



Leduc County Updated Growth Forecasts

Working Paper

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Purpose

The purpose of this analysis is to provide updated population and employment forecasts for Leduc County to reflect the 2021 Federal Census data. The forecasts are correlated to expectations of economic activity in the Edmonton Region. This includes consideration the impacts of COVID-19 on the regional economy and the short-medium term recovery of many sectors to pre-pandemic levels.

Population estimates for municipalities within the Leduc Sub-region in the base year (2021) were based on the 2021 Statistics Canada Federal Census. For finer level geographies within Leduc County, where a Census estimate was not available for the geography, the 2021 population was estimated¹.

In total, three growth scenarios for the Leduc Sub-region were developed for this analysis. The population and employment forecasts in this study are classified as “Low”, “Medium” and “High”, and are specific to municipalities within the Leduc Sub-region. For each of these scenarios, the population was disaggregated within the Leduc Sub-region, as well as to finer level geographies within Leduc County.

This analysis includes the following:

- ▶ Population forecasts for the period 2021 to 2072 for Leduc County.
- ▶ Sub-municipal forecasts within Leduc County.
- ▶ Population forecasts for the municipalities within the Leduc Sub-region.
- ▶ Growth Scenarios: including a Low, Medium and High growth scenario.

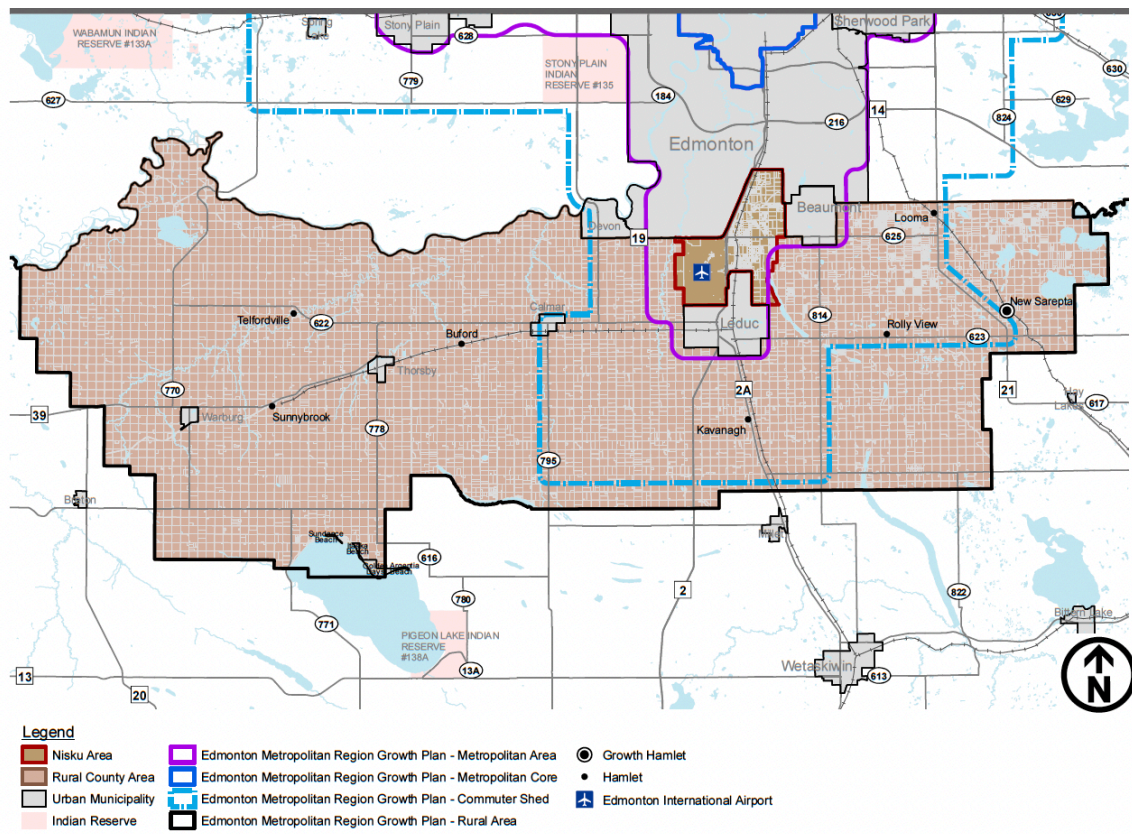
Study Area

The Study Area for this analysis is Leduc County and includes sub-municipal forecasts for the following geographies within the County:

- ▶ Country Residential
- ▶ East Vistas
- ▶ Hamlets:
 - ▶ Buford
 - ▶ Kavanagh
 - ▶ Looma
 - ▶ New Sarepta
 - ▶ Rolly View
 - ▶ Sunny Brook
- ▶ Lakeshore communities (portions of Pigeon Lake/Wizard Lake within Leduc County)
- ▶ Rest of Leduc County

¹ Based on a count of dwelling units using GIS/Google Earth data and in-person count.

Study Area Map²



In developing these forecasts, it is important to consider the growth in the Leduc Sub-region. This will ensure that the forecasts reasonably reflect the growth that Leduc County may achieve over the forecast period. As a result, forecasts were also prepared for the municipalities within the Leduc Sub-region including:

- ▶ Beaumont
- ▶ Calmar
- ▶ City of Leduc
- ▶ Devon
- ▶ Leduc County
- ▶ Thorsby
- ▶ Warburg

² Map 2 from Leduc County Municipal Development Plan, June 2019.

Population Forecasts

This analysis estimates geography-specific population growth across three different scenarios.

The population associated with each scenario, allocated according to geography, are presented in the table below. Also displayed are the estimated base year (2021) population estimates for each geography.

Leduc County Population Forecasts

GEOGRAPHY	2021	LOW 2050	MEDIUM 2050	HIGH 2050
Hamlets:				
Buford	33	35	38	40
Kavanagh	39	41	44	46
Looma	33	35	38	40
New Sarepta	495	603	746	822
Rolly View	71	77	88	91
Sunny Brook	50	53	60	62
Country Residential	3,197	3,659	4,321	4,464
East Vistas	510	2,714	5,220	6,314
Lakeshore Communities	1,511	1,634	1,775	1,919
Rest of Leduc County	8,477	8,648	8,700	8,793
Leduc County	14,416	17,499	21,030	22,591

SUMMARY OF POPULATION FORECASTS

- Overall, population in Leduc County is projected to grow from a base of 14,416 to 21,030 in the Medium scenario, 17,499 in the Low, and 22,591 in the High scenario.
- Within Leduc County, the East Vistas area is expected to receive the majority of population growth through 2050, increasing from an estimated 2021 total of 510 to 5,220 in the Medium, 2,714 in the Low, and 6,314 in the High.
- Also within Leduc County, the population of New Sarepta is projected to grow from 495 in 2021 to 746 in the Medium, 603 in the Low, and 822 in the High³.
- County Residential is expected to see moderate growth from an estimated 3,197 in 2021 to 4,321 in the Medium, 3,659 in the Low, and 4,464 in the High scenario.

³ As per the MDP, the Growth Hamlet of New Sarepta is distinct from other hamlets because it offers a higher level of municipal servicing and therefore presents an opportunity for higher residential and non-residential growth rates.

- ▶ The Hamlets are expected to remain fairly stable over the forecast period⁴.
- ▶ The Lakeshore Communities (including Pigeon Lake and Wizard Lake) are expected to increase from an estimated 1,511 in 2021 to 1,775 in the Medium, 1,634 in the Low, and 1,919 in the High.
- ▶ The rest of Leduc County is expected to grow from 8,477 in 2021 to 8,700 in the Medium , 8,648 in the Low, and 8,793 in the High Scenario.

ADDITIONAL CONSIDERATIONS

- ▶ The distribution of future population growth within Leduc County aligns with direction from the Municipal Development Plan. This assumes that the Urban Centre (East Vistas) will be the primary locus of future population growth. The future development of these lands will include a variety of residential housing forms, a mix of non-residential uses and a range of commercial and non-commercial services.
- ▶ The East Vistas Area Structure Plan⁵ proposes a build out population of approximately 23,000 people based on a range of housing forms. If the Edmonton Metropolitan Region Board density for Leduc were maintained (35 du/nrha)⁶ the High scenario (6,314 population) would assume build out of approximately a third of the East Vistas lands.
- ▶ This analysis did not consider population growth in South Edmonton (south of 41st Avenue). The City Plan assumes that lands south of 41st Avenue are considered future growth areas and are assumed to be potential lands for long term development⁷.
- ▶ The analysis assumes policy would allow for modest additional development in the Lakeshore communities of Pigeon Lake and Wizard Lake.

This analysis also estimates Leduc Sub-region population growth across three different scenarios. Below are the population forecasts for the municipalities within the Leduc Sub-region for the period 2021 to 2050.

Leduc Sub-region Population Forecasts

Population forecasts have also been prepared for the Leduc Sub-region, in context of the Edmonton Region. These forecasts are provided for information purposes. There is a process underway to update the Edmonton Metropolitan Region Board population and employment forecasts, which will include municipalities within the Leduc Sub-region. The forecasts prepared through that process may result in different forecasts, as a result of discussions and assumptions reviewed through that process.

⁴Historically many of the hamlets within Leduc County have had population fluctuations from Census year to year. These fluctuations may represent a few households moving in and out. Over the long-term it is assumed that these communities will be maintained, as they do have dwelling units. In this analysis, it has been assumed that the hamlets will be maintained as rural communities that offer a level of service appropriate to the size and scale of the community.

⁵ East Vistas Area Structure Plan May 10, 2022.

⁶ Edmonton Metropolitan Region Growth Plan

⁷ The potential for City of Edmonton growth south of 41st Avenue lands is dependant upon many factors including but not limited to: overall population growth, policy around infill development and build out of other greenfield residential areas across the City. It is not expected this would occur within the 2046 timeframe, however could occur within the longer timeframe (2072), dependant on overall growth of the Region. Based on the City Plan, development of lands south of 41st Avenue SW would require substantial completion of developing areas before authorizing the preparation of statutory plans for this area.

GEOGRAPHY	2021	LOW 2050	MEDIUM 2050	HIGH 2050
Beaumont	20,888	29,277	33,619	40,674
Calmar	2,183	2,530	2,926	3,687
City of Leduc	34,094	45,038	51,205	63,514
Devon	6,545	7,594	8,804	11,126
Leduc County	14,416	17,499	21,030	22,590
Thorsby	967	1,044	1,221	1,554
Warburg	676	888	1,014	1,267
Leduc Sub-region	79,769	103,870	119,819	144,412

SUMMARY OF LEDUC SUB-REGION POPULATION FORECASTS

- Overall, population in the Leduc Sub-region is projected to grow from a base of 79,769 in 2021 to 119,819 in the Medium scenario, 103,870 in the Low, and 144,412 in the High scenario. This represents average annual growth rates of 1.4% in the Medium scenario, 0.9% in the Low, and 2.1% in the High.
- Beaumont receives the most growth in the Medium scenario to reach 33,619 from a base of 20,888. This population grows to about 29,277 in the Low, and 40,674 in the High.
- City of Leduc's population grows from an estimated 34,094 in 2021 to 51,025 in the Medium, 45,038 in the the Low, and 63,514 in the High.
- Devon's population grows from an estimated 6,545 in 2021 to 8,804 in the Medium, 7,594 in the the Low, and 11,126 in the High.
- Calmar's population grows from an estimated 2,183 in 2021 to 2,926 in the Medium, 2,530 in the Low, and 3,687 in the High.
- Warburg's population grows from an estimated 676 in 2021 to 1,014 in the Medium, 888 in the Low, and 1,267 in the High.
- Thorsby's population grows from an estimated 967 in 2021 to 1,221 in the Medium, 1,044 in the Low, and 1,554 in the High.