slowdown the 2011 actual employment may well differ significantly from the both the Region's and Hemson's forecast. However, the slowdown should be considered to be a medium-term cyclical phenomenon that does not affect the long-term forecasts.

The employment forecast for Clarington is summarized below in Table 7. The employment forecast is based on permanent employment. The approximately 3,500 temporary construction jobs expected to be associated with the new nuclear power facility are treated separately for the forecast. These jobs are also not considered for comparison to the Regional numbers.



	<b>Total</b>	<b>Growth</b>	<b>Compound Annual Growth Rate</b>
1986	14,200	—	—
1991	15,200	900	1.3%
1996	13,700	(1,400)	(1.9%)
2001	17,600	3,900	5.1%
2006	20,900	3,400	3.6%
2011	23,700	2,800	2.5%
2016	27,100	3,400	2.7%
2021	31,300	4,100	2.9%
2026	35,000	3,700	2.3%
2031	38,400	3,500	1.9%

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

Note: While the temporary large project construction employment, largely related to the New Nuclear at Darlington project, is excluded in this table for the purposes of the forecast, the construction employment for the original Darlington plant is included in the historical data. The completion of Darlington in the early 1990s was the major reason for the employment decline shown in the 1991–96 period.

### **1. Forecast Employment Based on Shares of Major Employment Types Accommodated Plus Large Project Construction Employment**

The forecast employment for the municipality of Clarington is based on three major land use planning types: major office, population-related and employment land employment:

- **Major office employment**, defined as employment in free-standing office buildings of 20,000 sq.ft. or greater;<sup>1</sup>
- **Population-related employment**, defined as employment that provides services to a resident population in retail and institutional establishments, including those who work from home; and

<sup>1</sup> For employment forecasting and most land-use planning purposes, major offices are traditionally defined as freestanding office buildings greater than 20,000 net sq. ft. in size. The Growth Plan uses the same expression — major office — for a different purpose. In the Growth Plan, major office policies address the desire to locate office buildings of 10,000 m<sup>2</sup> or greater in transit-oriented locations to encourage greater transit use. Except as otherwise noted, this report's use of major office is the 20,000 sq.ft. or more definition.

- **Employment land employment**, which is the range of employment uses in industrial-type buildings, typically concentrated in business parks and other designated employment areas. Despite the many different economic sectors found on employment land, most are accommodated within single-storey industrial “boxes” or industrial multiples.

Among these three types, it is primarily the last — employment land employment — for which there is the strongest competition within the GTA, and where land use planning and local economic development policy can have the strongest influence on the amount of new investment that is captured. Major offices develop at very high densities and are not constrained by land supply, and growth in population-related employment is driven largely by growth in local and regional population. It occurs mainly in existing locations and through the normal course of secondary planning for new residential communities.

The overall employment forecast, and the forecast of employment by major land use type along with the Temporary Large Project Construction employment is shown in Tables 8 and 9.

	Major Office Emp.	Population-Related Employment				Employment Lands			Total
		Usual Place of Work	Work at Home	No Fixed Place of Work Allocated to Pop. Rel.	Total Pop. Related Emp.	Usual Place of Work	No Fixed Place of Work Allocated to Emp. Lands	Total Emp. Lands	
2006	350	7,120	2,450	490	10,060	8,490	2,040	10,530	20,940
2011	380	7,860	2,720	550	11,130	9,900	2,310	12,220	23,730
2016	560	8,900	3,050	630	12,590	11,340	2,650	13,990	27,140
2021	810	10,160	3,460	730	14,340	13,080	3,050	16,130	31,270
2026	940	11,470	3,860	820	16,140	14,470	3,410	17,880	34,970
2031	1,100	12,710	4,250	920	17,880	15,720	3,720	19,440	38,420

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

Clarington Employment by Type					Table 9
	Major Office	Population-Related Employment	Employment Lands	Temporary Large Project Construction	Total
2006	350	10,060	10,530	n/a	20,940
2011	380	11,130	12,220	400	24,130
2016	560	12,590	13,990	3,500	30,640
2021	810	14,340	16,130	3,500	34,770
2026	940	16,140	17,880	0	34,970
2031	1,100	17,880	19,440	0	38,420

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

Note: The Temporary Large Project Construction numbers are taken from OPG's New Nuclear at Darlington information pamphlet which indicates 400 jobs during the two year site preparation stage and then a peak of 3,500 construction jobs during a six to eight year construction phase. In the table above it is assumed that the two year period is 2011–12 and the eight year period is 2013–2021. This is for the "first set" of units. Should a second set be built in the 2020s, the construction employment would continue through that period.

## 2. Allocation to Communities Based Population and Available Employment Land

Give that the location of employment growth is driven primarily by the availability of well-located greenfield "employment land" to accommodate industrial-type buildings, as well as the overall rate of population growth, the allocation of employment to the various communities within Clarington is based on the local population forecast and the locally available employment land supply. The employment land supply by community is summarized in Table 10 below.

The following assumptions are made for the employment forecast:

- As the employment distribution exercise is complicated by the presence of a number of large scale uses such as St. Mary's Cement, the Energy from Waste facility and Darlington and the Darlington expansion, these special facilities are excluded from the urban employment land supply analysis. They are also treated, collectively, as a special area for employment allocation and distinct from the employment in the three communities and the rural area.
- The employment land supply is net of any areas designated for environmental use and lands required for the expansion of Highway 407.
- A net to gross factor of 80% is applied to all parcels of 10 hectares or greater to account for local roads and utilities in those parcels that will be subdivided before coming to market.

- The calculated employment density on the occupied urban employment lands is estimated at 30.5 employees per net ha. This estimate is rounded to 30 employees per net ha to calculate employment capacity on existing designated lands. After adjusting for the different treatment of employees with no fixed place of work, the 30 employees per net ha figure is very close to the Region's estimated employment density of 25 employees per net ha.
- As noted above, the employment density used for the calculations in the table reflects the separate treatment of the large single-use facilities, that is the 30 employees per net ha is the estimated employment density of "normal urban" employment land development. This differs from the much lower density used by the Region in the *Growing Durham* work which appears to include both the large single-use facilities and the other employment.

Following the employment land supply, Table 11 shows the summary employment forecast by community, including a "special areas" category to address large users within each of the communities.

<b>Table 10</b>				
<b>Urban Employment Land Supply by Community</b>				
	<b>Bowmanville</b>	<b>Courtice</b>	<b>Newcastle</b>	<b>Total</b>
Occupied (ha)	92	115	8	214
Vacant (ha)	162	368	25	555
Total (ha)	254	483	33	770
Net Effective Supply, less 10% (ha)	229	435	29	693
Employment Density (emp/ha)	30	30	30	30
Employment Capacity (emp.)	6,870	13,040	880	20,780
Employment 2031	5,320	5,240	650	12,210
Share of Capacity Used	77%	40%	74%	59%

Source: Hemson Consulting Ltd. based on Municipality of Clarington data.

Notes: The occupied employment land excludes the existing Darlington nuclear site, the Energy from Waste site and the St. Mary's Cement facility, none of which are considered *urban* employment land for this analysis.

The vacant land supply is net of any environmental areas and lands required for the Highway 407 link. Parcels of 10 ha or larger are reduced to 80% of area to represent net lands after future subdivision of lands to account for local roads and utilities.

<b>Table 11</b>						
<b>Clarington Employment by Community</b>						
	<b>Bowmanville</b>	<b>Courtice</b>	<b>Newcastle</b>	<b>Rural</b>	<b>Special Areas (including Temporary Large Project Construction)</b>	<b>Total</b>
2006	8,000	5,300	1,110	3,380	3,150	20,940
2011	9,280	6,050	1,430	3,570	3,800	24,130
2016	11,010	6,920	1,780	3,670	7,260	30,640
2021	12,980	8,100	2,210	3,790	7,690	34,770
2026	14,790	9,170	2,570	3,890	4,540	34,970
2031	16,590	10,170	2,840	3,980	4,850	38,420
Growth 2006–31	8,590 107%	4,870 92%	1,730 155%	600 17%	1,700 54%	17,480 83%

Source: Hemson Consulting Ltd.

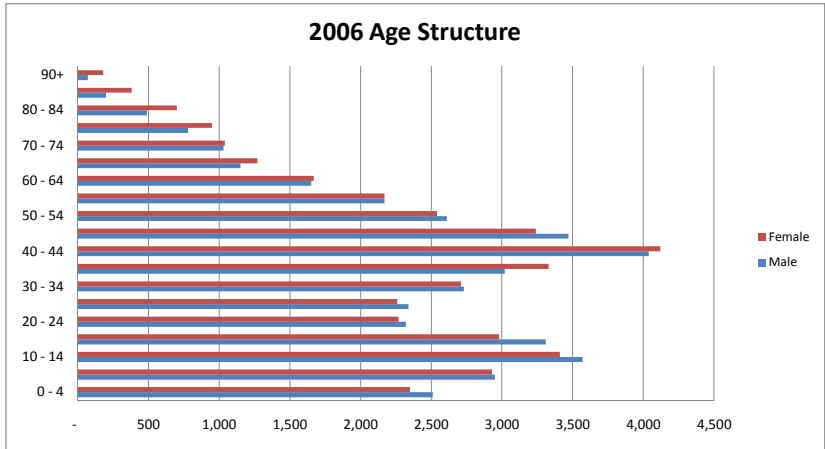
Overall, employment in the Municipality of Clarington is anticipated to grow steadily and with a pattern that reflects overall population growth, the available supply of employment land and our judgement on the outlook for some of the large special users in each community. In the context of the GTAH, Clarington is forecast to accommodate fairly modest growth in both population and employment. As part of the next steps in the study process, however, additional forecast scenarios will be prepared to test different assumptions about the future, including shifts in the type, location and amount of growth within Clarington.

## **APPENDIX A**

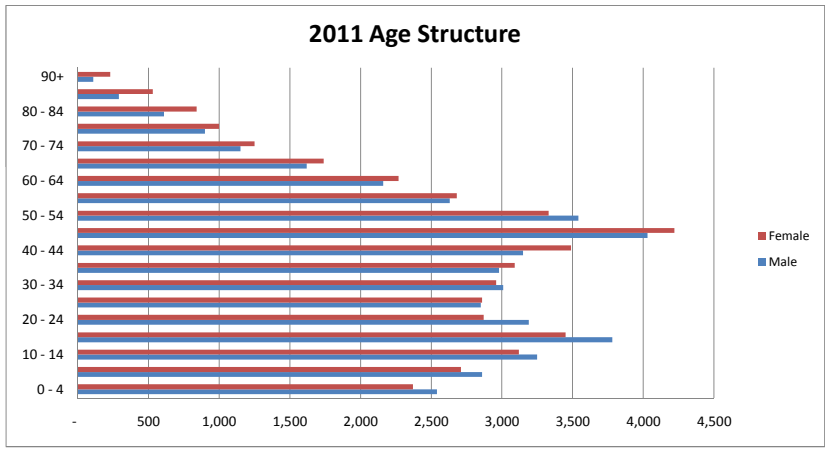
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### ***SUB-AREAS AGE SEX FORECAST***

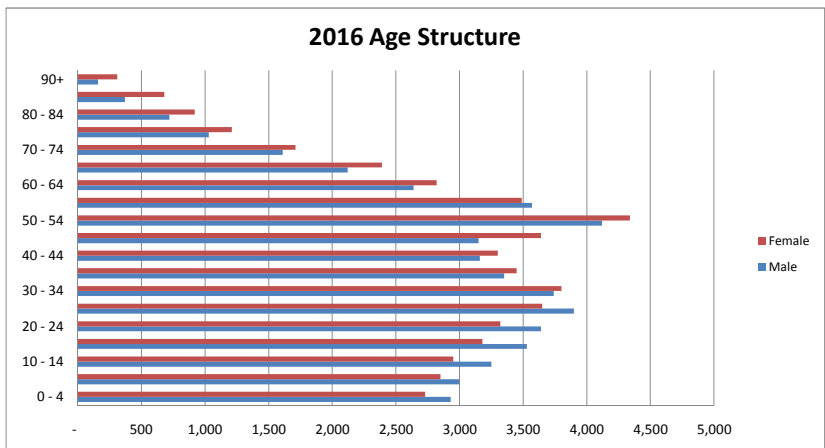
Municipality of Clarington 2006 Age Structure			
	Male	Female	Total
Total	40,410	40,500	80,910
0 - 4	2,510	2,350	4,860
5 - 9	2,950	2,930	5,880
10 - 14	3,570	3,410	6,980
15 - 19	3,310	2,980	6,290
20 - 24	2,320	2,270	4,590
25 - 29	2,340	2,260	4,600
30 - 34	2,730	2,710	5,440
35 - 39	3,020	3,330	6,350
40 - 44	4,040	4,120	8,160
45 - 49	3,470	3,240	6,710
50 - 54	2,610	2,540	5,150
55 - 59	2,170	2,170	4,340
60 - 64	1,650	1,670	3,320
65 - 69	1,150	1,270	2,420
70 - 74	1,030	1,040	2,070
75 - 79	780	950	1,730
80 - 84	490	700	1,190
85-89	200	380	580
90+	70	180	250



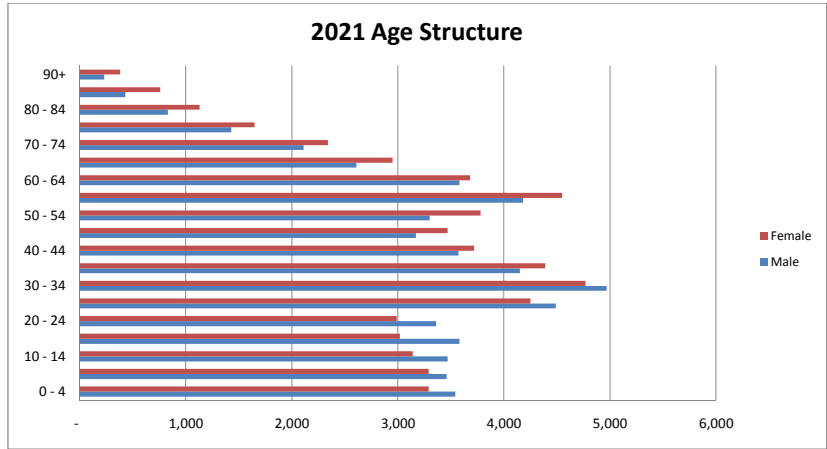
Municipality of Clarington 2011 Age Structure			
	Male	Female	Total
Total	44,650	45,010	89,660
0 - 4	2,540	2,370	4,910
5 - 9	2,860	2,710	5,570
10 - 14	3,250	3,120	6,370
15 - 19	3,780	3,450	7,230
20 - 24	3,190	2,870	6,060
25 - 29	2,850	2,860	5,710
30 - 34	3,010	2,960	5,970
35 - 39	2,980	3,090	6,070
40 - 44	3,150	3,490	6,640
45 - 49	4,030	4,220	8,250
50 - 54	3,540	3,330	6,870
55 - 59	2,630	2,680	5,310
60 - 64	2,160	2,270	4,430
65 - 69	1,620	1,740	3,360
70 - 74	1,150	1,250	2,400
75 - 79	900	1,000	1,900
80 - 84	610	840	1,450
85-89	290	530	820
90+	110	230	340



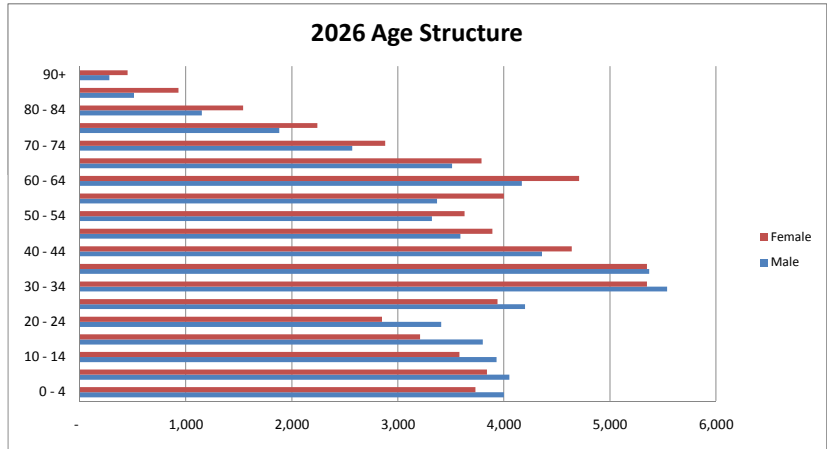
Municipality of Clarington 2016 Age Structure			
	Male	Female	Total
Total	49,990	50,740	100,730
0 - 4	2,930	2,730	5,660
5 - 9	3,000	2,850	5,850
10 - 14	3,250	2,950	6,200
15 - 19	3,530	3,180	6,710
20 - 24	3,640	3,320	6,960
25 - 29	3,900	3,650	7,550
30 - 34	3,740	3,800	7,540
35 - 39	3,350	3,450	6,800
40 - 44	3,160	3,300	6,460
45 - 49	3,150	3,640	6,790
50 - 54	4,120	4,340	8,460
55 - 59	3,570	3,490	7,060
60 - 64	2,640	2,820	5,460
65 - 69	2,120	2,390	4,510
70 - 74	1,610	1,710	3,320
75 - 79	1,030	1,210	2,240
80 - 84	720	920	1,640
85-89	370	680	1,050
90+	160	310	470



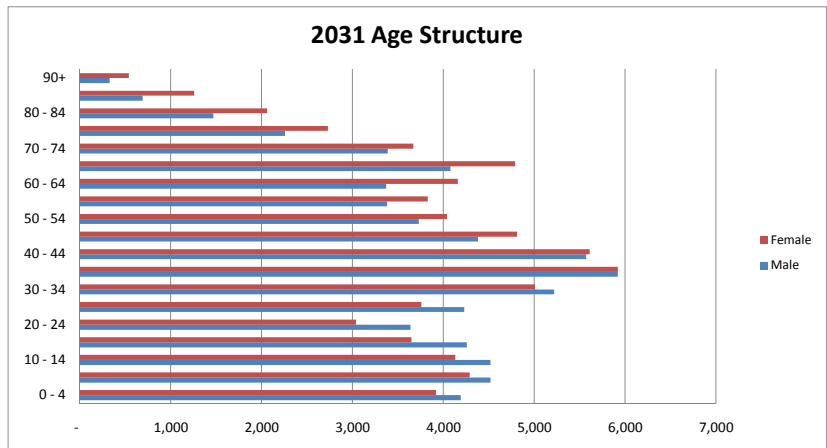
Municipality of Clarington 2021 Age Structure			
	Male	Female	Total
Total	56,460	57,550	114,010
0 - 4	3,540	3,290	6,830
5 - 9	3,460	3,290	6,750
10 - 14	3,470	3,140	6,610
15 - 19	3,580	3,020	6,600
20 - 24	3,360	2,990	6,350
25 - 29	4,490	4,250	8,740
30 - 34	4,970	4,770	9,740
35 - 39	4,150	4,390	8,540
40 - 44	3,570	3,720	7,290
45 - 49	3,170	3,470	6,640
50 - 54	3,300	3,780	7,080
55 - 59	4,180	4,550	8,730
60 - 64	3,580	3,680	7,260
65 - 69	2,610	2,950	5,560
70 - 74	2,110	2,340	4,450
75 - 79	1,430	1,650	3,080
80 - 84	830	1,130	1,960
85-89	430	760	1,190
90+	230	380	610



Municipality of Clarington 2026 Age Structure			
	Male	Female	Total
Total	63,010	64,550	127,560
0 - 4	4,000	3,730	7,730
5 - 9	4,050	3,840	7,890
10 - 14	3,930	3,580	7,510
15 - 19	3,800	3,210	7,010
20 - 24	3,410	2,850	6,260
25 - 29	4,200	3,940	8,140
30 - 34	5,540	5,350	10,890
35 - 39	5,370	5,350	10,720
40 - 44	4,360	4,640	9,000
45 - 49	3,590	3,890	7,480
50 - 54	3,320	3,630	6,950
55 - 59	3,370	4,000	7,370
60 - 64	4,170	4,710	8,880
65 - 69	3,510	3,790	7,300
70 - 74	2,570	2,880	5,450
75 - 79	1,880	2,240	4,120
80 - 84	1,150	1,540	2,690
85-89	510	930	1,440
90+	280	450	730

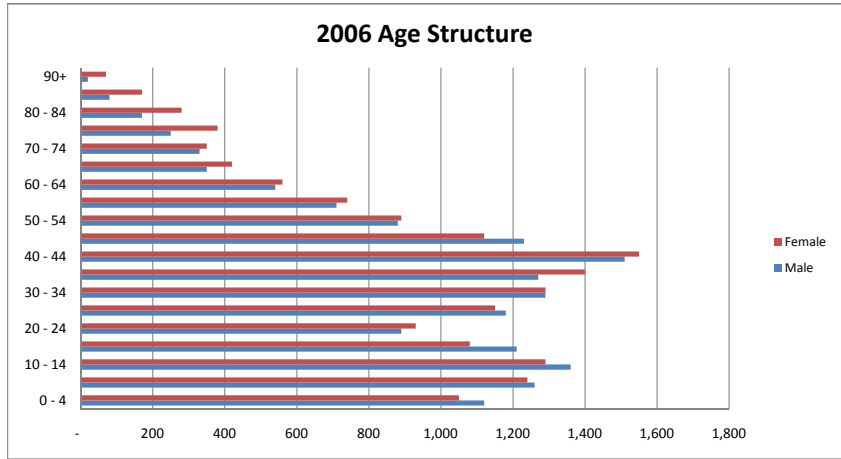


Municipality of Clarington 2031 Age Structure			
	Male	Female	Total
Total	69,150	71,220	140,370
0 - 4	4,190	3,920	8,110
5 - 9	4,520	4,290	8,810
10 - 14	4,520	4,130	8,650
15 - 19	4,260	3,650	7,910
20 - 24	3,640	3,040	6,680
25 - 29	4,230	3,760	7,990
30 - 34	5,220	5,010	10,230
35 - 39	5,920	5,920	11,840
40 - 44	5,570	5,610	11,180
45 - 49	4,380	4,810	9,190
50 - 54	3,730	4,040	7,770
55 - 59	3,380	3,830	7,210
60 - 64	3,370	4,160	7,530
65 - 69	4,080	4,790	8,870
70 - 74	3,390	3,670	7,060
75 - 79	2,260	2,730	4,990
80 - 84	1,470	2,060	3,530
85-89	690	1,260	1,950
90+	330	540	870

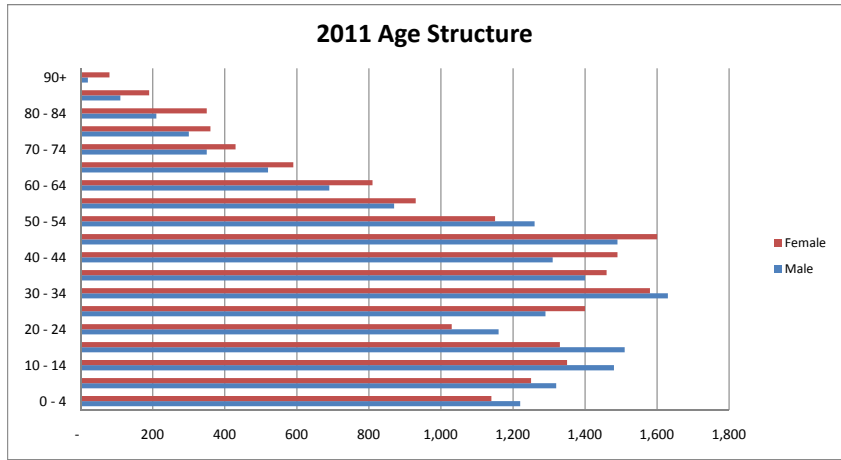




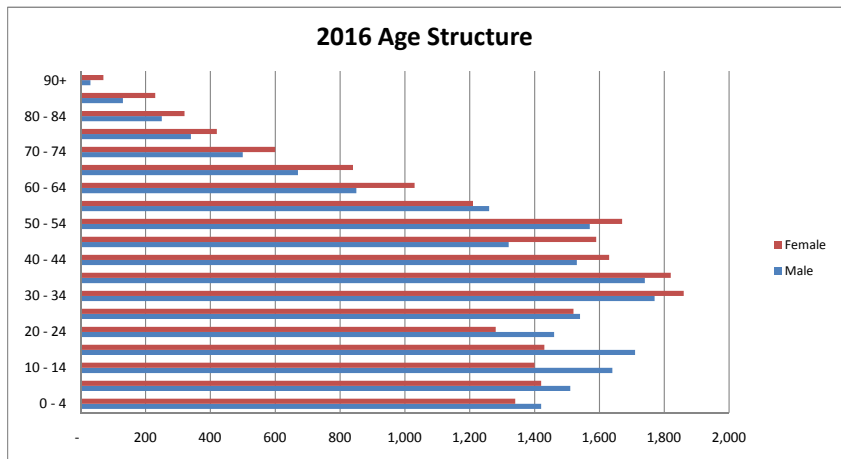
Bomanville 2006 Age Structure			
	Male	Female	Total
Total	15,650	15,960	31,610
0 - 4	1,120	1,050	2,170
5 - 9	1,260	1,240	2,500
10 - 14	1,360	1,290	2,650
15 - 19	1,210	1,080	2,290
20 - 24	890	930	1,820
25 - 29	1,180	1,150	2,330
30 - 34	1,290	1,290	2,580
35 - 39	1,270	1,400	2,670
40 - 44	1,510	1,550	3,060
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



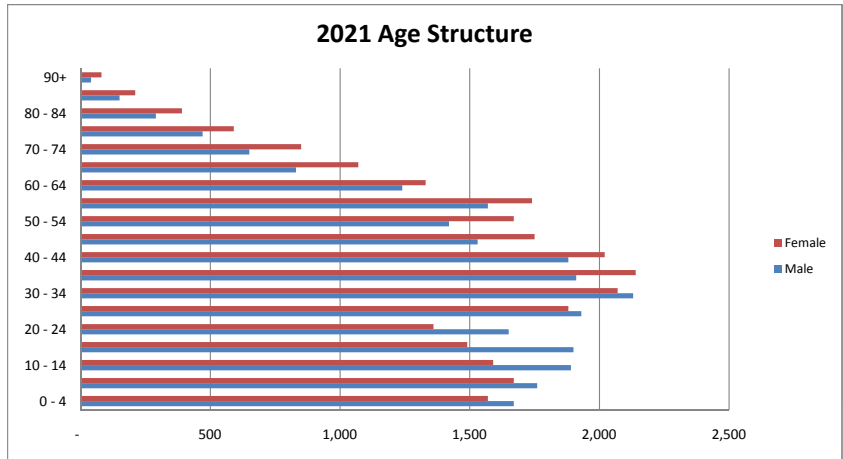
Bomanville 2011 Age Structure			
	Male	Female	Total
Total	18,140	18,520	36,660
0 - 4	1,220	1,140	2,360
5 - 9	1,320	1,250	2,570
10 - 14	1,480	1,350	2,830
15 - 19	1,510	1,330	2,840
20 - 24	1,160	1,030	2,190
25 - 29	1,290	1,400	2,690
30 - 34	1,630	1,580	3,210
35 - 39	1,400	1,460	2,860
40 - 44	1,310	1,490	2,800
45 - 49	1,490	1,600	3,090
50 - 54	1,260	1,150	2,410
55 - 59	870	930	1,800
60 - 64	690	810	1,500
65 - 69	520	590	1,110
70 - 74	350	430	780
75 - 79	300	360	660
80 - 84	210	350	560
85-89	110	190	300
90+	20	80	100



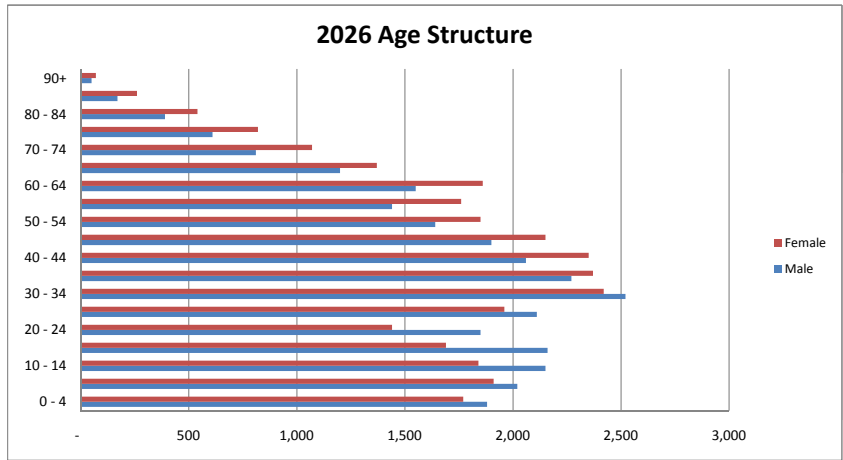
Bomanville 2016 Age Structure			
	Male	Female	Total
Total	21,240	21,680	42,920
0 - 4	1,420	1,340	2,760
5 - 9	1,510	1,420	2,930
10 - 14	1,640	1,400	3,040
15 - 19	1,710	1,430	3,140
20 - 24	1,460	1,280	2,740
25 - 29	1,540	1,520	3,060
30 - 34	1,770	1,860	3,630
35 - 39	1,740	1,820	3,560
40 - 44	1,530	1,630	3,160
45 - 49	1,320	1,590	2,910
50 - 54	1,570	1,670	3,240
55 - 59	1,260	1,210	2,470
60 - 64	850	1,030	1,880
65 - 69	670	840	1,510
70 - 74	500	600	1,100
75 - 79	340	420	760
80 - 84	250	320	570
85-89	130	230	360
90+	30	70	100



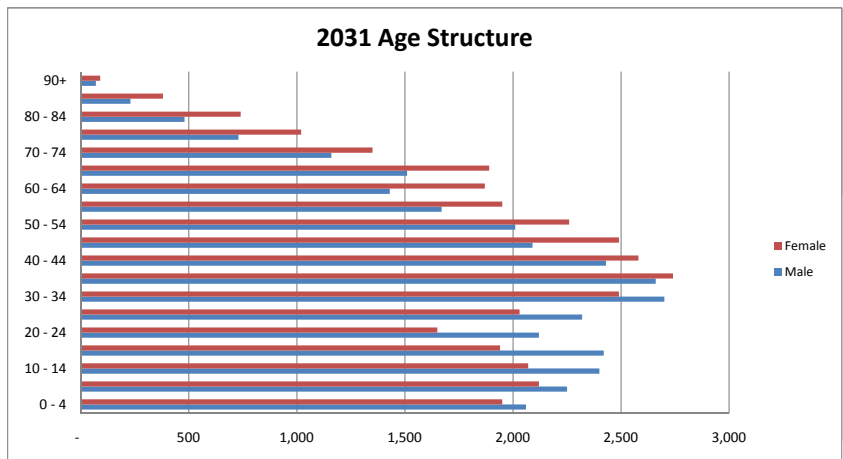
Bomanville 2021 Age Structure			
	Male	Female	Total
Total	24,910	25,470	50,380
0 - 4	1,670	1,570	3,240
5 - 9	1,760	1,670	3,430
10 - 14	1,890	1,590	3,480
15 - 19	1,900	1,490	3,390
20 - 24	1,650	1,360	3,010
25 - 29	1,930	1,880	3,810
30 - 34	2,130	2,070	4,200
35 - 39	1,910	2,140	4,050
40 - 44	1,880	2,020	3,900
45 - 49	1,530	1,750	3,280
50 - 54	1,420	1,670	3,090
55 - 59	1,570	1,740	3,310
60 - 64	1,240	1,330	2,570
65 - 69	830	1,070	1,900
70 - 74	650	850	1,500
75 - 79	470	590	1,060
80 - 84	290	390	680
85-89	150	210	360
90+	40	80	120



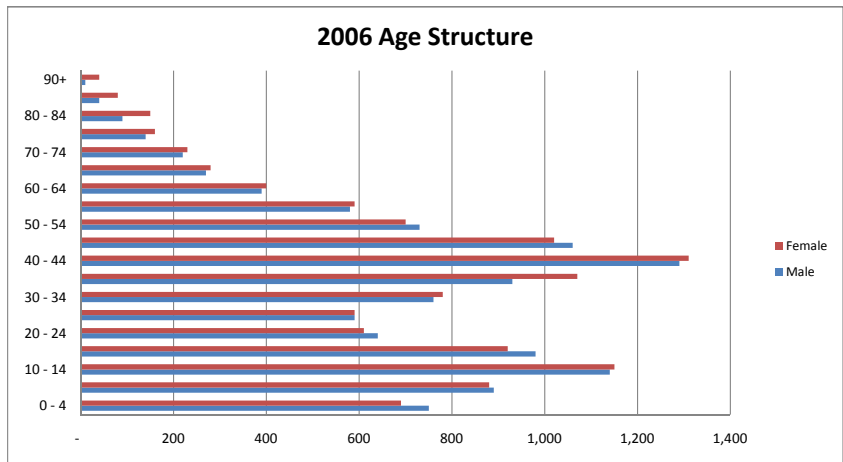
Bomanville 2026 Age Structure			
	Male	Female	Total
Total	28,780	29,500	58,280
0 - 4	1,880	1,770	3,650
5 - 9	2,020	1,910	3,930
10 - 14	2,150	1,840	3,990
15 - 19	2,160	1,690	3,850
20 - 24	1,850	1,440	3,290
25 - 29	2,110	1,960	4,070
30 - 34	2,520	2,420	4,940
35 - 39	2,270	2,370	4,640
40 - 44	2,060	2,350	4,410
45 - 49	1,900	2,150	4,050
50 - 54	1,640	1,850	3,490
55 - 59	1,440	1,760	3,200
60 - 64	1,550	1,860	3,410
65 - 69	1,200	1,370	2,570
70 - 74	810	1,070	1,880
75 - 79	610	820	1,430
80 - 84	390	540	930
85-89	170	260	430
90+	50	70	120



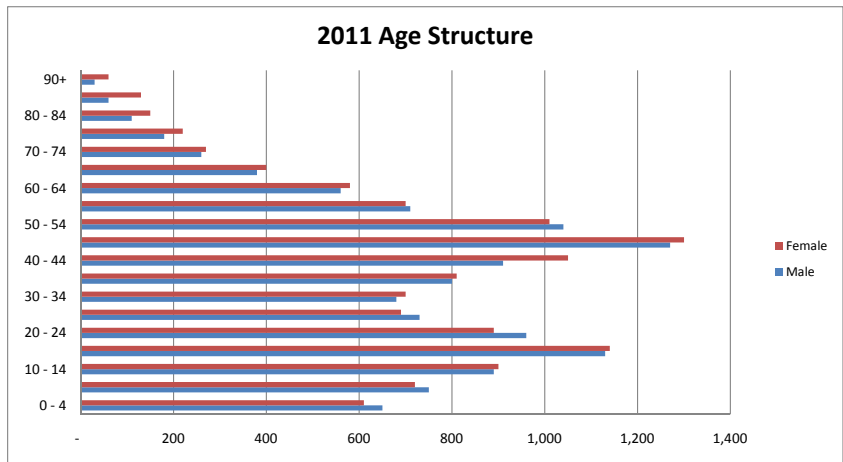
Bomanville 2031 Age Structure			
	Male	Female	Total
Total	32,740	33,610	66,350
0 - 4	2,060	1,950	4,010
5 - 9	2,250	2,120	4,370
10 - 14	2,400	2,070	4,470
15 - 19	2,420	1,940	4,360
20 - 24	2,120	1,650	3,770
25 - 29	2,320	2,030	4,350
30 - 34	2,700	2,490	5,190
35 - 39	2,660	2,740	5,400
40 - 44	2,430	2,580	5,010
45 - 49	2,090	2,490	4,580
50 - 54	2,010	2,260	4,270
55 - 59	1,670	1,950	3,620
60 - 64	1,430	1,870	3,300
65 - 69	1,510	1,890	3,400
70 - 74	1,160	1,350	2,510
75 - 79	730	1,020	1,750
80 - 84	480	740	1,220
85-89	230	380	610
90+	70	90	160



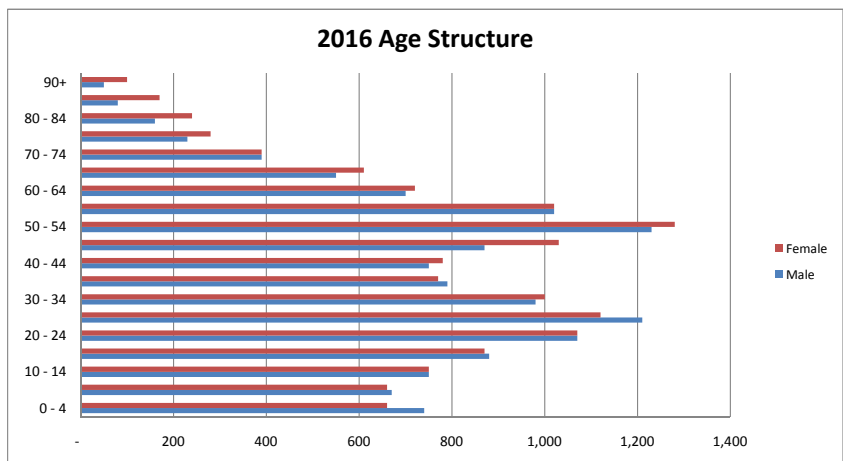
Courlice 2006 Age Structure			
	Male	Female	Total
Total	11,500	11,650	23,150
0 - 4	750	690	1,440
5 - 9	890	880	1,770
10 - 14	1,140	1,150	2,290
15 - 19	980	920	1,900
20 - 24	640	610	1,250
25 - 29	590	590	1,180
30 - 34	760	780	1,540
35 - 39	930	1,070	2,000
40 - 44	1,290	1,310	2,600
45 - 49	1,060	1,020	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



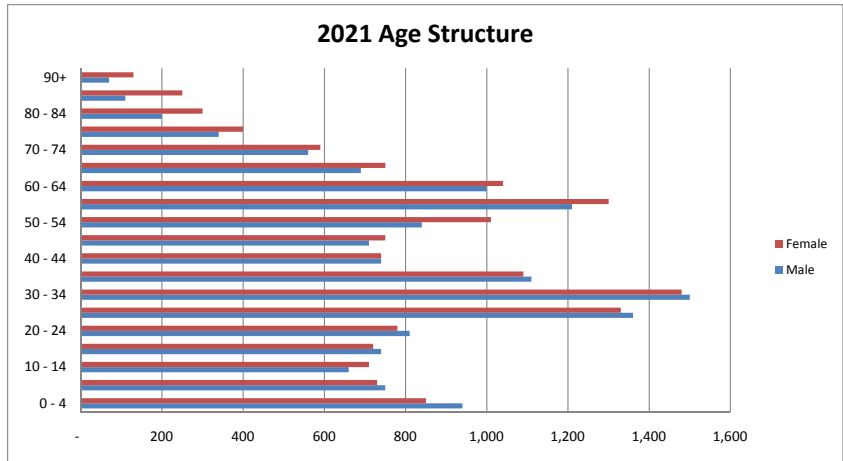
Courlice 2011 Age Structure			
	Male	Female	Total
Total	12,100	12,330	24,430
0 - 4	650	610	1,260
5 - 9	750	720	1,470
10 - 14	890	900	1,790
15 - 19	1,130	1,140	2,270
20 - 24	960	890	1,850
25 - 29	730	690	1,420
30 - 34	680	700	1,380
35 - 39	800	810	1,610
40 - 44	910	1,050	1,960
45 - 49	1,270	1,300	2,570
50 - 54	1,040	1,010	2,050
55 - 59	710	700	1,410
60 - 64	560	580	1,140
65 - 69	380	400	780
70 - 74	260	270	530
75 - 79	180	220	400
80 - 84	110	150	260
85-89	60	130	190
90+	30	60	90



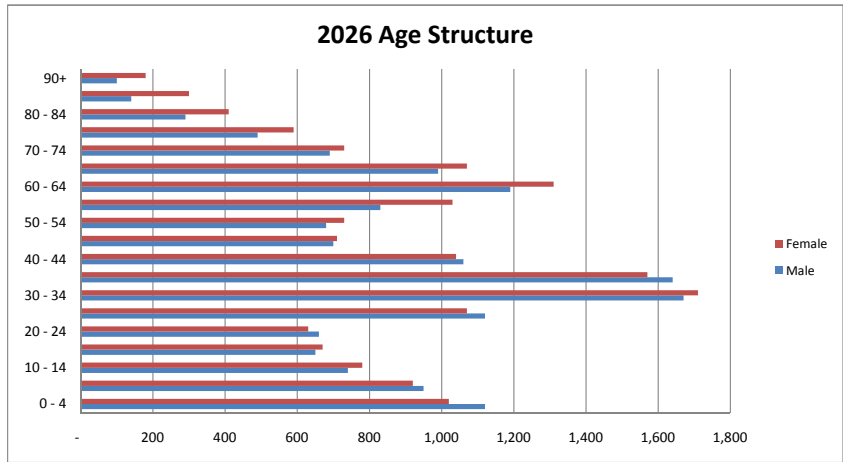
Courlice 2016 Age Structure			
	Male	Female	Total
Total	13,120	13,520	26,640
0 - 4	740	660	1,400
5 - 9	670	660	1,330
10 - 14	750	750	1,500
15 - 19	880	870	1,750
20 - 24	1,070	1,070	2,140
25 - 29	1,210	1,120	2,330
30 - 34	980	1,000	1,980
35 - 39	790	770	1,560
40 - 44	750	780	1,530
45 - 49	870	1,030	1,900
50 - 54	1,230	1,280	2,510
55 - 59	1,020	1,020	2,040
60 - 64	700	720	1,420
65 - 69	550	610	1,160
70 - 74	390	390	780
75 - 79	230	280	510
80 - 84	160	240	400
85-89	80	170	250
90+	50	100	150



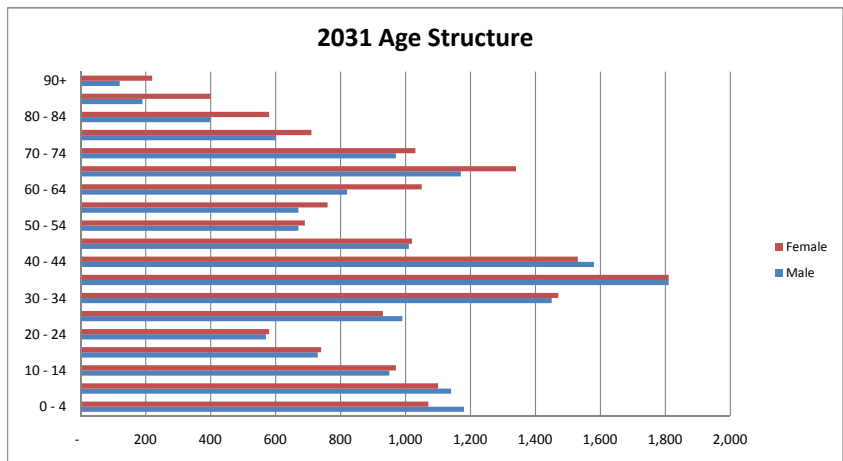
Courtice 2021 Age Structure			
	Male	Female	Total
Total	14,340	14,950	29,290
0 - 4	940	850	1,790
5 - 9	750	730	1,480
10 - 14	660	710	1,370
15 - 19	740	720	1,460
20 - 24	810	780	1,590
25 - 29	1,360	1,330	2,690
30 - 34	1,500	1,480	2,980
35 - 39	1,110	1,090	2,200
40 - 44	740	740	1,480
45 - 49	710	750	1,460
50 - 54	840	1,010	1,850
55 - 59	1,210	1,300	2,510
60 - 64	1,000	1,040	2,040
65 - 69	690	750	1,440
70 - 74	560	590	1,150
75 - 79	340	400	740
80 - 84	200	300	500
85-89	110	250	360
90+	70	130	200



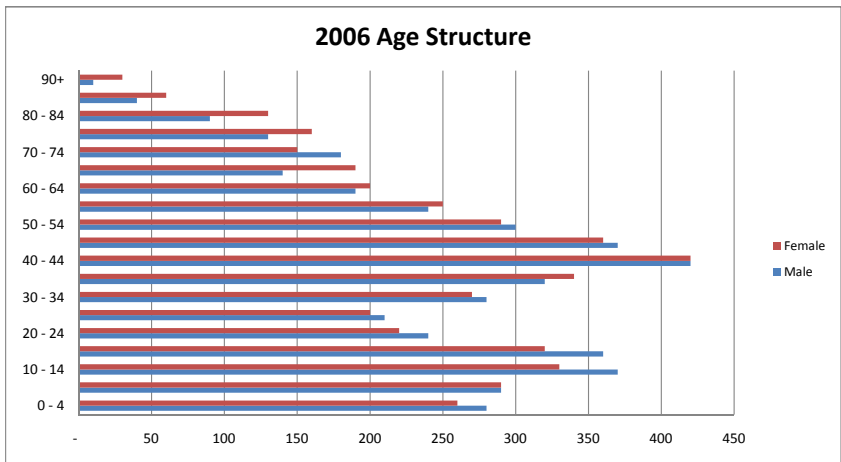
Courtice 2026 Age Structure			
	Male	Female	Total
Total	15,710	16,470	32,180
0 - 4	1,120	1,020	2,140
5 - 9	950	920	1,870
10 - 14	740	780	1,520
15 - 19	650	670	1,320
20 - 24	660	630	1,290
25 - 29	1,120	1,070	2,190
30 - 34	1,670	1,710	3,380
35 - 39	1,640	1,570	3,210
40 - 44	1,060	1,040	2,100
45 - 49	700	710	1,410
50 - 54	680	730	1,410
55 - 59	830	1,030	1,860
60 - 64	1,190	1,310	2,500
65 - 69	990	1,070	2,060
70 - 74	690	730	1,420
75 - 79	490	590	1,080
80 - 84	290	410	700
85-89	140	300	440
90+	100	180	280



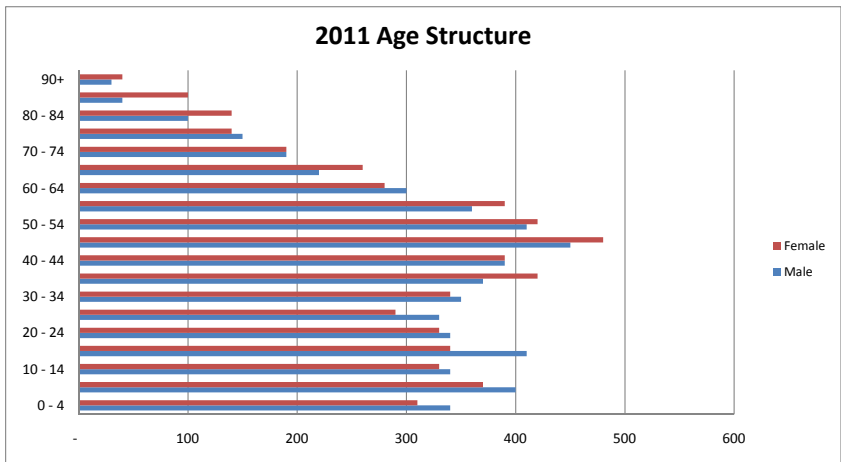
Courtice 2031 Age Structure			
	Male	Female	Total
Total	17,020	18,000	35,020
0 - 4	1,180	1,070	2,250
5 - 9	1,140	1,100	2,240
10 - 14	950	970	1,920
15 - 19	730	740	1,470
20 - 24	570	580	1,150
25 - 29	990	930	1,920
30 - 34	1,450	1,470	2,920
35 - 39	1,810	1,810	3,620
40 - 44	1,580	1,530	3,110
45 - 49	1,010	1,020	2,030
50 - 54	670	690	1,360
55 - 59	670	760	1,430
60 - 64	820	1,050	1,870
65 - 69	1,170	1,340	2,510
70 - 74	970	1,030	2,000
75 - 79	600	710	1,310
80 - 84	400	580	980
85-89	190	400	590
90+	120	220	340



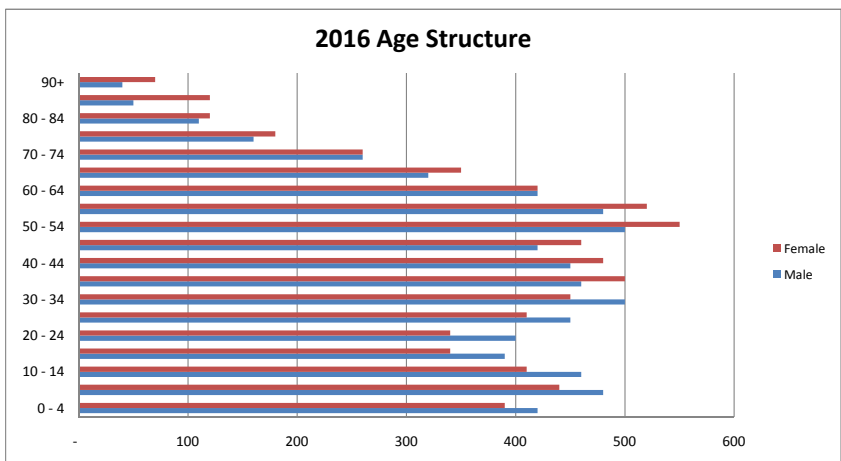
Newcastle 2006 Age Structure			
	Male	Female	Total
Total	4,460	4,470	8,930
0 - 4	280	260	540
5 - 9	290	290	580
10 - 14	370	330	700
15 - 19	360	320	680
20 - 24	240	220	460
25 - 29	210	200	410
30 - 34	280	270	550
35 - 39	320	340	660
40 - 44	420	420	840
45 - 49	370	360	730
50 - 54	300	290	590
55 - 59	240	250	490
60 - 64	190	200	390
65 - 69	140	190	330
70 - 74	180	150	330
75 - 79	130	160	290
80 - 84	90	130	220
85-89	40	60	100
90+	10	30	40



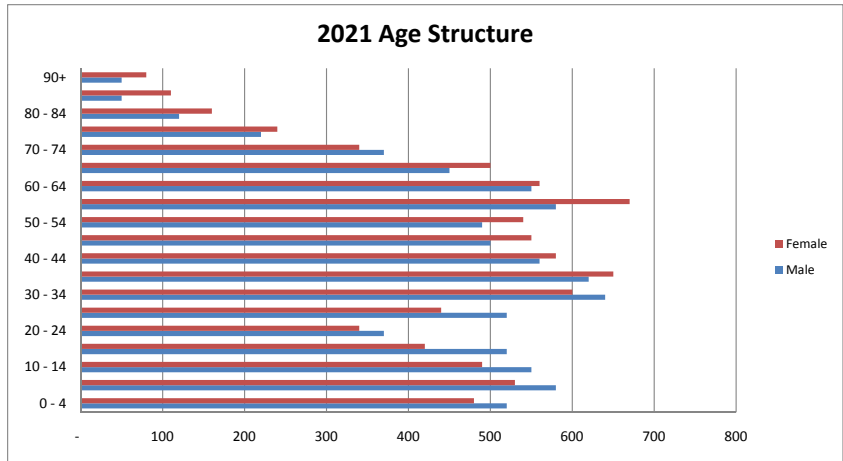
Newcastle 2011 Age Structure			
	Male	Female	Total
Total	5,520	5,560	11,080
0 - 4	340	310	650
5 - 9	400	370	770
10 - 14	340	330	670
15 - 19	410	340	750
20 - 24	340	330	670
25 - 29	330	290	620
30 - 34	350	340	690
35 - 39	370	420	790
40 - 44	390	390	780
45 - 49	450	480	930
50 - 54	410	420	830
55 - 59	360	390	750
60 - 64	300	280	580
65 - 69	220	260	480
70 - 74	190	190	380
75 - 79	150	140	290
80 - 84	100	140	240
85-89	40	100	140
90+	30	40	70



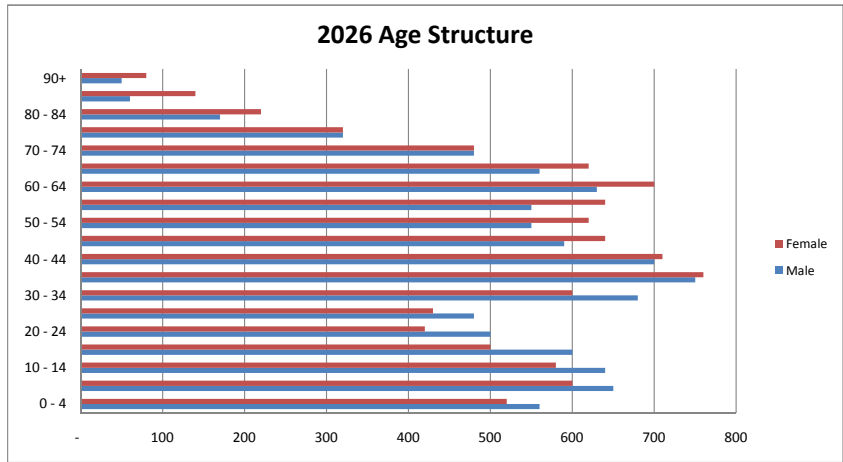
Newcastle 2016 Age Structure			
	Male	Female	Total
Total	6,770	6,810	13,580
0 - 4	420	390	810
5 - 9	480	440	920
10 - 14	460	410	870
15 - 19	390	340	730
20 - 24	400	340	740
25 - 29	450	410	860
30 - 34	500	450	950
35 - 39	460	500	960
40 - 44	450	480	930
45 - 49	420	460	880
50 - 54	500	550	1,050
55 - 59	480	520	1,000
60 - 64	420	420	840
65 - 69	320	350	670
70 - 74	260	260	520
75 - 79	160	180	340
80 - 84	110	120	230
85-89	50	120	170
90+	40	70	110



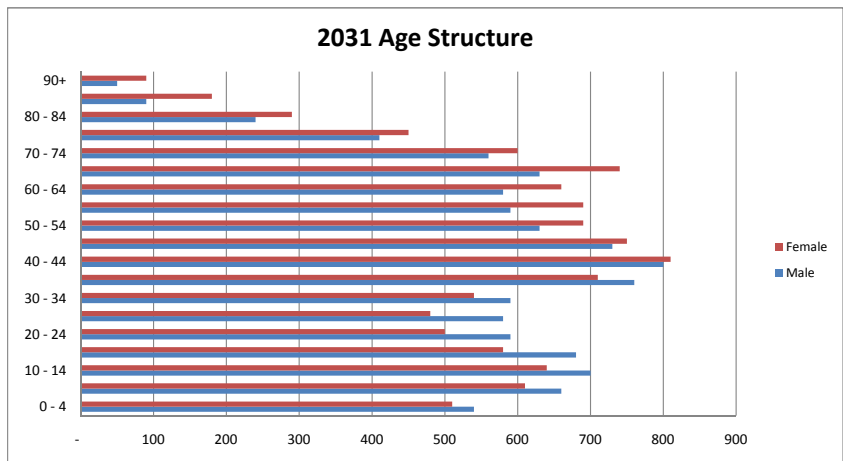
Newcastle 2021 Age Structure			
	Male	Female	Total
Total	8,260	8,280	16,540
0 - 4	520	480	1,000
5 - 9	580	530	1,110
10 - 14	550	490	1,040
15 - 19	520	420	940
20 - 24	370	340	710
25 - 29	520	440	960
30 - 34	640	600	1,240
35 - 39	620	650	1,270
40 - 44	560	580	1,140
45 - 49	500	550	1,050
50 - 54	490	540	1,030
55 - 59	580	670	1,250
60 - 64	550	560	1,110
65 - 69	450	500	950
70 - 74	370	340	710
75 - 79	220	240	460
80 - 84	120	160	280
85-89	50	110	160
90+	50	80	130



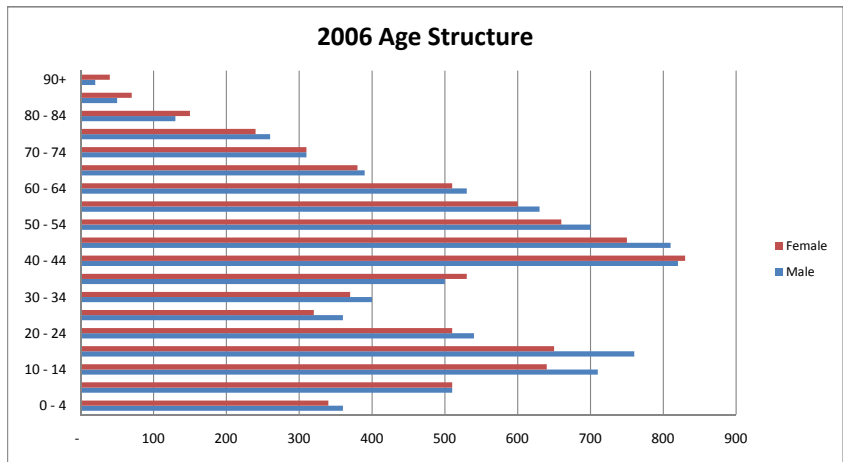
Newcastle 2026 Age Structure			
	Male	Female	Total
Total	9,520	9,580	19,100
0 - 4	560	520	1,080
5 - 9	650	600	1,250
10 - 14	640	580	1,220
15 - 19	600	500	1,100
20 - 24	500	420	920
25 - 29	480	430	910
30 - 34	680	600	1,280
35 - 39	750	760	1,510
40 - 44	700	710	1,410
45 - 49	590	640	1,230
50 - 54	550	620	1,170
55 - 59	550	640	1,190
60 - 64	630	700	1,330
65 - 69	560	620	1,180
70 - 74	480	480	960
75 - 79	320	320	640
80 - 84	170	220	390
85-89	60	140	200
90+	50	80	130



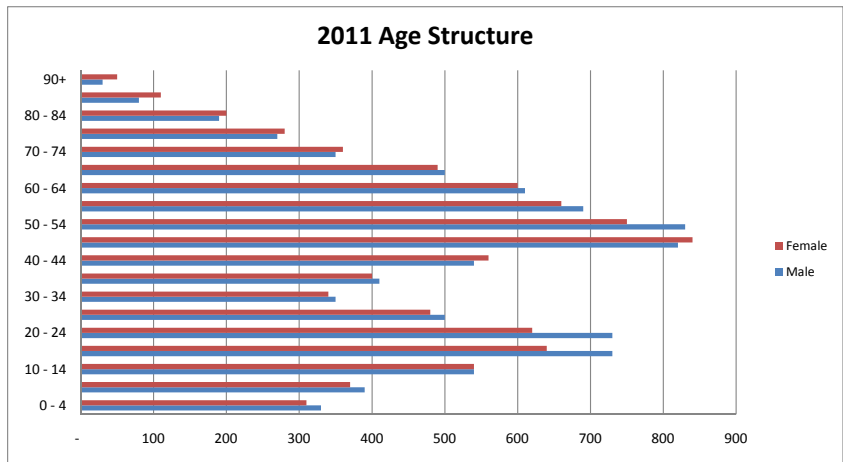
Newcastle 2031 Age Structure			
	Male	Female	Total
Total	10,410	10,520	20,930
0 - 4	540	510	1,050
5 - 9	660	610	1,270
10 - 14	700	640	1,340
15 - 19	680	580	1,260
20 - 24	590	500	1,090
25 - 29	580	480	1,060
30 - 34	590	540	1,130
35 - 39	760	710	1,470
40 - 44	800	810	1,610
45 - 49	730	750	1,480
50 - 54	630	690	1,320
55 - 59	590	690	1,280
60 - 64	580	660	1,240
65 - 69	630	740	1,370
70 - 74	560	600	1,160
75 - 79	410	450	860
80 - 84	240	290	530
85-89	90	180	270
90+	50	90	140



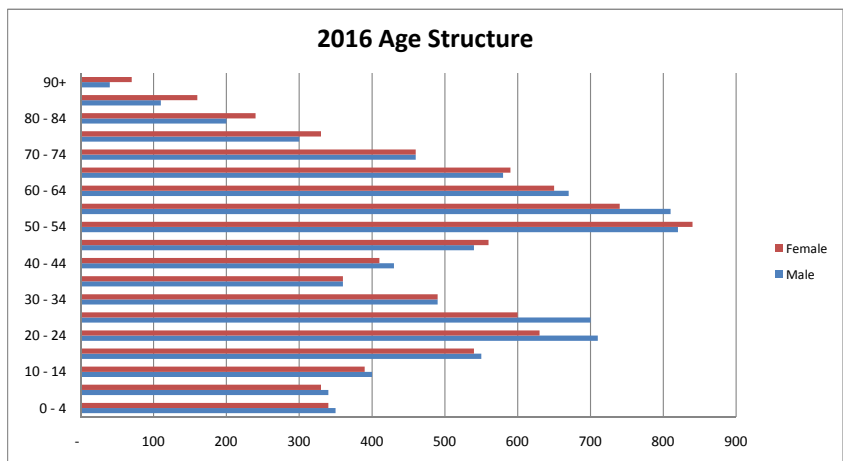
Rural 2006 Age Structure			
	Male	Female	Total
Total	8,790	8,410	17,200
0 - 4	360	340	700
5 - 9	510	510	1,020
10 - 14	710	640	1,350
15 - 19	760	650	1,410
20 - 24	540	510	1,050
25 - 29	360	320	680
30 - 34	400	370	770
35 - 39	500	530	1,030
40 - 44	820	830	1,650
45 - 49	810	750	1,560
50 - 54	700	660	1,360
55 - 59	630	600	1,230
60 - 64	530	510	1,040
65 - 69	390	380	770
70 - 74	310	310	620
75 - 79	260	240	500
80 - 84	130	150	280
85-89	50	70	120
90+	20	40	60



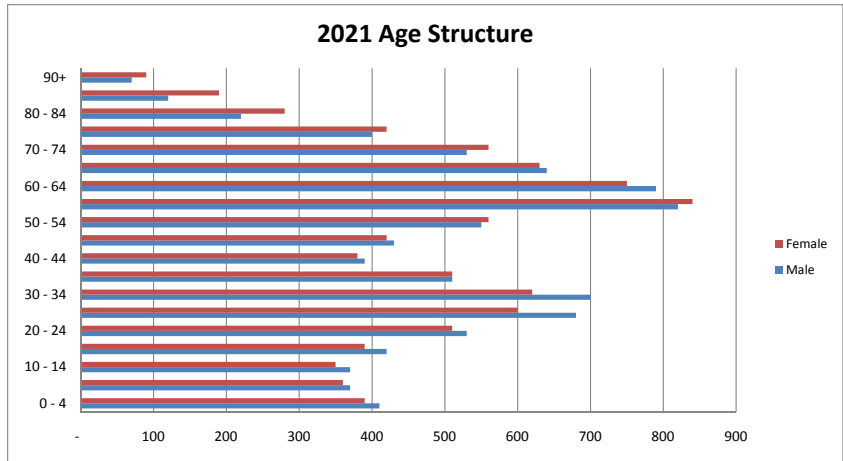
Rural 2011 Age Structure			
	Male	Female	Total
Total	8,890	8,600	17,490
0 - 4	330	310	640
5 - 9	390	370	760
10 - 14	540	540	1,080
15 - 19	730	640	1,370
20 - 24	730	620	1,350
25 - 29	500	480	980
30 - 34	350	340	690
35 - 39	410	400	810
40 - 44	540	560	1,100
45 - 49	820	840	1,660
50 - 54	830	750	1,580
55 - 59	690	660	1,350
60 - 64	610	600	1,210
65 - 69	500	490	990
70 - 74	350	360	710
75 - 79	270	280	550
80 - 84	190	200	390
85-89	80	110	190
90+	30	50	80



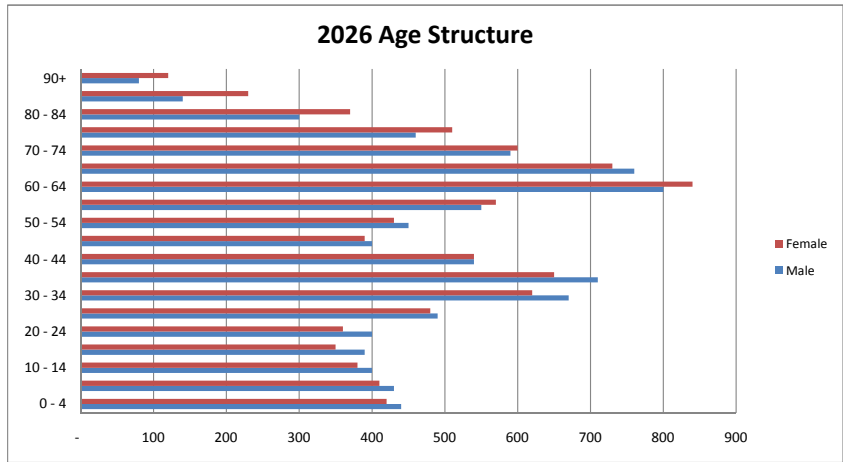
Rural 2016 Age Structure			
	Male	Female	Total
Total	8,860	8,730	17,590
0 - 4	350	340	690
5 - 9	340	330	670
10 - 14	400	390	790
15 - 19	550	540	1,090
20 - 24	710	630	1,340
25 - 29	700	600	1,300
30 - 34	490	490	980
35 - 39	360	360	720
40 - 44	430	410	840
45 - 49	540	560	1,100
50 - 54	820	840	1,660
55 - 59	810	740	1,550
60 - 64	670	650	1,320
65 - 69	580	590	1,170
70 - 74	460	460	920
75 - 79	300	330	630
80 - 84	200	240	440
85-89	110	160	270
90+	40	70	110



Rural 2021 Age Structure			
	Male	Female	Total
Total	8,950	8,850	17,800
0 - 4	410	390	800
5 - 9	370	360	730
10 - 14	370	350	720
15 - 19	420	390	810
20 - 24	530	510	1,040
25 - 29	680	600	1,280
30 - 34	700	620	1,320
35 - 39	510	510	1,020
40 - 44	390	380	770
45 - 49	430	420	850
50 - 54	550	560	1,110
55 - 59	820	840	1,660
60 - 64	790	750	1,540
65 - 69	640	630	1,270
70 - 74	530	560	1,090
75 - 79	400	420	820
80 - 84	220	280	500
85-89	120	190	310
90+	70	90	160



Rural 2026 Age Structure			
	Male	Female	Total
Total	9,000	9,000	18,000
0 - 4	440	420	860
5 - 9	430	410	840
10 - 14	400	380	780
15 - 19	390	350	740
20 - 24	400	360	760
25 - 29	490	480	970
30 - 34	670	620	1,290
35 - 39	710	650	1,360
40 - 44	540	540	1,080
45 - 49	400	390	790
50 - 54	450	430	880
55 - 59	550	570	1,120
60 - 64	800	840	1,640
65 - 69	760	730	1,490
70 - 74	590	600	1,190
75 - 79	460	510	970
80 - 84	300	370	670
85-89	140	230	370
90+	80	120	200



Rural 2031 Age Structure			
	Male	Female	Total
Total	8,980	9,090	18,070
0 - 4	410	390	800
5 - 9	470	460	930
10 - 14	470	450	920
15 - 19	430	390	820
20 - 24	360	310	670
25 - 29	340	320	660
30 - 34	480	510	990
35 - 39	690	660	1,350
40 - 44	760	690	1,450
45 - 49	550	550	1,100
50 - 54	420	400	820
55 - 59	450	430	880
60 - 64	540	580	1,120
65 - 69	770	820	1,590
70 - 74	700	690	1,390
75 - 79	520	550	1,070
80 - 84	350	450	800
85-89	180	300	480
90+	90	140	230

