



census2015
the count is done

*The Municipal
Census 2015 Report*



REGIONAL MUNICIPALITY
OF **WOOD BUFFALO**

www.rmwb.ca/census

Acknowledgement

This publication is the result of the Municipal Census 2015 of the Regional Municipality of Wood Buffalo. The analysis and outcomes contained in this report provide a snapshot of the demographic count held on April 1, 2015.

The statistical information summarized in this report by the Municipality has been collected through a partnership between the Municipality, Gordon and Associates, and the City of Airdrie.

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The Municipality would like to extend its sincere thanks to the residents of the region for their cooperation during the Municipal Census 2015. The reporting of this statistical information could not be accomplished without their continued willingness to participate in our enumeration.



The purpose of the Municipal Census 2015 was to produce a total population count. The count provides the basis for calculating per capita provincial grants to help plan for improvements to our community. This municipal census was conducted under the authority of section 57 of the Municipal Government Act. The collection of personal information is authorized by section 33 (c) of the Freedom of Information and Protection of Privacy Act. All information collected will be kept confidential and used only for the production of anonymous statistics contained in this report.

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2015 Census Overview

1. 2015 CENSUS OVERVIEW



A census is the procedure of systematically acquiring and recording information about the members of a given population. In Alberta, official census results are used to allocate population-based funding for various programs. According to provincial legislation, a “municipal census means...a population count, conducted in accordance with [the legislation], of the total number of individuals whose usual residence is in that municipal authority”¹. The legislation also enables a municipal authority to “apply to the Minister to have the shadow population included as part of the municipal census”². A Municipal Census Field Report containing the total population, total count of dwellings and the total number of non-contacted dwellings is also a requirement of the legislation.³

The goal of the Municipal Census 2015 was to update the permanent and shadow official population figures, using a methodology that is accurate and consistent with provincial government legislation and policies to ensure acceptance by Alberta Municipal Affairs. Recent changes made to provincial legislation⁴ require a Municipality to update its shadow population at a minimum of every three years. Since the last municipal census was conducted in 2012, the legislation required the Municipality to conduct a census in 2015 or lose allocation of municipal funding for the shadow population in 2016.

The Municipal Census 2015 was focused on a count of the population and housing. As well, the count must be collected in compliance with the Determination of Population Regulation and all other procedures and policies related to the census⁵. In order to ensure geographic full coverage, the Municipal Census 2015 enumerated all residents in the Urban Service Area of Fort McMurray, the rural communities (often referred to as rural hamlets), and project accommodations (works camps) and other temporary facilities dispersed throughout the Municipality.

While the rationale for conducting the census this year was to provide an accurate count of the population, there are a number of benefits to the Municipality and other stakeholders in having accurate population counts:

- Informs future growth projections and determines the impact on municipal responsibilities such as infrastructure and services;
- Supports land use, development and long-range planning and activities such as workforce planning; and
- Provides an information asset for the Municipality to develop socio-economic and physical development policies and programs.

1 *Municipal Government Act, Determination of Population Regulation, Section 1(1)*

2 *IBID, Section 2.1(1)*

3 *IBID, Schedule 4*

4 *The Determination of Population Regulation (amended 2013 – Section 2.1(3)) states that “The shadow population for a municipal authority must be verified every 3 years by a count held in the period starting on April 1 and ending on June 30 of the same year”.*

5 *Municipal Census Manual, Alberta Municipal Affairs, January 2013, page 1.*

1.1 METHODOLOGY

The Municipal Census 2015 involved three directly related, but distinct projects that were each enumerated (counted) separately, using different approaches. The three projects were:

- The Urban Service Area (the USA) count. This involved counting the population in nine urban areas: Abasand Heights, Beacon Hill, Thickwood Heights, Gregoire, Timberlea, Waterways, the Lower Townsite, Parsons Creek and Saline Creek.
- The rural count. This includes nine rural communities: Anzac, Conklin, Draper, Fort Chipewyan, Fort MacKay, Gregoire Lake Estates, Janvier, Sapræe Creek Estates and Fort Fitzgerald.
- The shadow population count. The shadow population is defined as “temporary residents of a municipality who are employed by an industrial or commercial establishment in the municipality for a minimum of 30 days within a municipal census year”⁶.

The shadow population in the Regional Municipality of Wood Buffalo consists of three components:

- o **Residential:** Those who live in typical residential accommodations in the USA or one of the rural communities;
- o **Non-Residential:** Those who live in non-residential accommodations such as hotels/motels, campgrounds, shelters and other public facilities located in Fort McMurray or one of the rural communities;
- o **Project Accommodation:** Those living in work camps who are located outside of the USA and rural communities in close proximity to oil sands project sites.

Data collection was conducted between April 1st and June 30th. April 1st was used as the reference date for the census questions. A project manager with supporting staff was assigned to oversee each of the three areas.

Three main data collection methods were used to enumerate the population. All households and accommodation facilities were contacted in one of three ways:

1. SELF (ONLINE) ENUMERATION

- o Residents went online and self-enumerated. Approximately 14 percent of responses were received through self-enumeration.

2. DOOR TO DOOR INTERVIEW METHOD, USING ELECTRONIC OR PAPER MEANS

- o Door-to-door enumeration was facilitated by the use of an electronic device. Paper copies of the questionnaire were used when the electronic devices were not functioning properly. All data collected on paper was transferred by office administrators to the census online platform. Approximately 82 percent of responses were received by door-to-door enumeration.

3. TELEPHONE/OFFICE INTERVIEW

- o A census office was established in the Timberlea Municipal Office for members of the public to call in or come by in person to be enumerated. A secondary office was established at the Jubilee Centre (downtown) to facilitate enumeration. Citizens were able to self-enumerate using an electronic device or be enumerated by an office administrator. Approximately 4 percent of responses were received by this method.

⁶ *Municipal Government Act, Determination of Population Regulation, Section 1(4)*



In addition, telephone interviews were conducted to collect population counts for the numerous project accommodations, hotels, motels, campgrounds and shelters.

The Municipality used the City of Airdrie's census online platform to facilitate data collection, to monitor progress and quality assurance, and to manage and analyze the database after completion of the census. Unique Personal Identification Numbers (PINs) were created for every address in the Municipality to facilitate online enumeration. The PINs reduce the chance of errors, such as double counting and incorrect data entry. PIN cards were created and mailed to every address in the Municipality.

In addition to the PINs, hand held electronic devices (iPads) were used to streamline the enumeration data entry process. Enumerators were able to input data while completing door-to-door enumeration and have the results recorded live as they proceeded through their zone. This helped enumerators ensure every address was completed.

An extensive advertising campaign was used to inform the public about the census, the timelines and the benefits of self-enumeration. Various means of advertising were used prior to the start of enumeration and throughout the process to keep the public aware of progress and the deadline for completing the census:

- Extensive paid and organic social media campaign, supplemented by the municipal website
- Radio advertisements
- Signage in municipal buses
- Posters in key strategic areas
- Electronic signage along major thoroughfares
- Interviews on radio and in print media locally
- Presentations at public events (e.g., Landlord and Tenant Advisory Board workshops, Multi-Cultural Association meetings, etc.)
- Enumerator attendance at major events (Spring Trade Show, Northern Kickoff, etc.)

1.2 QUESTIONNAIRE & QUALITY ASSURANCE

The Municipal Census 2015 consisted of eight basic questions that were asked of all residents in the urban and rural areas:

1. What is the usual number of residents in this dwelling or location? (as of April 1st, 2015)
2. Please provide the age of each resident.
3. Please provide the gender of each resident.
4. Is this dwelling the usual place of residence for this person?
5. If you answered no to question 4, has this person worked in the Regional Municipality of Wood Buffalo for a minimum of 30 days within this municipal census year?
6. Do you own or rent this dwelling?
7. What type of dwelling is this household?
8. Is there another suite in this dwelling?

The response rates for each question are shown in Table 1.2.

A rigorous quality assurance (QA) program was developed to ensure that the Government of Alberta's (GoA) requirements and guidelines were being followed:

- The QA program consisted of a two stage review process, and every enumeration area was thoroughly scrutinized. The census information gained for over 1,000 addresses was either confirmed as correct, or modified if incorrect.
- A callback protocol was implemented to comply with the provincial guidelines and requirements. The purpose of the callback was to verify the population count only. In accordance with the Alberta Municipal Affairs census manual, a minimum of 1,000 calls (randomly selected by location) were required. In total, 1,000 callbacks were made and 49 instances were found or 4.9 percent where the number of residents did not match the submission. All instances were fixed after the callback.

Table 1.1 shows the number of quality assurance calls that were made to households, based on the way those households were initially enumerated. For example, 712 quality assurance calls were made to households in urban areas that had been counted in-person by a census interviewer who went door-to-door.

Table 1.1 Call Back Statistics for the Municipal Census 2015

METHOD OF ENUMERATION	NUMBER OF QA CALLS
Door-to-door (Urban)	712
Door-to-door (Rural)	25
Self-enumeration (online)	210
Enumerated at a Municipal Office or Tradeshow	53
Total	1,000

Enumeration of the shadow population in non-residential and project accommodations consisted of two questions:

1. As of April 1, 2015, what was the occupancy of this accommodation (work camp, hotel, motel, campground, shelter, etc.)?
2. What is the maximum capacity of this facility?

A QA review was also conducted on the non-residential portion of the shadow population. Site visits were completed for 16 facilities accounting for 10 percent of the shadow population count. All visits proved that population counts shared by facilities' managers were correct.

1.3 DWELLING COUNT & RESPONSE RATES

The Municipal Census 2015 achieved 100 percent completion by June 30, which means that all addresses in the initial inventory were visited and enumerated. The census started its population count based on an initial inventory of 30,324 existing dwellings that were entered into the census online platform. Census progress and completion rates were compared to the initial inventory to secure full enumeration.

The census online platform allowed Administration to add new addresses identified by residents and enumerators during the census period. Most of the additional addresses were identified as secondary suites within existing dwellings. By the end of enumeration the total dwelling count is 30,882.

The provincial regulation requires the Municipality to report non-contacted dwellings. There were 2,308 non-contacted dwellings identified by enumerators after three attempts to get a reply. In those cases when a response was not forthcoming and no information was available from the landlord or a neighbor, the occupancy status was recorded as vacant. The Municipal Census 2015 recorded 2,291 vacant dwellings, or 7.4 percent of the total final count.

Response rates by question for the USA and the rural communities are contained in Table 1.2 below. It should be

noted that the only question that was answered 100 percent was question 1, which asked how many usual residents live in the dwelling. In many instances, residents were unwilling to answer all of the questions. For example, question 6 (Do you own or rent this dwelling?) had the lowest response rate. The question with the second lowest response rate was question 8 (Is there another suite in this dwelling?).

It should also be noted that the totals do not add up to the overall outcomes contained in Section 1.4 because they do not include project accommodations and other non-residential facilities used for the shadow population. The total of 84,220 in Table 1.2 includes the permanent population and the shadow population living in residential dwellings, whereas the data in Section 1.4 is split between the permanent and shadow populations.

As well, questions 1 through 5 are population based and questions 6 through 8 are dwelling based, so the totals are different and not comparable. The purpose of the following table is to set the framework for subsequent chapters so that the reader is aware that the data in some of the tables do not add up to the figures contained in Section 1.4.

Table 1.2 Response Rate for the Municipal Census 2015 Questions

QUESTIONS	NUMBER OF RESPONSES	TOTAL	RESPONSE RATE
01	84,220	84,220	100.0%
02	73,592	84,220	87.4%
03	75,222	84,220	89.3%
04	73,292	84,220	87.0%
05	2,181	2,219	98.3%
06	21,663	28,591	75.8%
07	25,713	30,882	83.3%
08	24,507	28,591	85.7%

Note: The number of responses includes both the permanent population and the residential shadow population. The totals for Q6 and Q8 do not include vacant units. Totals for Q7 include vacant units because the question is related to dwelling type which does not require a response from the resident.

Response rates by question for the non-residential shadow population and people staying in project accommodations are contained in Table 1.3 below.

Table 1.3 Response Rate for the Municipal Census 2015 Questions for the Shadow Population

QUESTIONS	NUMBER OF FACILITIES	TOTAL	RESPONSE RATE
Q1 - Population	172	40,812	100%
Q2 - Capacity	172	75,390	100%



1.4 OVERALL OUTCOMES

The final results from the Municipal Census 2015 indicate a total population of 125,032. The permanent population accounts for 65.5 percent of the total population, which is a slightly higher share than in 2012 (64.3 percent). A municipal census field report was required by legislation and submitted via affidavit to Alberta Municipal Affairs in late August 2015. The specific information required by Municipal Affairs and some further details are included in the results listed below.

TOTAL PERMANENT (USUAL) POPULATION	81,948
• Urban Service Area (Fort McMurray)	78,382
• Nine Rural Communities	3,566
TOTAL SHADOW POPULATION	43,084
• Urban Service Area (Fort McMurray)	4,342
• Nine Rural Communities	478
• 123 Project Accommodations	38,264
TOTAL POPULATION⁷	125,032

⁷ The numbers contained in Tables 1.2 and 1.3 are presented in a different format. Combining the total population from these two tables adds up to 125,032.

2015

Municipal

Census Results



2. 2015 MUNICIPAL CENSUS RESULTS



The Municipal Census 2015 recorded a population count of 125,032, which is 7.4 percent higher than the population counted in the Municipal Census 2012. As outlined in Table 2.1, the Urban Service Area contains 66.2 percent of the population, compared to 30.6 percent who live in project accommodations and 3.2 percent who live in the rural communities.

Table 2.1 shows the population counted in the Municipal Census 2015 compared to that counted in 2012. From 2012 to 2015, the population in the Urban Service Area increased from 62.7 percent to 66.2 percent of the total population, while the population in project accommodations decreased from 33.7 percent to 30.6 percent. The share of the population living in the rural communities declined slightly from 3.6 percent to 3.2 percent over this three year timeframe.

The total dwelling count in the Municipality was 30,882 in 2015. From the count, 432 vacant lots and 197 under-construction units were also verified, but were not included in the count because they are not ready for occupancy.

Table 2.1 Population and Dwelling Count for the Municipality

	POPULATION		DWELLINGS
	2012 MUNICIPAL CENSUS	2015 MUNICIPAL CENSUS	2015 MUNICIPAL CENSUS
Urban Service Area	72,944 (62.7%)	82,724 (66.2%)	29,567
Rural Communities	4,192 (3.6%)	4,044 (3.2%)	1,315
Project Accommodations	39,271 (33.7%)	38,264 (30.6%)	123 facilities
Total	116,407	125,032	30,882 dwellings and 123 facilities

Note: The dwelling count is included because it is a requirement of acceptance that was added by the Government of Alberta when the Determination of Population Regulation was updated in 2013.

2.1 POPULATION CHANGE FROM 2000 - 2015

The population in the Regional Municipality of Wood Buffalo has grown every year during the period from 2000 to 2015. Overall, the population increased by 143 percent, from 51,406 in 2000 to 125,032 in 2015. The highest growth rate recorded was 15.9 percent from 2007-2008 and the lowest growth rate was 0.5 percent from 2008-2010. The change in population is shown in Table 2.2.

Table 2.2 Population Change in the Municipality, from 2000 to 2015 in Municipal Censuses

YEAR	POPULATION	ANNUAL GROWTH RATE
2000	51,406	-
2002	58,317	6.5%
2004	67,105	7.3%
2005	73,176	9.0%
2006	79,810	9.1%
2007	89,167	11.7%
2008	103,334	15.9%
2010	104,338	0.5%
2012	116,407	5.6%
2015	125,032	2.4%

Note: The growth rate was calculated using the Compound Annual Growth Rate (CAGR). The formula for this calculation is shown in the Glossary.

** Population numbers are based on each municipal census report from 2000 to 2012.

The population and growth rate are illustrated in Figure 2.1. The Municipality’s population compound annual growth rate over the past 15 years was 6.0 percent.

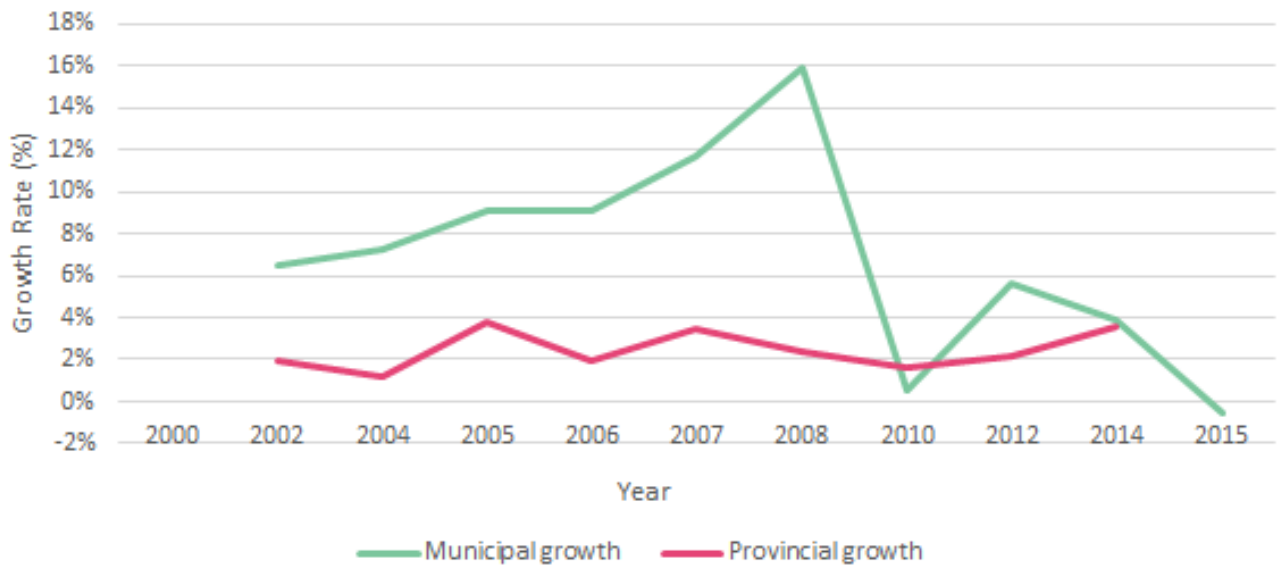
Figure 2.1 Population and Annual Growth Rate in the Municipality from 2000 to 2015





Figure 2.2 compares the average annual growth rate for the Municipality and Alberta over the past 15 years. At 6.0 percent annual growth, the Municipality’s population grew at almost 3 times the pace for Alberta over the past 15 years (see Appendix 2). However, the Municipality’s growth rate fluctuated compared to Alberta’s relatively stable growth.

Figure 2.2 Comparison of Provincial and Municipal Growth Rates from 2000 to 2015

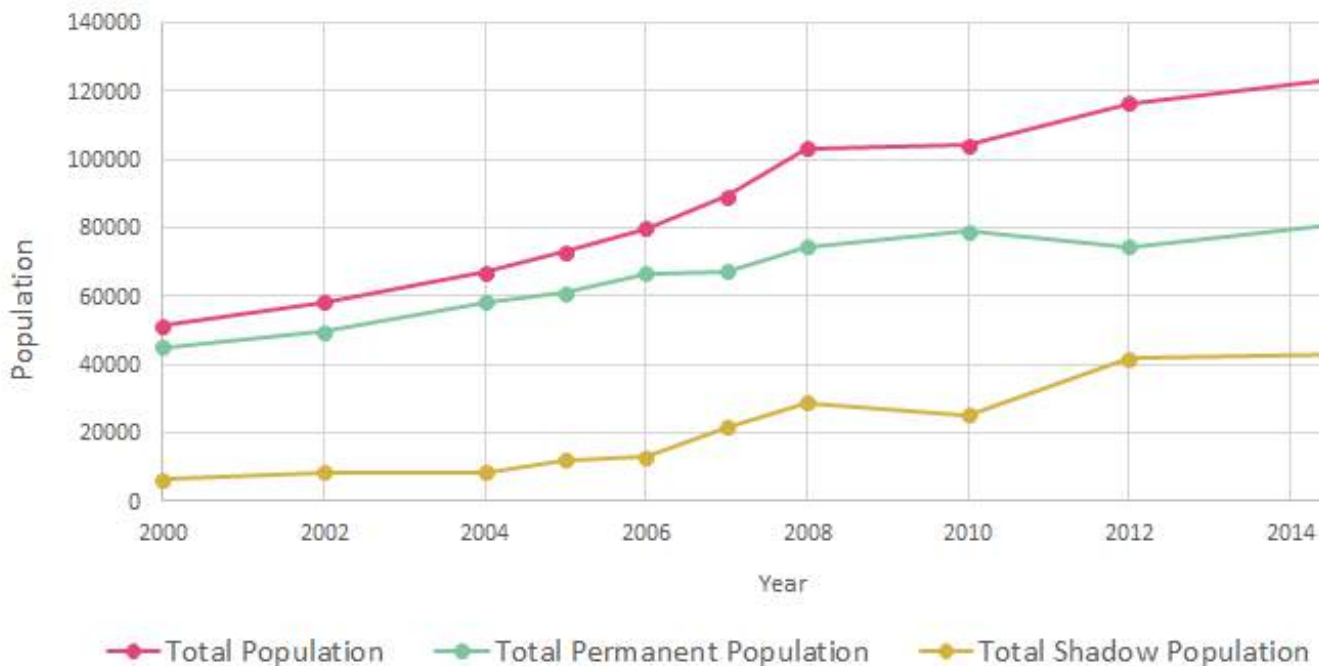


Data source: RMWB Municipal Census and Population History 1960-2014 (Alberta Municipal Affairs website)

2.2 COMPONENTS OF POPULATION GROWTH FROM 2000 TO 2015

There are two types of population in the Municipality: permanent population and 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 who work in the Municipality for a minimum of 30 days a year. The permanent population increased by 82 percent from 2000 to 2015, while the shadow population increased by 580 percent. This growth is illustrated in Figure 2.3. On an annual basis, the permanent population experienced more stable growth. On the other hand, the growth of the shadow population has been more sporadic and irregular. The majority of the increase in the shadow population occurred in project accommodations, which are located outside of the Urban Service Area and rural communities.

Figure 2.3 Historical Population Statistics in Municipal Censuses, 2000 to 2015



As demonstrated in Figure 2.4, the main growth spurts in the shadow population occurred between 2006 and 2007 (66 percent). The only period when the shadow population declined during the past 15 years was between 2008 and 2010, a result attributable to the economic downturn at the time. See Appendix 2 for additional information.

Figure 2.4 Permanent and Shadow Population Annual Growth Rates from 2000 to 2015



2.3 MUNICIPAL DEMOGRAPHIC PROFILE

This section provides an overview of the demographic profile for age and gender in the Municipality.

For question 2 of the census questionnaire, people were asked to report their age within a range. Each age range is called an age cohort (e.g., the 5 - 9 year old cohort represents children from ages 5 to 9). Table 2.3 shows all of the age cohorts used for the Municipal Census in 2012 and 2015.

For assessment purposes, the following age cohorts are combined:

- 0 - 24 years of age are considered children and youth,
- 25 - 64 years of age are considered the workforce, and
- 65 years of age and over are considered seniors.

The proportion of the population within each age cohort has remained relatively stable since 2012. As shown in Table 2.3, most age cohorts have changed by less than 1 percent. The following observations can be made from the data in Table 2.3:

- Children and youth increased from 23 percent of the total population in 2012 to 24 percent in 2015.
- Work force decreased from 75.2 percent in 2012 to 73.8 percent in 2015.
- Seniors increased from 1.8 percent in 2012 to 2.1 percent in 2015.

Table 2.3 Percentage of the Population in the Municipality by Age Cohort, 2012 and 2015

	AGE COHORT	2012	2015
CHILDREN & YOUTH	0 to 4	7.3%	7.7%
	5 to 9	5.7%	6.4%
	10 to 14	4.8%	5.0%
	15 to 19	5.2%	4.8%
	20 to 24	8.7%	6.9%
WORK FORCE	25 to 29	12.4%	12.0%
	30 to 34	11.4%	13.0%
	35 to 39	9.4%	10.2%
	40 to 44	9.1%	8.9%
	45 to 49	7.9%	7.0%
	50 to 54	8.6%	7.7%
	55 to 59	5.2%	5.3%
SENIORS	60 to 64	2.5%	2.8%
	65 to 69	1.0%	1.2%
	70 to 74	0.4%	0.5%
	75+	0.4%	0.4%
	Total	100%	100%

Table 2.4 shows the population distribution by age and gender for 2015. This table illustrates there are more males than females for most of the age cohorts. The 75+ year old cohort is the only one that shows a higher female share of the total. The largest gender discrepancy occurs in the 60 - 64 year-old cohort, which is comprised of 60.7 percent males.

Table 2.4 Population by Age and Gender in the Municipality in 2015

AGE	FEMALE	MALE	TOTAL	MALE SHARE (%) OF TOTAL
0 to 4	2,759	2,898	5,657	51.2%
5 to 9	2,261	2,425	4,686	51.7%
10 to 14	1,790	1,905	3,695	51.6%
15 to 19	1,637	1,902	3,539	53.7%
20 to 24	2,323	2,717	5,040	53.9%
25 to 29	4,106	4,719	8,825	53.5%
30 to 34	4,222	5,297	9,519	55.6%
35 to 39	3,262	4,188	7,450	56.2%
40 to 44	2,660	3,891	6,551	59.4%
45 to 49	2,148	2,969	5,117	58.0%
50 to 54	2,363	3,281	5,644	58.1%
55 to 59	1,562	2,300	3,862	59.6%
60 to 64	816	1,262	2,078	60.7%
65 to 69	372	522	894	58.4%
70 to 74	187	194	381	50.9%
75 and over	173	141	314	44.9%
Total	32,641	40,611	73,252	55.4%

Note: The population shown in this table does not include (1) the non-residential shadow population, (2) people staying in project accommodations, (3) vacant dwellings, and (4) non-contacted dwellings. Results are based on the response rate as shown in Section 1.3, for questions 2 and 3 of the questionnaire. Only responses from residents that answered both questions are included in this section.

Table 2.5 shows the percentage of the population by gender for the USA and each rural community from 2000 to 2015. The average gender distribution remained fairly constant at 57 percent males and 43 percent females from 2008 to 2012. In 2015, males declined to 55.4 percent of the overall population compared to 57 percent in 2012. The last time the male population was this low was in 2006 when they made up 55 percent of the population.

The gender split found within the region varies, depending on the location. Anzac, Draper and Gregoire Lake Estates have a higher proportion of males than the municipal average. In contrast, the remaining communities have a slightly lower proportion of males. Anzac has the highest distribution of males at 59.8 percent, and Fort MacKay has the lowest at 45 percent. While males continue to be the dominant gender, the imbalance is diminishing.

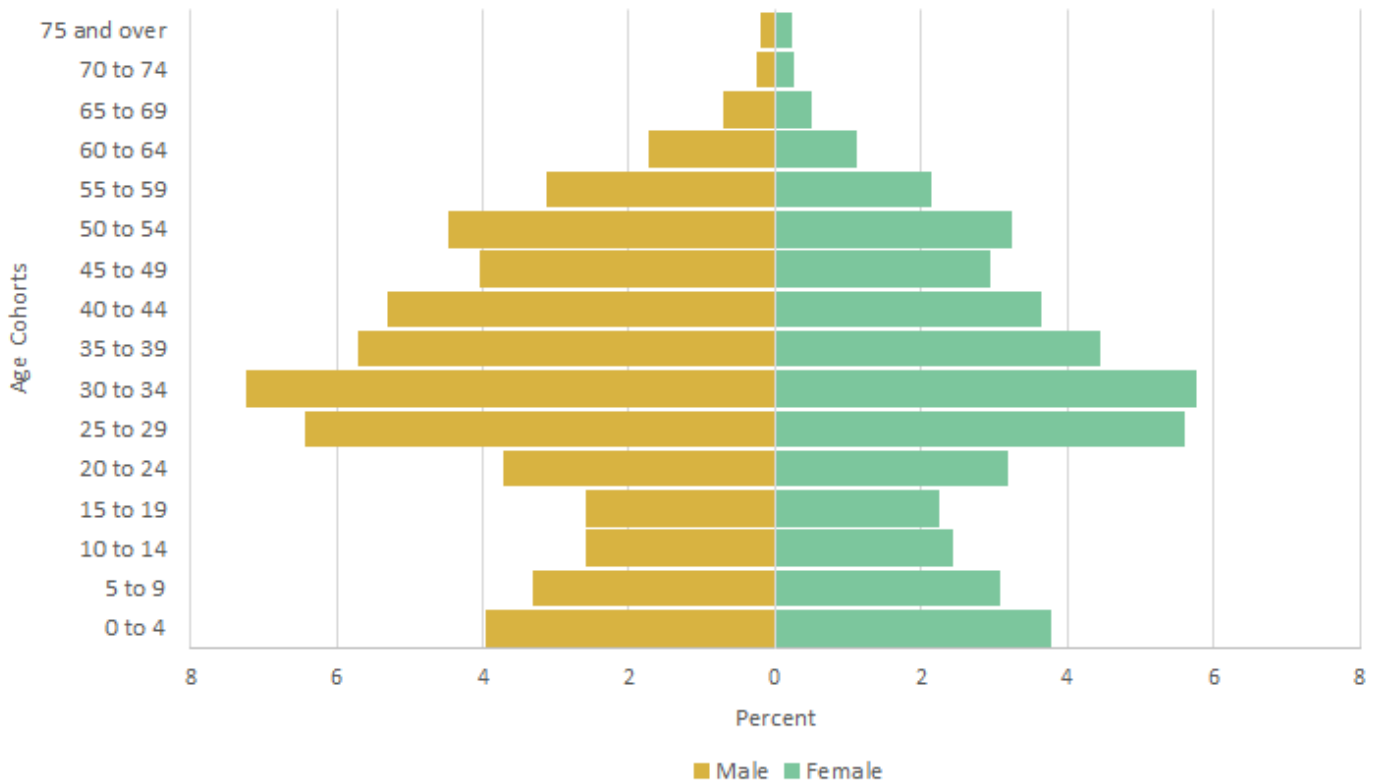
Table 2.5 Percentage of Population by Gender in Municipal Censuses, 2000 to 2015

	2000		2002		2004		2005		2006		2008		2010		2012		2015	
	M	F	M	F	M	F	M	F	M	F	M	F	M	F	M	F	M	F
Urban Service Area	53.6	46.4	54.5	45.5	56.8	43.2	55.8	44.2	55.2	44.8	56.9	43.1	57.1	42.9	57.0	43.0	55.5	44.5
Anzac	53.7	46.3	54.3	45.7	54.3	45.7	52.2	47.8	52.9	47.1	59.3	40.7	59.1	40.9	59.5	40.5	59.8	40.2
Conklin	49.5	50.5	-	-	51.9	48.1	55.7	44.3	56.9	43.1	55.1	44.9	51.0	49.0	58.8	41.2	54.5	45.5
Draper	53.3	46.7	-	-	48.6	51.4	53.3	46.7	51.9	48.1	59.3	40.7	55.8	44.2	52.8	47.2	57.5	42.5
Fort Chipewyan	51.3	48.7	49.5	50.5	50.9	49.1	51.6	48.4	50.6	49.4	51.0	49.1	50.7	49.3	52.4	47.6	51.5	48.5
Fort MacKay	50.9	41.9	50.7	49.3	54.3	45.7	53.3	46.7	58.2	41.8	50.0	50.0	66.7	33.3	69.6	30.4	45.0	55.0
Gregoire Lake Estates	54.3	45.7	53.8	46.2	56.8	43.2	54.2	45.8	51.7	48.3	53.0	47.0	53.4	46.6	58.0	42.0	56.3	43.8
Janvier	53.1	46.9	55.1	44.9	59.8	40.2	53.4	46.6	55.8	44.2	52.4	47.6	53.6	46.6	57.6	42.4	54.0	46.0
Saprae Creek	51.9	48.1	51.7	48.3	54.2	45.8	54.9	45.1	53.4	46.6	53.4	46.6	54.0	46.0	54.8	45.2	54.4	45.6
Average	53.6	46.4	53.7	46.3	54.9	45.1	53.8	46.2	55.0	45.0	56.7	43.3	57.0	43.0	57.0	43.0	55.4	44.6

Note: Gender information was not recorded for Fort Fitzgerald at any municipal census.

Figure 2.5 contains an age and gender population pyramid for the Municipality. An age and gender population pyramid is a bar chart that shows the age structure of a population for each gender. It also shows the proportion of people in various stages of life. The population between the ages of 25 and 44 account for 43 percent of the total population, with the highest concentration (25 percent) being 25 to 34 years of age. The proportion of children and young adolescents (ages 0 - 14) has increased from 17.8 percent in 2012 to 19.2 percent in 2015, Seniors (ages 65 and up) showed a slight increase, from 1.8 percent in 2012 to 2.2 percent in 2015.

Figure 2.5 Age and Gender Population Pyramid for the Municipality, for 2015



Note: This analysis is based on 73,252 valid responses and does not include the shadow population living in project accommodations and non-residential accommodations.

2.4 HOUSING OVERVIEW

The following section provides an analysis of the data collected during the Municipal Census 2015 by household and dwelling type within the Municipality. The 2012 housing inventory included vacant lots and units under construction, so the same parameters were used in 2015 for comparative purposes. The Municipal Census 2015 identified a total inventory of 31,511 dwellings including vacant lots and lots under construction. This is 8.6 percent higher than in 2012.

The total dwelling count is composed of 30,882 residential dwellings that were enumerated during the Municipal Census 2015, including occupied and vacant dwellings. In addition, 432 vacant lots and 197 dwellings under construction were identified and corrected in the census inventory. The details are included in Table 2.6.

Table 2.6 Total Housing Count in the Municipality in 2015

	USA	RURAL COMMUNITIES	TOTAL
Occupied Dwellings	27,371	1,220	28,591
Vacant Dwellings	2,196	95	2,291
Total Count of Dwellings	29,567	1,315	30,882
Under-construction	188	9	197
Vacant Lots	360	72	432
Total Inventory	30,115	1,396	31,511
Total Non-contacted Dwellings	2,254	54	2,308

The average number of people per dwelling unit in the Municipality is 2.95, which is a slight decrease from 2012 when it was 2.98. This number is considerably higher than the national average, which was 2.46 in 2011, and the provincial average, which was 2.56 in 2011⁸.

Table 2.7 shows that 47.2 percent of the total population lives in single-detached houses, and 15.6 percent of the total population lives in apartments and condominiums in the Municipality. In the USA, 46.4 percent of the population lives in single-detached houses and 16.2 percent lives in apartments or condominiums. In the rural communities, 65.9 percent of population lives in single-detached houses, and 12.9 percent lives in manufactured housing. The percentage of the total population that lives in basements and secondary suites is 3.1 percent.

8 2011 Canada Census, Statistics Canada



Table 2.7 Population by Dwelling Type in the USA, Rural Communities, and the Municipality, in 2015

	TOTAL POPULATION	APT	MF	DUP	SF	TWN	BSMT	NO RESPONSE
Urban Service Area	80,428	13,051	6,956	4,880	37,285	7,191	2,505	8,560
	100%	16.2%	8.6%	6.1%	46.4%	8.9%	3.1%	10.6%
Rural Communities	3,792	111	491	51	2,500	109	141	389
	100%	2.9%	12.9%	1.3%	65.9%	2.9%	3.7%	10.3%
Total	84,220	13,162	7,447	4,931	39,785	7,300	2,646	8,949
	100%	15.6%	8.8%	5.9%	47.2%	8.7%	3.1%	10.6%

Note: *Results are based on the response rate as shown in Section 1.3, for questions 1 and 7 of the questionnaire. Only responses from residents that answered both questions are included in this section, as the responses are cross-tabulated.

**Dwelling types: APT - Apartment/condo, MF - Manufactured/mobile home, DUP - Semi-detached/duplex, SF - Single-detached dwelling/single family dwelling, TWN - Town/row house, BSMT - Basement and secondary suite.

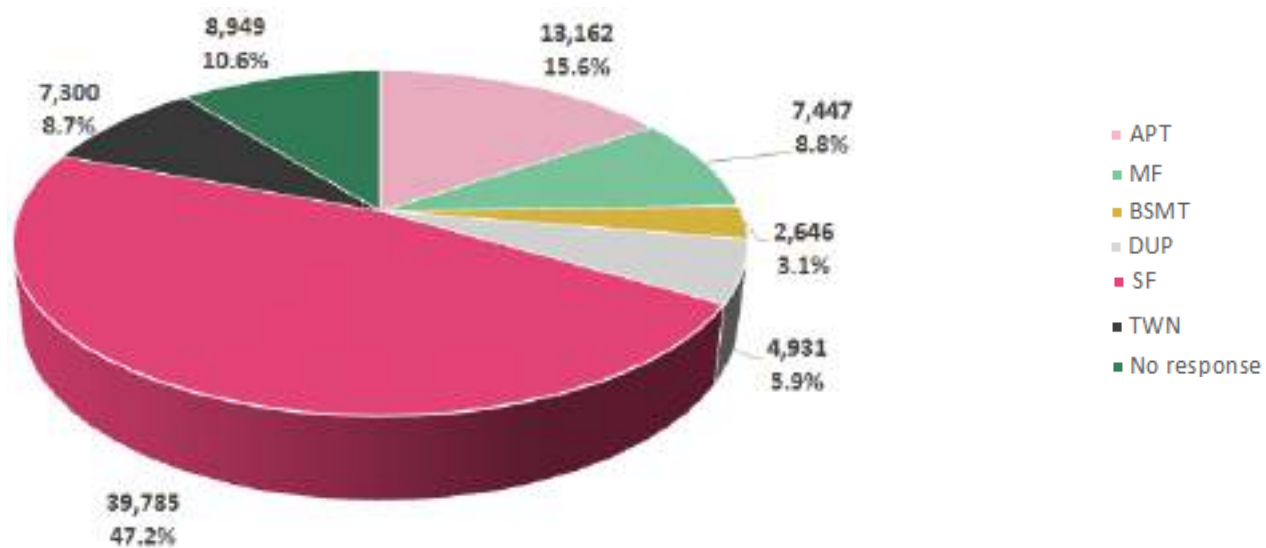


The dwelling types used for the census are:

- APT - Apartment/condo
- MF - Manufactured/mobile home
- DUP - Semi-detached/duplex
- SF - Single-detached dwelling /single family dwelling
- TWN - Town/row house
- BSMT - Basement and Secondary Suite

A detailed definition of each dwelling type is included in the Glossary. The distribution numbers above are shown in Figure 2.6.

Figure 2.6 Population by Dwelling Type in the Municipality, in 2015



The Municipal Census 2015 found that 61.2 percent of residents own their dwelling, and 38.8 percent of the population are renters, as shown in Table 2.8. The share of homeownership is declining when compared to the Municipal Census 2010, which was 66.7 percent.

Table 2.8 Tenure by Dwelling Type in the Municipality, in 2015

TOTAL # OF DWELLINGS	21,530	100%
OWN TOTAL	13,172	61.2%
RENT TOTAL	8,358	38.8%

Note: Results are based on the response rate as shown in Section 1.3, for questions 6 and 7 of the questionnaire. Only responses from residents that answered both questions are included in this section, as the responses are cross-tabulated.

Single-detached housing is the most prevalent dwelling type found in the Urban Service Area (at 45.0 percent) and rural communities (at 69.5 percent) as shown in Table 2.9. The second most common dwelling type in the Urban Service Area is apartments. In contrast, manufactured/mobile housing is the second most common type of housing in the rural communities.

Table 2.9 Number and Percentage of Occupied Dwellings by Dwelling Type

	NUMBER OF DWELLINGS	APT	MF	DUP	SF	TWN	BSMT
USA	24,018	5,669	2,452	1,514	10,816	2,359	1,208
	100%	23.6%	10.2%	6.3%	45.0%	9.8%	5.0%
Rural Communities	1,108	68	177	18	770	30	45
	100%	6.1%	16.0%	1.6%	69.5%	2.7%	4.1%
Grand Total	25,126	5,737	2,629	1,532	11,586	2,389	1,253
	100%	22.8%	10.5%	6.1%	46.1%	9.5%	5.0%

Note: *Results are based on the response rate as shown in Section 1.3, for questions 1 and 7 of the questionnaire. Only responses from residents that answered both questions are included in this section, as the responses are cross-tabulated. The total dwelling count in the Municipality is 30,882.

** Dwelling types: APT - Apartment/condo, MF - Manufactured/mobile home, DUP - Semi-detached/duplex, SF - Single-detached dwelling/single family dwelling, TWN - Town/row house, BSMT - Basement and secondary suite dwelling, TWN - Town/row house, BSMT - Basement and Secondary Suite.



COMMUNITY CENTRE
MUSIC CLASSIC
one
CBC THE
LIVE

SAFeway
Scotiabank
AAA
MOBIL
PIZZA 73

SOURCE
SONY
Panasonic
SAMSUNG

REGIONS & POWER SOURCE

LAKE



*Urban
Service
Area: Fort
McMurray*

3.1 INTRODUCTION

Fort McMurray is constituted as an Urban Service Area (the USA) located within the Regional Municipality of Wood Buffalo. Fort McMurray is recognized as equivalent to an urban settlement by the Government of Alberta for the purposes of program delivery and grant eligibility. Historically, the USA hosts the majority of the population within the Municipality.

The USA is composed of nine areas including Abasand Heights, Beacon Hill, Gregoire, the Lower Townsite, Parsons Creek, Thickwood Heights, Timberlea, Waterways and Saline Creek. The Municipal Census 2015 enumerated all populated areas; Saline Creek is not included in this report as it is still under development. Parsons Creek was under construction in 2012 and reported a population of zero at that time. In 2015, 2,481 residents were reported in Parsons Creek. This section presents the population and dwelling counts as of April 1st, 2015.

3.2 POPULATION DISTRIBUTION

The USA consists of 82,724 residents in 2015, of which 78,382 are permanent. The urban population also includes a shadow population of 4,342. Since 2012, the population in the USA has increased by 13.4 percent. In 2015, the permanent population grew by 10.5 percent. In 2015, a substantial shadow population has been observed in company houses (residential accommodations used by temporary workers). This has contributed to a higher shadow population count overall.

Table 3.1 Historical Population in the USA, 2012 and 2015

POPULATION	2012	2015	% CHANGE
Permanent Population	70,964	78,382	10.5%
Shadow Population	1,980	4,342	-
Total	72,944	82,724	13.4%

Note: *The Municipal Census 2012 achieved an overall response rate of 94.5 percent. The Municipal Census 2015 had a 100 percent response rate.

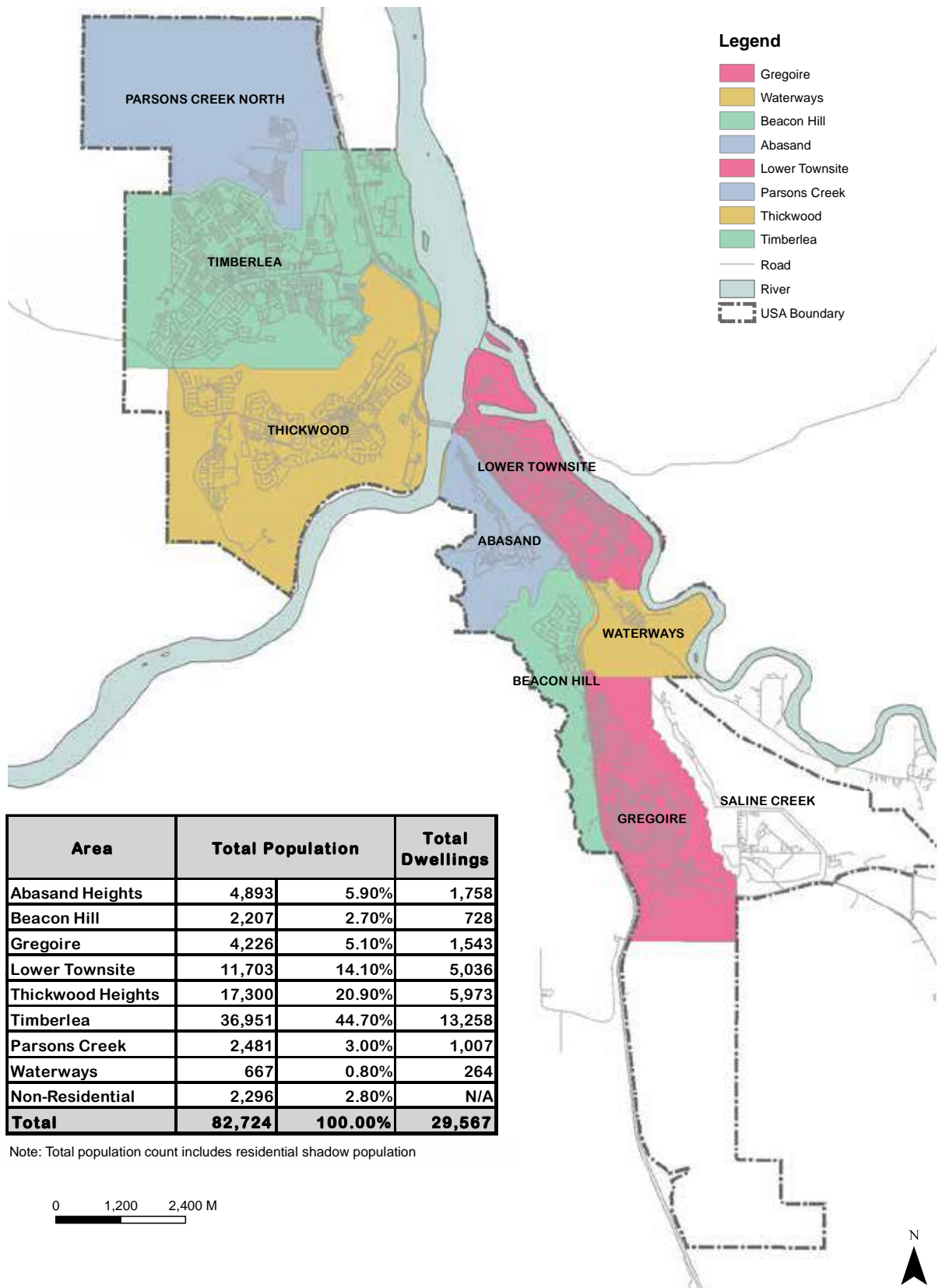
**The shadow population count in the Municipal Census 2012 only included the non-residential shadow population, whereas the shadow population count in the Municipal Census 2015 included both the residential and non-residential shadow population. Therefore, the results are not comparable.

Map 1 shows the total population and dwelling counts by area in 2015. This includes both the permanent and residential shadow populations. The overall population distribution in the Urban Service Area is 82,724, while the total number of dwellings is 29,567⁹.

According to Map 1, 69 percent of the population lives north of the Athabasca River, while 29 percent lives south of the river. Over two percent of the population lives in non-residential facilities. Timberlea is the most populated area with 44.7 percent of the USA residents, followed by Thickwood Heights at 20.9 percent, and the Lower Townsite at 14.1 percent. Lastly, Waterways shows the lowest share at 0.8 percent of the total population in the Urban Service Area.

⁹ Total dwelling count includes vacant and occupied dwellings. It does not include vacant lots and lots under construction.

Map 1: Population Distribution and Dwelling Count in the USA by Area¹⁰, in 2015



¹⁰ This map includes both permanent and residential shadow population counts. The non-residential shadow population is included for information.

Table 3.2 shows a comparison of the urban population distribution by area in 2012 and 2015. The new development of Parsons Creek that was under construction in 2012, reports a population of 2,481 residents. Gregoire, the Lower Townsite, Timberlea and Parsons Creek show the greatest population increases, out of all of the residential areas. Timberlea is the most populated area with 36,951 residents, and shows a 15 percent increase from 2012. Gregoire shows an 11 percent increase, and the Lower Townsite reports a 12 percent increase from 2012.

Table 3.2 Permanent and Shadow Population in the Urban Service Area, 2012 and 2015

AREA	2012 TOTAL	2015			
		Permanent Population	Residential Shadow ¹¹ Population	Total	% Increase/ Decrease
Abasand Heights	5,098	4,752	141	4,893	-4.0%
Beacon Hill	2,163	2,144	63	2,207	2.0%
Gregoire	3,806	4,198	28	4,226	11.0%
Lower Townsite	10,446	11,113	590	11,703	12.0%
Thickwood Heights	16,731	17,089	211	17,300	3.4%
Timberlea	32,008	36,008	943	36,951	15.4%
Parsons Creek	0	2,444	37	2,481	--
Waterways	712	634	33	667	-6.3%
Sub-Total	70,964	78,382	2,046	80,428	13.3%
Non-Residential Shadow Population ¹²	1,980	-	-	2,296	16.0%
Total Population	72,944	-	-	82,724	13.4%

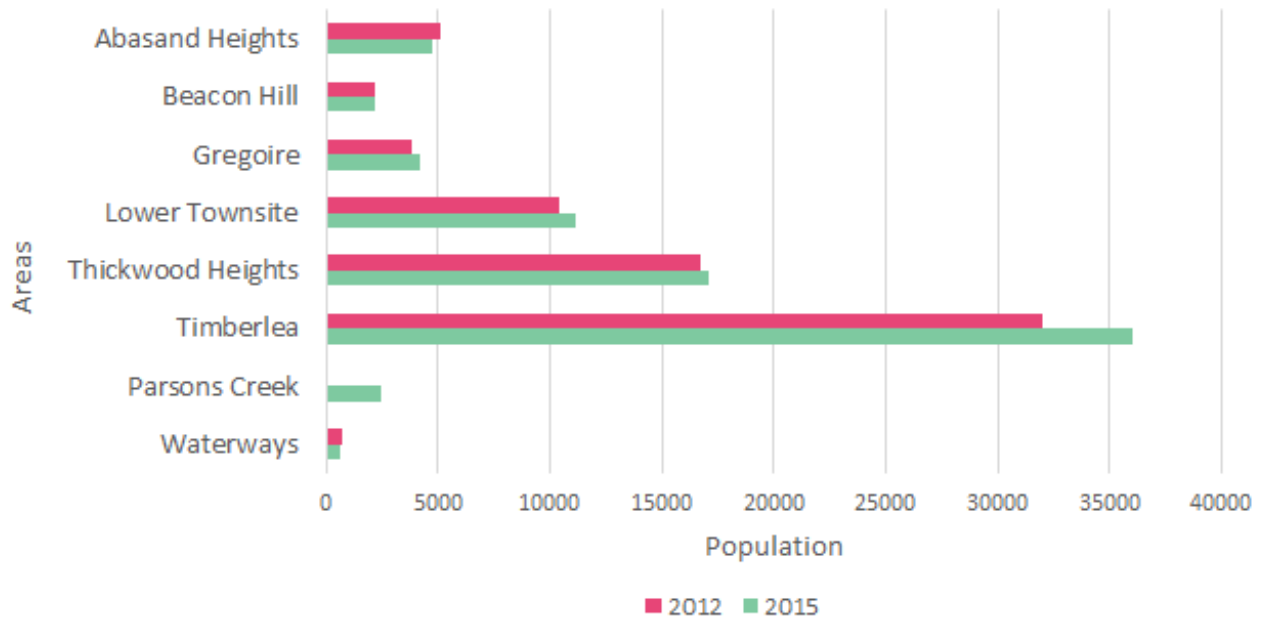
11 The residential shadow population refers to the population living in traditional residential areas.

12 The non-residential shadow population refers to those individuals living in hotels, motels, campgrounds, shelters and other public facilities in the USA.



Abasand Heights and Waterways experienced a decrease in population, which could be attributed to population migration to other neighborhoods with new development. Figure 3.1 shows that Timberlea was the most populated area in 2012 and continues to be the same in 2015.

Figure 3.1 Urban Population Comparison by Area, 2012 and 2015 (Non-residential shadow population is not included)

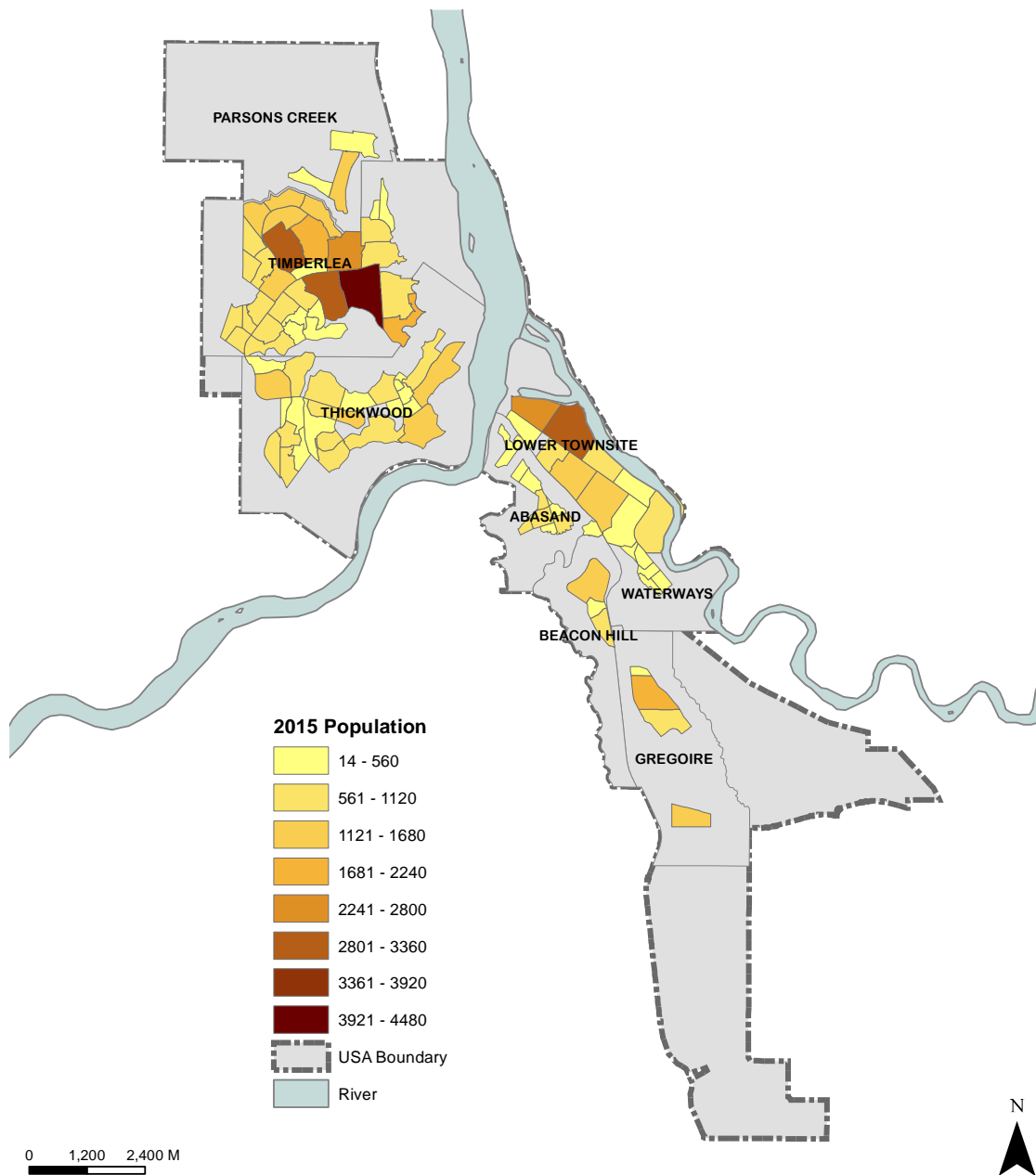


3.3 ENUMERATION AREAS

For the purposes of census interviewing, smaller areas within the Municipality may be established to collect and analyze information; these are called Enumeration Areas (EAs). Influenced by population density and geographic terrain, EAs are conveniently demarcated to facilitate effective canvassing by a census interviewer. The Municipal Census 2015 comprised 93 enumeration areas (see Map 2).

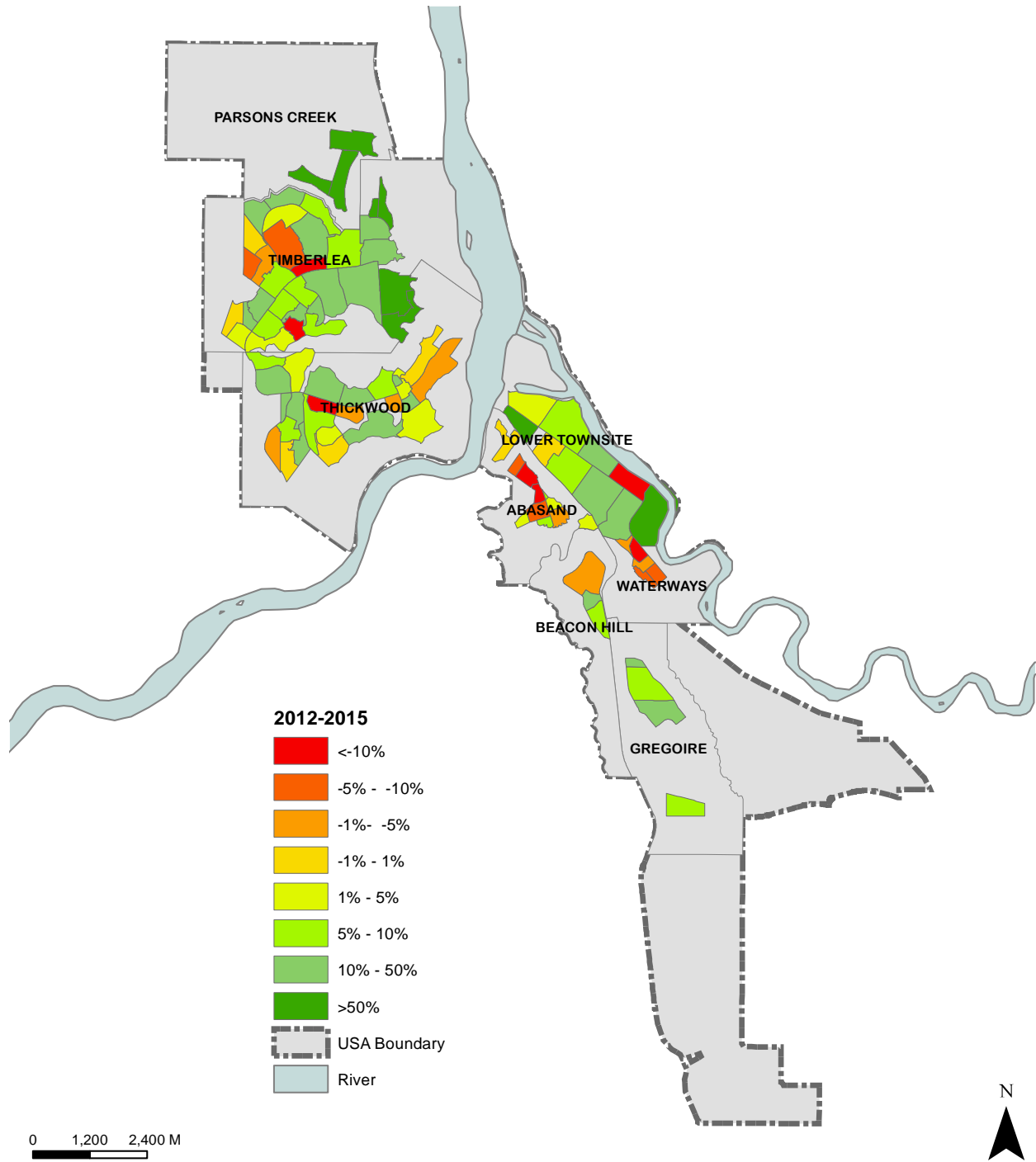
Map 1 shows the population count by area or neighbourhood. Map 2 details the population for each enumeration area. Enumeration areas in Timberlea and the Lower Townsite show the highest population counts in the range of 2,241 to 4,480 residents.

Map 2: Population Count in USA by Enumeration Area



Map 3 shows the percentage of population change by enumeration area. Development of Parsons Creek had not started when the census was conducted in 2012, so the population in 2015 shows a significant change. Enumeration areas of Stone Creek and Eagle Ridge in Timberlea also experienced population increases of more than 50 percent from 2012 to 2015. In contrast, some areas such as Waterways and north of Abasand Heights showed a decrease in population from 2012 to 2015. It is also noted that the population in one enumeration area in the center of Timberlea dropped by more than 10 percent. This is because this residential area is comprised mainly of a multi-family building which was under renovation on April 1st, and most of the units were not available for occupancy.

Map 3: 2012-2015 Population Percentage Change in the USA by Enumeration Area



3.4 AGE AND GENDER DISTRIBUTION



An age and gender population pyramid was constructed for the Urban Service Area (see Figure 3.2). The shape of the pyramid can best be described as constrictive¹³ or narrowing at the lower age cohorts. The 25 - 44 year-old cohorts are large, the 10 - 24 year-old cohorts are much smaller and the 0 - 9 year-old cohorts are growing.

The shape of the pyramid also shows that the largest age cohorts are for the 25-34 year-olds, which together represent over 25 percent of the population. The 35 - 39 and 40 - 44 year-old cohorts represent the second largest group at 19 percent of the population. Together, the 25 – 44 year-old cohorts account for over 44 percent of the population.

¹³ Constrictive population pyramids are so named because they are constricted at the bottom. There is a lower percentage of younger people. Constrictive population pyramids show declining birth rates, since each succeeding age group is getting smaller and smaller. <http://study.com/academy/lesson/population-pyramids-definition-types-stages.html>

Some other general observations about the proportion of people in various age cohorts are:

- The age cohorts from 0 - 9 indicate a recent high birth rate.
- The age cohorts from 10 - 19 suggest the birth rate was lower 10 years ago.
- The age cohorts from 25 - 64 are evident of a large economically active population, dominated by males.
- The age cohorts from 65+ suggest that individuals migrate out of the region.

According to Figure 3.2, some differences since the Municipal Census 2012 are:

- The predominant age cohort was the 25-29 year-old in 2012. In 2015, it is the 30-34 year-old and is dominated by males.
- The age cohorts from 0-14 have increased noticeably as a share of the total population.
- Seniors (age cohorts 65+), increased marginally.

The age and gender population pyramids for each area are located in Figures 3.3a to 3.3h and show a pattern almost identical to the profile for the Urban Service Area. Some areas such as Gregoire, Beacon Hill, Waterways, Abasand, and Thickwood Heights show a larger proportion of the older workforce (50-59 year-olds) than other areas. In the newer areas of Timberlea and Parsons Creek, the 25-39 years old age cohort is the predominant age cohort because young families are attracted to these areas.

Figure 3.2 Age and Gender Population Pyramid for the Urban Service Area, 2012 and 2015

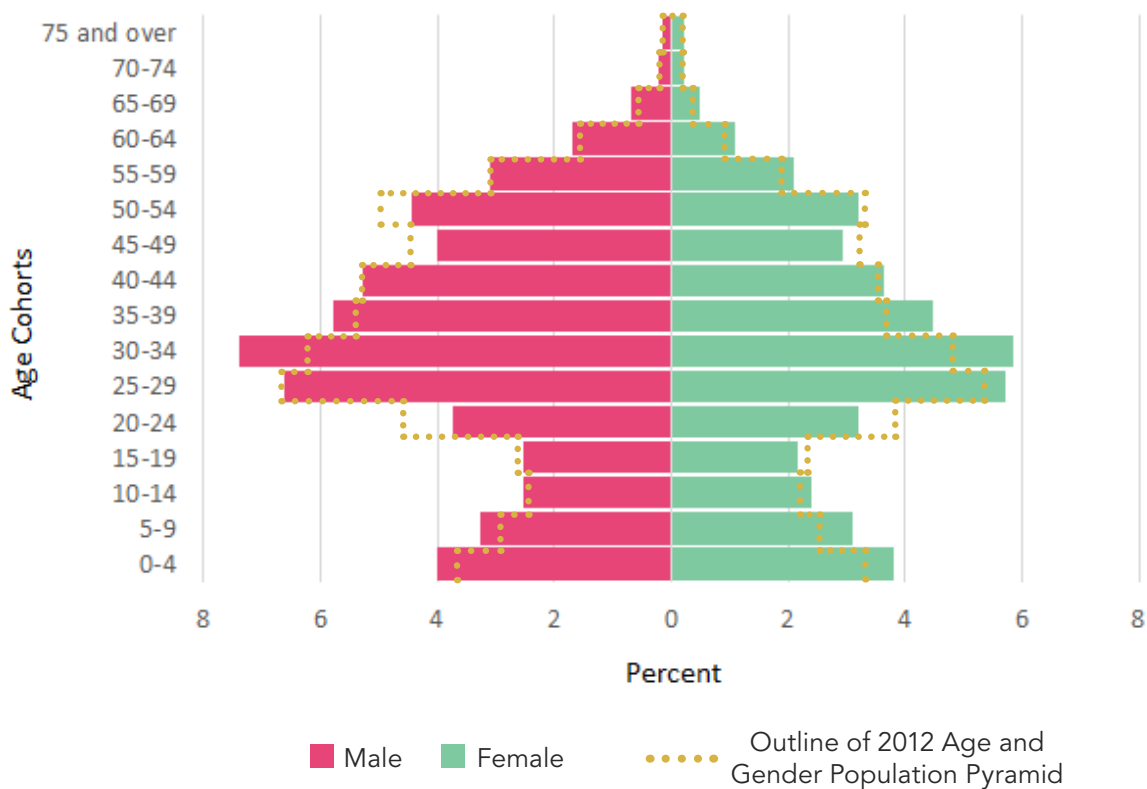


Figure 3.3a Age and Gender Population Pyramid for Gregoire, 2015

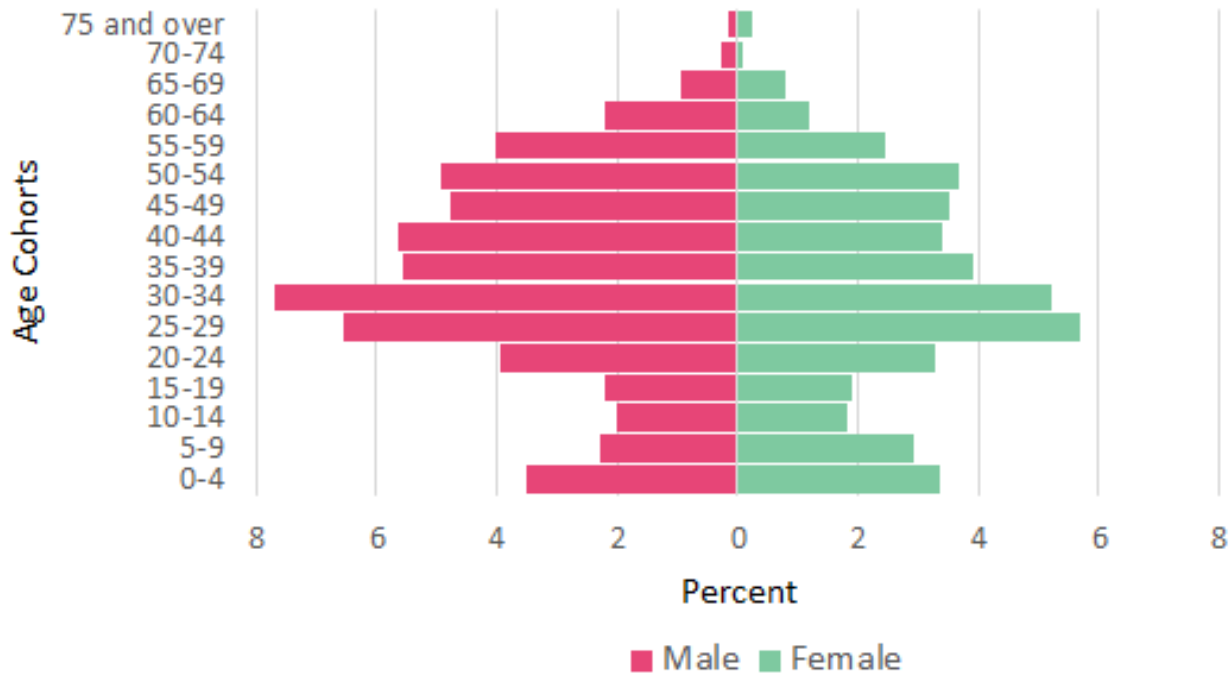


Figure 3.3b Age and Gender Population Pyramid for Beacon Hill, 2015

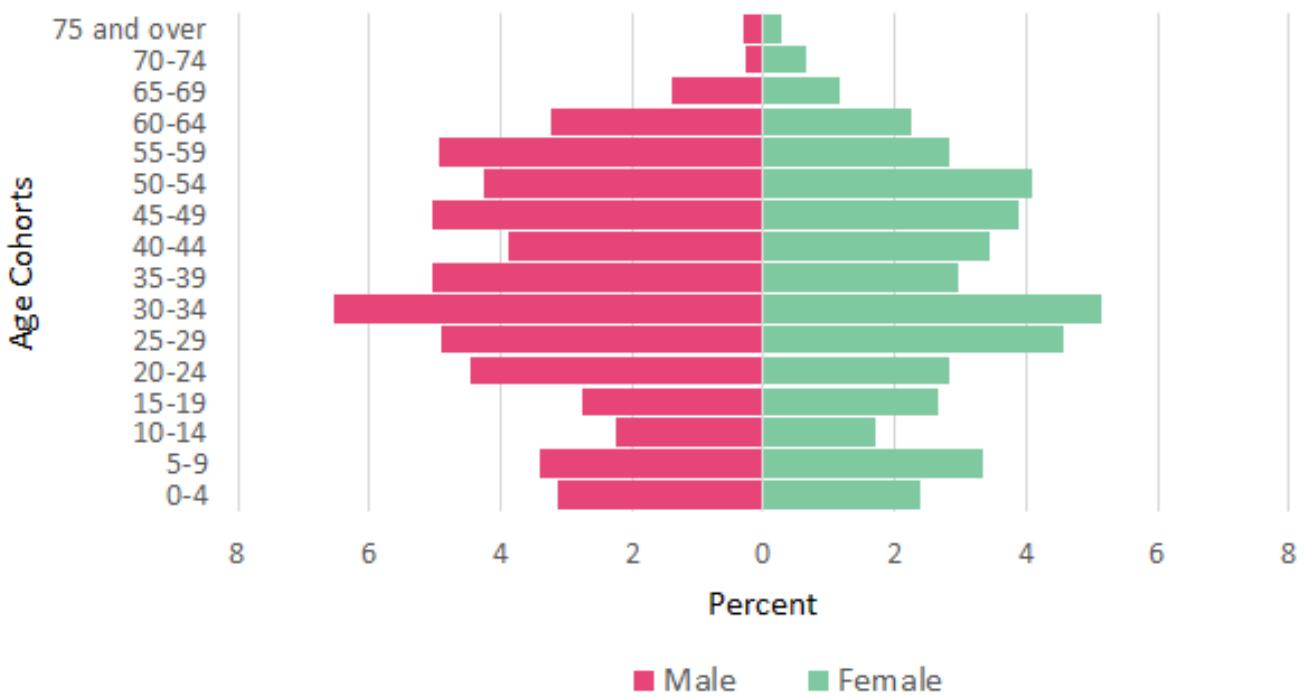


Figure 3.3c Age and Gender Population Pyramid for Waterways, 2015

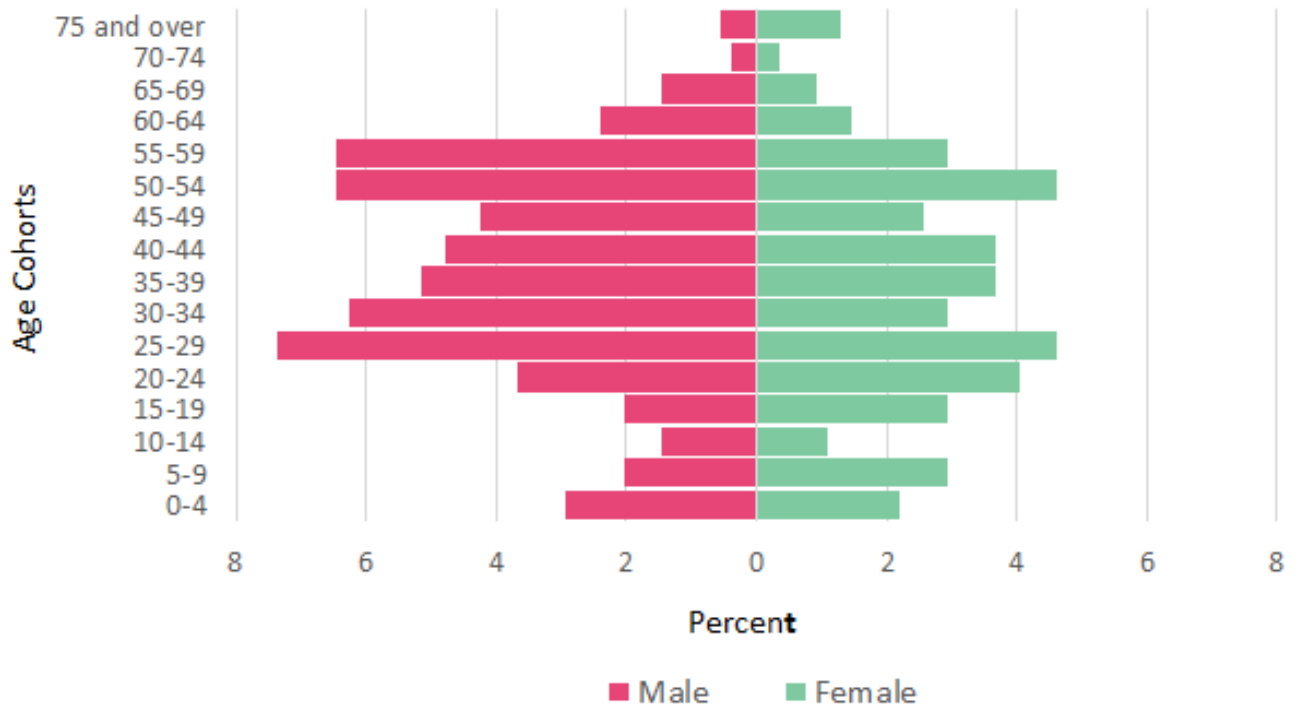


Figure 3.3d Age and Gender Population Pyramid for the Lower Townsite, 2015

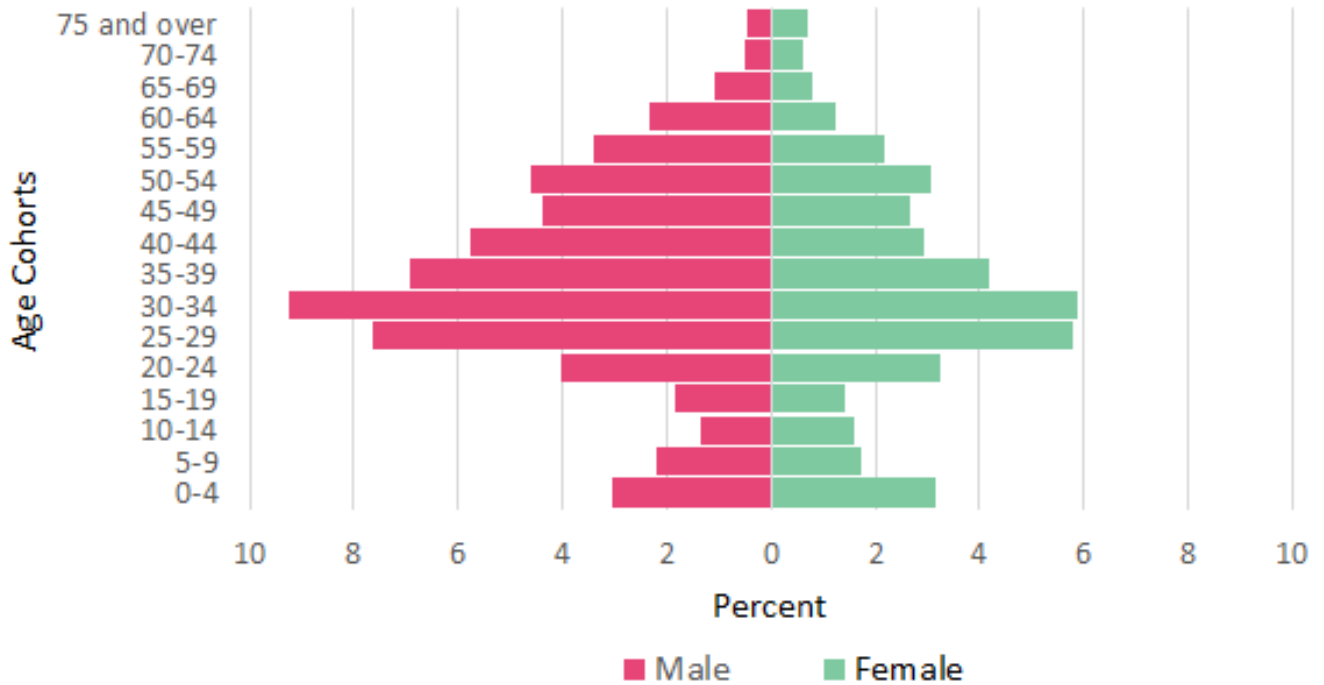


Figure 3.3e Age and Gender Population Pyramid for Abasand Heights, 2015

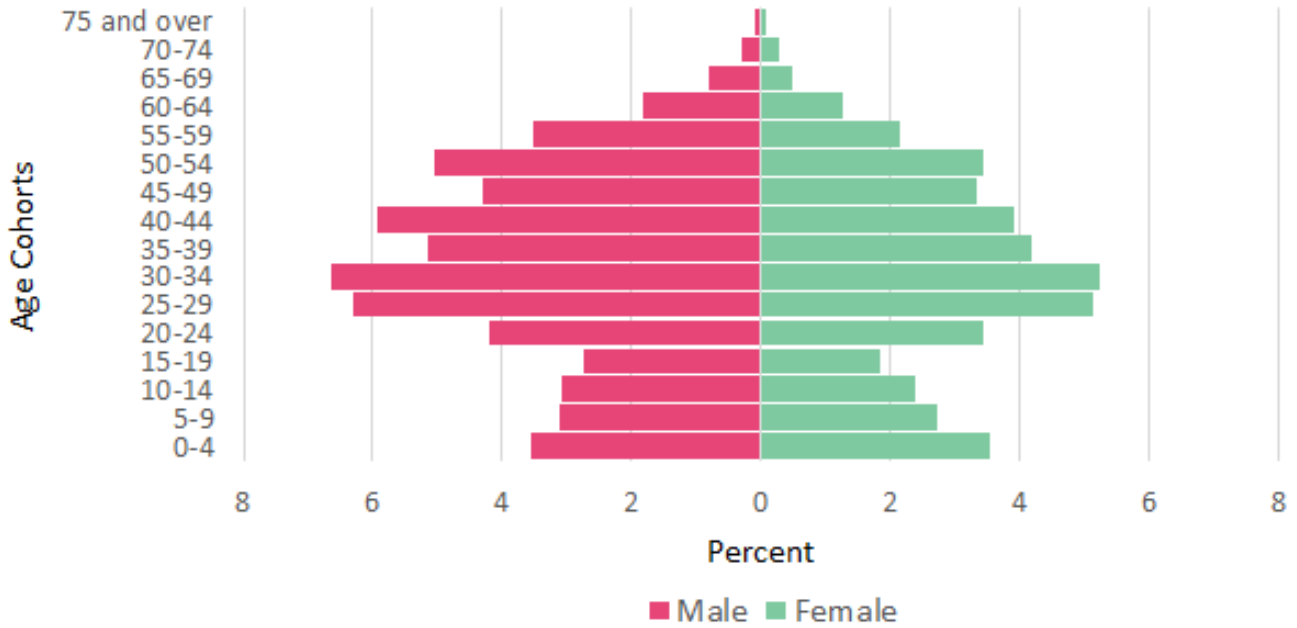


Figure 3.3f Age and Gender Population Pyramid for Thickwood Heights, 2015

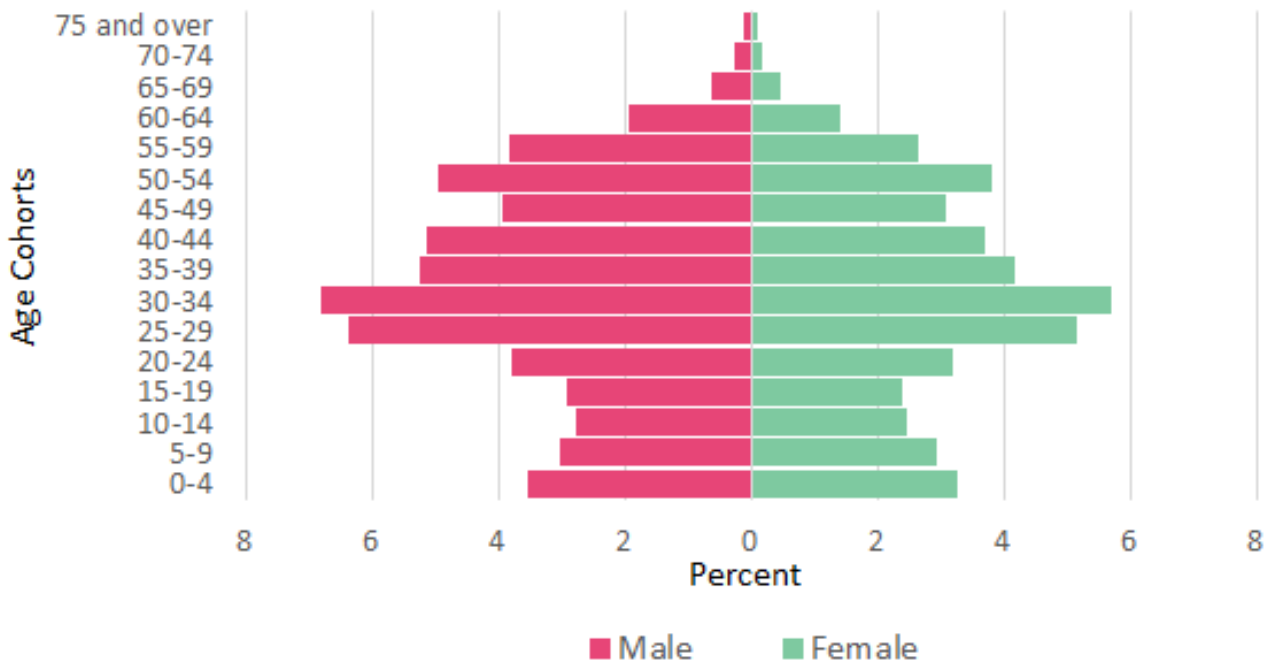


Figure 3.3g Age and Gender Population Pyramid for Parson Creek, 2015

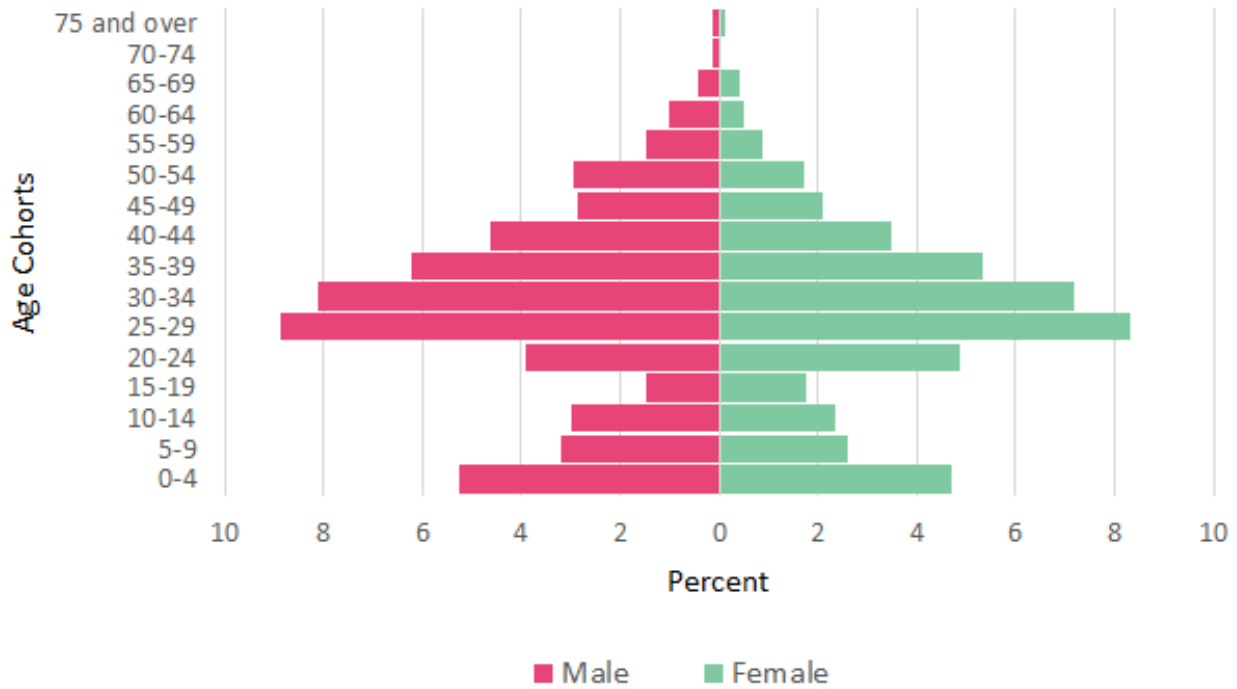


Figure 3.3h Age and Gender Population Pyramid for Timberlea, 2015

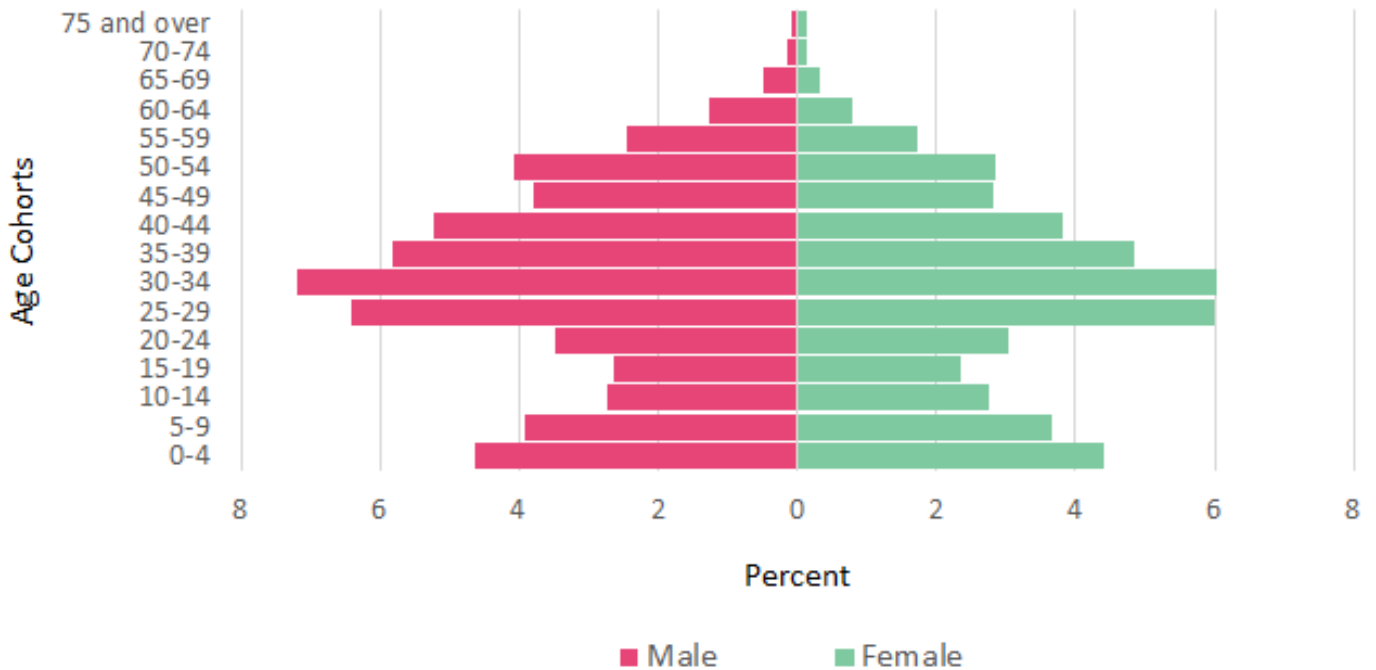


Table 3.3 outlines the male to female population percentages from 2000 to 2015, for areas in the Urban Service Area. Overall, there are more males (55.5 percent) than females (44.5 percent) in the population. The higher proportion of males can be attributed to the high immigration of male workers in resource-based industries. The historical data shows growth in the male population and a decline in the female population between 2000 and 2008. From 2008 to 2012, the gender split in the population remained fairly consistent. In 2015, the gender split became more balanced at 55.5 percent males and 44.5 percent females.

The largest difference between genders in 2012 was found in the Lower Townsite at 61.4 percent males and 38.6 percent females. This difference is less pronounced in 2015 with 58.8 percent males and 41.2 percent females.

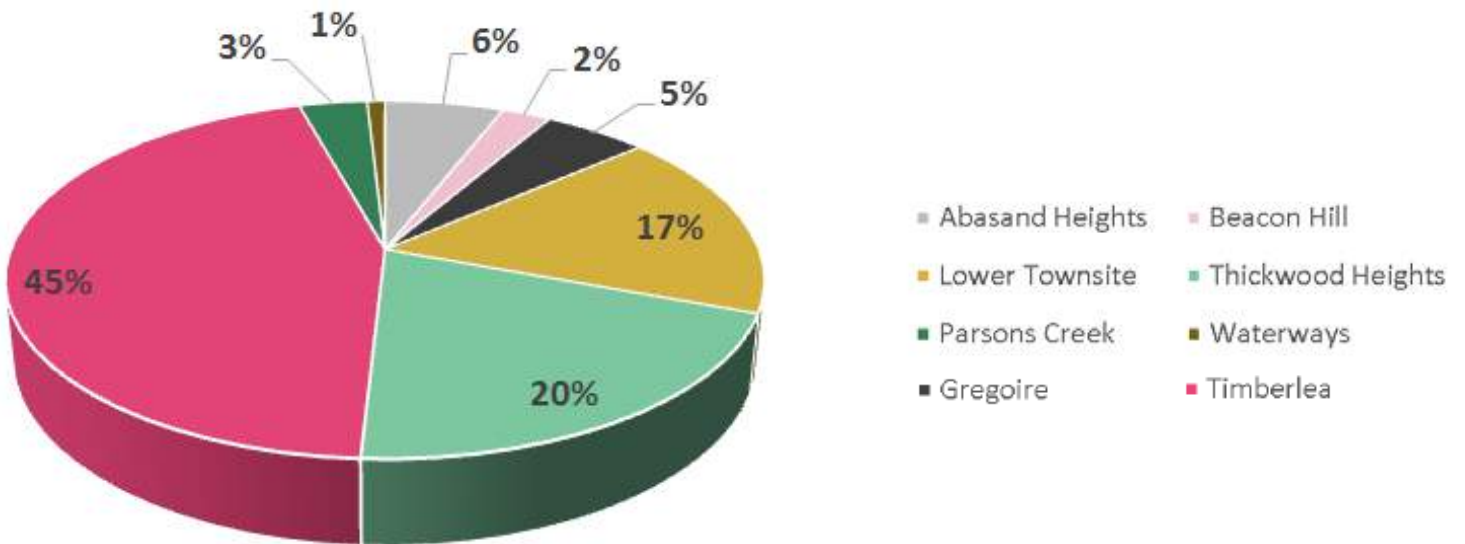
Table 3.3 Percentage of Population by Area and Gender in USA in Municipal Censuses, 2000 to 2015

AREA	2000		2002		2004		2005		2006		2008		2010		2012		2015	
	M	F	M	F	M	F	M	F	M	F	M	F	M	F	M	F	M	F
Abasand Heights	53.9	46.1	55.5	44.5	59.5	40.5	57.1	42.9	55.7	44.3	58.3	41.7	57.9	42.1	56.5	43.5	56.6	43.4
Beacon Hill	51.7	48.3	53.4	46.6	60.4	39.6	54.2	45.8	52.2	47.8	57	43	54.7	45.3	55.2	44.8	55.8	44.2
Gregoire	53.5	46.5	57.6	42.4	57.2	42.8	55.2	44.8	55	45	55.7	44.3	52.7	42.8	58.4	41.6	56.6	43.4
Lower Townsite	57.9	42.1	59.1	40.9	53.3	46.7	59.2	40.8	57.9	42.1	58.6	41.4	60.2	39.8	61.4	38.6	58.8	41.2
Thickwood Heights	51.8	48.2	52.3	47.7	54.7	54.3	55.4	44.6	55.2	44.8	57.5	42.5	56.5	43.5	57.1	42.9	55.2	44.8
Timberlea	51.8	48.2	52.1	47.9	53.8	46.2	53.9	46.1	53.7	46.3	55.5	44.5	56.4	43.6	55.7	44.3	54.4	45.6
Parsons Creek	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53.6	46.4
Waterways	56.7	43.3	59	41	59.1	40.9	60.9	39.1	60.5	39.5	57.3	42.7	55.4	44.6	58.9	41.1	57.6	42.4
Total Average	53.6	46.4	54.5	45.5	56.8	43.2	55.8	44.2	55.2	44.8	56.8	43.2	57.1	42.9	57.0	43.0	55.5	44.5

3.5 HOUSING

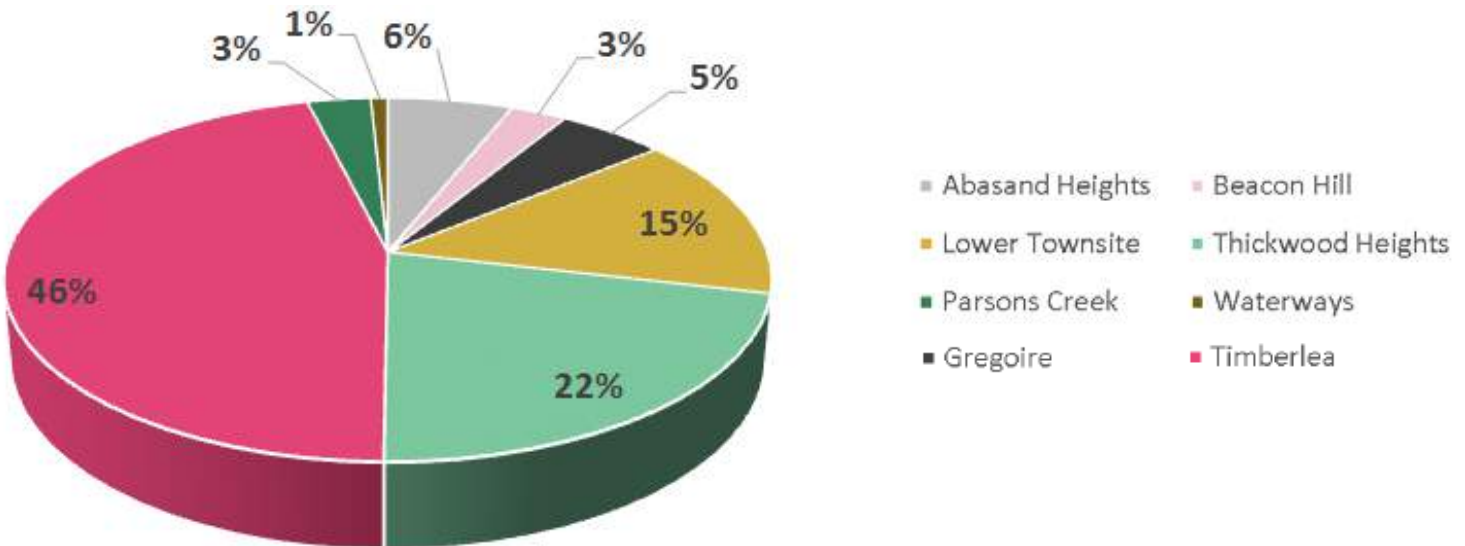
The following section provides an analysis of data collected during the Municipal Census 2015 by household and dwelling types within the USA. The total dwelling count is 29,567. Figures 3.4 and Figure 3.5 show the distribution rates of dwelling counts and population counts by area. Figure 3.4 shows that Timberlea represents 45 percent of the dwellings in the USA, followed by Thickwood Heights at 20 percent, and the Lower Townsite at 17 percent. The area with the lowest percentage of dwellings is Waterways at 1 percent.

Figure 3.4 Total Dwelling Count by Area in the USA



The total population shows similar distribution rates for each area. Figure 3.5 shows that 46 percent of the population lives in Timberlea, 22 percent in Thickwood Heights, and 15 percent in the Lower Townsite.

Figure 3.5 Total Population Count by Area in the Urban Service Area



3.5.1 DWELLING TYPE

Table 3.4 shows the percentage of dwelling types for each area in the USA. Overall, single family housing is the most common dwelling type at 45 percent and duplexes and secondary suites are the least popular at 6 percent each.

Beacon Hill has the highest concentration of single-detached dwellings at 72 percent, followed by Thickwood Heights at 61 percent. Manufactured home dominate all dwelling types in Gregoire at 76 percent while apartments and condos represent 67 percent of dwelling types in the Lower Townsite. The area reporting the highest percent of secondary suites is Parsons Creek with 28 percent of the reported dwellings.

Table 3.4 Number of Dwellings by Dwelling Type

AREA	TOTAL DWELLINGS	APT	MF	DUP	SF	TWN	BSMT
Abasand Heights	1559	262	1	296	601	360	39
	100%	17%	0%	19%	39%	23%	3%
Beacon Hill	607	2	11	28	438	108	20
	100%	0%	2%	5%	72%	18%	3%
Gregoire	1377	122	1049	13	92	92	9
	100%	9%	76%	1%	7%	7%	1%
Lower Townsite	3586	2402	2	126	727	291	38
	100%	67%	0%	4%	20%	8%	1%
Thickwood Heights	5216	798	53	474	3174	578	139
	100%	15%	1%	9%	61%	11%	3%
Parsons Creek	817	1	1	160	417	7	231
	100%	0%	0%	20%	51%	1%	28%
Timberlea	10900	2082	1263	416	5274	919	946
	100%	19%	12%	4%	48%	8%	9%
Waterways	196	0	72	1	112	4	7
	100%	0%	37%	1%	57%	2%	4%
Total	24,258	5669	2452	1514	10835	2359	1429
	100%	23%	10%	6%	45%	10%	6%

Note: *From the total of 29,567 urban dwellings, 24,258 were reported to dwelling type (question 7), while 5,309 dwellings were not reported to dwelling type in census 2015.

**Dwelling types: APT - Apartment/condo, MF - Manufactured /mobile home, DUP - Semi-detached/duplex, SF - Single-detached dwelling/single family dwelling, TWN - Town/row house, BSMT - Basement and secondary suite.

Table 3.5 shows the population by dwelling type in the Urban Service Area. Overall, 46 percent of the population lives in single-detached housing followed by apartments and condo at 16 percent.

The highest proportions of each dwelling type and their locations are shown in Table 3.5:

- 48 percent of the population in the Lower Townsite live in apartments and condos;
- 72 percent of the population in Gregoire live in manufactured housing;
- 19 percent of the population in Parsons Creek live in duplexes;
- 63 percent of the population in Beacon Hill live in single-detached housing;
- 22 percent of the population in Abasand Heights live in townhouses, and;
- 15 percent of the population in Parsons Creek live in basement/secondary suites.

Table 3.5 Population by Dwelling Type by Area

AREA	TOTAL POPULATION	APT	MF	DUP	SF	TWN	BSMT	NO RESPONSE
Abasand Heights	4,893	717	4	869	1,883	1,076	66	278
	100%	15%	0%	18%	38%	22%	1%	6%
Beacon Hill	2,207	5	29	101	1,386	353	49	284
	100%	0%	1%	5%	63%	16%	2%	13%
Gregoire	4,226	260	3,040	36	311	227	20	332
	100%	6%	72%	1%	7%	5%	0%	8%
Lower Townsite	11,703	5,592	5	512	2,657	816	95	2,026
	100%	48%	0%	4%	23%	7%	1%	17%
Parsons Creek	2,481	2	5	475	1,461	27	371	140
	100%	0%	0%	19%	59%	1%	15%	6%
Thickwood Heights	17,300	1,992	141	1,476	10,409	1,682	294	1,306
	100%	12%	1%	9%	60%	10%	2%	8%
Timberlea	36,951	4,483	3,549	1,407	18,819	2,998	1,594	4,101
	100%	12%	10%	4%	51%	8%	4%	11%
Waterways	667	-	183	4	359	12	16	93
	100%	0%	27%	1%	54%	2%	2%	14%
Total	80,428	13,051	6,956	4,880	37,285	7,191	2,505	8,560
	100%	16%	9%	6%	46%	9%	3%	11%

Note: *Results are based on response percentage as shown in section 1.3 Questionnaire, Q1 and Q7. Only responses from residents that answered both questions are included in this table.

**Dwelling types: APT - Apartment/condo, MF - Manufactured/mobile home, DUP - Semi-detached/duplex, SF - Single-detached dwelling/single family dwelling, TWN - Town/row house, BSMT - Basement and secondary suite.

3.5.2 HOUSING TENURE

Table 3.6 shows tenure by dwelling type and tenure by area. In general, there is higher number and percentage of homeownership compared to rental housing in the USA - 61 percent versus 39 percent. Tenure is related to the dwelling type. Ownership is the dominant form of tenure in manufactured, duplex and single-detached housing. Rental is dominant in apartments and secondary suites.

In most areas, the share of homeownership is much higher than rental housing. The one exception is in the Lower Townsite, where 69 percent of the dwellings are rentals. Beacon Hill has the highest percentage of homeownership at 81 percent, followed by Gregoire at 73 percent and Parsons Creek and Thickwood Heights at 68 percent.

Table 3.6 Tenure by Dwelling Type by Area

AREA	TOTAL		TOTAL # OF DWELLINGS	APT		MF		DUP		SF		TWN		BSMT	
	Owned	Rent		Owned	Rent	Owned	Rent	Owned	Rent	Owned	Rent	Owned	Rent	Owned	Rent
Abasand Heights	825	486	1,311	45	184	0	0	218	42	421	72	140	163	1	25
	63%	37%	100%	3%	14%	0%	0%	17%	3%	32%	5%	11%	12%	0%	2%
Beacon Hill	443	103	546	2	0	10	1	19	4	365	41	46	46	1	11
	81%	19%	100%	0%	0%	2%	0%	3%	1%	67%	8%	8%	8%	0%	2%
Gregoire	905	342	1,247	35	81	761	174	5	8	69	17	34	54	1	8
	73%	27%	100%	3%	6%	61%	14%	0%	1%	6%	1%	3%	4%	0%	1%
Lower Townsite	1,017	2,262	3,279	332	1,894	0	0	65	49	503	150	111	146	6	23
	31%	69%	100%	10%	58%	0%	0%	2%	1%	15%	5%	3%	4%	0%	1%
Parsons Creek	429	201	630	1	0	0	0	114	16	307	21	4	2	3	162
	68%	32%	100%	0%	0%	0%	0%	18%	3%	49%	3%	1%	0%	0%	26%
Thickwood Heights	3,025	1,456	4,481	104	616	29	15	274	145	2,351	372	244	229	23	79
	68%	32%	100%	2%	14%	1%	0%	6%	3%	52%	8%	5%	5%	1%	2%
Timberlea	5,730	3,144	8,874	520	1,418	921	153	235	104	3,639	581	355	367	60	521
	65%	35%	100%	6%	16%	10%	2%	3%	1%	41%	7%	4%	4%	1%	6%
Waterways	128	55	183	0	0	46	22	0	1	81	25	1	3	0	4
	70%	30%	100%	0%	0%	25%	12%	0%	1%	44%	14%	1%	2%	0%	2%
Total	12,502	8,049	20,551	1,039	4,193	1,767	365	930	369	7,736	1,279	935	1,010	95	833
	61%	39%	100%	5%	20%	9%	2%	5%	2%	38%	6%	5%	5%	0%	4%

Note: Results based on response percentage as shown in section 1.3 Questionnaire, Q6 and Q7. Only responses from residents that answered both questions are included in this table.

3.5.3 VACANT DWELLINGS

The total number of vacant dwellings in the USA is 2,196, which represents an overall vacancy rate of 7.4 percent.

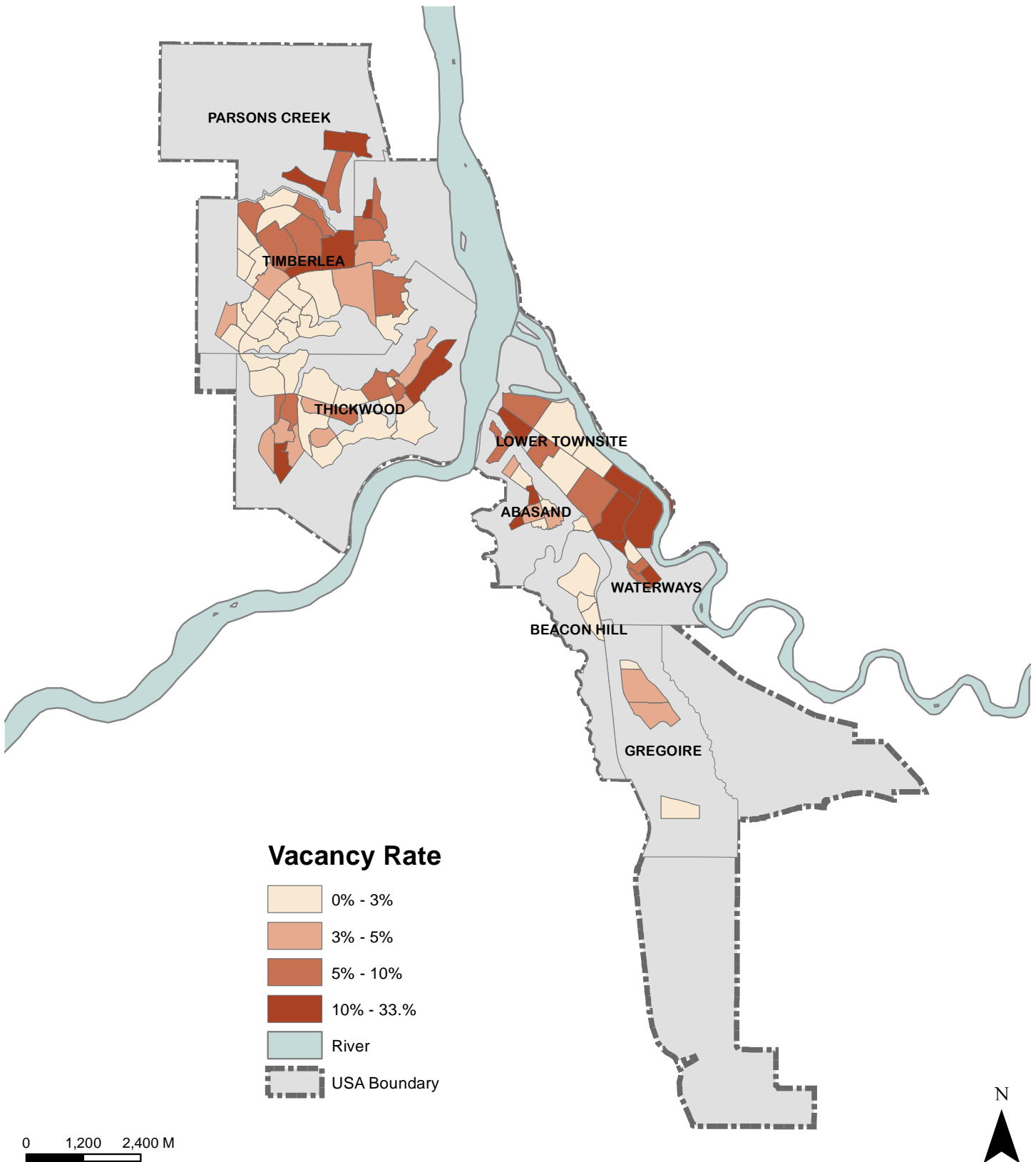
Table 3.7 shows the vacancy rate by area. While the highest number of vacant dwellings is reported in Timberlea, the area with the highest vacancy rate is Parsons Creek at 15.5 percent. Parsons Creek is a new community under development with many properties for sale, which is likely the reason for the high vacancy rate. The Lower Townsite has the second highest vacancy rate at 12.6 percent, consisting mainly of apartments and condos occupied by renters. The total number of occupied dwellings in the USA was 27,371. The area with the least reported vacant dwellings is Beacon Hill, with only 10 vacant dwellings and the lowest vacancy rate at 1.4 percent. The tenure and dwelling type may have some influence on vacancy rates in the downtown area.

Table 3.7 Vacancy Rate by Area in the USA

AREA	TOTAL # OF VACANT DWELLINGS	TOTAL # OF OCCUPIED DWELLINGS	TOTAL DWELLINGS	VACANCY RATE
Abasand Heights	98	1,660	1,758	5.6%
Beacon Hill	10	718	728	1.4%
Gregoire	47	1,496	1,543	3.1%
Lower Townsite	635	4,401	5,036	12.6%
Parsons Creek	156	851	1,007	15.5%
Thickwood Heights	337	5,636	5,973	5.6%
Timberlea	883	12,375	13,258	6.7%
Waterways	30	234	264	11.4%
Total	2,196	27,371	29,567	7.4%

There is a high number of vacant dwellings spread across the USA, Map 4 shows the vacancy rate by enumeration area. In the Municipality, a vacancy rate of between three and five percent is considered to indicate a balanced market while vacancies over five percent begin to impose "hardship" on landlords. While there are a number of enumeration areas where a zero and three percent rate was recorded, most areas have a rate of between three and ten percent. Some enumeration areas in Timberlea, Thickwood Heights, the Lower Townsite and Parsons Creek reported vacancy rates of between ten and thirty-three percent, which is extremely high.

Map 4: 2015 Vacancy Rate by Enumeration Area in the USA



3.5.4 AVERAGE NUMBER OF PEOPLE BY DWELLING TYPE

Table 3.8 highlights the overall average of 2.99 people per dwelling in the USA. Beacon Hill shows the highest number of persons per household at 3.17. The average number of people per household for each area in the USA is influenced by the number and type of dwelling units. Table 3.8 also presents the average number of people per dwelling by dwelling type. The largest average household size recorded was for single-detached housing at 3.45 people and the lowest average was for secondary suites at 2.07 people per dwelling.

Table 3.8 Average Number of People per Dwelling by Dwelling Type by Area in the USA

AREA	APT	MF	DUP	SF	TWN	BSMT	AVERAGE # OF PEOPLE
Abasand Heights	2.74	4.00	2.94	3.16	2.99	2.13	2.99
Beacon Hill	2.50	2.64	3.61	3.16	3.27	2.45	3.17
Gregoire	2.13	2.90	2.77	3.38	2.47	2.22	2.83
Lower Townsite	2.33	2.50	4.06	3.66	2.80	2.64	2.70
Parsons Creek	2.00	5.00	2.97	3.50	3.86	1.81	2.96
Thickwood Heights	2.50	2.66	3.11	3.28	2.91	2.35	3.08
Timberlea	2.15	2.81	3.38	3.58	3.26	2.06	3.06
Waterways	-	2.54	4.00	3.21	3.00	2.29	2.93
Average By Dwelling Type	2.30	2.84	3.22	3.45	3.05	2.07	--
Total Average Number of People per Dwelling Unit in the USA							2.99

Note: Dwelling types: APT - Apartment/condo, MF - Manufactured/mobile home, DUP - Semi-detached/duplex, SF - Single-detached dwelling/single family dwelling, TWN - Town/row house, BSMT - Basement and secondary suite.



*Rural
Communities*



4.1 INTRODUCTION

The Municipality includes nine rural communities from Conklin in the south to Fort Fitzgerald located in the far northwestern part of the Municipality. While the nine rural communities comprise only 3.2 percent of the Municipality's population, they are spread out across the region, each with its own history, unique identity and cultural mosaic.

In addition to the rural communities, there are some stand-alone residences and First Nations settlements including Reserves and Métis Settlements, spread throughout the region¹⁴. The Alberta Municipal Census Manual provides municipalities in Alberta with the requirements and guidelines for conducting a municipal census. However, it does not provide municipalities with the authority to conduct a census for Métis Settlements; the Métis Settlements General Council has this authority under the Métis Settlements Act. Population estimates for some Métis Settlements and Reserves can be found on the Alberta Municipal Affairs website (Official Population for 2012) and on the Statistics Canada website (2011 Canada Census). However, a more accurate description and count of the Aboriginal population is available through the Regional Aquatics Monitoring Program (see Appendix 1) and the Métis Settlements and First Nations in Alberta: Community Profiles.

There are several situations where a rural community and Indian Reserve are located adjacent to each other. In these instances, it is important to consider the population and growth potential of the reserve and its influence over the hamlet or community during the development of planning documents.

4.2 POPULATION DISTRIBUTION

The population for the nine rural communities has declined by 3.5 percent since 2012. The shadow population experienced the largest decrease at 9 percent, while the permanent population decreased by 2.8 percent. However, in terms of overall numbers, the permanent population experienced the largest absolute population decline of 101 people, as illustrated in Table 4.1.

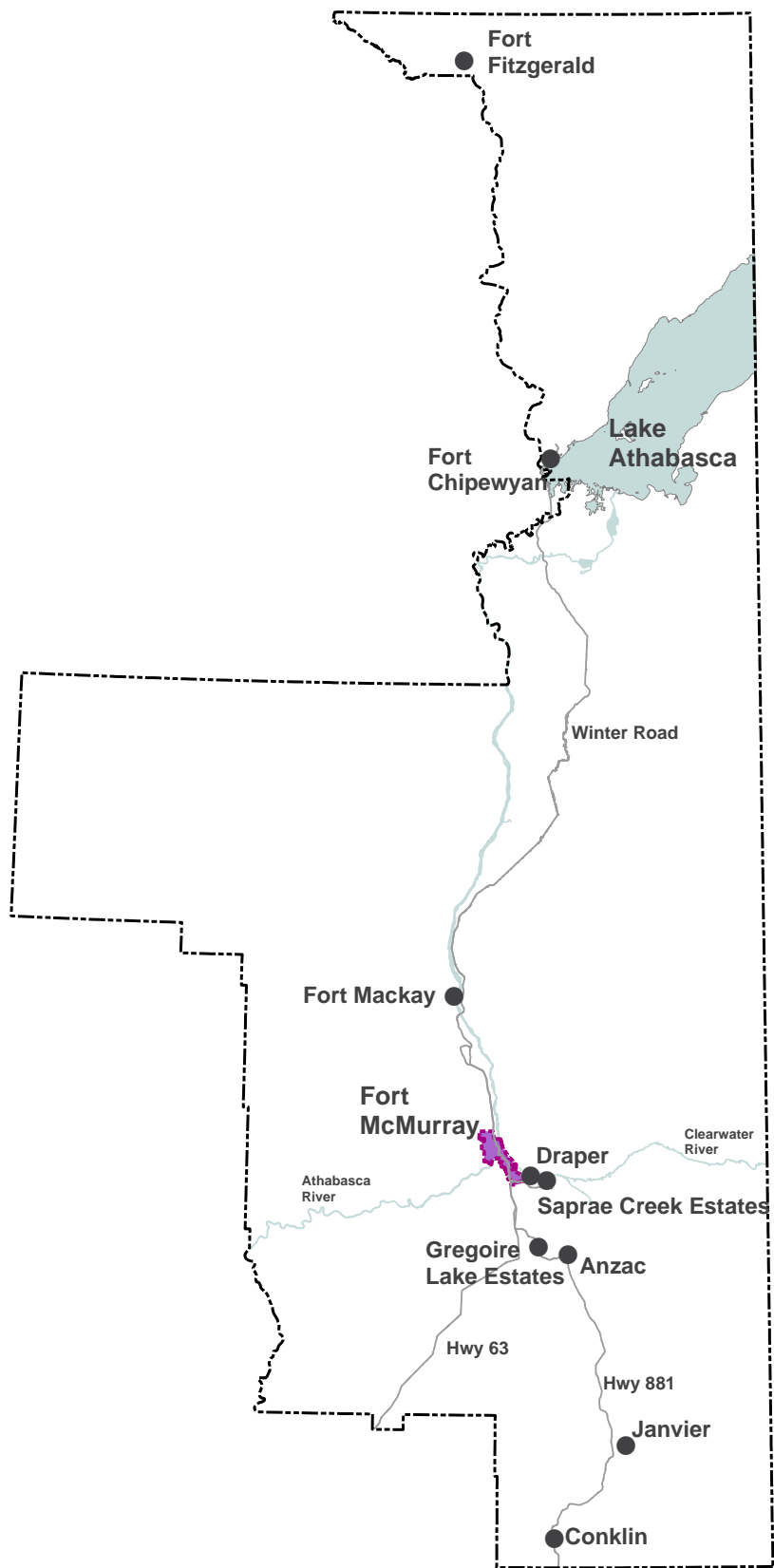
Table 4.1 Historical Population, 2012 and 2015

POPULATION	2012	2015	% CHANGE
Permanent Population	3,667	3,566	-2.8%
Shadow Population	525	478	-9.0%
Total Population	4,192	4,044	-3.5%

Map 5 shows the location of the rural communities, the total population and the total dwellings in each community. Fort Chipewyan has the highest population at 1,014 followed by Saprae Creek Estates at 977 people. Both communities also had the highest populations in the Municipal Census 2012.

¹⁴ A listing and population estimates for First Nations Reserves and Métis locals in the RMWB is located in Appendix 1

Map 5: Population Distribution and Dwelling Count in the Rural Communities, 2015

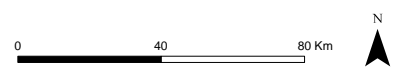


Rural Community	Total Population		Total Dwellings
Anzac	763	18.87%	289
Conklin	376	9.30%	122
Draper	215	5.32%	64
Fort Chipewyan	1,014	25.07%	392
Fort Fitzgerald	9	0.22%	2
Fort MacKay	51	1.26%	21
Gregoire Lake Estates	232	5.74%	85
Janvier	155	3.83%	68
Sapræ Creek Estates	977	24.16%	272
Non-Residential	252	6.23%	N/A
Total	4,044	100.00%	1,315

Note: Total population count includes residential shadow population.

Legend

- Rural Community
- Fort McMurray (Urban Service Area)
- ⋯ Municipal Boundary



As detailed in Table 4.2 and Map 5, the communities of Conklin, Draper and Anzac grew the most over the past 3 years. Conklin experienced the highest growth rate at 18.2 percent, but Anzac had the highest nominal growth at 49 people, even though the community only grew by 6.9 percent. Conversely, Gregoire Lake Estates experienced the largest decrease in population at -15.6 percent, followed closely by Fort MacKay at -13.6 percent and Janvier at -9.4 percent.

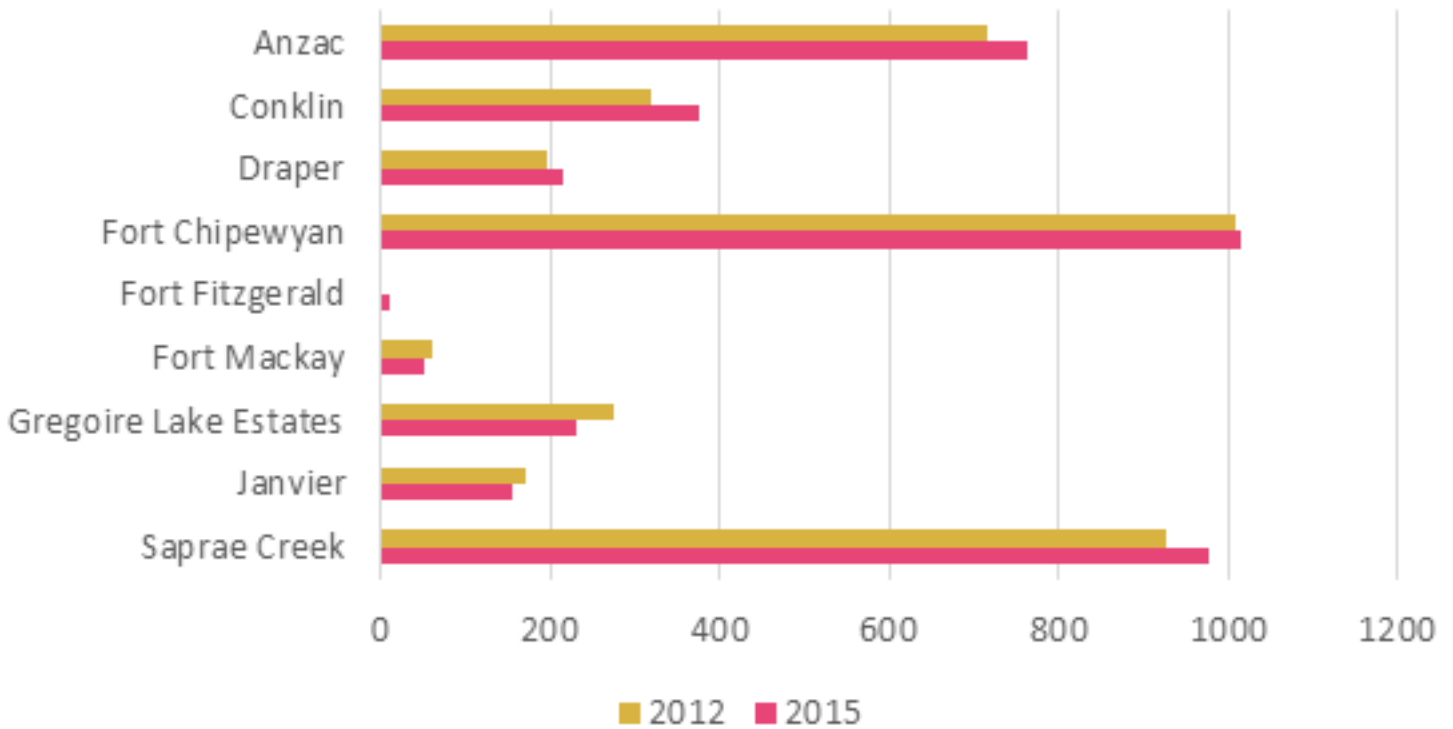
Table 4.2 Permanent and Shadow Population by Rural Community, 2012 and 2015

RURAL COMMUNITY	2012 ¹⁵ TOTAL	2015			% Increase/ Decrease
		Permanent Population	Residential Shadow Population	Total Population	
Anzac	714	606	157	763	6.9%
Conklin	318	333	43	376	18.2%
Draper	197	203	12	215	9.1%
Fort Chipewyan	1,008	1,014	0	1,014	0.6%
Fort Fitzgerald	N/A	9	0	9	N/A
Fort MacKay	59	51	0	51	-13.6%
Gregoire Lake Estates	275	226	6	232	-15.6%
Janvier	171	155	0	155	-9.4%
Saprae Creek Estates	925	969	8	977	5.6%
Sub-Total	3,667	3,566	226	3,792	3.4%
Non-Residential Shadow	525	-	-	252	-52.0%
Total Population	4,192	-	-	4,044	-3.5%

¹⁵ The permanent population counted in 2012 includes the residential shadow population

The differences between the 2015 and 2012 populations for each rural community are illustrated in Figure 4.1 below.

Figure 4.1 Rural Population Comparison by Community, 2012 and 2015 (Non-Residential Shadow Population is Not Included)

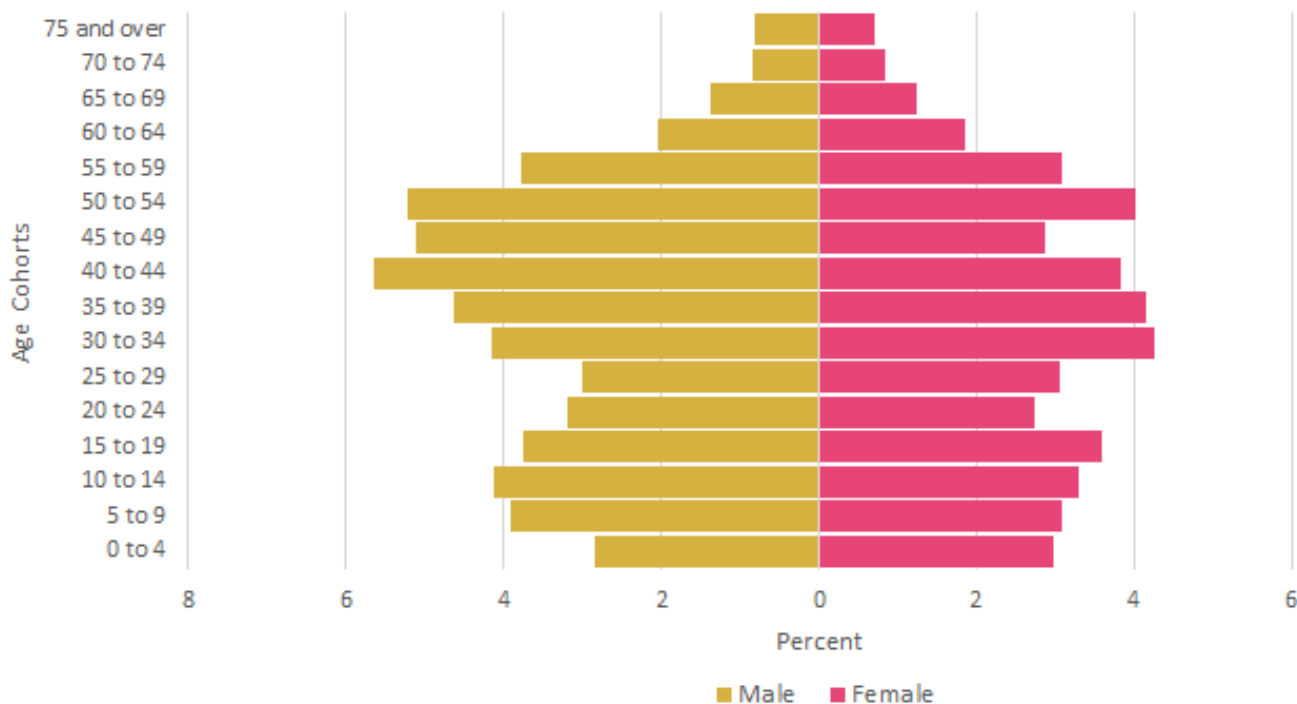


4.3 AGE AND GENDER DISTRIBUTION

An age and gender population pyramid was constructed for the rural communities (see Figure 4.2). Detailed population data by age cohort and gender for the rural communities is contained in Appendix 2. The shape of the pyramid can best be described as constrictive¹⁶ or narrowing because it has a lower percentage of younger people.

¹⁶ Constrictive population pyramids are so named because they are constricted at the bottom. There is a lower percentage of younger people. Constrictive population pyramids show declining birth rates, since each succeeding age group is getting smaller and smaller.

Figure 4.2 Age and Gender Population Pyramid for Rural Communities



Some general observations about the proportion of people in various age cohorts are:

- The age cohorts from 30 - 64 show a large economically active population in the work force
- The age cohorts 65+ suggest a relatively high mortality rate or that individuals migrate out of the region

The balance or symmetry between males and females is also very important. In the case of the rural communities, the population is asymmetrical. Overall there are more males (54.8 percent) to females (45.2 percent) in the total population. Some general observations about the gender ratio are:

- The dominance of males in the 0 - 14 year-old cohorts
- The imbalance is greatest in the 35 - 59 age cohorts. This is indicative of a male dominated migrant workforce.
- The fact that there are more males than females in the 75+ age cohort suggests some mortality or migration trends.

Age and gender population pyramids for rural communities are illustrated in Figures 4.3a – 4.3h. The population data is less reliable and informative because of the relatively small size of each community, especially Fort Fitzgerald, Draper and Fort MacKay.

Figure 4.3a Age and Gender Population Pyramid for Anzac, 2015

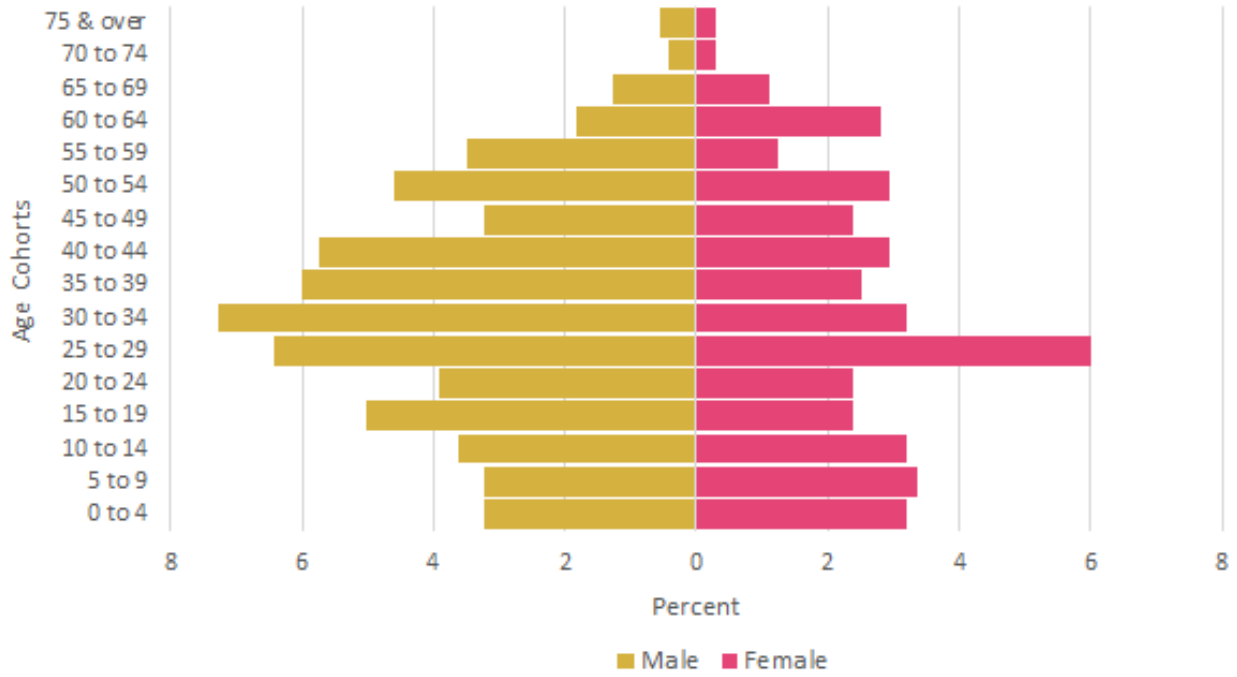


Figure 4.3b Age and Gender Population Pyramid for Conklin, 2015

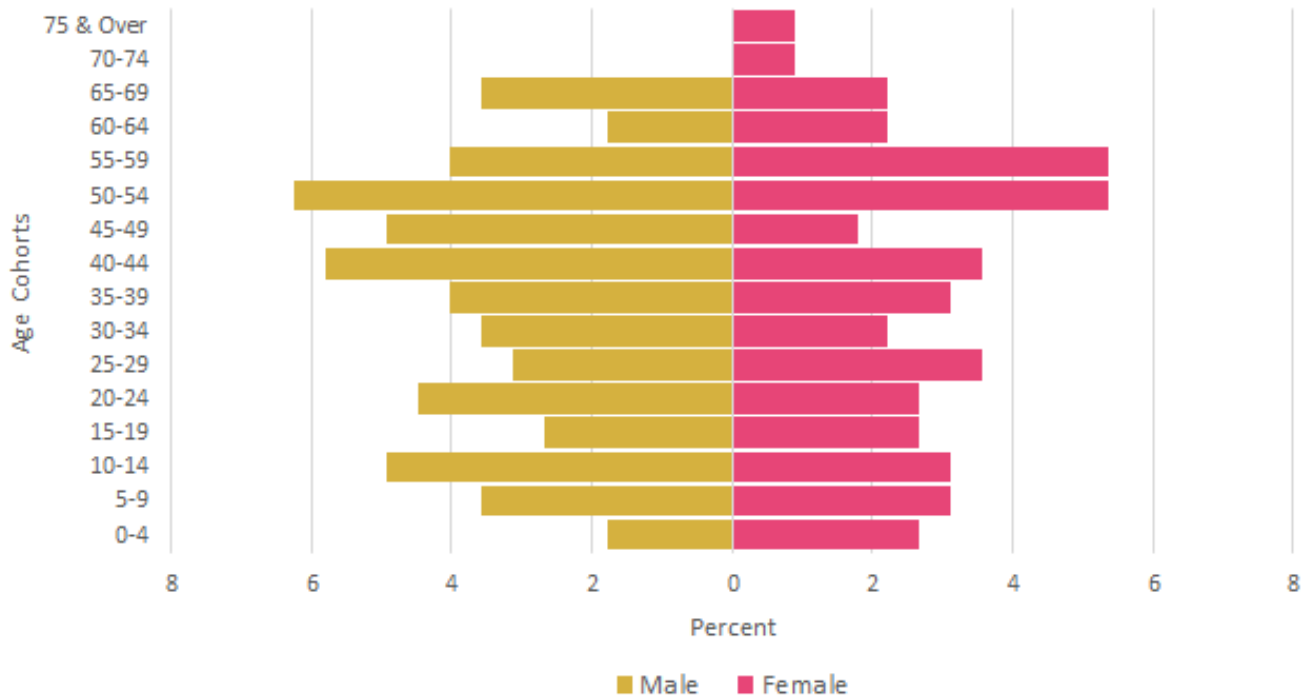


Figure 4.3c Age and Gender Population Pyramid for Draper, 2015

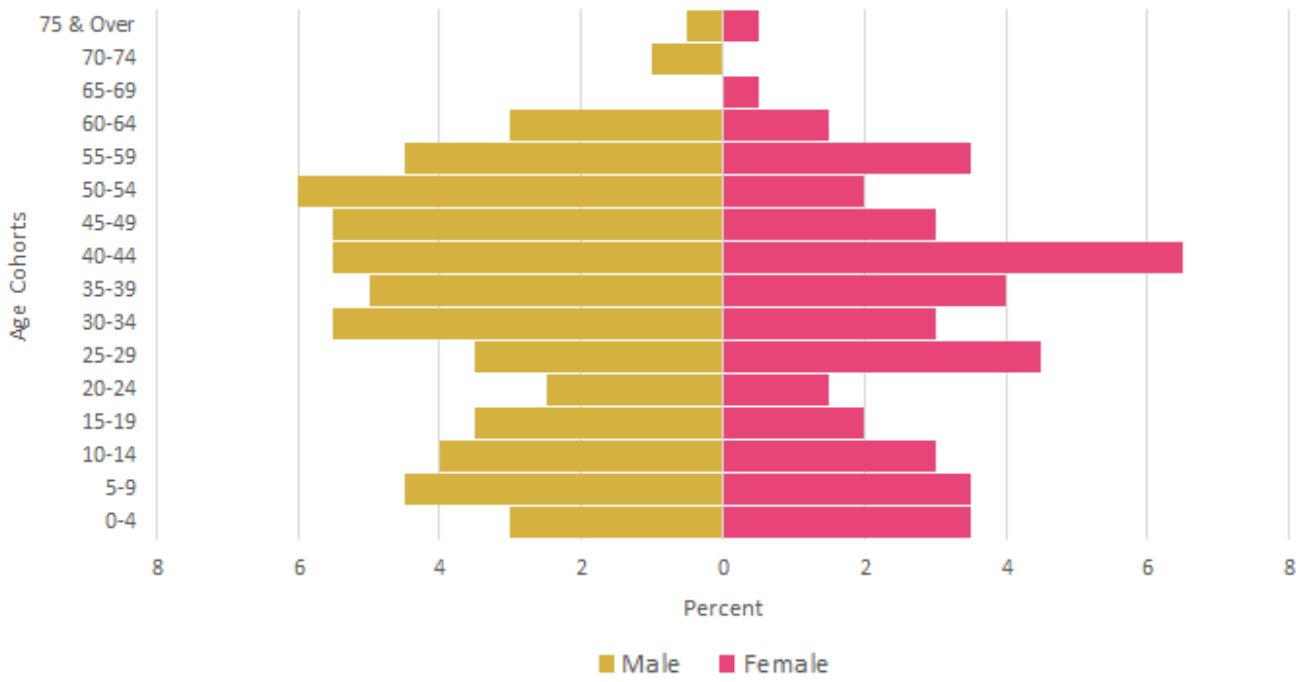


Figure 4.3d Age and Gender Population Pyramid for Fort Chipewyan, 2015

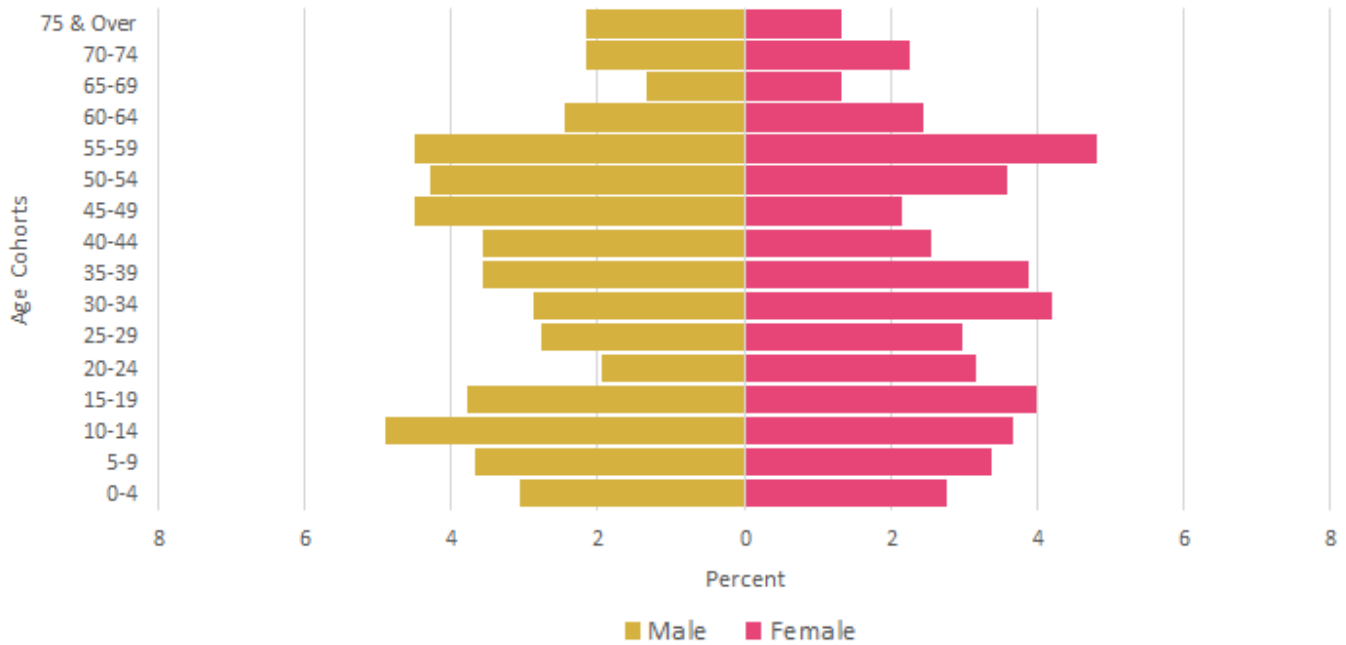


Figure 4.3e Age and Gender Population Pyramid for Fort MacKay, 2015

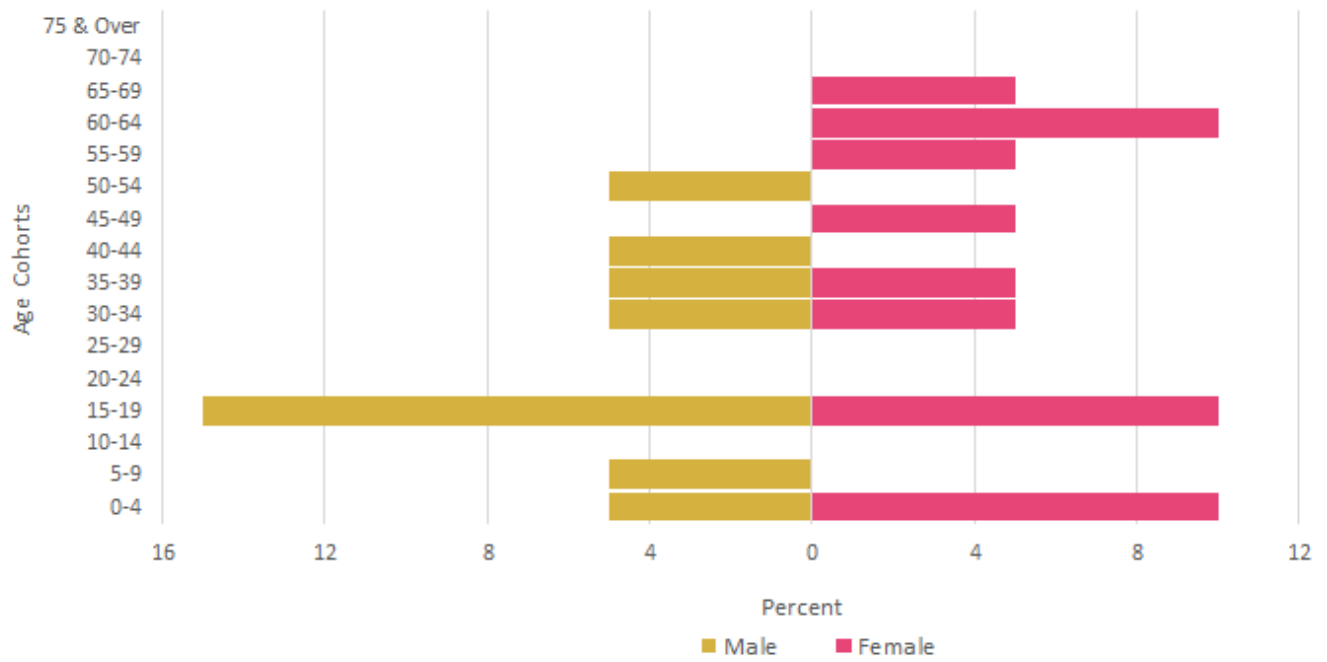


Figure 4.3f Age and Gender Population Pyramid for Gregoire Lake Estates, 2015

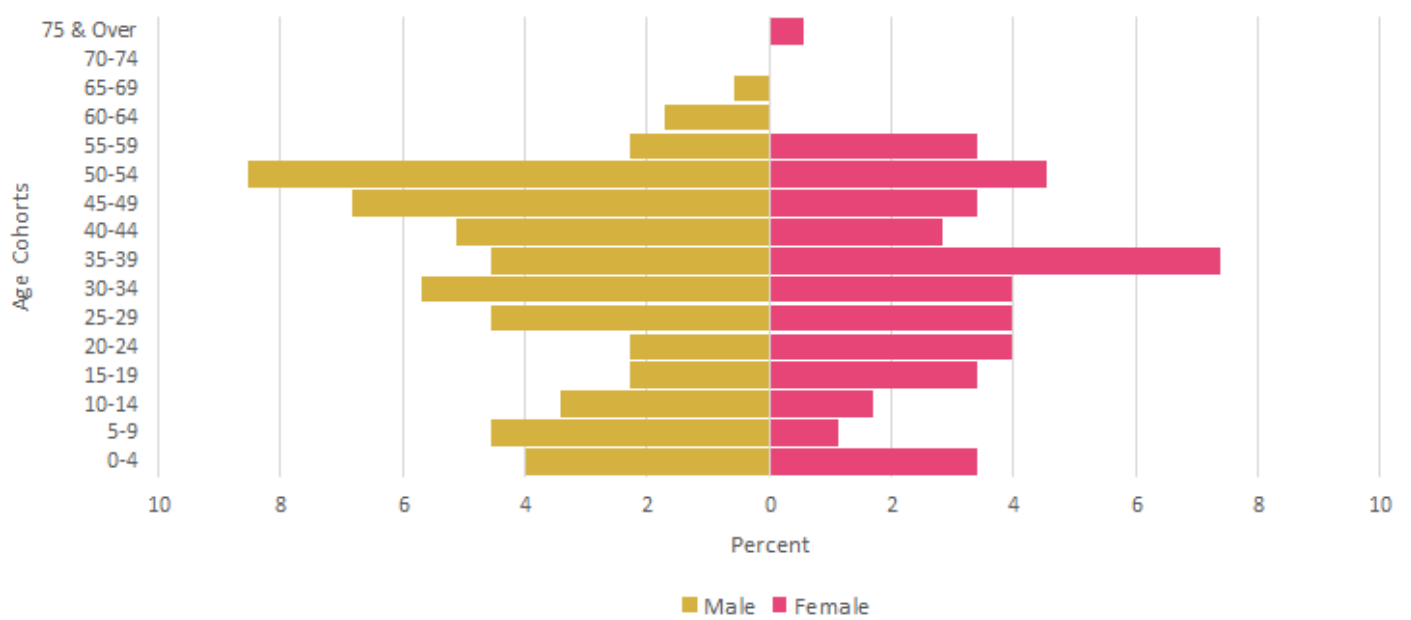


Figure 4.3g Age and Gender Population Pyramid for Janvier, 2015

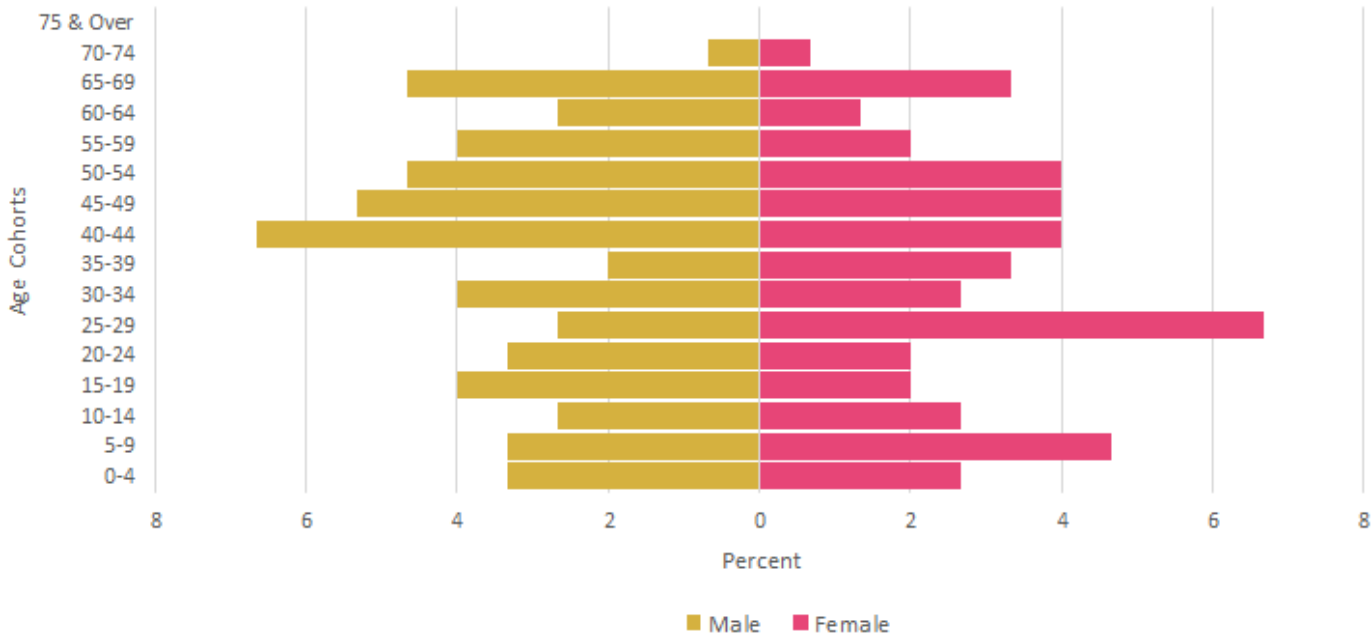
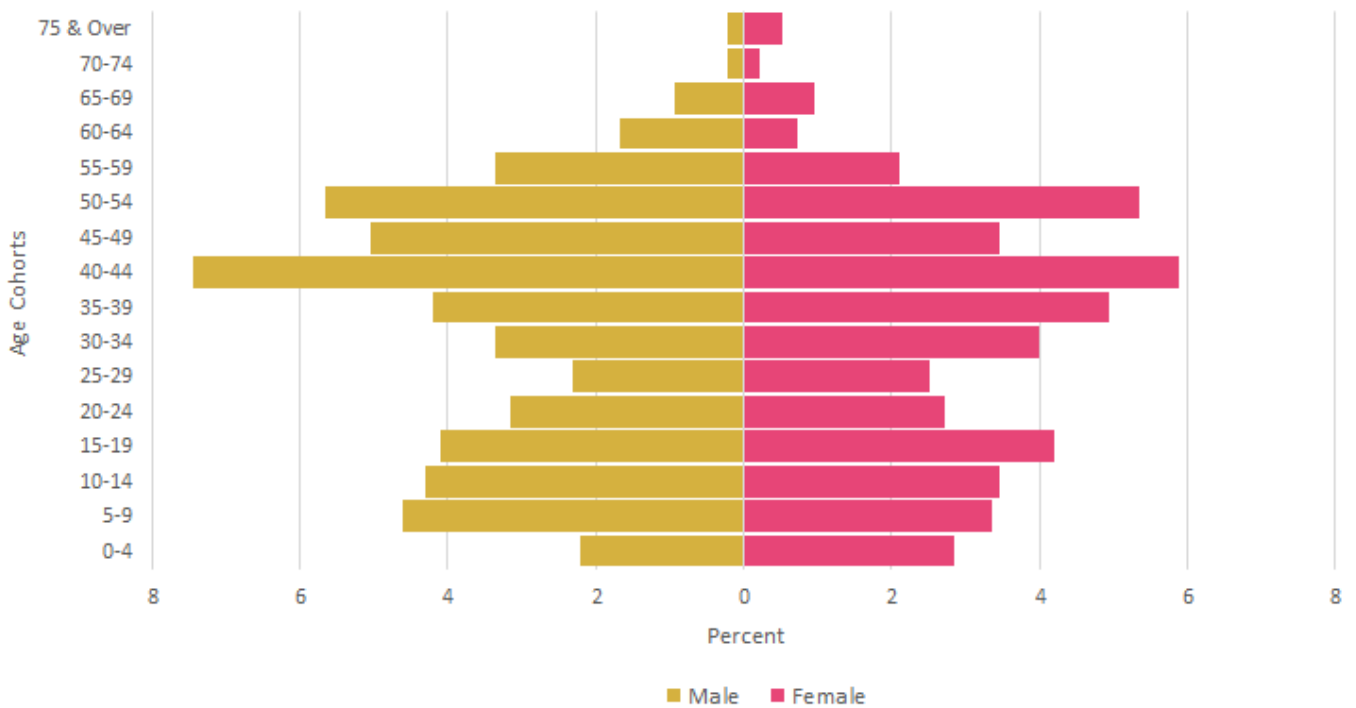


Figure 4.3h Age and Gender Population Pyramid for Saprae Creek Estates, 2015





In 2015, the gender split is fairly consistent between rural communities; males range between 51.5 percent and 59.8 percent with the exception of Fort MacKay which has a population comprised of 45 percent males and 55 percent females. Table 4.3 below details the gender split by rural community in Municipal Censuses from 2000 to 2015.

Table 4.3 Percentage of Population by Gender for the Rural Communities, 2000 to 2015

RURAL COMMUNITY	2000		2002		2004		2005		2006		2008		2010		2012		2015	
	M	F	M	F	M	F	M	F	M	F	M	F	M	F	M	F	M	F
Anzac	53.7	46.3	54.3	45.7	54.3	45.7	52.2	47.8	52.9	47.1	59.3	40.7	59.1	40.9	59.5	40.5	59.8	40.2
Conklin	49.5	50.5	-	-	51.9	48.1	55.7	44.3	56.9	43.1	55.1	44.9	51.0	49.0	58.8	41.2	54.5	45.5
Draper	53.3	46.7	-	-	48.6	51.4	53.3	46.7	51.9	48.1	59.3	40.7	55.8	44.2	52.8	47.2	57.5	42.5
Fort Chipewyan	51.3	48.7	49.5	50.5	50.9	49.1	51.6	48.4	50.6	49.4	51.0	49.1	50.7	49.3	52.4	47.6	51.5	48.5
Fort Fitzgerald	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fort MacKay	50.9	41.9	50.7	49.3	54.3	45.7	53.3	46.7	58.2	41.8	50.0	50.0	66.7	33.3	69.6	30.4	45.0	55.0
Gregoire Lake Estates	54.3	45.7	53.8	46.2	56.8	43.2	54.2	45.8	51.7	48.3	53.0	47.0	53.4	46.6	58.0	42.0	56.3	43.8
Janvier	53.1	46.9	55.1	44.9	59.8	40.2	53.4	46.6	55.8	44.2	52.4	47.6	53.6	46.6	57.6	42.4	54.0	46.0
Saprae Creek Estates	51.9	48.1	51.7	48.3	54.2	45.8	54.9	45.1	53.4	46.6	53.4	46.6	54.0	46.0	54.8	45.2	54.4	45.6

Note: Gender information was not recorded for Fort Fitzgerald in any municipal census.

4.4 HOUSING

In addition to the population data, several questions related to housing were included in the census. The total number of dwellings enumerated in the rural communities is 1,315. The rural community with the largest housing stock is Fort Chipewyan with 30 percent of the dwellings, followed by Saprae Creek Estates and Anzac, each one containing approximately 22 percent of the dwellings. Combined, 73 percent of the rural dwellings are located in these three communities.

A comparison of the dwelling count in 2015 to 2012 shows that the rural communities increased their overall housing stock by 76 units or 6.1 percent over the 3 year time period. Anzac grew by 57 units (or 25 percent) followed by Fort Chipewyan which grew by 26 units (or 7 percent). The number of dwellings in Conklin decreased by 17 units (or 12 percent), followed by Gregoire Lake Estates which lost 14 units or (14 percent).

Table 4.4: Dwelling Count Change and Share of Total, 2012 and 2015

RURAL COMMUNITY	2012	2015	NUMBER INCREASE/ DECREASE	PERCENT INCREASE/ DECREASE
Anzac	232	289	57	24.6%
Conklin	139	122	-17	-12.2%
Draper	50	64	14	28%
Fort Chipewyan	366	392	26	7.1%
Fort Fitzgerald	N/A	2	N/A	N/A
Fort MacKay	22	21	-1	-4.5%
Gregoire Lake Estates	99	85	-14	-14.1%
Janvier	68	68	-	0%
Saprae Creek Estates	263	272	9	3.4%
Total	1,239	1,315	76	6.1%

4.4.1 DWELLING TYPE

Table 4.5 provides a breakdown of the number of dwellings by dwelling type for each rural community. Overall, single-detached (single family) dwellings comprise 69 percent of the total count followed by manufactured housing at 16 percent and apartments at six percent.

Table 4.5 Number of Dwellings by Dwelling Type for Each Rural Community, 2015

RURAL COMMUNITY	TOTAL # OF DWELLINGS	APT	MF	DUP	SF	TWN	BSMT
Anzac	254	32	87	0	122	0	13
	100%	13%	34%	0%	48%	0%	5%
Conklin	90	0	21	4	47	2	16
	100%	0%	23%	4%	52%	2%	18%
Draper	54	1	6	0	36	0	11
	100%	2%	11%	0%	67%	0%	20%
Fort Chipewyan	333	27	48	9	218	28	3
	100%	8%	14%	3%	65%	8%	1%
Fort Fitzgerald	0	0	0	0	0	0	0
	0%	0%	0%	0%	0%	0%	0%
Fort MacKay	6	0	0	0	6	0	0
	100%	0%	0%	0%	100%	0%	0%
Gregoire Lake Estates	56	0	2	0	53	0	1
	100%	0%	4%	0%	95%	0%	2%
Janvier	60	8	0	3	49	0	0
	100%	13%	0%	5%	82%	0%	0%
Saprae Creek Estates	257	0	13	2	239	0	3
	100%	0%	5%	1%	93%	0%	1%
TOTAL	1,110	68	177	18	770	30	47
	100%	6%	16%	2%	69%	3%	4%

Note: *The total dwelling number of 1,110 in Table 4.5 only includes dwellings for which there was a response to question 7 in the questionnaire. All non-responses are not included.

**There are two dwellings in Fort Fitzgerald. Dwelling type information was not recorded in the Municipal Census 2015.

***Dwelling types: APT - Apartment/condo, MF - Manufactured/mobile home, DUP - Semi-detached/duplex, SF - Single-detached dwelling/single family dwelling, TWN - Town/row house, BSMT - Basement and secondary suite.

Fort MacKay, Gregoire Lake Estates and Sapræ Creek Estates all had the highest concentration of single-detached dwellings at over 90 percent. Anzac had the lowest percentage single-detached dwellings at 48 percent, but also had the highest percentage of manufactured housing at 34 percent. Anzac and Janvier had the highest percentage of apartments at 13 percent. Duplexes and townhouses each represent 5 percent or less of the dwellings – the only exception is Fort Chipewyan where townhouses represent 8 percent of the total dwellings. While secondary suites only represent 4 percent of the dwellings, they represent 18 and 20 percent of the dwellings in Conklin and Draper respectively.

Table 4.6 shows how the population is distributed between the different dwelling types. The majority of the population lives in single-detached dwellings, and for Janvier and Sapræ Creek Estates this proportion is over 80 percent. Janvier has the highest percentage of the population living in apartments at 11 percent and Anzac has the highest percent living in manufactured housing at 31 percent. While duplexes are not that popular at four percent overall, Conklin and Draper hold the highest proportions at 15 percent and 22 percent respectively. Conklin has the highest percentage of people living in townhouses at five percent and Fort Chipewyan has the highest share of the population living in secondary suites at nine percent.

Table 4.6 Population by Dwelling Type in Each Rural Community

RURAL COMMUNITY	TOTAL POPULATION	APT	MF	DUP	SF	TWN	BSMT	NO RESPONSE
Anzac	763	46	234	24	419	0	0	40
	100%	6%	31%	3%	55%	0%	0%	5%
Conklin	376	0	52	56	140	21	19	88
	100%	0%	14%	15%	37%	6%	5%	23%
Draper	215	4	19	47	130	0	0	15
	100%	2%	9%	22%	60%	0%	0%	7%
Fort Chipewyan	1,014	44	135	4	658	88	20	65
	100%	4%	13%	0%	65%	9%	2%	6%
Fort Fitzgerald	9	0	0	0	0	0	0	9
	100%	0%	0%	0%	0%	0%	0%	100%
Fort MacKay	51	0	0	0	14	0	0	37
	100%	0%	0%	0%	27%	0%	0%	73%
Gregoire Lake Estates	232	0	7	0	154	0	0	71
	100%	0%	3%	0%	66%	0%	0%	31%
Janvier	155	17	0	0	129	0	5	4
	100%	11%	0%	0%	83%	0%	3%	3%
Sapræ Creek Estates	977	0	44	10	856	0	7	60
	100%	0%	5%	1%	88%	0%	1%	6%
TOTAL	3,792	111	491	141	2,500	109	51	389
	100%	3%	13%	4%	66%	3%	1%	10%

Note: *Results are based on response rate as shown in section 1.3 for question 1 and 7 of the questionnaire. Only responses from residents that answered both questions are included in this table.

**There are nine residents in Fort Fitzgerald. Dwelling type information was not recorded in Census 2015.

***Dwelling types: APT - Apartment/condo, MF - Manufactured/mobile home, DUP - Semi-detached/duplex, SF - Single-detached dwelling/single family dwelling, TWN - Town/row house, BSMT - Basement and secondary suite.

4.4.2 HOUSING TENURE

The majority of households in the rural communities are homeowners - 68 percent compared to 32 percent who rent their housing. Rural communities with above average homeownership shares include Conklin, Draper, Fort MacKay, Gregorie Lake Estates, Conklin and Saprae Creek Estates. Communities with a higher renter household share include Anzac and Fort Chipewyan.

In terms of dwelling type and tenure, single-detached housing and manufactured housing have the highest overall rates of homeownership. Single-detached housing has the highest share of renter households (15 percent) followed by apartments (6 percent). The details are contained in Table 4.7.

Table 4.7 Tenure by Dwelling Type in Each Rural Community, 2015

RURAL COMMUNITY	TOTAL		TOTAL # OF DWELLINGS	APT		MF		DUP		SF		TWN		BSMT	
	Owned	Rent		Owned	Rent	Owned	Rent	Owned	Rent	Owned	Rent	Owned	Rent	Owned	Rent
Anzac	140	82	222	11	21	49	25	0	0	80	25	0	0	0	11
	63%	37%	100%	5%	9%	22%	11%	0%	0%	36%	11%	0%	0%	0%	5%
Conklin	56	23	79	0	0	17	2	2	2	31	12	1	1	5	6
	71%	29%	100%	0%	0%	22%	3%	3%	3%	39%	15%	1%	1%	6%	8%
Draper	38	10	48	1	0	4	1	0	0	27	6	0	0	6	3
	79%	21%	100%	2%	0%	8%	2%	0%	0%	56%	13%	0%	0%	13%	6%
Fort Chipewyan	128	167	295	0	27	28	17	1	8	99	85	0	28	0	2
	43%	57%	100%	0%	9%	9%	6%	0%	3%	34%	29%	0%	9%	0%	1%
Fort Fitzgerald	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fort MacKay	6	0	6	0	0	0	0	0	0	6	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gregorie Lake Estates	45	5	50	0	0	2	0	0	0	43	5	0	0	0	0
	90%	10%	100%	0%	0%	4%	0%	0%	0%	86%	10%	0%	0%	0%	0%
Janvier	44	16	60	0	8	0	0	1	2	43	6	0	0	0	0
	73%	27%	100%	0%	13%	0%	0%	2%	3%	72%	10%	0%	0%	0%	0%
Saprae Creek Estates	213	6	219	0	0	6	3	2	0	202	3	0	0	3	0
	97%	3%	100%	0%	0%	3%	1%	1%	0%	92%	1%	0%	0%	1%	0%
Rural Total	670	309	979	12	56	106	48	6	12	531	142	1	29	14	22
	68%	32%	100%	1%	6%	11%	5%	1%	1%	54%	15%	0%	3%	1%	2%

Note: *Results are based on response rate as shown in section 1.3 For questions 6 and 7 of the questionnaire. Only responses from residents that answered both questions are included in this table.

**Dwelling types: APT - Apartment/condo, MF - Manufactured/mobile home, DUP - Semi-detached/duplex, SF - Single-detached dwelling/single family dwelling, TWN - Town/row house, BSMT - Basement and secondary suite.

***Dwelling type and tenure information was not recorded for Fort Fitzgerald in the Municipal Census 2015.

4.4.3 VACANT DWELLINGS



The number of vacant dwellings counted was 95, resulting in an overall vacancy rate of 7.2 percent. The number of vacant dwellings is relatively high in some of the rural communities. Fort Chipewyan had the highest number of vacant dwellings at 45, resulting in an 11.5 percent vacancy rate. Fort MacKay recorded the highest vacancy rate at 19 percent. The details are shown in Table 4.8.

Table 4.8 Number of Vacant Dwellings in Each Rural Community, 2015

RURAL COMMUNITY	TOTAL # OF VACANT DWELLINGS	TOTAL # OF OCCUPIED	TOTAL DWELLINGS	VACANCY RATE
Anzac	22	267	289	7.6%
Conklin	8	114	122	6.6%
Draper	3	61	64	4.7%
Fort Chipewyan	45	347	392	11.5%
Fort Fitzgerald	0	2	2	0.0%
Fort MacKay	4	17	21	19.0%
Gregoire Lake Estates	6	79	85	7.1%
Janvier	6	62	68	8.8%
Saprae Creek Estates	1	271	272	0.4%
Total	95	1,220	1,315	7.2%

4.4.4 AVERAGE NUMBER OF PEOPLE BY DWELLING TYPE IN RURAL COMMUNITIES

The average number of people per dwelling in the rural communities is 3.11. Rural communities with above average household sizes include Saprae Creek at 3.61, Draper at 3.52 and Conklin at 3.3. The community with the lowest household size was Janvier at 2.5. The details are found in Table 4.9.

Table 4.9 Average Number of People per Dwelling by Dwelling Type in Each Rural Community, 2015

RURAL COMMUNITY	APT	MF	DUP	SF	TWN	BSMT	AREA AVERAGE
Anzac	1.44	2.69	0	3.43	0	1.85	2.86
Conklin	0	2.48	4.75	2.98	10.5	3.5	3.30
Draper	4.00	3.17	0	3.61	0	4.27	3.52
Fort Chipewyan	1.63	3.00	2.22	3.02	3.14	2.00	2.92
Fort Fitzgerald	-	-	-	-	-	-	-
Fort MacKay	0	0	0	2.33	0	0	3.00
Gregoire Lake Estates	0	3.5	0	2.91	0	0	2.94
Janvier	2.13	0	1.67	2.63	0	0	2.50
Saprae Creek Estates	0	3.38	3.5	3.58	0	1.85	3.61
Total Average Number of People per Dwelling Unit in Rural Communities							3.11

Note: *Dwelling types: APT - Apartment/condo, MF - Manufactured /mobile home, DUP - Semi-detached/duplex, SF - Single-detached dwelling/single family dwelling, TWN - Town/row house, BSMT - Basement and secondary Suite.

**There are two dwellings and nine residents in Fort Fitzgerald. Dwelling type information was not recorded in the Municipal Census 2015.





Shadow Population

5.1 INTRODUCTION



The total shadow population in the Municipality can be divided into three main components:

1. Project accommodations: These are transient workers in accommodation facilities throughout the region and it includes all accommodation facilities outside the USA or rural communities. A total of 123 project accommodations were confirmed, finalized in the census list and enumerated.
2. Urban shadow population: These are transient residents enumerated in the USA. This includes a non-residential component that consists of hotels, motels, campgrounds, homeless shelters and public facilities, such as the hospital and a custodial facility. This also includes the population living in residential areas of the USA that self-identified as shadow population by responding affirmatively to questions 4 and 5 in the census (refer to Section 1.3). The residential shadow population was primarily enumerated in company houses¹⁷ or rental units for temporary residency.
3. Rural shadow population: These are transient residents enumerated in the rural communities. This includes a non-residential component that consists of hotels, motels, and campgrounds. Similar to the urban shadow population, this also includes a residential population component for those living in residential areas of rural communities in company houses or rental units for temporary residency.

The total shadow population count as of April 1st, 2015 was 43,084, which represents an increase of 580 percent since 2000. An unofficial internal count of the shadow population was undertaken in 2014 which recorded 51,101 temporary residents or 22 percent above 2012 (10.6 percent of annual growth rate). The Municipal Census 2015 counted 43,084 which is a more moderate increase of 3.1 percent over 2012. As a share of the total population, the shadow population has decreased from 36 percent in 2012 to 34.5 percent in 2015.

¹⁷ Company houses refer to residential accommodations that are used by temporary workers while they are working in the region.

Table 5.1 Total Shadow Population in the Municipality, from 2000 to 2015

YEAR	2000	2002	2004	2005	2006	2007	2008	2010	2012	2014	2015
Shadow Population	6,347	8,580	8,668	12,011	13,148	21,824	28,784	25,413	41,776	51,101	43,084
Annual Growth Rate	-	16.3%	0.5%	38.6%	9.5%	66.0%	31.9%	-6.0%	28.2%	10.6%	-15.7%

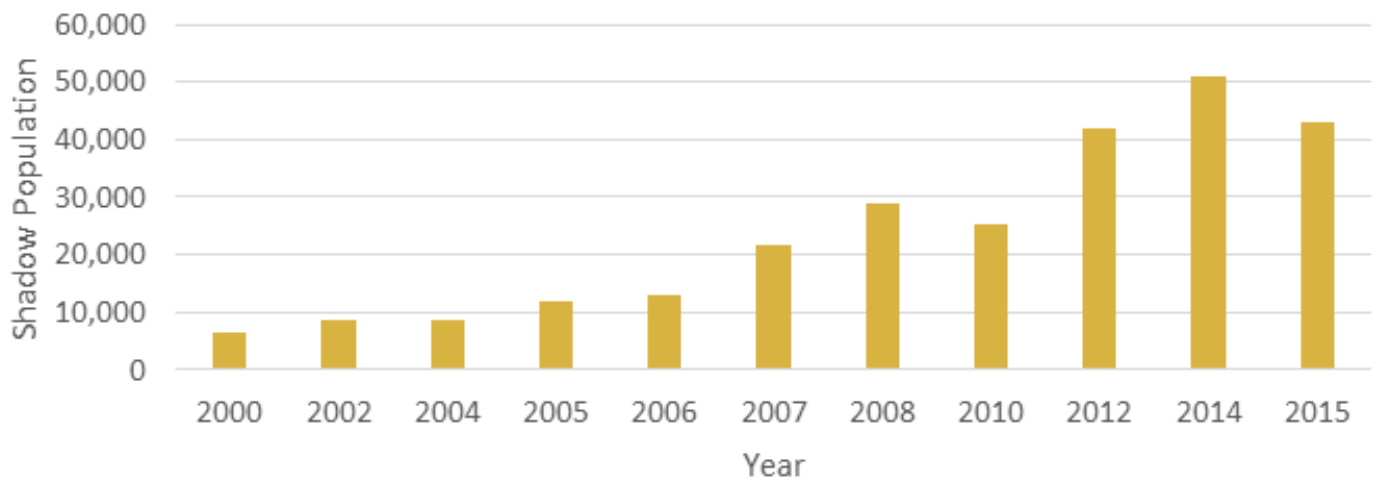
Note: * The shadow population count in 2014 was only used for internal information and not submitted officially to Alberta Municipal Affairs as there was not a Municipal Census that year.

** Prior to the Municipal Census 2012, population counts of project accommodations were supplied by the Oil Sands Developers Group and used as the sole source.

*** The counts in 2012, 2014 and 2015 comprise the complete spectrum of the shadow population including all accommodation facilities in the Municipality in addition to oil sands project accommodations.

The shadow population counts since 2000 are displayed in Figure 5.1.

Figure 5.1 Total Shadow Population in the Municipality, 2000 to 2015



A 100 percent response rate was achieved during the enumeration period (April 1st to June 30th, 2015) for all shadow population accommodation facilities.

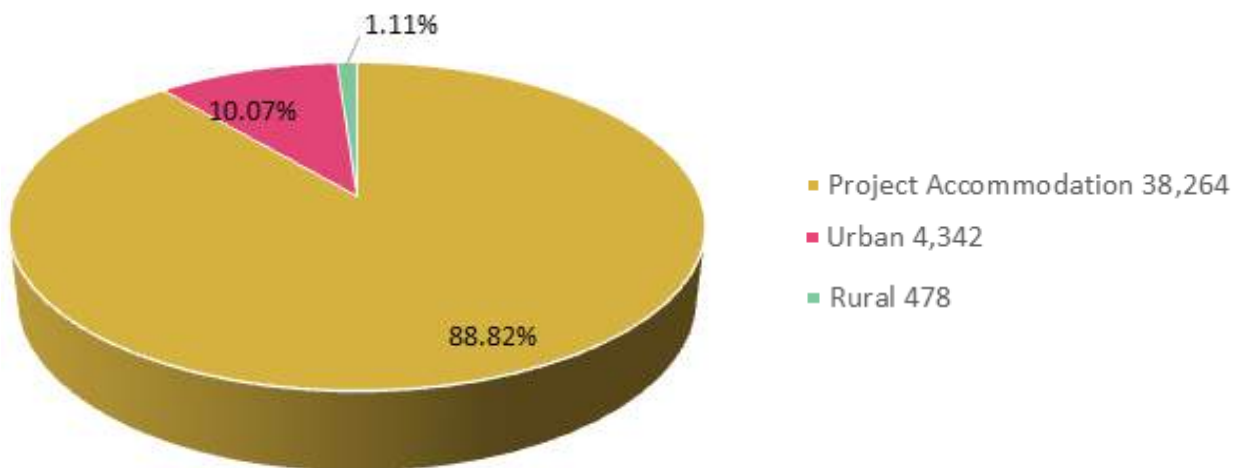
5.2 BREAKDOWN OF THE 2015 TOTAL SHADOW POPULATION COUNT

A breakdown of the three components of the shadow population is detailed in Table 5.2 and displayed in Figure 5.2. Project accommodations are the dominant form of housing for the shadow population, which accounts for 89 percent of the shadow population enumerated in 2015. The urban shadow population accounts for 10 percent and the rural communities make up about one percent of the total shadow population enumerated in 2015. The urban and rural residential shadow populations add up to a share of 5.3 percent of the total population.

Table 5.2 Total Shadow Population in the Municipality, 2015

SHADOW POPULATION	POPULATION COUNT		CAPACITY
	#	%	
Project Accommodation	38,264	88.8%	71,788
Urban Shadow Population	4,342	10.1%	
Urban Non Residential	2,296	5.3%	2,667
Urban Residential	2,046	4.8%	N/A
Rural Shadow Population	478	1.1%	
Rural Non Residential	252	0.6%	935
Rural Residential	226	0.5%	N/A
Total	43,084	100%	75,390

Figure 5.2 Shadow Population Distribution in the Municipality, 2015



5.3 PROJECT ACCOMMODATIONS POPULATION COUNT

A total of 123 project accommodation facilities were enumerated in the region which includes all work camp facilities. The total population count in project accommodations is 38,264. To add clarity to population location and available capacities throughout the region, project accommodations are divided into two categories.

- North of Fort McMurray
- South of Fort McMurray

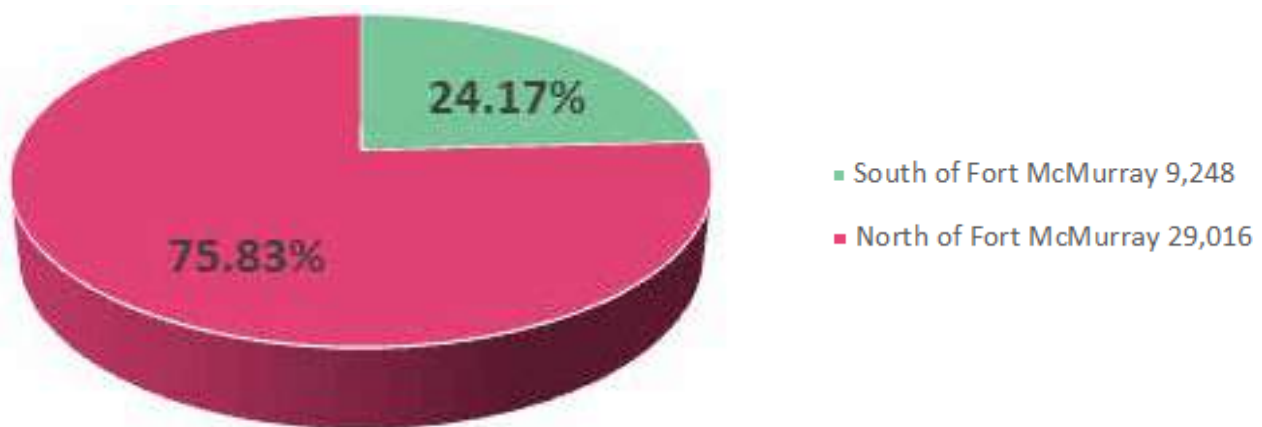
The locational distribution of project accommodations, population and capacities are shown in Table 5.3.

Table 5.3 Project Accommodations in the Municipality, 2015

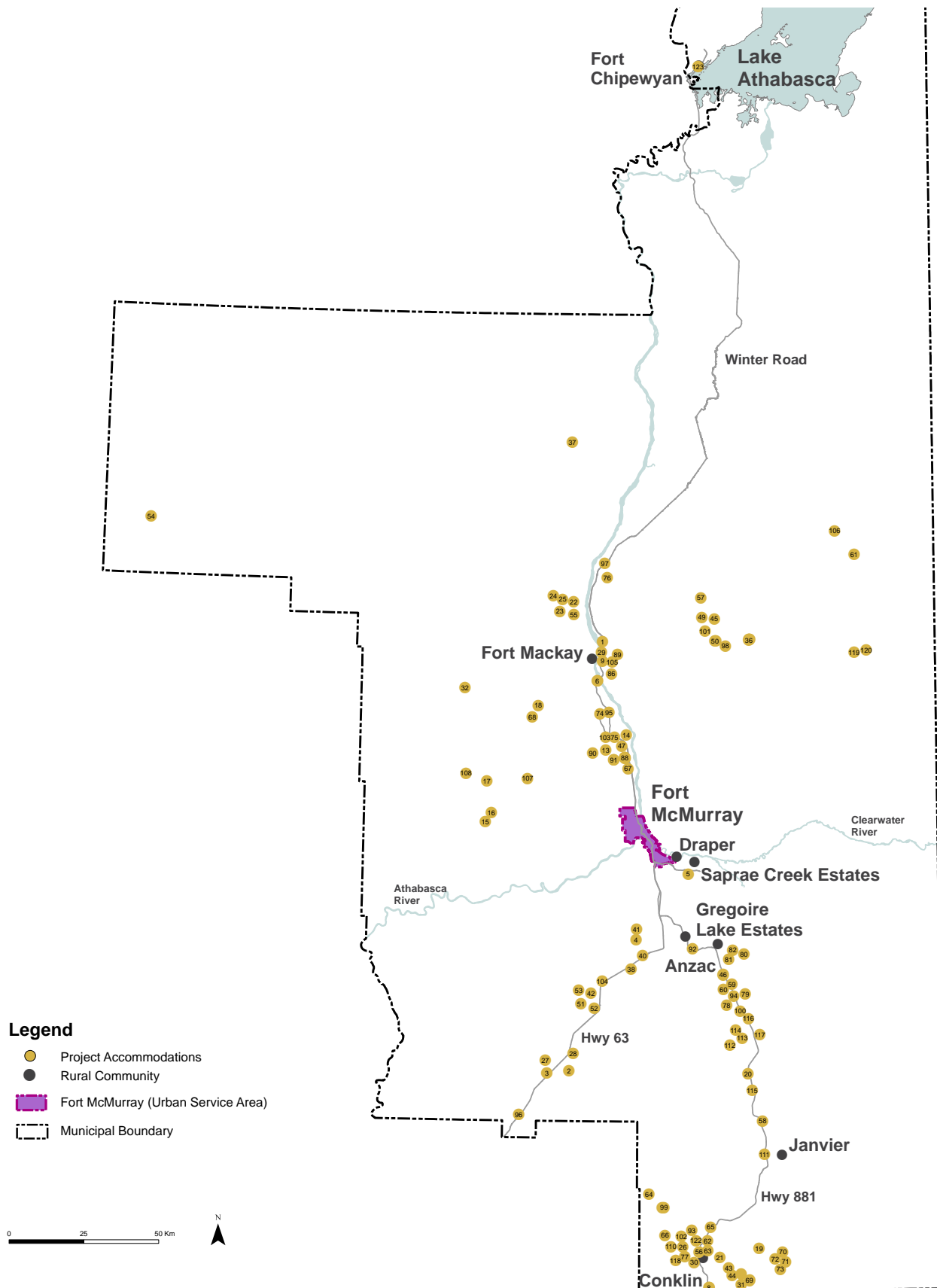
LOCATION	NUMBER OF PROJECT ACCOMMODATIONS		POPULATION COUNT		CAPACITY (BEDS)	
North of Fort McMurray	57	46.3%	29,016	75.8%	50,387	70.2%
South of Fort McMurray	66	53.7%	9,248	24.2%	21,401	29.8%
Total	123	100%	38,264	100%	71,788	100%

While the majority of the facilities are located in the south (53.7 percent), they only accommodate 24.2 percent of the population. Most oil sands projects north of Fort McMurray use conventional oil production (mining), which require more workers. By contrast, most oil sands projects south of Fort McMurray use in situ production, which require a smaller workforce. The distribution of the population between north and south is displayed in Figure 5.3.

Figure 5.3 Population Distribution in Project Accommodations



Map 6 shows the locations of all project accommodations that were enumerated during the Municipal Census 2015. This map includes 123 sites. Detailed information showing the occupancy and capacity for these project accommodations can be found in Table 5.4 following the map.



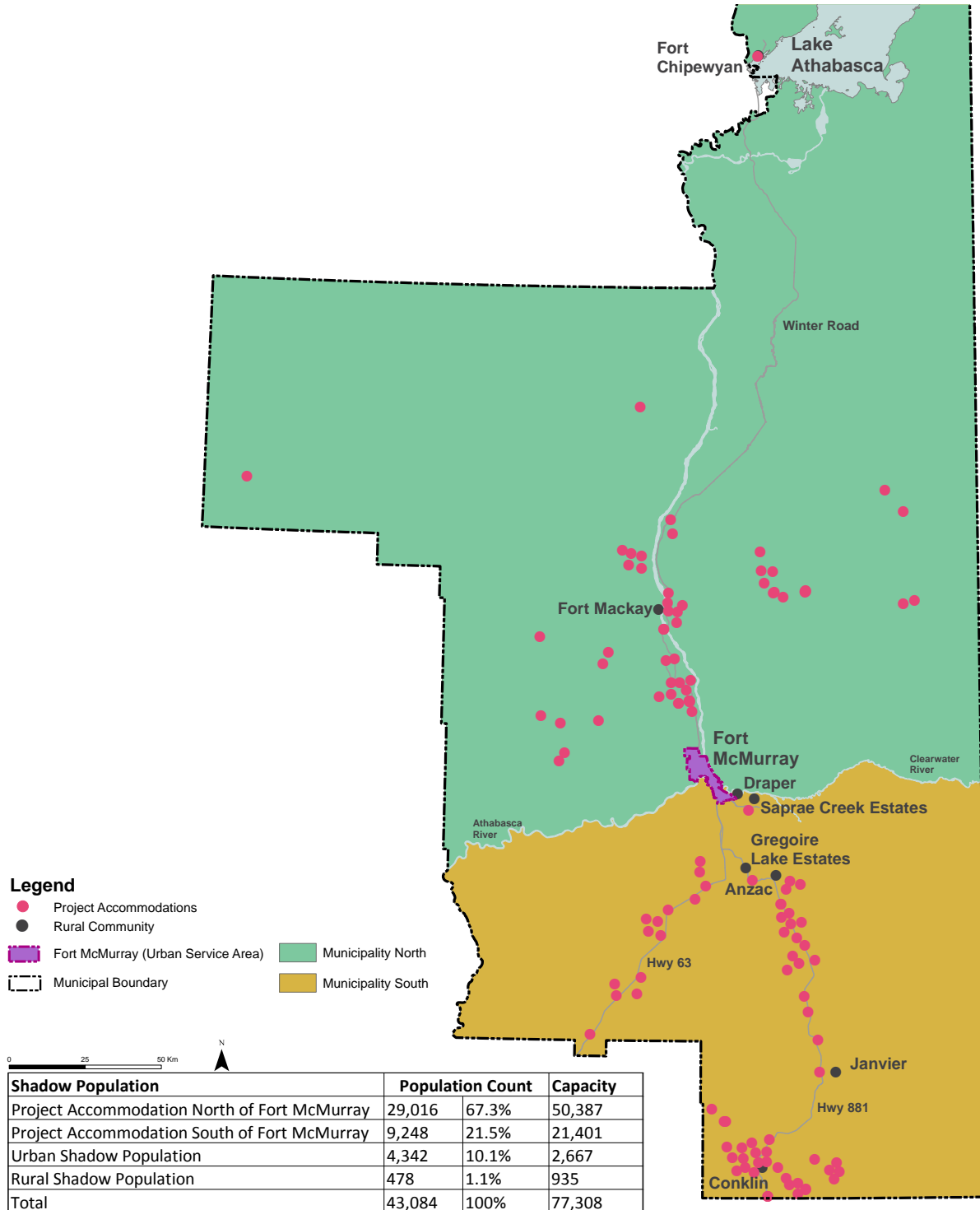
Note: Locations of project accommodations are approximate for this map.

Table 5.4 The Occupancy and Capacity of Project Accommodations, 2015

NUMBER OF PROJECT ACCOMMODATION	2015 OCCUPANCY	2015 CAPACITY	NUMBER OF PROJECT ACCOMMODATION	2015 OCCUPANCY	2015 CAPACITY
1	1,845	2,760	63	7	20
2	29	160	64	160	600
3	26	60	65	78	312
4	127	368	66	0	48
5	12	40	67	30	300
6	204	2,005	68	127	290
7	3	55	69	259	430
8	0	0	70	0	367
9	557	1,510	71	400	1,502
10	516	1,201	72	130	387
11	282	407	73	0	0
12	202	589	74	1,600	2,000
13	438	821	75	752	1,568
14	1,008	1,504	76	1,440	1,500
15	360	540	77	27	160
16	33	107	78	597	892
17	614	720	79	0	549
18	105	240	80	0	546
19	164	364	81	68	96
20	72	382	82	0	374
21	4	35	83	0	539
22	2,193	2,548	84	544	504
23	0	2,303	85	449	507
24	1,919	2,065	86	133	769
25	1,420	1,900	87	877	756
26	50	312	88	779	756
27	26	60	89	531	628
28	0	192	90	40	91
29	0	540	91	0	0
30	25	40	92	224	568
31	364	1,030	93	543	1,006
32	1	4	94	0	0
33	121	600	95	0	0
34	405	601	96	129	244
35	923	1,540	97	1,721	1,997
36	0	1,200	98	139	440
37	0	340	99	0	0
38	5	75	100	0	0
39	49	550	101	4,224	5,402
40	104	300	102	28	50
41	0	275	103	353	604
42	45	68	104	882	900
43	30	124	105	47	92
44	0	0	106	0	0
45	0	1,828	107	23	84
46	10	265	108	40	92
47	193	624	109	660	882
48	1,205	1,475	110	0	0
49	165	197	111	12	210
50	195	216	112	80	153
51	7	14	113	3,100	3,407
52	0	0	114	0	112
53	0	0	115	0	444
54	2	4	116	140	800
55	99	573	117	100	148
56	8	80	118	182	437
57	424	450	119	0	21
58	0	226	120	0	422
59	0	0	121	0	247
60	0	18	122	0	10
61	0	0	123	20	20
62	0	0	Total	38,264	71,788

Map 7 includes the population count and capacity of project accommodations in the north and the south of Fort McMurray, as well as information about the urban and rural shadow population.

Map 7: Municipal Shadow Population 2015



Note: Locations of project accommodations are approximate for this map.

5.4 URBAN SHADOW POPULATION

The Urban Shadow Population count is 4,342 and consists of residents enumerated in non-residential accommodation facilities and residential dwellings in the USA.

- The urban non-residential shadow population was counted at 2,296 in 36 facilities. Over 93 percent of the non-residential population resides in hotels, motels and campgrounds. Overall, the non-residential portion represents 52.9 percent of the urban shadow population.
- The urban residential shadow population was counted at 2,046 people. This count represents 47.1 percent of the urban shadow population.

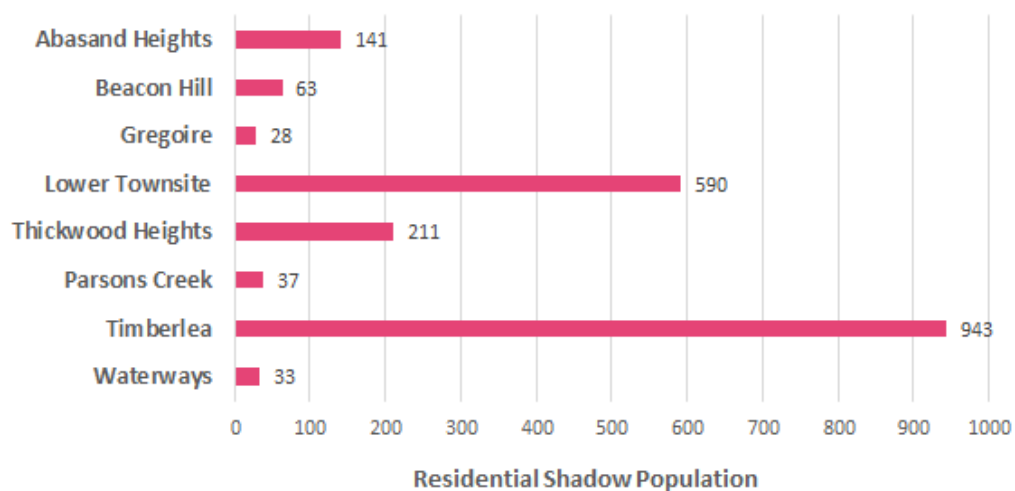
The results are shown in Table 5.5.

Table 5.5 The Distribution of Urban Shadow Population, 2015

ACCOMMODATION TYPE	NUMBER OF ACCOMMODATIONS	POPULATION COUNT		CAPACITY (BEDS)
Total Urban Non-Residential	36	2,296	52.9%	2,667
Hotel/Motel/Campground	25	2,139	49.3%	2,396
Homeless Shelter	9	130	3.0%	242
Public Facility	2	27	0.6%	29
Total Urban Residential	782	2,046	47.1%	N/A
Total Urban Shadow	36 facilities and 782 dwellings	4,342	100%	2,667

Note: The capacity of accommodations in Urban Service Area for residential shadow population is not available.

Figure 5.4 Residential Shadow Population Distribution by Area in the USA, 2015



5.5 RURAL SHADOW POPULATION

The total rural shadow population count is 478 and consists of non-permanent residents in the rural communities. There are two components to this population:

- Non-permanent residents enumerated in non-residential accommodation facilities (hotels, motels and campgrounds). This portion was counted at 252 in 13 facilities and makes 52.7 percent of the rural shadow population.
- Non-permanent residents enumerated in residential dwellings. This group was counted at 226 people, which is 47.3 percent of the rural shadow population.

The results are shown in Table 5.6.

Table 5.6 The Distribution of the Rural Shadow Population, 2015

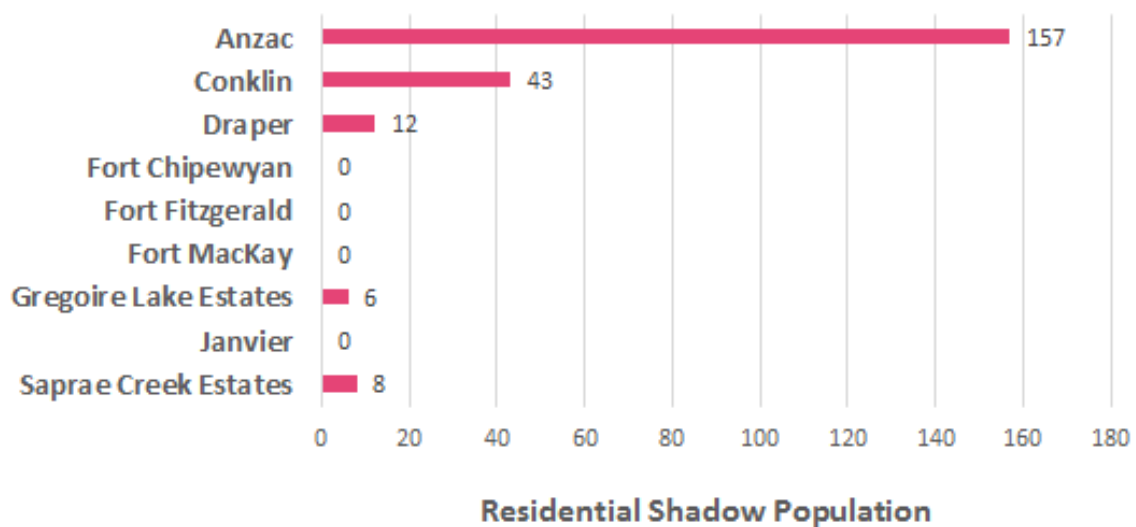
LOCATION	NUMBER OF PROJECT ACCOMMODATIONS	POPULATION COUNT		CAPACITY
Total Rural Non-Residential	13	252	52.7%	935
Hotel/Motel/Campgrounds	11	239	50.0%	921
Homeless Shelters	2	13	2.7%	14
Total Rural Residential	77	226	47.3%	N/A
Total Rural Shadow	13 facilities and 77 dwellings	478	100%	935

Note: The capacity of accommodations in rural communities for residential shadow population is not available.



Figure 5.5 provides a breakdown of the rural residential shadow population for each community. The community with the largest residential shadow population is Anzac with 157 people, followed by Conklin with 43 people counted. These two areas combined have 85 percent of the rural residential shadow population.

Figure 5.5 Rural Residential Shadow Population Distribution, 2015





Glossary



Completion Rate

Measure of coverage obtained in the census. For a census to be complete, all dwellings are assumed to be accounted in the census.

Compound Annual Growth Rate (CAGR)

Annual rate of growth calculated based on each year's previous balances. Rather than dividing the amount of growth by the number of years, the CAGR allows for the inclusion of compounding to get an accurate measure of the average annual rate of growth over time. The formula for CAGR is:

$$\text{CAGR} = \left(\frac{\text{Ending Value}}{\text{Beginning Value}} \right)^{\left(\frac{1}{\# \text{ of years}} \right)} - 1$$

Dwelling

General term used to describe a set of living quarters in which a person or a group of persons resides or could reside.

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.

Population Change

The change in the number of residents enumerated in Census 2015 when compared to previously completed censuses.

Primary Place of Residence

This includes all usual residents. All persons present at their place of usual residence will be enumerated, as well as those who may be temporarily absent from their place of usual residence, irrespective of where they are at the time of the census. Enumeration is carried out on the basis of place of usual residence, irrespective of whether the person is present at that place at census time. The place of usual residence is where a person usually resides and may or may not be the person's place of domicile or permanent residence. The latter terms are usually defined in the laws of most countries. They do not necessarily correspond to the concept of place of usual residence which, as employed in the census, is based on conventional usage and relates to census time rather than other periods. The following and similar cases should be included in the enumeration procedures:

- a) Persons who maintain more than one residence
- b) Students who stay in hostels
- c) Persons who sleep away from their homes during the week for work-related reasons and only return home for a few days at the end of the week

Non-Residential Shadow Population

Residents enumerated in non-residential accommodations such as hotels, motels, worker occupied campgrounds, homeless shelters and other public facilities, who live and work in the Municipality for more than 30 days within the census year, but who have a permanent residence elsewhere outside of the region.

Residential Shadow Population

Residents enumerated in residential dwellings who live and work in the Municipality for more than 30 days within the census year but who have a permanent residence elsewhere outside of the region.

Types of Dwelling Structures

1. Single-detached (single family) dwelling

A stand-alone dwelling that sits on its own lot, separated by open space from all other structures except its garage or shed.



2. Semi-detached/duplex

A structure designed to contain two separate dwellings, one on top of the other, beside the other or back to front, separated by open space from all other structures. Dwelling units must have a private entrance (from outside or from a common hallway inside) to be defined as a semi-detached dwelling.



3. Manufactured /mobile home

A moveable dwelling designed and constructed to be transported by road on its own chassis to a site and placed on a temporary foundation such as blocks, posts, or a prepared pad. It should be capable of being moved to a new location on short notice.



4. Town/row house

A single-attached dwelling unit in a row of three or more dwellings that share common walls extending from ground to roof. Units are ground oriented with separate entrances to each individual dwelling.



5. Apartment/condo

A type of multiple dwelling comprised of three or more dwelling units in which one unit is above another unit, and often with shared entrances and other essential facilities and services. Dwelling units such as suites built above or within a nonresidential structure (e.g., school or store).



6. Secondary/basement suite

A secondary/basement suite is a structure built as a single dwelling but in which a portion of the dwelling, such as the basement or upper story, has been converted into a suite as another separate dwelling. Units may be located on the basement level of a single-detached or semi-detached dwelling, above a garage or as a garden suite.



7. Project accommodations²⁰

A residential complex used to house camp workers by various contracting firms on a temporary basis, and without restricting the generality of the above, the camp is usually made up of a number of mobile units, clustered in such fashion as to provide sleeping, eating, recreation, and other basic living facilities. The units may be dismantled and removed from the site from time to time.



²⁰ Excerpt from the RMWB Land Use Bylaw

Appendix 1

Aboriginal Communities in the RMWB

First Nations

There are five First Nations communities located in the RMWB. The total population and the reserve population are included in the table below.

NAME	TOTAL POPULATION	RESERVE POPULATION
Mikisew Cree First Nation	2,857	782
Athabasca Chipewyan First Nation	1,080	240
Fort MacKay First Nation	778	392
Fort McMurray No. 468 First Nation	683	269
Chipewyan Prairie Dene First Nation	819	376

Métis Locals

Métis peoples are represented by six Métis Locals. They include:

1. Conklin Métis Local 193
2. Anzac Métis Local 780
3. Fort McMurray Métis Local 1935
4. Fort McMurray Métis Local 2020
5. Fort MacKay Métis Local 63
6. Fort Chipewyan Métis Local 125

Source: Aboriginal Tribal Council, the Regional Aquatics Monitoring Program.

Note: In accordance with provincial census guidelines, the Municipality does not have the authority to conduct a census for Métis settlements and reserves.

Appendix 2

Table A1: Population Growth in the Municipality and in the Province from 2000 to 2015.

YEAR	MUNICIPAL ANNUAL GROWTH RATE	PROVINCIAL ANNUAL GROWTH RATE
2000	-	-
2002	6.5%	2.0%
2004	7.3%	1.2%
2005	9.1%	3.8%
2006	4.9%	1.9%
2007	16.2%	3.4%
2008	17.3%	2.4%
2010	0.5%	1.6%
2012	5.6%	2.2%
2014	N/A	3.5%
2015	2.4%	N/A

Table A2: Historical Permanent and Shadow Population Annual Growth Rates from 2000 to 2015

MUNICIPAL CENSUS YEAR	TOTAL POPULATION ANNUAL GROWTH RATE	TOTAL PERMANENT POPULATION ANNUAL GROWTH RATE	TOTAL SHADOW POPULATION ANNUAL GROWTH RATE
2000	-	-	-
2002	6.5%	5.1%	16.3%
2004	7.3%	8.4%	0.5%
2005	9.0%	4.7%	38.6%
2006	9.1%	9.0%	9.5%
2007	11.7%	1.0%	66.0%
2008	15.9%	10.7%	31.9%
2010	0.5%	2.9%	-6.0%
2012	5.6%	-2.8%	28.2%
2015	2.4%	3.2%	1.0%

Note: shadow population from 2000 to 2010 was estimated by the combination of counts in project accommodations, hotels, motels, campgrounds, and homeless in Municipal census reports.

Table A3: Age and Gender Distribution in the USA, 2015

AGE	FEMALE	MALE	TOTAL	MALE SHARE (%) OF TOTAL
0 to 4	2,657	2,801	5,458	51.3%
5 to 9	2,156	2,291	4,447	51.5%
10 to 14	1,677	1,764	3,441	51.3%
15 to 19	1,514	1,774	3,288	54.0%
20 to 24	2,230	2,608	4,838	53.9%
25 to 29	4,002	4,616	8,618	53.6%
30 to 34	4,077	5,155	9,232	55.8%
35 to 39	3,120	4,030	7,150	56.4%
40 to 44	2,529	3,698	6,227	59.4%
45 to 49	2,050	2,794	4,844	57.7%
50 to 54	2,226	3,103	5,329	58.2%
55 to 59	1,457	2,171	3,628	59.8%
60 to 64	753	1,192	1,945	61.3%
65 to 69	330	475	805	59.0%
70 to 74	158	165	323	51.1%
75 and over	149	113	262	43.1%
Total	31,085	38,750	69,835	55.5%

Note: Population does not include (1) non-residential shadow population, (2) people staying in project accommodations, (3) vacant dwellings, and (4) non-contacted dwellings. Results are based on response rate as shown in Section 1.3 for questions 2 and 3 of the census questionnaire. Only responses from residents that answered both questions are included in this section.

Table A4: Number of Occupied Dwellings by Dwelling Type in USA, 2015

AREA	TOTAL # OF DWELLINGS	APT	MF	DUP	SF	TWN	BSMT
Abasand Heights	1,545	262	1	296	595	360	31
	100%	17%	0%	19%	39%	23%	2%
Beacon Hill	607	2	11	28	438	108	20
	100%	0%	2%	5%	72%	18%	3%
Gregoire	1,377	122	1,049	13	92	92	9
	100%	9%	76%	1%	7%	7%	1%
Lower Townsite	3,583	2,402	2	126	726	291	36
	100%	67%	0%	4%	20%	8%	1%
Parsons Creek	791	1	1	160	417	7	205
	100%	0%	0%	20%	53%	1%	26%
Thickwood Heights	5,200	798	53	474	3,172	578	125
	100%	15%	1%	9%	61%	11%	2%
Timberlea	10,719	2,082	1,263	416	5,264	919	775
	100%	19%	12%	4%	49%	9%	7%
Waterways	196	-	72	1	112	4	7
	100%	0%	37%	1%	57%	2%	4%
Urban Total	24,018	5,669	2,452	1,514	10,816	2,359	1,208
	100%	24%	10%	6%	45%	10%	5%

Note: Within the 27,371 occupied dwellings in the USA, 24,018 dwellings have information on dwelling type (question 7 of the questionnaire).

Table A5: Age and Gender Distribution in the Rural Communities, 2015

AGE	FEMALE	MALE	TOTAL	MALE SHARE (%) OF TOTAL
0 to 4	102	97	199	48.7%
5 to 9	113	141	254	55.5%
10 to 14	123	128	251	51.0%
15 to 19	93	109	202	54.0%
20 to 24	104	103	207	49.8%
25 to 29	145	142	287	49.5%
30 to 34	142	158	300	52.7%
35 to 39	131	193	324	59.6%
40 to 44	98	175	273	64.1%
45 to 49	105	134	239	56.1%
50 to 54	137	178	315	56.5%
55 to 59	105	129	234	55.1%
60 to 64	63	70	133	52.6%
65 to 69	42	47	89	52.8%
70 to 74	29	29	58	50.0%
75 and over	24	28	52	53.8%
Total	1,556	1,861	3,417	54.5%

Note: Population does not include (1) non-residential shadow population, (2) people staying in project accommodations, (3) vacant dwellings, and (4) non-contacted dwellings. Results are based on response rate as shown in Section 1.3 for question 2 and 3 of the questionnaire. Only responses from residents that answered both questions are included in this section.

Table A6: Number of Occupied Dwellings by Dwelling Type in Rural Communities, 2015

RURAL COMMUNITIES	TOTAL # OF DWELLINGS	APT	MF	DUP	SF	TWN	BSMT
Anzac	254	32	87	-	122	-	13
	100%	13%	34%	0%	48%	0%	5%
Conklin	90	-	21	4	47	2	16
	100%	0%	23%	4%	52%	2%	18%
Draper	54	1	6	-	36	-	11
	100%	2%	11%	0%	67%	0%	20%
Fort Chipewyan	332	27	48	9	218	28	2
	100%	8%	14%	3%	66%	8%	1%
Fort Fitzgerald	-	-	-	-	-	-	-
	100%	-	-	-	-	-	-
Fort MacKay	6	-	-	-	6	-	-
	100%	0%	0%	0%	100%	0%	0%
Gregoire Lake Estates	55	-	2	-	53	-	-
	100%	0%	4%	0%	96%	0%	0%
Janvier	60	8	-	3	49	-	-
	100%	13%	0%	5%	82%	0%	0%
Saprae Creek	257	-	13	2	239	-	3
	100%	0%	5%	1%	93%	0%	1%
Rural Total	1,108	68	177	18	770	30	45
	100%	6%	16%	2%	69%	3%	4%

Note: Within the 1,220 occupied dwellings in rural communities, 1,108 dwellings have information on dwelling type (question 7 of the questionnaire).

