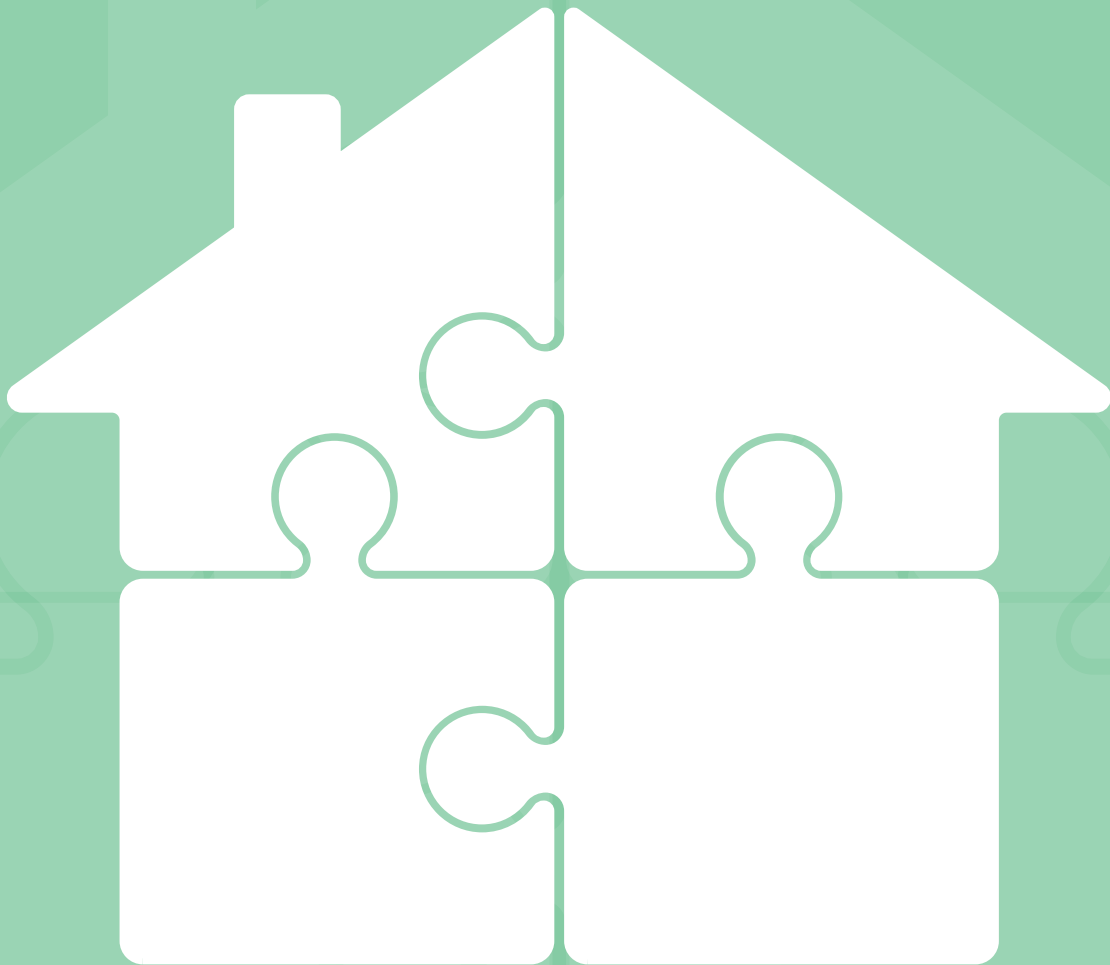




REGIONAL MUNICIPALITY
OF **WOOD BUFFALO**



census2018
you made it count

Municipal Census Report



Acknowledgment

The Municipality would like to extend its sincere thanks to the residents of the region for their cooperation during Census 2018. The reporting of this statistical information could not be accomplished without their continued willingness to participate in our enumeration. Further, the Municipality thanks all census enumerators and field coordinators for making Census 2018 a success.

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Key Findings

- The total population of the Municipality is 111,687. This represents a 10.67% decrease from 2015.
- The total shadow population is 36,678, which is a 14.9% decrease from 2015.
- Temporary workers' dwellings (work camps) account for 89.6% (32,855) of the shadow population.
- All urban neighbourhoods and rural communities, apart from Gregoire, Parsons Creek, Saline Creek and Fort McKay, experienced a decrease in population.
- The Urban Service Area continues to maintain the dominant share (67.7%) of the Municipality's total population.
- The Municipality has a young population with slightly over 47% of the population between the ages of 20 and 44. The share of this age group in the total population decreased by 4 percentage points compared to 2015 and 2012 when it accounted for 51% of the population.
- The largest population cohort is the 30-34 age group which accounts for 12.3% of the total population. This is consistent with 2015 when the 30-34 age group accounted for 13% of the population.
- There are more males (54.9%) than females (45.1%) in the Municipality.
- The total number of dwelling units in the Municipality is 28,281. This represents an 8.4% decrease from 2015.
- The majority (44%) of dwelling units in the Municipality are found in Timberlea, followed by Thickwood (20%) and then the Lower Townsite (18%).
- Among rural communities, Fort Chipewyan has the highest number of dwelling units (356) and is followed by Anzac (264) and Sapræ Creek Estates (233).
- Single-detached dwellings continue to be the dominant (45.4%) form of housing in the Municipality.

- More than half (55.9%) of the Municipality's population live in single-detached dwellings.
- The Municipality has an average household size of 3.01 people per dwelling unit, which is a slight increase from 2015 when it was 2.95 people per dwelling unit.
- The majority (29.4%) of all households are two-person households followed by three-person (20.6%) and four-person (19.3%) households.
- 63.3% of dwellings are owned.
- Approximately 24.2% of all responses were obtained through self (online) enumeration. Self (online) enumeration increased by 10 percentage points compared to 2015.
- All addresses in the initial municipal dwelling inventory were visited and a 100% enumeration was achieved for only the second time in the Municipality's census history.

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SHOE SOURCE

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SOURCE

1. Census 2018 Overview

1.1. Background

The *Municipal Government Act* gives municipalities the authority to conduct a census. As such, the Regional Municipality of Wood Buffalo (the Municipality or the region) conducts a census every one to three years to determine the size and composition of its population. This report presents an overview of the results of the 2018 Municipal Census (Census 2018) that was conducted between April 9 and July 31, 2018. It highlights key demographic and housing information and changes in the characteristics of the Municipality's population and dwellings.

Census 2018 is the first population count conducted following the 2016 Horse River Wildfire. As the wildfire had significant impacts on the region's population and housing, the main goal of Census 2018 was to obtain an accurate and reliable count of the region's permanent population and housing stock. Further, with the sharp decline of oil prices in recent years affecting oil sands and related operations, Census 2018 was aimed at obtaining an up-to-date count of the shadow population living and working in the Municipality.

The results of Census 2018 establish a new, accurate and reliable baseline for the region's population and housing inventory. This information is crucial for conducting future population change projections and municipal strategic planning and service provision. An accurate count of the population also ensures that the Municipality receives an equitable distribution of grants and funds from the federal and provincial governments. Further, it provides the private sector and non-profit organizations with reliable information for conducting analyses and making informed decisions.

Census 2018 was conducted in accordance with all provincial census regulations stipulated in the *Determination of Population Regulation* (Alberta Regulation 63/2001) and the Municipal Census Manual. The legislation requires the Municipality to verify its shadow population every three years. Approval was obtained from the Minister of Municipal Affairs to have the shadow population count included as part of Census 2018, prior to conducting the census. While Census 2018 was conducted within the time period specified in the Municipal Census Manual,

a one-month extension was granted by Alberta Municipal Affairs. The extension allowed the census team to revisit non-contacted dwellings. Further, extensive quality assurance activities were undertaken to ensure the quality of the census information collected.

1.2 Methodology

Census 2018 was conducted between April 9 and July 31, 2018, with April 9 being used as a reference date for the census questions. Three main data collection methods were used to enumerate all households and accommodation facilities:

Self (Online) Enumeration

Residents had the opportunity to self-enumerate using an online census platform. To prevent duplication, a letter containing a unique Personal Identification Number (PIN) was mailed to each address on the census inventory list. Approximately 24.2% of all the responses in the urban and rural communities were obtained through this method. This represents a 10 percentage point increase compared to Municipal Census 2015.

Door to Door Enumeration

Enumerators visited every dwelling that did not self-enumerate online to collect census information. Hand held electronic devices (iPads) were used to facilitate the process. Approximately 75% of all the responses in the urban and rural communities were obtained through this method.

Telephone or Email Enumeration

This method was used primarily to enumerate the shadow population living in accommodation facilities in the Municipality. This included temporary workers' dwellings (work camps), hotels, motels, campgrounds, and care facilities. Further, some permanent residents telephoned the Census office to enumerate themselves.

Quality Assurance

Consistent with previous censuses, the Municipality used the City of Airdrie's online census platform to facilitate data collection and to monitor progress and data quality. A unique PIN was created for every address in the Municipality to facilitate the enumeration process. Further, a rigorous quality assurance protocol was implemented to ensure the census data collected was accurate and complete. In compliance with the Municipal Census Manual, a quality assurance check (QA check) was conducted by randomly contacting dwellings that were enumerated by an enumerator or by a telephone call-back. The Municipal Census Manual states that a total of 1,000 dwellings or 10 percent, whichever is less, should be contacted for a QA check. Census 2018 exceeded the requirement and a total of 2,021 randomly selected dwellings were contacted through text messages (text-back) to confirm census responses recorded by enumerators. 43 instances (2%) were found where the number of residents in a dwelling did not match the information recorded by enumerators. All instances were corrected prior to submission of the census results to Alberta Municipal Affairs. In addition to the text-back, every enumeration zone was thoroughly scrutinized through an internal quality

assurance check. The internal QA check ensured the quality of the census data and assessed the performance of enumerators.

Participation in Census 2018 by residents was voluntary. An extensive advertising campaign was used to inform residents about the census, its timelines and the benefits of enumeration. This campaign involved advertisements on local radio stations, social media, billboards, distribution of news releases and the creation of original Census 2018 videos for various mediums. A census homepage was also created on the Municipal website and it received close to 18,000 unique pageviews over the census period.

All addresses in the initial municipal dwelling inventory were enumerated and a 100% completion rate was achieved. This is only the second time in the history of conducting a census in the Municipality that a 100% enumeration was achieved.

1.3 Overall Outcomes

The results of Census 2018 indicate the total population of the Municipality in 2018 is 111,687. This represents a 10.67% decrease from the 2015 population count. The Urban Service Area's share of the total population was slightly higher in 2018 accounting for 67.7% of the total population. The total number of dwellings and temporary workers' dwellings in the Municipality decreased from 2015 levels to a total of 28,281 and 109 respectively. A breakdown of the total population and dwellings in 2015 and 2018 is presented in Table 1.1 below:

Table 1.1 Population and Dwelling Count for the Municipality, 2015 and 2018

	Population		Dwellings ¹	
	2015 Census	2018 Census	2015 Census	2018 Census
Urban Service Area (USA)	82,724 (66.2%)	75,615 (67.7%)	29,567	27,072
Rural Communities	4,044 (3.2%)	3,217 (2.9%)	1,315	1,209
Temporary Workers' Dwellings ²	38,264 (30.6%)	32,855 (29.4%)	123 temporary workers' dwellings	109 temporary workers' dwellings
Total	125,032	111,687	30,882 private dwellings and 123 temporary workers' dwellings	28,281 private dwellings and 109 temporary workers' dwellings

¹In Census 2015, all basement suites, with or without a development permit, were included in the total private dwelling count. In Census 2018, only basement suites with a development permit and an address issued by the Municipality are included in the total private dwelling count.

²The total number of private dwellings for the urban and rural service areas do not include hotels, motels, campgrounds and care facilities. Not all 109 temporary workers' dwellings that exist in the Municipality are associated with the oil sands industry.

2. Demographic Overview

The population of the Municipality is primarily made up of a permanent and a shadow population. The permanent population refers to people whose usual place of residence is within the Municipality. In contrast, the shadow population refers to temporary residents (those who have a usual place of residence outside of the Municipality) who are employed by an industrial or commercial establishment in the Municipality for a minimum of 30 days within a Municipal census year. The following sections provide an overview of key population statistics obtained from Census 2018.

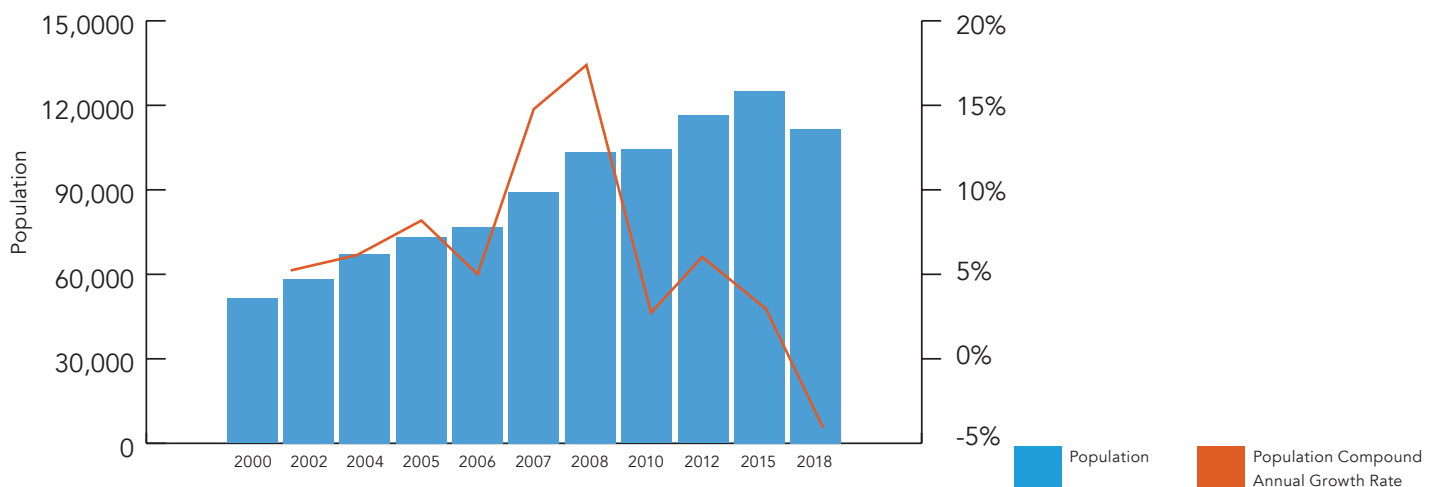
2.1 Population Change: 2000 - 2018

The population of the Municipality has changed significantly over the past two decades - increasing from 51,406 people in 2000 to 111,687 people in 2018. As illustrated in Figure 2.1, the Municipality's population grew rapidly over the

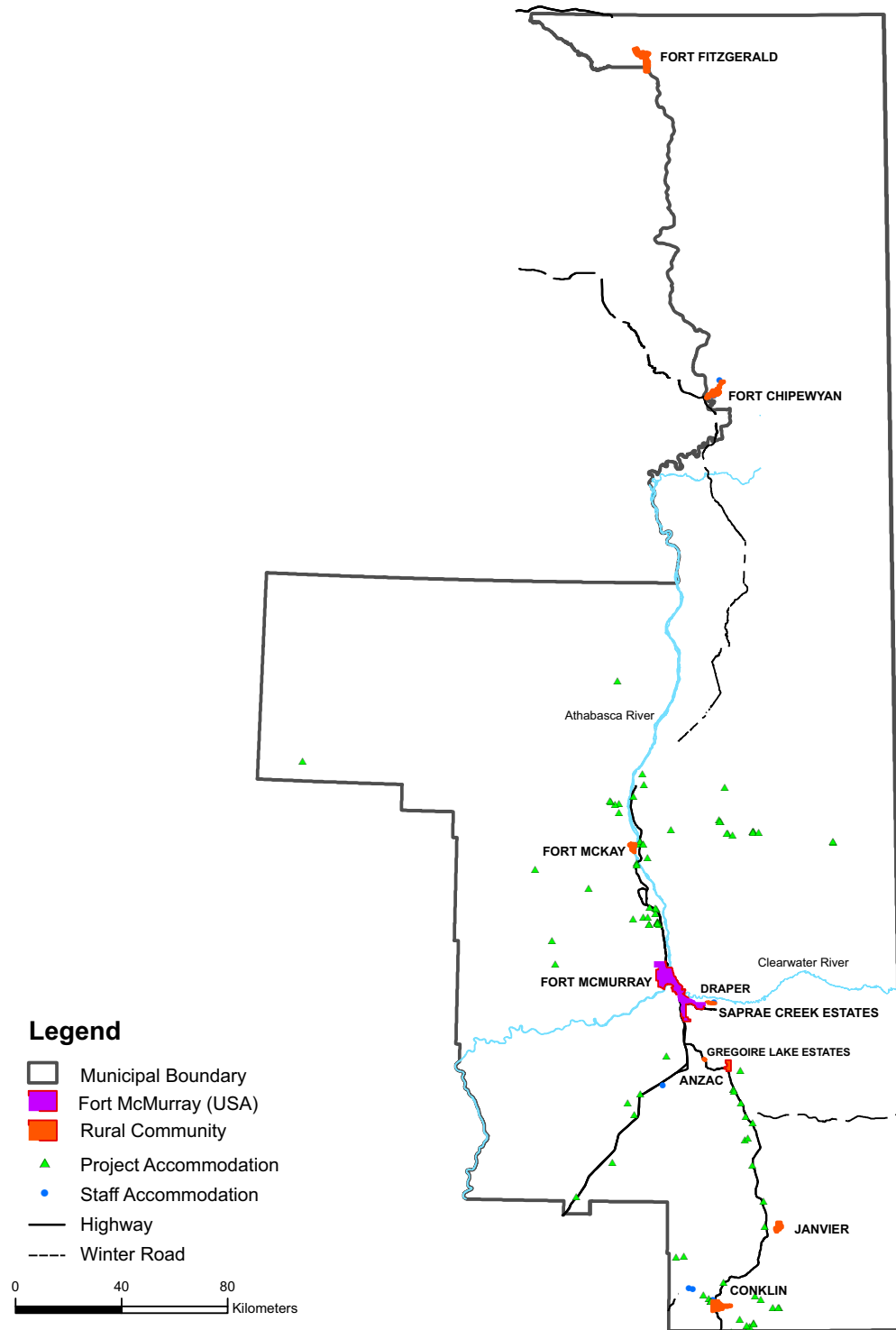
first half of this period (2000 - 2008) experiencing its highest growth rate of 17.3% between 2007-2008. However, between 2009 and 2015, the population experienced a relatively slower growth rate.

The 2015 - 2018 period was a noteworthy period as the Municipality experienced a population decline (negative growth) for the first time in the last two decades. Since 2015, the Municipality's population decreased from 125,032 to 111,687. This represents a population decrease of 10.67%. The decrease can largely be attributed to the downturn in the region's economy over this period and the 2016 Horse River Wildfire. However, further studies that are beyond the scope of this report are required to fully understand the magnitude of the effect of each of these factors on the population change experienced in the region.

Figure 2.1 Population and Annual Growth Rate in the Municipality from 2000 to 2018



Map 1: Regional Municipality of Wood Buffalo, 2018³



³ The locations of project accommodations and staff accommodation are approximate.

2.2 Population Distribution

The Municipality's population is unevenly distributed between the Urban Service Area (USA), nine rural communities and several temporary workers' dwellings (see Map 1). The USA continues to maintain the dominant share (67.7%) of the Municipality's total population, with a slight increase from 66.2% in 2015. Similar to past trends, the great majority (89.6%) of the shadow population reside in temporary workers' dwellings located outside the USA and rural communities (see Table 2.1).

Table 2.1 Census 2018 Permanent and Shadow Population Distribution by Area

Population	Urban Service Area (USA)	Rural Communities	Temporary Workers' Dwellings	Total
Permanent Population	72,056	2,953	0	75,009
Shadow Population	3,559	264	32,855	36,678
Total	75,615 (67.7%)	3,217 (2.9%)	32,855 (29.4%)	111,687

Table 2.2 shows a comparison of the population distribution and change by area between 2015 and 2018. Over the past three years, the majority of the areas in the USA and rural communities experienced a decrease in population. The largest population decrease occurred in the three neighbourhoods that were significantly affected by the 2016 Horse River Wildfire: Abasand (-56.4%), Beacon Hill (-41.9%), and Waterways (-65.2%).

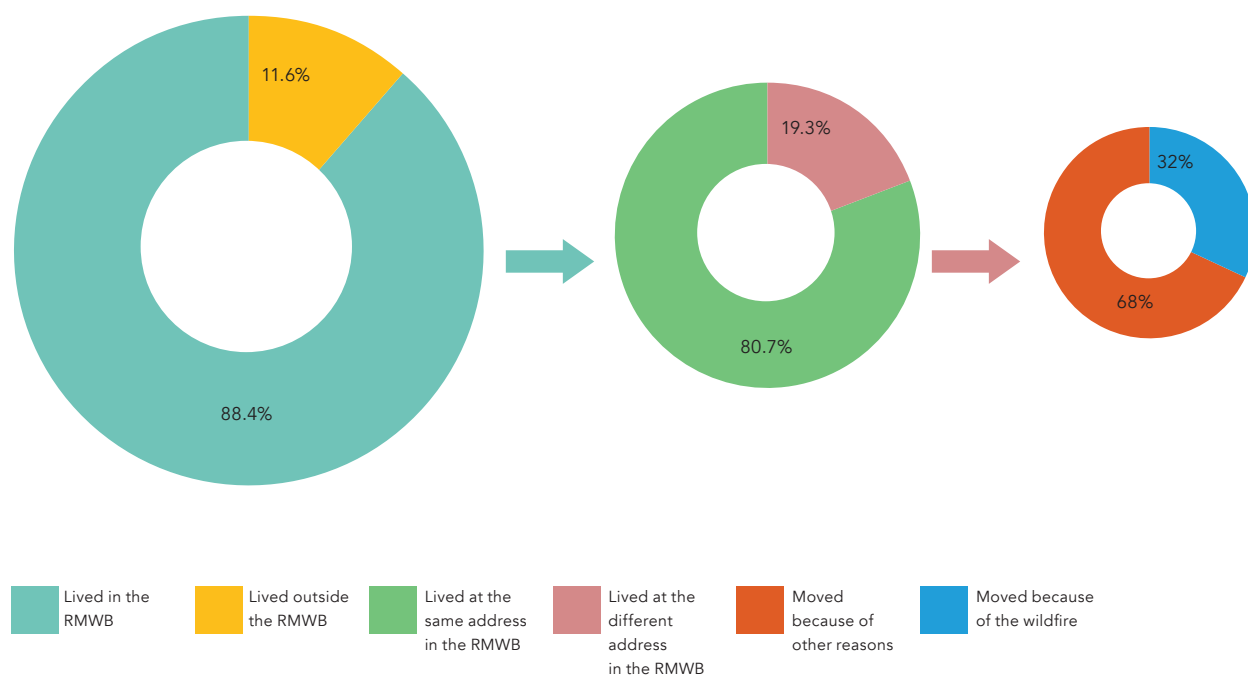
Table 2.2 Population Distribution and Change by Area 2015 and 2018

Area		2015 Population	2018 Population	Change 2015-2018
USA	Abasand	4,893	2,134	-56.4%
	Beacon Hill	2,207	1,283	-41.9%
	Gregoire	4,226	4,312	2.0%
	Lower Townsite	11,703	10,993	-6.1%
	Parsons Creek	2,481	3,626	46.2%
	Saline Creek	0	17	>100%
	Thickwood	17,300	15,957	-7.8%
	Timberlea	36,951	35,420	-4.1%
	Waterways	667	232	-65.2%
	Sub-Total	80,428	73,974	-8.0%
Rural Communities	Anzac	763	659	-13.6%
	Conklin	376	229	-39.1%
	Draper	215	187	-13.0%
	Fort Chipewyan	1,014	918	-9.5%
	Fort Fitzgerald	9	8	-11.1%
	Fort McKay	51	59	15.7%
	Gregoire Lake Estates	232	204	-12.1%
	Janvier	155	141	-9.0%
	Saprae Creek Estates	977	715	-26.8%
	Sub-Total	3,792	3,120	-17.7%
Non-Residential Shadow Population		40,812	34,593	-15.2%
Grand Total		125,032	111,687	-10.7%

An increase in population was observed in some areas of the Municipality: Gregoire, Parsons Creek, Saline Creek and Fort McKay. It is likely the increase in population in these areas is due to population migration from wildfire affected areas and new development in Parsons Creek and Saline Creek. However, further analysis is required to determine the true source of the population change in these areas.

To understand the impact of the 2016 Horse River Wildfire on people's usual place of residence, residents were asked to provide information on where they lived prior to the wildfire. Residents that indicated the Municipality as their usual place of residence, were then asked if they had moved within the Municipality following the wildfire. Further, residents who indicated that they had moved within the Municipality were asked if the move was due to the wildfire or for other personal reasons. Figure 2.2 illustrates community members' place of residence prior to and after the wildfire. 19.3 % of the residents that lived in the Municipality prior to the wildfire, have moved within the Municipality since the wildfire. The wildfire was cited as a reason for the move by one out of every three residents.

Figure 2.2 Place of Residence Prior to and After the Horse River Wildfire

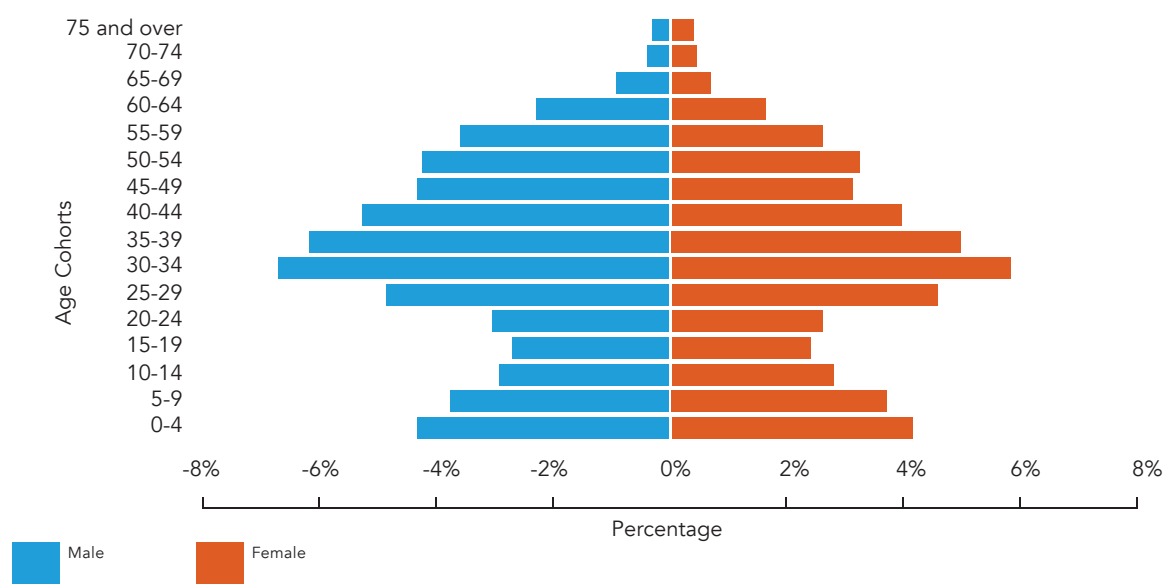


2.3 Age and Gender Distribution

Figure 2.3 illustrates the age and gender distribution of the population in 2018. The population pyramid shows the Municipality has a fairly young population with slightly over 47% of the population between the ages of 20 and 44. However, The share of this age group decreased compared to 2015 and 2012 when it accounted for 51% of the population. The largest population cohort is the 30-34 age group, which accounts for 12.3% of the total population. This is similar to 2015 when the 30-34 age group was the largest population cohort and accounted for 13% of the population. The next largest population cohorts are the 35-39 and 25-29 age groups. These age groups account for 11% and 9.2% of the total population respectively.

A comparison of the age and gender distribution between 2015 and 2018 shows there have been significant changes in the 0-24 (children and youth) and the 25-64 (workforce) age groups. The proportion of children and youth in the total population increased by 7.4 percentage points from 24% to 31.4%. In contrast, the share of the workforce in the total population decreased by 8 percentage points from 73.8% to 65.8%. The decrease correlates with the tendency of the workforce age group to leave a community in search of employment opportunities following an economic downturn. The proportion of seniors (65 years of age and over) remained relatively stable, slightly increasing from 2.1% to 2.8%.

Figure 2.3 Age and Gender Population Pyramid, 2018



There is an imbalance in the distribution of males and females across all age cohorts. Overall, there are more males (54.9%) than females (45.1%) in the population. The higher proportion of males to females can be attributed to the type of employment associated with the primary resource-based industries in the region. However, compared to 2015, the proportion of males in the overall population decreased by half a percentage point.

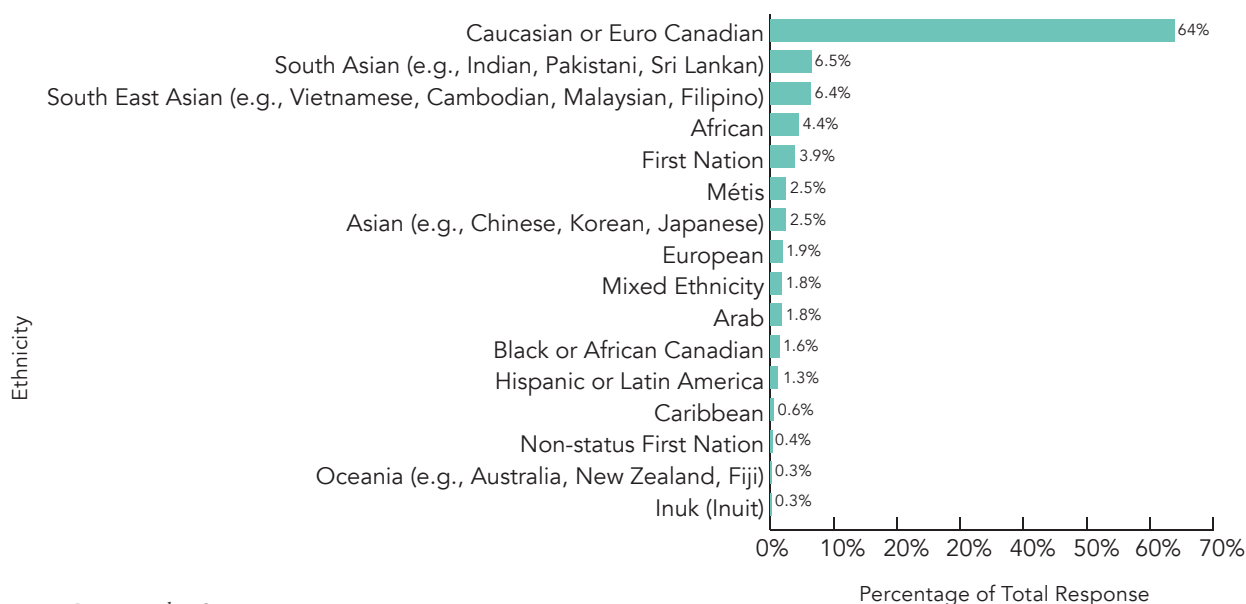
In addition to collecting gender information for males and females, Census 2018 was the first census to provide residents with more options to identify their gender. Residents had the option of reporting their gender as either transgender or other. 26 people self-identified as transgender and 16 people self-identified as other. While the

proportion of people who self-identified their gender as transgender or other is small, this could be due to these options being new.

2.4 Ethnicity

The Municipality is a culturally diverse region with people from many ethnic backgrounds. Census 2018 asked permanent residents to provide information on the ethnic group they primarily identify with. Figure 2.4 presents the distribution of the Municipality's population by ethnicity. Consistent with past trends, the majority of residents (64%) self-identify as Caucasian or Euro Canadian. The same question was asked in 2012. At that time, 75.9% of permanent residents self-identified as Caucasian or Euro Canadian. The second largest ethnic group in the Municipality is

Figure 2.4 Population Distribution by Ethnicity, 2018

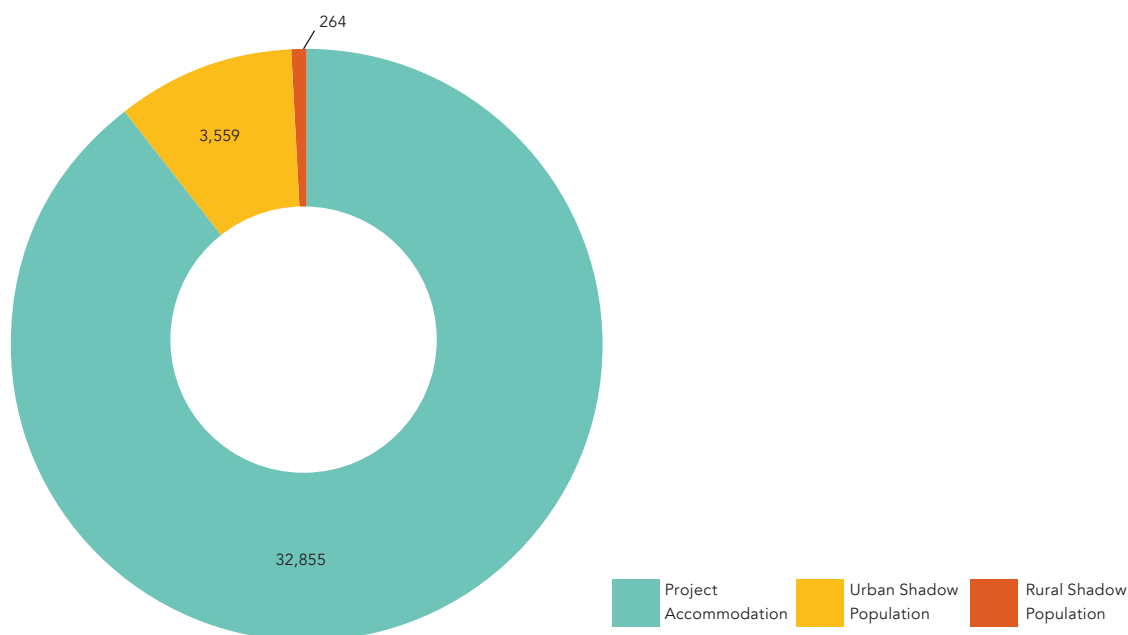


South Asian (6.5%), followed by South East Asian (6.4%) and African (4.4%). Indigenous Peoples, in general, represent 7 % of the total population.

2.5 Shadow Population

The shadow population in the Municipality is divided into three main components: urban shadow, rural shadow and temporary workers' dwellings. The urban shadow and rural shadow populations include temporary residents living in residential and non-residential accommodations such as hotels, motels and campgrounds in the USA and rural communities. In contrast, the temporary workers' dwellings population includes temporary residents living in project accommodations (work camps) and staff accommodations primarily located outside the USA and rural communities.

Figure 2.5 Shadow Population Distribution, 2018



The total shadow population count is 36,678. This represents a 14.9% decrease from the 2015 shadow population count. Figure 2.5 shows the distribution of the shadow population in the Municipality. The distribution pattern is similar with past trends. Temporary workers' dwellings account for the majority (89.6%) of the shadow population followed by the urban shadow population (9.7%) and the rural shadow population (0.7%).

Table 2.3 illustrates the geographic distribution of the temporary workers' dwellings population in the Municipality. While the number of occupied temporary workers' dwellings located to the north and to the south of Fort McMurray are similar, the majority (86.45%) of the temporary workers' dwellings population reside north of Fort McMurray. This is mainly because oil sands operations located north of Fort McMurray use conventional oil production (mining) methods that are labour intensive. In contrast, oil sands operations in the south use in-situ production methods that require less labour.

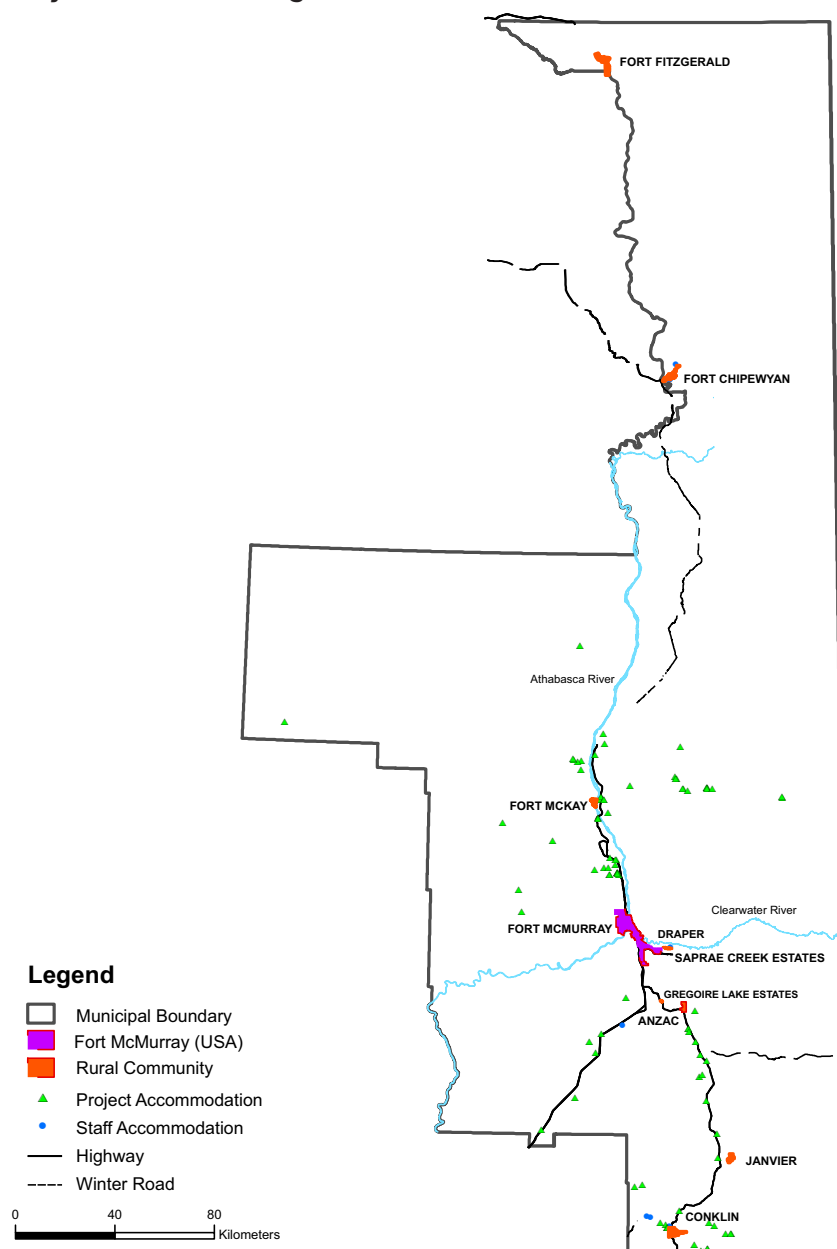
Table 2.3 Temporary Workers' Dwellings in the Municipality, 2018

Location	Number of Temporary Workers' Dwellings ⁴		Population Count	
North of Fort McMurray	38	51.35%	28,402	86.45%
South of Fort McMurray	36	48.65%	4,453	13.55%
Total	74	100.00%	32,855	100.00%

⁴The The total number of temporary workers' dwellings identified in 2018 was 109. However, the number of temporary workers' dwellings indicated is only for those temporary workers' dwellings that were reported to be occupied during Census 2018

Map 2 shows the distribution of temporary workers' dwellings. There are a total of 109 temporary workers' dwellings in the Municipality of which 88 are project accommodations. The remaining 21 temporary workers' dwellings are staff accommodations. At the time of conducting Census 2018, 74 of the temporary workers' dwellings were occupied.

Map 2: Temporary Workers' Dwellings 2018⁵



⁵ The locations of project accommodations and staff accommodation are approximate.

3. Housing Overview

The 2016 Horse River Wildfire was the costliest insured natural disaster in recent Canadian history and it had an enormous impact on the Municipality's housing stock. The fire destroyed over 2,500 dwelling units and damaged many more. With rebuild efforts still ongoing, it is crucial to have a good understanding of how the Municipality's population is currently being housed. The following sections provide an overview of key dwelling statistics obtained from Census 2018.

3.1 Dwelling Count

Table 3.1 shows the Municipality's total dwelling count in 2015 and 2018. The total number of dwelling units in the Municipality in 2018 is 28,281. This represents an 8.4% decrease from the 2015 total number of dwelling units. The decrease is largely attributed to dwellings units that were destroyed by the 2016 Horse River Wildfire. However, it is important to note that

in contrast to 2015, only basement suites with separate civic addresses were included in the total dwelling count in 2018. Further, improvements in the methods used to identify and remove non-residential addresses from the dwelling inventory, particularly in the rural communities, could have contributed to the decrease of the total dwelling count in 2018. The decrease in the number of dwelling units is proportionally distributed between the USA and rural communities, with both areas losing close to 10.7% and 11.6% of their dwelling units respectively.

The overall proportion of vacant dwellings units in the Municipality remained relatively stable between 2015 and 2018. However, when separating vacant dwelling units by service area, the proportion of vacant dwelling units in the rural communities increased by 2.5 percentage points in the same period from 7.2% to 9.7%. In contrast, the proportion of vacant dwelling units in the USA remained relatively stable at about 7.5%.

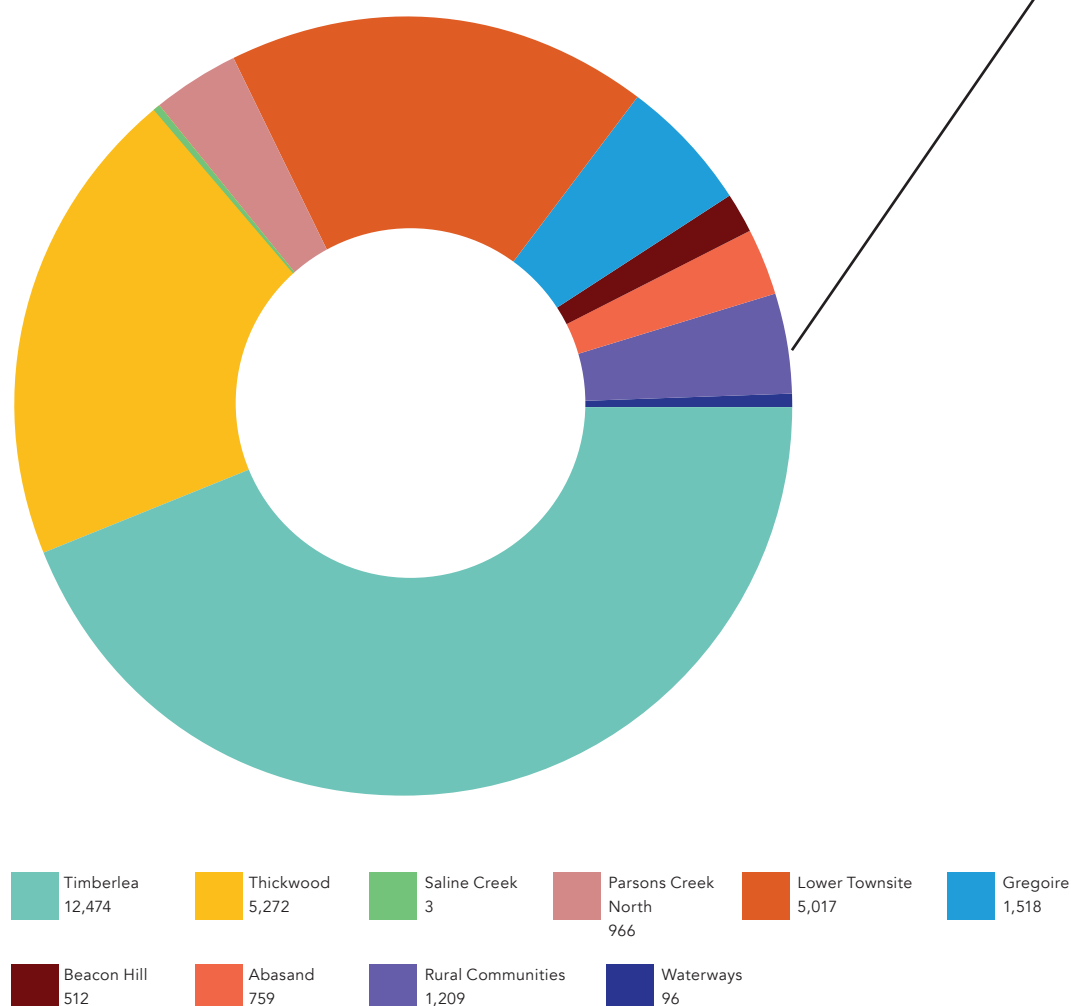
Table 3.1 Dwelling Count, 2015 and 2018

Dwellings	USA		Rural Communities		Total		Total Change (2015 - 2018)
	2015	2018	2015	2018	2015	2018	
Occupied Dwellings	27,371	24,447	1,220	1,079	28,591	25,526	-10.7%
Vacant Dwellings	2,196	2,040	95	118	2,291	2,158	-5.8%
Non-contacted Dwellings	2,254	585	54	12	2,308	597	-74.1%
Total Count of Dwellings	29,567	27,072	1,315	1,209	30,882	28,281	-8.4%

Figure 3.1 illustrates the distribution of dwelling units by area. As in past years, the USA continues to contain a substantial proportion (95.7%) of the Municipality's housing stock. The majority (44%) of dwelling units are located in Timberlea, followed by Thickwood (20%) and the Lower Townsite (18%). Among rural communities, Fort Chipewyan has the highest number of dwelling units (356) followed by Anzac (264) and Saprae Creek Estates (233).

Rural Community	Number of Dwellings
Anzac	264
Conklin	115
Draper	57
Fort Chipewyan	356
Fort Fitzgerald	10
Fort McKay	27
Gregorie Lake Estates	79
Janvier	68
Saprae Creek Estates	233
Rural Total	1,209

Figure 3.1 Total Dwelling Count by Area



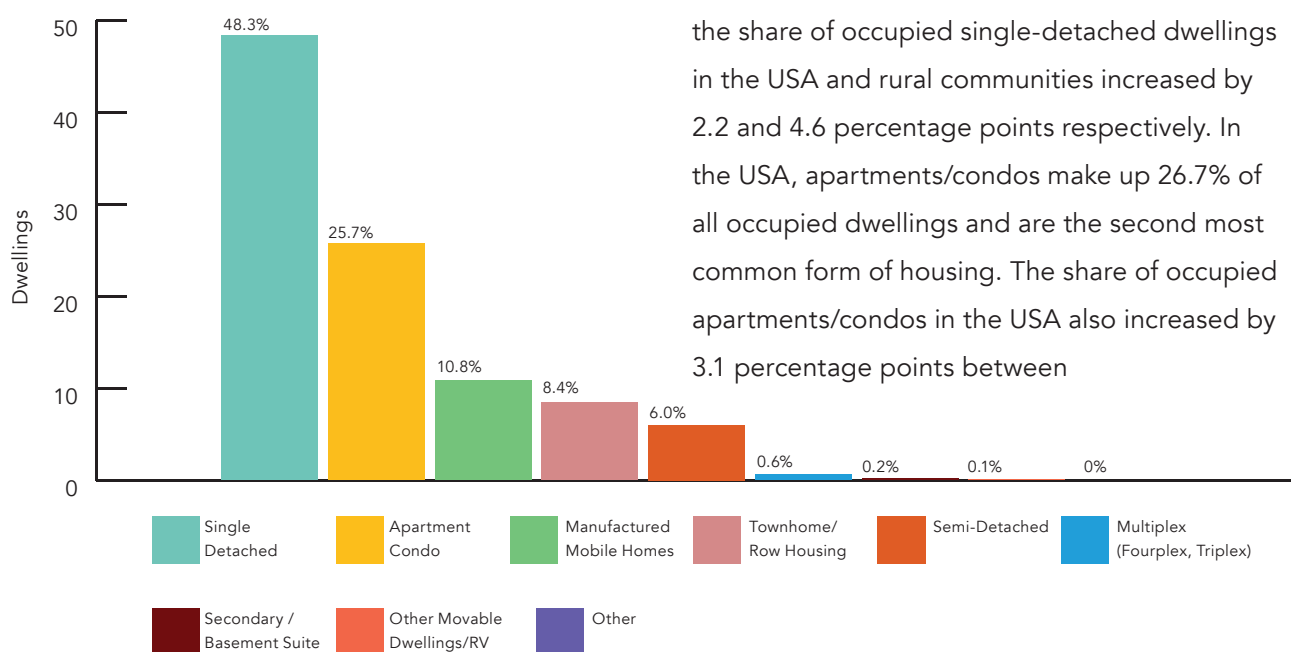
3.2 Dwelling Type

Figure 3.2 illustrates the distribution of occupied dwellings in the Municipality. Single-detached dwellings continue to be the dominant form of housing in the Municipality accounting for 48.3% of all occupied dwellings. The share of occupied single-detached dwellings increased by 2.2 percentage points between 2015 and 2018. Apartments/condos are the second most common form of housing in the Municipality. Similar to single-detached dwellings, the share of occupied apartments / condos in the Municipality increased by 2.9 percentage points from 22.8% in 2015 to 25.7% in 2018.

The share of all other occupied dwelling types declined between 2015 and 2018. The largest decrease occurred in the share of occupied secondary/basement suites which decreased by 4.8 percentage points from 5.0% in 2015 to 0.2% in 2018. The sharp decline is likely due to differences in the methods used to capture basement/secondary suites in 2015 and 2018. In contrast to 2015, only secondary/basement suites with separate civic addresses were included in the total occupied dwelling count in 2018.

An analysis of the share of occupied dwellings in the USA and rural communities shows that single-detached dwellings continue to be the dominant form of housing in both the USA (47.2%) and rural communities (74.1%). Between 2015 and 2018, the share of occupied single-detached dwellings in the USA and rural communities increased by 2.2 and 4.6 percentage points respectively. In the USA, apartments/condos make up 26.7% of all occupied dwellings and are the second most common form of housing. The share of occupied apartments/condos in the USA also increased by 3.1 percentage points between

Figure 3.2 Distribution of Occupied Dwellings by Dwelling Type 2018



2015 and 2018. In contrast, manufactured/mobile homes are the second most common form of housing in the rural communities, making up 15.3% of all occupied rural dwelling units. Apartments/condos make up 3.4% of all occupied rural dwellings.

3.3 Population by Dwelling Type

Table 3.3 illustrates the share of the total population living in different dwelling types. In 2018, more than half (55.9%) of the Municipality's total population lived in single-detached dwellings. Despite a decrease in the total number of single-detached dwellings since 2015, the share of the overall population living in single-detached dwellings increased by 8.7 percentage points. A comparison of how people are housed in the USA

and rural communities shows that a higher proportion of rural residents live in single-detached dwellings.

A significant proportion of the population lives in apartments/condos (18%) and manufactured/mobile homes (10.2%). Between 2015 and 2018, the share of the total population living in apartments/condos and manufactured/mobile homes increased by 2.4 and 1.4 percentage points respectively. In contrast, the share of the total population living in basement/secondary suites decreased by 3 percentage points since 2015.

Table 3.3 Population by Dwelling Type

Area	APT	MF	MUP	OTH	MR	BSMT	DUP	SF	TWN	Total Population ⁶
Rural Communities	55	414	28	1	19	0	84	2,415	74	3,090
	1.8%	13.4%	0.9%	0.0%	0.6%	0.0%	2.7%	78.2%	2.4%	100.0%
Urban Service Area	13,776	7,415	409	209	8	85	5,095	40,646	6,305	73,948
	18.6%	10.0%	0.6%	0.3%	0.0%	0.1%	6.9%	55.0%	8.5%	100.0%
Grand Total	13,831	7,829	437	210	27	85	5,179	43,061	6,379	77,039
	18.0%	10.2%	0.6%	0.3%	0.0%	0.1%	6.7%	55.9%	8.3%	100.0%

* Dwelling types: APT - Apartment/Condo, MF - Manufactured/Mobile Home, MUP - Multiplex (fourplex, triplex), OTH - Other, MR - Other Movable Dwelling/RV, BSMT - Basement/Secondary Suite, DUP - Semi-detached/Duplex, SF - Single-detached, TWN - Town/Row Housing.

⁶ Note: 34649 people live in collective dwellings such as Temporary Workers' Dwellings, hotels, motels, and care facilities.

3.4 Household Size

The Municipality has an average household size of 3.01 people per dwelling unit, which is a slight increase from 2015 when it was 2.95 people per dwelling unit. The Municipal average household size is considerably higher than both the national and provincial averages, which in 2016 were 2.4 and 2.6 respectively⁷.

The average household size of the USA is 3.0 people per dwelling unit, which is similar to the average household size in 2015. In the USA, Saline Creek has the highest average household size at 5.7 people per dwelling unit. However, it is important to note that only 3 dwelling units were enumerated in Saline Creek. Parsons Creek has the second highest average household size at 4.0 people per dwelling unit and is followed by Timberlea and Abasand with 3.1 people per dwelling unit each. The Lower Townsite has the lowest average household size at 2.6 people per dwelling unit.

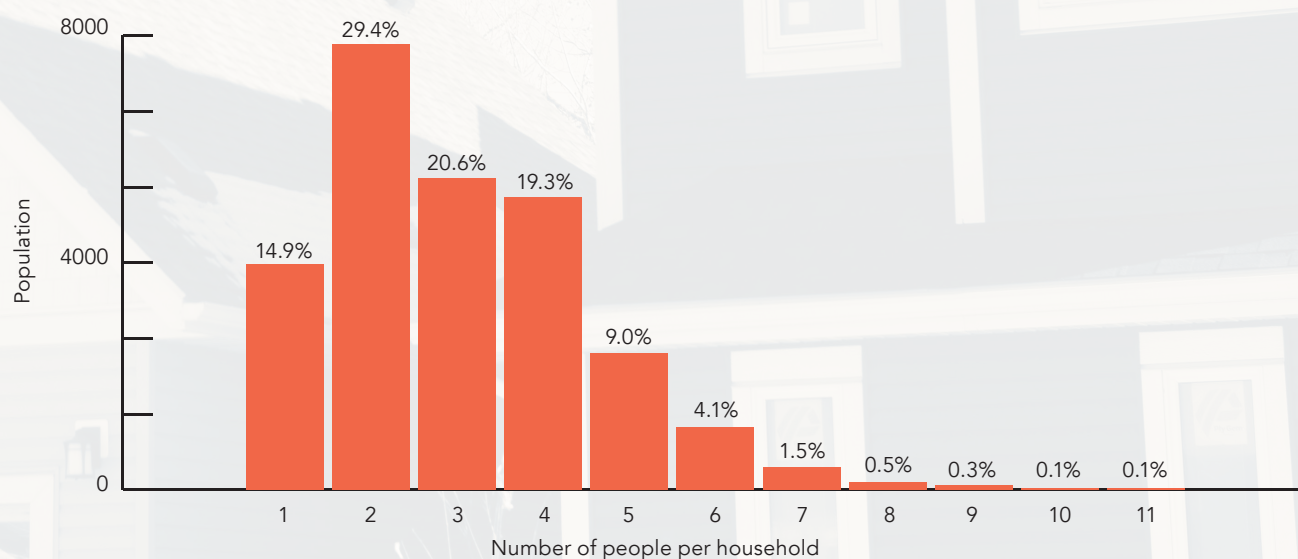
The average household size of the rural communities is 2.9 people per dwelling unit. This is a decrease from 2015 when it was 3.11 people per dwelling unit. Further, in contrast to historic trends, the average household size of the rural communities is lower than that of the USA in 2018. Among the rural communities, Draper has the highest average household size at 3.5 people per dwelling unit followed by Saprae Creek Estates (3.2), Gregoire Lake Estates (2.9), and Fort Chipewyan (2.8). Conklin has the lowest average household size at 2.4 people per dwelling unit.

⁷ Statistics Canada, 2016 Census of Population.

Figure 3.3 illustrates the distribution of household size in the Municipality in 2018. Consistent with national and provincial trends, the proportion of large households in the Municipality is less than the portion of small households. Large households comprised of five or more people account for 15.6% of all households, whereas small households comprised of one or two people account for 44.3% of all households. Two-person households are the most common household type making up 29.4% of all households. This is followed by three-person and four-person households which make up 20.6% and 19.3% of all households respectively.

The overall distribution of household size is similar to the distribution of household size throughout the Province in 2016. However, the proportion of one-person households in the Municipality is 9.1 percentage points less than the proportion of one-person households in the Province. Further, the proportion of households with five or more people in the Municipality is higher than the Province by 5.2 percentage points⁸. While there could be many reasons that account for the variances observed in the two household sizes, relatively high housing costs and rents combined with a high proportion of young people in the Municipality, are likely to contribute to more people sharing dwellings.

Figure 3.3 Distribution of Household Size, 2018



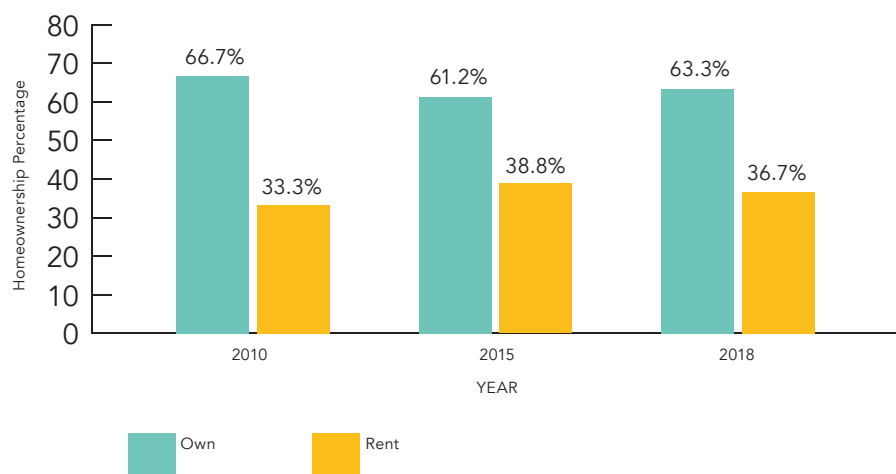
⁸Statistics Canada, 2016 Census of Population.

3.5 Homeownership

Homeownership rates in the Municipality have varied over the past decade. Figure 3.4 illustrates homeownership rates between 2010 and 2018. In 2018, 63.3% of all occupied dwelling units in the Municipality were owner-occupied. Compared to 2015, the share of homeownership increased slightly by 2.1 percentage points. However, the Municipality's homeownership rate is still lower than the 2016 national (67.8%) and provincial (72.38%) homeownership rates⁹. This could be attributed to high housing costs as the Municipality has one of the highest housing costs in Canada. In addition, it could also be associated with the transient nature of a certain portion of the population.

The USA has a larger proportion (63.1%) of occupied dwelling units that are owner-occupied. Compared to 2015, the proportion of owner-occupied dwellings in the USA increased by 2.1 percentage points. Figure 3.5 illustrates the distribution of homeownership by neighbourhood in the USA. The share of homeownership varies significantly between neighbourhoods. Abasand has the highest homeownership rate at 86.0% followed by Beacon Hill (85.2%), Waterways (84.8%) and Parsons Creek (84.1%). In contrast, the Lower Townsite has the lowest homeownership rate at 30.7%.

Figure 3.4 Homeownership in the Municipality, 2010 - 2018

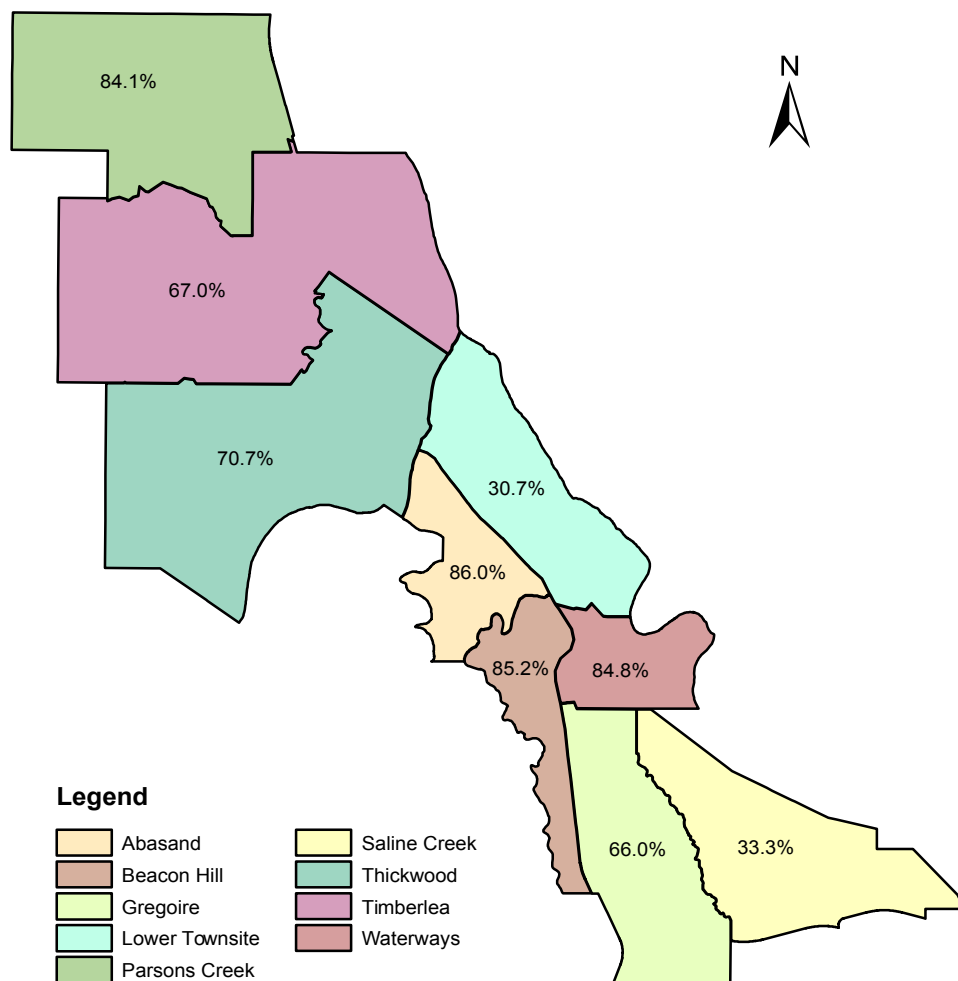


⁹ IBID.

Further analysis reveals that homeownership in the USA is closely related to dwelling type. Homeownership is highest for single-detached dwellings (85.8%) followed by manufactured/mobile homes (77.7%) and semi-detached/duplex dwellings (69.1%). In contrast, basement/secondary suites (0%) and apartments/condos (17.1%) have the lowest homeownership rates.

This explains why neighbourhoods with higher proportions of single-detached dwellings such as Abasand (75.5%), Beacon Hill (70.1%) and Parsons Creek (63.6%) have significantly higher homeownership rates.

Figure 3.5 Homeownership Distribution in the USA, 2018



The rural communities have a higher homeownership rate (69.1%) compared to the USA (63.1%) and the Municipality in general (63.3%). Between 2015 and 2018, homeownership in the rural communities increased by 1.1 percentage points. Figure 3.6 illustrates the distribution of homeownership by rural communities. Similar to the USA, the share of homeownership varies significantly between different rural communities.

Saprae Creek Estates has the highest homeownership rate at 95.2% followed by Draper (84.6%) and Gregoire Lake Estates (84.6%). In contrast, Fort McKay has the lowest homeownership rate at only 5.9%. Homeownership in the rural communities however generally decreases the further a rural community is located from the USA.

Figure 3.6 Homeownership Distribution in the RSA, 2018

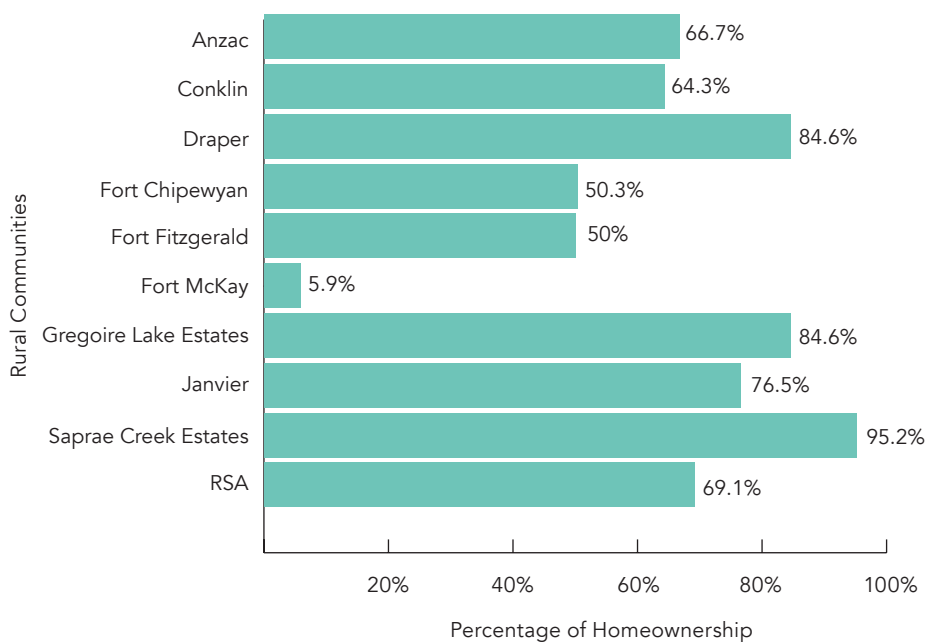
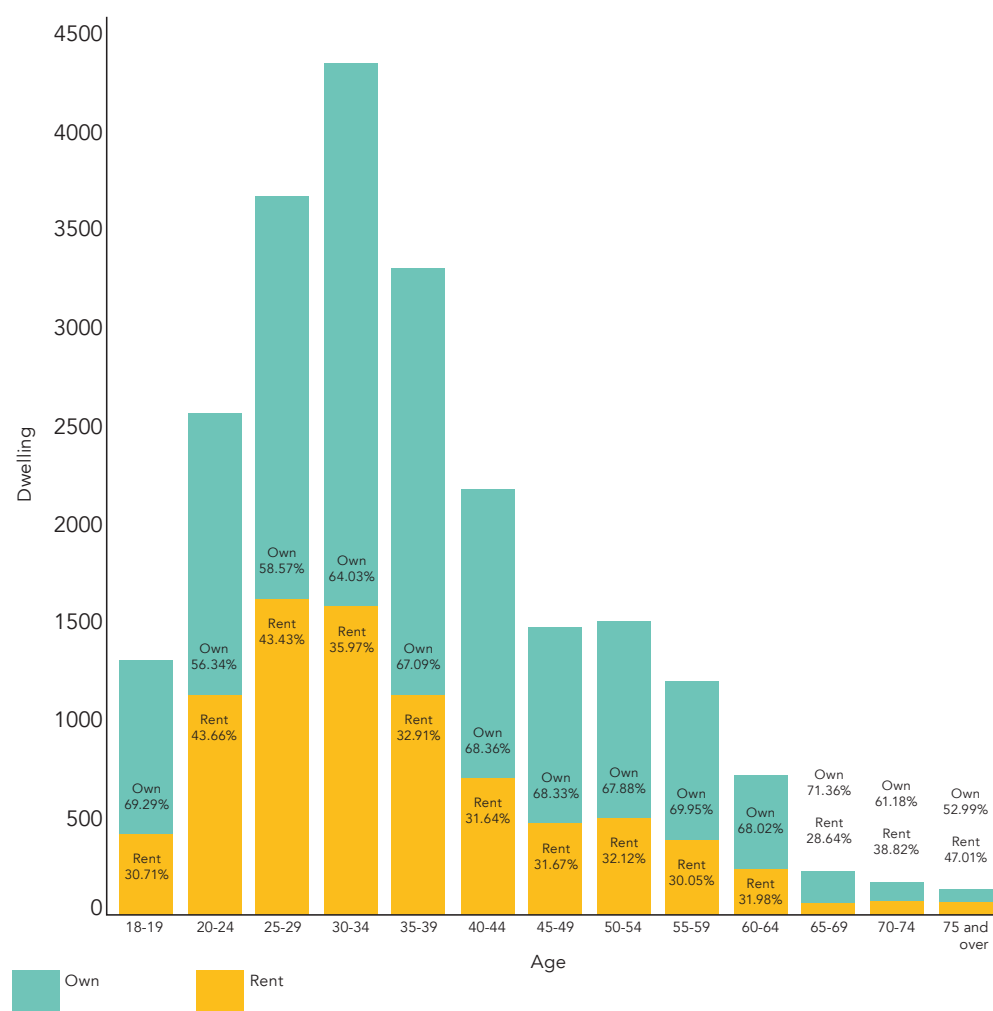


Figure 3.7 illustrates the distribution of homeownership by age in the Municipality. A comparison of homeownership across different age groups shows there is a positive correlation between homeownership and age. In general, the share of homeownership increases with age for people between the ages of 20 and 69. However, homeownership starts to decline after the age of 70 and is lowest among seniors aged 75 years and

over. There could be many factors, including a decrease in income and a shortage of age-friendly housing options, that likely contribute to a decline in homeownership among seniors. However, the decrease in homeownership also reflects a transition from homeownership to group living arrangements among seniors. Further, there is a high proportion (69.3%) of homeownership among young adults between the ages 18 and 19.

Figure 3.7 Homeownership Distribution by Age Group 2018



Conclusion

The RMWB has been one of the fastest growing municipalities in Canada. The population of the Municipality has more than doubled over the past two decades with many residents moving to the region in search of employment opportunities. However, since the last municipal census in 2015, the Municipality has experienced a decline in population which is most likely attributed to the downturn in the region's economy and the 2016 Horse River Wildfire. As the community continues to evolve, changes in average household sizes between the USA and rural communities have been observed. For the first time, the average number of people per household in the USA is greater than the average number of people per household in the rural communities.

While a lot has changed in the Municipality since 2015, the structural composition of the region's population has not. The Municipality continues to have a fairly young population with a higher proportion of males to females across all age cohorts. Consistent with past trends, the

Municipality's permanent population is also unevenly distributed between the USA and rural communities, with the vast majority living in the USA. Further, temporary workers' dwellings located outside the USA and rural communities continue to host a significantly high proportion of the Municipality's shadow population.

The Municipality wishes to once again thank all those who made "Census 2018 count" and to everyone who took time to learn about the Regional Municipality of Wood Buffalo. The Municipality continues to focus on building a vibrant, sustainable region, residents are proud to call home.





Glossary

Dwelling

General term used to describe a set of living quarters in which a person or a group of persons resides or could reside. This includes all types of dwelling categories (apartment/multiple dwelling, manufactured home, duplex, single-family, town house, or other) used for data collection.

Dwelling Unit

This is a place of residence occupied by one or more persons with a “private entrance.” There can be many dwelling units within a structure.

Household

Usually consists of a person or a group of persons, related or unrelated, who live together in the same homestead/compound, but not necessarily in the same dwelling unit. They have common catering arrangements and are answerable to the same household head. It is important to remember that members of a household do not need to be related, either by blood or marriage.

Municipality

Refers to the Regional Municipality of Wood Buffalo (RMWB)

Non-Contacted Dwelling¹⁰

A “non-contacted dwelling” is a dwelling where a census worker has not been able to make contact with a member of the household and the census worker believes the dwelling was occupied by usual residents on census day. Reasons why contact was not made include “not at home”, “incapacity”, and “refusal to come to the door on an enumerator visit to the household”. This count does not include refusals after contact has been made with a member of the dwelling.

¹⁰ Alberta Municipal Affairs, 2018, Municipal Census Manual: Requirements and Guidelines for Conducting a Municipal Census

The background of the page features a collage of images. On the left, there are close-up, slightly blurred faces of children. A prominent black camera lens with a silver ring is positioned vertically in the center. On the right, there are images of autumn leaves. At the bottom left, a portion of a blue t-shirt with a white shark graphic and the word 'SEA' is visible.

Rural Communities

Refers to the rural communities of Anzac, Conklin, Draper, Fort Chipewyan, Fort Fitzgerald, Fort McKay, Gregoire Lake Estates, Janvier and Saprae Creek Estates, all of which are located within the Regional Municipality of Wood Buffalo.

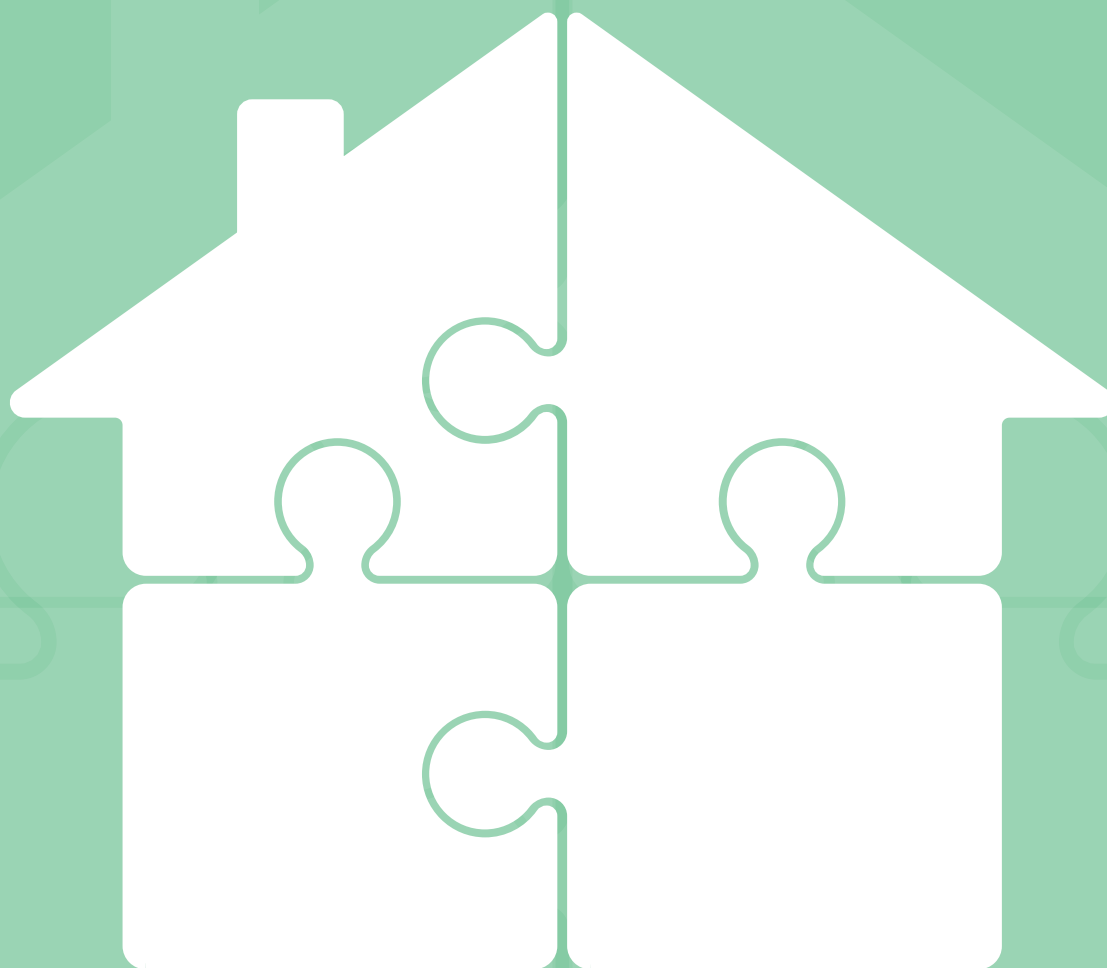
Urban Service Area (USA)

Fort McMurray is an Urban Service Area in the Regional Municipality of Wood Buffalo. Formerly a city, Fort McMurray became an Urban Service Area when it amalgamated with Improvement District No. 143 on April 1, 1995, to create the Regional Municipality of Wood Buffalo. The Fort McMurray Urban Service Area should be recognized as equivalent to a city by the Government of Alberta for the purpose of program delivery and grant eligibility.

Appendix Census 2018 Questions

1. Please provide the age of this resident.
2. Please provide the gender of this resident.
3. Is this dwelling the usual place of residence for this person?
4. Has this person worked in the RMWB for a minimum of 30 days within the Municipal Census year?
5. Where did this resident live two (2) years ago on April 9, 2016, prior to the Horse River Wildfire?
6. If this resident lived at a different address in the Regional Municipality of Wood Buffalo, which community was it located?
7. Did this resident move because of the 2016 Horse River Wildfire?
8. What ethnic group do you primarily identify with?
9. Does this person have any disabilities that have been diagnosed by a medical practitioner?
10. Do you own or rent this dwelling?
11. What type of dwelling is this?
12. Is there another suite in this dwelling?
13. How many of the individuals in this dwelling who are 18 years or older are Canadian citizens?





census2018
you made it count