



Municipal Comprehensive Review

Summary of Draft Population, Housing and
Employment Growth Forecast Allocations by
Planning Policy Area

County of Brant

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County of Brant – Summary of Draft Population, Housing and Employment Growth Allocations by Planning Policy Area

Provided herein is a summary of the draft population, housing and employment growth allocations for the County of Brant by Planning Policy Area. This draft forecast builds on the draft County-wide growth analysis prepared by the Consultant Team in July 2020. The draft forecast is based on the following assumptions and targets:

- A Place to Grow. Growth Plan for the Greater Golden Horseshoe. Office Consolidation 2020. [Ontario.ca/growthplanning](https://ontario.ca/growthplanning). Schedule 3 population forecasts to 2051; and
- 20% of annual housing growth from 2022 to 2051 allocated with County of Brant Built-Up Areas (B.U.A.).

Key components included in this package are as follows:

- Population, and housing forecasts by Planning Policy Area;
- Population and housing growth percentage shares by Planning Policy Area;
- Population and housing annual growth rates by Planning Policy Area;
- Census housing intensification forecast by Planning Policy Area;
- Employment forecasts by Planning Policy Area;
- Employment growth percentage shares by Planning Policy Area;
- Employment annual growth rates by Planning Policy Area; and
- Urban Settlement Areas – Community Area, Residential Land Supply Mapping.



Population and Housing Forecast by Planning Policy Area, 2016 to 2051



Figure 1
County of Brant
Total Population and Census Housing Forecast by Planning Policy Area
2016 to 2051

County of Brant						
Year	Population (Including Census Undercount) ¹	Households				Persons Per Unit (PPU)
		Low Density ²	Medium Density ³	High Density ⁴	Total	
2016	37,800	11,910	745	610	13,265	2.85
2021	40,500	12,775	1,035	645	14,455	2.80
2026	43,800	13,700	1,260	815	15,775	2.78
2031	47,000	14,580	1,455	1,035	17,070	2.75
2036	50,100	15,370	1,615	1,305	18,290	2.74
2041	53,000	16,125	1,745	1,630	19,500	2.72
2046	56,000	16,835	1,850	2,040	20,725	2.70
2051	59,000	17,490	1,950	2,500	21,940	2.69
Incremental						
2016-2021	2,700	865	290	35	1,190	
2021-2031	6,500	1,805	420	390	2,615	
2021-2041	12,500	3,350	710	985	5,045	
2021-2051	18,500	4,715	915	1,855	7,485	

Source: Watson & Associates Economists Ltd., 2020.

Note: Figures may not add precisely due to rounding.

¹ Population undercount estimated at 3%.

² Includes all single and semi-detached homes as well as "other" detached homes as per Statistics Canada.

³ Includes all townhomes and apartments in duplex.

⁴ Includes all apartments with less than or greater than five storeys



Paris Urban Settlement Area

Year	Population (Including Census Undercount) ¹	Households				Persons Per Unit (PPU)
		Low Density ²	Medium Density ³	High Density ⁴	Total	
2016	12,700	3,665	560	510	4,735	2.60
2021	14,400	4,065	850	545	5,460	2.56
2026	17,300	4,760	1,065	715	6,540	2.57
2031	19,600	5,295	1,230	935	7,460	2.56
2036	21,600	5,740	1,365	1,120	8,225	2.55
2041	23,200	6,125	1,430	1,305	8,860	2.55
2046	25,200	6,515	1,515	1,605	9,635	2.53
2051	27,000	6,865	1,585	1,930	10,380	2.52
Incremental						
2016-2021	1,700	400	290	35	725	
2021-2031	5,200	1,230	380	390	2,000	
2021-2041	8,800	2,060	580	760	3,400	
2021-2051	12,600	2,800	735	1,385	4,920	

St. George Urban Settlement Area

Year	Population (Including Census Undercount) ¹	Households				Persons Per Unit (PPU)
		Low Density ²	Medium Density ³	High Density ⁴	Total	
2016	3,400	1,090	70	40	1,200	2.75
2021	3,500	1,155	70	40	1,265	2.69
2026	3,700	1,225	80	40	1,345	2.68
2031	4,400	1,435	115	40	1,590	2.70
2036	5,200	1,655	115	125	1,895	2.64
2041	6,400	1,935	175	265	2,375	2.65
2046	7,400	2,170	190	375	2,735	2.63
2051	8,400	2,385	210	515	3,110	2.60
Incremental						
2016-2021	100	65	-	-	65	
2021-2031	900	280	45	-	325	
2021-2041	2,900	780	105	225	1,110	
2021-2051	4,900	1,230	140	475	1,845	

Source: Watson & Associates Economists Ltd., 2020.

Note: Figures may not add precisely due to rounding.

¹ Population undercount estimated at 3%.

² Includes all single and semi-detached homes as well as "other" detached homes as per Statistics Canada.

³ Includes all townhomes and apartments in duplex.

⁴ Includes all apartments with less than or greater than five storeys



Remaining Settlement Areas and Rural

Year	Population (Including Census Undercount) ¹	Households				Persons Per Unit (PPU)
		Low Density ²	Medium Density ³	High Density ⁴	Total	
2016	21,800	7,155	115	60	7,330	2.88
2021	22,600	7,555	115	60	7,730	2.83
2026	22,800	7,720	115	60	7,895	2.81
2031	23,000	7,850	115	60	8,025	2.78
2036	23,300	7,975	140	60	8,175	2.76
2041	23,300	8,065	140	60	8,265	2.73
2046	23,400	8,150	145	60	8,355	2.73
2051	23,600	8,245	150	60	8,455	2.72
2016-2021	800	400	-	-	400	
2021-2031	400	295	-	-	295	
2021-2041	700	510	25	-	535	
2021-2051	1,000	690	35	-	725	

Source: Watson & Associates Economists Ltd., 2020.

Note: Figures may not add precisely due to rounding.

¹ Population undercount estimated at 3%.

² Includes all single and semi-detached homes as well as "other" detached homes as per Statistics Canada.

³ Includes all townhomes and apartments in duplex.

⁴ Includes all apartments with less than or greater than five storey



Figure 2
County of Brant
DGA Total Population and Census Housing Growth by Planning Policy Area
2020 to 2051

County of Brant

Year	Population (Including Census Undercount) ¹	Households			
		Low Density ²	Medium Density ³	High Density ⁴	Total
2020	1,700	455	100	0	555
2020	16,900	4,335	765	1,025	6,125
2020-2020	15,200	3,880	665	1,025	5,570

Paris

Year	Population (Including Census Undercount) ¹	Households			
		Low Density ²	Medium Density ³	High Density ⁴	Total
2020	1,300	310	100	0	410
2051	11,300	2,885	605	555	4,045
2020-2051	10,000	2,575	505	555	3,635

St. George

Year	Population (Including Census Undercount) ¹	Households			
		Low Density ²	Medium Density ³	High Density ⁴	Total
2020	400	105	0	0	105
2051	5,200	1,305	120	475	1,900
2020-2051	4,800	1,200	120	475	1,795

Remaining Settlement Areas and Rural

Year	Population (Including Census Undercount) ¹	Households			
		Low Density ²	Medium Density ³	High Density ⁴	Total
2020	100	40	0	0	40
2051	500	140	35	0	175
2020-2051	400	100	35	0	135



Figure 3
County of Brant
Census Housing Intensification Forecast by Planning Policy Area
2022 to 2051

County of Brant						
Year	Households					% Intensification
	BUA				County of Brant Total	
	Low Density ¹	Medium Density ²	High Density ³	Total		
2022	5,240	890	625	6,755	14,955	
2051	5,625	1,100	1,435	8,160	21,945	
2022-2051	385	210	810	1,405	6,990	

Paris						
Year	Households					% Intensification
	BUA				Paris Total	
	Low Density ¹	Medium Density ²	High Density ³	Total		
2022	3,665	790	565	5,020	5,820	
2051	3,975	980	1,375	6,330	10,380	
2022-2051	310	190	810	1,310	4,560	29%

St. George						
Year	Households					% Intensification
	BUA				St. George Total	
	Low Density ¹	Medium Density ²	High Density ³	Total		
2022	1,015	70	40	1,125	1,295	
2051	1,080	90	40	1,210	3,110	
2022-2051	65	20	0	85	1,815	5%

Remaining Settlement Areas and Rural						
Year	Households					% Intensification
	BUA				Remaining Settlement Areas and Rural Total	
	Low Density ¹	Medium Density ²	High Density ³	Total		
2022	560	30	20	610	7,920	
2051	570	30	20	620	8,355	
2022-2051	10	0	0	10	435	2%

Source: Watson & Associates Economists Ltd., 2020.

Note: Figures may not add precisely due to rounding.

¹ Includes all single and semi-detached homes as well as "other" detached homes as per Statistics Canada.

² Includes all townhomes and apartments in duplex.

³ Includes all apartments with less than or greater than five storeys.



Figure 4
County of Brant
Incremental Total Population Growth Shares by Planning Policy Area
2020 to 2051

Period	Area			County of Brant
	Paris	St. George	Remaining Settlement Areas and Rural	
2006-2011	48%	14%	38%	100%
2011-2016	51%	12%	37%	100%
2016-2020	53%	2%	45%	100%
2020-2031	81%	14%	5%	100%
2031-2041	60%	34%	5%	100%
2041-2051	63%	32%	5%	100%

Source: Watson & Associates Economists Ltd., 2020.

Figure 5
County of Brant
Incremental Census Housing Growth Shares by Planning Policy Area
2020 to 2051

Period	Area			County of Brant
	Paris	St. George	Remaining Settlement Areas and Rural	
2006-2011	43%	14%	44%	100%
2011-2016	59%	19%	22%	100%
2016-2020	53%	3%	44%	100%
2020-2031	77%	12%	11%	100%
2031-2041	58%	32%	10%	100%
2041-2051	62%	30%	8%	100%
2020-2051	66%	24%	10%	100%

Source: Watson & Associates Economists Ltd., 2020.



Figure 6
County of Brant
Total Population Annual Growth Rates by Planning Policy Area
2020 to 2051

Period	Area			County of Brant
	Paris	St. George	Remaining Settlement Areas and Rural	
2006-2016	0.9%	1.0%	0.3%	0.5%
2016-2020	2.0%	0.0%	1.0%	1.3%
2020-2031	3.2%	2.3%	0.2%	1.5%
2020-2041	2.5%	3.0%	0.1%	1.4%
2020-2051	2.2%	2.9%	0.1%	1.3%

Source: Watson & Associates Economists Ltd., 2020.

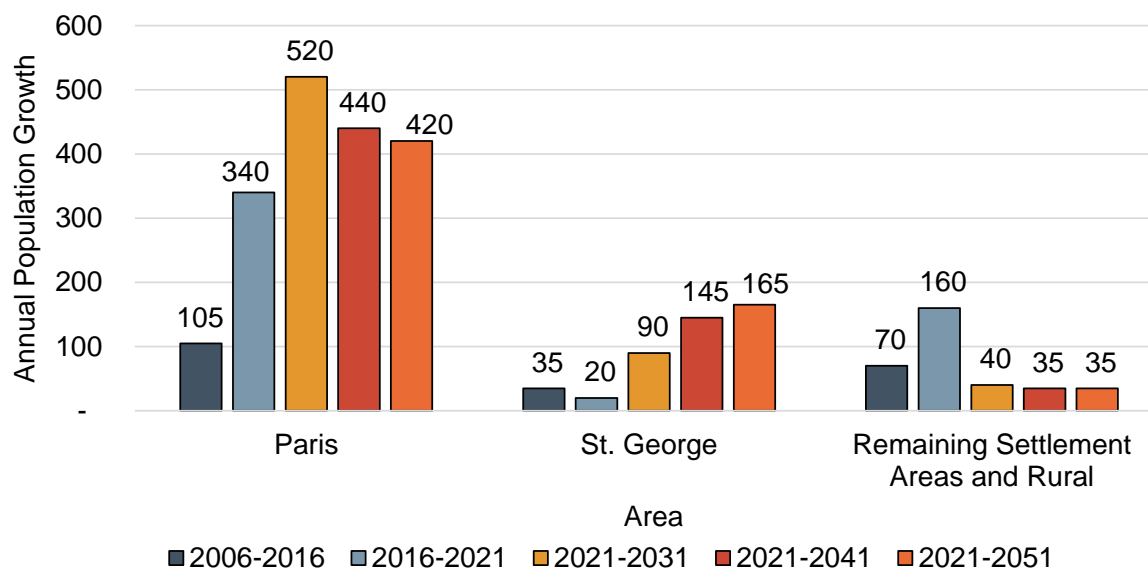
Figure 7
County of Brant
Census Housing Annual Growth Rates by Planning Policy Area
2020 to 2051

Period	Area			County of Brant
	Paris	St. George	Remaining Settlement Areas and Rural	
2006-2016	1.1%	1.4%	0.5%	0.8%
2016-2020	2.6%	0.7%	1.4%	1.8%
2020-2031	3.2%	2.3%	0.4%	1.7%
2020-2041	2.5%	3.1%	0.3%	1.5%
2020-2051	2.2%	3.0%	0.3%	1.4%

Source: Watson & Associates Economists Ltd., 2020.

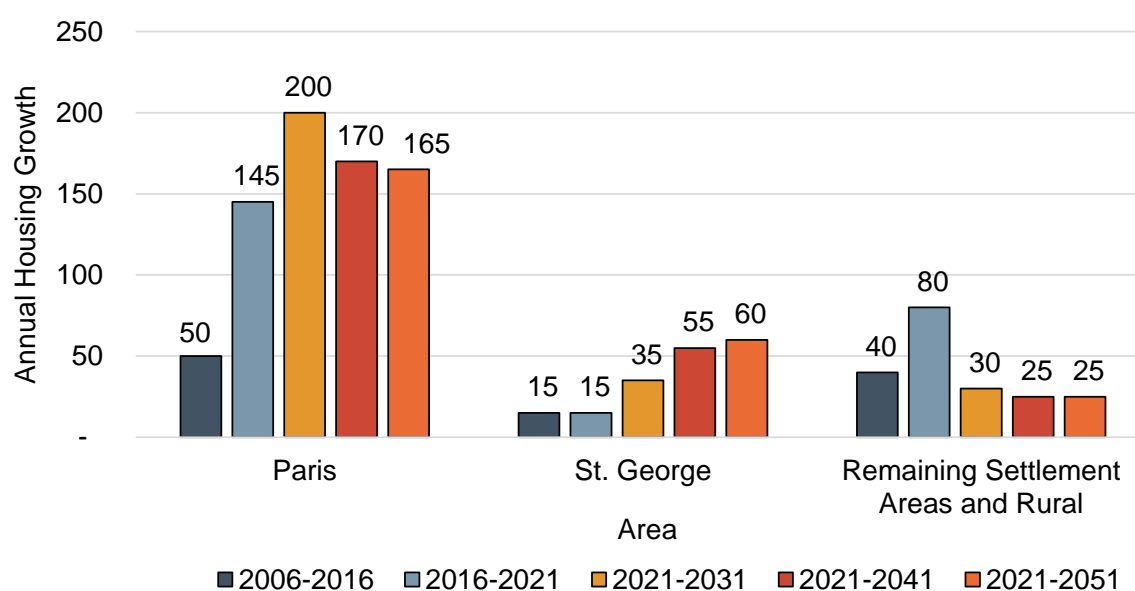


Figure 8
County of Brant
Annual Total Population Growth by Planning Policy Area
2021 to 2051



Source: Watson & Associates Economists Ltd., 2020.

Figure 9
County of Brant
Annual Census Housing Growth by Planning Policy Area
2021 to 2051



Source: Watson & Associates Economists Ltd., 2020.



Employment Forecast by Planning Policy Area, 2016 to 2051



Figure 10
County of Brant
Total Employment Forecast by Planning Policy Area
2016 to 2051

County of Brant							
Year	Population (Including Census Undercount)¹	Employment by Type					Activity Rate
		Major Office	Employment Land Employment	Population Related Employment	Rural	Total	
2016	37,800	0	7,300	5,000	2,600	14,900	39%
2021	40,500	0	7,900	5,500	2,800	16,100	40%
2026	43,800	0	8,600	6,100	2,800	17,600	40%
2031	47,000	0	9,400	6,700	2,900	19,000	40%
2036	50,100	0	10,200	7,400	3,000	20,600	41%
2041	53,000	0	11,100	8,100	3,100	22,300	42%
2046	56,000	0	11,900	9,000	3,200	24,100	43%
2051	59,000	0	12,800	9,800	3,400	26,000	44%
Incremental							
2016-2021	2,700	0	600	500	200	1,200	
2021-2031	6,500	0	1,500	1,200	100	2,900	
2021-2041	12,500	0	3,200	2,600	300	6,200	
2021-2051	18,500	0	4,900	4,300	600	9,900	

Source: Watson & Associates Economists Ltd., 2020.

Note: Figures may not add precisely due to rounding.

¹ Population undercount estimated at 3%.

² Employment Land Employment in Remaining Settlement Areas and Rural includes all Employment Areas outside of Paris and St. George.

³ Rural employment in Remaining Settlement Areas and Rural includes all other rural employment that is not within Rural Employment Areas.

Paris							
Year	Population (Including Census Undercount)¹	Employment by Type					Activity Rate
		Major Office	Employment Land Employment	Population Related Employment	Rural	Total	
2016	12,700	0	3,300	4,100	0	7,400	58%
2021	14,400	0	3,800	4,500	0	8,300	58%
2026	17,300	0	4,500	5,100	0	9,600	56%
2031	19,600	0	5,100	5,600	0	10,700	55%
2036	21,600	0	5,800	6,100	0	11,900	55%
2041	23,200	0	6,500	6,500	0	13,100	56%
2046	25,200	0	7,200	7,100	0	14,300	57%
2051	27,000	0	7,900	7,600	0	15,500	58%
Incremental							
2016-2021	1,700	0	500	400	0	900	
2021-2031	5,200	0	1,300	1,100	0	2,400	
2021-2041	8,800	0	2,700	2,000	0	4,800	
2021-2051	12,600	0	4,100	3,100	0	7,200	



St. George

Year	Population (Including Census Undercount) ¹	Employment by Type					Activity Rate
		Major Office	Employment Land Employment	Population Related Employment	Rural	Total	
2016	3,400	0	500	700	0	1,200	35%
2021	3,500	0	500	700	0	1,200	35%
2026	3,700	0	500	800	0	1,300	36%
2031	4,400	0	600	900	0	1,500	34%
2036	5,200	0	700	1,100	0	1,800	34%
2041	6,400	0	800	1,400	0	2,200	34%
2046	7,400	0	900	1,600	0	2,500	34%
2051	8,400	0	1,000	1,900	0	3,000	35%
Incremental							
2016-2021	100	0	0	0	0	0	
2021-2031	900	0	100	200	0	300	
2021-2041	2,900	0	300	700	0	1,000	
2021-2051	4,900	0	500	1,200	0	1,800	

Remaining Settlement Areas and Rural

Year	Population (Including Census Undercount) ¹	Employment by Type					Activity Rate
		Major Office	Employment Land Employment ²	Population Related Employment	Rural ³	Total	
2016	21,800	0	3,500	200	2,600	6,300	29%
2021	22,600	0	3,500	200	2,800	6,500	29%
2026	22,800	0	3,600	200	2,800	6,600	29%
2031	23,000	0	3,700	200	2,900	6,800	29%
2036	23,300	0	3,700	200	3,000	6,900	30%
2041	23,300	0	3,800	200	3,100	7,100	31%
2046	23,400	0	3,800	300	3,200	7,300	31%
2051	23,600	0	3,900	300	3,400	7,500	32%
Incremental							
2016-2021	800	0	0	0	200	200	
2021-2031	400	0	200	0	100	300	
2021-2041	700	0	300	0	300	600	
2021-2051	1,000	0	400	100	600	1,000	

Source: Watson & Associates Economists Ltd., 2020.

Note: Figures may not add precisely due to rounding.

¹ Population undercount estimated at 3%



Figure 11
County of Brant
Total Employment Growth by Planning Policy Area
2020 to 2051

Paris

Year	Population (Including Census Undercount) ¹	Employment by Type					Activity Rate
		Major Office	Employment Land Employment	Population Related Employment	Rural	Total	
2020	13,600	0	3,700	4,400	0	8,100	60%
2051	27,000	0	7,900	7,600	0	15,500	58%
2020-2051	13,400	0	4,200	3,200	0	7,400	

St. George

Year	Population (Including Census Undercount) ¹	Employment by Type					Activity Rate
		Major Office	Employment Land Employment	Population Related Employment	Rural	Total	
2020	3,400	0	500	700	0	1,200	35%
2051	8,400	0	1,000	1,900	0	3,000	35%
2020-2051	5,000	0	500	1,200	0	1,800	

Remaining Settlement Areas and Rural

Year	Population (Including Census Undercount) ¹	Employment by Type					Activity Rate
		Major Office	Employment Land Employment ²	Population Related Employment	Rural ³	Total	
2020	22,600	0	3,500	200	2,700	6,500	29%
2051	23,600	0	3,900	300	3,400	7,500	32%
2016-2020	800	0	0	0	100	200	
2020-2051	1,000	0	400	100	700	1,000	

County of Brant

Year	Population (Including Census Undercount) ¹	Employment by Type					Activity Rate
		Major Office	Employment Land Employment	Population Related Employment	Rural	Total	
2020	39,600	0	7,700	5,300	2,700	15,700	40%
2051	59,000	0	12,800	9,800	3,400	26,000	44%
2020-2051	19,400	0	5,100	4,500	700	10,300	

Source: Watson & Associates Economists Ltd., 2020.

Note: Figures may not add precisely due to rounding.

¹ Population undercount estimated at 3%.

² Employment Land Employment in Remaining Settlement Areas and Rural includes all Employment Areas outside of Paris and St. George.

³ Rural employment in the Remaining Settlement Areas and Rural includes all employment outside of Paris and St. George and Remaining Settlement Areas and Rural Employment Areas.



Figure 12
County of Brant
Incremental Total Employment Growth Shares by Planning Policy Area
2020 to 2051

Period	Area			County of Brant
	Paris	St. George	Remaining Settlement Areas and Rural	
2016-2020	80%	5%	15%	100%
2020-2031	81%	9%	9%	100%
2031-2041	71%	21%	9%	100%
2041-2051	67%	22%	11%	100%

Source: Watson & Associates Economists Ltd., 2020.

Note: Figures may not add precisely due to rounding.

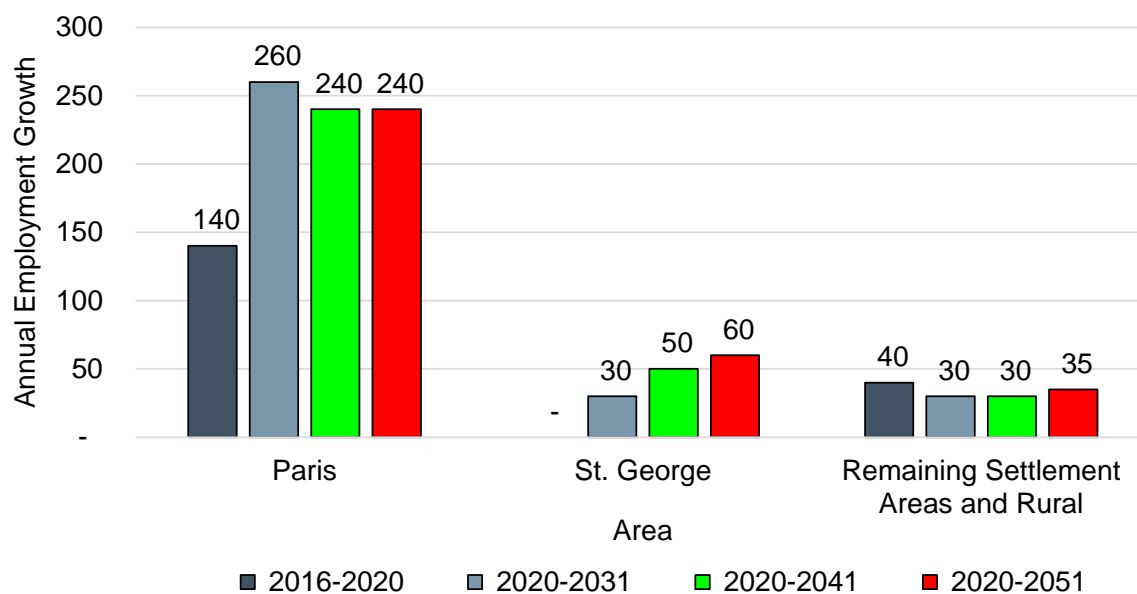
Figure 13
County of Brant
Total Employment Annual Growth Rates by Planning Policy Area
2020 to 2051

Period	Area			County of Brant
	Paris	St. George	Remaining Settlement Areas and Rural	
2016-2020	2.4%	1.0%	0.6%	1.5%
2020-2031	2.5%	2.0%	0.4%	1.7%
2020-2041	2.3%	2.9%	0.4%	1.6%
2020-2051	2.1%	3.0%	0.5%	1.6%

Source: Watson & Associates Economists Ltd., 2020.



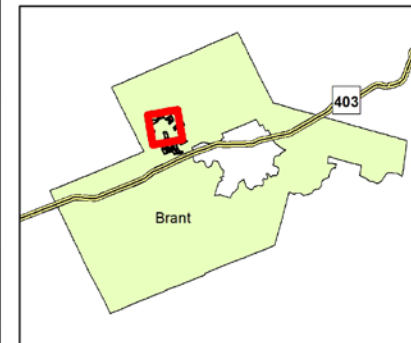
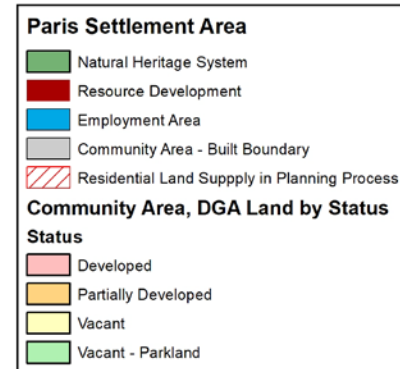
Figure 14
County of Brant
Annual Total Employment Growth by Planning Policy Area
2020 to 2051



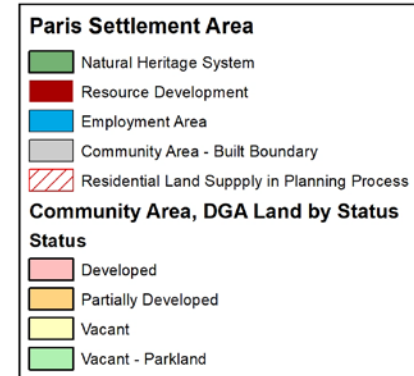
Source: Watson & Associates Economists Ltd., 2020.



Appendix A – Urban Settlement Area: Community Area, Residential Land Supply



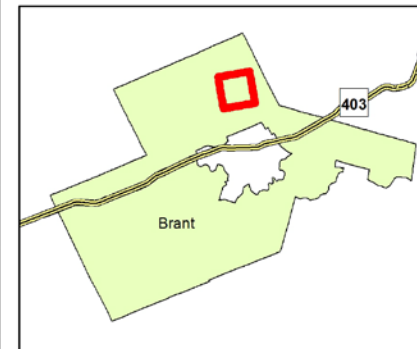
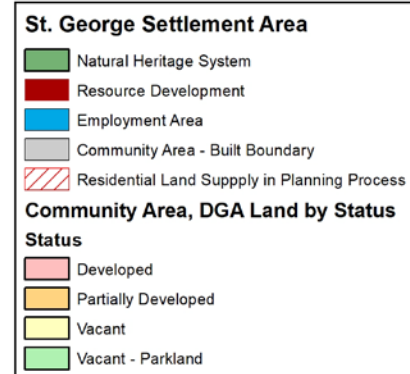
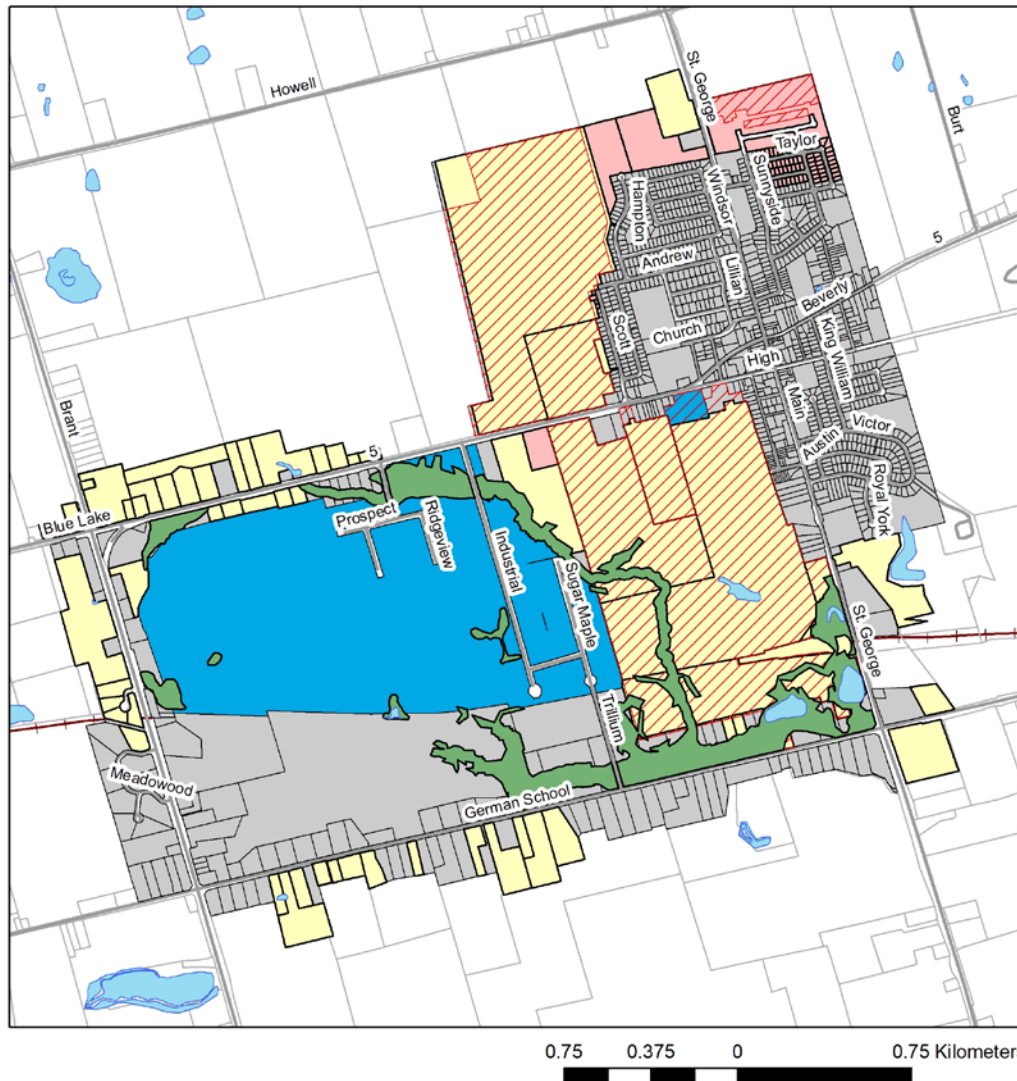
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St. George Urban Settlement Area



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