



Vision 2055

Final May 28, 2025

The Municipality of Strathroy-Caradoc acknowledges that it is located on Treaty 21 territory. We are thankful to the generations of people who have taken care of this land, including The Chippewas of the Thames First Nation, The Munsee-Delaware First Nation, and The Oneida Nation of the Thames.

Strathroy-Caradoc Vision 2055

Strathroy- Caradoc Vision 2055

In May 2025 Members of Council for the Municipality of Strathroy-Caradoc came together to share their aspirations for the future of the Municipality. What will Strathroy-Caradoc be like in 30 years – in the year 2055?

Lots of great discussion and sharing of views occurred during the workshops. The result is “*Vision 2055*” for Strathroy-Caradoc – a high-level view that will be refined over time and one that will assist the Municipality with planning for the future.



Strathroy- Caradoc Vision 2055

Strathroy-Caradoc Vision 2055 – 30 years from now:

1. The Municipality of Strathroy-Caradoc is now home to about 47,300 residents and has attracted new industry(ies), employing large numbers of workers to its industrial parks on lands, including along Highway 402 and railways. A commercial corridor has emerged in Mt. Brydges, along with an industrial node at the Hwy 402/Glendon Interchange.

The existing businesses in the Municipality have become more diverse, with growth in commercial activity serving the local and regional population. Many new small businesses (i.e. less than 50 employees and many independents) have emerged.

2. Strathroy-Caradoc has maintained its reputation in Southwestern Ontario as one of the best municipalities in which to live, work and play. Its various communities have a vibrant cultural and tourism economy, with transit services, bike lanes, trails and prioritizes “walkability” for its residents. Strathroy-Caradoc has managed its growth to preserve its best attributes going forward.

Strathroy- Caradoc Vision 2055

Strathroy-Caradoc Vision 2055 – 30 years from now:

3. The urban boundaries of Strathroy and Mount Brydges have expanded and Strathroy is a thriving regional hub in Western Middlesex County. An efficient road network has developed in the Municipality to better connect with regional roads to reduce congestion. This includes transit and rail solutions.
4. A variety of new housing types/units have been built within the Municipality (higher density with planned vertical growth and transit in Strathroy) to accommodate a variety of age groups, demographics and income levels.
5. Mt. Brydges enjoys its reputation as a desired place to live, has grown significantly, and more municipal services are now being delivered from a site(s) located in that community.

The Municipality owns lands in Mt. Brydges with a “campus style” development for service delivery for functions such as recreation, fire/EMS, customer service, public works and social services. Shared service delivery options are also being used.

Strathroy- Caradoc Vision 2055

Strathroy-Caradoc Vision 2055 – 30 years from now:

6. Strathroy-Caradoc has maintained the individual character of its communities and implemented a variety of desirable development densities. Distribution of 47,300 residents is (approx.):
 - Strathroy population is about 32,300 people (now considered a city with more medium-high density neighbourhoods)
 - Mt. Brydges population is about 10,000 (has maintained its small-town character with lower density neighbourhoods)
 - the rest of the community (rural and villages) is about 5,000 people (has been relatively constant over the years).

(Note: see Appendix for source and details on population projections)
7. Downtown Strathroy and Mt. Brydges have undergone revitalizations and continue to be viable commercial centres for tourists and residents alike. The community has taken advantage of natural features (e.g. the river) to become focal points for activities/events. Both Downtowns include more residential development.

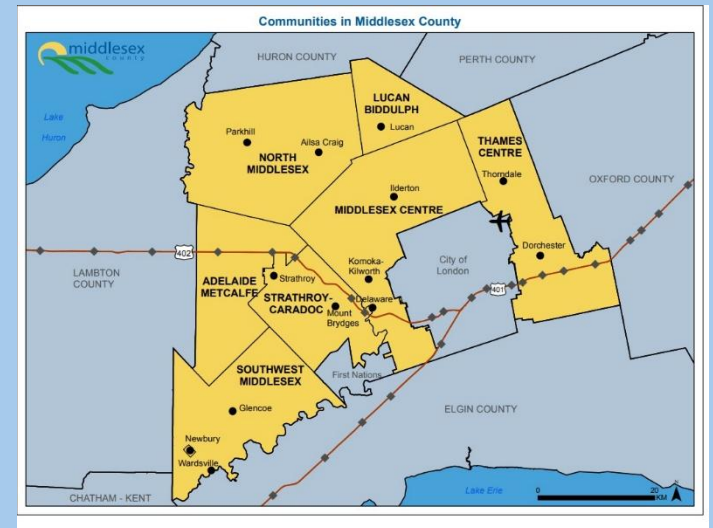
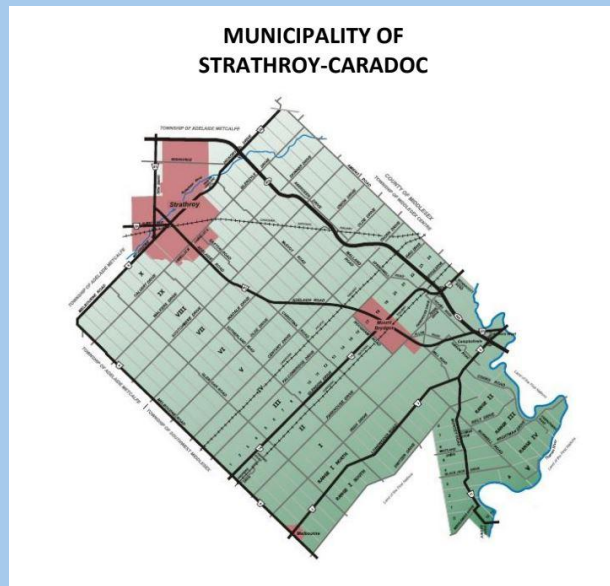
Strathroy- Caradoc Vision 2055

Strathroy-Caradoc Vision 2055 – 30 years from now:

8. The Municipality of Strathroy-Caradoc has developed a reputation as an “Employer of Choice”, attracting /retaining some of the best talent in the workforce today. Decision making at the Municipality has become more effective. This has allowed the community to move ahead quickly with capital projects, maintain service levels and customer satisfaction under growth conditions.
9. As Farm ownership has become bigger, large acreages are in corporate ownership, with more robotics and technology being used and, therefore, changed the relationship between the Municipality of Strathroy-Caradoc and the rural farming community.
10. Strathroy-Caradoc’s Fire Department includes more full-time firefighters. It is a composite Department by 2055 and still includes volunteers where appropriate. Strathroy-Caradoc continues to maintain its own Police Service.

Strathroy- Caradoc Vision 2055

Appendix



New Population Forecasts to 2056

(Source: Growth Analysis Update Middlesex, Watson, April 25, 2025)

Population	<u>2021e</u>	<u>2056e</u> (Medium-High)	<u>Difference</u>
Strathroy-Caradoc	25,000	47,300	+22,300
Share of County	31%	32%	
Middlesex County	81,700	151,500	+69,800

Strathroy- Caradoc Vision 2055

Highlights:

- County could almost double by 2056. Rate 1.8%/yr or +2,000
 - Why? Proximity to London, Highways 401 & 402
 - 90% of 69,800 to be ages 20-54 – mitigates aging base
- Strathroy-Caradoc to almost double to 47,300 (or +22,300).
 - (Previous was 35,360 by 2046 or +10,660)
 - About same share of County. Rate of 1.8%/yr (Last 20 was 1.1%)
 - Need +273 new dwellings/yr
 - 62% low
 - 18% medium
 - 20% High

New Employment Forecasts to 2056

(Source: Growth Analysis Update Middlesex, Watson, April 25, 2025)

Employment (jobs)	2024a	2056e (Medium)	Difference
Strathroy-Caradoc	9,800	15,800	+6,000
Share of County	31%	29%	
Middlesex County	31,600	53,800	+22,200

Strathroy- Caradoc Vision 2055

Highlights:

- County will add 22,200 new jobs by 2056
 - 39% job growth in services producing sectors
 - 25% in goods producing sectors
 - 37% will be work at home or offsite
- Strathroy-Caradoc to see +6,000 new jobs by 2056
 - Grow annually at +1.5% or about 190 new jobs/yr
 - Most new jobs will be in commercial/population serving
 - Share of County slightly smaller at 29%