



# THE CORPORATION OF THE TOWN OF ST. MARYS

DISCUSSION PAPER #1 (update)

POPULATION

- DRAFT -

Presented to the Town of St. Marys Planning Advisory Committee on  
December 4, 2017



## Introduction

The population characteristics of a community are vital components of how that community has developed in the past and will continue to develop into the future. Through an understanding of these components and the role they play in planning for the future growth and development of an area, land designations within the municipal boundary can be generated, evaluated, and revised.

Population projections are an important tool for anticipating and planning for the growth of the built environment and for determining what services, infrastructure, and land use types are required in order to meet the needs and demands of the current and future residents of the Town of St. Marys. The following points illustrate how land designations may impact the growth of the community as well as how growth may influence land designations.

- The change in the population will determine how much land should be designated for various land uses.
  - Section 1.1.2 of the Provincial Policy Statement requires a 20-year supply of land be allocated for future residential growth based on future population projections.
- Appropriately designated and available land for industrial development will promote future employment opportunities and growth in this sector of the economy that will, in turn, strengthen the economy, which then may promote further “spin off” developments of various types. (Residential, Commercial, or complementary Industry)
- The Planning Act correlates the establishment of new open space or parkland areas dependent upon the type of development that takes place. In a scenario where residential development is proposed, 5% of the land base (or cash equivalent) is allocated for open space/park to be used for the development of recreation areas for the enjoyment of the residents of the area. Similarly, where industrial development is proposed, 2% of the land base (or cash equivalent) is allocated for open space/park. Therefore the various designations of land will determine how much parkland will be needed and created in the community.
- The need for institutional uses such as schools, nursing homes, and hospitals may be forecasted based on the population’s characteristics (i.e., size, age distribution) which, in turn, may or may not indicate, that additional lands be allocated to meet those institutional needs.
- The built up form of a community will be determined by the allocation of its land resource base within the boundaries as well as the ability of the community to provide for the infrastructure necessary to support it.

## Purpose

This Discussion Paper provides the recommendations of the Town's Planning Advisory Committee and has been built upon the foundations of the previous Discussion Paper on Population from 2004, prepared for the most part using 2001 census data from Statistics Canada. This updated version with primarily 2016 census data<sup>1</sup> will outline the historical growth of the population; project future populations up until the census period 2036, and provide the demographic distributions. Discussion Papers to follow will build on and include additional information for employment trends, land use designations and recommendations.

## Historical Population

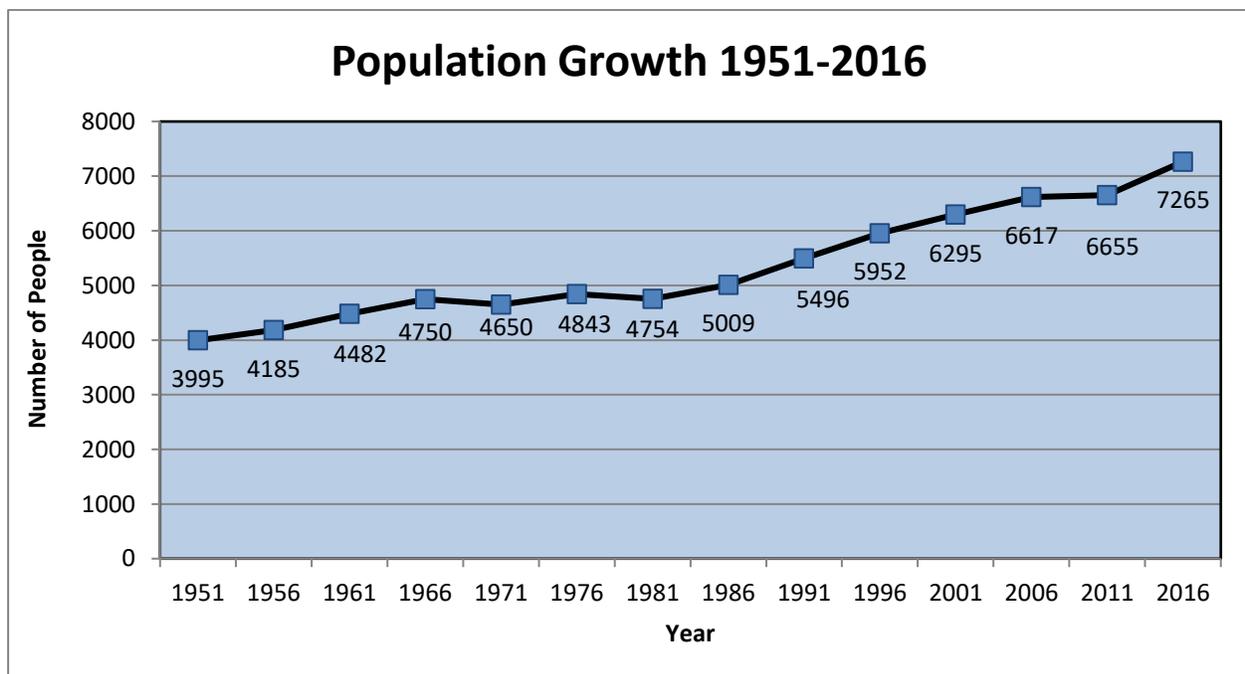


Figure 1 Historical Population Growth. Source: Statistics Canada

Overall St. Marys has experienced a steady increase in population regardless of fluctuations in the growth rates and a small population decline in the late 1960s-late 1970s. Over the last 65 years the population, on average, grew at a rate of 0.92% per year. A greater growth rate has been experienced when examining more recent time periods. From 1986-2016 the growth rate per year increased to 1.25%. More recently however, the annual population growth has leveled with a rate of 1.03% from 1996 to 2016. Figure 2 illustrates the change in population for the Town in five-year increments.

<sup>1</sup> Statistics for families & household income not released by Statistics Canada at the time this paper was produced.

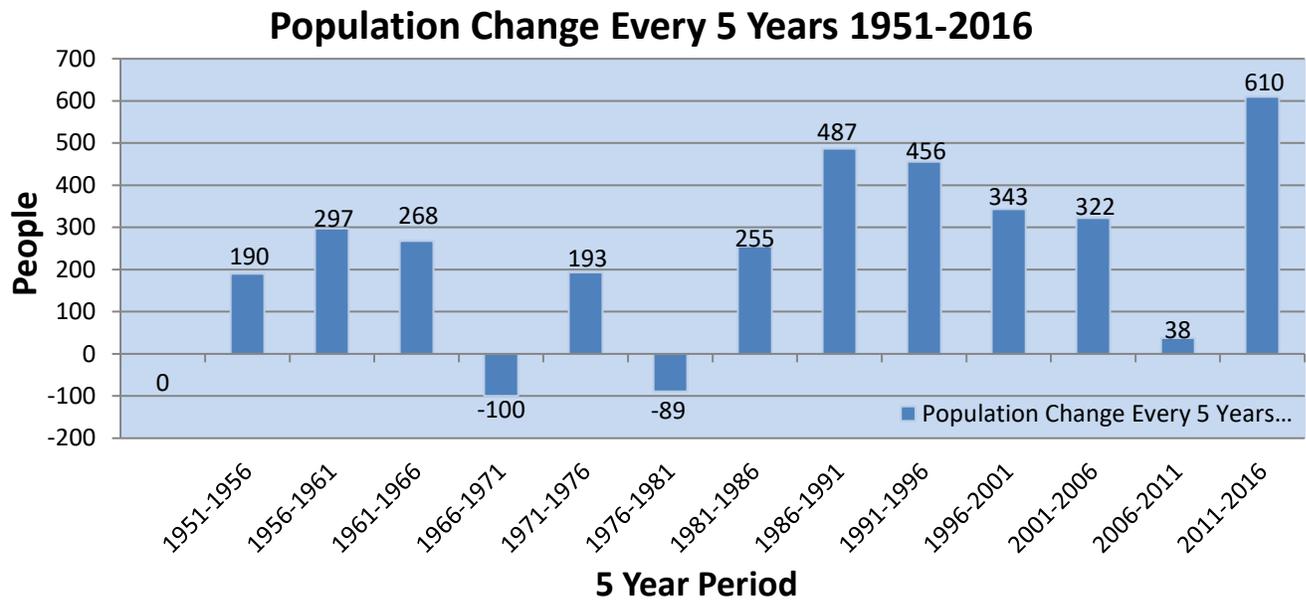


Figure 2 Population Change in 5-year increments.

## Population Projections

Population projections in smaller communities such as St. Marys are typically variable as changes or shocks to the population variables (i.e., employment opportunities, net migration, birth and death rates, affordable housing, availability and access to medical facilities) have a much greater impact on a community with a relatively small population. An evaluation of the previous population projections (2001 census data) charted with actual population growth for the Town reaffirms this (see Figure 3). Those projections assumed similar growth projections for the Town to those used for the whole province, and have proved to be ambitious estimates given the impacts of the economic downturn at that time; the province is better suited to absorb such impacts. Projections established for this Discussion Paper have taken more consideration into historic growth trends for the Town of St. Marys, for instance, its response to the last economic recession. Using high, medium, and low growth rate scenarios provides a range of perspectives when estimating future growth of large populations such as Ontario. Table 1 indicates the Low, Reference, and High population projections growth rates for Ontario over a 20-year period as projected by the Ministry of Finance (the provincial department charged with the development of such projections).

*Table 1 Projected Population Growth Rates for the Province*

<b>2011-2036</b>	<b>Low Scenario</b>	<b>Reference Scenario</b>	<b>High Scenario</b>
Growth rate per year	0.65%	1.2%	1.8%

Provincial Scenarios projected by the Ministry of Finance<sup>2</sup>

A similar approach is suggested for the Town. Three projection rates have been established and considered by PAC: low, medium, and high. These growth scenarios were established by examining the growth rates from distinct periods of time from the Town’s population history, while also taking into account the Provincial population patterns and trends reported by the Ministry of Finance. Appendix “A” illustrates that the population growth rates for the Province are similar to those of St. Marys, although have been slightly higher in recent census years.

Table 2 displays the growth rates that have been considered for projecting future populations of the Town.

*Table 2 Projected Population Growth Rates for St. Marys*

<b>2011-2036</b>	<b>Low Projection</b>	<b>Medium Projection</b>	<b>High Projection</b>
Growth rate per year	0.5%	1.00%	1.5%

The low growth rate is projected at **0.5%** per year and expects the low rates of growth experienced in the 1966 to 1986 period. The medium growth rate, **1.0%** per year, expects moderate rates of growth experienced in the 1996 to 2016 period. Finally, the high growth rate of **1.5%** per year reflects significant growth experienced during the 20-year period, 1986-2006. Figure 3 illustrates the total population expected within each category along with projections established from the previous projections using 2001 census data.

---

<sup>2</sup> Ministry of Finance projections :

<https://www.fin.gov.on.ca/en/economy/demographics/projections/#s3a>

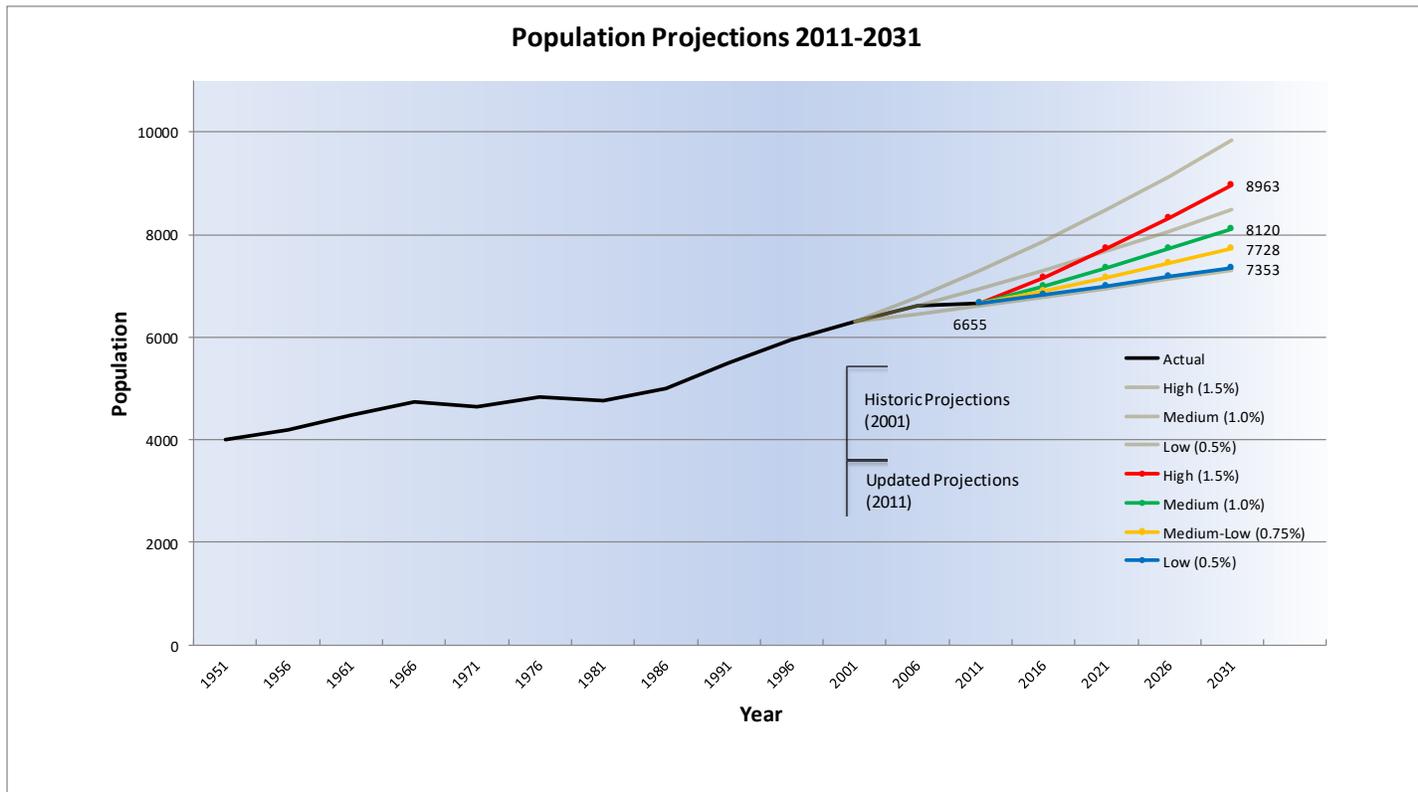


Figure 3 Population Projections. High, Medium, and Low growth rates.

The projections illustrated in Figure 3 indicate varied rates of population growth as related to the indefinite outcome of the current economic situation. Appendix “B” shows the yearly population totals over a 20-year census period for all three projections, which was used to create Figure 3. The based population of 6,293 from the 2016 Census Data was used for the projections.

The low projection of 0.5% growth per year will increase the population by 762 people to a total of 8,027 over the 20-year period. This translates into an average of 38 additional people each year. The medium projection of 1.0% per year will put the total population to 8,865 in the year 2036, which is an increase of 1,600 people over 20 years or 80 persons per year. The high projection of 1.5% will increase the total population to 9,785 people, an increase of 2,520 people by 2036, or 126 people per year.

## Population Distribution

Figures 4 and 5 show the population distribution of St. Marys according to 2016 Census data. The median age of a population is an age, 'x', where exactly one half of the population is older than 'x' and the other half is younger than 'x'. The population distribution of St. Marys is aging rapidly, similar to that of the Province; however St. Marys has a higher median age (45.3) than that of the province (41.3). 2011 census data reported a median age of 44.4 for St. Marys. The proportion of females to males rises dramatically as the population ages.

### Age Distribution St. Marys 2016

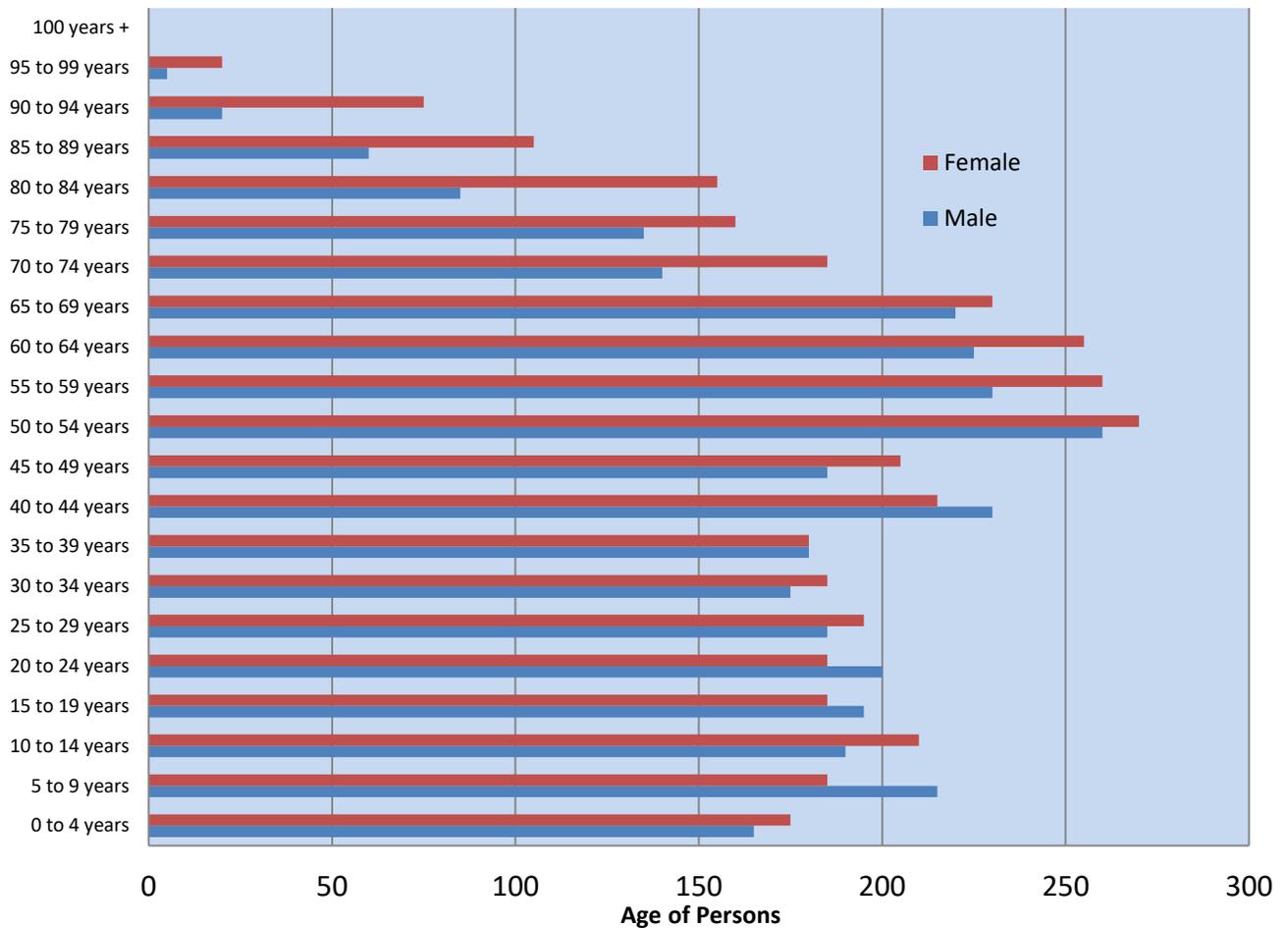


Figure 4 Age Distribution of St. Marys Population 2016

A population pyramid is a diagram that shows the proportion of the population in each age group (called a cohort). It visually displays the age composition or distribution of a society. There are three types of population pyramids (illustrated in Appendix “C”); those depicting rapid growth, slow growth, and population decline. A rapid growth population pyramid is one that looks like a “pyramid” that has a larger percentage of the population in the younger age cohorts (groups) and fewer in older age cohorts. This is most typical of a society that has high fertility rates and high mortality rates. A population that has zero growth has equal numbers of people in all age cohorts, with a smaller percentage in 0-20 age cohort, tapering off gradually at the older cohorts. A slow growth population is generally in the process of changing from a rapid growth society to a near zero growth. The United States is often cited as a typical slow growth pyramid model. The pyramid has roughly equal numbers of people in all age ranges, tapering off gradually at the older ages.

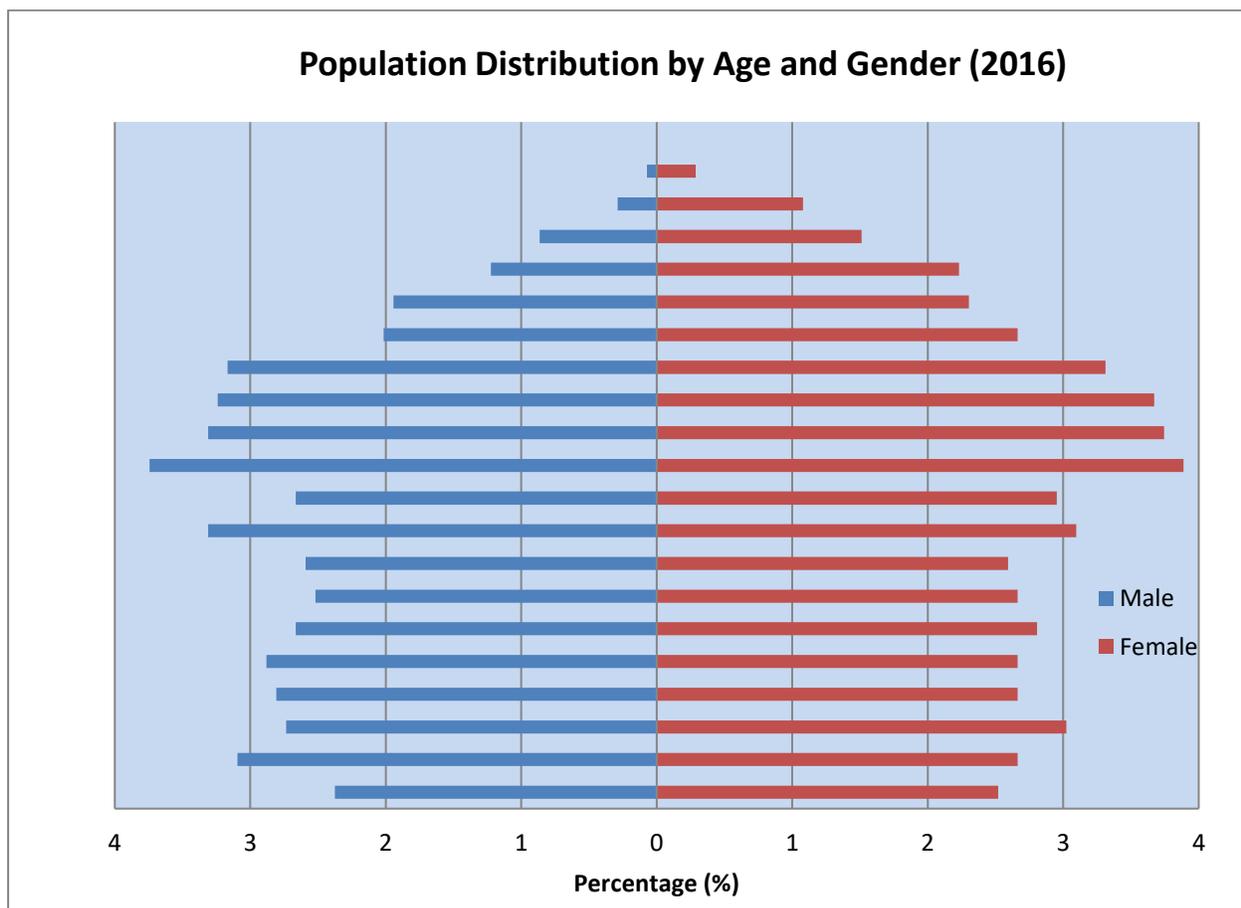


Figure 5 Population Pyramid showing age distribution Source: Statistics Canada 2016

The population of St. Marys, displayed in Figure 5, indicates an un-balanced population pyramid. As the pyramid attests, St. Marys has an aging population where the proportion of younger people to older people has shrunk significantly since the 2001 census data pyramid, illustrated in Appendix ‘E’. This trend, appropriately termed the “retirement boom”, signifies an increase in retirees and an accompanying decrease in the number of workers. Further contrasting these trends to 2001 census data, there is now a noticeably smaller proportion in the cohorts under the age of 15. As a percentage of population, the

number of "seniors" (aged 65 and over) in Ontario has consistently been higher than the Canadian average until 2001 when the rates became virtually equal<sup>3</sup>.

## Aging Population

The Ministry of Finance's Ontario Population Projections Update addresses the impacts of Ontario's aging population. According to its projections, the number of seniors aged 65 and over is projected to more than double from 1.8 million, or 13.7% of population, in 2009 to 4.2 million, or 23.4 per cent, by 2036, nearly one quarter of Ontario's population<sup>4</sup>. MMAH data on municipal assistance to aged persons (Homes for the Aged; housing for elderly persons; seniors' drop-in centers; social and recreational activities, etc.) indicates Ontario's municipal governments spent \$846,388,193 on assistance to the aged. By 2008, this figure had increased to \$1,433,109,628. Accounting for inflation, municipal governments spent approximately 40% more for assistance to the aged over eight years.

The growth in the share and numbers of seniors will accelerate over the 2016 – 2036 period, as the "baby boomer" generation reaches ages of 65 and older. In St. Marys, seniors will increasingly comprise more of the general population. This means that a greater portion of the population is entering into retirement, with less disposable income and facing greater health and accessibility requirements. An aging population can lead to an eventual decrease in property taxes as there will be a drop in housing along with downsizing and limited growth in housing prices<sup>5</sup>.

St. Marys is by no means immune from this rapid demographic shift. As stated previously, with a higher median age than the province, effects of this shift will be felt harder here. The 2004 Discussion Paper was successful in foreseeing this shift; it expected to see a change in the way the community traditionally relied on infrastructure and services. This future concern has arrived; health and mobility for the community's baby boom generation and their ability to access resources and services is now a key concern for the Town's growth and stability. Migration into the community is another factor that will impact both the total population numbers as well as the age distribution.

---

<sup>3</sup> AMO Paper on Long Term Care and Senior Services. Coming of Age: The Municipal Role in Caring for Ontario's Seniors, June 2011.

<sup>4</sup> AMO Paper on Long Term Care and Senior Services. Coming of Age: The Municipal Role in Caring for Ontario's Seniors, June 2011.

<sup>5</sup> Enid Slack. Municipal Fiscal Imbalance. Power Point Presentation to the Manitoba Association of Municipalities, November 30, 2006.

<http://www.utoronto.ca/mcis/imfg/pdf/Municipal%20Fiscal%20Imbalance%20Nov%2006.ppt>

## Migration

Current and future migration trends will have a significant impact on the population size of many communities, not just St. Marys. The reason for this is that the fertility rates are declining in Canada as a whole, which is contributing a smaller number of persons to the population than in the past. Migration is another factor that contributes to population change. Migration data for smaller communities like St. Marys is often non-existent or terribly inaccurate or variable due to the small sample sizes of the data. Generally, those persons between the ages of 20-35 are the most mobile as they attend school, start careers and marry which represents a significant out migration for the Town. Likewise, a net in migration of persons is experienced at the retirement age as the rural population relocates into a more urban environment, which offers better access to services and social interactions.

In 2010, Canada admitted a record 280,636 permanent resident immigrants. However, Ontario's share of this total has been shrinking since 2001 from 59.3% annually to a 2010 share of 42.1%. Of that percentage of immigration to Ontario in 2010, Southwestern Ontario only received 5% (GTA received 79.3%)<sup>6</sup>. 2011 Census Canada indicates that St. Marys had 45 migrants into town over the age of 1 from 2006 to 2011.

---

<sup>6</sup> Migration Data obtained from Ontario Ministry of Citizenship and Immigration - Information, Research and Evaluation Unit, 2011

## Concluding Remarks

The population of the community will be determined by several factors:

- The indefinite outcome of the current economic situation, both global and local
- Ability to mitigate impacts of its aging population
  - Natural increase (number of births and deaths)
  - Migration into and out of St. Marys
- Land available to support residential dwellings and population
- Land available to support industry to offer employment opportunities for residents
- Infrastructure provided by Municipality
  - Hard services such as water, sanitation, waste water treatment etc.
  - Soft services such as education and medical services

## Recommendation

The recommendation by the Planning Advisory Committee (PAC) is that future population will follow a 1.00% annual growth rate. This background paper is intended to provide the required information that will guide subsequent PAC recommendations. Specifically, future population projections for the Town of St. Marys of 1.00% annually will be used to determine future land use requirements and designations for the Official Plan. This growth rate projection will be evaluated and modified in the subsequent 5-year Official Plan review processes.

## Appendix “A”

### Actual Population Growth rates for

### The Town of St. Marys &

### The Province of Ontario

Year	St Marys Growth	Ontario Growth Rate
1951-1956	0.95	1.18
1956-1961	1.42	1.15
1961-1966	1.20	1.12
1966-1971	-0.42	1.11
1971-1976	0.83	1.07
1976-1981	-0.37	1.04
1981-1986	1.07	1.06
1986-1991	1.94	1.11
1991-1996	1.66	1.07
1996-2001	1.15	1.06
2001-2006	1.02	1.07
2006-2011	0.11	1.06
2011-2016	1.83	0.92

\* Average annual growth rate over previous census year shown.

Source: Statistics Canada

## Appendix “B”

### Yearly Population Projections for 2011-2036

#### St. Marys

Percent Growth Rate			
Year	Low (0.5%)	Medium (1.0)	High (2.0)
2016	7265	7265	7265
2017	7301	7338	7374
2018	7338	7411	7485
2019	7375	7485	7597
2020	7411	7560	7711
2021	7448	7636	7826
2022	7486	7712	7944
2023	7523	7789	8063
2024	7561	7867	8184
2025	7599	7946	8307
2026	7637	8025	8431
2027	7675	8105	8558
2028	7713	8186	8686
2029	7752	8268	8816
2030	7790	8351	8949
2031	7829	8434	9083
2032	7869	8519	9219
2033	7908	8604	9357
2034	7947	8690	9498
2035	7987	8777	9640
2036	8027	8865	9785

Source: 2016 Statistics Canada

