

Proposed Official Plan Changes

Dunnville

Dunnville Population and Households Forecast

Years	Population	Households
2016	6,100	2,600
2041	7,200	3,140
Growth 2016-2041	1,100	540
2046	7,400	3,220
Growth 2016-2046	1,300	620

Population includes the census undercount
Source: Watson & Associates, Population, Housing and Employment Forecast Update and Land Needs Assessment, Haldimand County, 2019

Dunnville Forecast of Housing Units by Density Type, 2041 and 2046

Years		Low Density	Medium Density	High Density	Total
2016	# of Units	1,830	320	450	2,600
	% of Total	70.4	12.3	17.3	100.0
2041	# of Units	2,210	390	540	3,140
	% of Total	70.4	12.4	17.2	100.0
2046	# of Units	2,260	400	550	3,210
	% of Total	70.4	12.5	17.1	100.0

Source: Watson & Associates, Population, Housing and Employment Forecast Update and Land Needs Assessment, Haldimand County, 2019
Note: Numbers may not add up precisely due to rounding.

Dunnville Housing Needs by Planning Area and Alternative Intensification Targets – 2041

Planning Area	Intensification Target	Total New Units
Built-Up Area	20%	108
Greenfield Area		432
Total		540
Built-Up Area	32%	173
Greenfield Area		367
Total		540

Dunnville Housing Needs by Planning Area and Alternative Intensification Targets – 2046

Planning Area	Intensification Target	Total New Units
Built-Up Area	20%	122
Greenfield Area		488
Total		610
Built-Up Area	34%	207
Greenfield Area		403
Total		610

Dunnville Greenfield Land Needs - 2046

Year	Intensification Target	Density Target	Land Use	Land Availability (Surplus/Deficit [ha])
2046	20%	40 persons & jobs/hectare	Residential	-6
			Community Employment	-4
			Total	-10

Dunnville Employment Area Land Needs, 2041 and 2046

Employment at 2018	1,108
Employment at 2041	1,458
Occupied Employment Land at 2041 (gross ha)	63
Supply - Total Designated Employment Lands (gross ha)	83
Employment Area Surplus/Shortfall at 2041	20
Employment at 2046	1,507
Occupied Employment Land at 2046 (gross ha)	67
Supply - Total Designated Employment Lands (gross ha)	83
Employment Area Surplus/Shortfall at 2046	16