



Growth Management Study COMMUNITY INFRASTRUCTURE

POPULATION FORECAST

Period	PORT DOVER Population Forecast*	NORFOLK Population Forecast*
2021 Census	8,070	67,490
2021 - 2026	8,980 - 9,204	70,750 - 71,692
2026 - 2031	9,910 -10,338	73,850 - 75,894
2031 - 2036	10,820 - 11,472	77,250 - 80,096
2036 - 2041	11,710 -12,606	80,570 - 84,298
2041 - 2046	12,560 - 13,740	83,730 - 88,500
2046 - 2051	13,400 - 14,874	87,020 - 92,702
TOTAL INCREASE	5,330 - 6,804	19,530 - 25,212

* Watson Report

PERMANENT HOUSING FORECAST

Period	PORT DOVER Total Dwellings*	NORFOLK Total Dwellings*
2021 Census	4,133	27,594
2021 - 2026	4,493 - 4,602	28,954 - 29,330
2026 - 2031	4,873 - 5,071	30,334 - 31,066
2031 - 2036	5,253 - 5,540	31,744 - 32,802
2036 - 2041	5,633 - 6,009	33,174 - 34,538
2041 - 2046	6,013 - 6,478	34,574 - 36,274
2046 - 2051	6,383 - 6,947	35,924 - 38,010
TOTAL INCREASE	2,250 - 2,814	8,330 - 10,416

* Watson Report

EMPLOYMENT FORECAST

Period	PORT DOVER Employment Growth Forecast*	NORFOLK Employment Growth Forecast*
2021 - 2026	230	1,220
2026 - 2031	240	1,130
2031 - 2036	250	1,230
2036 - 2041	240	1,240
2041 - 2046	220	1,200
2046 - 2051	220	1,220
TOTAL INCREASE	1,400	7,240

* Watson Report

ANTICIPATED COMMUNITY FACILITIES & UPGRADES

- Water Treatment Plant Upgrades (2023)



Legend

- Arenas
- Ball Parks
- Beach
- Community Centres
- Conservation Areas
- Court House
- Firehalls
- Ambulance Bases
- Hospital
- Industrial Park
- Library
- College, Public
- Secondary, Catholic
- Elementary/Secondary, Public; Secondary, Public
- Elementary, Private; Elementary, Public
- Elementary, Catholic
- Licensed Child Care
- Long Term Care Facilities
- Marinas
- Museum and Art Galleries
- Pools
- Police
- Post Offices
- Skateboard Park
- Soccer Fields
- Splash Pad
- Tennis Courts
- Sanitary Infrastructure
- Water Treatment Control Plant
- Water Infrastructure
- Water Treatment Plant
- Sanitary Sewer Mains
- Watermains
- Preliminary Growth Areas Under Review
- Downtown OP
- Urban Area Boundary
- Hamlet Area Boundary
- Resort Area Boundary
- Walking & Hiking Trails
- Cemetery
- Conservation Areas
- Golf Courses
- Parks
- WHPA A
- WHPA B
- WHPA C
- WHPA D

Official Plan Land Use Designations

- Agricultural
- CBD; Commercial; Shopping Centre Commercial
- Downtown
- Hazard Lands
- Industrial
- Major Institutional
- Major Public Infrastructure
- Mixed Residential/Commercial
- Parks & Open Space
- Provincially Significant Wetland
- Urban Residential
- Urban Waterfront