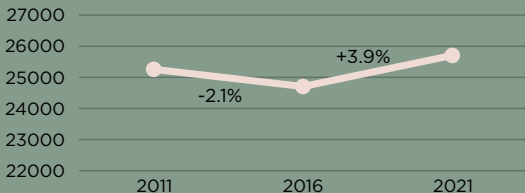


THE URBAN EXODUS: PRINCE EDWARD COUNTY

Impacts, opportunities, and challenges since pandemic migration and population change (2020-present).

Population Change, 2011-2021

Source: Statistics Canada Census of Population, 2011, 2016, 2021.



Daycare Waitlists

418

Children on the daycare waitlist in summer 2025.



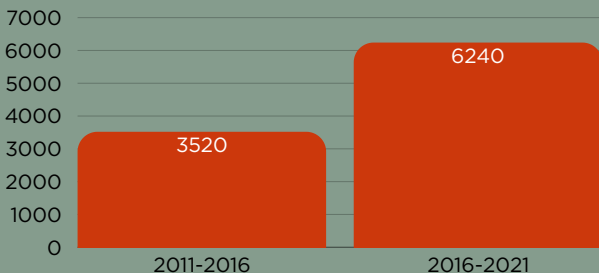
No water capacity to advance new housing development in two major settlement areas (Picton, Wellington).



Highlights

- Reversal of population decline
- Reversal of school closures
- Urban developers navigating rural municipal systems & processes
 - Use of MZO for major developments like Base31
- Political polarization; anti-growth vs. pro development

In-Migration



“I think there was... a real feeling of during the pandemic that Prince Edward County was the city’s playground.

And if you were in Toronto, then you could just come out here and you could go where you wanted.”

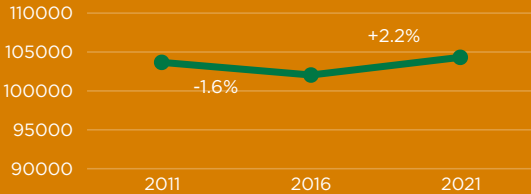
Picton Terminal operational again; major shipments of grain moving in/out of the County. A win for farmers, an “eyesore” for lakefront residents.



THE URBAN EXODUS:
CHATHAM-KENT

Impacts, opportunities, and challenges since pandemic migration and population change (2020-present).

Population Change, 2011-2021



Source: Statistics Canada Census of Population, 2011, 2016, 2021.

Affordable Housing

1,352



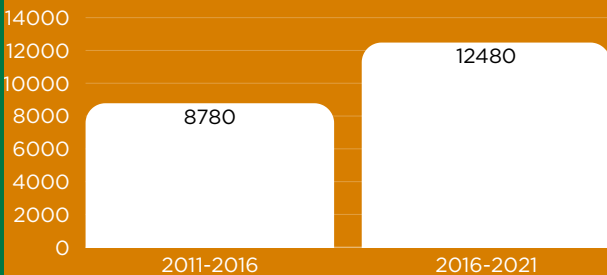
Households on affordable housing waitlist in CK as of Jan. 2025*

Highlights

- Reversal of population decline
- In-migration from mid-size cities like Kitchener, Hamilton, Guelph
- Communication with realtors helped inform municipal staff of demographic that was moving in
- Increase in demand for affordable housing
- Infill and intensification OP policies were tested

Legacy pre-approved subdivisions from ~30 years earlier helped move new developments forward as housing demand increased

● In-Migration



“In 2018/19, our municipal Council adopted an aggressive growth strategy, it initiated some servicing studies, secondary plans, which are all completed. So maybe we had a good plan in place and it sort of shows that you can’t compel change to happen. But if you’re prepared for it when it comes, then you have a chance to sort of shape it.

“[Our] highest priority is infrastructure funding. We have well-developed asset management plans. We know what our infrastructure gap is. We have capital projects identified.”

*Pedro (2025) WindsorNewsToday

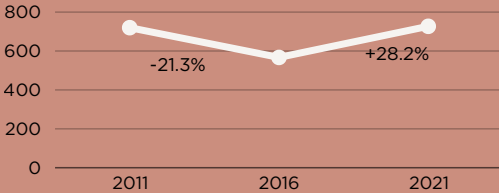
THE URBAN EXODUS:

SHOULDER FALLS-NESTOR FALLS

Impacts, opportunities, and challenges since pandemic migration and population change (2020-present).

Population Change, 2011-2021

Source: Statistics Canada Census of Population, 2011, 2016, 2021.



Seniors Centre Expansion

17

Attendees for recent bird watching activity; seniors ctr attendance exploded leading to municipal investment



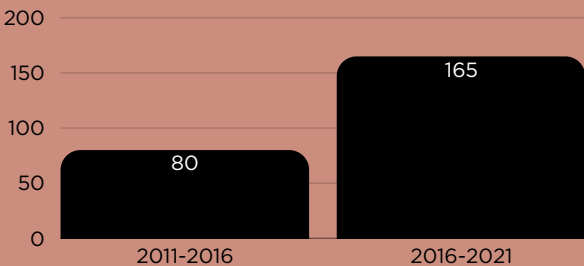
Housing development needed; environmental assessment requirements created with Southern Ontario metrics can delay projects



Highlights

- In-migration from Kenora, Winnipeg. Cottages became permanent residences
- Retirees appear to be largest demographic, not in the workforce
- Notable increase in community volunteerism since COVID
- Housing shortage makes workforce attraction difficult
- Broadband access continues to be a challenge

In-Migration



“Our senior’s centre has just exploded. To the point where we are adding onto it because we have run out of space.”

Tension between new & existing residents: NIMBYism from cottagers around increased density



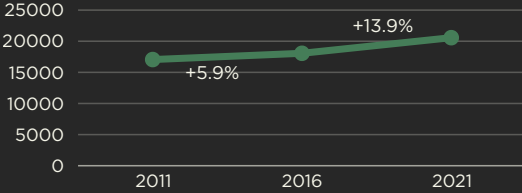
THE URBAN EXODUS:

HALIBURTON COUNTY

Impacts, opportunities, and challenges since pandemic migration and population change (2020-present).

Population Change, 2011-2021

Source: Statistics Canada Census of Population, 2011, 2016, 2021.



Landfill Usage

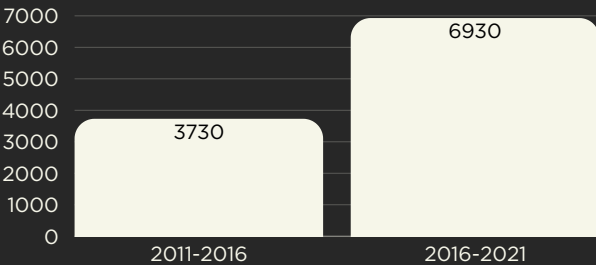
Landfill usage #s in November 2024 at rates previously seen during peak tourist season in July/August 2019.

Population and demographic changes are still developing as remote workers that moved during COVID face RTO orders.

Highlights

- Increased engagement with municipal issues among residents due to online Council meetings
- Not for Profits and charities have benefited from new wealth in the community, have seen increased or larger donations
- NIMBYism around intensification from existing residents

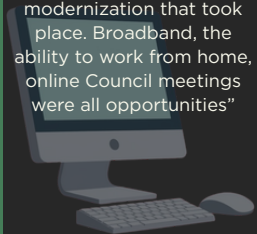
● In-Migration



“We have always needed affordable housing... But [homelessness has been] hidden here. Lots of folks here living on Crown land and in trailers.”



“One of the benefits of the urban exodus was the modernization that took place. Broadband, the ability to work from home, online Council meetings were all opportunities”



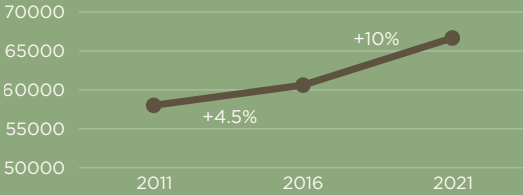
THE URBAN EXODUS:

MUSKOKA DISTRICT

Impacts, opportunities, and challenges since pandemic migration and population change (2020-present).

Population Change, 2011-2021

Source: Statistics Canada Census of Population, 2011, 2016, 2021.



Use of Outdoor Public Spaces

5%+

Perceived increase in usage by residents



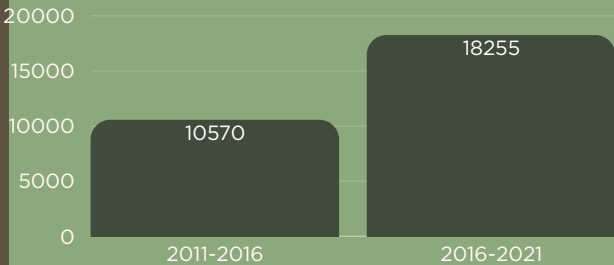
Highlights

- Seasonal residents became year-round residents, winterized cottages
- Young people moving in, 25-35 yrs, young families
- Intensification in housing development, townhomes being built but NIMBYism has increased
- Notable increase in homelessness and social issues as affordability declined

Increased variety at grocery stores was an indicator of community diversity and population change.



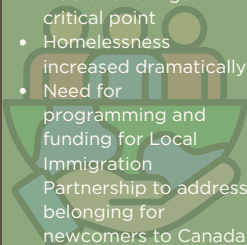
In-Migration



“[The] increase in permanent residents has had some positive impacts in our ability to sustain a year-round economy. Some seasonal businesses are staying open longer and there is more employment as a result.”

Social Impacts:

- Youth in crisis
- Doctor shortage is at a critical point
- Homelessness increased dramatically
- Need for programming and funding for Local Immigration Partnership to address belonging for newcomers to Canada

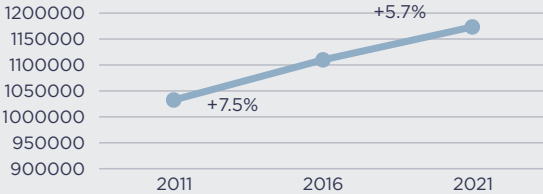


THE URBAN EXODUS: YORK REGION

Impacts, opportunities, and challenges since pandemic migration and population change (2020-present).

Population Change, 2011-2021

Source: Statistics Canada Census of Population, 2011, 2016, 2021.



Indicator of Pop. Growth

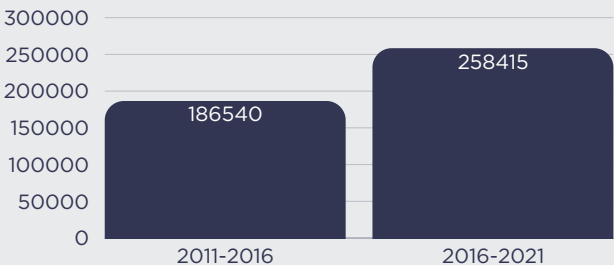
Increased traffic indicated population growth between census periods

Commuters that would have been in Toronto during the day engaged with local downtowns. Newmarket BIA invested in its Main St. as a result of remote work.

Highlights

- Severe lack of affordability in GTA region
- Stagnating housing development; had previously been somewhat steady
- Stagnating population growth trends as of beginning of COVID
- Increase in nonpermanent residents
- Public transit identified as a high priority, followed by infrastructure funding

In-Migration



“It seems that younger people will want to leave here for work and for opportunities and for affordable housing... People are leaving York and going to the outer areas.”

“Most unique here I think are the the high costs of land to begin with .It just makes it almost impossible to develop anything affordable. It’s just simply because of the land cost and then all the other costs associated with building a home”

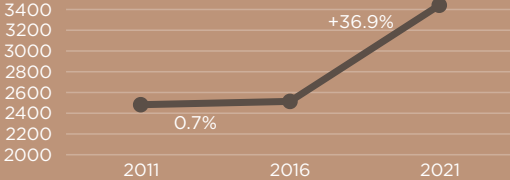
THE URBAN EXODUS:

TWP OF GEORGIAN BAY

Impacts, opportunities, and challenges since pandemic migration and population change (2020-present).

Population Change, 2011-2021

Source: Statistics Canada Census of Population, 2011, 2016, 2021.



Indicators of Pop. Change

- **Planning applications + inquiries**
- **# of calls to municipality re road plowing in winter**

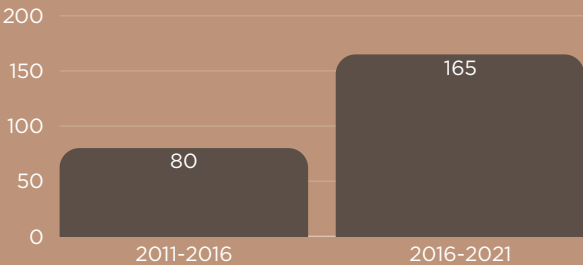
Increased investment in rural public spaces:

- **+3 new dog parks**
- **Flower beds on main streets**
- **Public docks, beaches, pavilions**

Highlights

- Rural municipality, primarily cottages
- Sight-unseen real estate purchases during pandemic years
- New residents have expectations of city services; municipality lacks concentrated customer base to provide at this level
- Invested in planning dept. capacity due to increased workload

In-Migration



“This year our water levels have been slightly lower than average. So folks who’ve been here for a long time just deal with it, but [new residents] are concerned about their docks. [They have asked] the Township to review our bylaws so that they can put bigger docks in.”

Floating accommodations were major challenge during COVID years. Unauthorized ones were subsequently banned by Twp and Province

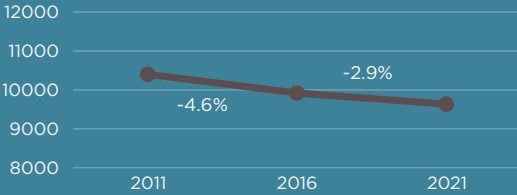


TEMISKAMING SHORES

Impacts, opportunities, and challenges since pandemic migration and population change (2020-present).

Population Change, 2011-2021

Source: Statistics Canada Census of Population, 2011, 2016, 2021.



Commercial & Industrial Interest



80%

of Industrial land sold in the last two years, after sitting for 15 years

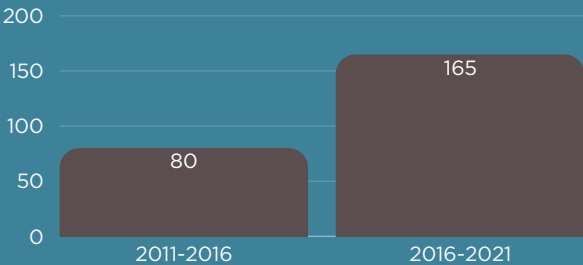
Highlights

- Municipal staff suspect growth happened after the census, despite 2.9% decrease as of 2021 census
- Conflict between new and existing residents re differing property standards.
 - Implemented a tree bylaw
- Created diversity programming to be a more welcoming community for newcomers to Canada
- New residents largely retirees, not in the labour force

“Everybody came here because it was green and you could do things outside. So we did see a lot of people coming up to try outdoor experiences [like] fishing, camping”



In-Migration



“People came here as a tourist first but then houses started to sell. The housing market went bananas just like it did everywhere else. But we were a few months behind everywhere else because I think people came here for a visit first.”

New Liskeard/Temiskaming Shores is the largest agricultural region in Northern Ontario by farm receipts. COVID Migration brought new farmers moving into the community from Southern Ontario.

