



MUNICIPAL CENSUS REPORT



REGIONAL MUNICIPALITY
OF WOOD BUFFALO



ACKNOWLEDGEMENT

Census 2021 was conducted on Treaty 8 Territory, the traditional lands of the Cree, Dene, and the unceded territory of the Métis.

The Regional Municipality of Wood Buffalo (RMWB) would like to extend its sincere thanks to the residents of the Municipality for their cooperation throughout Census 2021. The reporting of this statistical information could not be accomplished without the communities continued willingness to participate in enumeration. The Municipality is sincerely grateful to all members of our Municipality's business community, project accommodations, care facilities and social profit institutions, for their collaboration and commitment throughout the Census 2021 campaign. Further, the Municipality would like to thank all census enumerators, field coordinators and internal departments.



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CENSUS 2021 OVERVIEW

1.1 Key Findings

- The Municipality added 6,700 new residents since census 2018.
- The Municipality's population is 106,059 (94% completion rate). This is a decrease of 5% from 111,687 (100% completion rate) in 2018. To achieve a high completion rate, 28% of dwellings' population was estimated through administrative data.
- The overall population has decreased, however the reduction in total population can be attributed to a 17% decrease in total shadow population from project accommodations.
- The total shadow population is 30,504. This is a decrease of 17% from 36,678 people in 2018.
- Project Accommodations account for 89.55% (27,313) of the shadow population.
- The Municipality maintains a young population with 42.4% of the population between the ages of 20 and 44. The share of this age group in the total population decreased by 5 percentage points compared to 47% in 2018.
- The population of the Urban Service Area (USA) is approximately 76,006 people.
- The population of the Rural Communities is approximately 2,740 people.
- The largest population cohort is the 35-39 age group which accounts for 11.2% of the total population. This is a change from 2018 where the population cohort of 30-34 (12.3%) was the leading age group in the Municipality.
- The neighbourhoods of Abasand and Beacon Hill have seen a large population growth since Census 2018. In 2021, Abasand grew by 77% with an additional 1,638 residents. Beacon Hill has seen similar growth, at 41% with an additional 522 residents. This is largely due to rebuilding efforts from the 2016 Horse River Wildfire.
- Approximately 33.4% of enumeration in the urban and rural communities were obtained through online enumeration. This is a drastic increase from 2018 where only 24.8% of dwellings enumerated through online enumeration.

1.2 Background

The *Municipal Government Act* gives municipalities the authority to conduct a census. The Regional Municipality of Wood Buffalo (the Municipality) 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 2021 Census, that was conducted between April 1 and July 31, 2021.

Census 2021 was unique in that it was conducted during the global COVID-19 pandemic. Due to the pandemic, plans to conduct a census in 2020 were halted just weeks prior to its originally intended launch date. As a result, the Census team was required to adapt and conduct the census in 2021. The overall intention was to understand population, demographic and dwelling inventory change since Census 2018. Further, through Census 2021, Census staff were able to capture up-to-date information on the Municipality's shadow population, which is comprised of individuals temporarily living and working in the Municipality.

The results of Census 2021 establish an up to date and reliable baseline for the Municipality's population. This information is crucial for understanding potential future population projections and preparing Municipal strategic planning and service provision. Further, data collected through the Census provides local organizations and businesses with reliable information for conducting analysis, planning future needs and capitalizing on future opportunities.

Census 2021 was conducted in accordance with all provincial census guidelines within the Municipal Census Manual. Enumeration was extended by one month to provide residents more time to complete the census due to numerous factors. The extension further allowed the census team to revisit non-contacted dwellings.

Participation in Census 2021 by residents was voluntary. An extensive communications and advertising campaign was used to inform residents about the census, its timelines and the benefits of enumeration.

1.3 Methodology

Census 2021 was conducted between April 1 and July 31, 2021, with April 1 being used as a reference date for the census questions. Due to the global pandemic, enumeration through methods such as door-to-door, required extra safety precautions according to provincial health restrictions at the time. Three main data collection methods were used to enumerate all households and accommodation facilities: Self-enumeration (online), door-to-door, telephone. The following will be described below.

Self-Enumeration (online)

Online self-enumeration was critical to the success of Census 2021. This method was integral in the first two months of enumeration (April and May) when heightened public health restrictions were in place. To prevent duplication, a letter containing a unique Personal Identification Number (PIN) was mailed to each address on the census dwelling inventory list. Approximately 44% of all the responses in the urban and rural communities were obtained through online self-enumeration. This represents a 19.2% point increase compared to Census 2018.

Door-to-Door Enumeration

Door-to-Door enumeration continued to be an effective strategy for completing successful enumeration throughout the census. Due to the provincial health restrictions, and a State of Local Emergency enumerators were unable to conduct Door-to-Door enumeration until the final months of the census (June and July). Once restrictions were lifted, census enumerators worked diligently to conduct door-to-door enumeration throughout the urban service area. Approximately 27% of all the responses in the urban and rural communities were obtained through this method.

Telephone Enumeration

Census staff called residents by phone to enumerate in rural communities as well as to confirm details of enumeration for Quality Assurance.

Residents were able to contact the PULSE line and make a request to complete the census with Municipal staff via telephone.

Quality Assurance

Prior to the census launch, much work was done to ensure the Municipal dwelling address inventory was up to date and correctly aligned with Canada Post addressing conventions. After a comprehensive review of this alignment, a unique PIN was created for every address in the Municipality.

During the census, 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 had enumerated by the door-to-door method. 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 2021 exceeded the requirement and a total of 1,800 randomly selected dwellings were contacted through text messages (text-back) to confirm census responses recorded by enumerators. In addition to the text-back, every enumeration zone was thoroughly scrutinized through an internal QA check.



1.4 Population Estimation

Administrative data is often used in demographic analysis to complement field data collection. Simply put, information is sourced from administrative records, rather than direct contact through a survey. Organizations such as Statistics Canada frequently use administrative data to conduct various population and demographic analysis. As an example, because of the 2016 Horse River Wildfire, Statistics Canada relied on administrative data to produce the population count of the region as part of the federal census. Using administrative data is very common in population analysis and is highly reliable.

The Socio Economics Branch of Planning and Development has been interested in identifying a method that reliably and rapidly estimate the number of residents in the Municipality. A model which uses water consumption to estimate residential population has been developed and calibrated over the past two years. Data was initially analyzed from two key sources, Census 2018 enumeration, which was conducted during spring of 2018, alongside water consumption data, also from the spring of 2018. The comparison of this data allowed census staff to determine an association between water consumption trends, and population. To further refine this model, census staff compared enumeration and water consumption at a dwelling type level, to better understand consumption trends.

This analysis suggests that residents in low density residential areas with housing types such as Single-Detached or Manufactured homes, typically consume approximately 190 litres per capita, per day. Meanwhile higher density dwellings such as duplexes, semi-detached, apartments and multiplexes typically consume

approximately 175 litres per capita, per day. These ratios were adjusted to account for slight increase in consumption likely due to COVID-19 pandemic measure. Overall, per capita water consumption ratios held consistent for lower density dwelling types, while per capita water consumption ratios increased slightly in higher density dwelling types. Furthermore, a comparison between 2018 and 2021 water consumption in dwellings where respondents indicated that their current residence is the same as their 2018 residence reinforced the reliability of the per capita consumption ratios.

Using this model, residents of approximately 8,931 dwellings were estimated. This represents a total of 28.22% of dwellings that did not enumerate either online or through door-to-door methods.

1.5 Overall Outcomes

The total population for 2021 was 106,059. This reflects a 5.1% decrease from 111,687 in 2018. It should be noted that this reduction can be seen in the Municipality's non-residential shadow population. In 2021, there was a 19% (28,146) decrease in the number of enumerated non-residential shadow residents, compared to 2018, which saw 34,593 non-residential shadow residents.

The Urban Service Area's share of the total population was higher in 2021, accounting for 71.6% of the total population, compared to 67% in 2018. The total number of Project Accommodations in the Municipality decreased from 2018 levels to a total of 68¹ active and enumerated Project Accommodation facilities. A breakdown of the total population and dwellings in 2021 and 2018 is presented in Table 1.

TABLE 1. POPULATION AND DWELLING COUNT FOR THE MUNICIPALITY, 2021 AND 2018

	POPULATION		DWELLINGS	
	2018	2021	2018	2021
Urban Service Area	75,615	76,006	27,072	30,424
Rural Communities	3,217	2,740	1,209	1,219
Project Accommodations	32,855	27,313	109	68
Total²	111,687	106,059	28,281	31,643

1 Project Accommodations not decommissioned as of the census 2021 reference date. See <https://www.rmwb.ca/en/permits-and-development/resources/Documents/Latest-Census-Report-2018.pdf> for details on census 2018 Project Accommodations count.

2 The total in Table 1 does not include project accommodations.



DEMOGRAPHIC OVERVIEW

The population of the Municipality is made up of permanent as well as shadow residents. 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 2021.

2.1 Population Changes 2018-2021

Census 2021 has reported a slight total population decrease (5%) overall, from 111,687 people in 2018, to 106,059 in 2021. This reduction in total population can be attributed to the total number of non-residential shadow residents.

As illustrated in Table 2, the Municipality’s permanent population remained stable only increasing slightly by 0.72% from 75,009 in 2018 to 75,555 in 2021.

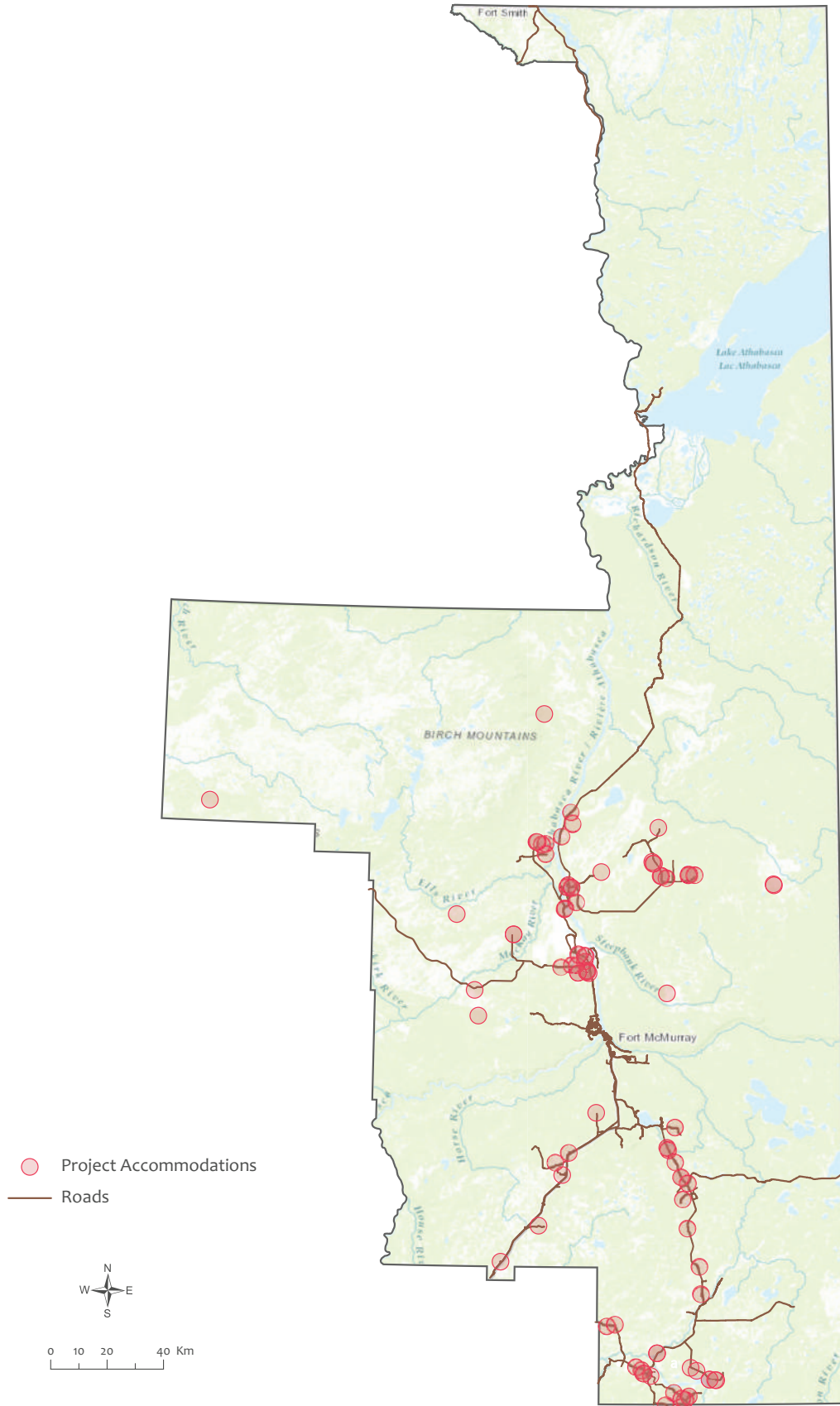
As seen in Table 2, the number of residential shadow population is higher for 2021 (2,358) compared to 2018 (2,085). Other shadow population are individuals who resided in hotels/motels and non-permanent dwellings at the time of enumeration.

TABLE 2. POPULATION REPRESENTATIONS 2021/2018

	2018	2021	% Change
Permanent Population	75,009	75,555	0.72%
Project Accommodation Population	32,704 ³	27,313	-16%
Residential Shadow Population	2,085	2,358	13%
Other Shadow Population	1,889	833	-56%
Number of Project Accommodations Enumerated	109	68	-38%

³ This figure consists of the population of project accommodations only, and it does not include other temporary staff accommodations. See <https://www.rmwb.ca/en/permits-and-development/resources/Documents/Latest-Census-Report-2018.pdf> for details on census 2018 Project Accommodations count.

MAP 1. RMWB PROJECT ACCOMMODATIONS AND SERVICE AREAS



2.2 Population Distribution

The Municipality's population is unevenly distributed between the Urban Service Area (USA), nine rural communities and several Project Accommodations (see Map 1). The USA continues to maintain the dominant share (71.6%) of the Municipality's total population, with a slight increase from 67.7% in 2018. Like past trends, the majority (89.5%) of the shadow population reside in Project Accommodations, located outside the USA and rural communities (see Table 3).

Table 4 shows a comparison of population distribution and change by Service Area and Neighborhood between 2018 and 2021. In Census 2018, the largest population decrease occurred in the three neighbourhoods that were most significantly affected by the 2016 Horse River Wildfire:

Abasand (2,134), Beacon Hill (1,283), and Waterways (232). In 2021, these areas saw regrowth. Abasand saw a population increase of 77%, Beacon Hill 41%, Waterways 18%, Parsons Creek 7%, and Timberlea 2%. The growth in these neighbourhoods can be attributed to continued rebuilding efforts since the 2016 Horse River Wildfire. Meanwhile, all other neighbourhoods in the USA saw a decline in their neighbourhood population. These include Gregoire -14%, Lower Townsite -3% and Thickwood -6%. Most rural communities also saw a decrease in population, which is consistent of findings in 2018. Only Gregoire Lake Estates has seen growth at 6% since 2018. More analysis beyond the scope of this report will be required to determine why rural communities are continuing to see a decline in population.

TABLE 3. CENSUS 2021 PERMANENT AND SHADOW POPULATION DISTRIBUTION BY AREA

Population	Urban Service Area (USA)	Rural Communities	Project Accomodations	Total Population
Permanent Population	72,917	2,638	0	75,555
Shadow Population	3,089	102	27,313	30,504
Total Area Population	76,006	2,740	27,313	106,059



TABLE 4. POPULATION CHANGE BY NEIGHBOURHOOD AND COMMUNITY 2018-2021

AREA		2018 Population	2021 Population	Change 2021-2018
Urban Service Area	Abasand	2,134	3,772	77%
	Beacon Hill	1,283	1,805	41%
	Gregoire	4,312	3,698	-14%
	Lower Townsite	10,993	10,638	-3%
	Parsons Creek	3,626	3,880	7%
	Saline Creek	17	8	-53%
	Thickwood	15,957	15,022	-6%
	Timberlea	35,420	36,090	2%
	Waterways	232	273	18%
	Sub-Total	73,974	75,186	2%
Rural Communities	Anzac	659	555	-16%
	Conklin	229	178	-22%
	Draper	187	132	-29%
	Fort Chipewyan	918	847	-8%
	Fort Fitzgerald	8	6	-25%
	Fort McKay	59	57	-3%
	Gregoire Lake Estates	204	217	6%
	Janvier	141	77	-45%
	Saprae Creek Estates	715	658	-8%
	Sub-Total	3,120	2,727	-13%
Non-Residential Shadow Population		34,593	28,146	-19%
Grand Total		111,687	106,059	-5%

2.3 Population Mobility

While the Municipality is dynamic and ever changing, Census 2018 highlighted that more work was required to assess population mobility throughout the RMWB.

The 2021 census data shows that about 87% of residents indicated they have lived in the Municipality since Census 2018, while 13% are new residents of the Municipality since 2018.

According to information collected, the top four provinces where newcomers to the Municipality came from are: Alberta (55%), Newfoundland and Labrador (13%), British Columbia (9%) and Ontario (9%).

The length of residency information collected, suggests the Municipality has been a long-term home for many throughout the years. Specifically, 17% of people have lived here for more than 20 years, followed by 32% who have lived here for 11-20 years, and 30% who have lived here 6-10 years.



FIGURE 1. LOCATION OF RESIDENCE DURING CENSUS 2018

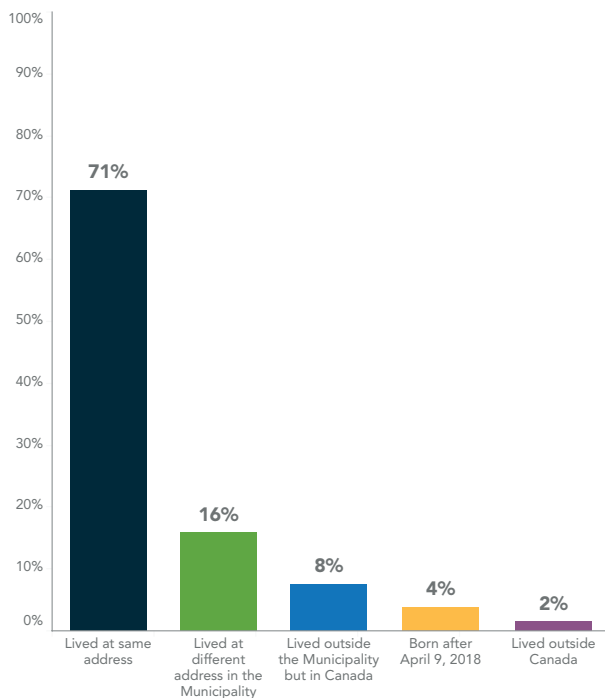
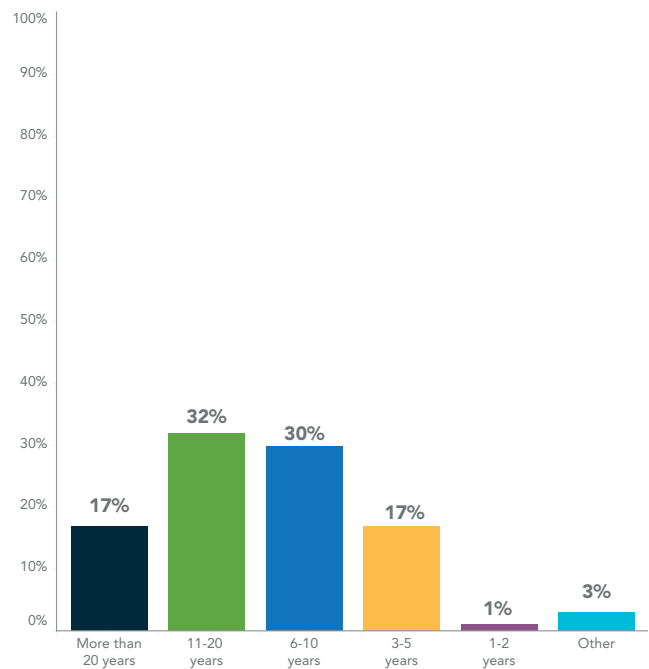


FIGURE 2. LENGTH OF RESIDENCY IN THE REGION



2.4 Age and Gender Distribution

Figure 4 illustrates the age and gender distribution of the population in 2021 and 2018. The population pyramid shows the Municipality has a young population with slightly over 42% of the population between the ages of 20 and 44. The share of this age group among the total population decreased by five percentage points compared to 47% in 2018. The largest population cohort is the 35-39 age group which accounts for 11.2% of the total population. This is a change from 2018 where the population cohort of 30-34 (12.3%) was the leading age group in the Municipality.

The next largest population cohorts are the 30-34 and 40-44 age groups. These age groups account for 10% and 9.7% of the total population respectively. A comparison of the age and gender distribution between 2018 shows there have not been significant changes in much of the age groupings across the Municipality. The proportion of children and youth (0-24) in the total population shifted from 31.4% in 2018, to 33.37% in 2021. In contrast, the share of the workforce (ages 15-64) in the total population decreased by 3 percentage points from 76% in 2018 to 73% in 2021.

There are more males (52.6%) than females (47.4%) in the Municipality. This remains consistent with 2018 where there were more males in the Municipality (54.9%) than females (45.1%). 0.08% of residents self-identified as transgender* and 0.02% as other during Census 2021.

The RMWB is committed to continuously improving the census questionnaire including adopting respectful and inclusive language. Unfortunately, there was a technical error during the upload process, which impacted the question on gender. This caused an outdated version of terminology to be used. We apologize for any harm this may cause 2SLGBTQ+ community members, and acknowledge that the included gender question did not accurately represent the complexity of gender diversity. The RMWB will continue to work with the Regional Advisory Committee on Inclusion, Diversity, and Equity as well as Pride YMM to improve this question going forward.

FIGURE 4. GENDER DISTRIBUTION 2018

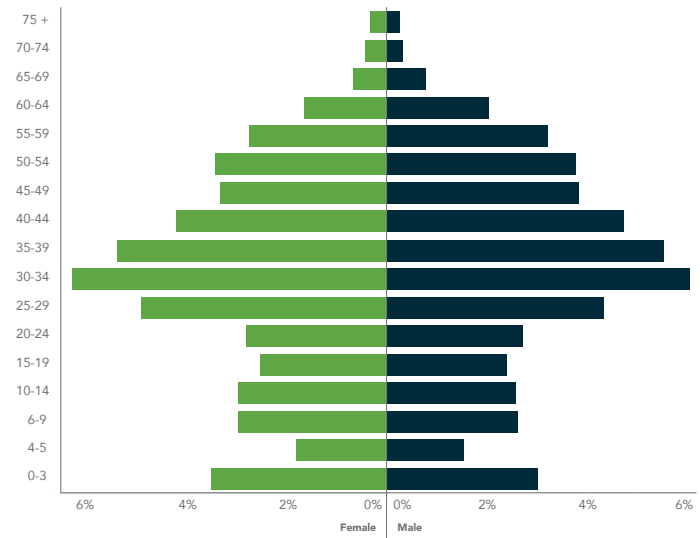
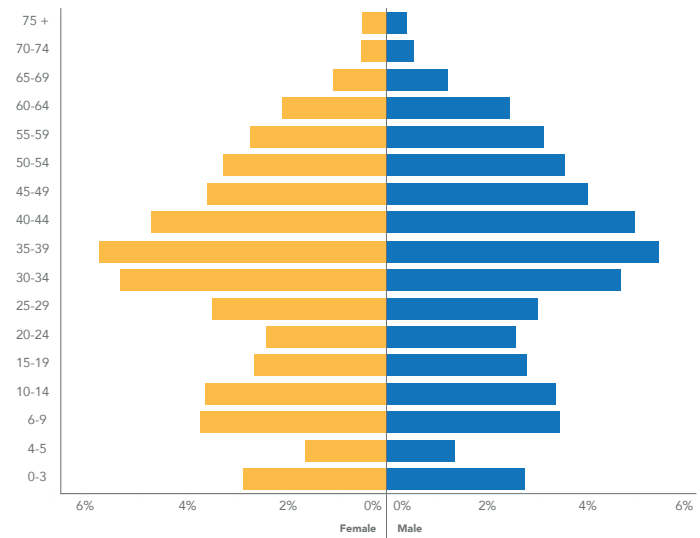


FIGURE 4. GENDER DISTRIBUTION 2021

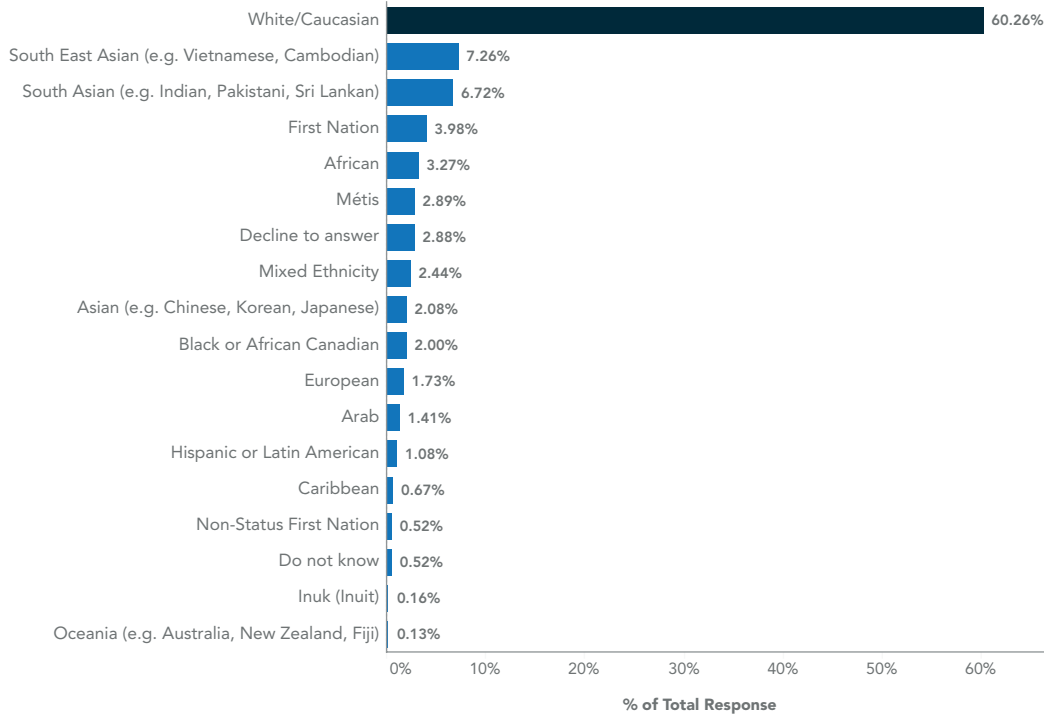


2.5 Ethnicity

The Municipality is a culturally diverse Municipality with people from many ethnic backgrounds. Census 2021 asked residents to provide information on the ethnic group they primarily identify with. Figure 5 presents the distribution of the Municipality's population by ethnicity. Consistent with past trends, the majority of residents (60%) self-identify as Caucasian or Euro Canadian. The

same question was asked in 2018. At that time, 64% of permanent residents self-identified as Caucasian or Euro Canadian. The second largest ethnic group in the Municipality is South East Asian (7.2%), followed by South Asian (6.7%), First Nation (4%) and African (3.2). Indigenous Peoples, in general, represent 7% of the total population which remains consistent from 2018.

FIGURE 5. ETHNICITY AND POPULATION



2.6 Shadow Population

The shadow population in the Municipality is divided into two main components: residential shadow population and non-residential shadow population. Residential shadow population includes temporary residents living in residential dwellings, but who do not live in the Municipality permanently. Non-residential shadow population include residents who are living in accommodations such as hotels, motels, campgrounds, and Project Accommodations (work camps), both within the USA, rural communities and hinterland⁴ regions of the Municipality.

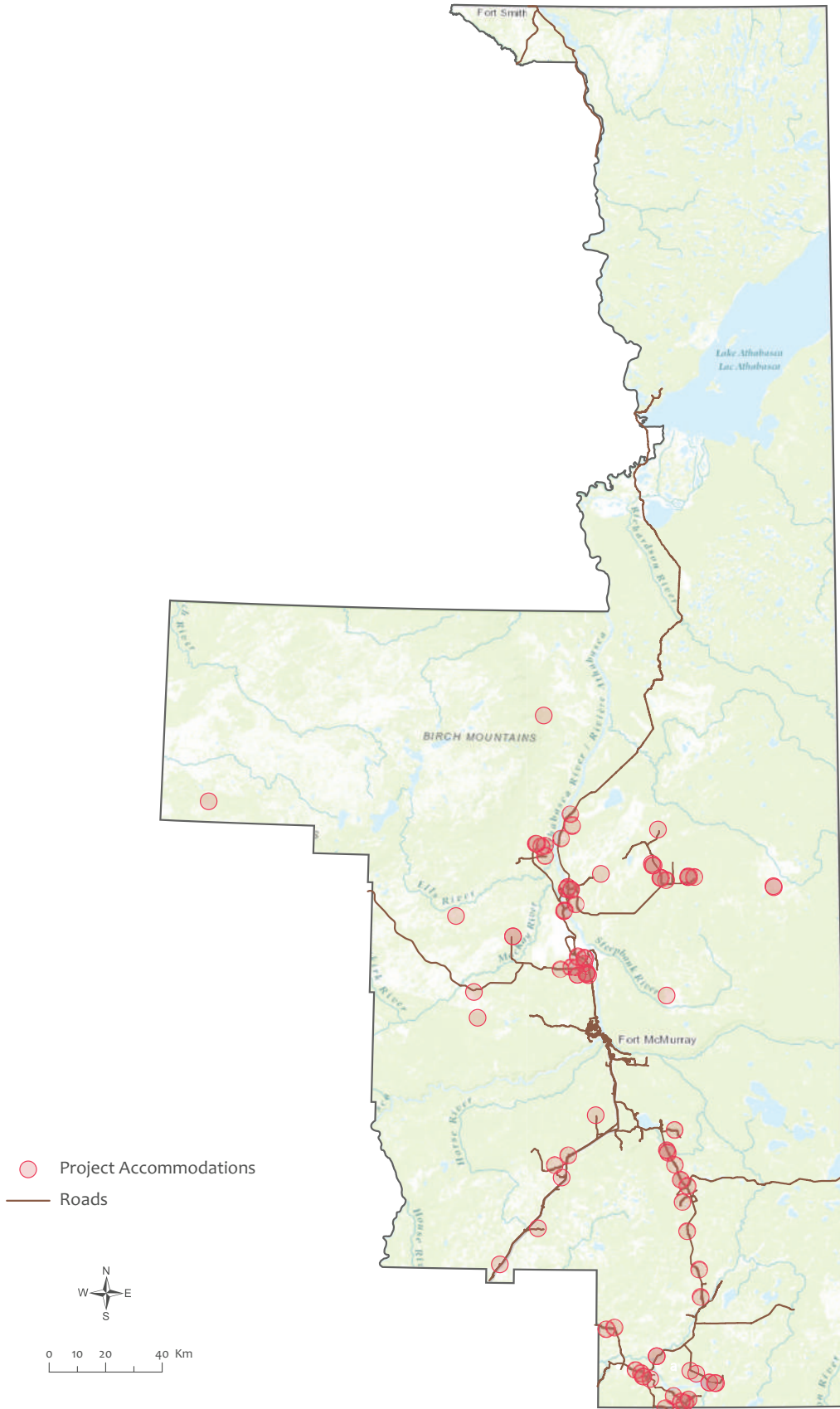
The total shadow population count recorded for 2021 is 30,504. This represents a 17% decrease from

the 2018 shadow population count of 36,678. Some operators of Project Accommodations noted permanent accommodation closures, previously enumerated in 2018.

Table 5 shows the distribution of the Project Accommodation population in the Municipality. The distribution pattern is similar with past trends. In 2021, Project Accommodations accounted for the majority (97%) of the non-residential shadow population, meanwhile hotel/motels accounted for 3% of the non-residential shadow population. Map 2 illustrates the geographic distribution of Project Accommodations in the Municipality.

⁴ Hinterland is Land surrounding and outside of urban areas and rural communities.

MAP 2. PROJECT ACCOMMODATIONS AND SERVICE AREAS





HOUSING OVERVIEW

The following sections provide an overview of key dwelling statistics obtained from Census 2021. In total, there has been an increase in the number of dwellings since 2018.

3.1 Dwelling Count and Occupancy

Table 5 shows the Municipality's total dwelling count in 2021. Overall, the total number of dwellings has increased by 12%, from 28,281 in 2018 to 31,643 in 2021⁵. The total number of occupied dwelling units in 2021 is 28,499⁶. This represents a 12% increase from Census 2018 where the total number of occupied dwelling units was 25,526. This increase can be attributed to the continued rebuild of dwellings since the 2016 Horse River Wildfire. Additional increase in the number of dwelling units can be ascribed to multifamily developments, constructed since Census 2018.

The number of vacant dwellings recorded in 2021 has reduced by 57% compared to 2018⁷. Additionally, the number of non-contacted dwellings was also reduced by 22%.

Information collected in Census 2021 notes that there was a large decrease in the total number of vacant dwellings within the USA (63%). The reason for this decline is due to Population Estimation being used to determine a dwellings occupancy status. Further, Census 2021 highlights an increase of vacant dwellings within the rural communities (16%).

Figure 6 highlights the number of dwelling units in neighbourhoods of the USA and rural communities.

5 Total number of dwellings does not include Project Accommodation or Collective Dwelling facilities.

6 Occupied dwellings include dwellings for which population is estimated in census 2021.

7 Vacant and non-contact dwellings include dwellings for which population is estimated during census 2021. In census 2018 the population for these dwellings was not estimated.

FIGURE 6. DWELLINGS BY NEIGHBOURHOOD AND COMMUNITY 2021

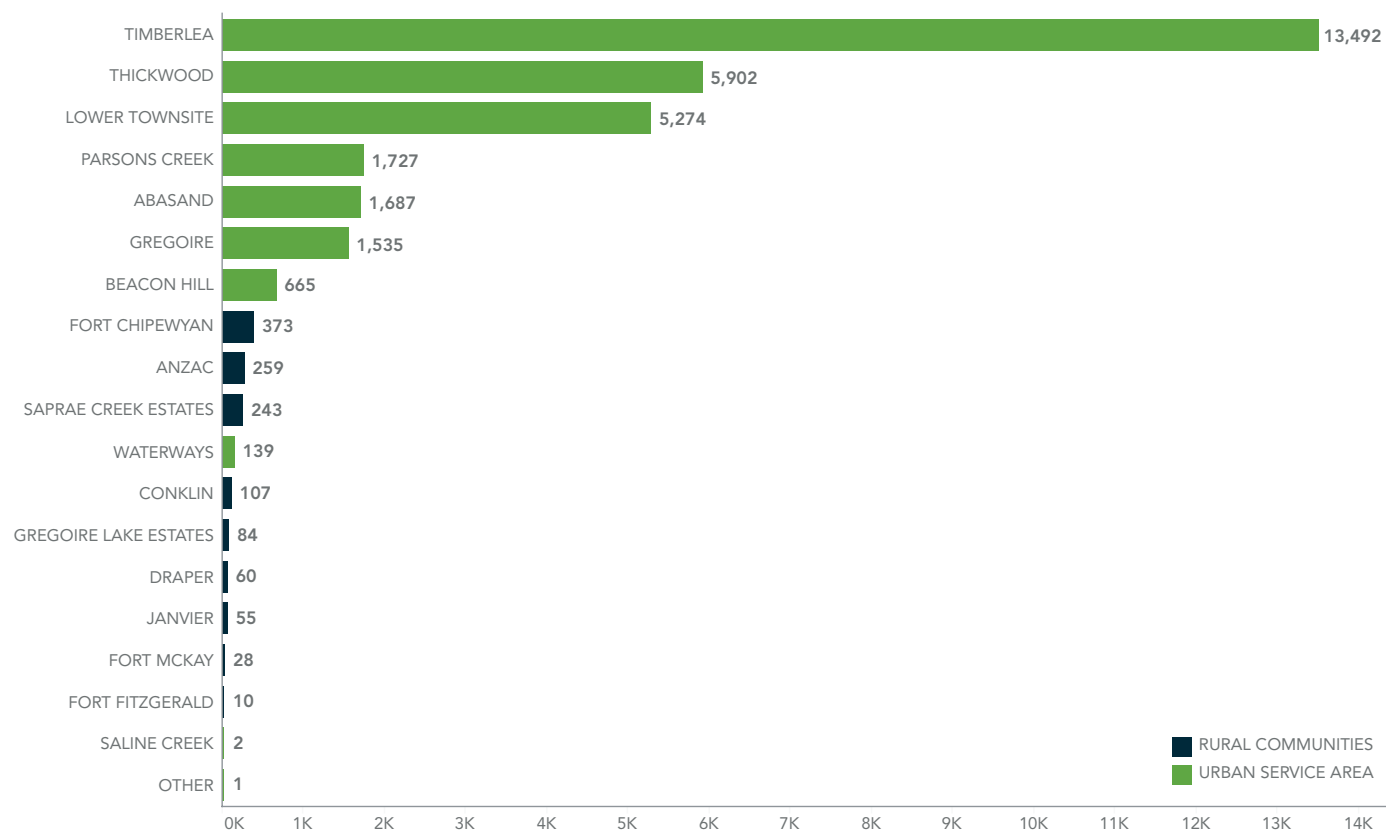


TABLE 5. OCCUPIED DWELLINGS COMPARISON 2021-2018

Dwellings ⁸	USA		Rural Communities		Total		Total Change 2018-2021
	2018	2021	2018	2021	2018	2021	
Occupied Dwellings*	24,447	27,499	1,079	1,000	25,526	28,499	12%
Vacant Dwellings*	2,040	779	118	139	2,158	918	-57%
Non-contacted Dwellings*	585	430	12	33	597	463	-22%
Not-Enumerated* ⁹	0	1,716	0	47	0	1,763	
Total Count of Dwellings¹⁰	27,072	30,424	1,209	1,219	28,281	31,643	12%

8 Dwellings with an asterisk include dwellings for which Population Estimation was used to capture information.

9 In 2021, there were a total of 1763 dwellings not enumerated. There were no non-enumerated dwellings in 2018. Therefore, the proportion of change in this figure is 100%.

10 The total number of dwellings does not include vacant lots and residential address where dwellings were under-construction at the time of enumeration

3.2 Dwelling Type

Figure 7 illustrates the breakdown of dwelling types within the Municipality. Single-detached dwellings continue to be the dominant form of housing in the Municipality. They account for 41.86% of all dwellings. Apartments/condos are the second most common form of housing in the Municipality for (26.13%.) Together, single detached and apartment/condo dwellings account for over three quarters of the Municipality's total dwelling types (75%).

Town homes account for 10.3% of dwelling types. Manufactured homes accounts for 9.27% of all dwelling types. It should be noted that census staff continue to improve their identification of dwelling typology within the Municipality annually.

FIGURE 7. DWELLING TYPE VOLUME IN THE MUNICIPALITY

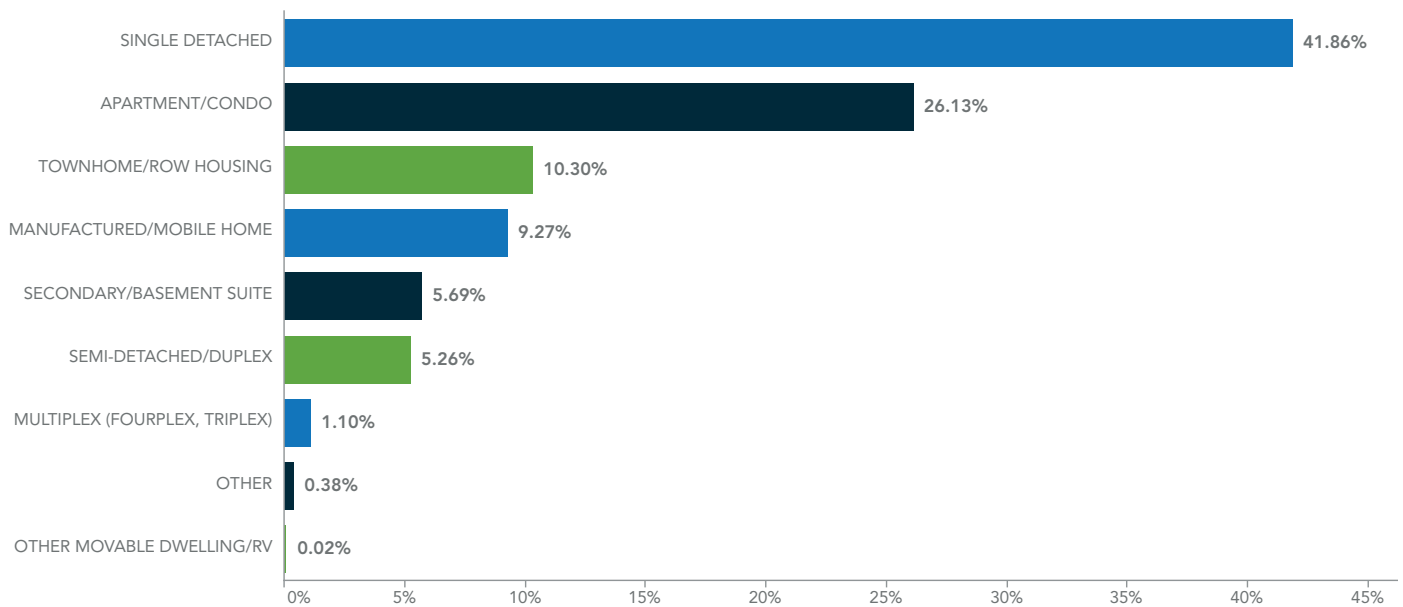


TABLE 6. DWELLING TYPE CHANGE IN MUNICIPALITY 2021

	APT	MF	MUP	OTH	MR	BSMT	DUP	SF	TWN	Total
Number of Dwellings in 2021	8,268	2,932	347	120	7	1,802	1,664	13,245	3,258	31,643
% of Total	26.13%	9.27%	1.10%	0.38%	0.02%	5.69%	5.26%	41.86%	10.30%	100.00%

APT - Apartment/Cond
OTH - Other
DUP - Semi-detached/Duplex

MF - Manufactured/Mobile Home
MR - Other Movable Dwelling/RV
SF - Single-detached

MUP - Multiplex (fourplex, triplex)
BSMT - Basement/Secondary Suite
TWN - Town/Row Housing

3.3 Population by Dwelling Type

Table 7 illustrates the share of the total population living in different dwelling types. Census 2021 noted 52% of residents live in Single Detached dwellings. Further, the second dwelling type with the largest number of residents living in them was Apartment/Condos which account for 18% of residents. The remaining population live in a townhouse 10%, manufactured home 9%, semi-detached/

duplex 6%, secondary basement suite 2%, multiplex 1% or collective dwelling 1%.

Census 2021 notes that a significant portion (78%) of the rural community population live in single detached dwellings as well. Followed by Manufactured homes (12%) and Duplexes (3%).

TABLE 7¹¹. POPULATION BY DWELLING TYPE

	APT	MF	MUP	OTH	MR	BSMT	DUP	SF	TWN	Total
Rural Communities	44	336	75	8	20	14	30	2129	60	2,716
	2%	12%	3%	0%	1%	1%	1%	78%	2%	100%
Urban Service Area	14378	6506	851	894	19	1596	5031	38958	7771	76,004
	19%	8%	1%	1%	0%	2%	6%	50%	10%	100%
Total	14422	6842	926	902	39	1610	5061	41087	7831	78,720
	18%	9%	1%	1%	0%	2%	6%	52%	10%	100%

APT - Apartment/Cond
OTH - Other
DUP - Semi-detached/Duplex

MF - Manufactured/Mobile Home
MR - Other Movable Dwelling/RV
SF - Single-detached

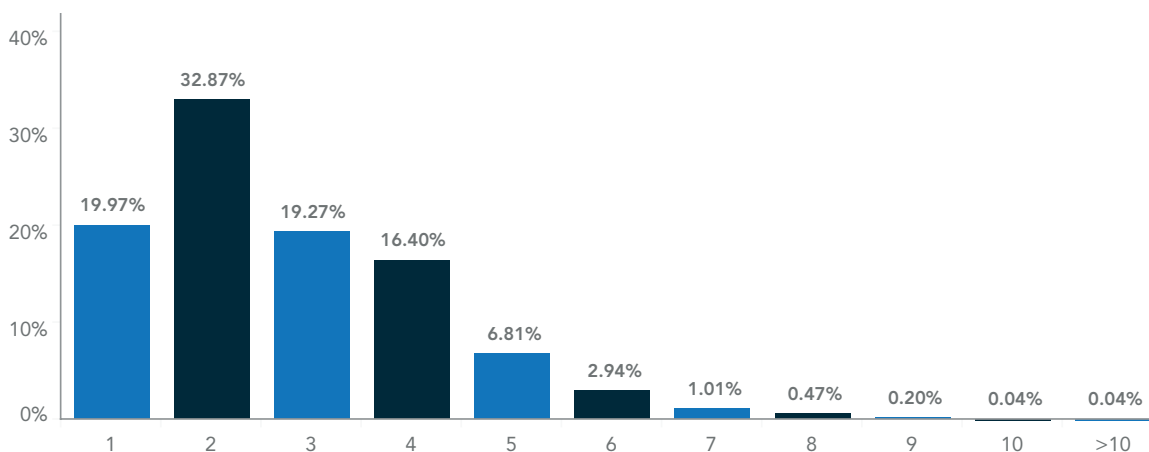
MUP - Multiplex (fourplex, triplex)
BSMT - Basement/Secondary Suite
TWN - Town/Row Housing

3.4 Household Size

Figure 8 highlights the number of residents living in households across the Municipality broken down by the number of dwellings. This information indicates that the majority (32.87%) of dwellings have two individuals living in them. This remains consistent with Census 2018, where

the majority of dwellings also had two individuals living in them. The next categories are one person and three person households. The number of dwellings with one or three people differs slightly, with 1% separating the two categories.

FIGURE 8. INDIVIDUALS PER HOUSE



11 The total reflects the population in dwellings that meets the private dwelling definition

3.5 Home Ownership

Homeownership rates in the Municipality have varied over the past decade. Figure 10 illustrates homeownership rates from Census 2021. In 2018, 63.3% of all occupied dwelling units in the Municipality were owner-occupied. Comparatively, the share of homeownership increased slightly by 4.8 percentage points to 68.12%.

Figure 9 illustrates the distribution of homeownership by neighbourhood and community in the Municipality.

The rate of home ownership in Timberlea is 66%. Conversely, as the second largest neighbourhood, Thickwood has an 80.8% ownership rate. The Lower Townsite has 45%, Abasand 72%, Gregoire 76%, Parsons Creek 72%, Beacon Hill 78% and finally, Waterways 92%. Interestingly, Rural Communities appear to have higher rental rates.

FIGURE 9¹² – DWELLING OWNERSHIP BY AREA

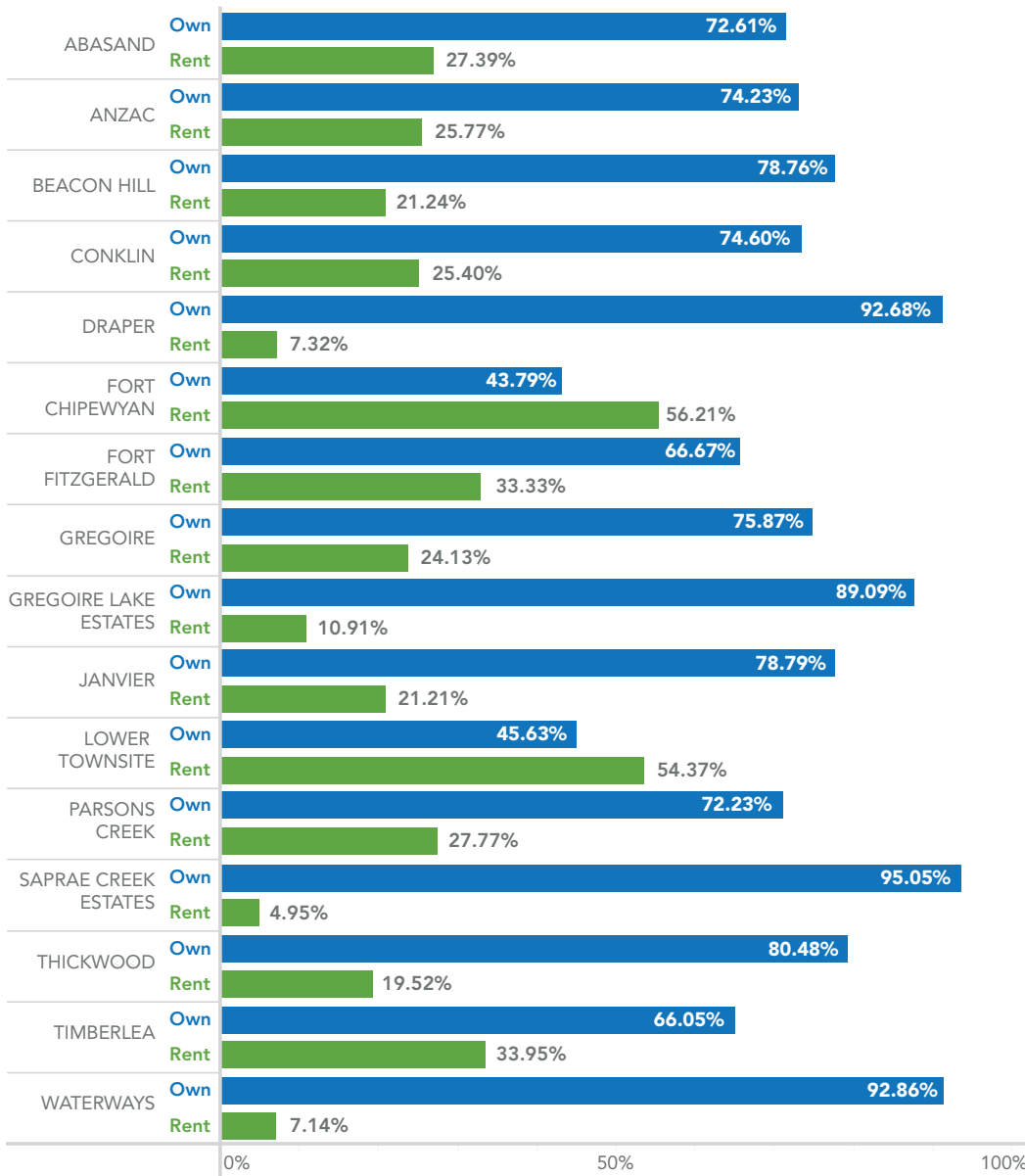
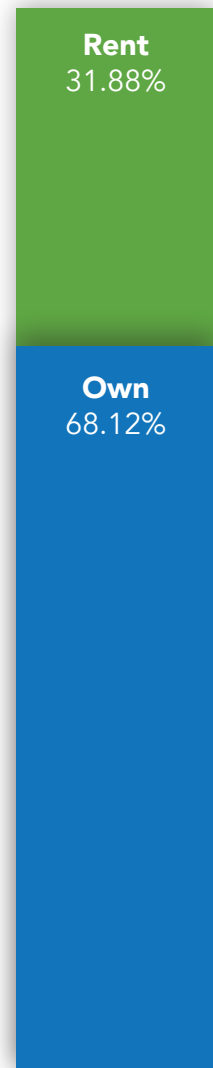


FIGURE 10. DWELLING TENURE RENT COMPARED TO OWN



12 The communities of Fort MacKay and Saline Creek have been excluded from Figure 9 due to low dwelling ownership response rate.

CONCLUSION

The RMWB continues to be a dynamic Municipality. The population of the Municipality has more than doubled over the past two decades, creating a Municipality that is uniquely diverse, and a place that for many is now home. The data collected in Census 2021 is essential to projecting population growth and provides demographic information for use in government, industry and the social profit sector.

Census 2020 was postponed due to the pandemic and the public health measures enacted weeks prior to the census launch. As such, census staff came together in 2021 to conduct a very successful campaign, receiving nearly 90% enumeration success. To ensure accuracy of population and demographical information and as used in other municipalities, census staff used a reliable population estimation model to estimate any remaining dwelling not counted.

Since the last municipal census in 2018, the Municipality has seen an increase in its permanent population with a notable decrease in the shadow population. As the community continues to evolve, there was only a slight decrease in the average household size. The

total number of dwellings increased, along with the municipal population, but only marginally. Census staff continue to improve upon establishing an accurate dwelling type inventory to further refine dwelling type and occupancy accuracy each census year.

The makeup of the Municipality's population remains consistent with 2018. The Municipality continues to have a young population with a higher proportion of males to females across all age cohorts. Also consistent with past trends, the Municipality's permanent population remains unevenly distributed between the USA and rural communities, with the vast majority living in the USA. Further, Project Accommodation located outside the USA and rural communities continue to host a significantly high proportion of the Municipality's shadow population.

The findings of Census 2021 provide updated insight into the Municipality, its communities and the people who live here enabling the municipality to identify both immediate and future needs. The Municipality wishes to thank once again all those who made "Census 2021 count".





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 Municipality of Wood Buffalo.

Non-Contacted Dwelling

A “non-contacted dwelling” is a dwelling where a census worker has not been able to contact a member of the household and the census worker believes the dwelling was occupied by usual residents on census enumeration day (April 1st, 2021). 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.

Rural Communities

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

Urban Service Area (USA)

Fort McMurray is an Urban Service Area in the al 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 al 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.

Population Estimation

A method used to estimate the population by taking internal administrative data such as water consumption, aligning this to usage trends from previous census periods where enumeration was 100%. Verifying the consumption usage. Then taking this formula and using it applying it to current trends where enumeration is not present.

Population Mobility

The process of residents moving or not moving locally, provincially, or globally within a community, as seen through previous census enumeration.

Collective Dwellings

A collective dwelling is a dwelling identified as being of a communal, institutional or commercial nature. It may be defined by a sign or by speaking with the person in charge, a resident, or a neighbour. Examples include lodging/rooming houses, hotels, motels, nursing homes, hospitals, staff residences, communal quarters of military camps, work camps, jails, missions, and group homes.





REGIONAL MUNICIPALITY
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