

Addendum to Report PDR-PCD-29-15

To: Members of the Planning and Community Development Committee
From: Scott Taylor, Senior Planner
Meeting Date: December 10, 2015
Subject: **Update to the County's Growth Management Strategy**
Status: Recommendation adopted by Committee as presented per Resolution PCD11-16; Endorsed by County Council January 5, 2016 per Resolution CC12-16;

Recommendation(s)

THAT Addendum to Report PDR-PCD-29-15 regarding the County's Growth Management Strategy Update be received,

AND THAT the County's Growth Management Strategy Update prepared by Hemson Consulting Ltd. be received,

AND THAT staff be directed to incorporate the results of the Growth Management Strategy Update into the County Official Plan via an amendment to the Plan in 2016-2017.

Background

In 2008 the County completed its first Growth Management Strategy (GMS), which assessed the County's projected residential, commercial, and industrial growth through to the year 2031. Growth allocations by municipality were also provided in the 2008 GMS. Copies of the 2008 GMS documents have been linked to in the Attachments section of this report. The results of the 2008 GMS were then incorporated into the County's Five Year Review Official Plan Amendment (OPA) 80, which was approved in 2012.

The 2008 GMS was completed as 'a snapshot in time', and the County recognized it as a strategy which would need to be updated on a regular basis. When the work on the 2008 GMS was being completed it was towards the end a 'boom time' for growth and

development in the County. Almost immediately following the 2008 GMS the global recession hit, and Grey County was not immune to the effects. Furthermore there were some data constraints at this time, which resulted in the study being completed before the full results of the 2006 census were released. The 2008 GMS was an excellent document for the time it was produced, although it now appears that the growth projections may be slightly inflated based on the development which has been realized to date.

In 2014 the County began an update to the GMS, and hired Hemson Consulting Ltd. to undertake the work. Hemson has familiarity with growth in the County, having completed our last two Development Charges Background Studies. Now with both the 2006 and 2011 census data, in addition to building permit data since 2008, we have excellent inputs for the GMS update. County staff and Hemson worked closely with municipal staff and development industry stakeholders, to try to ensure we have as much local input as possible to complete the study. A memo on early projections for the County was released in September 2014 for review and comment. A more detailed outlook, including draft population projections and allocations for each municipality, was shared with the County in late-June 2015. Following a July 21st 2015 report to the Planning and Community Development Committee, additional feedback was sought from municipalities and development industry stakeholders.

The response from the development community was less than expected; however the County did receive a number of useful comments from municipalities which have been incorporated into the GMS document.

Growth Management Strategy Update Results and Next Steps

The update to the GMS contains permanent residential and employment growth projections through to the year 2041, with a focus on 2036, as it would be a logical 20 year planning horizon. Seasonal residential growth projections have also been included in the update. As with the 2008 GMS, this updated study represents an educated 'best-guess', and will need to be re-examined on a regular basis (approximately every 5 – 7 years is recommended). Within the 2015 update the Consultant concludes that the County will continue to grow, but growth will be at a modest pace. By the year 2041 the County's total permanent population is projected to be approximately 107,000 – 109,000 people. Employment growth within this time period is also expected to be modest. Overall the Consultant notes that the County has enough designated development land to meet our growth needs within the planning horizon.

Hemson Consulting Ltd. staff will be on-hand to present their findings at the December 10, 2015 Planning and Community Development Committee meeting.

Some of the results from the GMS have been included as Tables 1 – 3 below.

Forecast Total Population by Local Municipality Grey County, 2011 - 2041							
Municipality	Total Population (includes Census Net Undercoverage)					2016-2036	
	2011	2016	2031	2036	2041	Net Change	Compound Annual Growth Rate
Blue Mountains	6,610	7,010	8,320	8,660	8,910	1,650	1.06%
Chatsworth	6,590	6,700	7,120	7,250	7,330	550	0.40%
Georgian Bluffs	10,650	11,090	12,150	12,430	12,630	1,340	0.57%
Grey Highlands	9,750	10,040	11,110	11,360	11,560	1,320	0.62%
Hanover	7,670	7,800	8,390	8,570	8,690	770	0.47%
Meaford	11,360	11,530	12,600	12,920	13,150	1,390	0.57%
Owen Sound	22,200	22,250	23,550	24,080	24,460	1,830	0.40%
Southgate	7,360	7,560	8,330	8,530	8,670	970	0.61%
West Grey	12,580	12,920	13,830	14,110	14,300	1,190	0.44%
Grey County	94,770	96,900	105,400	107,910	109,700	11,010	0.54%

Table One: Forecast Total Population by Municipality (Source Hemson Consulting Ltd.)

Housing Unit Forecast by Local Municipality Grey County, 2011-2041							
Municipality	Housing Units (Occupied Households)					2016-2036	
	2011	2016	2031	2036	2041	Net Change	Compound Annual Growth Rate
Blue Mountains	2,850	3,060	3,700	3,850	3,960	790	1.15%
Chatsworth	2,480	2,560	2,740	2,780	2,810	220	0.41%
Georgian Bluffs	4,100	4,330	4,810	4,890	4,970	560	0.61%
Grey Highlands	3,750	3,920	4,410	4,510	4,580	590	0.70%
Hanover	3,180	3,270	3,530	3,600	3,650	330	0.48%
Meaford	4,640	4,780	5,290	5,410	5,500	630	0.62%
Owen Sound	9,610	9,750	10,390	10,580	10,740	830	0.41%
Southgate	2,640	2,750	3,050	3,120	3,170	370	0.63%
West Grey	4,880	5,090	5,530	5,620	5,700	530	0.50%
Grey County	38,130	39,510	43,450	44,360	45,080	4,850	0.58%

Table Two: Housing Unit Forecast by Municipality (Source Hemson Consulting Ltd.)

Forecast Total Employment by Local Municipality Grey County, 2011 - 2041							
Municipality	Total Place of Work Employment					2016-2036	
	2011	2016	2031	2036	2041	Net Change	Compound Annual Growth Rate
Blue Mountains	4,000	4,170	4,210	4,330	4,500	160	0.19%
Chatsworth	1,650	1,710	1,730	1,780	1,850	70	0.20%
Georgian Bluffs	3,010	3,170	3,200	3,280	3,430	110	0.17%
Grey Highlands	3,780	3,940	3,970	4,080	4,270	140	0.17%
Hanover	6,000	6,190	6,230	6,370	6,600	180	0.14%
Meaford	3,330	3,420	3,450	3,540	3,690	120	0.17%
Owen Sound	15,130	15,500	15,590	15,940	16,500	440	0.14%
Southgate	1,980	2,070	2,090	2,160	2,280	90	0.21%
West Grey	3,150	3,300	3,340	3,430	3,600	130	0.19%
Grey County	42,030	43,470	43,810	44,910	46,720	1,440	0.16%

Table Three: Total Employment Forecast by Municipality (Source Hemson Consulting Ltd.)

A number of themes have emerged within the GMS Update which are similar to many parts of rural Ontario. The declining manufacturing sector, availability of municipal servicing, youth out-migration, aging baby-boomers, and the ability to attract new Canadians are challenges faced by Grey County and most of rural Ontario. To date Grey County has fared better than some other rural municipalities, who are now in population decline. These same themes and challenges were also recognized in the County's recent Economic Development Strategy.

Should the Planning and Community Development Committee and County Council receive the 2015 GMS Update, staff will work to implement the recommendations into the County Official Plan, via an amendment to the Plan in 2016-2017.

Financial / Staffing / Legal / Information Technology

Considerations

At this stage there are no additional financial, staffing, legal, or information technology considerations arising out of this report. The update to the GMS was a budgeted item, which went through the Request for Proposals process, and came in within the budgeted amount.

There will be costs associated with the future County Official Plan Amendment; however this will be wrapped up in a five year review also implementing the results of the following (some of which are still in process);

1. The Transportation Master Plan,
2. The Historic Abandoned Landfills Study,
3. Green In Grey – the Natural Heritage Systems Study,
4. Drinking Water Source Protection,
5. The Economic Development Strategic Plan,
6. The On-farm Business Study, and
7. The Updated Housing Study Data.

Link to Strategic Goals / Priorities

The very nature of strategic planning, and land use planning is looking forward. Through having accurate growth projections, County staff can better align our planning documents with the growth needs moving forward. Local feedback has been incorporated into this study.

Attachments

[Grey County Growth Management Study Strategy Report, 2008](#)

[Grey County Growth Management Strategy Allocations & Issues Report, 2008](#)

[Grey County Growth Management Strategy Update 2015](#)

Respectfully submitted by,

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Director Sign Off: *Randy Scherzer*