



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. 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., 2021.

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	16,700	4,585	1,065	715	6,365	2.55
2031	18,800	5,030	1,230	935	7,195	2.53
2036	20,400	5,370	1,365	1,120	7,855	2.53
2041	21,900	5,700	1,430	1,305	8,435	2.53
2046	23,700	6,040	1,515	1,605	9,160	2.51
2051	25,400	6,355	1,585	1,930	9,870	2.49
Incremental						
2016-2021	1,700	400	290	35	725	
2021-2031	4,400	965	380	390	1,735	
2021-2041	7,500	1,635	580	760	2,975	
2021-2051	11,000	2,290	735	1,385	4,410	

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	1,215	80	40	1,335	2.62
2031	4,300	1,395	115	40	1,550	2.65
2036	4,900	1,570	115	125	1,810	2.65
2041	6,000	1,795	175	265	2,235	2.60
2046	6,900	2,025	190	375	2,590	2.59
2051	7,500	2,125	210	515	2,850	2.56
Incremental						
2016-2021	100	65	-	-	65	
2021-2031	800	240	45	-	285	
2021-2041	2,500	640	105	225	970	
2021-2051	4,000	970	140	475	1,585	

Source: Watson & Associates Economists Ltd., 2021.

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	23,400	7,905	115	60	8,080	2.81
2031	24,000	8,155	115	60	8,330	2.80
2036	24,700	8,430	140	60	8,630	2.78
2041	25,100	8,625	140	60	8,825	2.76
2046	25,400	8,770	145	60	8,975	2.75
2051	26,100	9,015	150	60	9,225	2.74
2016-2021	800	400	-	-	400	
2021-2031	1,400	600	-	-	600	
2021-2041	2,500	1,070	25	-	1,095	
2021-2051	3,500	1,460	35	-	1,495	

Source: Watson & Associates Economists Ltd., 2021.

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
2051	14,600	3,595	765	1,010	5,370
2020-2051	12,900	3,140	665	1,010	4,815

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	9,900	2,405	605	630	3,640
2020-2051	8,600	2,095	505	630	3,230

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	4,200	1,050	120	385	1,555
2020-2051	3,800	945	120	385	1,450

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

Source: Watson & Associates Economists Ltd., 2021.

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

County of Brant

Year	Households					County of Brant Total	% Intensification
	BUA				Total		
	Low Density ¹	Medium Density ²	High Density ³	Total			
2022	5,230	890	625	6,745	14,955		
2051	5,595	1,100	1,450	8,145	21,945		
2022-2051	365	210	825	1,400	6,990	20%	

Paris

Year	Households					Paris Total	% Intensification
	BUA				Total		
	Low Density ¹	Medium Density ²	High Density ³	Total			
2022	3,660	790	565	5,015	5,785		
2051	3,950	980	1,300	6,230	9,870		
2022-2051	290	190	735	1,215	4,085	30%	

St. George

Year	Households					St. George Total	% Intensification
	BUA				Total		
	Low Density ¹	Medium Density ²	High Density ³	Total			
2022	1,015	70	40	1,125	1,290		
2051	1,075	90	130	1,295	2,850		
2022-2051	60	20	90	170	1,560	11%	

Remaining Settlement Areas and Rural

Year	Households					Remaining Settlement Areas and Rural Total	% Intensification
	BUA				Total		
	Low Density ¹	Medium Density ²	High Density ³	Total			
2022	560	30	20	610	8,130		
2051	570	30	20	620	8,975		
2022-2051	10	0	0	10	845	1%	

Source: Watson & Associates Economists Ltd., 2021.

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	70%	12%	19%	100%
2031-2041	52%	29%	19%	100%
2041-2051	58%	26%	16%	100%
2020-2051	61%	21%	18%	100%

Source: Watson & Associates Economists Ltd., 2021.

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	68%	11%	21%	100%
2031-2041	51%	28%	21%	100%
2041-2051	59%	25%	16%	100%
2020-2051	60%	21%	20%	100%

Source: Watson & Associates Economists Ltd., 2021.



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	2.9%	2.1%	0.5%	1.5%
2020-2041	2.2%	2.7%	0.5%	1.4%
2020-2051	2.0%	2.5%	0.5%	1.3%

Source: Watson & Associates Economists Ltd., 2021.

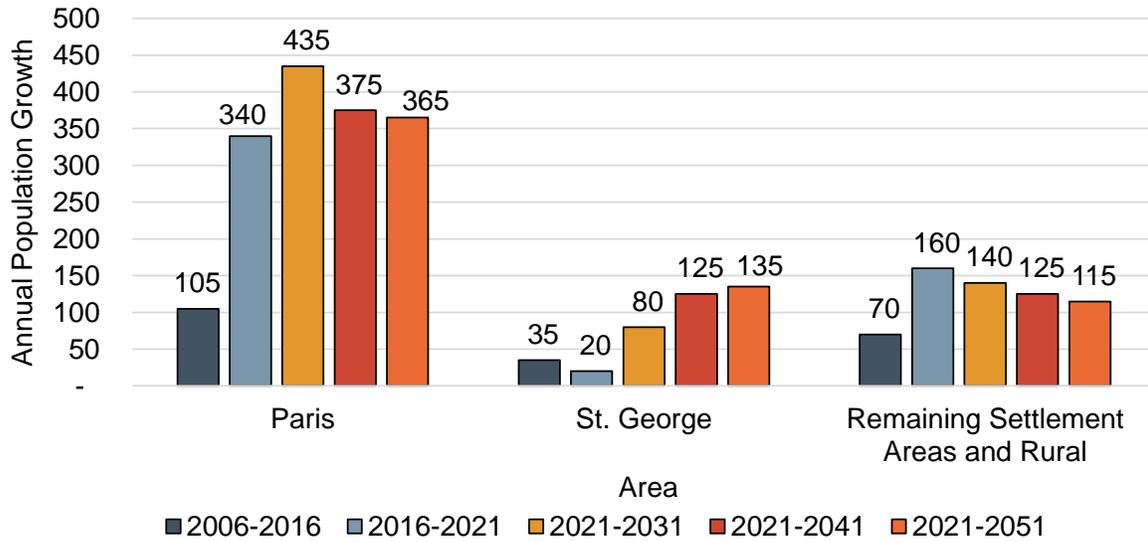
Figure 7
County of Brant
Census Housing Annual Growth Rates by Planning Policy Area
2020 to 2051

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	2.9%	2.0%	0.7%	1.7%
2020-2041	2.3%	2.8%	0.6%	1.5%
2020-2051	2.1%	2.7%	0.6%	1.4%

Source: Watson & Associates Economists Ltd., 2021.

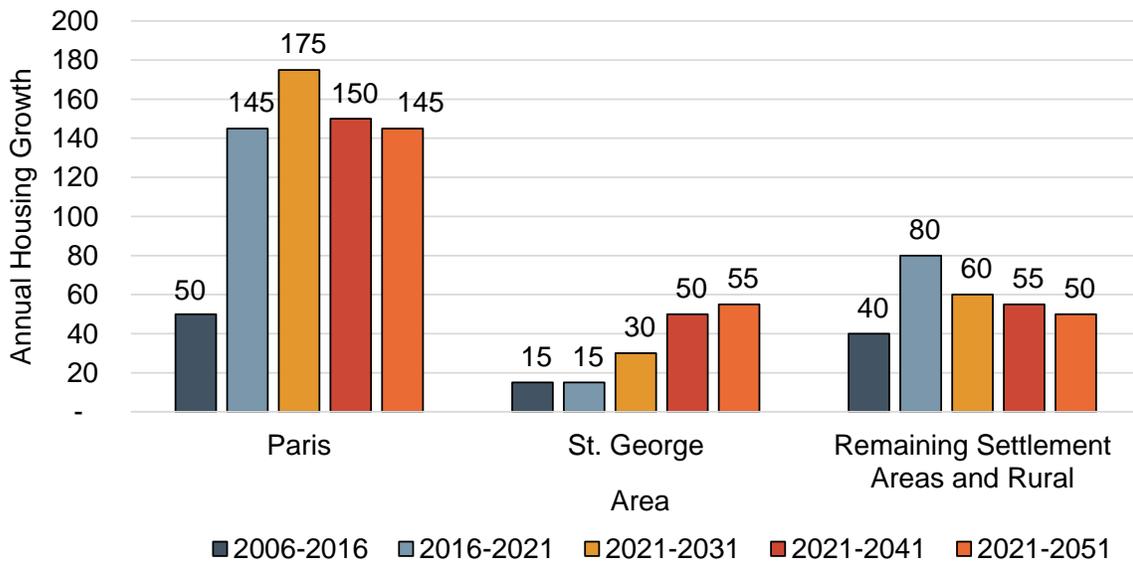


Figure 8
County of Brant
Annual Total Population Growth by Planning Policy Area
2021 to 2051



Source: Watson & Associates Economists Ltd., 2021.

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



Source: Watson & Associates Economists Ltd., 2021.



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	

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	16,700	0	4,500	5,100	0	9,600	58%
2031	18,800	0	5,100	5,600	0	10,700	57%
2036	20,400	0	5,800	6,100	0	11,900	58%
2041	21,900	0	6,500	6,500	0	13,100	60%
2046	23,700	0	7,200	7,100	0	14,300	60%
2051	25,400	0	7,900	7,600	0	15,500	61%
Incremental							
2016-2021	1,700	0	500	400	0	900	
2021-2031	4,400	0	1,300	1,100	0	2,400	
2021-2041	7,500	0	2,700	2,000	0	4,800	
2021-2051	11,000	0	4,100	3,100	0	7,200	

Source: Watson & Associates Economists Ltd., 2021.

Note: Figures may not add precisely due to rounding.

¹ Population undercount estimated at 3%.



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	4,300	0	600	900	0	1,500	36%
2036	4,900	0	700	1,100	0	1,800	36%
2041	6,000	0	800	1,400	0	2,200	36%
2046	6,900	0	900	1,600	0	2,500	36%
2051	7,500	0	1,000	1,900	0	3,000	39%
Incremental							
2016-2021	100	0	0	0	0	0	
2021-2031	800	0	100	200	0	300	
2021-2041	2,500	0	300	700	0	1,000	
2021-2051	4,000	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	
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	23,400	0	3,600	200	2,800	6,600	28%
2031	24,000	0	3,700	200	2,900	6,800	28%
2036	24,700	0	3,700	200	3,000	6,900	28%
2041	25,100	0	3,800	200	3,100	7,100	28%
2046	25,400	0	3,800	300	3,200	7,300	29%
2051	26,100	0	3,900	300	3,400	7,500	29%
Incremental							
2016-2021	800	0	0	0	200	200	
2021-2031	1,400	0	200	0	100	300	
2021-2041	2,500	0	300	0	300	600	
2021-2051	3,500	0	400	100	600	1,000	

Source: Watson & Associates Economists Ltd., 2021.

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.



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	25,400	0	7,900	7,600	0	15,500	61%
2020-2051	11,800	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	7,500	0	1,000	1,900	0	3,000	39%
2020-2051	4,100	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	26,100	0	3,900	300	3,400	7,500	29%
2016-2020	800	0	0	0	100	200	
2020-2051	3,500	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., 2021.

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., 2021.

Note: Figures may not add precisely due to rounding.

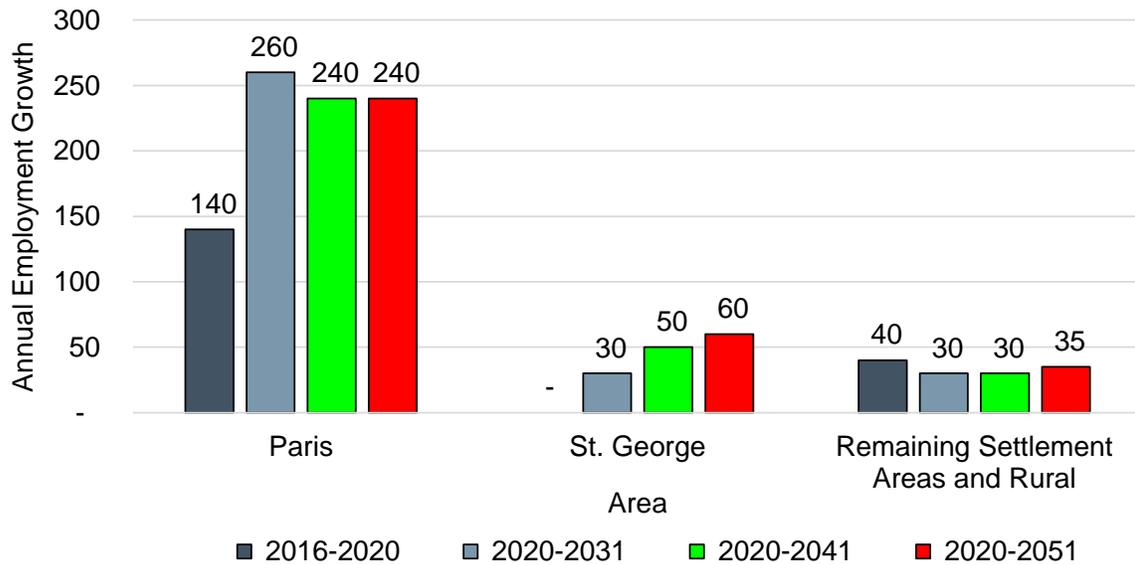
Figure 13
County of Brant
Total Employment Annual Growth Rates by Planning Policy Area
2020 to 2051

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., 2021.



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



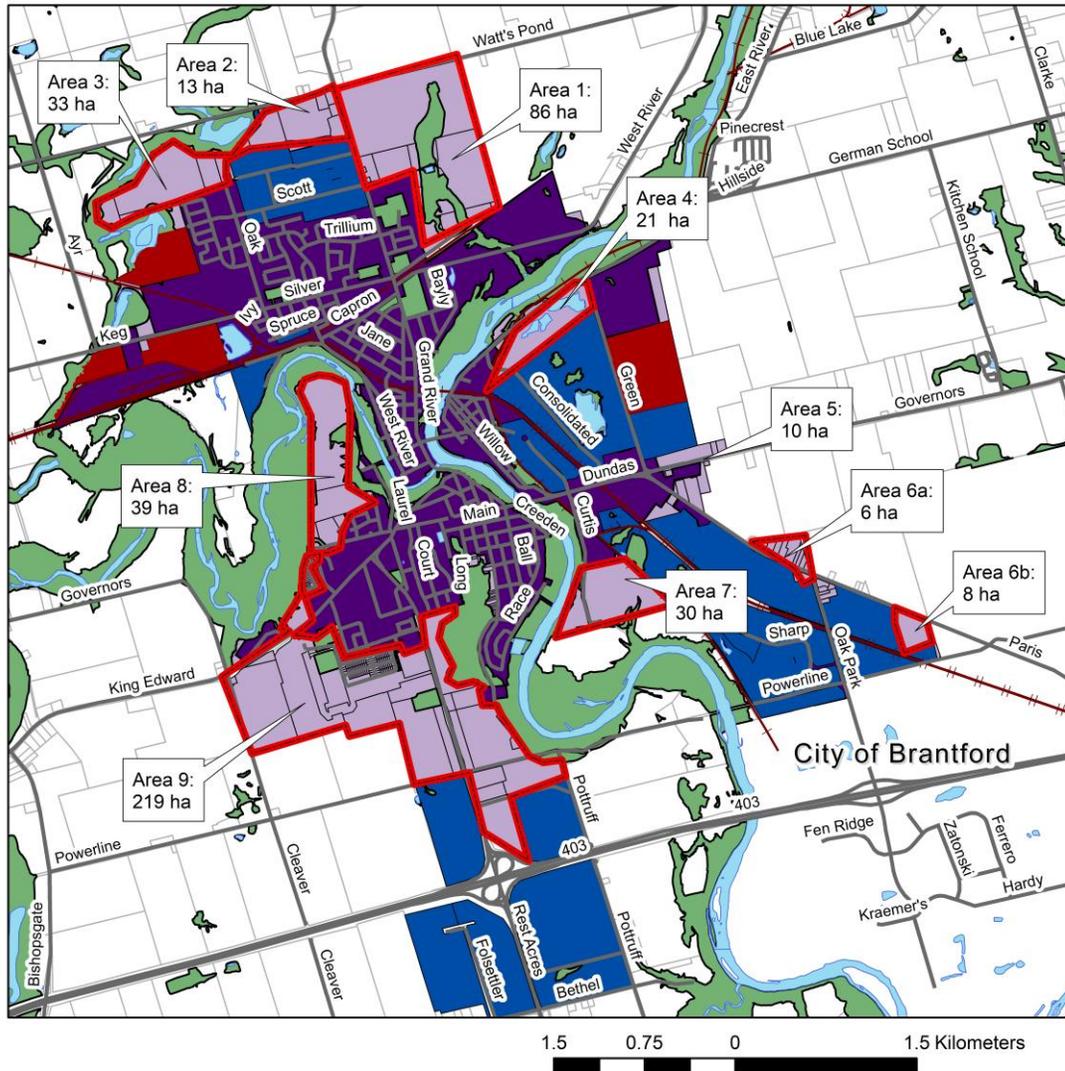
Source: Watson & Associates Economists Ltd., 2021.



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



Paris Urban Settlement Area



All land figures are net of Natural Heritage System

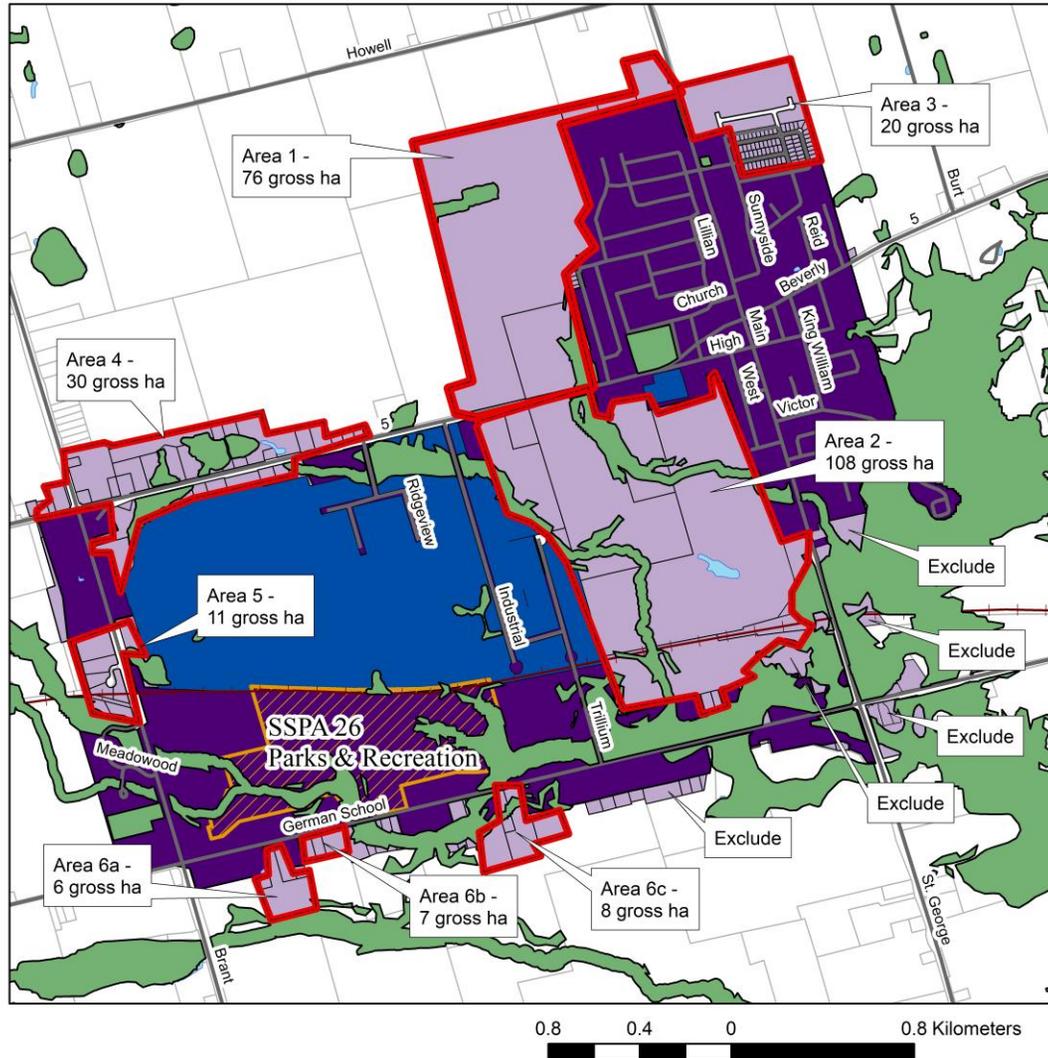
- Area 1: 86 ha
- Area 2: 13 ha
- Area 3: 33 ha
- Area 4: 21 ha
- Area 5: 10 ha
- Area 6a: 6 ha
- Area 6b: 8 ha
- Area 7: 30 ha
- Area 8: 39 ha
- Area 9: 219 ha
- Scattered: 8 ha
- Total DGA: 473 gross ha



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St. George Urban Settlement Area



All land figures are net of Natural Heritage System

DGA Land Area (ha)=

Area 1: 76 ha

Area 2: 108 ha

Area 3: 20 ha

Area 4: 30 ha

Area 5: 11 ha

Area 6: 21 ha

Total DGA: 266 gross ha



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