

COMMUNITY PROFILE

2022



County of Elgin

www.progressivebynature.com

Table of Contents

1	Welcome to Elgin County
2	Location
3	Demographics
4	Age Profile
5	Housing
6	Transportation
7	Labour Force and Key Sectors
8	Key Sectors
9	Agriculture

Welcome to Elgin County

Community Profile

Elgin is an oasis of rural peace and tranquility with all the amenities and conveniences of a larger urban centre without all of the hassles.

Elgin's residents enjoy a competitive cost of living, have access to first class medical facilities and can choose from a wide selection of educational institutions. Residents and visitors alike have easy access to the area's pristine natural environment. Carolinian Forest trails, sandy beaches, conservation areas, and public parks are always just a few steps away.

Ideally situated in the heart of southwestern Ontario, Elgin County provides businesses with immediate access to a market of over 439,000 people, including the cities of St. Thomas and London.

Strategically located with convenient access to Highways 401, 402 and 403, the cities of Windsor, the Greater Toronto Area, London, Woodstock, Chatham-Kent, Kitchener/Waterloo, Detroit and Brantford are all within easy reach.



Location

Community Profile



Distance to Canada/U.S. Border Crossings

Sarnia/Port Huron	117 km/73 mi	Fort Erie/Buffalo	252 km/156 mi
Windsor/Detroit	185 km/115mi	Ivy Lea/Alexandria Bay	520 km/323 mi
Niagara Falls	230 km/143 mi	Cornwall	631 km/392 mi



Demographics

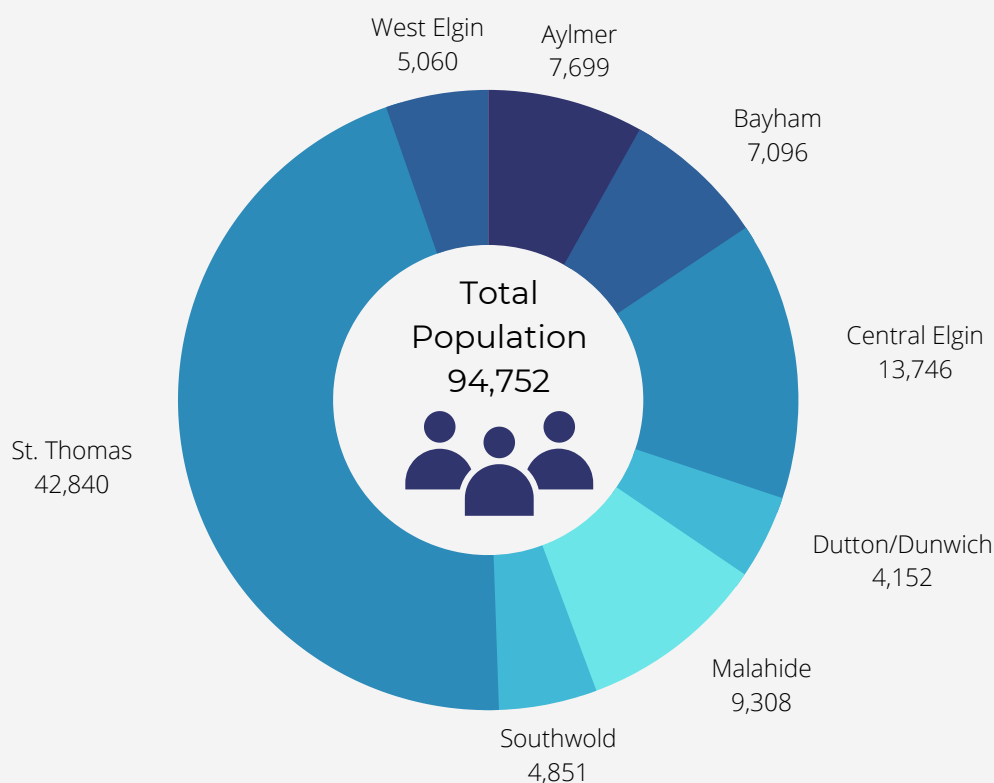
Community Profile

Elgin County is comprised of seven partner municipalities with a total population of approximately 51,912 residents. The population is dispersed throughout the County, with residents enjoying the agrarian lifestyle in towns, villages and the picturesque countryside of the area. Elgin County is a progressive and growing community that has long been attractive to young families, business owners and retirees alike.

Population growth has been moderate in the past five years (up 5%), and the Ontario Ministry of Finance is projecting that Elgin County will grow strongly over the next 20 years. Excluding St. Thomas, the population is projected to rise by 6,000 by 2030 (an 11% growth rate). By 2040, a projected 66,600 will live in Elgin County, excluding St. Thomas (a 24% growth rate).

If this population growth occurs, it should be enough to address workforce demand from both replacement and growth demand in the years ahead.

The table below captures the population by municipality, including the City of St. Thomas. When the City of St. Thomas is included in the population estimates, the region has a total population of 94,752.

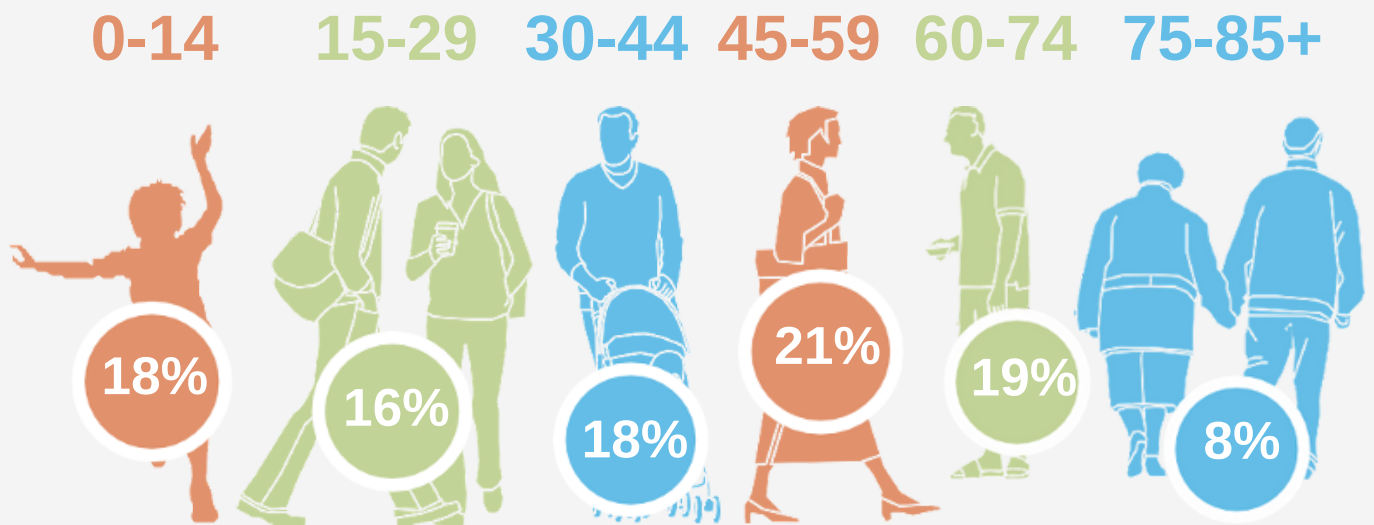


Source: Statistics Canada, 2021.

*Includes the City of St. Thomas

Age Profile

Community Profile



Source: Statistics Canada, 2021.
*Includes the City of St. Thomas

The average age
in Elgin County is 42.

If the projected population growth occurs, Elgin County will be able to meet the workforce demand in the years ahead.

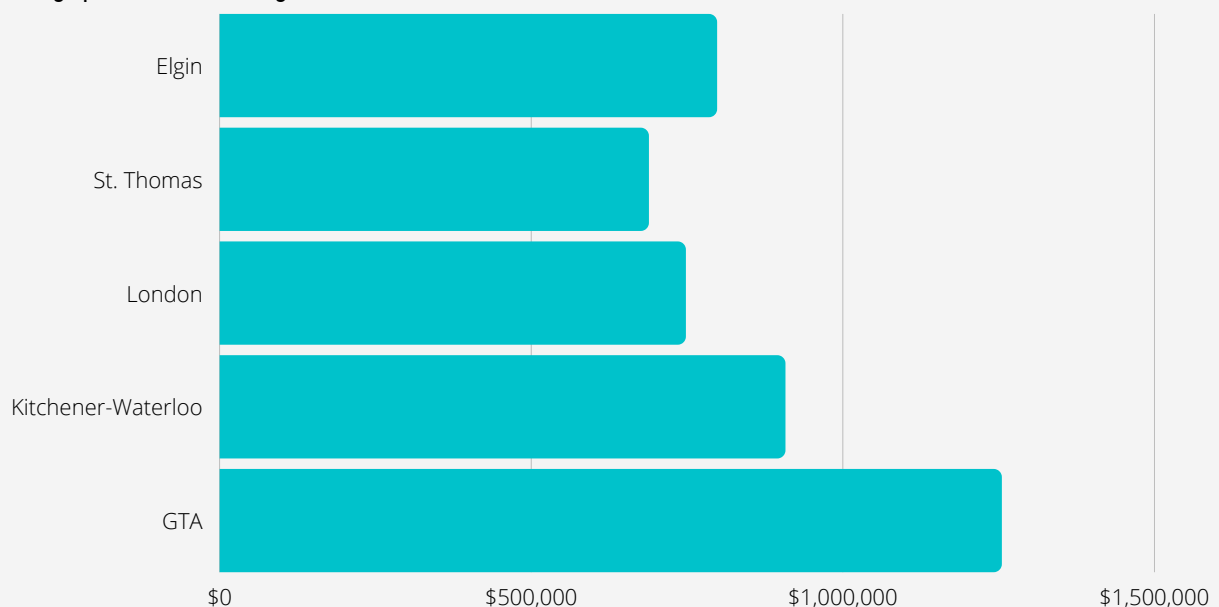


Housing

Community Profile



Residents get more for their money in Elgin County and surrounding area (including St. Thomas and London). The cost of an average home in the region is less than in neighbouring regions and less than the national average. Whether it be a hobby farm in the sprawling countryside or a family home in a local town or in the cities of St. Thomas and London, the region has a good stock of existing homes and new build opportunities to suit the unique needs of any potential buyer.



Source: London St. Thomas Association of Realtors, Residential Market Activity, April 2022.

Source: Kitchener-Waterloo Association of Realtors, April 2022.

Source: Toronto Real Estate Board, Home Price Index, April 2022

In Elgin County alone, there are plans in place, either in the early phases of construction or planned for the future, for more than 1,200 single family detached homes (plus any individually built homes), 180 semidetached, 216 townhouses, and 520 condo apartments that are planned to be sold at market rate values to homeowners. There are also hundreds more single-family homes in “unofficial” stages of planning as well as 39 rental apartments and 120 units of supportive seniors’ apartments.

Source: Elgin County Housing & Homelessness Needs Assessment

Transportation

Community Profile



The County of Elgin is developing a Transportation Master Plan (TMP). The TMP is the first comprehensive master planning exercise for the County's transportation network and will be coordinated with the County's ongoing Official Plan update. This Plan will be designed to look at "the big picture", identifying challenges, alternatives, steps and actions to take the County of Elgin from where we are today, to the multi-modal transportation network and landscape we envision for our future.

The Plan will span 30 years and will focus on the development of an integrated vehicular transportation network, the enhancement of active transportation amenities (cycling), and will explore public transit options for Elgin's communities.

The County of Elgin is committed to working with its partners to find solutions to the transit needs of local businesses and residents.



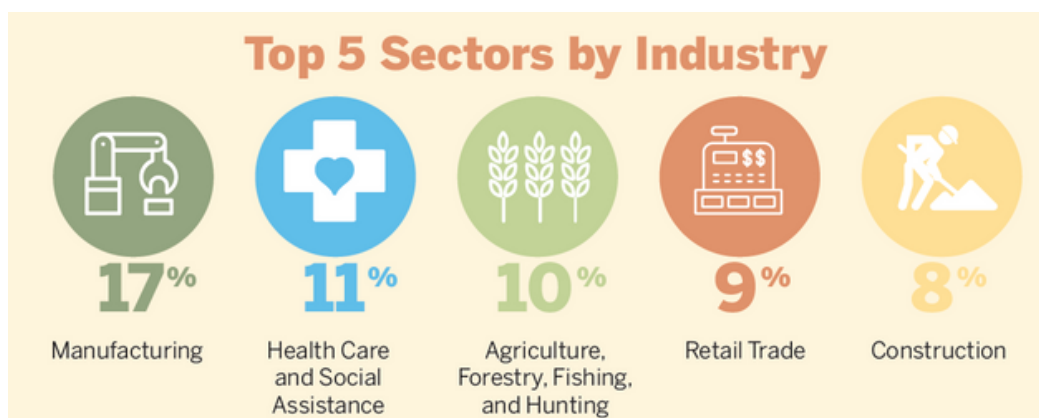
Labour Force and Key Sectors

Community Profile



Elgin County enjoys a diverse economy with employment stretched across a broad range of industry and business sectors. The largest number of Elgin's businesses are employed in the manufacturing sector, followed by health care and social assistance, agriculture and retail. A significant number of Elgin's residents are well-educated, with post-secondary education including university, college and trades training. Many are employed in skilled professions including trades and equipment operators, sales and service, business and finance, and management.

Elgin is proud to have local unemployment rates lower than the provincial average and over 50% of Elgin County's population is actively employed in the local labour force. Employment will continue to grow as Elgin welcomes new construction companies, tourist attractions, retail operations, and services to the area. St. Thomas and London are a short commute away, providing additional labour resources.



Source: Statistics Canada, 2016. Revised by MDB Insights: Census Made Simple.

* Excludes the City of St. Thomas.

Key Sectors

Community Profile



Manufacturing

Manufacturing is the largest employment sector in Elgin County making up 17.4% of the total labour force. This compares to 9.9% in Ontario and 8.8% across Canada. Small and medium-sized manufacturing operations are the backbone of Elgin County's economy and Elgin has enjoyed a long and successful history in manufacturing machinery, food and beverage products, plastics, rubber and wood products, and transportation equipment.

Agribusiness

As one of the top 5 sectors in Elgin County, agriculture is a vital part of Elgin County's economic success – past, present, and future. Fertile soils, a long growing season, and experienced farmers combine to make Elgin one of the most successful growing regions in Canada. Overall farm receipts in Elgin County total approximately \$432 Million annually and approximately 10% of Elgin's labour force is employed in an agriculturally-related industry.

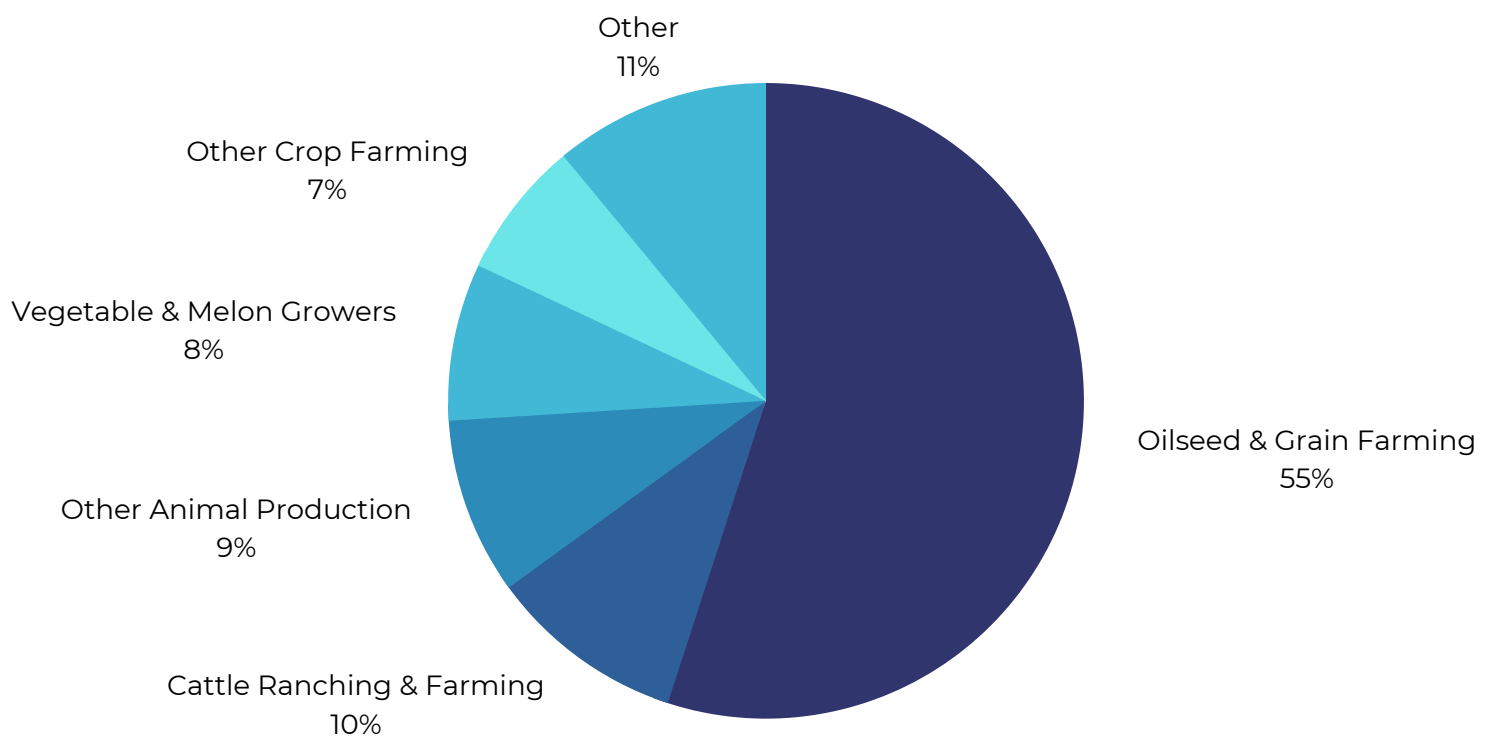
Elgin County's local agribusiness companies and farms are on the progressive forefront of new technologies being developed and used for food processing, alternative fuel generation, greenhouse production, organic farming and aquaculture.

Agriculture

Community Profile



Top Types of Farming Operations in Elgin



Source: Statistics Canada, 2016. Revised by MDB Insights: Census Made Simple.

* Excludes the City of St. Thomas.



Contact

Elgin County Economic Development
450 Sunset Drive, St. Thomas, ON N5R 5V1
519-631-1460 ext. 168
www.progressivebynature.com
economicdevelopment@elgin.ca
[@ElginCounty](#)