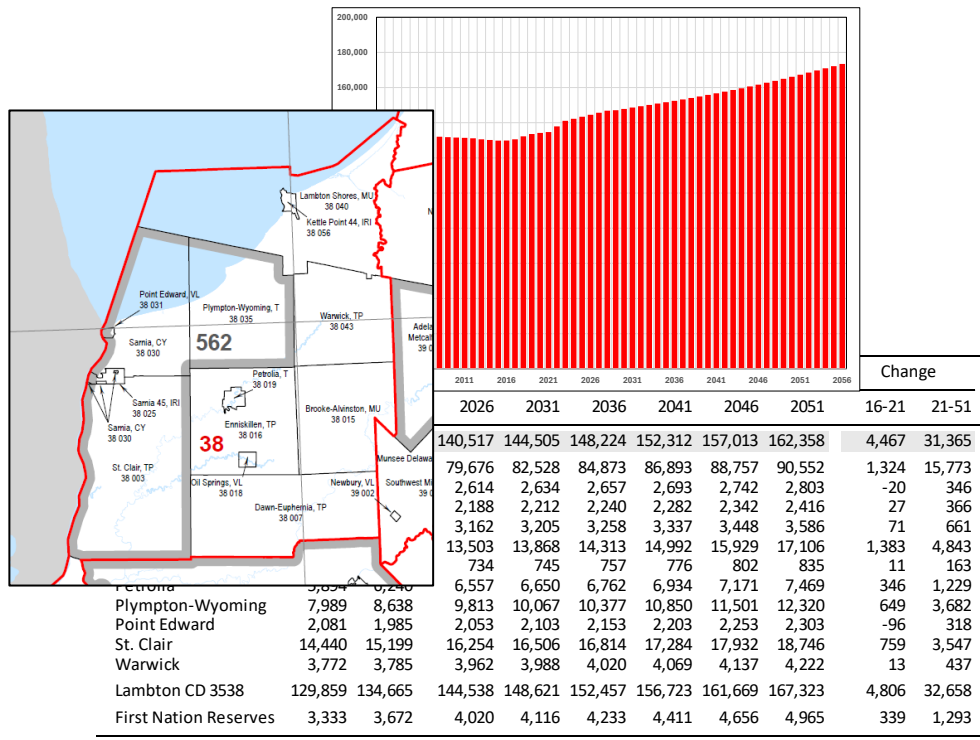


Lambton County Projections by Municipality



Prepared for



Prepared by



September 2025

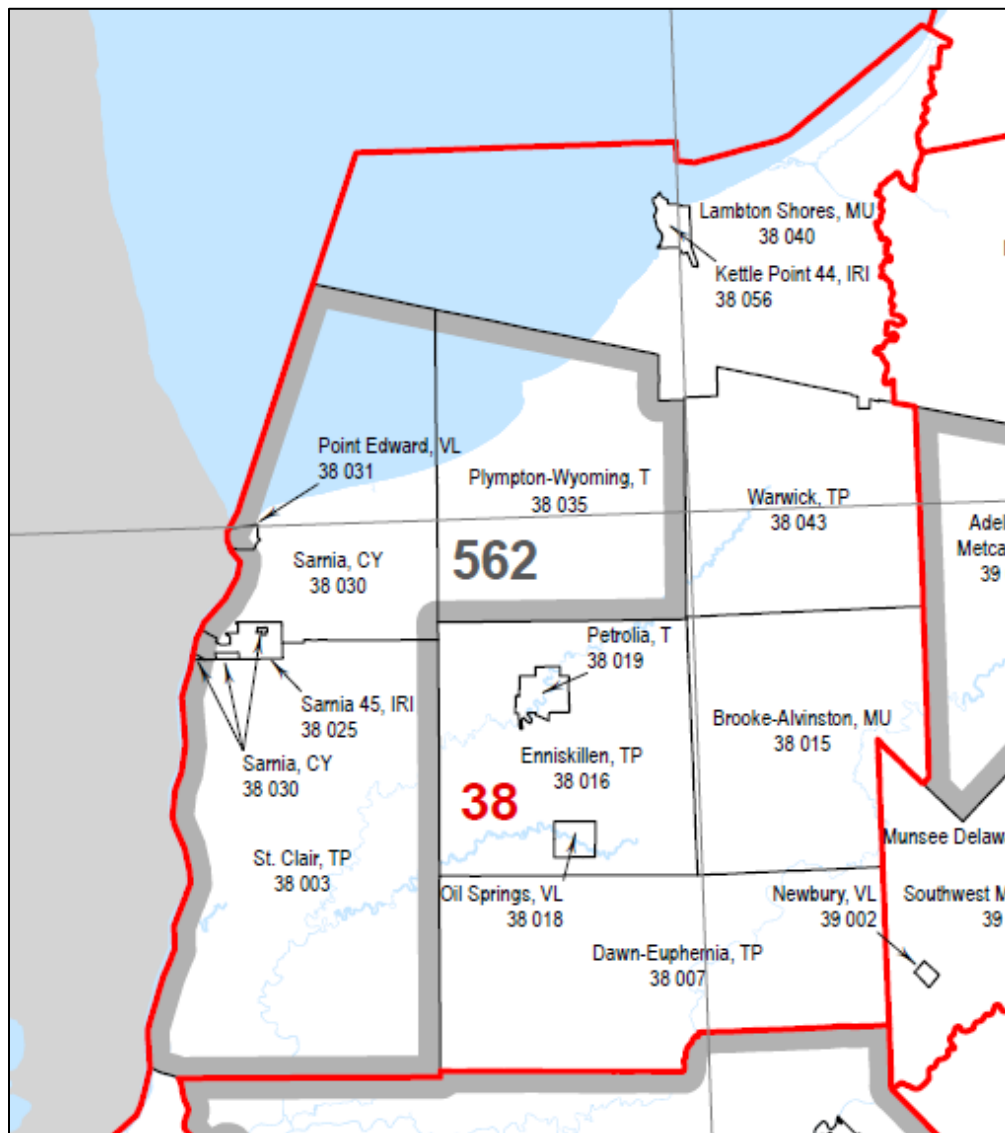
Lambton County Projections by Municipality

Introduction

This report was prepared by *metroeconomics* for NPG in support of an assignment they are carrying out on behalf of Lambton County. *metroeconomics'* role here was to develop detailed population by age and gender, employment by industry by place of work and dwellings by structural type to 2051 for each of the constituent municipalities (census sub-divisions or CSDs using census terminology) that define Lambton County.

Exhibit 1

Map of Census Division 3538's Constituent Municipalities



Source: Statistics Canada

Politically, Lambton County consists of 11 municipalities:

- Brooke-Alvinston
- Dawn-Euphemia
- Enniskillen
- Lambton Shores
- Oil Springs
- Petrolia
- Plympton-Wyoming
- Point Edward
- Sarnia
- St. Clair
- Warwick

Statistically (for census purposes) Lambton County includes the 11 municipalities above plus three First Nations Reserves (Kettle Point 44, Sarnia 45, and Walpole Island 46). Statistics Canada refers to this larger area of 14 CSDs as Census Division 3538 (Lambton). The map above illustrates CD 3538 (outlined in red) and its 11 constituent municipalities and 3 First Nations Reserves.

The Chosen Projections Approach

metroeconomics would typically approach an assignment such as this as follows:

- Based on historical trends and relative endowments of employment by industry within the CD we would assess the potential for employment growth in those industries that define its economic base.
- Using our sub-provincial projections system – which links future population growth to economic base job growth potential – we would develop projections of the future population by age and gender and dwelling requirements by structural type for CD 3538 (Lambton).
- Based on commuter data and historical population and employment growth within CD 3538 by municipality we would allocate the projections for the population, jobs and dwellings for CD 3538 as a whole into preliminary projections for each constituent CSD.

This approach was described by *metroeconomics* at a meeting in November 2024 to key consultants on this assignment from NPG and Parcel Economics. At that meeting it was decided the projections for CD 3538 should be driven, instead, by the most recent Ontario Ministry of Finance population projections for CD 3538. The projections provided here, therefore, are consistent with the requirements of the Provincial Planning Statement (2024).

Following on that decision, *metroeconomics* transformed its sub-provincial system to develop projections for each of Lambton's 11 municipalities linked to a projection for all of CD 3538.

The Ontario Ministry of Finance develops projections for all 60 of the CDs in the province but it does not provide projections for the populations of the CSDs that make up each CD.

The Lambton County Projection System

For this assignment *metroeconomics* developed a projection framework wherein each County municipality has been modeled and projected separately. Each municipal model includes annual historical data from 2016 to 2021 (or to 2023 where available) and annual projected data to 2051. Each municipal model includes history and projections for:

- Population by single-year age and gender
- Households by age of household head (major age groups)
- Labour market activity of residents (employed, unemployed) (EPOR)
- Employment by place of work by industry (EPOW)
- Dwellings by age of head by structural type (singles, semis, rows, etc.)

Exhibit 2 illustrates the projected path for Lambton's total population to 2051 against the backdrop of trends since 2001. According to Statistics Canada, between 2001 and 2021 CD 3538's (Lambton's) population grew by just 1,847 over 20 years. Recent StatsCan data indicate Lambton's population grew by more than twice that number – by 6,413 – in just 2 years. The Ontario Ministry of Finance projects steady growth in Lambton's population is on the horizon.

Exhibits 3, 4 and 5 tabulate the projected populations, dwellings and employment by place of work of Lambton County by individual CSD every fifth year over the span from 2016 to 2051.

In 2021 *metroeconomics* had developed projections for the City of Sarnia in support of an assignment then being carried out for the City by *urbanMetrics*. The projection for Sarnia's population developed at that time formed the basis for the population projection for Sarnia adopted here. The allocations of the projected populations of the remaining municipalities within Lambton were established through consideration of the shares each achieved in recent years and on the collective knowledge of the consulting staff regarding known preferences for, and known abilities to accommodate, growth in the future. The allocations in Exhibits 3, 4 and 5 were created as a starting point for consultations with stakeholders throughout the County.

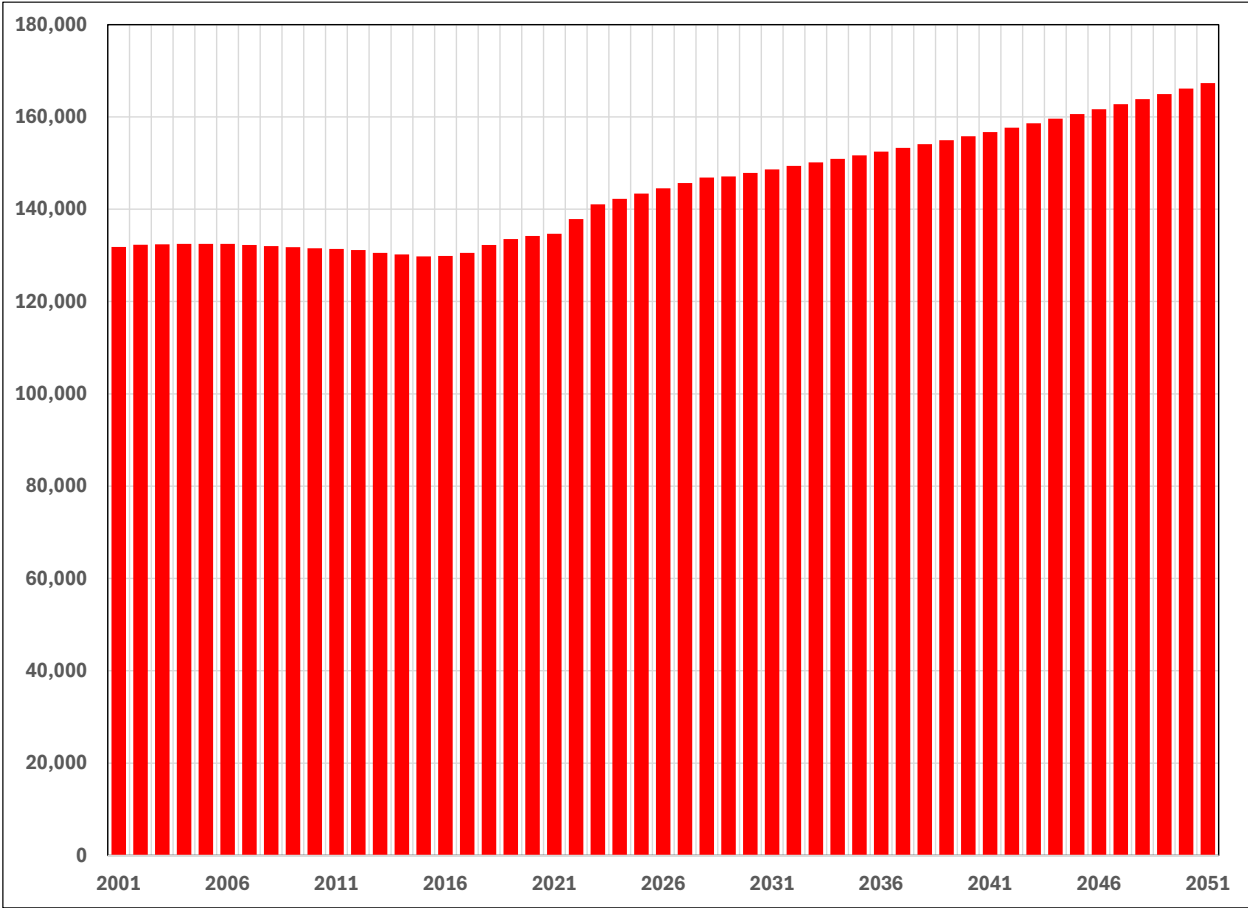
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Exhibit 2
Population of Lambton (CD 3538)
Actual 2001 to 2023 Projected 2024 to 2051



Source: Statistics Canada and *metroeconomics*

Exhibit 3

Population of Lambton County by Constituent Census Sub-Division (CSD) Actual 2016 and 2021, Projected 2026 to 2051

| | Actual | | Projected | | | | | | Change | |
|-----------------------|---------|---------|-----------|---------|---------|---------|---------|---------|--------|--------|
| | 2016 | 2021 | 2026 | 2031 | 2036 | 2041 | 2046 | 2051 | 16-21 | 21-51 |
| Lambton County | 126,526 | 130,993 | 140,517 | 144,505 | 148,224 | 152,312 | 157,013 | 162,358 | 4,467 | 31,365 |
| Sarnia | 73,455 | 74,779 | 79,676 | 82,528 | 84,873 | 86,893 | 88,757 | 90,552 | 1,324 | 15,773 |
| Brooke-Alvinston | 2,477 | 2,457 | 2,614 | 2,634 | 2,657 | 2,693 | 2,742 | 2,803 | -20 | 346 |
| Dawn-Euphemia | 2,023 | 2,050 | 2,188 | 2,212 | 2,240 | 2,282 | 2,342 | 2,416 | 27 | 366 |
| Enniskillen | 2,854 | 2,925 | 3,162 | 3,205 | 3,258 | 3,337 | 3,448 | 3,586 | 71 | 661 |
| Lambton Shores | 10,880 | 12,263 | 13,503 | 13,868 | 14,313 | 14,992 | 15,929 | 17,106 | 1,383 | 4,843 |
| Oil Springs | 661 | 672 | 734 | 745 | 757 | 776 | 802 | 835 | 11 | 163 |
| Petrolia | 5,894 | 6,240 | 6,557 | 6,650 | 6,762 | 6,934 | 7,171 | 7,469 | 346 | 1,229 |
| Plympton-Wyoming | 7,989 | 8,638 | 9,813 | 10,067 | 10,377 | 10,850 | 11,501 | 12,320 | 649 | 3,682 |
| Point Edward | 2,081 | 1,985 | 2,053 | 2,103 | 2,153 | 2,203 | 2,253 | 2,303 | -96 | 318 |
| St. Clair | 14,440 | 15,199 | 16,254 | 16,506 | 16,814 | 17,284 | 17,932 | 18,746 | 759 | 3,547 |
| Warwick | 3,772 | 3,785 | 3,962 | 3,988 | 4,020 | 4,069 | 4,137 | 4,222 | 13 | 437 |
| Lambton CD 3538 | 129,859 | 134,665 | 144,538 | 148,621 | 152,457 | 156,723 | 161,669 | 167,323 | 4,806 | 32,658 |
| First Nation Reserves | 3,333 | 3,672 | 4,020 | 4,116 | 4,233 | 4,411 | 4,656 | 4,965 | 339 | 1,293 |

Source: Statistics Canada and *metroeconomics*

Exhibit 4

Dwellings of Lambton County by Constituent Census Sub-Division (CSD) Actual 2016 and 2021, Projected 2026 to 2051

| | Actual | | Projected | | | | | | Change | |
|------------------|--------|--------|-----------|--------|--------|--------|--------|--------|--------|--------|
| | 2016 | 2021 | 2026 | 2031 | 2036 | 2041 | 2046 | 2051 | 16-21 | 21-51 |
| Lambton County | 53,125 | 54,250 | 58,255 | 59,880 | 61,403 | 62,772 | 64,530 | 66,594 | 1,125 | 12,344 |
| Sarnia | 31,905 | 32,190 | 34,367 | 35,412 | 36,357 | 37,065 | 37,846 | 38,733 | 285 | 6,543 |
| Brooke-Alvinston | 985 | 875 | 947 | 988 | 1,025 | 1,051 | 1,076 | 1,107 | -110 | 232 |
| Dawn-Euphemia | 775 | 750 | 813 | 838 | 844 | 856 | 886 | 916 | -25 | 166 |
| Enniskillen | 1,060 | 1,040 | 1,111 | 1,135 | 1,163 | 1,195 | 1,245 | 1,291 | -20 | 251 |
| Lambton Shores | 4,775 | 5,250 | 5,692 | 5,793 | 5,870 | 6,009 | 6,229 | 6,548 | 475 | 1,298 |
| Oil Springs | 260 | 310 | 341 | 356 | 361 | 367 | 373 | 399 | 50 | 89 |
| Petrolia | 2,255 | 2,450 | 2,582 | 2,625 | 2,693 | 2,754 | 2,865 | 2,991 | 195 | 541 |
| Plympton-Wyoming | 3,050 | 3,155 | 3,622 | 3,772 | 3,912 | 4,082 | 4,335 | 4,600 | 105 | 1,445 |
| Point Edward | 950 | 920 | 960 | 963 | 969 | 963 | 961 | 964 | -30 | 44 |
| St. Clair | 5,745 | 5,985 | 6,421 | 6,567 | 6,749 | 6,936 | 7,171 | 7,469 | 240 | 1,484 |
| Warwick | 1,365 | 1,325 | 1,398 | 1,431 | 1,460 | 1,495 | 1,543 | 1,577 | -40 | 252 |
| Lambton CD 3538 | 54,500 | 55,210 | 61,490 | 63,167 | 64,784 | 66,333 | 68,347 | 70,683 | 710 | 15,473 |

Source: Statistics Canada and *metroeconomics*

Exhibit 5

Employed by Place of Work of Lambton County by Constituent Census Sub-Division (CSD) Actual 2016 and 2021, Projected 2026 to 2051

| | Actual | | Projected | | | | | | Change | |
|------------------|--------|--------|-----------|--------|--------|--------|--------|--------|--------|-------|
| | 2016 | 2021 | 2026 | 2031 | 2036 | 2041 | 2046 | 2051 | 16-21 | 21-51 |
| Lambton County | 47,395 | 44,320 | 47,082 | 48,101 | 49,034 | 50,221 | 51,677 | 53,120 | -3,075 | 8,800 |
| Sarnia | 29,020 | 26,035 | 27,649 | 28,573 | 29,385 | 30,264 | 31,200 | 32,026 | -2,985 | 5,991 |
| Brooke-Alvinston | 585 | 560 | 586 | 567 | 548 | 531 | 518 | 505 | -25 | -55 |
| Dawn-Euphemia | 515 | 500 | 539 | 526 | 511 | 497 | 485 | 475 | -15 | -25 |
| Enniskillen | 695 | 720 | 775 | 764 | 755 | 751 | 756 | 764 | 25 | 44 |
| Lambton Shores | 3,470 | 3,935 | 4,240 | 4,293 | 4,370 | 4,526 | 4,763 | 5,050 | 465 | 1,115 |
| Oil Springs | 65 | 70 | 79 | 81 | 84 | 87 | 92 | 97 | 5 | 27 |
| Petrolia | 3,055 | 2,870 | 2,997 | 3,028 | 3,064 | 3,128 | 3,222 | 3,329 | -185 | 459 |
| Plympton-Wyoming | 1,640 | 1,645 | 1,810 | 1,828 | 1,854 | 1,909 | 1,995 | 2,100 | 5 | 455 |
| Point Edward | 2,030 | 1,530 | 1,601 | 1,646 | 1,693 | 1,750 | 1,812 | 1,869 | -500 | 339 |
| St. Clair | 5,005 | 5,310 | 5,619 | 5,620 | 5,612 | 5,628 | 5,684 | 5,754 | 305 | 444 |
| Warwick | 1,315 | 1,145 | 1,187 | 1,174 | 1,160 | 1,152 | 1,150 | 1,150 | -170 | 5 |
| Lambton CD 3538 | 49,085 | 45,255 | 48,003 | 48,916 | 49,796 | 51,022 | 52,603 | 54,239 | -3,830 | 8,984 |

Source: Statistics Canada and *metroeconomics*