

Proposed Official Plan Changes

Caledonia

Caledonia Population and Households Forecast

Years	Population	Households
2016	10,900	3,740
2041	21,800	8,110
Growth 2016-2041	10,900	4,370
2046	24,500	9,240
Growth 2016-2046	13,600	5,500

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

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

Years		Low Density	Medium Density	High Density	Total
2016	# of Units	3,230	230	280	3,740
	% of Total	86.4	6.1	7.5	100.0
2041	# of Units	5,540	1,120	1,450	8,110
	% of Total	52.9	20.34	26.8	100.0
2046	# of Units	6,000	1,370	1,870	9,240
	% of Total	50.4	20.7	28.9	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.

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

Planning Area	Intensification Target	Total
Built-Up Area	20%	875
Greenfield Area		3,495
Total		4,370
Built-Up Area	32%	1,398
Greenfield Area		2,972
Total		4370

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

Planning Area	Intensification Target	Total
Built-Up Area	20%	1,100
Greenfield Area		4,400
Total		5,500
Built-Up Area	34%	1,870
Greenfield Area		3,630
Total		5,500

Caledonia Greenfield Land Needs - 2046

Year	Intensification Target	Density Target	Land Use	Land Availability (Surplus/Deficit [ha])
2046	20%	40 persons & jobs/hectare	Residential	-8
			Community Employment	-28
			Total	-36

Caledonia Employment Area Land Needs, 2041 and 2046

Employment at 2018	1,368
Employment at 2041	2,788
Occupied Employment Land at 2041 (gross ha)	154
Supply - Total Designated Employment Lands (gross ha)	212
Employment Area Surplus/Shortfall at 2041	58
Employment at 2046	2,880
Occupied Employment Land at 2046 (gross ha)	157
Supply - Total Designated Employment Lands (gross ha)	212
Employment Area Surplus/Shortfall at 2046	55