

Proposed Official Plan Changes

Hagersville



Hagersville Population and Households Forecast

Years	Population	Households
2016	3,100	1,150
2041	6,000	2,220
Growth 2016-2041	2,900	1,070
2046	6,500	2,410
Growth 2016-2046	3,400	1,260

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

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

Years		Low Density	Medium Density	High Density	Total
2016	# of Units	820	220	110	1,150
	% of Total	71.3	19.1	9.6	100.0
2041	# of Units	1,620	380	220	2,220
	% of Total	73.0	17.1	9.9	100.0
2046	# of Units	1,740	420	260	2,420
	% of Total	71.9	17.4	10.7	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.

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

Planning Area	Intensification Target	Total New Units
Built-Up Area	20%	214
Greenfield Area		856
Total		1,070
Built-Up Area	32%	342
Greenfield Area		728
Total		1,070

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

Planning Area	Intensification Target	Total New Units
Built-Up Area	20%	254
Greenfield Area		1,016
Total		1,270
Built-Up Area	34%	432
Greenfield Area		838
Total		1,270

Hagersville Greenfield Land Needs - 2046

Year	Intensification Target	Density Target	Land Use	Land Availability (Surplus/Deficit [ha])
2046	20%	40 persons & jobs/hectare	Residential	10
			Community Employment	-10
			Total	0

Hagersville 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

Note that the projections to 2041 and 2046 are preliminary and are subject to further review and change.