



# County of Brant Draft Official Plan Growth Forecast Update

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July 21, 2020

# Overview of Proposed Amendment 1 to A Place to Grow (A.P.T.G.), Growth Plan for the Greater Golden Horseshoe, 2019

# A Place to Grow (A.P.T.G.) Amendment #1

## Key Changes to Growth Plan, 2019



### **Policies that Remain Unchanged**

- Majority of policies remain unchanged.
- Intensification and Designated Greenfield (D.G.A.) density targets.
- Growth Plan, 2019 Schedule 3 Growth forecasts to 2031 & 2041 will remain unchanged.
- Provincial Conformity date: remains as July 2022 (1 year later for lower-tiers). No transition policies are provided.

### **Proposed Policy Changes**

- Forecasts to 2051
  - Three ranges are proposed (low, reference and high scenario) supported by a 2020 Technical Report.
- Forecasts are to be considered “minimums”.
- No forecast for lower-tier municipalities in Simcoe County (Schedule 7 is removed).
- New Land Needs Methodology
  - A less prescriptive, outcome-based new Land Needs Methodology (L.N.A.) as been proposed.

# County of Brant Population and Employment Growth Outlook to 2051



# County of Brant 2051 Proposed Population Growth Forecast Scenarios, 2016 to 2051

Scenario		Historical		Forecast		
		2001	2016	2031	2041	2051
Greater Golden Horseshoe Growth Forecasts to 2051 Technical Report	Low	33,000	38,000	47,000	52,000	58,000
	Reference			47,000	53,000	59,000
	High			48,000	54,000	61,000
Proposed Amendment 1				49,000	57,000	58,000 - 61,000

Scenario		Annual Growth Rate	
		2001-2016	2016-2051
Greater Golden Horseshoe Growth Forecasts to 2051 Technical Report	Low	0.9%	1.2%
	Reference		1.3%
	High		1.4%
Proposed Amendment 1			1.2% - 1.4%

Proposed Amendment 1 targets the 2019 Growth Plan to 2041 and the 2020 Technical Report to 2051.

Note: Population includes the net Census undercount and is approximately 3% for the forecast period.

Source: Proposed Amendment 1 to A Place to Grow and Greater Golden Horseshoe Growth Forecasts to 2051 Technical Report, June 16, 2020, Hemson Consulting Ltd.



# County of Brant 2051 Proposed Employment Growth Forecast Scenarios, 2016 to 2051

Scenario		Historical		Forecast		
		2001	2016	2031	2041	2051
Greater Golden Horseshoe Growth Forecasts to 2051 Technical Report	Low	13,000	15,000	19,000	21,000	23,000
	Reference			19,000	22,000	26,000
	High			20,000	24,000	29,000
Proposed Amendment 1				22,000	26,000	23,000-29,000

Scenario		Annual Growth Rate	
		2001-2016	2016-2051
Greater Golden Horseshoe Growth Forecasts to 2051 Technical Report	Low	1.0%	1.2%
	Reference		1.6%
	High		1.9%
Proposed Amendment 1			1.2% - 1.9%

Proposed Amendment 1 targets the 2019 Growth Plan to 2041 and the 2020 Technical Report to 2051.

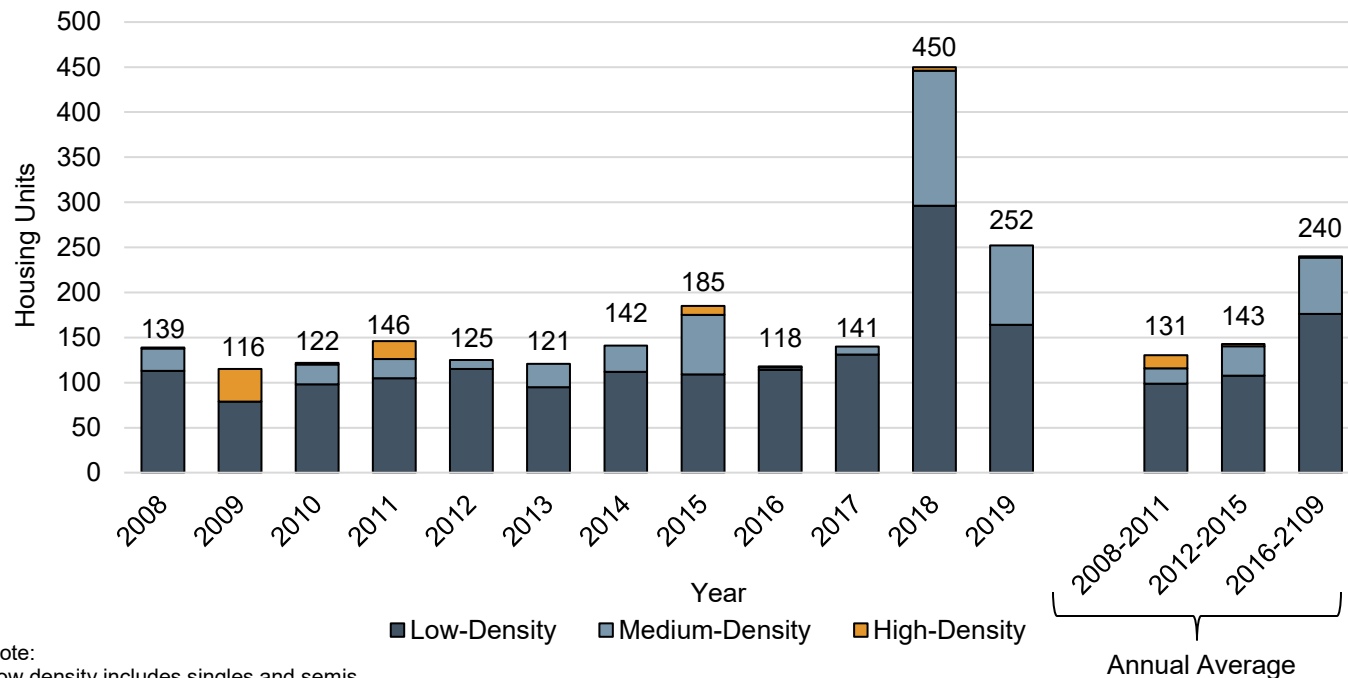
The High Growth Scenario is Recommended as  
the “Most Likely” and Preferred Growth  
Forecast for the County of Brant



# County of Brant Historical Housing Activity

- Housing activity from issued building permits post-2016 is noticeably higher than in previous historical periods.

## Residential Building Permits Issued for New Housing Units, 2008 to 2019



Note:

Low density includes singles and semis

Medium density includes townhouses and apartments in duplexes

High density includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Source: 2008 to 2018 building permit data from County of Brant and 2019 from Statistics Canada, by Watson & Associates Economists Ltd., 2020.



# County of Brant Housing Supply



- Active development applications indicate near-term and longer-term housing demand will be strong.

Potential Housing Supply (Housing Units) in Active Development Applications, As of 2020

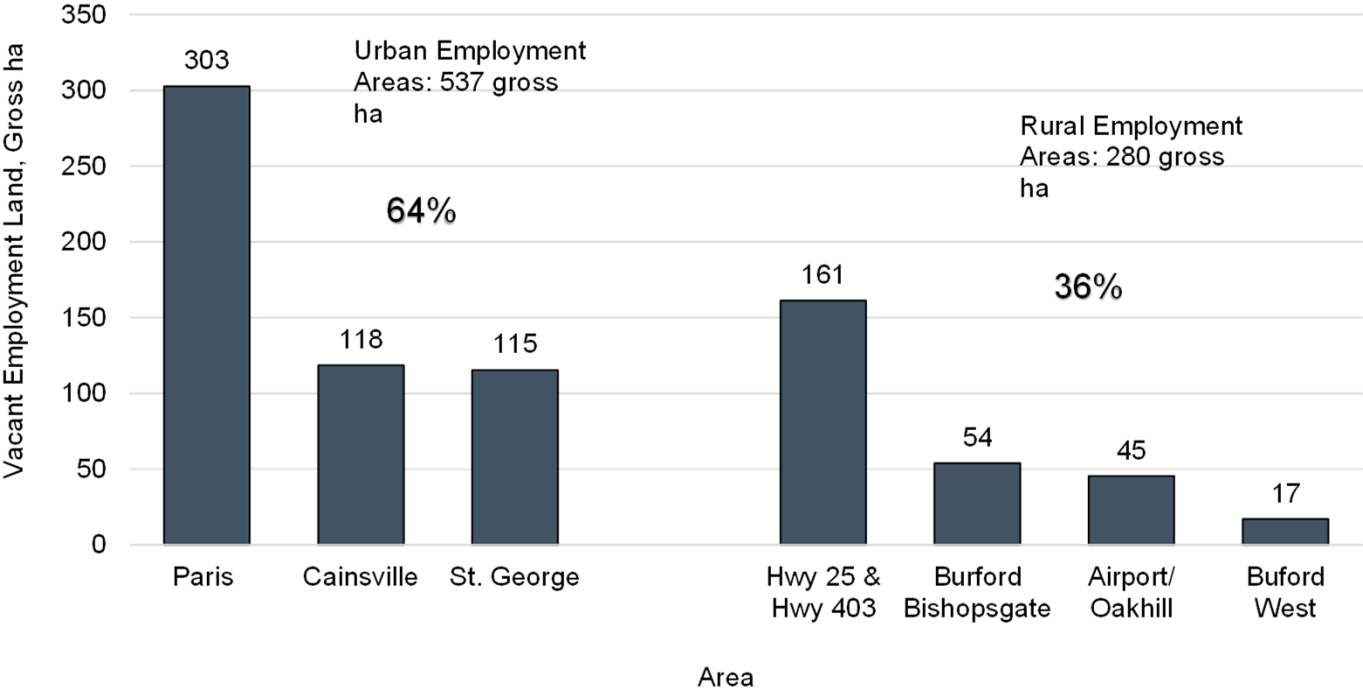
Development Timing	Low Density	Medium Density	High Density	Total
By 2026	880	400	450	<b>1,730</b>
2026-2031	2,630	680	790	<b>4,100</b>
2031-2041	1,620	190	810	<b>2,620</b>
Post 2041	130	40	0	<b>170</b>
<b>Total</b>	<b>5,260</b>	<b>1,310</b>	<b>2,050</b>	<b>8,620</b>



# County of Brant, Vacant Employment Land Supply

- While there are a range of vacant sites which remain within Designated Urban Employment Areas, the County currently offers very minimal choice regarding shovel-ready employment sites to accommodate near-term industrial demand.

County of Brant  
Vacant Employment Area Lands by Areas as of January 2020



Source: Watson & Associates Economists Ltd., 2020.

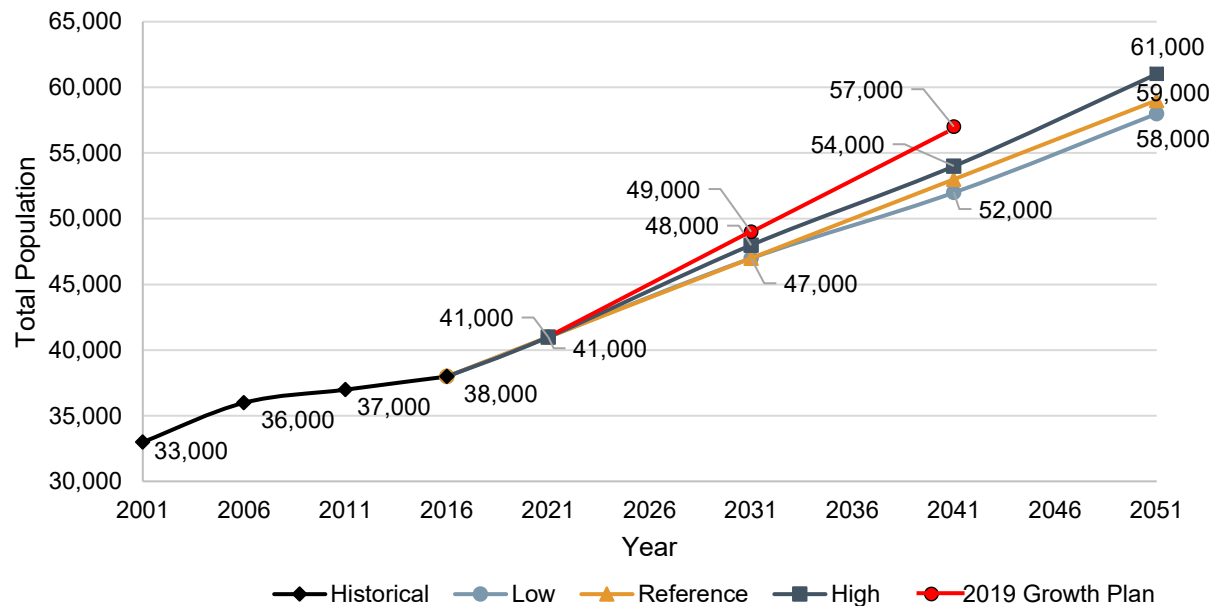
# County of Brant Long-Term Population and Employment Forecast

# County of Brant Population Growth Comparison, 2051



- The range of forecast growth between the proposed low and high scenario in the 2020 Technical Report is very narrow. In 2041 the range is within 2,000 people and in 2051 within 3,000 people.

## County of Brant Population Forecast Comparison, 2051



Note: Population includes net Census undercount estimated at approximately 3%.

Source: Historical, Low, Reference and High scenarios from Greater Golden Horseshoe Growth Forecasts to 2051 Technical Report, June 16, 2020, Hemson Consulting Ltd. 2019 Growth Plan from A Place to Grow, Growth Plan for the Greater Golden Horseshoe, May 2019.

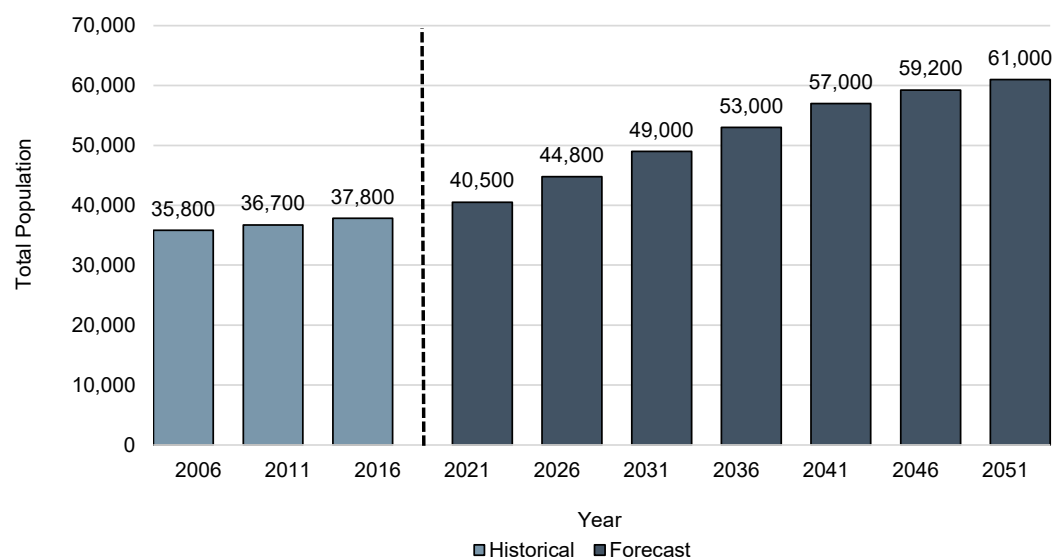
Figure by Watson & Associates Economists Ltd., 2020.

# County of Brant Population Forecast, 2016 to 2051



- By the year 2051, the County of Brant population is forecast to reach 61,000. This represents an increase of approximately 23,200 persons between 2016 and 2041.

## County of Brant Recommended Population Forecast, 2016 to 2051

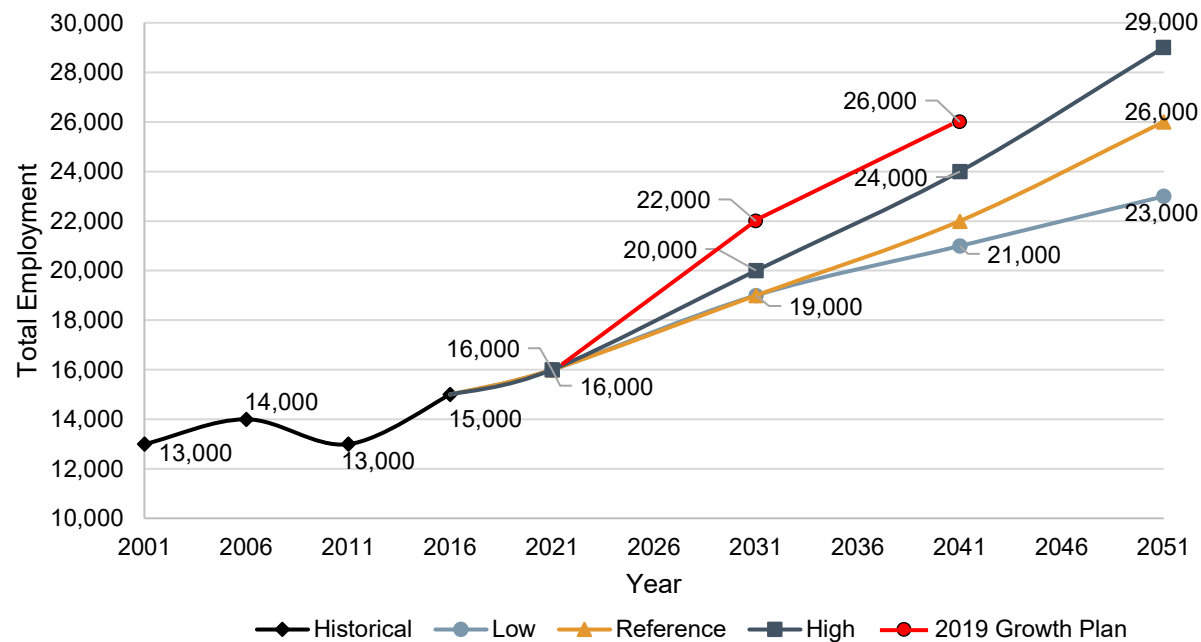


Note: Population includes net Census undercount of 3% and figures have been rounded.  
Source: 2006 to 2016 historical data derived from Statistics Canada Demography Division. Forecast (2016 to 2051) prepared by Watson & Associates Economists Ltd., 2020.



## County of Brant Employment Growth Comparison

- The range of forecast growth between the proposed low and high scenario in the 2020 Technical Report is quite broad. In 2041 the range is within 3,000 jobs and in 2051 within 6,000 jobs.



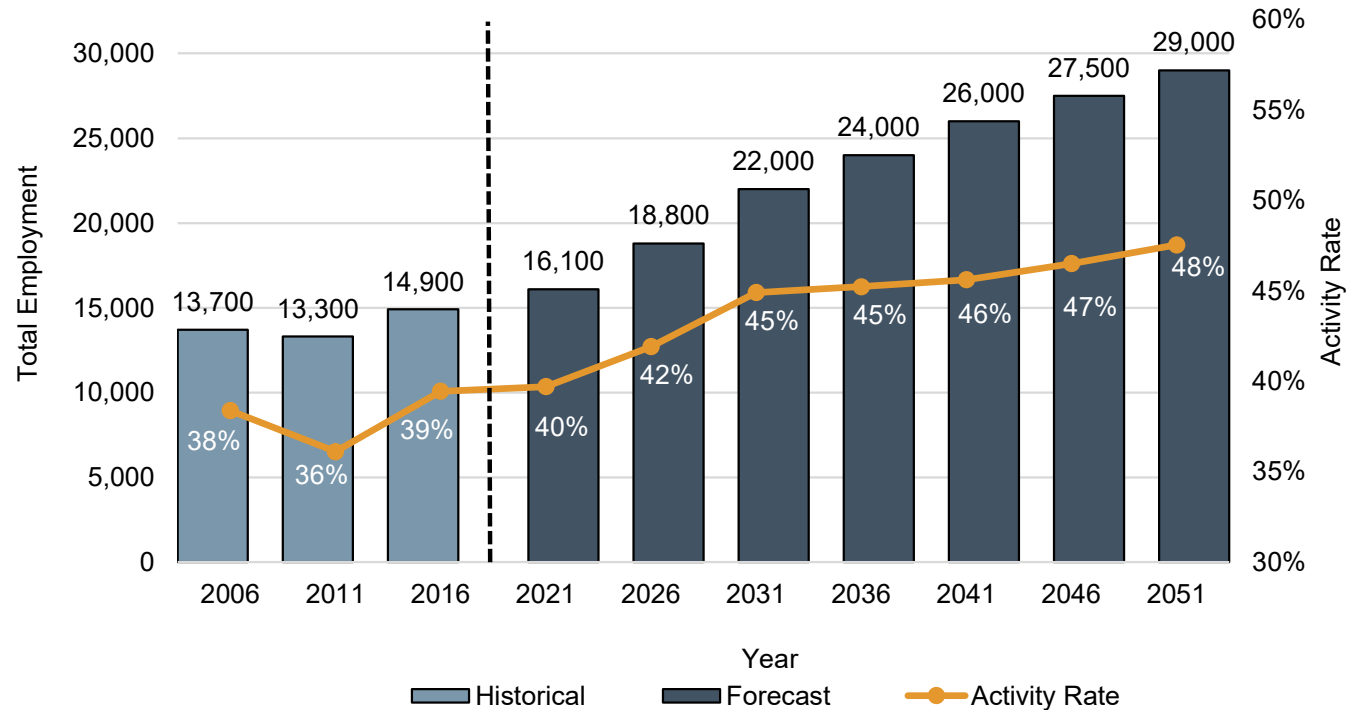
Source: Historical, Low, Reference and High scenarios from Greater Golden Horseshoe Growth Forecasts to 2051 Technical Report, June 16, 2020, Hemson Consulting Ltd. 2019 Growth Plan from A Place to Grow, Growth Plan for the Greater Golden Horseshoe, May 2019. Figure by Watson & Associates Economists Ltd., 2020.

# County of Brant Employment Forecast, 2016 to 2051



- By 2051 the County's employment base is forecast to reach approximately 29,000. This represents an increase of just over 14,000 jobs between 2016 and 2051.

## County of Brant Recommended Official Plan Employment Scenario



Note: Figures have been rounded. Activity rate is based on population including the net Census undercount.

Source: 2006 to 2016 historical data derived from Statistics Canada Census place of work data. Forecast (2016 to 2041) prepared by Watson & Associates Economists Ltd., 2020.