# The Corporation of the County of Wellington
# Planning Committee
# Agenda

May 14, 2015
9:45 am
County Administration Centre
Keith Room

Members: Warden Bridge; Councillors Lennox (Chair), Alls, McKay, Watters

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| | | | Pages |
|---|---|---|---|
| 1. | **Call to Order** | | |
| 2. | **Declaration of Pecuniary Interest** | | |
| 3. | **Delegation:** | | |
| | 3.1 | Mr. Lou Maieron, Resident, Town of Erin<br>Regarding Property Flooding and Tree Damage | 3 - 10 |
| 4. | **Financial Statements as of April 30, 2015** | | |
| | 4.1 | Planning | 11 - 12 |
| | 4.2 | Green Legacy | 13 - 13 |
| | 4.3 | Emergency Management | 14 - 14 |
| 5. | **Five-Year Plans Revisited** | | |
| | 5.1 | Planning | 15 - 20 |
| | 5.2 | Green Legacy | 21 - 25 |
| | 5.3 | Emergency Management | 26 - 31 |
| 6. | **Hallman Lumber Appeal – Refusal to Issue Good Forestry Practice Permit** | | 32 - 55 |
| 7. | **Growth Plan Forecast Update Report** | | 56 - 139 |
| 8. | **Comments on Provincial Planning Initiatives Report** | | 140 - 144 |
| 9. | **Closed Session** | | |
| 10. | **Rise and Report** | | |

## 11. Adjournment

Next meeting date June 11, 2015 or at the call of the Chair.


Document Path: F:\LIS\Projects\2015\Mountainview_Road\8 Mountainview Crescent.mxd

Document Path: F:\LIS\Projects\2015\Mountainview_Road\8 Mountainview Crescent.mxd

## Gary Cousins

**From:** Lou Maieron <LouMaieron@hotmail.ca>
**Sent:** Saturday, May 02, 2015 7:48 AM
**To:** Gary Cousins
**Subject:** Re: request

Mr. Cousins:

Thank you for your answer.

To clarify, my concerns deals more with the death of trees on my property – the application of the Counties tree bylaw and the counties involvement in applying the bylaw fairly .

If I kill too many trees by cutting down healthy trees (I can cut down all the dead trees I want )– I would be paid a visit by your tree bylaw officer.

If the regrading of a neighbouring property to permit a subdivision combined with the installation of stormwater ponds so designed, so they have no receiving stream to discharge to, causes regular and extensive flooding and swamping of my property, so killing or causing tree toppling on my property – why am I solely responsible to clean up all the dead and toppled trees and furthermore create and solely fund a temporary outlet for this subdivision storm water & surface drainage run off to alleviate some of this problem? Why isn't the bylaw officer visiting the developers to have them stop this negative consequence ?

Additional to this, I have received regular visits from the County bylaw officer when other residential neighbours complain about my activities in cleaning up this dead tree problem caused by creation of the subdivision. The County has reacted to the residential neighbour complaints by dispatching your tree bylaw officer Mr. Giovanazzo – 5 times in total. Mr. Giovanazzo has issued a letter stating that I have not violated the bylaw – perhaps eluding to the flooding problem – can't recall.

The problem persists with more live trees toppled over this spring (2015) – ergo my request for you to come for a visit – see for yourself – a pictures worth a thousand words. On the visit I could show you all the extensive temporary trenching we have had to do at personal expense to develop a partial solution to this subdivision imposed flooding problem. I would avail yourself of the opportunity.

Please put me on the May Planning Agenda, include all recent email correspondences between us regarding this issue, as well as Mr. Giovanazzo's letter. If you could have a few aerial shots of our property and the Erin brook subdivision available for the committee to view, that would be appreciated. If they could be loaded on the screen – that would facilitate my speaking to the matter. A large overview of the 2 properties and few close ups of the property boundary and the storm water ponds would suffice. If you could have staff email me some photo's. I could ensure we are looking at the right areas.

Please avail yourself of my invitation to visit prior to the planning meeting.

Thank you and regards

Lou Maieron

**From:** Gary Cousins
**Sent:** Friday, May 01, 2015 10:20 AM
**To:** Lou Maieron
**Cc:** Scott Wilson ; Donna Bryce
**Subject:** RE: request

Lou

We have been over this before. I don't think I can help you. The county did not approve the plan – the OMB did although we helped implement it on the Board's behalf. The storm water facilities are the Town's and you need to see them. If you want to be a delegation at Planning committee that is your right. You know to contact Donna Bryce for that. I am sorry that I cannot help you.

Gary

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**From:** Lou Maieron [mailto:LouMaieron@hotmail.ca]
**Sent:** Wednesday, April 29, 2015 11:02 AM
**To:** Gary Cousins
**Subject:** request
**Importance:** High

Mr. Cousins:

On a few occasions over the past 6 months or so, I have requested that you please come and take a look at the flooded areas (SWAMPING) & new unwanted water discharges on our farm Silver Creek Aquaculture Inc.

The request was prompted by on going neighbour complaints to the County Tree By law officer – Mr. Giovanazzo, who has visited the farm on numerous occasions and you are aware of the latest letter he has provided me in this regard.

The flooding causes me many problems – one is, that large areas of previously dry land – pre Erin Brook subdivision development, are now very swampy, this causes trees to drown or topple over in wind storms– as well as other more significant flooding issues to my home and farm. Cleaning up these dead/fallen trees has caused neighbour complaints to be launched to the County. so I am doubly victimized.

To minimize this flooding – at significant personal expense, I have had to create temporary ditching – to provide these new unwanted water sources from the Erin Brook subdivision an outlet to a receiving stream – so the water does not continue to accumulate with no way out, creating the swamping condition, which has caused the tree destruction. The County has assumed the responsibility for tree protection. Why should I be solely responsible to incur all the costs for these remedial actions - driven by a poor plan of subdivision?

I believe the County was the approval authority for the Erin Brook plan of subdivision. I do not think it is good planning to allow a developer to place storm water ponds right next to my property line and then make me solely responsible financially and otherwise to have to address all this new discharges (new spring & storm water sewage). All of which were not present prior to the subdivision being built.

Flooding and new water discharges most likely occurs because of the considerable land grading that occurred to build the subdivision - now drives rainfall and runoff in my direction. I believe this constitutes a contravention of the "Drainage act ". Given these concerns, I recall that you come on site and take a look for yourself a few years ago, during a flooding situation.

I have also asked that pursuant to this next visit – I present my concerns to the planning committee. To date I have not received a reply to my request for your visit or to place me as a delegation on an upcoming planning agenda.

Please reply & advise – as I would want to resolve this matter amicably.

Lou Maieron
County Taxpayer

## Gary Cousins

**From:** Lou Maieron <LouMaieron@hotmail.ca>
**Sent:** Thursday, November 13, 2014 12:49 PM
**To:** Gary Cousins
**Subject:** Fw: Photos of drowned trees

Let me know if you get the photos this time. Karen

**From:** Lou Maieron
**Sent:** Wednesday, November 05, 2014 11:17 AM
**To:** Gary Cousins
**Subject:** Photos of drowned trees

Mr. Cousins – Thank you for your letter of Oct. 23 regarding flooding and tree loss.

To update your understanding, there is NO matter before the courts between Lou Maieron, Karen Jeffrey and/or Silver Creek Aquaculture and the Town of Erin regarding drainage issues. There is a matter before the courts with respect to payment of the developers property taxes by us.

It is fairly obvious from these photographs that the tree loss is due to new sources of ground water resulting in flooding which inundates our property and forest, because these new sources of groundwater have no discharge to a stream or watercourse. Certainly this was not the intent of the subdivision plan, the CVC or the MOE. We believe that these new sources of groundwater discharge have resulted from the significant re-grading of the adjacent property to allow for the subdivision. This re-grading has driven groundwater and surface waters to our property boundary line apparently with no plan for these waters to reach a discharging stream, so the water ponds up, causes flooding and tree death or tree tip overs.

Since Mr. Maieron is not returning as Mayor or County Councillor, we request that you come visit our property, before the snow flies, and visit the adjacent Leenders' property as well where on both properties there are significant wasteful discharges of groundwater resources to no receiving water body.

As you can see from the photographs there has been extensive work done by us to provide a temporary drain to this new ground water source, so providing a minimal outlet for this new water to an existing stream (watercourse). On your visit you will witness that in this situation, this new groundwater source crosses the property line from Block 57. This new drain, constructed this year, is one of 3 or 4 temporary new drains that we have had to construct over the past 10 years to spare our home and farm and forest from flooding impacts.

In all, this is a significant waste of precious groundwater resources – surely the subdivision plan did not suggest dumping groundwater on the neighbour with no receiving water course to accept it. All this new water causes significant tree damage, either by drowning the trees or by softening the soil so much that they tip over – see photographs. We believe that the County, specifically the planning department has an interest in maintaining forests and woodlots. These new water discharges are a significant threat to our woodlot. Without our drainage attempts the whole woodlot would be flooded out.

Please advise when you are contemplating coming for a visit.

Yours sincerely,

Karen Jeffrey

# Drowning woodlot Silver Creek Aquaculture

VIEW SLIDE SHOW  DOWNLOAD ALL

This album has 21 photos and will be available on SkyDrive until 2015-02-03.

COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
GARY A. COUSINS, M.C.I.P., DIRECTOR
T 519.837.2600
T 1.800.663.0750
F 519.823.1694

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH ON N1H 3T9

October 23, 2014

Ms. Karen Jeffrey
Silver Creek Aquaculture Inc,
8 Mountainview Crescent
Erin, ON N0B 1T0

Dear Ms. Jeffrey

RE: Flooding and Tree Loss

I have reviewed your September 5, 2014 letter to me and additional information emailed the next day. It is my understanding that there is an issue before the courts between the Town and Mr. Maieron and yourself, related to the drainage issue. As you appear to believe tree damage is directly related to the flooding issue, I do not feel I can make any comments on behalf of the County.

I am sure you are aware that Mr. Giovinazzo, the County's Forest Conservation Officer visited your property on June 20, 2014 and found no violations of the tree bylaw.

Sincerely,

Gary Cousins, MCIP
Director of Planning

# County of Wellington

## Planning

Statement of Operations as of

30 Apr 2015

| | Annual Budget | April Actual $ | YTD Actual $ | YTD Actual % | Remaining Budget |
|---|---|---|---|---|---|
| **Revenue** | | | | | |
| Grants and Subsidies | $28,000 | $0 | $15,000 | 54% | $13,000 |
| Municipal Recoveries | $35,000 | $4,700 | $8,890 | 25% | $26,110 |
| User Fees & Charges | $250,000 | $47,505 | $98,470 | 39% | $151,530 |
| Other Revenue | $0 | $537 | $8,597 | 0% | $(8,597) |
| Internal Recoveries | $500 | $0 | $333 | 67% | $167 |
| **Total Revenue** | **$313,500** | **$52,742** | **$131,290** | **42%** | **$182,210** |
| **Expenditures** | | | | | |
| Salaries, Wages and Benefits | $1,588,000 | $134,745 | $521,220 | 33% | $1,066,780 |
| Supplies, Material & Equipment | $36,800 | $3,250 | $8,435 | 23% | $28,365 |
| Purchased Services | $298,100 | $17,504 | $66,137 | 22% | $231,963 |
| Transfer Payments | $740,000 | $0 | $0 | 0% | $740,000 |
| Internal Charges | $6,100 | $368 | $1,376 | 23% | $4,724 |
| **Total Expenditures** | **$2,669,000** | **$155,867** | **$597,169** | **22%** | **$2,071,831** |
| NET OPERATING COST / (REVENUE) | $2,355,500 | $103,125 | $465,879 | 20% | $1,889,621 |
| **Transfers** | | | | | |
| Transfers from Reserves | $(20,000) | $0 | $0 | 0% | $(20,000) |
| **Total Transfers** | **$(20,000)** | **$0** | **$0** | **0%** | **$(20,000)** |
| **NET COST (REVENUE)** | **$2,335,500** | **$103,125** | **$465,879** | **20%** | **$1,869,621** |

# County of Wellington

05-May-2015

Planning

Capital Work-in-Progress Expenditures By Departments

All Open Projects For The Period Ending April 30, 2015

| | Approved Budget | April Actual | LIFE-TO-DATE ACTUALS Current Year | Previous Years | Total | % of Budget | Remaining Budget |
|---|---|---|---|---|---|---|---|
| Trans Canada Trail | $395,300 | $12,002 | $21,328 | $0 | $21,328 | 5 % | $373,972 |
| Official Plan Update | $40,000 | $0 | $1,674 | $25,694 | $27,368 | 68 % | $12,632 |
| **Total Planning** | **$435,300** | **$12,002** | **$23,002** | **$25,694** | **$48,696** | **11 %** | **$386,604** |

# County of Wellington

## Green Legacy

Statement of Operations as of

30 Apr 2015

| | Annual Budget | April Actual $ | YTD Actual $ | YTD Actual % | Remaining Budget |
|---|---|---|---|---|---|
| **Revenue** | | | | | |
| Sales Revenue | $500 | $31 | $66 | 13% | $434 |
| Other Revenue | $1,500 | $0 | $0 | 0% | $1,500 |
| **Total Revenue** | **$2,000** | **$31** | **$66** | **3%** | **$1,934** |
| **Expenditures** | | | | | |
| Salaries, Wages and Benefits | $475,800 | $60,400 | $156,069 | 33% | $319,731 |
| Supplies, Material & Equipment | $101,100 | $5,627 | $15,665 | 15% | $85,435 |
| Purchased Services | $77,000 | $2,578 | $12,192 | 16% | $64,808 |
| Insurance & Financial | $9,100 | $0 | $9,118 | 100% | $(18) |
| Internal Charges | $5,000 | $21 | $21 | 0% | $4,979 |
| **Total Expenditures** | **$668,000** | **$68,625** | **$193,065** | **29%** | **$474,935** |
| NET OPERATING COST / (REVENUE) | $666,000 | $68,595 | $192,999 | 29% | $473,001 |
| **NET COST (REVENUE)** | **$666,000** | **$68,595** | **$192,999** | **29%** | **$473,001** |

# County of Wellington

## Emergency Management

Statement of Operations as of

30 Apr 2015

| | Annual Budget | April Actual $ | YTD Actual $ | YTD Actual % | Remaining Budget |
|---|---|---|---|---|---|
| **Expenditures** | | | | | |
| Salaries, Wages and Benefits | $277,700 | $21,792 | $69,486 | 25% | $208,214 |
| Supplies, Material & Equipment | $8,500 | $3,138 | $4,138 | 49% | $4,362 |
| Purchased Services | $176,500 | $4,660 | $84,580 | 48% | $91,920 |
| Transfer Payments | $141,000 | $0 | $0 | 0% | $141,000 |
| Insurance & Financial | $2,000 | $0 | $1,984 | 99% | $16 |
| **Total Expenditures** | **$605,700** | **$29,590** | **$160,188** | **26%** | **$445,512** |
| NET OPERATING COST / (REVENUE) | $605,700 | $29,590 | $160,188 | 26% | $445,512 |
| **NET COST (REVENUE)** | **$605,700** | **$29,590** | **$160,188** | **26%** | **$445,512** |

# COUNTY OF WELLINGTON

## COMMITTEE REPORT

**To:** Chair and Members of the Planning Committee
**From:** Ken DeHart, County Treasurer
**Date:** Tuesday, May 12, 2015
**Subject:** **2015-2019 Five Year Plan Forecast for Planning - Revisited**

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### Background:

The County's five-year plan represents a forecast of future infrastructure and service level needs that allows staff to continuously monitor County funding requirements and adequately plan to meet these needs. The budget approval process, while taking into account the forecasted years 2 through 5 of the five-year plan, results in the approval of those projects and operational impacts in the current budget year only. All future forecasted capital and operational impacts within the five-year plan are to be reviewed on an annual basis through the budget approval process.

The County's 2015 budget was approved on January 29, 2015. At that time, Council requested an additional review of the 2015-2019 five-year plan before the 2016 budget process began, with a specific focus on the operating and capital impacts planned through the 2016-2019 period. Each committee will be presented with the 2015-2019 five-year plan report and forecast that was presented in January for their respective departments. The purpose of this review is for Council to identify areas of concern or changes to priorities prior to the development of the 2016 Budget and Five-Year Plan.

Additional information on operating or capital impacts can be provided if requested by the committee.

### Recommendation:

That the attached 2015-2019 five year plan report for the Planning Department be received for information; and

That Council identify any areas of concern or changes in priorities to be considered for the 2016 Budget and Five-Year Plan Process.

Respectfully submitted,

Ken DeHart, CPA, CGA
County Treasurer

COUNTY OF WELLINGTON

# COMMITTEE REPORT

**To:** Chair and Members of the Planning Committee
**From:** Ken DeHart, County Treasurer
**Date:** Thursday, January 15, 2015
**Subject:** **2015 Budget - Planning Department**

## Background:

The 2015 budget package for the Planning Department is respectfully submitted for the Committee's consideration.

Attachments:
a. Programme information page
b. Proposed 2015 Operating Budget
c. Explanation of major budget items

## Recommendation:

That the attached 2015 Operating Budget for the Planning Department be approved and forwarded to the Administration, Finance and Personnel Committee.

Respectfully submitted,

Ken DeHart, CPA, CGA
County Treasurer

# COUNTY OF WELLINGTON
# 2015 BUDGET
# PROGRAMME OVERVIEW

| | |
|---|---|
| **Programme:** | **Planning and Land Division** |
| **Department:** | **Planning Department** |
| **Governance:** | **Planning and Land Division Committee** |

## Programme Description

- This budget covers the operation of the Planning Department, the Land Division Committee, Weed Inspectors, Tree Cutting Commissioners as well as rail trail development, county forest work, and mapping projects.

- The budget also includes funding for the Rural Water Quality Programme in partnership with the Grand River Conservation Authority

## 2015 Budget Highlights

Operating Budget includes:

- Funding for the Rural Water Quality Programme ($425,000) and Well Water Stewardship ($25,000) is continued throughout the five-year plan
- The Local Trail Fund for member municipalities to apply for funding totaling $350,000 from 2015-2018, beginning with $150,000 in 2015. The funding is intended to assist member municipalities in implementing projects identified through the Active Transportation Plan
- Continuing a programme of improving the county forests, developing the County rail trail system and mapping information for public use on the internet

Capital Budget

- There is no new capital activity planned over the period of the five year plan. Work on the Trans Canada Trail development approved in 2014 will continue in 2015.

| Staff Complement (Full time equivalents) | 2014 | 2015 |
|---|---|---|
| Planning and Development | 11.8 | 11.8 |
| Land Division Committee | 2.0 | 2.0 |
| Weed Inspection / Tree Cutting | 0.5 | 0.5 |
| **Total** | **14.3** | **14.3** |
| Current employee count: 16 | | |

# County of Wellington

## Planning
2015 Operating Budget Estimate

| | 2014 Prelim Actuals | 2014 Budget | 2015 Budget | $chg Budget | % chg Budget |
|---|---|---|---|---|---|
| **Revenue** | | | | | |
| Grants and Subsidies | $22,500 | $0 | $28,000 | $28,000 | 0.0 % |
| Municipal Recoveries | $33,976 | $40,000 | $35,000 | $(5,000) | (12.5)% |
| User Fees & Charges | $259,935 | $240,000 | $250,000 | $10,000 | 4.2 % |
| Other Revenue | $3,723 | $0 | $0 | $0 | 0.0 % |
| Internal Recoveries | $257 | $500 | $500 | $0 | 0.0 % |
| **Total Revenue** | **$320,390** | **$280,500** | **$313,500** | **$33,000** | **11.8 %** |
| **Expenditure** | | | | | |
| Salaries, Wages and Benefits | $1,389,611 | $1,527,900 | $1,588,000 | $60,100 | 3.9 % |
| Supplies, Material & Equipment | $38,311 | $53,700 | $36,800 | $(16,900) | (31.5)% |
| Purchased Services | $150,281 | $284,400 | $298,100 | $13,700 | 4.8 % |
| Transfer Payments | $514,897 | $590,000 | $740,000 | $150,000 | 25.4 % |
| Internal Charges | $4,783 | $6,100 | $6,100 | $0 | 0.0 % |
| **Total Expenditure** | **$2,097,882** | **$2,462,100** | **$2,669,000** | **$206,900** | **8.4 %** |
| **Transfers** | | | | | |
| Transfers from Reserves | $0 | $0 | $(20,000) | $(20,000) | 0.0 % |
| Transfer to Reserves | $204,548 | $150,000 | $0 | $(150,000) | (100.0)% |
| **Total Transfers** | **$204,548** | **$150,000** | **$(20,000)** | **$(170,000)** | **(113.3)%** |
| **NET COST(REVENUE)** | **$1,982,040** | **$2,331,600** | **$2,335,500** | **$3,900** | **0.2 %** |

# COUNTY OF WELLINGTON
# 2015-2019 CAPITAL BUDGET

**Programme/Service:** **Emergency Management**
**Department:** **Planning**
**Governance:** **Planning and Land Division Committee**

| | Project Description | Gross Project Cost (Uninflated $000's) 2015 | 2016 | 2017 | 2018 | 2019 | Total Project Cost | Sources of Financing: Subsidy & Recoveries | Current Revenues | Reserves | Development Charges | Debentures |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Upgrade County Fire Paging Equip | | $ 250 | | | | $ 250 | | | $ 250 | | |
| 2 | CEM Vehicle Replacement | | | | | $ 50 | $ 50 | | $ 50 | | | |
| | TOTAL | $ - | $ 250 | $ - | $ - | $ 50 | $ 300 | $ - | $ 50 | $ 250 | $ - | $ - |

| SOURCES OF FUNDING BY YEAR | 2015 | 2016 | 2017 | 2018 | 2019 | TOTAL |
|---|---|---|---|---|---|---|
| Recoveries | $ - | $ - | $ - | $ - | $ - | $ - |
| Subsidy | $ - | $ - | $ - | $ - | $ - | $ - |
| Current Revenues | $ - | $ - | $ - | $ - | $ 50 | $ 50 |
| Reserves | $ - | $ 250 | $ - | $ - | $ - | $ 250 |
| Development Charges | $ - | $ - | $ - | $ - | $ - | $ - |
| Growth Related Debt | $ - | $ - | $ - | $ - | $ - | $ - |
| Debentures | $ - | $ - | $ - | $ - | $ - | $ - |
| Totals | $ - | $ 250 | $ - | $ - | $ 50 | $ 300 |

**COUNTY OF WELLINGTON**
**2015 Budget - Planning**
**Explanation of Significant Budget items**

## Operating Budget

The proposed budget represents operating expenditures of $2,669,000 along with offsetting revenues of $313,500. Budget highlights are as follows:

Revenue

- Grants and subsidies relates entirely to a Provincial funding grant for Source Water Protection. There are offsetting expenses under purchased services to roll-out the programme
- User fees and charges which include Land Division Committee application and administration fees, have been updated based on 2014 experience and expectations for 2015

Expenditure

- Transfer payments:
  - Funding for the Rural Water Quality Programme ($425,000) and for Well Water Stewardship ($25,000) and the Risk Management Officer ($140,000) have been maintained at 2014 levels
  - The new annual grant programme for the Local Trail Fund begins in 2015 with a transfer amount budgeted at $150,000 to provide funding for the County's seven local municipalities. Municipalities will be able to apply for up to $50,000 in one-time funding from the County. The details of the programme will be rolled out later in the year, if approved. The funding is intended to assist the local municipalities in implementing projects identified through the Active Transportation Plan.

The overall net levy requirement for Planning in 2015 is $2,335,500, which is a 0.2% increase over 2014.

## Capital Budget

- No new capital activity is planned over the period of the five year plan. Work on the Trans Canada Trail development approved in 2014 will continue in 2015.

# COUNTY OF WELLINGTON

## COMMITTEE REPORT

**To:** Chair and Members of the Planning Committee
**From:** Ken DeHart, County Treasurer
**Date:** Tuesday, May 12, 2015
**Subject:** **2015-2019 Five Year Plan Forecast for Green Legacy - Revisited**

---

### Background:

The County's five-year plan represents a forecast of future infrastructure and service level needs that allows staff to continuously monitor County funding requirements and adequately plan to meet these needs. The budget approval process, while taking into account the forecasted years 2 through 5 of the five-year plan, results in the approval of those projects and operational impacts in the current budget year only. All future forecasted capital and operational impacts within the five-year plan are to be reviewed on an annual basis through the budget approval process.

The County's 2015 budget was approved on January 29, 2015. At that time, Council requested an additional review of the 2015-2019 five-year plan before the 2016 budget process began, with a specific focus on the operating and capital impacts planned through the 2016-2019 period. Each committee will be presented with the 2015-2019 five-year plan report and forecast that was presented in January for their respective departments. The purpose of this review is for Council to identify areas of concern or changes to priorities prior to the development of the 2016 Budget and Five-Year Plan.

Additional information on operating or capital impacts can be provided if requested by the committee.

### Recommendation:

That the attached 2015-2019 five year plan report for the Green Legacy Department be received for information; and

That Council identify any areas of concern or changes in priorities to be considered for the 2016 Budget and Five-Year Plan Process.

Respectfully submitted,

Ken DeHart, CPA, CGA
County Treasurer

# COUNTY OF WELLINGTON

## COMMITTEE REPORT

**To:** Chair and Members of the Planning Committee
**From:** Ken DeHart, County Treasurer
**Date:** Thursday, January 15, 2015
**Subject:** **2015 Budget – Green Legacy**

---

### Background:

The 2015 budget package for the Green Legacy is respectfully submitted for the Committee's consideration.

Attachments:

1. Programme information page
2. Proposed 2015 Operating Budget
3. Explanation of major budget items

### Recommendation:

That the attached 2015 Operating Budget for the Green Legacy Department be approved and forwarded to the Administration, Finance and Personnel Committee.

Respectfully submitted,

Ken DeHart, CPA, CGA
County Treasurer

# COUNTY OF WELLINGTON
# 2015 BUDGET
# PROGRAMME OVERVIEW

| | |
|---|---|
| **Programme:** | **Green Legacy** |
| **Department:** | **Planning Department** |
| **Governance:** | **Planning and Land Division Committee** |

## Programme Description

- The mission of the Green Legacy programme is to inspire and enable the Wellington County community to grow and plant trees to improve our environment for future generations.
- The Green Legacy is a dynamic programme that includes the growing of trees and community involvement in the process. The programme was established in 2004 and 2010 marked the planting of the 1 millionth tree within the County.
- Trees produced in 2015 will be distributed to Wellington County landowners, municipalities, organizations, schools and conservation authorities for planting in the County.

## 2015 Budget Highlights

- Additional seasonal hours at the southern nursery
- Funding will be maintained at historical levels to provide for operations of both the northern and southern nurseries as well as volunteer and educational programmes for students.

| Staff Complement (Full time equivalents) | 2014 | 2015 |
|---|---|---|
| Green Legacy Manager | 1.0 | 1.0 |
| Little Tract Nursery | 3.9 | 4.2 |
| Northern Tree Nursery | 2.5 | 2.5 |
| **Total** | **7.4** | **7.7** |
| Current employee count: 10 | | |

# County of Wellington

## Green Legacy

2015 Operating Budget Estimate

| | 2014 Prelim Actuals | 2014 Budget | 2015 Budget | $chg Budget | % chg Budget |
|---|---|---|---|---|---|
| **Revenue** | | | | | |
| Grants and Subsidies | $14,417 | $0 | $0 | $0 | 0.0 % |
| Sales Revenue | $292 | $2,000 | $500 | $(1,500) | (75.0)% |
| Other Revenue | $1,310 | $0 | $1,500 | $1,500 | 0.0 % |
| **Total Revenue** | **$16,019** | **$2,000** | **$2,000** | **$0** | **0.0 %** |
| **Expenditure** | | | | | |
| Salaries, Wages and Benefits | $466,580 | $457,400 | $475,800 | $18,400 | 4.0 % |
| Supplies, Material & Equipment | $78,823 | $101,100 | $101,100 | $0 | 0.0 % |
| Purchased Services | $49,509 | $79,500 | $77,000 | $(2,500) | (3.1)% |
| Insurance & Financial | $8,586 | $9,500 | $9,100 | $(400) | (4.2)% |
| Internal Charges | $4,731 | $5,000 | $5,000 | $0 | 0.0 % |
| **Total Expenditure** | **$608,228** | **$652,500** | **$668,000** | **$15,500** | **2.4 %** |
| **NET COST(REVENUE)** | **$592,209** | **$650,500** | **$666,000** | **$15,500** | **2.4 %** |

**COUNTY OF WELLINGTON**
**2015 Budget – Green Legacy**
**Explanation of Significant Budget items**

**Operating Budget**

The proposed budget represents operating expenditures of $668,000 and offsetting revenues of $2,000. Budget highlights are as follows:

Revenue

- Seedling sales and donations revenue from the Green Legacy programme has been maintained at $2,000

Expenditure

- Salaries and wages reflect the current salary grid and movement of staff through pay steps and additional seasonal hours at the Southern Nursery
- Continued funding for programme operations for the two nurseries in the north and south as well as volunteer and educational programmes for students

**Capital Budget**

- No capital is proposed for 2015 or throughout the five-year plan

The overall net levy requirement for the Green Legacy programme in 2014 is $666,000.

# COUNTY OF WELLINGTON

## COMMITTEE REPORT

**To:** Chair and Members of the Planning Committee
**From:** Ken DeHart, County Treasurer
**Date:** Tuesday, May 12, 2015
**Subject:** **2015-2019 Five Year Plan Forecast for Emergency Management - Revisited**

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### Background:

The County's five-year plan represents a forecast of future infrastructure and service level needs that allows staff to continuously monitor County funding requirements and adequately plan to meet these needs. The budget approval process, while taking into account the forecasted years 2 through 5 of the five-year plan, results in the approval of those projects and operational impacts in the current budget year only. All future forecasted capital and operational impacts within the five-year plan are to be reviewed on an annual basis through the budget approval process.

The County's 2015 budget was approved on January 29, 2015. At that time, Council requested an additional review of the 2015-2019 five-year plan before the 2016 budget process began, with a specific focus on the operating and capital impacts planned through the 2016-2019 period. Each committee will be presented with the 2015-2019 five-year plan report and forecast that was presented in January for their respective departments. The purpose of this review is for Council to identify areas of concern or changes to priorities prior to the development of the 2016 Budget and Five-Year Plan.

Additional information on operating or capital impacts can be provided if requested by the committee.

### Recommendation:

That the attached 2015-2019 five year plan report for Emergency Management be received for information; and

That Council identify any areas of concern or changes in priorities to be considered for the 2016 Budget and Five-Year Plan Process.

Respectfully submitted,

Ken DeHart, CPA, CGA
County Treasurer

# COUNTY OF WELLINGTON

## COMMITTEE REPORT

**To:** Chair and Members of the Planning Committee
**From:** Ken DeHart, County Treasurer
**Date:** Thursday, January 15, 2015
**Subject:** **2015 Budget – Emergency Management**

---

### Background:

The 2015 budget package for Emergency Management is respectfully submitted for the Committee's consideration.

Attachments:
a. Programme information page
b. Proposed 2015 Operating Budget
c. Proposed 2015-2019 Capital Budget
d. Explanation of major budget items

### Recommendation:

That the attached 2015 Operating Budget and 2015-2019 Capital Budget for Emergency Management be approved and forwarded to the Administration, Finance and Personnel Committee.

Respectfully submitted,

Ken DeHart, CPA, CGA
County Treasurer

# COUNTY OF WELLINGTON
# 2015 BUDGET
# PROGRAMME OVERVIEW

| | |
|---|---|
| **Programme:** | **Community Emergency Management** |
| **Department:** | **Planning Department** |
| **Governance:** | **Planning and Land Division Committee** |

## Programme Description

- The aim of emergency management is to address increasing public safety risks in Ontario communities by developing or improving emergency management programmes based upon international best practices.
- Emergency Management Programmes include emergency management training; conducting training exercises; public awareness/education; and establishing an emergency response plan which is to be approved by Council.
- The programme also requires a hazard identification and risk assessment for each municipality in the County. The responsibility for the development, implementation and maintenance of community emergency programmes is vested with the Community's Emergency Management Coordinator, who also acts as the CEMC for all 7 member municipalities.

## 2015 Budget Highlights

- Annual subscription to the Weather Alert communication system, cost shared with the Roads Department
- Fire safety training, which is funded by the County on behalf of all seven local municipalities, is continued throughout 2015-2019
- Additional training for elected officials and staff
- $25,000 in 2015 in order to assess the current fire paging system and determine the needs and scope of replacement
- The 2015-19 capital budget forecast includes an upgrade to the County fire paging equipment in 2016 and a vehicle replacement in 2019.

| Staff Complement (Full time equivalents) | 2014 | 2015 |
|---|---|---|
| Community Emergency Management | 3.3 | 3.3 |
| **Total** | **3.3** | **3.3** |
| Current employee count: 4 | | |

# County of Wellington

## Emergency Management
2015 Operating Budget Estimate

| | 2014 Prelim Actuals | 2014 Budget | 2015 Budget | $chg Budget | % chg Budget |
|---|---|---|---|---|---|
| **Expenditure** | | | | | |
| Salaries, Wages and Benefits | $250,697 | $272,400 | $277,700 | $5,300 | 1.9 % |
| Supplies, Material & Equipment | $15,822 | $19,900 | $8,500 | $(11,400) | (57.3)% |
| Purchased Services | $117,750 | $156,600 | $176,500 | $19,900 | 12.7 % |
| Transfer Payments | $101,681 | $141,000 | $141,000 | $0 | 0.0 % |
| Insurance & Financial | $1,465 | $700 | $2,000 | $1,300 | 185.7 % |
| **Total Expenditure** | **$487,415** | **$590,600** | **$605,700** | **$15,100** | **2.6 %** |
| **Transfers** | | | | | |
| Transfers from Reserves | $(65,296) | $(68,000) | $0 | $68,000 | (100.0)% |
| **Total Transfers** | **$(65,296)** | **$(68,000)** | **$0** | **$68,000** | **(100.0)%** |
| **NET COST(REVENUE)** | **$422,119** | **$522,600** | **$605,700** | **$83,100** | **15.9 %** |

# COUNTY OF WELLINGTON
# 2015-2019 CAPITAL BUDGET

Programme/Service: **Emergency Management**
Department: **Planning**
Governance: **Planning and Land Division Committee**

| | Project Description | Gross Project Cost (Uninflated $000's) 2015 | 2016 | 2017 | 2018 | 2019 | Total Project Cost | Sources of Financing: Subsidy & Recoveries | Current Revenues | Reserves | Development Charges | Debentures |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Upgrade County Fire Paging Equip | | $ 250 | | | | $ 250 | | | $ 250 | | |
| 2 | CEM Vehicle Replacement | | | | | $ 50 | $ 50 | | $ 50 | | | |
| | TOTAL | $ - | $ 250 | $ - | $ - | $ 50 | $ 300 | $ - | $ 50 | $ 250 | $ - | $ - |

| SOURCES OF FUNDING BY YEAR | 2015 | 2016 | 2017 | 2018 | 2019 | TOTAL |
|---|---|---|---|---|---|---|
| Recoveries | $ - | $ - | $ - | $ - | $ - | $ - |
| Subsidy | $ - | $ - | $ - | $ - | $ - | $ - |
| Current Revenues | $ - | $ - | $ - | $ - | $ 50 | $ 50 |
| Reserves | $ - | $ 250 | $ - | $ - | $ - | $ 250 |
| Development Charges | $ - | $ - | $ - | $ - | $ - | $ - |
| Growth Related Debt | $ - | $ - | $ - | $ - | $ - | $ - |
| Debentures | $ - | $ - | $ - | $ - | $ - | $ - |
| Totals | $ - | $ 250 | $ - | $ - | $ 50 | $ 300 |

**COUNTY OF WELLINGTON**
**2015 Budget – Emergency Management**
**Explanation of Significant Budget items**

**Operating Budget**

- Purchased services includes consulting fees of $25,000 in 2015 in order to assess the current fire paging system and determine the needs and scope of replacement. An additional $20,000 has been added for a County Emergency Management Brochure in 2015
- The transfer from reserves to fund the Service Continuity Coordinator position in 2014 has been removed beginning in 2015

**Capital Budget**

- The 2015-19 capital budget forecast includes an upgrade to the County fire paging equipment in 2016. An operational review is budgeted in 2015 to determine the scope of the project.
- The Emergency Management vehicle replacement is scheduled for 2019.

# COMMITTEE REPORT

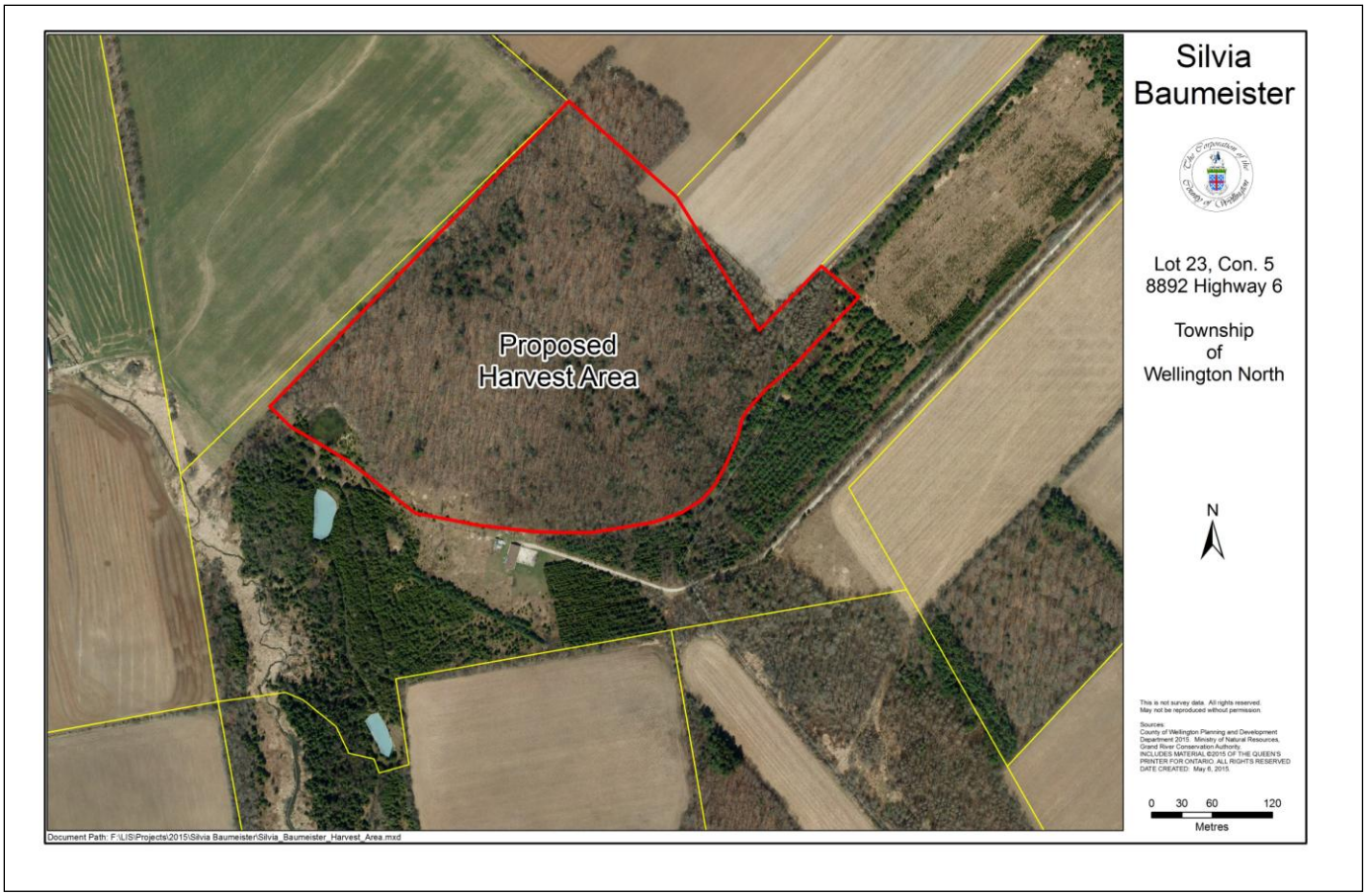
**To:** Chair Lennox and Members of the Planning Committee
**From:** Mark Van Patter, Manager of Planning and Environment
**Date:** Thursday, May 14, 2015
**Subject:** **Hallman Lumber Appeal – Refusal to Issue Good Forestry Practice Permit – PD2015-14**

## Purpose:

The County has received a letter of appeal from Paul Hallman of Willard G. Hallman Lumber Ltd. dated April 23, 2015. Wellington County Forest Conservation By-Law No 5115-09 provides for appeals, under Section 7, to the Council of the County of Wellington *"if the County refuses to issue a permit".* Mr. Hallman's appeal is Attachment No. 1 to this report.

## Location:

The property is located in Lot 23, Concession 5, Township of Wellington North, midway between Arthur and Kenilworth, at # 8892 Highway 6. The property is owned by Silvia Baumeister and is almost totally forested. The forest is made up of plantations and natural forest. The hardwood bush being proposed for harvest is located at the rear of the property and is approximately 33 acres in size.



## Background:

The County received the application for a Good Forestry Practice permit by fax on March 12, 2015.

For the Committee's information, Wellington County has two types of forest harvest applications. The first is a **"Circumference"** application in which, only larger trees of a specified circumference and species type can be harvested. Trees smaller than 18 inches (at breast height), generally cannot be harvested. There is also a requirement to leave a minimum number of these larger trees. The second type is a **"Good Forestry"** application which is much more technically complicated, but allows greater flexibility in the sizes of trees that can be cut. For example, sometimes it makes sense to remove smaller trees if they are diseased, poor form or are constraining the growth of good trees. A good forestry application requires a prescription from a qualified forester, and tree marking that is according to the prescription.

County Forest Conservation By-law Officer, Angelo Giovinazzo made a site visits to the property on March 16 and then on March 18.

Angelo met with me on March 20 and 26, to discuss concerns with two Good Forestry applications. One was for Ms. Baumeister and the other was for a different landowner in Erin Township. The forest management prescriptions for both properties were authored by Mr. Winkler, Registered Professional Forester (RPF). The trees were marked on the Baumeister property by Mr. Patrick Godin, a Certified Tree Marker. A different tree marker was used on the Erin property, and no appeals have been received thus far.

I had several phone conversations with Mr. Peter Williams, a consulting forester, during this period, trying to determine the best way to resolve the situation. Mr. Williams suggested an audit be completed for both properties. Mr. Gary Cousins, Director of Planning and Development, agreed with this approach.

On the County's behalf, Mr. Williams retained Mr. Greg Greer of GSG Resources Services. Mr. Greer is an Associate Member of the Ontario Professional Forestry Association, a Certified Tree-Marking Auditor and worked for the Ministry of Natural Resources for 30 years specializing in forest management and silvicultural operations.

Mr. Williams, Mr. Greer and Mr. Giovinazzo made a site visit to the Baumeister property on April 1, 2015 to conduct the audit. The County received reports from Mr. Williams and Mr. Greer, both dated April 13, 2015. Both recommended that a permit for the Good Forestry applications should not be granted.

Mr. Hallman filed his appeal to the County on April 23, 2015.

## Review of Forester Winkler's Silvicultural Prescription:

In terms of process, the forester is to visit the site and write the forest management prescription in accordance with good forestry practice and then, the certified tree marker is supposed to mark the forest according to the prescription. I will deal with the forest prescription review and the tree marking audit in that order. The prescription review is quite technical so I have tried to highlight some of the findings in lay terms.

For your information, the Forest Conservation By-law defines **"silvicultural prescription"** to mean *"a site specific operational plan, approved by a forester that describes the existing forest conditions, the forest management objectives for an area, and prescribes the methods for marking, harvesting and regenerating the subject forest in a manner that accommodates other resource values as identified".*

There are also guidelines for prescriptions for private land forests, discussed below.

Mr. William's report reviewing of forester Winkler's prescription is Attachment No. 2 to this report. evaluated the Winkler prescription as per Practice Bulletin # 10 of the Ontario Professional Forester's Association, and it's 11 points that describe the Association's minimum expectations for prescriptions. I provide an overview of some of the deficiencies found below:

- Point # 2 – only one forest stand is described. A second stand, making up about 20% of the woodlot was not identified (small-diameter, mixed early successionial lowland stand).

- Point # 3 - confusing tables and text on existing forest conditions. The one stand that was identified was actually moister than described. Some technical errors – pinkish bark is most likely algae and not reflective of tree vigor. A lot of confusing material; difficult for an experienced forester to interpret.

- Point # 4 – many wildlife trees not identified.

- Point # 6 – the prescription seems to suggest that woodlot was marked before the prescription was written and landowner objectives determined, and subsequently inspected and approved by Mr. Winkler. Objectives section had no silvicultural context, marking direction is somewhat vague and open to broad interpretation. Does not seem to use the Silvicultural Guide to Southern Ontario or other sources to direct the tree marking.

- Point # 7 – Tree marking directions found in several places in the prescription and listed below:

    1. remove many of the declining large trees,
    2. remove "overtopping" trees (presumably larger ones) so younger Maples can grow,
    3. leave young trees crowded so branches shade off,
    4. leave suitable seed trees, and
    5. leave wildlife or potential wildlife trees.

Mr. Williams felt there was insufficient guidance for the tree marker and does not provide tree characteristics to help decide whether to mark or retain trees, other than large size and vague assessments of decline.

- Point # 9 – While the estimated time for next harvest – 15 years – was reasonable, if the proposed current cut was more balanced, the subsequent cuts would provide higher revenues to landowner over time.

In summary, Mr. Williams felt the prescription was confusing and generally lacking in silvicultural content and tree marking instructions. It leaves the tree marker in a position to mark whatever they want, and increases the potential for conflict of interest between the mill owner (Hallman and Godin), the tree marker (Godin) and the forester (Winkler). The planned harvest is a combination of a circumference cut and a high-grade of medium size classes.

In Mr. William's opinion "the prescription … did not meet the standards outlined in OPFA Practice Bulletin #10 … or Good Forestry Practice. Furthermore, the associated marking … does not meet the standards of Good Forestry Practice… I therefore recommend that the County should not issue a Good Forestry Practice permit based on this application.

## Audit of Tree Marker Godin's Marking:

Mr. Greer's audit of the tree marking is Attachment No. 3 to this report.

For the Committee's information, "Basal area" is a common tool used in forest management which describes the average amount of an **area** occupied by tree stems. It is defined as the total cross-sectional **area** of all stems in a stand measured at breast height. Simply put, the more trees you have and the bigger they are, the higher the basal area.

While forester Winkler found a Basal Area of 29.5$m^2$/ha., Mr. Greer found it to be 26.4$m^2$/ha. (Finding # 2). The prescription said that a basal area of 4.3$m^2$ would be cut and 25.2$m^2$ retained. The actual marking indicated that 9.5$m^2$ would be cut and 16.9 $m^2$ retained. In other words, the amount of trees present is overestimated in the prescription and the number of trees marked to be cut is underestimated in the prescription.

Under Finding # 3, Mr. Greer notes that while the short term objective is to remove larger trees in various stages of decline, all of the Maple trees marked were in good health.

Under Finding # 4, too many trees are being removed in the medium and large size range.

Mr. Greer notes *"in summary, my opinion is this was nothing more than a diameter limit cut, disguised as "good forestry practice". The prescription really didn't provide the marker with any guidance, just take the larger trees …"*

The overall audit score was 91.72%, the accepted standard is 95%. It is Mr. Greer's opinion that *"this marker did fail to mark the woodlots to the standards he was taught and that a permit should not be issued …".* Markers who score between 90% to 95% are given an opportunity to fix the marking.

## Staff Position:

Both Mr. Williams and Mr. Greer are well qualified experts in their areas. Based on their reviews, I am of the opinion that the appeal on the good forestry application for the Baumeister property should be denied. This would still allow for further efforts on the parts of Mr. Winkler and Mr. Godin to satisfy the County's Forest Conservation By-law Officers requirements, and a permit to be granted.

## Recommendations:

***That the appeal of Hallman Lumber, on the refusal of Mr. Angelo Giovinazzo (Wellington County Forest Conservation By-law Officer) to issue a Good Forestry Practice permit for the property of Ms. Silvia Baumeister, be denied.***

***That the County's Forest Conservation By-law Officer work with Mr. Winkler and Hallman Lumber in having trees re-marked.***

Respectfully submitted,

Mark Van Patter, RPP, MCIP
Manager of Planning and Environment

Attachment 1: Hallman Letter of Appeal – April 23, 2015

Attachment 2: Good Forestry Practice Prescription Review – April 13, 2015

Attachment 3: Tree Marking Audit – April 13, 2015

Willard G. Hallman Lumber Ltd.
– SAWMILL – WALTERS FALLS ONTARIO –
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SINCE 1878
NHLA MEMBER
BUYERS OF HARDWOOD TIMBER MANUFACTURERS & WHOLESALERS OF HARDWOOD LUMBER

**APPEAL**

**COUNCIL of the COUNTY of WELLINGTON**

**Upon Refusal of Good Forestry Permit**
**Silvia Baumeister Application**

April 23, 2015

As provided in The Corporation of the County of Wellington (County) Forest Conservation By-Law Number 5115-09 (Forestry By-Law), I, Paul W. Hallman, Principal (Owner and President) of Willard G. Hallman Lumber Ltd. (Hallman Lumber, or Corporation, or Applicant), on behalf of my Corporation hereby formally submit this Appeal to the Council of the County of Wellington (Council) under Section 7.1 (a) should the County refuse to issue a permit, within 30 days after the refusal.

I will provide here as much information as I regard relevant. If any other information of any kind is needed to make this Appeal official, do not hesitate to inform me and I will provide it with all due haste.

**PREAMBLE**

In this appeal I shall demonstrate:

1) We have satisfied all of the conditions necessary for a permit and its refusal is an injustice and undue cost.
2) The conduct of the By-Law Forest Conservation Officer has not been professional nor within the scope of the by-law.
3) A review ordered by the County is also not within the scope of the bylaw.
4) We have always demonstrated high regard for bylaws once enacted and the county officers enforcing them and have always, and I mean always, until now, been able to work with the counties and the officers. I have never had to do this before, but I have every reason to expect we can still work well together once this is resolved.
5) The activities I have thus far witnessed shows no regard for the rights of the landowner or her rights to private property ownership.
6) We desire, as you do, exceptional forests in the county for the purposes of their owners, whatever those purposes may be.

**PARTICULARS**

On March 12 2015 at 7:08 am Application for permit to harvest under good forestry practices was submitted to the County on behalf of Silvia Baumeister and Hallman Lumber by Jack Winkler, and later re-submitted, on March 16 at 10:16 am, as the first submission was perhaps blocked by computer or unsuccessful for other possible, unknowable, reasons.

A Registered Professional Forester (RPF) in good standing with the Ontario Professional Foresters Association (OPFA), Jack Winkler o/a Branching Out, prepared and stamped the silvicultural prescription provided in the Application.

MNR Certified Ontario Tree Marker (CTM) Patrick Godin, certification number TM-00546-L1, and Forest Tech Michael O'Brien marked the trees, as later reviewed and approved by Jack Winkler.

An agreement of purchase and sale between Applicant and Landowner (Silvia Baumeister) has been signed and is in full force, with an adequate non-refundable deposit paid to the landowner for consideration. The balance of the funds has not been paid and this lengthy process is harming the landowner as well as Hallman Lumber financially, to no small degree. The undue delay has also resulted in the shut-down, now nearly two weeks, of Hallman Lumber's sawmill, where the staff are not at work. (To which I have been told is not a concern of the Forest Conservation Officer.) Where in any other county we would have not had this problem, we would have been able to have taken advantage, firstly of a lengthy cold-snap and frozen ground conditions

closely following our application, and secondly of the use of a highway rated for full loads during the springtime of the year, to have kept our operation running at a time when such blessings were most needed.

We have an impeccable reputation for ourselves with regards to all Tree By-Laws we have ever worked under, as can be attested to by any and all of the Tree By-Law officers and Commissioners we have often worked with, before now. I encourage you to ask Carl Sadler (OPFA Associate and CTM) of Grey County, Larry Barrett of Simcoe County, Ken Goldsmith of Bruce County, Caroline Mach (RPF) of Dufferin County, and Cat Cybulski (RPF) of York Region, about our reputation in regards to our tree selection methods and the understanding and application of the tree cutting by-laws, many similar to Wellington's. I am extraordinarily proud of my approach to Good Forestry Practices (GFP), my staff's, and the approach of the former principal of Hallman Lumber, namely John Hallman, my father. We have had some educational experiences and have not been infallible, but we have also been tested in court cases that went favorably in our direction each time. At all times we have conducted ourselves in good faith, in good conscience, with high standards and ethics, and in the spirit and letter of these laws. I say this in full awareness of what I am saying, and I mean it. It is simply truth.

On April 10, 2015, in an email that was forwarded to me from County Manager of Planning and Environment Mark Van Patter (Manager), being an email sent from him to Jack Winkler of Branching Out, I read (note the disparaging quotation marks around the term *good forestry*):

> *I can confirm that the County of Wellington is having the forester's prescription as well as the tree marking reviewed for two recent "good forestry", tree harvesting applications.*
>
> - *Silvia Baumeister – Wellington North*
> - *Allan Manning - Erin*
>
> *We have retained Peter Williams (Professional Forester) and Greg Greer (Associate Member) to do this work. They made site visits last week to review the prescriptions and tree marking.*
>
> *Our Forest Conservation By-law Officer, Angelo Giovinazzo, was concerned with both applications during his site visits, and felt the proposed harvest was not good forestry. He has refused to issue permits.*

This was the official moment and the official manner in which I learned of the refusal to issue the permit, in fact. I submit here also that Peter Williams is not an impartial choice in my situation. There is bad blood here between us, from one of the court cases mentioned above regarding a property line dispute. In a letter written by Williams to the plaintiff:

> *Assuming that Mr. Hallman knew he was harvesting trees that he may not own and that he understands tree and wood value, one would expect he would tend to cut trees of higher value....*

Williams speculated as to the intent, as opposed to limiting his evidence to the facts. His speculation was grossly improper, and did not hold up in court. I feel Williams will show his baseless animosity towards us in this review also.

I had been advised prior to this, from both the County Forest Conservation By-law Officer Angelo Giovinazzo (Officer) and County Manager Mark Van Patter that there were concerns with the application, and that the Officer was not prepared to issue the permit before making a closer examination of the marking. In a phone conversation with the Officer, I requested, in the spirit of collaboration, specific instructions or meeting at the site in order to compromise and resolve the issue, as I am used to in every other region. The request was put off. I asked for the specific problem, and after pressing a number of times, I was finally told by the Officer that the specific concern was that the marking did not match the prescription. I was told only that I had to wait for more details, not given a path to resolution. I later sent in an email to the Officer on March 26th as follows:

> *I am writing to get more clarification regarding your single issue with our Baumeister application. As you said in our telephone conversation the morning of March 25th, 2015, you hold that the marking does not match the prescription, and for that reason alone you are not prepared to issue the permit.*
>
> *I expressed amazement at the time, and it has since dawned on me why the charge is so hard to understand: the marking and the prescription are developed in concert! Patrick*

*Godin as Certified Tree Marker and Mike O'Brien as Forest Technician have worked often with Jack and are trained as to his methods. Both my staff and Jack discuss with the landowner their specific goals and concerns, and my staff mark the bush with the understanding that if Jack has any changes to make, he will do so, together with them, any changes that he wishes. Jack then submits the stamped prescription, produced upon reviewing the marking, to the landowner and to Patrick for review. When all is reviewed and all is well the application is submitted to the Region or County. In this way we ensure the highest professional standards in forestry while most importantly achieving the landowners' wishes. Our approach to conduct intelligent and responsible forestry for maximum current and ongoing returns. Not surprisingly this approach has the collateral result of making the best forests for other values according to others, though non-vested, interests.*

*So, by matter of approach alone, practically "by definition" as it were, the marking and prescription completely match each other. By design. Thus I simply cannot understand how your findings are possible.*

I have never received any further communication from the Officer. I have only had the one phone conversation with him. None of the rest of our numerous emails or phone messages to the Officer were returned early on, and I felt discouraged to try further having an easier time communicating with the Manager. The Officer's professionalism in regards to his outreach and communication with myself and my staff has been minimal, almost non-existent, and indeed, abysmal. All communication has otherwise been between myself and the Manger, and although the content has been dissatisfying, it has been timely and mostly professional (save the manner in which I was informed as Applicant of the refusal, basically second hand), understanding the content was perhaps not so much his own doing, being mostly messenger.

In an email to me from the Manager dated April 17th, 2015, regarding the review being conducted by Peter Williams, I was informed:

*The reports have not been completed yet. However, from a conversation with Peter Williams, the preliminary findings appear not to be good ... essentially a high grade cut. If that is the case, a permit will not be forthcoming.*

*Mr. Williams also informs me even if a permit was issued that, there would be an exclusion period from April through June to prevent site damage and protect habitat. This is one thing that is also recommended in the prescription.*

To which I responded:

*High grading forests is in particular what we stand against. We stand for and pride ourselves on the removal of Undesirable Growing Stock, along with a number of the high grade stems that can be removed under GFP. We will be proving our case officially.*

Also, addressing the high grading and exclusion period aspects directly, I have been advised of the following from Jack Winkler in an email from him to myself on April 20th:

*I cannot find where I said that no logging should occur between April and June. I did say "Potential damage to the laneway is a concern if it is not dry or frozen." I purposely did not put dates to my concern...*

*The by-law requires that basal area sampling be done by using a strip cruise that covers at least 4% of the area. I used a 7-foot wide bamboo stick and tallied every tree >4 inches as I walked that were at least halfway into the reach of the stick. (The outstretched stick had to touch beyond the centre of the tree at chest height to be counted.)... I encountered 6 AGS hard maples and 8 UGS hard maples. Hardly a high-grade. Because the Ash were generally in good condition and we were trying to get out the Ash before the EAB showed up, 8 AGS Ash and only 1 UGS Ash were encountered.*

*Patrick and Mike certainly did not high-grade. I checked their work and any marked tree that were not in decline were overtopping good younger trees and were affecting the straightness or the number of main stems of the next crop. ..."Baumeister Wellington Marked BA Tally Sheet" shows that my sample strips would contain 123 AGS hard maples*

*and 20 UGS hard maples after logging.*

*Because many of the residual trees were in the 11 inch to 14 inch range and most did not have enough clear stems to make four logs yet, I wanted natural crowding to kill off more side branches. Some small UGS trees were left unmarked in these crowded areas to reduce the risk of scraping the young AGS trees beside them.*

*Wildlife trees normally have holes in them and are usually UGS trees. Those trees are included in the UGS columns.*

Thus the ratio of Grade Trees to Poor Trees being cut is 3:4, or 43% Grade Trees and 57% Poor Trees to be cut, and the ratio of Grade Trees to Poor Trees left behind is 123:20, or 86% Grade Trees and 14% Poor Trees (mostly for the purpose of wildlife) being left. Like Winkler said, hardly a high grade, indeed!

Of note, the wording in the April 17th email regarding an exclusion period says Mr. Williams 'informs…there would be', not 'recommends…there should be.' Why is Mr. Williams outright dictating the permit conditions? That is not what he was hired to do, as part of Review, and he is not the by-law Officer. He may recommend what he wishes, but inform? Very unprofessional. Does the actual Officer have a say, and if so, would I hear about it directly from him, or through a proxy?

I further submit that there is nothing in the by-law to restrict timing of the harvest to prevent site damage and protect habitat. The agreement I have with the Landowner does in fact dictate that we must prevent site damage, and rehabilitate the site if need be, but that is not the province of the County bylaw. I can assure you, however, that we will not damage the site nor leave it in poor or damaged condition. Rest assured, if that does happen, I will be sued for breach by the landowner, but I would never allow that to happen to my reputation. I need to honor my contract should I expect to remain in business.

Now let's suppose, hypothetically, that the Prescription and the Marking together was somehow not Good Forestry, or is somehow not seen acceptable by the Officer or the external Review. While this may be cause for issue within the OPFA, the County's statute as written does not provide the Officer or the County with the latitude to contest a Forester's stamped silvicultural prescription or the Certified Tree Marker's marking, provided that the marking is in accordance with the prescription. The by-law states:

> **4.2 Good Forestry Practices Permits**
>
> 4.2.1 The County may issue a Good Forestry Practices Permit to permit the injuring or destruction of trees provided that the injuring or destruction of trees is conducted in accordance with good forestry practices as prescribed in a silvicultural prescription prepared and stamped by a Forester, and provided further that the trees to be injured or destroyed are marked, in accordance with the prescription, by a Forester or Certified Tree Marker as specified in Section 4.2.3.
>
> 4.2.2 Despite Subsection 4.3 of this by-law, the County may issue a Good Forestry Practices Permit to an owner who has marked trees on their own land, provided that an Officer is satisfied that the injuring or destruction of trees is consistent with good forestry practices and the trees are marked as specified in Sections 4.2.3.
>
> 4.2.3 Before a Good Forestry Practice Permit Application is submitted, the trees to be injured or destroyed must be marked with paint at approximately 4.5 feet (1.3 metres) above ground on at least two sides to the Officer's satisfaction. A vertical paint line shall be placed at the tree base below the saw line and extending to the ground to the Officer's satisfaction.
>
> 4.2.4 The applicant shall erect and display a public notice sign regarding the Good Forestry Practices Permit at the entrance to woodlands in a position that ensures that it is clear and visible to all persons, and the notice shall be in the prescribed form.

It is fact, and not questionable, that:

1) Trees marked for removal has been "conducted in accordance with good forestry practices as prescribed in a silvicultural prescription prepared and stamped by a Forester", and "are marked, in accordance with the prescription, by a… Certified Tree Marker as specified in Section 4.2.3." This satisfies 4.2.1

2) A Landowner Declaration has been provided with the application, under the Professional Foresters Act, declaring that the landowner has had personal involvement with and approves of the prescription and the marking for removal for the timber harvesting. This satisfies 4.2.2

3) Trees are marked with paint around 4.5 feet above the ground on at least two sides and a vertical paint line has been made at each tree's base below the saw line. This satisfies 4.2.3

4) We always display our sign as required, as in Grey County, which I am sure the Officer in Grey will confirm. We will most certainly satisfy 4.2.4 upon receiving the permit.

How do I know, in particular, that 4.2.1 is satisfied, even though that is the issue under Review? That is to say, how is it an objective fact that in the eyes of the by-law we are "in accordance with good forestry practices?" The definition in the by-law is:

> (t) "good forestry practices" means the proper implementation of harvest, renewal and maintenance activities known to be appropriate for the forest and environmental conditions under which they are being applied and that minimize detriments to forest values including significant ecosystems, important fish and wildlife habitat, soil and water quality and quantity, forest productivity and health and the aesthetics and recreational opportunities of the landscape;

In that definition it leaves open just what activities are appropriate to that purpose, stating only that the activities are 'known', without setting forth who or whom they are known by for that purpose. However it is stated in the bylaw in 4.2.1, if not elsewhere, by whom it is that it is known which activities are appropriate, namely "good forestry practices ***as prescribed*** in a silvicultural prescription prepared and stamped by a Forester…"

> (r) "Forester" is a Registered Professional Forester or Associate Member in good standing with the Ontario Professional Forester's Association who is authorized to prepare silvicultural prescriptions that apply to the County and subject woodlands;

The bylaw says a Forester is an RPF or Associate in good standing with the OPFA and authorized to prepare prescriptions.

Jack Winkler is "a Forester."

The activities under which our application was made are thus "known" to be appropriate "good forestry practices as prescribed in a silvicultural prescription prepared and stamped by a Forester" and thus it is a fact that 4.2.1 is satisfied, unless and until Jack Winkler is not in good standing with the OPFA. He is in good standing.

And he should be! He demonstrates the key understanding that plants require water, nutrients and sunlight to grow. Plants (trees) do not respond to basal area for vitality. They respond to thinning for increased growth rate. Is too fast undesirable? Yes. Too thin unacceptable? Yes. Are we achieving the optimal conditions in Silvia's forest for the best possible future and best possible return today and in the future? Absolutely, and without question. I stake my Corporation's long term success on it.

As for an exclusion period due to habitat, that is covered in the definition of good forestry and thus is a part of the prescription and those known good forestry practices, and I will conduct myself accordingly. It is also not provided for in the bylaw to make such an exclusion outside of or as it is already covered by good forestry practices, and therefore it is not a valid condition of the permit. It would have to be demonstrated that any forthcoming activity adversely affected a specifically discovered species on the site to reasonably expect an exclusion period, not a general prohibition for a species that may or may not be present, by activity that may or may not be adverse to said unknown wildlife.

Above all I have supplied the Letters Patent for the portion of Silvia's property that we are harvesting. I also have all the other Patents for the remainder of her property, and for the neighboring properties, which I have obtained from microfilm in the Ontario Archives on the grounds of York University in Toronto. In all of the Patents it is expressly stated the land is granted, to the "heirs and assigns for ever", "together with all Woods and Waters thereon lying and being", and with mineral rights and White Pines reserved, which were later reverted to the landowner intact. This writ and contract with the Crown supersedes any and all lower Provincial, Regional, or Municipal statutes, where such grants are explicitly expressed. This lends credence to the argument that even though we have, and shall continue, to follow the by-law, it very possibly is not necessary for us to do so, as it possibly may not be unlawful for us to harvest without the permit.

But, that said, since we do in fact want good forests going forward, and we do in fact comply wholly with the bylaw, and we do in fact want the same relationship with Wellington and your Officer that all the other Counties enjoy, we shall expect our permit, or special council exemption, or whatever you deem appropriate, imminently, so that I can prepare to begin operation as soon as the ground conditions are ideal. If it is apparent that I will not have it at that time, I am prepared to proceed with further action at the next level, and beyond.

**SUMMARY**

1) All the conditions required to obtain a permit are well met in our Application, and then some.
2) Review regarding any one RPF's conduct is the arena of the OPFA and not the Permit process.
3) In no way shape or form have we high graded the marking, notwithstanding the findings of any RPF or review.
4) There is bad blood demonstrated by Peter Williams toward Hallman Lumber, though baseless and not of our doing, and his review cannot be regarded as thus impartial or valid.
5) The marking is in accordance to the prescription, and the prescription is in accordance to good forestry practices, keeping in mind that good forestry is in large part an aspect of the wishes of the landowner and the agreement made between landowner and operator, and further, defined in the bylaw as to be known by a RPF, in good standing.
6) Jack Winkler is a RPF, in good standing.
7) An exclusion period regarding property damage or habitat is not the domain of nor provided for in the bylaw.
8) The landowner is closely involved with the marking, eliminating the need for a RPF under the Professional Forester's Act, though an RPF is used, with good reason, nonetheless.
9) The trees, stated in Letters Patent by the crown, are the sole property of the landowner, to do with whatever she so wishes, and her and our cooperation with the bylaw is a matter of good faith and a mutual desire to promote exceptional forests in the county for the purposes of their owners.

**CONCLUSION**

I expect either my permit, or special council exemption, or whatever you deem appropriate, in all due haste, so that I can prepare to begin operation as soon as the ground conditions are ideal. If it is apparent that I will not have it at that time, I will proceed with further action at the next level.

I have other applications forthcoming. I expect timely, professional and courteous conduct, and all communication in writing (and did I mention timely?) from the Officer, or I will be opening communication with you again regarding the situation.

Signed,

**Paul W Hallman | President**

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★ ★ ★ ★

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April 13, 2015

Mark Van Patter, Manager of Planning and Environment
Wellington County, Planning and Development Department,
74 Woolwich St.
Guelph, Ont N1H 3T9

Re: Prescription Review, Baumeister/Winkler/Hallman application - 8892 Hwy 6, RR4,Kenilworth
(L23, C5, North Wellington)

Dear Mr. Van Patter:

At your request, I reviewed the application materials for a for a Good Forestry Practice (GFP) harvest in a woodland on the Baumeister property (address above). The prescription for the harvest was authored by Jack Winkler RPF and the marking was conducted by Patrick Godin Certified Tree Marker (CTM) (both employed by Hallman Lumber). My preliminary review led to some concerns over the application, and supported by discussions with Angelo Giovinazzo (Wellington County By Law officer), I recommended a field audit of both the prescription and marking. I arranged for a marking audit by Greg Greer (GWG Resources Consultants) on the County's behalf. Greg is an Associate Member of the OPFA, has considerable experience working with the CTM program both before and since he retired from the OMNR and is a certified tree-marking auditor.

I visited the woodland with Angelo on April 1, 2015, concurrent with a marking audit by Greg Greer. While Greg was conducting his audit, I walked much of the woodland to characterize important forest features and the tree marking in relation to what was described in the permit application, and recorded information from some prism-plots to help characterize the stand and planned activity. I met with Greg towards the end of the inspection and we discussed our respective findings on site.

My preliminary review of the permit application and observations from my subsequent field visit revealed that there were deficiencies in the prescription and that a more detailed review was appropriate, referencing criteria outlined in OPFA Practice Bulletin #10 (PB10) - MINIMUM CONTENT FOR PRESCRIPTIONS For Partial Harvesting on Private Land in Ontario. GWG consultants will review the marking using criteria from the CTM program and his understanding of GFP. My observations were that while basal area reductions were within normal ranges, the BA was overestimated and removal underestimated; most larger trees were marked; the 36 to 45 cm size class was high graded; and the tree selection in the light fuelwood marking was questionable (i.e., not enough UGS marked, AGS were often marked leaving UGS (e.g., AGS maple marked, leaving ash)). This suggested that Angelo's concerns regarding the marking and the review were justified.

As suggested above, I believe that the prescription required further review to determine the extent it fulfilled the minimum requirements for prescriptions. PB 10 contains eleven points that *describe the Association's minimum expectations for Members' forest operations prescriptions to perform partial harvesting on private land in Ontario. These prescriptions require a certain set of components in order to provide guidance to tree markers who will choose which trees will be cut, retained or identified for other purposes or in order to allow effective review*. I will review the prescription for the subject woodland as to how well it meets the expectations provided in each point.

**Prescription Review (points from PB 10)**

1. **PRESCRIPTIONS TO BE WRITTEN OR PREPARED UNDER THE DIRECTION OF A QUALIFIED MEMBER.** It is my understanding that Jack Winkler is an OPFA member licensed for this work in the area and is in good standing

2. **LOCATION, OWNERSHIP, CLIENT AND CONTACT INFORMATION**
The prescription with the permit application, provides sufficient information to find and locate the property, the timber buyer and owner. The prescription does not identify the client, however that information that the author is employed by the contractor is included in the permit form.

   A map was provided that showed the woodland with the "marked" area highlighted. This was sufficient to find the woodland. However, the documentation only described one "stand", an upland tableland forest. I estimated that about 20% of the area shown (the eastern part) was a different forest type (a small-diameter, mixed early successional lowland stand).

3. **SITE AND STAND CONDITION**
The existing forest conditions are described in the text on page 1, then become confused through an elaborate combination of the text and two tables. The first table sort of describes the current stand conditions and the second lists "agents" (i.e., diseases and other stresses) with associated ratings. The text includes a good description/interpretation of stand history and site characteristics. However, references to ELC and the two tables provide a mixture of confusing and not necessarily helpful information.

   As mentioned earlier, the map showed one "stand", an upland tableland forest (FOD5-dry to fresh sugar maple ecosite), it was actually much wetter (more likely a fresh to moist sugar maple ecosite). The second stand in the NE corner (not described or mapped) was more a sapling/polewood mixed stand (FOM7 SWM1 cedar/hardwood ecosite ). While the second stand was not described, there was a comment that fewer trees were marked at the north end.

   No information or marking instructions were provided for the second stand, although a comment on page x of the prescription mentioned that "fewer trees were marked at the north end". My further comments on the prescription will only apply to the woodland parts that match the provided description (FOD stand).

   The "Current Stand Conditions" table provides the only applicable information on species composition in the prescription. Some useful information includes species composition and stems density (all layers) basal area, diameter class and crown closure (two larger size classes). Four pages of inventory sheets were attached (font size @~7) that are very difficult to use/interpret. A summary table in a larger font would have been more helpful.

   The "Disease and other stresses in the Stands that may limit Growth" table provides a list of agents that ostensibly may limit growth. The information in the table is somewhat obtuse and while some would be useful in stand description or to a marker, there are so many technical and presentation issues with it that many readers/users would tend to ignore it. Useful information is obscured by jargon and technical misrepresentations. For example: the reported pinkish bark is most likely algae and not reflective of tree vigor; large trees make smaller trees grow crooked?; lists of various fungi and canker types, and listing beech bark disease and the scale as separate maladies. However, the table could be used to justify marking all the larger trees because they are all diseased or make young trees grow crooked.

**3. SITE AND STAND CONDITION** (Cont'd)

In summary, the prescription scatters a modicum of useful information over several pages, mixed in with a lot of confusing material (e.g., extraneous, questionable and jargon) that mas little to do with function of the prescription (a technical reader interpreting the prescription for marking/review or informing a lay user like the owner). While much of the information provided may have been helpful, it is very difficult for even an experienced forester to interpret the way it is presented.

**4. HABITAT, BIODIVERSITY AND RECREATION CONSIDERATIONS**

In the Forest Management Objectives section of the prescription, a list of "Applicable Forest Management Strategies to be Considered by the Prescription Writer" is provided. Later in the section, references to Habitat Biodiversity and Recreation Consideration are listed below:

- Long Term Objectives section recommends to "leave wildlife or potential wildlife trees for bird, bat or small mammal habitat";
- title of Suitable Method(s) of Harvesting - when ground conditions permit";
- Mark wildlife trees with "w" to keep - e.g., cavities for birds or small mammals; and
- SEASONAL CONSTRAINTS TABLE recommends work should occur only when site is dry or frozen, or when snow pack is sufficient to protect soil.

Greer's assessment suggests that a few wildlife trees appeared to be more-recently marked with a blue "w". My observations were consistent with Greer's and that many were not identified and there was no discernable pattern to this.

**5. LAST SILVICULTURAL OPERATION**

The prescription suggested that the stand was cut 20 to 30 years ago. This is reasonable, although it may have been 10 to 20 years earlier or over two cuts 25 and 50 years ago).

**6. OBJECTIVES**

The prescription combines the owner's objectives and general marking instructions to achieve the objectives. The **owner's objectives** listed were to generate revenue (short term) and to harvest later (long term).

I spoke with the owner briefly and she said that she had agreed with the email from Mr. Winkler and that she agreed with his suggestions. Although I did not discuss specifics with the owner, I got the impression that Mr. Winkler had emailed her the prescription and she agreed with that. I did not get the impression that there had been a significant discussion of her objectives or relevant alternative approaches to the amount and distribution of short and long-term revenue (i.e., future income potential from the residual stand available with different management strategies).

**6. OBJECTIVES (Cont'd)**

In the section "Name of Tree Marker(s)", the prescription states that the woodlot was marked by Godin (Certified Tree Marker) et al, after discussing the woodland condition with JackWinkler R.P.F." and that Winkler inspected the marking on March 7, 2015. Mr. Winkler indicated on the permit form that he had audited the marking, suggesting he had "approved" that the marking was in accordance with the prescription.

It is not clear whether the prescription and marking were completed before or after Mr. Winkler emailed the landowner. PB10 requires that the landowner be consulted directly by the consulting Forester rather than relying on 3rd party description of landowner objectives reports from the timber buyer. The prescription seems to suggest that the woodlot was marked before the prescription was written and landowner objectives determined.

**Silvicultural Objectives**

The **Short Term Objectives** section had no silvicultural context, marking direction is only to harvest larger trees that are in some stage of decline and merchantable ash.

The **Long Term Objectives** do not have any silvicultural context, marking direction is somewhat vague and open to broad interpretation (#2,3,4 & 5 from item 7 below). For example, an instruction to "leave crowded conditions around young maples to reduce branching", combined with other instructions to ignore density guidelines, may have resulted in less UGS marked and should result in reduced future diameter growth of the stand in general and of the smaller maples.

The **Tree Regeneration** section appropriately suggests that little new regeneration will become established after this harvest because of the density of the polewood/mid-canopy.

**Silvicultural Treatments**

This section prescribes a combination of three "**Management Practices**" (i.e., Single Tree Selection, Canopy management and Stand Improvement) but provides no clear explanation of them or guidance on how they should be implemented.

A later section answers a question as to whether marking is based on ByLaw BA requirements. The Wellington County ByLaw specifies two minimum BA requirements for Circumference Limit Permits (not the current application). There is no BA requirement for Good Forestry Practices (GFP) Permits as the planning and implementation is subject to a Silvicultural Prescription in accordance with GFP (subject of OPFA PB 1). However, this section goes on to say that were no targeted stocking levels and that tree condition and shading were more important.

Mr. Winkler states that the marking is not according to the ByLaw. However, it is subject to directions from an RPF-approved prescription in accordance with GFP. Although Mr. Winkler refers to a number of documents (including OMNR "management guides) and draws some information from the guides (e.g., ELC information), he does not seem to use the technical (silvicultural) recommendations, other approaches in the Silvicultural Guide to S. Ont. Forests or other documented approach to direct the marking.

**7. TREE MARKING DIRECTIONS**

The marking direction were in several places and are listed below:

1. remove many of the declining large trees,
2. remove "overtopping" trees (presumably larger ones) so younger Maples can grow,
3. leave young trees crowded so branches shade off,
4. leave suitable seed trees, and
5. leave wildlife or potential wildlife trees.

I do not believe that this direction provides adequate guidance for marking associated with the silvicultural approaches described and does not provide tree characteristics to help decide whether to mark or retain trees, other than large size and vague assessments of decline.

**8. PAINT MARKS**

The paint marks were satisfactory and mostly orange as specified in the permit application. Several high-quality sugar maple trees were more-recently marked as sawlogs in the same blue as the wildlife tree marking. It was not clear whether they were included in the harvest, although I expect that the cutters would assume they should be cut.

**9. ESTIMATED TIME OF NEXT SILVICULTURAL INTERVENTION**

The prescription recommended that the stand be assessed in about 15 years to plan for next harvest and that it might be to provide room for selected trees so they would grow bigger and better sawlogs.

The 15-year recommendation is reasonable except that the limited thinning of the remaining UGS/mid-canopy density would result in general reduced growth of the younger trees and negatively-affect future timber value. However, if there was a more balanced cut currently, a more balanced cut would be possible the next time, with higher revenues over time.

**10. AUTHOR AND LEGAL APPROVAL**

The author and legal approval information was provided.

**11. REFERENCE TO OTHER DOCUMENTS**

There were references to:

- Soil Survey of Wellington County in Ontario, 1963
- OMNR(F) ELC guides and OMNR(F) management guides.
- Wellington County Official Plan
- NHIC database

**Summary**

My first comment is that the prescription author uses jargon and poor structure to obfuscate the lack of silvicultural content and marking instructions in the prescription. I found it very difficult to interpret what the prescription actually said and intended, and am sure that other forestry professionals and lay persons would have the same problem. The confusing layout, poor explanations and limited functional content combined with a lack of silvicultural and marking direction leave the tree marker in a position to mark whatever they want, exacerbating the potential conflict of interest between the mill, marker and member.

All silvicultural approaches I am aware of use some tree density measurement (e.g., mostly BA, but also stem density) to assess forests and plan activities. I understand that some woodlots vary in density and structure over small distances. However, if there are a variety of conditions in a woodlot, marking instructions should be given for the major stand conditions if they aren't be broken out as stands. It is presumptuous and dismissive for Mr. Winkler to suggest that this document meets standards for a silviculture prescription or fulfills the requirements for GFP.

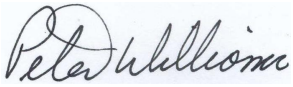
While the Greer report found that the marking would have been marginal to pass a CTM audit, the data clearly shows the bias towards marking better-quality maple (15 of 21 AGS sawlogs over 38 cm dbh were marked). Similarly, I observed where several 40-cm cherry were marked, leaving adjacent UGS cherry or maple; and AGS maple marked leaving similar sized/quality ash.

My observations on the residual density were similar to Greg's finding that the stand was marked harder than indicated (residual BA of 16.9 $m^2$/ha rather than 25.2 $m^2$/ha as reported in the permit application). Similarly, we both found that the residual stand were below recommendations in the larger size classes and above in the smaller size classes. Upon my inspection of the marking (by the CTM and approved by Mr. Winkler) it is my opinion that the planned harvest is more like a combination diameter-limit cut and high-grade of the medium size classes, with a few fuelwood and wildlife trees marked to make it seem like GFP.

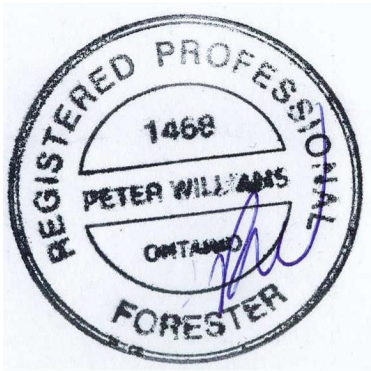
It is my opinion that the prescription (authored by Jack Winkler) supporting the GFP Permit Application for a harvest at the subject property did not meet the standards outlined in OPFA Practice Bulletin #10 (PB10) - MINIMUM CONTENT FOR PRESCRIPTIONS For Partial Harvesting on Private Land in Ontario, or Good Forestry Practices. Furthermore, the associated marking, Patrick Godin (Certified Tree Marker) with assistance, also approved by Mr. Winkler, does not meet the standards of GFP as described in various guidelines and the County Bylaw. I therefore recommend that the County should not issue a GFP Permit based on this application.

Please contact me if you have any questions regarding this report.

Sincerely,



Peter A. Williams, M.Sc., R.P.F.
Consulting Forester/Arborist



**G.W.G.**
**Resources Services**

**Forestry Consultants**
**1-800-554-2806**

April 13, 2015

Mark Van Patter
Manager of Planning & Development Dept.
Wellington County
74 Woolwich St.
Guelph, ON
N1H 3T9

**SUBJECT:** Marking Audits – Baumeister Woodlot

Dear Mr. Van Patter,

I was retained by Peter Williams of Williams & Associates to conduct a tree marking audit on a woodlot in Wellington County.

On April 1st, 2015, my employee Darryl Greer & I met Peter Williams & Angelo Giovinazzo in Arthur and proceed to the woodlot at Lot 23, Concession 5, North Wellington. The following are my observations, procedures, finding & opinion:

## Observation:

- Trees were marked throughout with orange paint. Marked trees had both an orange slashes & orange dots. There were stump marks at various heights.
- We observed a lot of hard maple, basswood & white ash trees that had nectria canker (infectious disease) that were not marked. Also observed beech trees with beech bark disease that were not marked.
- Saw some **good quality black cherry** with a DBH (diameter at breast height) of 40cms that were marked?
- It appeared there were a lot of **marked hard maple trees** in the 40 – 50+cm+ range.
- Also saw two larger, good quality hard maple trees that were **marked with blue paint**? This was strange, as throughout the rest of the woodlot **blue paint** was only used to identify trees with wildlife attributes.
- Found one, good quality, **marked** hard maple tree with a stick nest.

## Procedures:

To ensure there was no bias in our plots selection, I picked a fence post on the north side of the woodlot as my "Starting Point" (SP). I marked the SP with "pink flagging" and using a bearing of 150° went 50m to location **Plot #1**.The centre of the plot was marked with "pink flagging" with the plot number written on it, so it can be located if there is any concerns with our findings.



237 Washburn Street * Belmont, Ontario * N0L 1B0 * (519) 644-0791 * Fax (519) 644-5194 *E-mail: gwg.resources@on.aibn.com

Then, using a prism with a factor of two, established which trees were within the plot boundaries and measure the diameter of each tree, assessed and record as either AGS (acceptable growing stock) or UGS (unacceptable growing stock) and record as either marked or residual by size classes.

The following are the size classes used:

- Poles (10 – 24cm)
- Small Logs (26 – 36cm)
- Medium Logs (38 – 48cm)
- Large Logs (50 – 60cm)
- XL Logs (62cm+)

We also recorded any wildlife attributes (ie. cavities, mast trees, etc.). This information was also recorded on the Tree Marking Audit Form.

Also tree infractions were recorded by 1) Paint application 2) Spacing 3) Species priority 4) Quality choice 5) Size priority.

Then using a bearing of 50° measured 80m to location the plot centre for **Plot #2.** See attached map for the location of remaining Plots.

## Findings & Opinion:

The following are my findings & opinions which are based on what I observed, what data I collected, what the prescription writer had in the silvicultural prescription and what appears to have been done:

1. We establish 11 plots in the marked woodlot. We found a **total BA (basal area) of 26.4m$^2$/ha** with a breakdown of AGS = **4.4m$^2$ (marked)** & **12.7m$^2$ (residual)** and UGS = **5.1m$^2$ (marked)** & **4.2m$^2$ (residual)**.
2. The prescription writer BA was **29.5m$^2$/ha**, whereby our finding was **26.4m$^2$/ha**. This could be attributed to placement of cruise line. However, the prescription also stated that they would only remove **4.3m$^2$/ha.** & retain **25.2m$^2$/ha,** which is a ***15% reduction of the BA*.** Whereby, our data shows they removed **9.5m$^2$/ha** which would reduce the residual BA to **16.9m$^2$/ha.,** this equates to a ***36% reduction not 15%.***
3. The prescription also stated that the short term objective was to remove any of the larger trees in various stages of decline. However, our data shows that they did in fact remove **70%** of the medium & large size classes (54% - AGS & 46% - UGS). The residual retained was **30%** (67% - AGS & 33% - UGS***). It is my opinion that all the marked AGS hard maple trees were in good health & would still be present in the next 10-15 years.***
4. The Silvicultural Guide to Managing Southern Ontario Forest, recommend that woodlots in Site Region 6E should strive for a residual BA of **5m$^2$/ha for the "medium size"** & **4.5m$^2$/ha for "large size". They only retained 1.7m$^2$ (medium) & 0.6m$^2$ (large).** ***This means that the next cut won't be for at least 25+ years.***



237 Washburn Street * Belmont, Ontario * N0L 1B0 * (519) 644-0791 * Fax (519) 644-5194 *E-mail: gwg.resources@on.aibn.com

5. The Tree Infractions Summary & Tree Marking Quality (TMQ) Assessment on the Tree Marking Audit Report summarized the information needed to verify if the Certified Tree Marker (CTM) has met the acceptable standards based on infractions found in the 11 plots. What was found, beside **five paint infractions**, were the following infractions; **two spacing, two species priorities, seven quality (crop tree) priorities & one size priority** for a **total of 12 infractions**.
6. The prescription talks about "retain wildlife trees during hazard tree mitigation" with no other instructions. What everyone who attends the Provincial Tree Marking Course is taught was to protect trees with wildlife attributes (ie. stick nests, nesting/feeding/escape cavities, roost trees, etc.). There were lots of cavity trees & the marker identified some, however, the only stick nest tree we observed was marked for commercial harvest?

In summary, my opinion is this was nothing more than a **diameter limit cut**, disguised as "good forestry practices". The prescription really didn't provide the marker with any guidance, just take the larger trees & as far as guidance for diseases & other stresses, that is nothing more than a generic table & **might or might not** apply to this particular woodlot. For these reasons I feel the prescription was very weak in providing the tree marker with adequate guidance, which allowed the tree marker to ignore what was taught at the Provincial Tree Marking Course.

Finally the TMQ overall assessment was **91.72**. **The accepted standard is 95%.** Markers who have scored between 90 to 95% are given an opportunity to fix. ***It is my opinion that this marker did fail to mark the woodlots to the standards he was taught & that a permit should not be issued to cut this woodlot based on the present marking.***

Have attached a map showing where we installed our plots. Also attached is a copy of the "Tree Marking Audit Report" & to "Audit Tree Marking by Species Form".

## Qualifications:

The G.W.G. Resources Services has been in operation since 1998; however I worked for Lands & Forest and then Ministry of Natural Resources for 30 years before I retired at the end of 1998. During those 30 years I worked mainly in forestry throughout the province, specializing in advisory, planning and silvicultural operations which included tree planting, tending operations, tree marking, monitoring logging operations and marketing of forest products, log scaling and management of forest properties.

I am certified as a provincial tree marker and tree marking auditor. Have a Forestry & Landscape Exterminator Pesticide Licence and have successfully completed numerous forestry courses; forest management, forest utilization, silvicultural practices, growth & yield installation, etc. Successfully completed the chainsaw-skidder operator-training course.

I am an Associate Member of the Ontario Professional Foresters Association (#1923) and also a member of Forest Ontario and the Ontario Woodlot Association. I also work part time with Trees Ontario and Tree Canada promoting tree planting across Southern Ontario and assist in increasing the amount of forest cover to offset the effects of climate change.



237 Washburn Street * Belmont, Ontario * N0L 1B0 * (519) 644-0791 * Fax (519) 644-5194 *E-mail: gwg.resources@on.aibn.com

I have also been involved in legal investigations and have been qualified as an "expert witness".

Please contact me if you have any questions or wish to discuss this report. I would be pleased to provide further assistance if necessary.

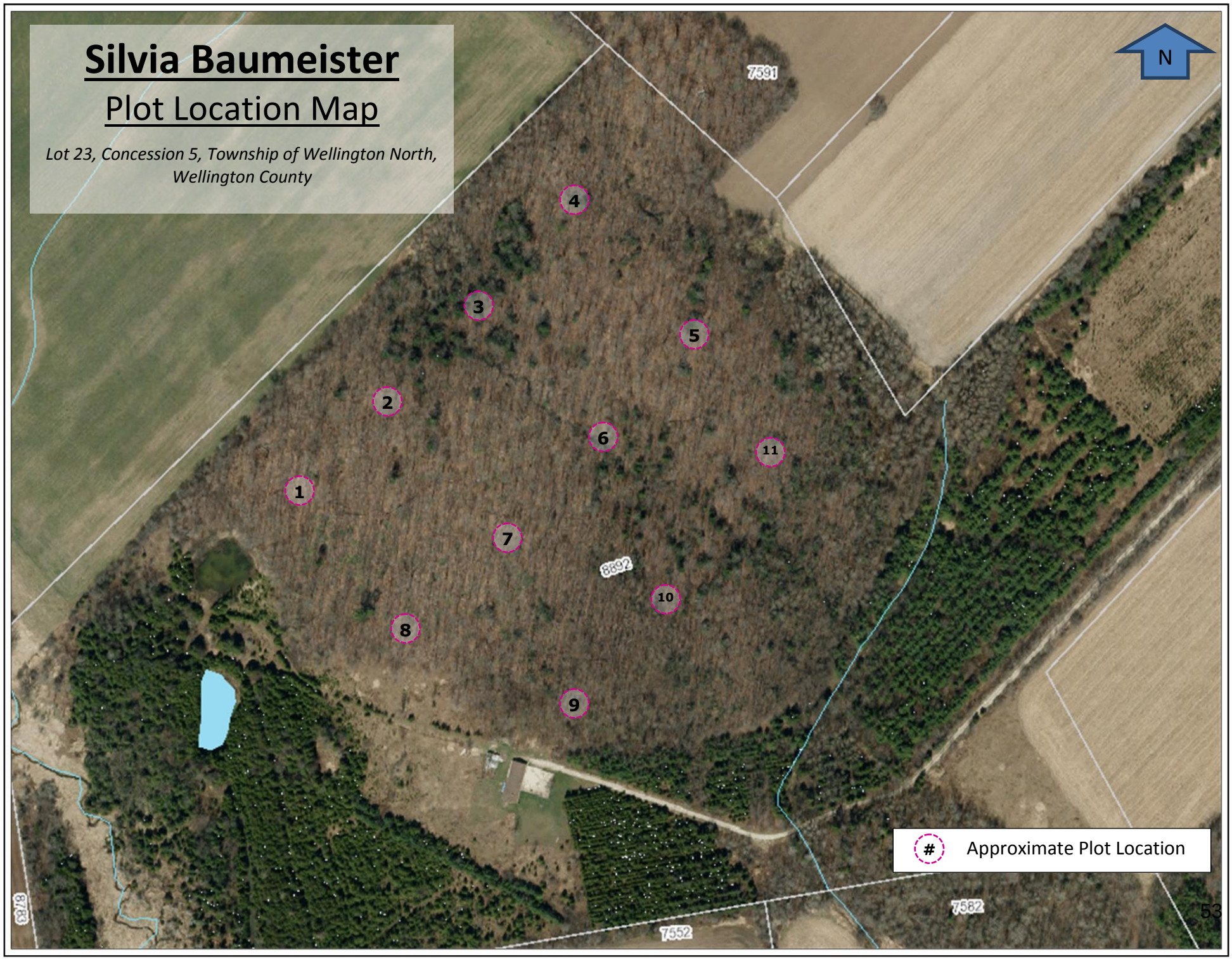
Please let me know if you need more information.

Sincerely yours,

Greg Greer
G.W.G. Resources Services
(519) 644-0791


Attachments:

- Tree Marking Audit Report
- Audit Tree Marking by Species
- Map


Silvia Baumeister
Plot Location Map
Lot 23, Concession 5, Township of Wellington North, Wellington County
N
7591
4
3
5
2
6
11
1
7
8692
10
8
9
# Approximate Plot Location
8678
7552
7582

# Tree Marking Audit Report

☐ **CONIFER** ☒ **HARDWOOD**

| | | | | | |
|---|---|---|---|---|---|
| Area/District: | | Auditor: | GWG Resources Services | Signature: | |
| Township/County: | Wellington North - Wellington | Auditor: | Greg Greer | Signature: | |
| Stand Number: | | Contractor: | Pat Godin | Contract # : | |
| Management Unit: | | Ownership: | Silvia Baumeister | Date of Audit: | April 1st, 2015 |

## Field Tally Summary

**Total Number of Prism Plots =** **11**

| | AGS | | UGS | | TOTAL | |
|---|---|---|---|---|---|---|
| **Size Classes** | **Marked** | **Residual** | **Marked** | **Residual** | **Marked** | **Residual** |
| **Poles (10-24 cm)** | 1 | 23 | 3 | 5 | 4 | 28 |
| **Small Logs (26-36 cm)** | 8 | 39 | 8 | 13 | 16 | 52 |
| **Medium Logs (38-48 cm)** | 11 | 7 | 9 | 2 | 20 | 9 |
| **Large Logs (50-60 cm)** | 4 | 1 | 4 | 2 | 8 | 3 |
| **X-Large Logs (62 cm+)** | | | 4 | 1 | 4 | 1 |
| **Total Number of Trees** | 24 | 70 | 28 | 23 | 52 | 93 |
| **BA ($m^2$/ha)** | 4.36 | 12.73 | 5.09 | 4.18 | 9.45 | 16.91 |
| **TOTAL -- BA ($m^2$/ha)** | 17.09 | | 9.27 | | 26.36 | |
| **95% Confidence Intervals for the Residual Basal Area (m2/ha)** | | | | | **Lower** | -3.63 |
| **t-value =** | **2.776** | | **% BA Marked =** | **35.86%** | **Upper** | 37.45 |

| Plot # | Marked BA | Residual BA |
|---|---|---|
| 1 | 4 | 9 |
| 2 | 7 | 4 |
| 3 | 2 | 11 |
| 4 | 7 | 12 |
| 5 | 5 | 6 |
| 6 | 2 | 5 |
| 7 | 6 | 9 |
| 8 | 3 | 12 |
| 9 | 5 | 8 |
| 10 | 4 | 8 |
| 11 | 7 | 9 |
| **Total** | 52 | 93 |

### Wildlife Attributes

| | Cavity Trees | | Mast Trees | | Conifers | |
|---|---|---|---|---|---|---|
| **Size Classes** | **Marked** | **Residual** | **Marked** | **Residual** | **Marked** | **Residual** |
| **Small Logs (26-36 cm)** | 1 | 2 | 1 | 1 | | |
| **Medium Logs (38-48 cm)** | 3 | | 1 | | | 9 |
| **Large Logs (50-60 cm+)** | 1 | 1 | | | | |
| **X-Large Logs (62 cm+)** | | 1 | | | | |
| **Total Number of Trees** | 5 | 4 | 2 | 1 | 0 | 9 |
| | **Marked** | **Residual** | **Marked** | **Residual** | **Marked** | **Residual** |
| **Number per Hectare** | 6.82 | 5.45 | 2.73 | 1.36 | 0.00 | 12.27 |
| **Total per Hectare** | 12.27 | | 4.09 | | 12.27 | |
| **95% Confidence Intervals for** | **Lower** | **Upper** | **Lower** | **Upper** | **Lower** | **Upper** |
| **Number Residual per Hectare** | -0.58 | 11.49 | -2.25 | 4.97 | 7.43 | 17.12 |

## Tree Infractions Summary & Tree Marking Quality (TMQ) Assessment

| | 1 - Paint Application | 2 - Spacing | 3 - Species Priority | 4 - Quality Choice | 5 - Size Priority | Total |
|---|---|---|---|---|---|---|
| **Number of Infractions** | 0 | 2 | 2 | 7 | 1 | 12 |

**TMQ** = TT (total number of trees assesses) - TTI (total number of infractions recorded)/TT * 100

| | | | | | | |
|---|---|---|---|---|---|---|
| **TMQ =** | **(TT** | **- TTI)** | **/ TT** | *** 100** | **=** | **TMQ** |
| **TMQ =** | 145 | 12 | 145 | | = | **91.72** |

| | | |
|---|---|---|
| **95% Confidence Intervals for the TMQ** | **Lower** | **86.24** |
| | **Upper** | **97.21** |

## Stand Level Infractions Summary and Overall Audit Rating

| Stand Level Infractions | | | | Overall Rating | |
|---|---|---|---|---|---|
| **Code** | | ***Satisfactory*** | ***Unsatisfactory*** | | |
| **A** | **Marked in Reserves** | **N/A** | | **ACCEPTABLE** | |
| **B** | **Marked Outside Block** | **N/A** | | | |
| **C** | **IRM Considerations** | | **Yes** | **UNACCEPTABLE** | **91.72** |
| **D** | **Residual Basal Area** | | **Yes** | | |
| **E** | **Residual Crown Closure** | | | | |

**Form: OSI.09.07.98.aud-report**

# USING STAND ANALYSIS FORM
# TO AUDIT TREE MARKING BY SPECIES

LANDOWNER: Silvia Baumeister | MARKERS NAME: Patrick Godin

ADDRESS: 8892 Hwy 6, R.R.#6, Kenilworth | TOWNSHIP: Wellington North | LOT(S); 23 | CONC; 5 | COUNTY Wellington

AUDIT DATE: April 1st, 2015 | HARDWOOD: ☐ | CONIFER: ☐

PRESCRIPTION WRITTER: Jack Winkler | AUDITOR: Greg Greer

***PRISM TALLY: BAF 2 m²/ha***

| STATIONS/PLOTS | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Number of Plots -> 11

***STAND ANALYSIS TALLY*** (BY SPECIES, SIZE CLASS, AND QUALITY CLASS)

| TREE SIZE CLASSES >>>>> | POLEWOOD 10 - 24 cm | | | | SAWTIMBER SMALL 26 - 36 cm | | | | SAWTIMBER MEDIUM 38 - 48 cm | | | | SAWTIMBER LARGE 50 - 60cm | | | | LARGE GROWTH 62 cm + | | | | TOTAL ALL | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SPECIES | AGS | | UGS | | AGS | | UGS | | AGS | | UGS | | AGS | | UGS | | AGS | | UGS | | AGS | | UGS | |
| | Marked | Residual | Marked | Residual | Marked | Residual | Marked | Residual | Marked | Residual | Marked | Residual | Marked | Residual | Marked | Residual | Marked | Residual | Marked | Residual | Marked | Residual | Marked | Residual |
| Hard Maple | 1 | 19 | 2 | 2 | 6 | 28 | 1 | 4 | 11 | 5 | 3 | 2 | 4 | 1 | 1 | 2 | | | 1 | 1 | 22 | 53 | 8 | 11 |
| Black Cherry | | 2 | | | | 1 | 1 | | | | | | | | | | | | | | 0 | 3 | 1 | 0 |
| White Ash | | | 1 | 2 | | | 6 | 8 | | 1 | 5 | | | | 3 | | | | 3 | | 0 | 1 | 18 | 10 |
| Yellow Birch | | 1 | | | 2 | 2 | | | | | | | | | | | | | | | 2 | 3 | 0 | 0 |
| Hemlock | | 1 | | | | 8 | | 1 | | | | | | | | | | | | | 0 | 9 | 0 | 1 |
| Basswood | | | | | | | | | | | 1 | | | | | | | | | | 0 | 0 | 1 | 0 |
| White Elm | | | | | | | | | | 1 | | | | | | | | | | | 0 | 1 | 0 | 0 |
| Poplar | | | | 1 | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 1 |
| | | | | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 |
| | | | | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 |
| | | | | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 |
| | | | | | | | | | | | | | | | | | | | | | 0 | 0 | 0 | 0 |
| TOTAL TREES | 1 | 23 | 3 | 5 | 8 | 39 | 8 | 13 | 11 | 7 | 9 | 2 | 4 | 1 | 4 | 2 | 0 | 0 | 4 | 1 | 24 | 70 | 28 | 23 |
| BA (m²/ha)** | 0.2 | 4.2 | 0.5 | 0.9 | 1.5 | 7.1 | 1.5 | 2.4 | 2.0 | 1.3 | 1.6 | 0.4 | 0.7 | 0.2 | 0.7 | 0.4 | 0.0 | 0.0 | 0.7 | 0.2 | 4.4 | 12.7 | 5.1 | 4.2 |
| BA (m²/ha) Total | 4.4 | | 1.5 | | 8.5 | | 3.8 | | 3.3 | | 2.0 | | 0.9 | | 1.1 | | 0.0 | | 0.9 | | 17.1 | | 9.3 | |
| BA (m²/ha) by Size Class | 5.8 | | | | 12.4 | | | | 5.3 | | | | 2.0 | | | | 0.9 | | | | 26.4 | | | |
| IDEAL BA (m²/ha) | | 4 | | | | 6 or 5 | | | | 5 | | | | 4.5 or 4 | | | | 0.5 or 2 | | | 20 | | | |

Special Notes:

| | Wildlife Attributes: Cavity Trees Marked | Cavity Trees Residual | Mast Trees Marked | Mast Trees Residual | Conifers Marked | Conifers Residual |
|---|---|---|---|---|---|---|
| Size Classes | | | | | | |
| Small Logs (26-36cms) | 1 | 2 | 1 | 1 | | 9 |
| Medium Logs (38-48cms) | 3 | | 1 | | | |
| Large Logs (50-60cms) | 1 | 1 | | | | |
| Xlarge Logs (62+cms) | | 1 | | | | |
| Total No. of Trees | 5 | 4 | 2 | 1 | 0 | 9 |

| Number of Infractions | |
|---|---|
| 1. Paint Application | |
| 2. Spacing | 2 |
| 3. Species Priority | 2 |
| 4. Quality Choice | 7 |
| 5. Size Priority | 1 |
| TOTAL | 12 |

**Comments:** "Starting Point" was a fence post (pink flagging) on N/W side of woodlot. Using bearing of 150 went 50m to locate Plot #1. Then using a bearing of 50 went 80m to locate Plot #2 & so on for all 11 Plots. Each Plot centre is marked with pink flagging with Plot No.

General observation: Missed hard maple, basswood & ash trees with canker. Lots of UGS ash trees not marked, especially beech trees with various stages of "beech bark disease". Saw two large hard maple trees with "blue paint"? Wildlife trees were marked with blue paint but they had a "W"? Also a few black cherry trees in the 40cms DBH range were marked for no reason? Stick nest in 50cm hard maple was marked.

| Plot No. | Marked #'s | Residual #'s | Total #'s |
|---|---|---|---|
| 1 | 4 | 9 | 13 |
| 2 | 7 | 4 | 11 |
| 3 | 2 | 11 | 13 |
| 4 | 7 | 12 | 19 |
| 5 | 5 | 6 | 11 |
| 6 | 2 | 5 | 7 |
| 7 | 6 | 9 | 15 |
| 8 | 3 | 12 | 15 |
| 9 | 5 | 8 | 13 |
| 10 | 4 | 8 | 12 |
| 11 | 7 | 9 | 16 |
| 12 | | | 0 |
| 13 | | | 0 |
| 14 | | | 0 |
| Total | 52 | 93 | 145 |

COUNTY OF WELLINGTON

# COMMITTEE REPORT

**To:** Chair and Members of the Planning Committee
**From:** Mark Paoli, Manager of Policy Planning
**Date:** Thursday, May 14, 2015
**Subject:** **Growth Forecast Update PD 2015-15**

## Background:

When the Growth Plan for the Greater Golden Horseshoe (the Growth Plan) was approved in June, 2006, it included population and employment forecasts for the County that extended from 2006 to 2031. The Growth Plan requires upper-tier municipalities to allocate these forecasts to local municipalities.

Based on forecasts prepared by Watson and Associates Economists, Official Plan Amendment No. 61 was adopted by County Council in June, 2008 to extend the Official Plan forecasts to 2031, and to allocate the Growth Plan forecast to local municipalities. In keeping with the existing Official Plan at the time, the residential forecast was further allocated to urban centres.

In June, 2013 the province approved Amendment No. 2 which extended the Growth Plan forecasts to 2036 and 2041. Watson was retained in 2014 to extend the County forecasts to 2036 and 2041 and allocate the updated forecast to local municipalities. The updated forecast is again further allocated to urban centres for residential.

The attached forecast report will provide the basis for a future amendment to update the growth tables in the County Official Plan. It should be noted that although Watson's forecast extends to 2041 to conform with the Growth Plan, the 2036 forecast will be the focus for future growth management and long range planning under the *Planning Act*.

## Recommendation:

That the Wellington County Population, Household and Employment Forecast Update, 2011-2041 Report prepared by Watson and Associates be received for information, and circulated to local municipalities for comment.

Respectfully submitted,

Mark Paoli
Manager of Policy Planning

# Wellington County Population, Household and Employment Forecast Update, 2011-2041

**Final**

May 5, 2015



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Planning for growth

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# List of Acronyms and Abbreviations

| | |
|---|---|
| D.C. | Development Charge |
| G.G.H. | Greater Golden Horseshoe |
| G.T.A. | Greater Toronto Area |
| G.T.H.A. | Greater Toronto + Hamilton Area |
| I.C.I. | Industrial, Commercial, Institutional |
| N.F.P.O.W. | No Fixed Place of Work |
| O.P. | Official Plan |
| P.P.S. | Provincial Policy Statement |
| P.P.U. | Persons Per Unit |
| S.S.M.P. | Servicing and Settlement Master Plan |
| T.P.I.A. | Toronto Pearson International Airport |
| U.S. | United States |

# Executive Summary

Wellington County retained Watson & Associates Economists Ltd. (Watson) in January 2014 to undertake an update to the County's 2008 Population, Household and Employment Forecast Study.[1] Since this study was last completed, a key amendment to the provincial planning legislation has been introduced. In 2013, the Province of Ontario released Amendment No. 2 to the Growth Plan (2006), outlining updates to the population and housing forecasts.[2, 3] The updated forecasts from Amendment No. 2 form the basis of the need to update the County's growth forecasts and allocations.

The 2014 Provincial Policy Statement (P.P.S.) identifies that "sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years." In accordance with Growth Plan Amendment No. 2 and the 2014 P.P.S., the Wellington County growth forecast has been updated and extended to 2041. For the purpose of the County Official Plan (O.P.), the Wellington County growth forecast will extend out to a 2036 planning horizon (i.e. approximately 20 years).

The results of this analysis are intended to guide decision making and policy development specifically related to planning and growth management, urban land needs, municipal finance, and infrastructure planning carried out in Wellington County. More specifically, this growth forecast update will be used as a background to the County's O.P. Review and scheduled Development Charge (D.C.) Background Study update in 2017.

The revised allocations provided herein are based on a detailed review of supply and demand factors which are anticipated to influence residential and non-residential development patterns by urban community, such as servicing constraints, active residential applications in the development process, vacant designated urban lands and proximity to employment markets within the commuter-shed.

The following provides a summary of the key findings of this report with respect to forecast population, housing and employment trends for Wellington County.

[1] Wellington County Population, Housing and Employment Forecast Update, 2006-2031. Final. April 24, 2008.
[2] Places to Grow. Better Choices, Brighter Future, Growth Plan for the Greater Golden Horseshoe, 2006. Office Consolidation. Ministry of Infrastructure. June 2013.
[3] Amendment 2 (2013) to the Growth Plan for the Greater Golden Horseshoe, 2006. May 29, 2013.

**County-wide Population and Housing Forecast**

- In accordance with Growth Plan Amendment No. 2, Wellington County is forecast to experience strong population over the next 30 years.
- The County's population is forecast to increase by approximately 41,100 persons over the forecast period, growing from 90,900 in 2011 to 132,000 in 2036. This represents an annual average increase of 1.5%. Comparatively, the Province of Ontario as a whole is forecast to increase at an annual average rate of 1.5% between 2011 and 2036.
- Wellington County's housing base is forecast to increase from approximately 31,190 in 2011 to 45,750 in 2036, an increase of 14,560 or 1.5% annually.
- Average housing occupancy levels or persons per unit (P.P.U.) have declined in Wellington County from 3.04 in 2001 to 2.91 in 2011. Over the forecast period, this trend is expected to continue; however, average P.P.U. levels are anticipated to stabilize during the post-2031 period.[1]
- The majority of new housing construction is anticipated to be oriented towards low-density housing forms (i.e. single and semi-detached homes), comprising 75% of the new residential construction between 2011 and 2036. Over the forecast period, the share of medium-density and high-density housing forms is anticipated to gradually increase, largely driven by forecast demographic trends and decreasing housing affordability.

**County-wide Employment Forecast**

- Total County-wide employment is forecast to increase from 36,195 in 2011 to 57,000 in 2036, an increase of 20,805 or 1.8% annually.
- Over the forecast period, the County's employment activity rate (i.e. ratio of jobs per population) is expected to steadily increase from 41% in 2011 to 45% in 2036.
- Given the steady rate of population growth for the County, a significant share of employment growth is anticipated in population-serving sectors such as retail, accommodation and food services, personal services and institutional services related to education, government services and health care/social services.
- The regional export-based economy is gradually rebounding from the 2008/2009 global economic downturn. With this rebound, Wellington County's industrial sector is also showing signs of a gradual recovery and is forecast to experience steady industrial growth over the long term. Industrial employment growth is

[1] P.P.U. figures are upwardly adjusted for the net Census undercount.

anticipated in sectors related to small/medium-scale manufacturing (primarily firms which are technology intensive), construction, energy and environmental technology, wholesale trade and transportation and warehousing.

- Over the next 30 years, increased opportunity will exist for work at home employment through improved telecommunications technology, increased opportunities related to telecommuting, most notably in sectors which are geared towards the knowledge-based and creative economy. Also, given the significant forecast increase in the 55+ population, it is likely than an increased number of working and semi-retired residents will be seeking lifestyles which allow them to work from home on a full-time or part-time basis.

**Population, Housing and Employment Allocations by Urban Settlement Area and Remaining Rural Area**

- A key underlying assumption of the growth forecast allocations by urban community, as is the case with the overall County forecast, is Wellington County's proximity to the City of Guelph, Waterloo Region and the west Greater Toronto + Hamilton Area (G.T.H.A.) employment market. The southern/central municipalities of the County, which have available urban land supply and water/ wastewater servicing capacity, are anticipated to attract the greatest share of new residential development activity over the long term, given their proximity to these growing employment markets.
- As a result of existing land supply constraints in the communities of Morriston and Aberfoyle, existing servicing constraints in the Village of Erin and Village of Hillsburgh, as well as servicing capacity limits within the community of Rockwood, the majority of population and housing growth allocated to the southern Wellington County municipalities is concentrated in the Township of Centre Wellington. Over the 2011 to 2036 period, approximately 50% of the County's forecast housing growth has been allocated to Centre Wellington.
- Relative to historical trends, steady population and housing growth is also forecast for Wellington's northern municipalities, including Wellington North and Minto.
- Despite historical housing growth trends, the share of rural housing development is forecast to decline in percentage terms over the forecast period. This anticipated shift will be largely driven by new families in search of affordably priced ground-oriented housing located within proximity to local urban amenities. Additionally, as the population ages, demands from the 55+ age group is also anticipated to drive future need for housing which is in proximity to urban

amenities such as retail and personal services, social assistance and health care.

- All of the County's area municipalities are anticipated to experience employment growth over the forecast period. The amount of employment allocated to each area municipality will largely depend on the amount of serviced (i.e. shovel-ready) and marketable designated employment lands which are available for development, as well as future expansion potential on employment lands. Population growth is also identified as a key driver of population-related employment growth (i.e. retail, personal services and institutional).
- It is estimated that 48% of the County's employment growth will occur in Centre Wellington, driven largely by the market potential of the municipalities' employment land, as well as steady demand in population-related employment sectors driven by strong population growth for this municipality.

# 1. Introduction

## 1.1 Terms of Reference

Wellington County retained Watson & Associates Economists Ltd. (Watson) in January 2014 to undertake an update to the County's 2008 Population, Household and Employment Forecast Study.[1] Since this study was last completed, a key amendment to the provincial planning legislation has been introduced. In 2013, the Province of Ontario released Amendment No. 2 to the Growth Plan (2006), outlining updates to the population and housing forecasts.[2, 3] The updated forecasts from Amendment No. 2 form the basis of the need to update the County's growth forecast allocations.

The results of this analysis are intended to guide decision making and policy development specifically related to planning and growth management, urban land needs, municipal finance, and infrastructure planning carried out in Wellington County. More specifically, this growth forecast update will be used as a background to the County's Official Plan (O.P.) Review and scheduled Development Charge (D.C.) Background Study update in 2017.

## 1.2 Provincial Legislation

There have been considerable changes since 2005 in the general provincial policies that guide planning, with the Province taking a much more predominant role in managing growth, including mandating a fundamental shift in focus which places priority on intensification of existing developed areas over greenfield development. This change in focus is most clearly reflected in the Growth Plan for the Greater Golden Horseshoe (the Growth Plan), which was released on June 16, 2006. Wellington County is located within the jurisdiction of the Growth Plan in the "Outer Ring" of the western region of the Greater Golden Horseshoe (G.G.H.).

The Growth Plan is intended to "guide decisions on a wide range of issues – transportation, infrastructure planning, land-use planning, urban form, housing, natural

[1] Wellington County Population, Housing and Employment Forecast Update, 2006-2031. Final. April 24, 2008.
[2] Places to Grow. Better Choices, Brighter Future, Growth Plan for the Greater Golden Horseshoe, 2006. Office Consolidation. Ministry of Infrastructure. June 2013.
[3] Amendment 2 (2013) to the Growth Plan for the Greater Golden Horseshoe, 2006. May 29, 2013.

heritage and resource protection – in the interest of promoting economic prosperity."[1] The Growth Plan also builds on other general provincial policy initiatives of which the most relevant of these to Wellington County is the 2014 Provincial Policy Statement (P.P.S.), effective April 30, 2014. The policy directions outlined in the P.P.S. are similar to those found in the Growth Plan; however, the Growth Plan policies prevail where there is a conflict with the P.P.S.

Amendment No. 2 of the Growth Plan, which came into effect on June 17, 2013, extends and updates population and employment projections to 2041. Prior to the amendment, the Growth Plan provided population and employment projections to 2031. The Minister of Infrastructure has mandated that all municipalities within the Growth Plan area bring their official plans in conformity with the amendment by June 17, 2018.

As set out in Schedule 3 of the June 2013 Growth Plan, Wellington County's population and employment base is forecast to reach 122,000 and 54,000, respectively by 2031.[2] By 2041, the County's population and employment base is forecast to increase to 140,000 and 61,000, respectively. Additional details regarding the population forecast by age structure, housing forecast by structure type (i.e. single detached, semi-detached, rows and apartments) and employment by land use category (i.e. employment lands employment, population-related and major office) are provided in the Technical Report to the Growth Plan, released November, 2012.[3]

The 2014 P.P.S. identifies that "sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years." In accordance with Growth Plan Amendment No. 2 and the 2014 P.P.S., the Wellington County growth forecast has been updated and extended to 2041. For the purpose of the County O.P., the Wellington County growth forecast will extend out to a 2036 planning horizon (i.e. approximately 20 years).

[1] Places to Grow, Better Choices, Brighter Future, Growth Plan for the Greater Golden Horseshoe, 2006. Office Consolidation. Ministry of Infrastructure. June 2013. Section 1.1.
[2] Note: numbers rounded to nearest 1,000.
[3] Greater Golden Horseshoe Growth Forecasts to 2041. Technical Report. November 2012. Technical Report (November 2012) Addendum, June 2013. Hemson Consulting Ltd.

# 2. Approach and Methodology

## 2.1 Population and Housing Forecast Allocation Methodology

The approach used by Watson to allocate the County-wide population by area municipality is based on the household formation methodology.[1] This provincially accepted methodology is referred to in the Projection Methodology Guidelines released in 1995. This approach focuses on supply and demand factors which influence the rate of historical and future housing construction in the municipality and surrounding area. This approach incorporates factors such as municipal servicing availability and developable land supply, which can impact the rate of housing growth for an area. The population is then forecast by developing assumptions regarding average household size by unit type, taking into consideration the higher average occupancy of new housing development, and the decline in persons per unit (P.P.U.) over time within existing households. The household formation methodology is recognized in the Province's 1995 "Projection Methodology Guidelines," as the "Simpler Methodology." It is also identified as being appropriate for municipalities with a large rural population base. This "bottom-up" approach is used to forecast long-term housing and population growth potential by area municipality.

## 2.2 Employment Forecast Allocation Methodology

As previously identified, the County-wide employment forecast has been derived from Amendment 2 to the Growth Plan in conjunction with the G.G.H. forecasts to 2041, Technical Report, released in 2012, to establish forecast County-wide employment growth by major employment sector.[2]

Similar to population forecasting, the most current provincially accepted approach to forecasting employment and land needs was developed in 1995 to reflect the broader types of employment in local municipalities. The employment forecast methodology set out by the Province is based on an employment "activity rate" approach, which is defined as the number of jobs in a municipality divided by the number of residents. In forecasting future employment growth trends, predictions are made regarding future employment activity rates by sector (i.e. the ratio of jobs to population).

[1] Projection Methodology Guidelines. A Guide to Projecting Population Housing Needs, Employment and Related Land Requirements. 1995. Ontario. p.50
[2] Greater Golden Horseshoe Growth Forecasts to 2041. Technical Report. November 2012. Hemson Consulting Ltd.

The employment forecast allocation approach used herein incorporates the employment activity rate approach; however, further rigour is provided with respect to the market potential for industrial and office commercial employment sectors (i.e. sectors which are largely accommodated on employment lands) which are not directly driven by population growth. This includes an analysis of the following:

- historical employment trends, non-residential construction activity and non-residential land absorption rates;
- available serviced and serviceable employment land supply (i.e. shovel-ready employment land) and future greenfield development opportunities on vacant designated employment lands;[1]
- impacts of regional infrastructure (i.e. access and exposure to provincial highways and arterial roads); and
- market character of employment areas (i.e. heavy vs. general vs. prestige).

Figures 2-1 and 2-2 graphically illustrate the residential and non-residential growth forecast methodology.

[1] Sector Investment Profiles – Economic Development. Global Investment Attraction Group. February 19, 2015

**Figure 2-1**
**Household Formation-based Population and Household Forecast Model**

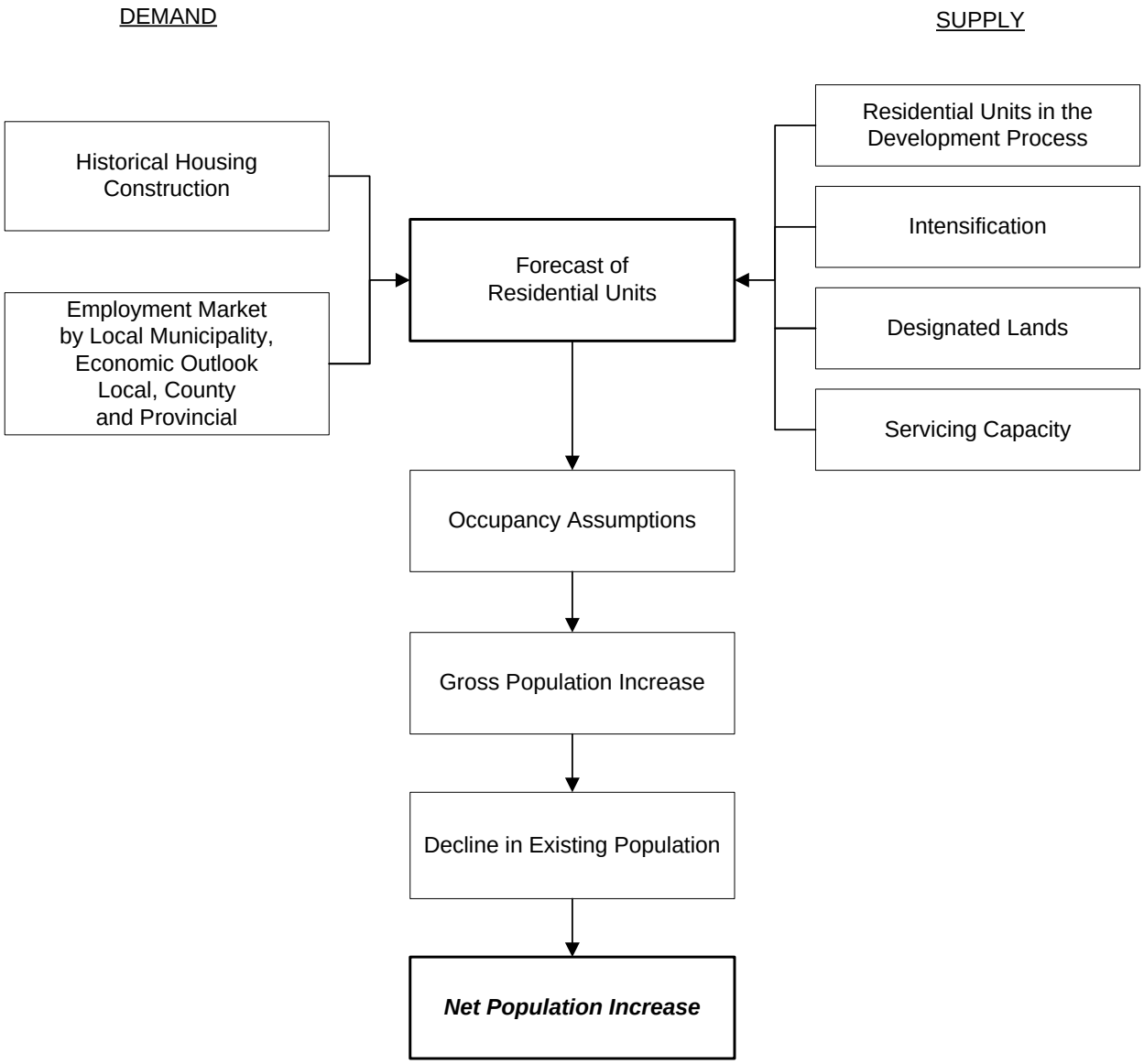
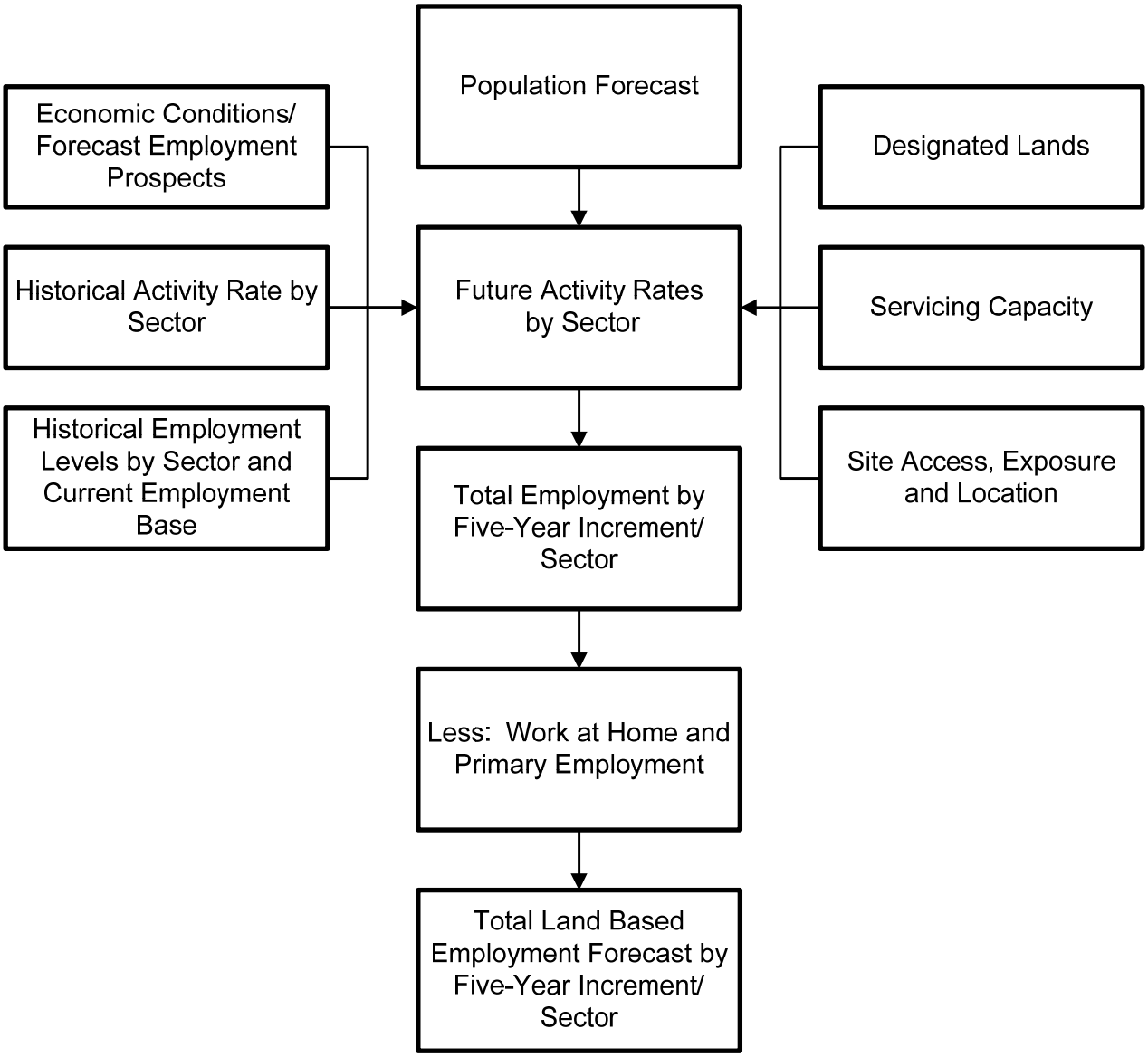


**Figure 2-2**
**Schematic Approach to Non-Residential Forecasting Method**



# 3. Historical Population, Housing and Employment Trends

The following section explores historical housing, population and employment growth trends for Wellington County and its respective area municipalities based on Statistics Canada data and other available information sources. It is noted that the 2011 population and household base for the Town of Erin has been upwardly adjusted to more accurately reflect housing development within the rural areas of the Town between 2006 and 2011.[1] As a result, the 2011 population for the Town of Erin and Wellington County as a whole is slightly higher than what has been reported by Statistics Canada in the 2011 Census. This review is intended to provide a historical context to assess future growth trends for Wellington County to the year 2041.

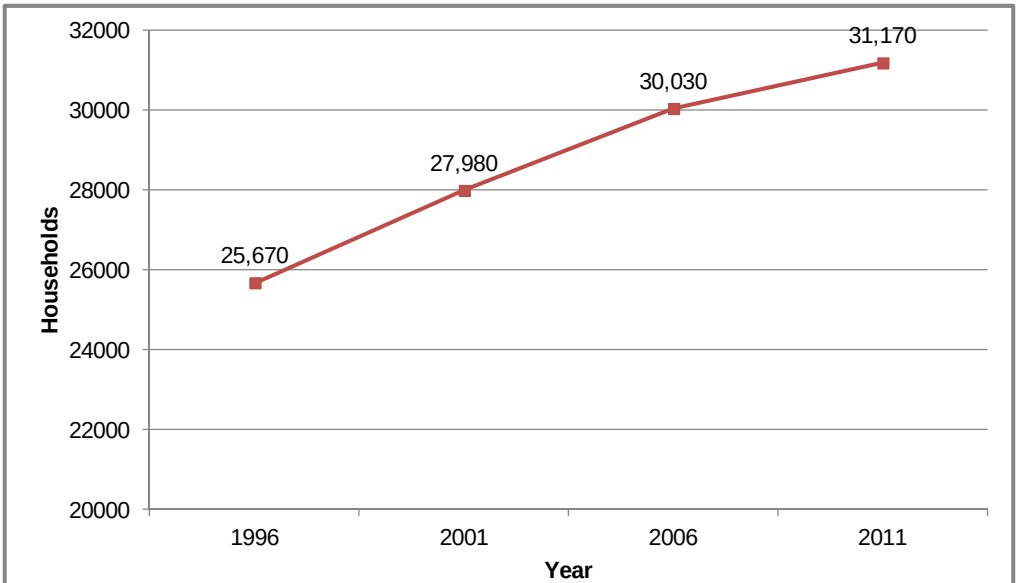
## 3.1 Housing Activity

Figure 3-1 summarizes historical housing growth for Wellington County from 1996-2011. Figure 3-2 provides a summary of the housing growth by area municipality from 1996 to 2011. Key findings include:

- During the 1996-2011 time period, Wellington County's housing stock increased by approximately 5,550 units;
- This represents an increase of 20% over the 15-year time period, resulting in an average 1.3% growth per year;
- The majority of historical housing growth occurred within Centre Wellington, accounting for approximately 48% of the total growth from 1996 to 2011; and
- The County's housing growth rate has slowed considerably since 2006; however, recent residential development activity has been relatively strong, which suggests the housing growth rate between 2011 and 2016 will out-pace the 2006-2011 period.

[1] Based on discussions with Town staff.

**Figure 3-1**
**Wellington County**
**Historical Housing Growth 1996-2011**




Source: Derived from Statistics Canada Census Database

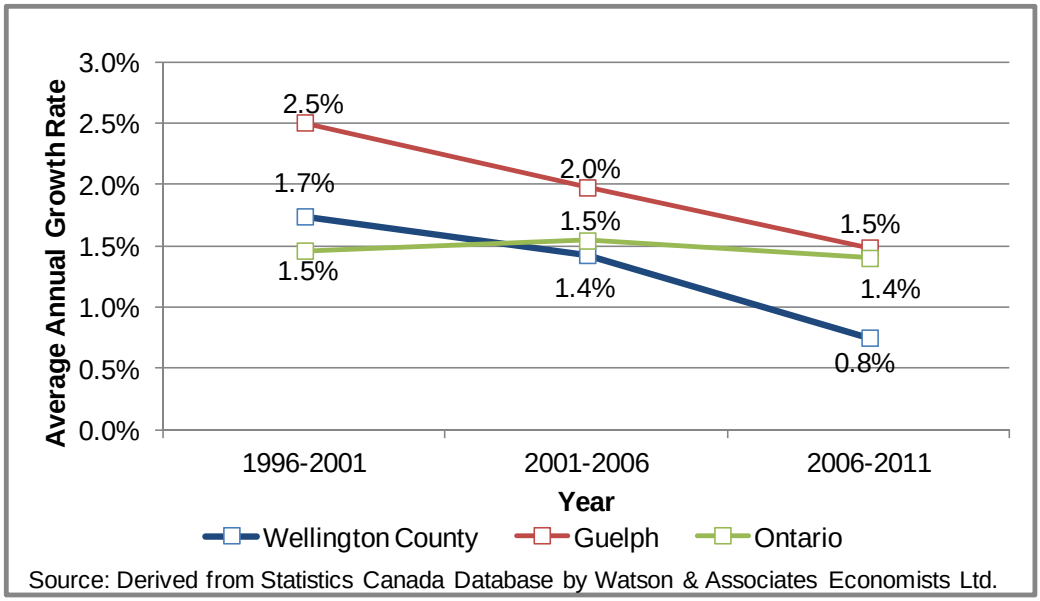
**Figure 3-2**
**Wellington County**
**Historical Housing Growth by Local Municipality**

| Municipality | 1996 | 2001 | 2006 | 2011 | 1996-2001 | 2001-2006 | 2006-2011 | 1996-2011 |
|---|---|---|---|---|---|---|---|---|
| Centre Wellington | 7,404 | 8,594 | 9,543 | 9,945 | 1,190 | 949 | 402 | 2,541 |
| Erin | 3,533 | 3,749 | 3,808 | 3,955 | 216 | 59 | 147 | 422 |
| Guelph-Eramosa | 3,376 | 3,705 | 4,069 | 4,219 | 329 | 364 | 150 | 843 |
| Mapleton | 2,533 | 2,663 | 2,892 | 2,929 | 130 | 229 | 37 | 396 |
| Minto | 2,813 | 2,936 | 3,135 | 3,139 | 123 | 199 | 4 | 326 |
| Puslinch[1] | 1,897 | 2,182 | 2,341 | 2,534 | 285 | 159 | 193 | 637 |
| Wellington North | 4,109 | 4,147 | 4,238 | 4,450 | 38 | 91 | 212 | 341 |
| **Wellington County** | **25,665** | **27,976** | **30,026** | **31,171** | **2,311** | **2,050** | **1,145** | **5,506** |

Source: Derived from Statistics Canada Census database
Note: 2011 housing for Wellington County has been upwardly adjusted based on a refinement to the 2011 housing base for the Town of Erin.

As summarized in Figure 3-3, average annual growth rates are compared for Wellington County against the City of Guelph and the Province of Ontario between 1996 and 2011. During this time period, the rate of housing growth in Wellington County and the City of Guelph has steadily declined. In contrast, the annual rate of housing growth at the provincial level has been relatively stable at 1.5%. Over the 2011-2036 forecast period, the annual rate of housing growth for Wellington County is forecast to increase relative to the 2006-2011 period (refer to Chapter 4 for additional details).

**Figure 3-3**
**Wellington County**
**Average Annual Household Growth Rate, 1996-2011**




Source: Derived from Statistics Canada Database by Watson & Associates Economists Ltd.

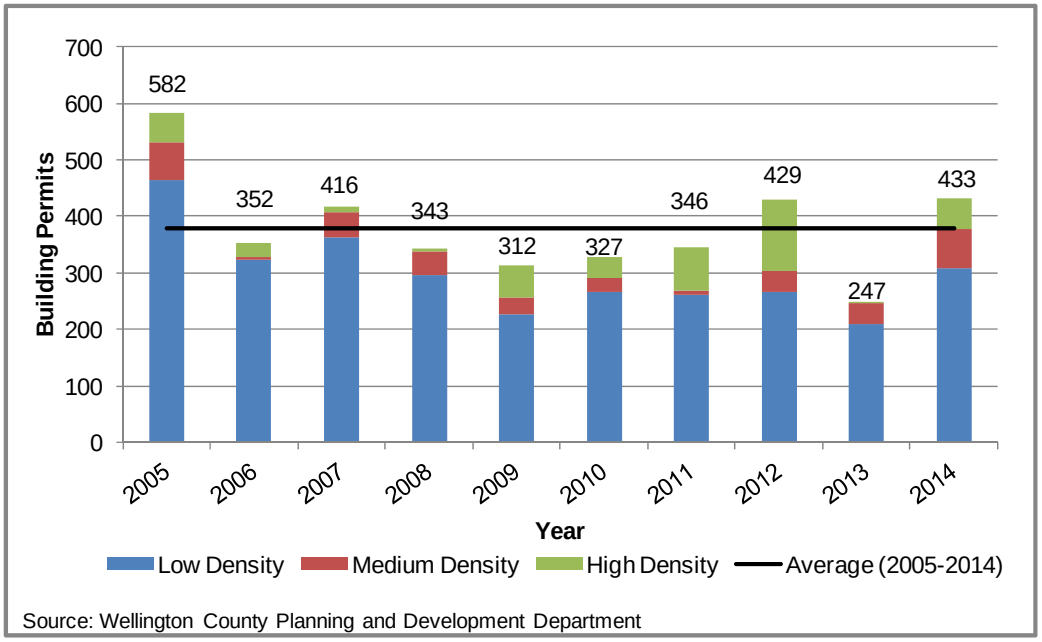
### *3.1.1 Residential Development Activity by Unit Type, 2005-2014*

Figure 3-4 summarizes total residential building permits by structure type from 2005 to 2014 for Wellington County. Key observations include:

- The number of residential building permits (new units only) issued for Wellington County between 2005 and 2014 has averaged 379;
- The average number of residential building permits issued from 2005 to 2009 and 2010 to 2014 declined modestly from 401 to 356 building permits per year; and
- The average number of building permits issued for high-density residential development steadily increased during the 2005-2014 period.

Further details regarding residential building permits by density type and period are provided in Appendix A.

**Figure 3-4**
**Wellington County**
**Historical Residential Building Permits for New Units (2005-2014)**




Source: Wellington County Planning and Development Department

Figure 3-5 summarizes the P.P.U. for total dwellings and total population from 1996 to 2011. The average P.P.U. declined moderately between 1996 and 2006 from 2.94 to 2.80, but remained relatively constant between 2006 and 2011.

Figure 3-6 provides a summary of the P.P.U. by structural type and age of dwelling for Wellington County based on 2011 custom Census data. Generally it is observed that for new housing units, housing occupancy levels tend to increase in the shorter term (1-5 years) as new home buyers form families, followed by a decline over the medium term (15-30 years) as children leave home. This trend is then followed by a period of stabilization over the long run (30+) as older units are regenerated by new families. The result of this pattern is that more recently constructed housing units typically yield a higher P.P.U. on average in comparison to older units.

The average P.P.U. in Wellington County is forecast to continue to decline in the short to medium term before gradually levelling out in the longer term. The downward trend in housing occupancy is driven by the continued aging of the population, which increases the proportionate share of empty-nester and single occupancy households.

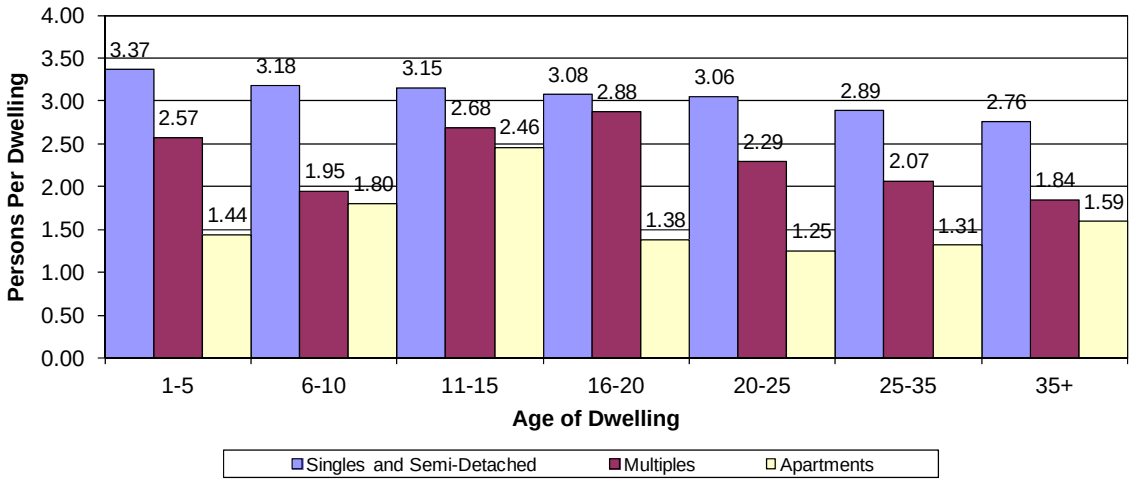
**Figure 3-5**
**Wellington County**
**Historic Person Per Unit, 1996-2011**

| Municipality | 1996 | 2001 | 2006 | 2011 | 1996 - 2001 | 2001 - 2006 | 2006 - 2011 |
|---|---|---|---|---|---|---|---|
| Centre Wellington | 2.88 | 2.82 | 2.73 | 2.68 | 0.05 | 0.09 | 0.05 |
| Erin | 3.02 | 2.95 | 2.93 | 2.89 | 0.07 | 0.02 | 0.04 |
| Guelph-Eramosa | 3.09 | 3.02 | 2.97 | 2.93 | 0.08 | 0.05 | 0.03 |
| Mapleton | 3.39 | 3.49 | 3.41 | 3.41 | -0.10 | 0.09 | 0.00 |
| Minto | 2.79 | 2.78 | 2.71 | 2.65 | 0.01 | 0.07 | 0.06 |
| Puslinch | 2.86 | 2.70 | 2.64 | 2.77 | 0.16 | 0.06 | -0.13 |
| Wellington North | 2.75 | 2.73 | 2.51 | 2.57 | 0.02 | 0.21 | -0.06 |
| Wellington County | 2.94 | 2.90 | 2.81 | 2.80 | 0.04 | 0.04 | 0.03 |

Source: Derived from Statistics Canada Custom P.P.U. database by Watson & Associates Economists Ltd.

Note: P.P.U's are derived based on population excluding the net Census undercount which was estimated at 4.1% in 2011

**Figure 3-6**
**Wellington County**
**Persons Per Unit by Structural Type and Age of Dwelling, 2011**




Source: Wellington County P.P.U.'s are based on Statistics Canada Custom P.P.U. Database by Watson & Associates Economists Ltd.
Note: Average P.P.U. figures exclude the net Census undercount.

## 3.2 Population Trends

The following section explores the population growth trends for Wellington County and its respective area municipalities from 1996 to 2011. Growth rates are compared to the City of Guelph as well as the Province, to provide context to the population growth trends for the County. Population data was derived from Statistics Canada Census data. It is noted that the historical population analysis provided in this section for Wellington County, the City of Guelph and the Province of Ontario excludes the net Census undercount. In contrast, the population figures set out in Schedule 3 of the provincial Growth Plan include the net Census undercount. The net Census undercount

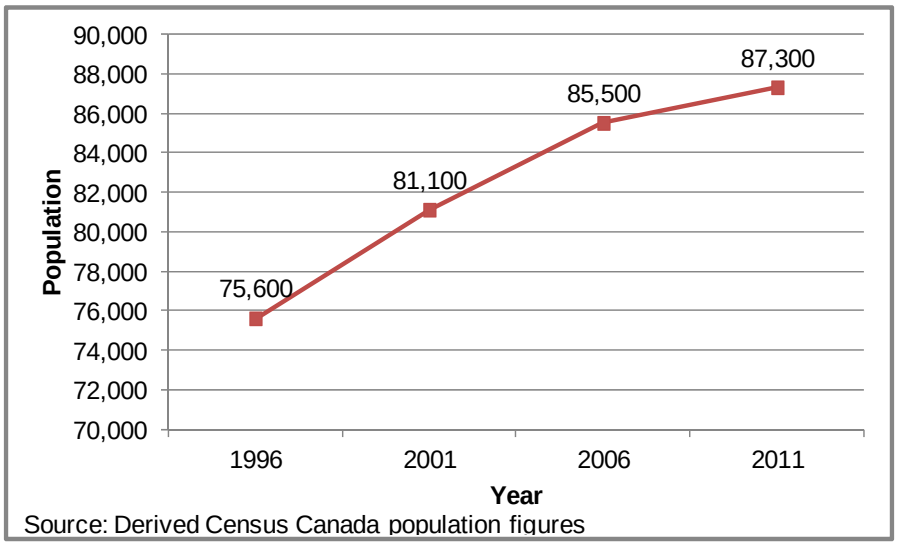
represents the net number of persons missed during Census enumeration. The calculated net Census undercount for Wellington County in 2011 was 4.1%. For consistency with the provincial Growth Plan and to ensure the all existing and forecast permanent population is captured in Wellington County, all population references in Chapter 4 include the net Census undercount. It is assumed that the net Census undercount will remain at 4.1% during the forecast period.

### *3.2.1 Population Growth*

Figure 3-7 summarizes Wellington County's population growth from 1996 through 2011. Figure 3-8 provides a summary of the rate of annual population growth for Wellington County, the City of Guelph and the Province during the 1996-2011 period. Key observations include:

- Between 1996 and 2011, Wellington County's population increased from 75,600 to 87,300, a population increase of 11,700 or an annual rate of 1.0%;
- Comparatively, the City of Guelph and the Province increased at an annual average rate of 1.6% and 1.3%, respectively, over the same time period; and
- From 2006 to 2011, Wellington County experienced a slowdown in population growth compared to the longer-term historical average (0.3% per year). This trend is generally consistent with historical housing growth trends for the County, as discussed previously.

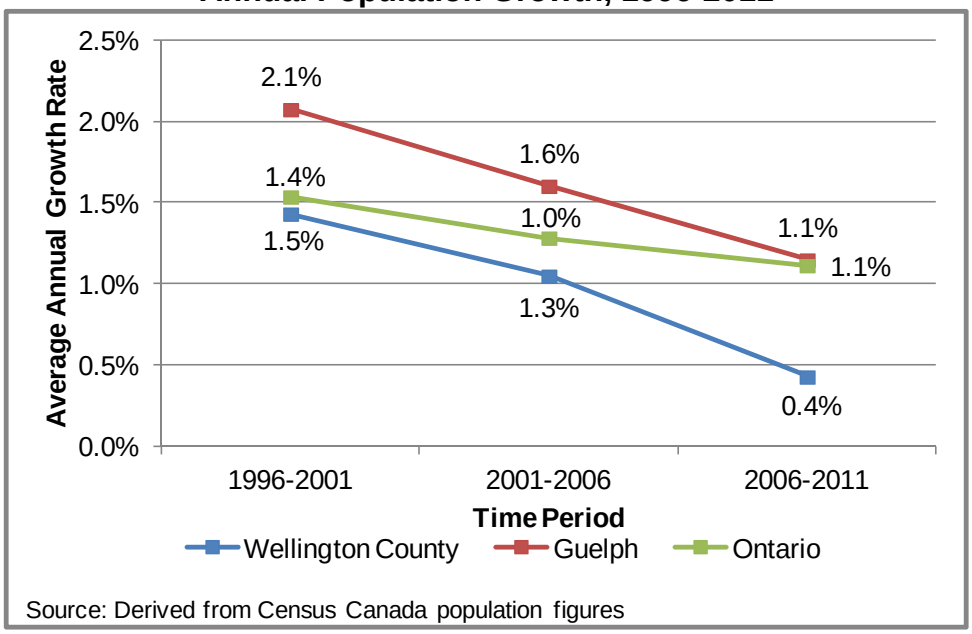
**Figure 3-7**
**Wellington County**
**Historical Population Growth, 1996-2011**




Source: Derived Census Canada population figures

Note: Population figures exclude the net Census undercount, which is estimated at approximately 4.1%.

**Figure 3-8**
**Wellington County**
**Annual Population Growth, 1996-2011**




Source: Derived from Census Canada population figures

### *3.2.2 Population Growth by Local Municipality, 1996-2011*

Figure 3-9 summarizes historical population growth trends in Wellington County by local municipality over the past 15 years by Census period. It is noted that the Census population data provided excludes the net Census undercount.[1] Key observations include:

- Centre Wellington, Guelph-Eramosa, Puslinch and Mapleton experienced relatively strong population growth rates over the 1996 to 2011 period, which is consistent with housing growth rates for these municipalities summarized in Figure 3-11;
- Population growth rates were low in Minto and Wellington North, reflective of weaker housing demand in these northern Wellington municipalities relative to southern/central Wellington County; and
- Population levels modestly increased in the Town of Erin between 2006 and 2011 as a result of existing servicing constraints within the Villages of Erin and Hillsburgh.

[1] The net Census undercount is defined as the net number of people missed during Census enumeration. The net Census undercount for Wellington County is estimated at approximately 4%.

**Figure 3-9**
**Wellington County**
**Historical Population Growth by Local Municipality, 1996-2011**

| Municipality | 1996 | 2001 | 2006 | 2011 | 1996-2001 | 2001-2006 | 2006-2011 | 1996-2011 |
|---|---|---|---|---|---|---|---|---|
| Centre Wellington | 21,307 | 24,260 | 26,049 | 26,693 | 2,953 | 1,789 | 644 | 5,386 |
| Erin | 10,657 | 11,052 | 11,148 | 11,420 | 395 | 96 | 272 | 763 |
| Guelph-Eramosa | 10,444 | 11,174 | 12,066 | 12,380 | 730 | 892 | 314 | 1,936 |
| Mapleton | 8,594 | 9,303 | 9,851 | 9,989 | 709 | 548 | 138 | 1,395 |
| Minto | 7,854 | 8,164 | 8,504 | 8,334 | 310 | 340 | -170 | 480 |
| Puslinch | 5,416 | 5,885 | 6,689 | 7,029 | 469 | 804 | 340 | 1,613 |
| Wellington North | 11,302 | 11,305 | 11,175 | 11,477 | 3 | -130 | 302 | 175 |
| **Wellington County** | **75,574** | **81,143** | **85,482** | **87,322** | **5,569** | **4,339** | **1,840** | **11,748** |

Source: Derived from Statistics Canada Census database

Note: 2011 population for Wellington County has been upwardly adjusted based on a refinement to the 2011 population base for the Town of Erin

Historical population figures exclude the net Census undercount which was estimated at 4.1%

### *3.2.3 Wellington County Historical Population Trends by Age, 1996-2011*

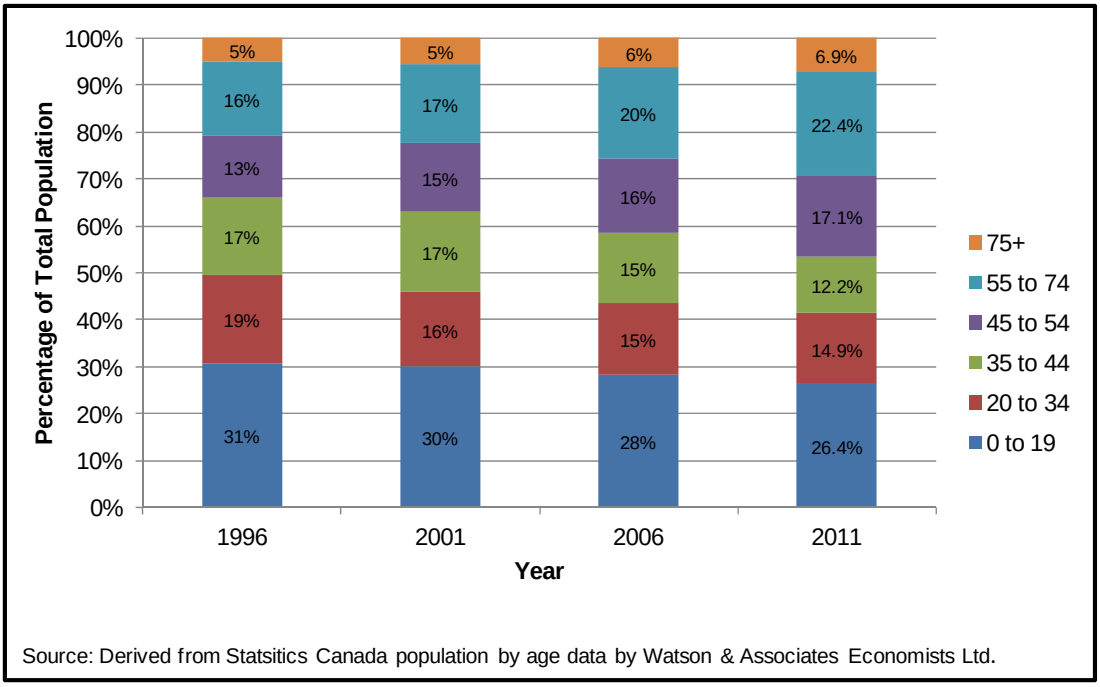
Figure 3-10 summarizes historical trends in population structure by age cohort over the 1996 through 2011 period by major age group. During this time period, the percentage of population in older age groups (i.e. 55+) has steadily increased from 21% to 29%, driven by the aging of the "Babyboomers" (born between 1946 and 1964) within the County. Consistent with Province-wide trends, the percentage of persons 55 years of age or older is forecast to gradually increase to 31% by 2031, as summarized in the Technical Report to Growth Plan Amendment No. 2.[1] It is noted that by 2021, the front wave of the Babyboom population will turn 75 years of age. As a result, the percentage of population within this age group is expected to grow at a steady rate over the 2021 to 2031 period. This is anticipated to place increasing demand on the need for seniors' housing, affordable housing, as well as social services to support the County's growing population base of seniors.

Increases in the 55+ population between 1996 and 2011 were offset by a steady decline in both the 0-19 age group (youth population) and 20-54 age group (young adult/adult). During this time period, the proportion of the population 0-19 years of age decreased from 31% to 26%. The proportion of population in this age group is anticipated to continue to decline to approximately 23% by 2031, followed by a gradual rebound during the post-2031 period.

[1] Greater Golden Horseshoe Growth Forecast to 2041, Technical Report, November 2012. Hemson Consulting Ltd.

Between 1996 and 2011, the proportion of population in the 20-54 age group decreased from 49% to 44%. The proportion of population in the 20-54 age group is anticipated to stabilize over the 2011-2031 forecast period, followed by a gradual increase after 2031. The steady increase in the 20-54 age group during the post-2031 period will be primarily driven by the aging of the "Babyboom Echo"[1] (born 1980 to 1992).

**Figure 3-10**
**Wellington County**
**Population Composition by Age Cohort, 1996-2011**




Source: Derived from Statsitics Canada population by age data by Watson & Associates Economists Ltd.

## 3.3 Employment Trends

The following section provides an overview of recent economic activity and employment trends in Wellington County relative to the City of Guelph and the Province as a whole.

### *3.3.1 Macro-Economic Trends and Regional Competitiveness*

The Canadian economy is transitioning from goods to services production, a feature that is well-documented across national, provincial and regional levels. The trend towards more knowledge-intensive and creative forms of economic activity is evident across many sectors within both the broader national and provincial economies and within Wellington County's own economy. Knowledge is now recognized as the driver of productivity and economic growth, leading to a new focus on the role of information,

[1] Boom, Bust, Echo, Profiting from the Demographic Shift in the 21st Century. 1999.

technology and learning in economic performance. In an increasingly knowledge-based environment, the ability to cultivate, retain and attract talented workers, high-value jobs and innovative businesses is vital for the future economic prosperity of Wellington County and its area municipalities.

In addition to growing knowledge-based sectors, manufacturing remains vitally important to the provincial economy with respect to job growth and economic output. While growth in traditional manufacturing and industrial type jobs has declined in recent years, there is still demand for these activities throughout the broader Ontario economy. Looking forward, there will continue to be a manufacturing focus in Ontario and Wellington County; however, industrial processes have become more capital/technology intensive and automated. This means that as the regional manufacturing sector continues to recover, economic output will gradually increase; however, modest employment growth is anticipated in the manufacturing sector.

Ontario has also experienced significant employment growth in the transportation and warehousing sector over the past decade. This sector is highly concentrated in the Greater Toronto + Hamilton Area (G.T.H.A.) municipalities which are located within proximity to the Toronto Pearson International Airport (T.P.I.A.). Other regional infrastructure attributes, including access to 400-series highways and intermodal facilities in Brampton and Vaughan, have also played a key role in driving demand within this sector across the G.T.H.A.

Increased outsourcing of manufacturing production to emerging global markets continues to drive the need for new consolidated, land extensive warehousing facilities to store and manage the distribution of goods produced both locally and imported from abroad. This continues to drive demand for increasingly larger warehousing facilities, typically located in competitively priced greenfield locations across the G.T.H.A. As a result of this trend, combined with increased automation in the manufacturing sector, average employment density levels on employment lands across many G.T.H.A. municipalities have fallen in recent years.

While demand from the transportation and warehousing sector is anticipated to continue across the G.T.H.A., rising industrial land prices will continue to force development pressure for large-scale land expansive industrial uses into competitively priced markets which offer ample market choice to accommodate near-term demand and future expansion requirements. Municipalities to the west and north of the G.T.H.A., such as Brantford, Guelph, Puslinch, Cambridge, Woodstock and Bradford, will increasingly compete with larger G.T.H.A. urban areas within this sector. Ultimately, this will shift the

concentration of future development activity related to land expansive industrial uses to these regions of the Province.

In many respects Wellington County's long-term employment potential is largely tied to the success of the G.T.H.A./G.G.H. as a whole. Wellington County's location in the G.G.H. presents both an opportunity and a challenge. The G.T.H.A. represents the economic powerhouse of Ontario and the centre of much of the economic activity in Canada. With a robust economy and diverse mix of export-based employment clusters, the G.T.H.A. region is highly attractive on an international and national level to new businesses and investors. In turn, this continues to support strong G.G.H. population growth levels largely driven by international and inter-provincial net migration.

For many international and locally-base industries, Wellington County has a strong appeal given its proximity to major regional infrastructure, including the T.P.I.A., 400-series highways, inter-modal facilities, rail, and access to post-secondary institutions. Furthermore, Wellington County offers good proximity to the U.S. border, a large pool of educated/skilled labour and access surrounding employment markets in both Ontario and the U.S.

Notwithstanding the positive attributes, regional competition for the talent necessary to support innovation, investment and entrepreneurship is fierce. The degree to which Wellington County can capitalize on its regional location advantages will depend largely on the competitiveness of its employment lands. Wellington County is located within proximity to a number of large suburban municipalities within Halton, Peel and Waterloo Region, as well as other G.G.H. municipalities with which it competes directly for business attraction and retention. All of these municipalities generally offer regional attributes which generally appeal to prospective international and local firms.

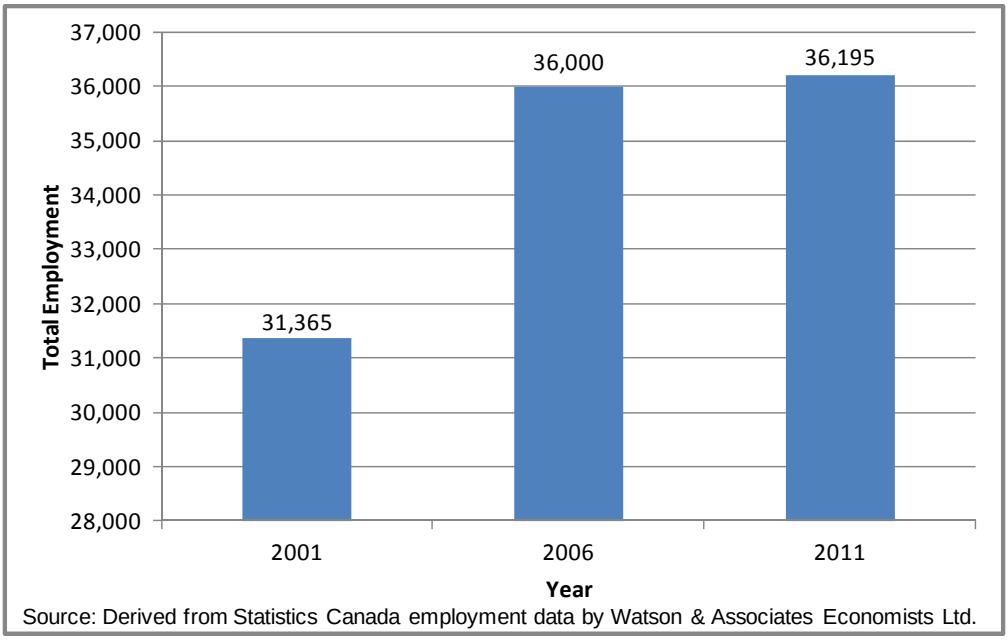
### *3.3.2 Historical Employment Growth in Wellington County*

Figure 3-11 summarizes total employment for Wellington County over the 2001-2011 period. Employment data for Wellington County has been derived from Census data. Key observations include:

- During the 2001-2011 period, the County's employment base grew by 4,830 jobs, increasing from 31,365 in 2001 to 36,195 in 2011. During this period, employment growth was well-balanced by major sector (i.e. industrial, commercial, institutional);
- Wellington County's employment base grew sharply between 2001 and 2006 across all major sectors; and

- Between 2006 and 2011, the County's industrial and commercial base contracted as a result of the 2008/2009 global economic downturn; however, this decline was offset by employment growth in the institutional and primary sectors, as well as a modest increase in work at home employment. As a result, the County's total employment base grew marginally between 2006 and 2011 by only 195 jobs.

**Figure 3-11**
**Wellington County**
**Total Employment, 2001-2011**

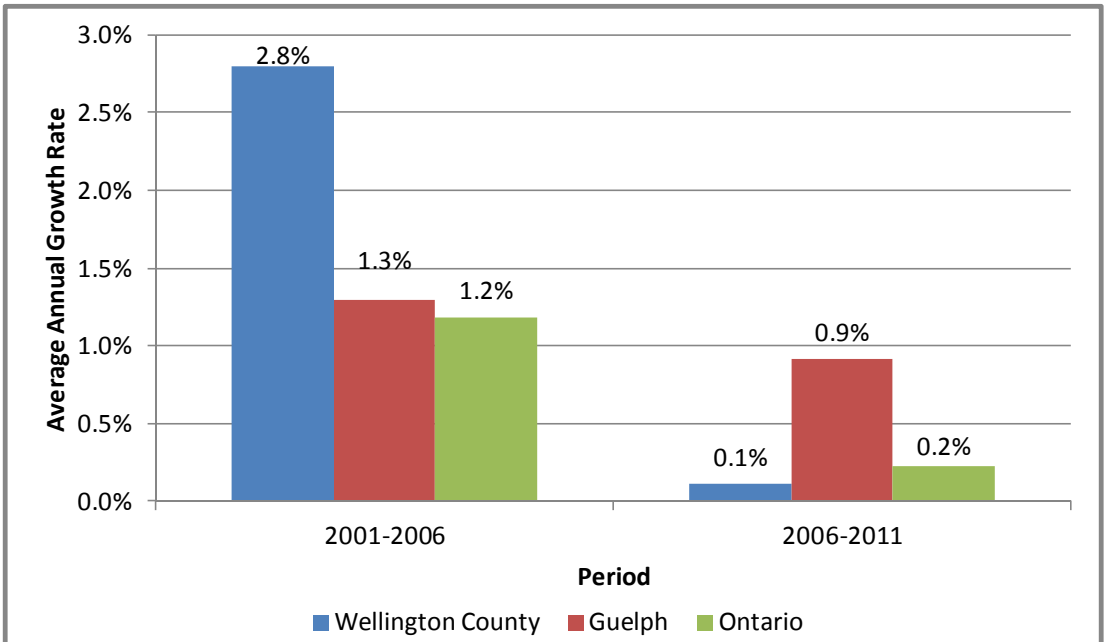



Source: Derived from Statistics Canada employment data by Watson & Associates Economists Ltd.

Figure 3-12 summarizes average annual employment growth for Wellington County in comparison to the City of Guelph and the Province of Ontario during the 2001-2006 and 2006-2011 Census periods. Key observations include:

- Comparatively, the County's employment base grew at a faster rate than the City of Guelph and the Province between 2001 and 2006; and
- During the 2006-2011 period, the County's employment base grew at an annual rate comparable to the Province, but well below the City of Guelph.

**Figure 3-12**
**Wellington County**
**Average Annual Growth in Employment, 2001-2011**



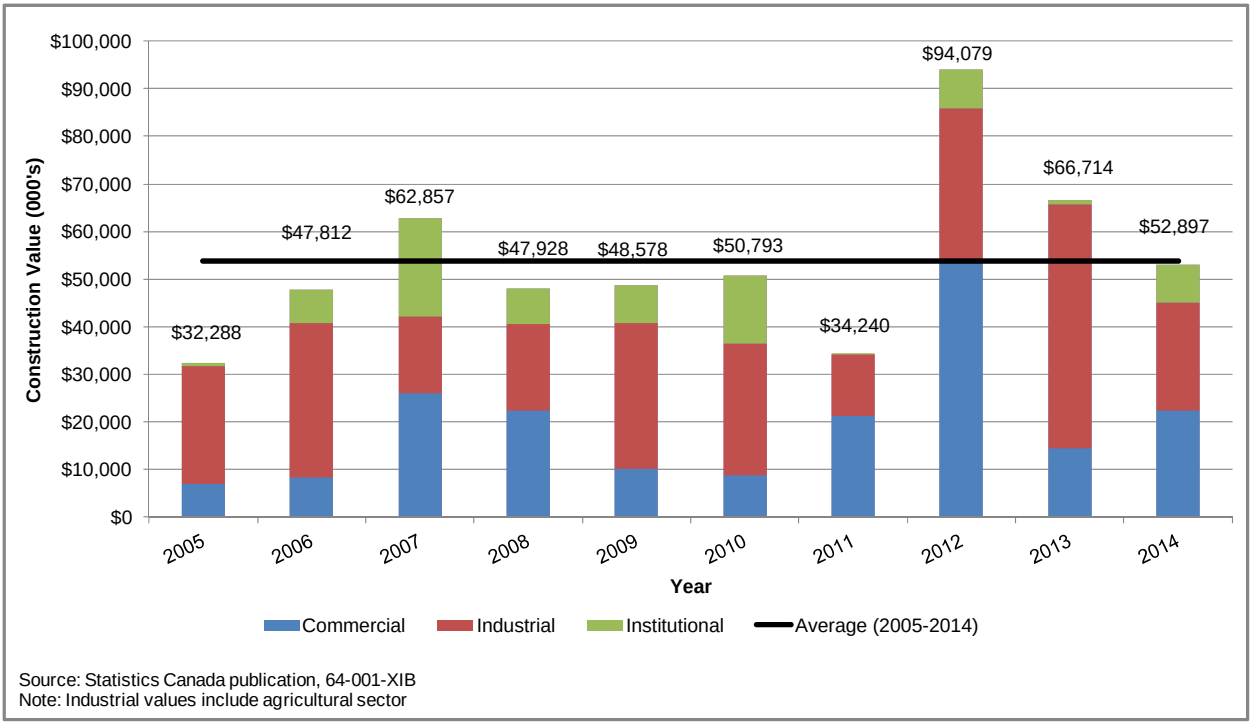

Source: Derived from Statistics Canada employment data by Watson & Associates Economists Ltd.

### *3.3.3 Non-Residential Construction Activity*

Figure 3-13 summarizes the non-residential building permits (in thousands of dollars) by type (i.e. industrial, commercial and institutional) from 2005-2014 for Wellington County excluding the City of Guelph. It is noted that the graph includes data for new construction only. Key observations include:

- Wellington County averaged $53.8 million in annual non-residential building permit activity over the 2005 to 2014 period;
- A large proportion of non-residential building permit activity in Wellington County from 2005 to 2014 was for industrial development, accounting for 50% of all non-residential development permit values; and
- Construction values increased between the 2002-2006 and 2007-2012 periods, averaging $47.9 million and $59.7 million, respectively.

**Figure 3-13**
**Wellington County**
**Historical Non-residential Construction Values (000's) – New Construction Only**




Source: Statistics Canada publication, 64-001-XIB
Note: Industrial values include agricultural sector

### *3.3.4 Employment Growth by Local Municipality*

Figure 3-14 summarizes the total employment growth trends in Wellington County by area municipality from 2001-2011. Key observations include:

- During the 2001-2011 period, all area municipalities experienced employment growth; however, Guelph-Eramosa, Puslinch and Wellington North reported an employment decline between 2006 and 2011;
- The percentage share of employment growth by area municipality remained relatively stable between 2001 and 2011; and
- Centre Wellington accounted for the highest proportion of Wellington County's employment growth over the 2001-2011 period comprising 40% of the County's total employment growth. Guelph-Eramosa and Minto also accounted for a steady share of employment growth during this period, accounting for 17% and 15% of employment growth, respectively.

**Figure 3-14**
**Wellington County**
**Total Employment Growth by Local Municipality, 2001-2011**

| Municipality | 2001 | | 2006 | | 2011 | | 2001-2011 | 2001-2006 | 2006-2011 | 2001-2011 % Share |
|---|---|---|---|---|---|---|---|---|---|---|
| Centre Wellington | 9,035 | 29% | 10,510 | 29% | 10,970 | 30% | 1,935 | 1,475 | 460 | 40% |
| Erin | 3,085 | 10% | 3,285 | 9% | 3,335 | 9% | 250 | 200 | 50 | 5% |
| Guelph-Eramosa | 3,665 | 12% | 4,690 | 13% | 4,494 | 12% | 829 | 1,025 | -196 | 17% |
| Mapleton | 3,670 | 12% | 3,770 | 10% | 4,090 | 11% | 420 | 100 | 320 | 9% |
| Minto | 2,995 | 10% | 3,610 | 10% | 3,730 | 10% | 735 | 615 | 120 | 15% |
| Puslinch | 3,320 | 11% | 3,940 | 11% | 3,550 | 10% | 230 | 620 | -390 | 5% |
| Wellington North | 5,585 | 18% | 6,195 | 17% | 6,030 | 17% | 445 | 610 | -165 | 9% |
| **Wellington County** | **31,355** | **100%** | **36,000** | **100%** | **36,199** | **100%** | **4,844** | **4,645** | **199** | **100%** |

Sourcce: 2001-2011 Census Employment
2001-2011 employment data includes work at home and no fixed place of work data

## 3.4 Observations

- Wellington County has experienced steady population and housing growth over the past 15 years; however, the rate of residential growth slowed considerably between 2006 and 2011 largely as a result of the 2008/2009 economic downturn. The population has grown at a slower rate than households due to a declining average P.P.U. This trend is expected to continue over the long term.
- Population, housing and employment growth in Wellington County has been concentrated in the Township of Centre Wellington. This trend is anticipated to continue based on available urban land supply, as well as anticipated housing market demand and employment growth opportunities.
- The County's population is aging. Between 1996 and 2011, the percentage of population within the 55+ age group (i.e. empty-nesters and seniors) has steadily increased from 21% to 29%. Over the next 20 years, the County's population of older seniors (i.e. 75+) is anticipated to steadily increase, driven by the aging of the "Babyboomers." This has implications on the need for seniors' housing, affordable housing and the need for social services.
- The aging of the population has had an influence on average housing occupancy levels within the County. Between 1996 and 2011, average P.P.U. levels have steadily declined, but have stabilized since 2006. Over the forecast period, the average P.P.U. for the County is forecast to continue to gradually decline driven by the continued aging of the population. This demographic trend will be a critical issue for many of the County's smaller communities, which may not experience a high level of new housing development, as compared to the County's larger urban areas.
- The Wellington County economy is transitioning from goods to services production, a feature that is well-documented across national, provincial and

regional levels. Looking forward, existing and emerging knowledge-based sectors, such as professional, technical and scientific services, finance and insurance, real estate and rental leasing, health care, information technology and agri-businesses, are expected to represent the fastest growing employment sectors for the County.

- In addition to growing knowledge-based sectors, manufacturing remains vitally important to the provincial and regional economy with respect to jobs and economic output.
- The municipalities of Wellington County are characterized by a blend of expansive rural lands and vibrant urban settlement areas. The existing employment base is concentrated in retail, small to medium-scale manufacturing, wholesale trade, transportation, government and education, accommodation and food services, agriculture and tourism.
- The employment base is also highly concentrated in the creative class economy. People engaged in arts and culture as artists, actors, performers, writers and designers are a large part of the foundation which creates the "quality of place" that attracts new residents to each of the County's urban settlement areas and surrounding countryside. The economic base is also highly oriented towards small businesses and home-based occupations.
- Wellington County has also experienced steady employment growth in the transportation and warehousing sector over the past decade, most notably in the Township of Puslinch. Rising industrial land prices are anticipated to continue to shift the concentration of land expansive industrial uses within this sector from the G.T.H.A. to outer regions of the G.G.H. and beyond, including Wellington County.

# 4. Wellington County Housing, Population, and Employment Forecast, 2011-2041

This chapter summarizes the long-term population, household and employment forecasts for Wellington County from 2011 to 2041 by area municipality. The long-term County-wide growth figures target the 2031 B, 2036 and 2041 population and employment forecasts set out in Schedule 3 of the Growth Plan, as per Amendment No. 2.[1] As previously discussed, Amendment No. 2 to the Growth Plan, which came into effect on June 17, 2013, extends and updates population and employment projections to 2041. The County-wide and area municipal population and employment forecasts provided herein also build on the previous growth forecasts carried out for the County in 2008, as well as the 2012 Wellington County D.C. Background Study.[2]

Although the forecast extends to 2041 to align with the Growth Plan, the County of Wellington Official Plan will utilize a 2036 planning horizon for the purposes of land-use planning and growth management. As previously discussed, this long-term planning horizon is consistent with Section 1.1.2 of the 2014 P.P.S.

## 4.1 Wellington County Population and Housing Forecast

Figure 4-1 summarizes the County-wide population and housing forecast for the 2011-2041 period in comparison with recent historical trends over the 2001-2011 period. Additional details are provided in Appendices B and C. Key findings regarding the County-wide population and housing forecasts are summarized as follows:

- The County's population is forecast to increase by approximately 41,100 persons over the forecast period, growing from a population of 90,900 persons in 2011 to 132,000 in 2036. This represents an average annual growth rate of 1.5% between 2011-2036;
- The County's housing base is forecast to increase to approximately 45,750 by 2036, an increase of 14,560 units over the forecast period, representing an annual housing increase of 582 units;

[1] Placed to Grow, Better Choices, Brighter Future, Growth Plan for the Greater Golden Horseshoe, 2006. Office Consolidation. Ministry of Infrastructure. June 2013.
[2] Wellington County Population, Housing and Employment Forecast Update, 2006-2031. Final. April 24, 2008. County of Wellington Development Charges Background Study. April 23, 2012.

- As previously identified, average P.P.U. levels have declined in Wellington County from 3.04 in 2001 to 2.91 in 2011, largely driven by the aging of the population. Over the forecast period, average P.P.U. levels are anticipated to continue this decline to an average of 2.89 in 2036; and
- The majority of new housing growth is anticipated to be oriented towards low-density housing forms (i.e. single detached/semi-detached), comprising 75% of forecast housing growth over the 2011-2036 period; however, the percentage of medium-density and high-density housing forms is forecast to gradually increase over the forecast period driven by the aging of the population and housing affordability.

**Figure 4-1**
**Wellington County**
**Population and Housing Forecast, 2011-2041**

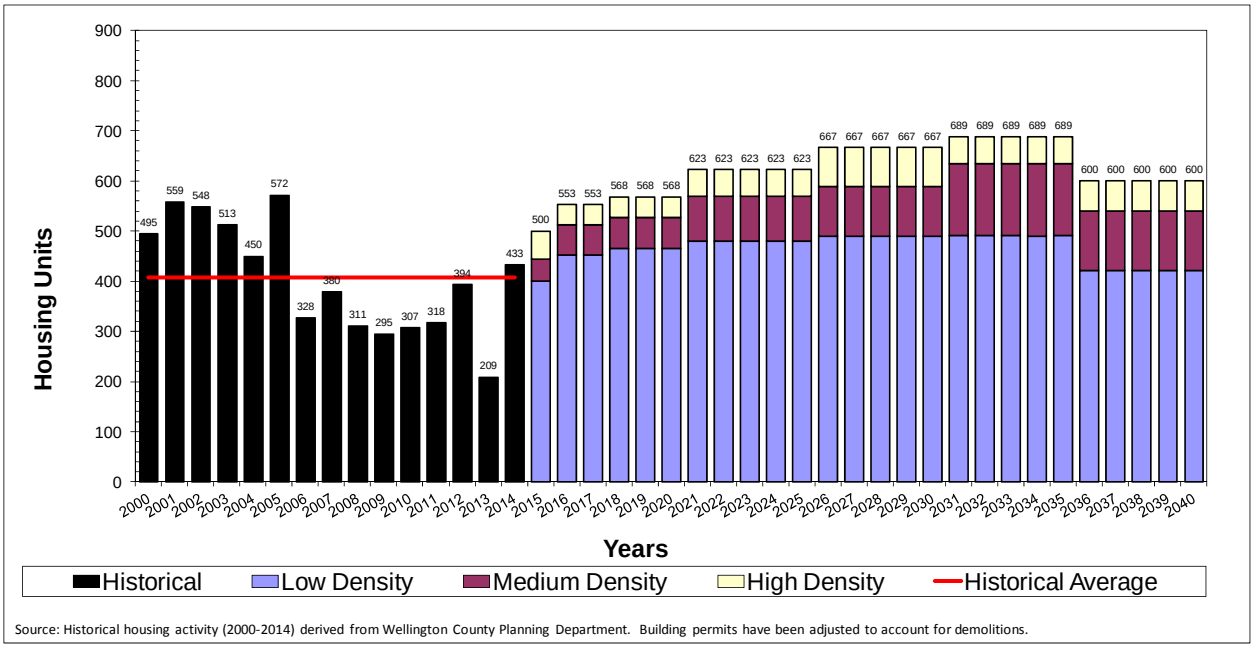
| Year | Population (Excluding Census Undercount) | Population (Including Census Undercount)[1] | Housing Units | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | Singles & Semi-Detached | Multiple Dwellings[2] | Apartments[3] | Other | Total Households | Person Per Unit (PPU) |
| *Mid 2001* | 81,100 | 84,400 | 23,920 | 1,150 | 2,270 | 410 | 27,750 | 3.04 |
| *Mid 2006* | 85,500 | 89,000 | 25,800 | 1,080 | 2,570 | 580 | 30,030 | 2.96 |
| *Mid 2011* | 87,300 | 90,900 | 26,420 | 1,230 | 2,570 | 970 | 31,190 | 2.91 |
| *Mid 2016* | 92,200 | 96,000 | 27,740 | 1,430 | 2,900 | 970 | 33,040 | 2.91 |
| *Mid 2021* | 99,700 | 103,800 | 30,040 | 1,740 | 3,100 | 970 | 35,850 | 2.90 |
| *Mid 2026* | 108,500 | 112,900 | 32,440 | 2,180 | 3,370 | 970 | 38,960 | 2.90 |
| *Mid 2031* | 117,200 | 122,000 | 34,890 | 2,670 | 3,760 | 970 | 42,290 | 2.88 |
| *Mid 2036* | 126,800 | 132,000 | 37,350 | 3,400 | 4,030 | 970 | 45,750 | 2.89 |
| *Mid 2041* | 134,500 | 140,000 | 39,460 | 3,990 | 4,320 | 970 | 48,740 | 2.87 |
| **Mid 2001 - Mid 2006** | **4,400** | **4,600** | **1,880** | **-70** | **300** | **170** | **2,280** | |
| **Mid 2006 - Mid 2011** | **1,800** | **1,900** | **620** | **150** | **0** | **390** | **1,160** | |
| **Mid 2011 - Mid 2021** | **12,400** | **12,900** | **3,620** | **510** | **530** | **0** | **4,660** | |
| **Mid 2011 - Mid 2031** | **29,900** | **31,100** | **8,470** | **1,440** | **1,190** | **0** | **11,100** | |
| **Mid 2011 - Mid 2036** | **39,500** | **41,100** | **10,930** | **2,170** | **1,460** | **0** | **14,560** | |
| **Mid 2011 - Mid 2041** | **47,200** | **49,100** | **13,040** | **2,760** | **1,750** | **0** | **17,550** | |
| **Percentage Household Growth by Unit Type, 2011-2031** | | | **76%** | **13%** | **11%** | | **100%** | |
| **Percentage Household Growth by Unit Type, 2011-2036** | | | **75%** | **15%** | **10%** | | **100%** | |
| **Percentage Household Growth by Unit Type, 2011-2041** | | | **74%** | **16%** | **10%** | | **100%** | |

Source: Watson & Associates Economists Ltd., 2015.
1. Census Undercount estimated at approximately 4.1%. Note: Population figures have been rounded.
2. Includes townhomes and apartments in duplexes.
3. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

Figure 4-2 graphically illustrates the annual housing growth forecast for Wellington County over the 2015-2041 period against historical building permit activity over the past 15 years (2000-2014). Over the past 15 years, the County has averaged approximately 410 residential building permits per year (new units only). The average rate of housing growth required to reach the Growth Plan population forecast by 2041 is

623 units per year from 2015 to 2041. Comparatively this represents a 52% increase from historical trends.

**Figure 4-2**
**Wellington County**
**Annual Housing Forecast, 2015-2040**




Source: Historical housing activity (2000-2014) derived from Wellington County Planning Department. Building permits have been adjusted to account for demolitions.

## 4.2 Population and Housing Growth Allocations

Figures 4-3a and 4-3b summarize the forecast population and housing allocations by local municipality within Wellington County, while Figures 4-4a through 4-4h provide additional details regarding the population (with and without population undercount) and total households by urban settlement area and remaining rural area. Summary tables providing a comparison of the updated population and household forecast to the existing Wellington County Official Plan forecasts (year 2031) are also provided in Appendix D.

The population and housing allocations by area municipality were developed based on a detailed review of the following local supply[1] and demand factors.

[1] It is noted that additional details with respect to the County's residential and employment land inventory can be found within the April 9, 2015 Wellington County Committee Report PD2015-13 Re Land Inventories. http://www.wellington.ca/en/Calendar/Council/Details.aspx?Id=6634fe3a-0f8b-4546-95db-19856544ff56&PID=Council

**Local Supply Factors:**

- Supply of potential future housing stock in the development process by housing structure type and approval status;
- Housing intensification opportunities;
- Current inventory of net vacant designated urban "greenfield" lands not currently in the development approvals process;
- Water and wastewater servicing capacity and potential solutions to overcome constraints (where identified); and
- Provincial policy direction regarding forecast residential growth by urban versus rural area.

**Demand Factors:**

- Historical population and housing activity by structure type based on 2001-2011 Statistics Canada (Census) data by urban community and remaining rural area;
- A review of historical residential building permit activity (new units only) by structure type from 2000 to 2014 by urban community and remaining rural area;
- The influence of population and employment growth within the surrounding market areas on the geographic distribution of growth and settlement patterns across the County;
- Market demand for housing intensification; and
- Appeal to families and empty-nesters/seniors.

While population and employment growth rates vary significantly by geographic area, each of the area municipalities share a number of relatively common attributes with respect to long-term residential development and demographic trends. These include:

- All urban settlement areas are expected to experience housing growth over the long-term forecast period;
- Average annual new housing construction is anticipated to increase from recent levels experienced over the past five years for all urban settlement areas which are not constrained by land or water/wastewater servicing requirements;
- Future housing growth will be dominated by low-density housing forms; however, increasing market opportunities will exist for medium-density and high-density housing as the local and provincial population base continues to age; and
- P.P.U. levels are forecast to steadily decline from 2011 to 2036. In addition to demographic trends, both the rate and type of housing growth (i.e. single

detached, townhomes and apartments) will have a significant influence on projected P.P.U. levels.

As identified above, various factors were considered in allocating population and housing growth by urban settlement area and remaining rural area. In addition to the above considerations, a number of assumptions were made with respect to the residential growth potential of each urban settlement area within the County, based on discussions with County and area municipal staff as well as area municipal engineering consultants regarding identified land and servicing constraints. Key assumptions include:

- Except in urban centres noted below (Erin, Hillsburgh, Rockwood, Morriston and Aberfoyle), it was assumed that, in those instances where there appears to be land and/or servicing constraints, these can be reasonably overcome through long-term infrastructure and land-use planning policy, including municipal comprehensive reviews where warranted;
- Additional urban lands will ultimately be designated within the urban communities of Fergus and Elora in the Township of Centre Wellington to accommodate population and employment growth during the post-2031 period;
- Additional population growth in the Town of Erin will be limited to the rural area until 2021 based on existing constraints to sanitary sewer capacity within Erin Village and the Village of Hillsburgh. In accordance with the Town of Erin Servicing and Settlement Master Plan (S.S.M.P.) report, the ultimate urban buildout population capacity for the Township of Erin is 6,000 people.[1] In accordance with the specific P.P.U assumptions used for the Town of Erin herein, this results in a combined household increase of 636 units (596 single-detached unit equivalents) for Erin Village and Hillsburgh. Comparatively, the S.S.M.P identifies a combined increase of 500 single detached housing unit equivalents for Erin Village and Hillsburgh based on wastewater servicing capacity.
- A household cap of 2,100 has been placed on the community of Rockwood based on existing water and wastewater servicing capacity imposed on this community by the City of Guelph; and
- Additional housing development is limited within the communities of Aberfoyle and Morriston to approximately 5 and 55 units, respectively, due to environmental constraints and restrictions to future urban development in these communities.

[1] Population capacity excludes the net Census undercount.

The above assumptions pertaining to forecast housing demand, designated urban lands and urban expansion potential, as well as water/wastewater servicing constraints, form the basis for population and housing allocations for Wellington County as per Growth Plan Amendment No. 2. Based on discussions within the Wellington County Department of Planning and Development, it has been determined that a portion of post-2031 population will remain unallocated at this time. A total of 430 and 990 housing units have been identified as "unallocated" as of 2036 and 2041, respectively. These housing units are assumed to remain unallocated until further study is undertaken to determine if, where and how this residential development can be accommodated within the County.

## Figure 4-3a
## Summary of Population and Housing by Area Municipality

| Development Location | Forecast Period | Total Residential Units | Total Population | Total Population with Undercount[1] | Persons Per Unit (P.P.U.)[2] |
|---|---|---|---|---|---|
| Centre Wellington | 2011 | 9,945 | 26,690 | 27,790 | 2.79 |
| | 2016 | 10,895 | 29,020 | 30,210 | 2.77 |
| | 2021 | 12,220 | 32,680 | 34,020 | 2.78 |
| | 2026 | 13,570 | 36,390 | 37,890 | 2.79 |
| | 2031 | 15,440 | 41,560 | 43,260 | 2.80 |
| | 2036 | 17,245 | 46,610 | 48,520 | 2.81 |
| | 2041 | 18,690 | 50,290 | 52,350 | 2.80 |
| Erin | 2011 | 3,955 | 11,420 | 11,890 | 3.01 |
| | 2016 | 4,105 | 11,860 | 12,350 | 3.01 |
| | 2021 | 4,220 | 12,100 | 12,590 | 2.98 |
| | 2026 | 4,635 | 13,360 | 13,910 | 3.00 |
| | 2031 | 5,025 | 14,350 | 14,940 | 2.97 |
| | 2036 | 5,090 | 14,490 | 15,080 | 2.96 |
| | 2041 | 5,205 | 14,720 | 15,320 | 2.94 |
| Guelph/Eramosa | 2011 | 4,220 | 12,380 | 12,890 | 3.05 |
| | 2016 | 4,335 | 12,690 | 13,210 | 3.05 |
| | 2021 | 4,580 | 13,340 | 13,890 | 3.03 |
| | 2026 | 4,780 | 13,880 | 14,450 | 3.02 |
| | 2031 | 4,800 | 13,800 | 14,360 | 2.99 |
| | 2036 | 4,820 | 13,760 | 14,330 | 2.97 |
| | 2041 | 4,845 | 13,710 | 14,270 | 2.95 |
| Mapleton | 2011 | 2,930 | 9,990 | 10,400 | 3.55 |
| | 2016 | 3,095 | 10,460 | 10,890 | 3.52 |
| | 2021 | 3,350 | 11,150 | 11,610 | 3.47 |
| | 2026 | 3,555 | 11,710 | 12,190 | 3.43 |
| | 2031 | 3,750 | 12,220 | 12,720 | 3.39 |
| | 2036 | 4,060 | 13,080 | 13,620 | 3.35 |
| | 2041 | 4,285 | 13,670 | 14,230 | 3.32 |

Source: Watson & Associates Economists Ltd., 2015

1. Census Undercount estimated at approximately 4.1%. Note: Population including the undercount has been rounded.

2. Forecast P.P.U. figures include the net Census undercount

## Figure 4-3b
## Wellington County
## Population and Housing Forecast by Area Municipality, 2011-2041

| Development Location | Forecast Period | Total Residential Units | Total Population | Total Population with Undercount[1] | Persons Per Unit (P.P.U.)[2] |
|---|---|---|---|---|---|
| Minto | 2011 | 3,140 | 8,330 | 8,680 | 2.76 |
| | 2016 | 3,250 | 8,640 | 8,990 | 2.77 |
| | 2021 | 3,525 | 9,350 | 9,740 | 2.76 |
| | 2026 | 3,850 | 10,280 | 10,700 | 2.78 |
| | 2031 | 4,180 | 11,180 | 11,640 | 2.78 |
| | 2036 | 4,435 | 11,890 | 12,380 | 2.79 |
| | 2041 | 4,610 | 12,310 | 12,810 | 2.78 |
| Puslinch | 2011 | 2,535 | 7,030 | 7,320 | 2.89 |
| | 2016 | 2,705 | 7,550 | 7,860 | 2.91 |
| | 2021 | 2,920 | 8,150 | 8,490 | 2.91 |
| | 2026 | 3,165 | 8,890 | 9,250 | 2.92 |
| | 2031 | 3,265 | 9,130 | 9,500 | 2.91 |
| | 2036 | 3,290 | 9,160 | 9,540 | 2.90 |
| | 2041 | 3,440 | 9,560 | 9,950 | 2.89 |
| Wellington North | 2011 | 4,450 | 11,480 | 11,950 | 2.69 |
| | 2016 | 4,640 | 12,000 | 12,490 | 2.69 |
| | 2021 | 5,015 | 12,950 | 13,480 | 2.69 |
| | 2026 | 5,400 | 14,010 | 14,590 | 2.70 |
| | 2031 | 5,815 | 15,000 | 15,610 | 2.68 |
| | 2036 | 6,360 | 16,490 | 17,170 | 2.70 |
| | 2041 | 6,655 | 17,190 | 17,900 | 2.69 |
| Unallocated | 2011 | 0 | 0 | 0 | 0.00 |
| | 2016 | 0 | 0 | 0 | 0.00 |
| | 2021 | 0 | 0 | 0 | 0.00 |
| | 2026 | 0 | 0 | 0 | 0.00 |
| | 2031 | 0 | 0 | 0 | 0.00 |
| | 2036 | 430 | 1,340 | 1,400 | 3.26 |
| | 2041 | 990 | 3,080 | 3,210 | 3.24 |
| Wellington County | 2011 | 31,200 | 87,300 | 90,900 | 2.91 |
| | 2016 | 33,000 | 92,200 | 96,000 | 2.91 |
| | 2021 | 35,900 | 99,700 | 103,800 | 2.89 |
| | 2026 | 39,000 | 108,500 | 112,900 | 2.89 |
| | 2031 | 42,300 | 117,200 | 122,000 | 2.88 |
| | 2036 | 45,800 | 126,800 | 132,000 | 2.88 |
| | 2041 | 48,700 | 134,500 | 140,000 | 2.87 |

Source: Watson & Associates Economists Ltd., 2015

1. Census Undercount estimated at approximately 4.1%. Note: Population including the undercount has been rounded.

2. Forecast P.P.U. figures include the net Census undercount

**Figure 4-4a**
**Township of Centre Wellington**
**Population and Housing Forecast by Settlement Area**

| DEVELOPMENT LOCATION | FORECAST PERIOD | TOTAL RESIDENTIAL UNITS | TOTAL POPULATION | TOTAL POPULATION WITH UNDERCOUNT [1] | PERSON PER UNIT (PPU)[2] |
|---|---|---|---|---|---|
| Fergus | 2011 | 5,115 | 13,260 | 13,800 | 2.70 |
| | 2016 | 5,770 | 14,830 | 15,440 | 2.68 |
| | 2021 | 6,625 | 17,220 | 17,930 | 2.71 |
| | 2026 | 7,510 | 19,640 | 20,440 | 2.72 |
| | 2031 | 8,895 | 23,520 | 24,490 | 2.75 |
| | 2036 | 10,365 | 27,650 | 28,780 | 2.78 |
| | 2041 | 11,415 | 30,390 | 31,630 | 2.77 |
| Elora/Salem | 2011 | 2,425 | 6,420 | 6,680 | 2.75 |
| | 2016 | 2,695 | 7,120 | 7,410 | 2.75 |
| | 2021 | 3,110 | 8,270 | 8,610 | 2.77 |
| | 2026 | 3,525 | 9,440 | 9,820 | 2.79 |
| | 2031 | 3,970 | 10,670 | 11,110 | 2.80 |
| | 2036 | 4,300 | 11,610 | 12,080 | 2.81 |
| | 2041 | 4,675 | 12,540 | 13,060 | 2.79 |
| Rural | 2011 | 2,405 | 7,020 | 7,310 | 3.04 |
| | 2016 | 2,435 | 7,070 | 7,360 | 3.02 |
| | 2021 | 2,485 | 7,190 | 7,480 | 3.01 |
| | 2026 | 2,535 | 7,320 | 7,620 | 3.01 |
| | 2031 | 2,570 | 7,370 | 7,670 | 2.98 |
| | 2036 | 2,575 | 7,350 | 7,660 | 2.97 |
| | 2041 | 2,600 | 7,360 | 7,660 | 2.95 |
| Township of Centre Wellington | 2011 | 9,945 | 26,690 | 27,790 | 2.79 |
| | 2016 | 10,895 | 29,020 | 30,210 | 2.77 |
| | 2021 | 12,220 | 32,680 | 34,020 | 2.78 |
| | 2026 | 13,570 | 36,390 | 37,890 | 2.79 |
| | 2031 | 15,440 | 41,560 | 43,260 | 2.80 |
| | 2036 | 17,245 | 46,610 | 48,520 | 2.81 |
| | 2041 | 18,690 | 50,290 | 52,350 | 2.80 |

Note: Numbers may not add due to rounding.

1. Population undercount is estimated at approximately 4.1%.

2. Forecast P.P.U. figures include the net Census undercount.

**Figure 4-4b**
**Town of Erin**
**Population and Housing Forecast by Settlement Area**

| DEVELOPMENT LOCATION | FORECAST PERIOD | TOTAL RESIDENTIAL UNITS | TOTAL POPULATION | TOTAL POPULATION WITH UNDERCOUNT [1] | PERSON PER UNIT (PPU)[2] |
|---|---|---|---|---|---|
| Erin (Urban) | 2011 | 1,505 | 4,190 | 4,360 | 2.90 |
| | 2016 | 1,505 | 4,170 | 4,340 | 2.88 |
| | 2021 | 1,505 | 4,140 | 4,310 | 2.86 |
| | 2026 | 1,745 | 4,890 | 5,090 | 2.92 |
| | 2031 | 2,140 | 6,000 | 6,250 | 2.92 |
| | 2036 | 2,140 | 5,980 | 6,220 | 2.91 |
| | 2041 | 2,140 | 5,940 | 6,180 | 2.89 |
| Rural | 2011 | 1,990 | 7,230 | 7,520 | 3.78 |
| | 2016 | 2,140 | 7,690 | 8,000 | 3.74 |
| | 2021 | 2,260 | 7,960 | 8,290 | 3.67 |
| | 2026 | 2,430 | 8,470 | 8,820 | 3.63 |
| | 2031 | 2,430 | 8,350 | 8,690 | 3.58 |
| | 2036 | 2,490 | 8,510 | 8,860 | 3.56 |
| | 2041 | 2,600 | 8,780 | 9,140 | 3.52 |
| Town of Erin | 2011 | 3,955 | 11,420 | 11,890 | 3.01 |
| | 2016 | 4,105 | 11,860 | 12,350 | 3.01 |
| | 2021 | 4,220 | 12,100 | 12,590 | 2.98 |
| | 2026 | 4,635 | 13,360 | 13,910 | 3.00 |
| | 2031 | 5,025 | 14,350 | 14,940 | 2.97 |
| | 2036 | 5,090 | 14,490 | 15,080 | 2.96 |
| | 2041 | 5,205 | 14,720 | 15,320 | 2.94 |

Note: Numbers may not add due to rounding.

1. Population undercount is estimated at approximately 4.1%.

2. Forecast P.P.U. figures include the net Census undercount.

**Figure 4-4c**
**Township of Guelph-Eramosa**
**Population and Housing Forecast by Settlement Area**

| DEVELOPMENT LOCATION | FORECAST PERIOD | TOTAL RESIDENTIAL UNITS | TOTAL POPULATION | TOTAL POPULATION WITH UNDERCOUNT [1] | PERSON PER UNIT (PPU)[2] |
|---|---|---|---|---|---|
| Rockwood | 2011 | 1,595 | 4,360 | 4,530 | 2.84 |
| | 2016 | 1,670 | 4,570 | 4,760 | 2.85 |
| | 2021 | 1,825 | 5,020 | 5,230 | 2.87 |
| | 2026 | 2,020 | 5,590 | 5,820 | 2.88 |
| | 2031 | 2,040 | 5,580 | 5,810 | 2.85 |
| | 2036 | 2,060 | 5,590 | 5,820 | 2.83 |
| | 2041 | 2,060 | 5,540 | 5,770 | 2.80 |
| Rural | 2011 | 2,625 | 8,030 | 8,350 | 3.18 |
| | 2016 | 2,665 | 8,120 | 8,450 | 3.17 |
| | 2021 | 2,755 | 8,320 | 8,660 | 3.14 |
| | 2026 | 2,760 | 8,290 | 8,630 | 3.13 |
| | 2031 | 2,760 | 8,210 | 8,550 | 3.10 |
| | 2036 | 2,760 | 8,170 | 8,500 | 3.08 |
| | 2041 | 2,785 | 8,170 | 8,500 | 3.05 |
| Township of Guelph/Eramosa | 2011 | 4,220 | 12,380 | 12,890 | 3.05 |
| | 2016 | 4,335 | 12,690 | 13,210 | 3.05 |
| | 2021 | 4,580 | 13,340 | 13,890 | 3.03 |
| | 2026 | 4,780 | 13,880 | 14,450 | 3.02 |
| | 2031 | 4,800 | 13,800 | 14,360 | 2.99 |
| | 2036 | 4,820 | 13,760 | 14,330 | 2.97 |
| | 2041 | 4,845 | 13,710 | 14,270 | 2.95 |

Note: Numbers may not add due to rounding.

1. Population undercount is estimated at approximately 4.1%.

2. Forecast P.P.U. figures include the net Census undercount.

**Figure 4-4d**
**Township of Mapleton**
**Population and Housing Forecast by Settlement Area**

| DEVELOPMENT LOCATION | FORECAST PERIOD | TOTAL RESIDENTIAL UNITS | TOTAL POPULATION | TOTAL POPULATION WITH UNDERCOUNT [1] | PERSON PER UNIT (PPU)[2] |
|---|---|---|---|---|---|
| Drayton | 2011 | 675 | 1,880 | 1,960 | 2.90 |
| | 2016 | 755 | 2,110 | 2,200 | 2.91 |
| | 2021 | 870 | 2,500 | 2,600 | 2.99 |
| | 2026 | 970 | 2,790 | 2,900 | 2.99 |
| | 2031 | 1,065 | 3,070 | 3,190 | 3.00 |
| | 2036 | 1,210 | 3,500 | 3,650 | 3.02 |
| | 2041 | 1,315 | 3,830 | 3,990 | 3.03 |
| Moorefield | 2011 | 155 | 420 | 430 | 2.77 |
| | 2016 | 210 | 580 | 610 | 2.90 |
| | 2021 | 295 | 880 | 920 | 3.12 |
| | 2026 | 365 | 1,100 | 1,140 | 3.12 |
| | 2031 | 435 | 1,310 | 1,370 | 3.15 |
| | 2036 | 545 | 1,660 | 1,730 | 3.17 |
| | 2041 | 625 | 1,890 | 1,970 | 3.15 |
| Rural | 2011 | 2,100 | 7,690 | 8,010 | 3.81 |
| | 2016 | 2,130 | 7,760 | 8,080 | 3.79 |
| | 2021 | 2,180 | 7,780 | 8,100 | 3.72 |
| | 2026 | 2,215 | 7,820 | 8,140 | 3.67 |
| | 2031 | 2,255 | 7,840 | 8,160 | 3.62 |
| | 2036 | 2,305 | 7,920 | 8,240 | 3.57 |
| | 2041 | 2,345 | 7,940 | 8,270 | 3.53 |
| Township of Mapleton | 2011 | 2,930 | 9,990 | 10,400 | 3.55 |
| | 2016 | 3,095 | 10,460 | 10,890 | 3.52 |
| | 2021 | 3,350 | 11,150 | 11,610 | 3.47 |
| | 2026 | 3,555 | 11,710 | 12,190 | 3.43 |
| | 2031 | 3,750 | 12,220 | 12,720 | 3.39 |
| | 2036 | 4,060 | 13,080 | 13,620 | 3.35 |
| | 2041 | 4,285 | 13,670 | 14,230 | 3.32 |

Note: Numbers may not add due to rounding.

1. Population undercount is estimated at approximately 4.1%.

2. Forecast P.P.U. figures include the net Census undercount.

**Figure 4-4e**
**Town of Minto**
**Population and Housing Forecast by Settlement Area**

| DEVELOPMENT LOCATION | FORECAST PERIOD | TOTAL RESIDENTIAL UNITS | TOTAL POPULATION | TOTAL POPULATION WITH UNDERCOUNT [1] | PERSON PER UNIT (PPU)[2] |
|---|---|---|---|---|---|
| Clifford | 2011 | 335 | 790 | 820 | 2.45 |
| | 2016 | 350 | 830 | 860 | 2.46 |
| | 2021 | 380 | 910 | 940 | 2.47 |
| | 2026 | 415 | 1,010 | 1,050 | 2.53 |
| | 2031 | 480 | 1,190 | 1,240 | 2.58 |
| | 2036 | 490 | 1,220 | 1,270 | 2.59 |
| | 2041 | 520 | 1,300 | 1,350 | 2.60 |
| Harriston | 2011 | 775 | 1,960 | 2,040 | 2.63 |
| | 2016 | 800 | 2,030 | 2,110 | 2.64 |
| | 2021 | 865 | 2,190 | 2,280 | 2.64 |
| | 2026 | 940 | 2,410 | 2,510 | 2.67 |
| | 2031 | 1,020 | 2,630 | 2,740 | 2.69 |
| | 2036 | 1,195 | 3,140 | 3,260 | 2.73 |
| | 2041 | 1,195 | 3,120 | 3,240 | 2.71 |
| Palmerston | 2011 | 1,025 | 2,610 | 2,720 | 2.65 |
| | 2016 | 1,075 | 2,740 | 2,860 | 2.66 |
| | 2021 | 1,200 | 3,070 | 3,200 | 2.67 |
| | 2026 | 1,345 | 3,480 | 3,620 | 2.69 |
| | 2031 | 1,525 | 3,970 | 4,140 | 2.71 |
| | 2036 | 1,590 | 4,140 | 4,310 | 2.71 |
| | 2041 | 1,715 | 4,480 | 4,660 | 2.72 |
| Rural | 2011 | 1,005 | 2,970 | 3,100 | 3.08 |
| | 2016 | 1,030 | 3,040 | 3,160 | 3.07 |
| | 2021 | 1,085 | 3,180 | 3,310 | 3.05 |
| | 2026 | 1,145 | 3,380 | 3,510 | 3.07 |
| | 2031 | 1,155 | 3,380 | 3,520 | 3.05 |
| | 2036 | 1,160 | 3,390 | 3,530 | 3.04 |
| | 2041 | 1,180 | 3,420 | 3,560 | 3.02 |
| Township of Minto | 2011 | 3,140 | 8,330 | 8,680 | 2.76 |
| | 2016 | 3,250 | 8,640 | 8,990 | 2.77 |
| | 2021 | 3,525 | 9,350 | 9,740 | 2.76 |
| | 2026 | 3,850 | 10,280 | 10,700 | 2.78 |
| | 2031 | 4,180 | 11,180 | 11,640 | 2.78 |
| | 2036 | 4,435 | 11,890 | 12,380 | 2.79 |
| | 2041 | 4,610 | 12,310 | 12,810 | 2.78 |

Note: Numbers may not add due to rounding.

1. Population undercount is estimated at approximately 4.1%.

2. Forecast P.P.U. figures include the net Census undercount.

**Figure 4-4f**
**Township of Puslinch**
**Population and Housing Forecast by Settlement Area**

| DEVELOPMENT LOCATION | FORECAST PERIOD | TOTAL RESIDENTIAL UNITS | TOTAL POPULATION | TOTAL POPULATION WITH UNDERCOUNT [1] | PERSON PER UNIT (PPU)[2] |
|---|---|---|---|---|---|
| Aberfoyle | 2011 | 120 | 310 | 320 | 2.67 |
| | 2016 | 125 | 330 | 340 | 2.72 |
| | 2021 | 125 | 320 | 330 | 2.64 |
| | 2026 | 125 | 320 | 330 | 2.64 |
| | 2031 | 125 | 320 | 330 | 2.64 |
| | 2036 | 125 | 310 | 330 | 2.64 |
| | 2041 | 125 | 310 | 320 | 2.56 |
| Morriston | 2011 | 180 | 450 | 460 | 2.56 |
| | 2016 | 185 | 460 | 480 | 2.59 |
| | 2021 | 195 | 490 | 510 | 2.62 |
| | 2026 | 205 | 510 | 530 | 2.59 |
| | 2031 | 215 | 540 | 560 | 2.60 |
| | 2036 | 225 | 570 | 590 | 2.62 |
| | 2041 | 235 | 590 | 620 | 2.64 |
| Rural | 2011 | 2,235 | 6,270 | 6,530 | 2.92 |
| | 2016 | 2,390 | 6,760 | 7,040 | 2.95 |
| | 2021 | 2,600 | 7,350 | 7,650 | 2.94 |
| | 2026 | 2,835 | 8,060 | 8,390 | 2.96 |
| | 2031 | 2,925 | 8,270 | 8,610 | 2.94 |
| | 2036 | 2,940 | 8,290 | 8,630 | 2.94 |
| | 2041 | 3,080 | 8,660 | 9,020 | 2.93 |
| Township of Puslinch | 2011 | 2,535 | 7,030 | 7,320 | 2.89 |
| | 2016 | 2,705 | 7,550 | 7,860 | 2.91 |
| | 2021 | 2,920 | 8,150 | 8,490 | 2.91 |
| | 2026 | 3,165 | 8,890 | 9,250 | 2.92 |
| | 2031 | 3,265 | 9,130 | 9,500 | 2.91 |
| | 2036 | 3,290 | 9,160 | 9,540 | 2.90 |
| | 2041 | 3,440 | 9,560 | 9,950 | 2.89 |

Note: Numbers may not add due to rounding.

1. Population undercount is estimated at approximately 4.1%.

2. Forecast P.P.U. figures include the net Census undercount.

**Figure 4-4g**
**Township of Wellington North**
**Population and Housing Forecast by Settlement Area**

| DEVELOPMENT LOCATION | FORECAST PERIOD | TOTAL RESIDENTIAL UNITS | TOTAL POPULATION | TOTAL POPULATION WITH UNDERCOUNT [1] | PERSON PER UNIT (PPU)[2] |
|---|---|---|---|---|---|
| Arthur | 2011 | 940 | 2,450 | 2,550 | 2.71 |
| | 2016 | 985 | 2,570 | 2,670 | 2.71 |
| | 2021 | 1,060 | 2,750 | 2,860 | 2.70 |
| | 2026 | 1,140 | 2,970 | 3,090 | 2.71 |
| | 2031 | 1,235 | 3,180 | 3,310 | 2.68 |
| | 2036 | 1,370 | 3,550 | 3,700 | 2.70 |
| | 2041 | 1,370 | 3,520 | 3,670 | 2.68 |
| Mount Forest | 2011 | 2,075 | 4,760 | 4,950 | 2.39 |
| | 2016 | 2,205 | 5,140 | 5,350 | 2.43 |
| | 2021 | 2,470 | 5,830 | 6,070 | 2.46 |
| | 2026 | 2,740 | 6,600 | 6,870 | 2.51 |
| | 2031 | 3,035 | 7,330 | 7,630 | 2.51 |
| | 2036 | 3,365 | 8,210 | 8,550 | 2.54 |
| | 2041 | 3,625 | 8,870 | 9,230 | 2.55 |
| Rural | 2011 | 1,435 | 4,270 | 4,450 | 3.10 |
| | 2016 | 1,450 | 4,300 | 4,480 | 3.09 |
| | 2021 | 1,480 | 4,360 | 4,540 | 3.07 |
| | 2026 | 1,515 | 4,450 | 4,630 | 3.06 |
| | 2031 | 1,545 | 4,490 | 4,670 | 3.02 |
| | 2036 | 1,625 | 4,730 | 4,920 | 3.03 |
| | 2041 | 1,665 | 4,800 | 5,000 | 3.00 |
| Township of Wellington North | 2011 | 4,450 | 11,480 | 11,950 | 2.69 |
| | 2016 | 4,640 | 12,000 | 12,490 | 2.69 |
| | 2021 | 5,015 | 12,950 | 13,480 | 2.69 |
| | 2026 | 5,400 | 14,010 | 14,590 | 2.70 |
| | 2031 | 5,815 | 15,000 | 15,610 | 2.68 |
| | 2036 | 6,360 | 16,490 | 17,170 | 2.70 |
| | 2041 | 6,655 | 17,190 | 17,900 | 2.69 |

Note: Numbers may not add due to rounding.

1. Population undercount is estimated at approximately 4.1%.

2. Forecast P.P.U. figures include the net Census undercount.

**Figure 4-4h**
**Unallocated**
**Population and Housing Forecast by Settlement Area**

| DEVELOPMENT LOCATION | FORECAST PERIOD | TOTAL RESIDENTIAL UNITS | TOTAL POPULATION | TOTAL POPULATION WITH UNDERCOUNT [1] | PERSON PER UNIT (PPU)[2] |
|---|---|---|---|---|---|
| Unallocated | 2011 | - | - | - | - |
| | 2016 | - | - | - | - |
| | 2021 | - | - | - | - |
| | 2026 | - | - | - | - |
| | 2031 | - | - | - | - |
| | 2036 | 430 | 1,340 | 1,400 | 3.26 |
| | 2041 | 990 | 3,080 | 3,210 | 3.24 |

Note: Numbers may not add due to rounding.

1. Population undercount is estimated at approximately 4.1%.
2. Forecast P.P.U. figures include the net Census undercount.

Figure 4-5 summarizes the percentage share of forecast housing growth by area municipality relative to the 2011 housing base. Appendix C provides additional details regarding the share of forecast housing by broader geographic area (i.e. South, Central, and North). As identified in Figure 4-5, the percentage share of housing is forecast to steadily increase within the Township of Centre Wellington from 32% in 2011 to 38% in 2036. The Town of Erin and the Township of Guelph/Eramosa are anticipated to experience a notable decline in the percentage share of housing over the long term, while the share of housing stock is anticipated to remain relatively constant for the other remaining municipalities.

**Figure 4-5**
**Wellington County**
**Percentage Share of Housing Growth by Area Municipality, 2011-2041**

| Area Municipality | Percent of Wellington County 2011 Housing Base | Percent of Wellington County 2031 Housing Base | Percent of Wellington County 2036 Housing Base | Percent of Wellington County 2041 Housing Base |
|---|---|---|---|---|
| Centre Wellington | 32% | 37% | 38% | 38% |
| Erin | 13% | 12% | 11% | 11% |
| Guelph-Eramosa | 14% | 11% | 11% | 10% |
| Mapleton | 9% | 9% | 9% | 9% |
| Minto | 10% | 10% | 10% | 9% |
| Puslinch | 8% | 8% | 7% | 7% |
| Wellington North | 14% | 14% | 14% | 14% |
| Unallocated | 0% | 0% | 1% | 2% |
| **Wellington County** | **100%** | **100%** | **100%** | **100%** |

Source: Watson & Associates Economists Ltd., 2015.

| Area Municipality | Percent Share of Wellington County 2011-31 Forecast Housing Growth | Percent Share of Wellington County 2011-36 Forecast Housing Growth | Percent Share of Wellington County 2011-41 Forecast Housing Growth |
|---|---|---|---|
| Centre Wellington | 49% | 50% | 50% |
| Erin | 10% | 8% | 7% |
| Guelph-Eramosa | 5% | 4% | 4% |
| Mapleton | 7% | 8% | 8% |
| Minto | 9% | 9% | 8% |
| Puslinch | 7% | 5% | 5% |
| Wellington North | 12% | 13% | 13% |
| Unallocated | 0% | 3% | 6% |
| **Wellington County** | **100%** | **100%** | **100%** |

Source: Watson & Associates Economists Ltd., 2015.

Figure 4-6 summarizes the forecast share of housing growth by urban and rural area. As identified, the percentage of housing growth within Wellington County is forecast to steadily increase within urban areas. From a market perspective, forecast demographic trends across Ontario and the County suggest that the percentage share of future housing will shift from rural areas to urban communities over the long term. This trend is anticipated to be largely driven by new families in search of affordably priced housing located within proximity to urban amenities (i.e. schools, retail and other personal service uses).

To a lesser extent, housing demand from the 55-74 age group and 75+ age group is also anticipated to drive future housing demand in Wellington County's urban areas. Housing preference among the 55-74 age group is typically geared towards ground-oriented housing forms (i.e. single detached, semi-detached and townhomes) which provide proximity to amenities, municipal services and infrastructure. With respect to the 75+ age group, the physical and socio-economic characteristics of this age group (on average) are considerably different than those of the younger seniors, empty-nesters and working adults with respect to income, mobility and health. Typically, these

characteristics represent a key driver behind their propensity for medium- and high-density housing forms (including seniors' housing) in urban areas which are in proximity to urban amenities, hospitals/health care facilities and other community facilities which are geared toward this age group. Accordingly, as the population continues to age, demand for urban housing to accommodate both empty-nesters/young seniors and older seniors is forecast to increase across the urban areas of the County.

**Figure 4-6**
**Wellington County**
**Forecast Housing Growth by Urban and Rural**

| Forecast Period | Urban | Rural |
|---|---|---|
| 2011 | 56% | 44% |
| 2016 | 57% | 43% |
| 2021 | 59% | 41% |
| 2026 | 60% | 40% |
| 2031 | 63% | 37% |
| 2036 | 65% | 35% |
| 2041 | 67% | 33% |

Source: Watson & Associates Economists Ltd.

## 4.3 County-wide Employment Forecasts

Figure 4-7 summarizes the employment forecast for Wellington County by major employment sector from 2011-2041 in comparison to recent historical trends. The following key observations have been made with respect to the County's long-term employment growth potential:

- Total employment is forecast to increase from 36,195 in 2011 to 57,000 in 2036 an increase of approximately 20,805;
- The rate of County-wide employment growth is forecast to increase between 2011 and 2026, followed by a gradual decline during the post-2026 period. The decline in incremental employment growth over the longer term is anticipated to be driven by the aging of the regional population and labour force base;
- During the forecast period, the County's employment activity rate (i.e. ratio of jobs per population) is expected to increase from 41% in 2011 to 45% in 2036;

- Population-related employment growth (i.e. retail, personal service and institutional) is projected to increase in proportion to the population growth throughout the County;
- The regional export-based economy is gradually rebounding from the 2008/2009 global economic downturn. With this rebound, Wellington County's industrial sector is also showing signs of a gradual recovery and is forecast to experience steady industrial growth over the long term. Industrial employment growth is anticipated in sectors related to small/medium-scale manufacturing (primarily firms which are technology intensive), construction, energy and environmental technology, wholesale trade and transportation and warehousing;
- Over the next 30 years, increased opportunity will exist for work at home employment through improved telecommunication technology and increased opportunity related to telecommunicating, most notably in sectors which are geared towards the creative economy; and
- It is noted that the employment forecast also includes employees who have no fixed place of work (N.F.P.O.W.). Statistics Canada defines N.F.P.O.W. employment as "persons who do not go from home to the same work place location at the beginning of each shift."[1] Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc. The growth plan allocates the number of N.F.P.O.W. employees within the G.T.H.A. based on the distribution of employees in similar economic sectors within a common labour market area. This generally reflects where people happened to be working on Census day. The number of N.F.P.O.W. employees as of 2011 in Wellington County was approximately 5,130. This number is forecast to increase to 7,850 by 2036.

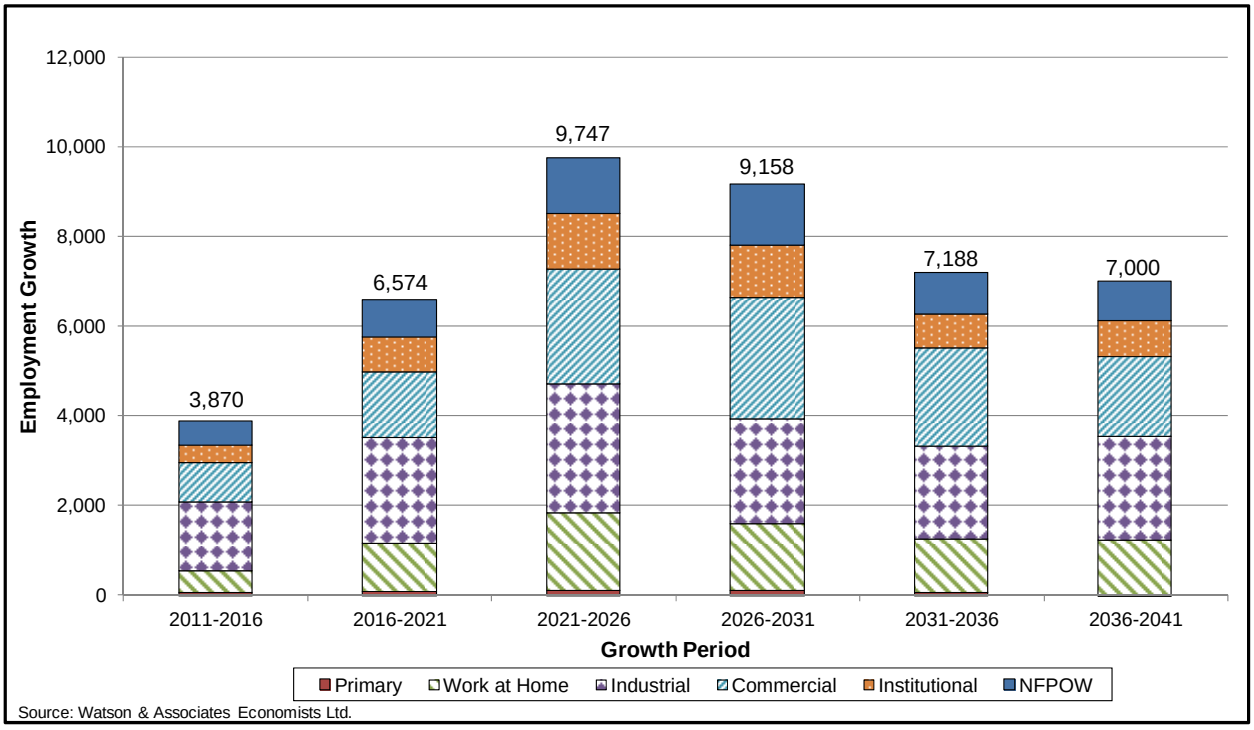
[1] Statistics Canada. 2011 Census Dictionary.

## Figure 4-7
## Wellington County
## Employment Forecast, 2011-2041

| Period | Population (Excluding Net Census Undercount) | Population (Including Net Census Undercount) | Total Activity Rate | Employment | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Primary | Work at Home | Industrial | Commercial/ Population Related | Institutional | Total | NFPOW [1] | Total Employment (Including NFPOW) |
| **2001** | 81,100 | 84,400 | 0.387 | 840 | 6,950 | 9,120 | 7,020 | 3,685 | 27,615 | 3,750 | 31,365 |
| **2006** | 85,500 | 89,000 | 0.421 | 1,265 | 6,795 | 10,780 | 8,115 | 3,935 | 30,890 | 5,110 | 36,000 |
| **2011** | 87,300 | 90,900 | 0.415 | 1,360 | 6,865 | 10,115 | 7,790 | 4,935 | 31,065 | 5,130 | 36,195 |
| **Mid 2016** | 92,200 | 96,000 | 0.435 | 1,410 | 7,344 | 11,660 | 8,674 | 5,312 | 34,400 | 5,665 | 40,065 |
| **Mid 2021** | 99,700 | 103,800 | 0.450 | 1,448 | 8,145 | 13,349 | 9,754 | 5,896 | 38,592 | 6,249 | 44,842 |
| **Mid 2026** | 108,500 | 112,900 | 0.459 | 1,495 | 9,082 | 14,549 | 11,212 | 6,558 | 42,896 | 6,917 | 49,812 |
| **Mid 2031** | 117,200 | 122,000 | 0.461 | 1,540 | 9,627 | 15,693 | 12,466 | 7,052 | 46,378 | 7,622 | 54,000 |
| **Mid 2036** | 126,800 | 132,000 | 0.450 | 1,547 | 10,260 | 16,620 | 13,408 | 7,311 | 49,146 | 7,854 | 57,000 |
| **Mid 2041** | 134,500 | 140,000 | 0.454 | 1,571 | 10,823 | 17,991 | 14,247 | 7,874 | 52,506 | 8,494 | 61,000 |
| **Incremental Change** | | | | | | | | | | | |
| **2001 - 2006** | 4,400 | 4,600 | 0.034 | 425 | -155 | 1,660 | 1,095 | 250 | 3,275 | 1,360 | 4,635 |
| **2006 - 2011** | 1,800 | 1,900 | -0.006 | 95 | 70 | -665 | -325 | 1,000 | 175 | 20 | 195 |
| **2011 - Mid 2021** | 12,400 | 12,900 | 0.035 | 88 | 1,280 | 3,234 | 1,964 | 961 | 7,527 | 1,119 | 8,647 |
| **2011 - Mid 2031** | 29,900 | 31,100 | 0.046 | 180 | 2,762 | 5,578 | 4,676 | 2,117 | 15,313 | 2,492 | 17,805 |
| **2011 - Mid 2036** | 39,500 | 41,100 | 0.035 | 187 | 3,395 | 6,505 | 5,618 | 2,376 | 18,081 | 2,724 | 20,805 |
| **2011 - Mid 2041** | 47,200 | 49,100 | 0.039 | 211 | 3,958 | 7,876 | 6,457 | 2,939 | 21,441 | 3,364 | 24,805 |

1. Statistics Canada defines no fixed place of work (NFPOW) employees as "persons who do not go from home to the same work place location at the beginning of each shift". Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.

## Figure 4-8
## Wellington County
## Incremental Employment Growth by Sector, 2011-2041




Source: Watson & Associates Economists Ltd.

## 4.4 Employment Growth Allocations by Area Municipality

Figures 4-9a and 4-9b summarize the County's employment forecast by area municipality. Additional details regarding forecast employment growth by area municipality are provided in Appendix E. Summary tables providing a comparison of the updated employment forecast to the existing Wellington County Official Plan forecasts (year 2031) are also provided in Appendix D. The employment growth forecast by area municipality has been determined based on a review of the following:

- A review of historical and forecast employment growth rates within the Wellington County commuter-shed;
- Recent employment growth between 2011 and 2014 as generated by EMSI data;[1]
- Recent non-residential building permit data by industrial, commercial and institutional (I.C.I.) sector by area municipality;
- Water and wastewater servicing capacity and potential solutions to overcome constraints (where identified);
- The availability and marketability (i.e. location, proximity to major highways, market character, etc.) of the County's supply of designated vacant serviced or serviceable employment lands;
- Future employment area expansion opportunities;
- Impacts of local population growth by area municipality on demands for population-related employment in retail, personal service and institutional sectors; and
- Discussions with County staff regarding recent non-residential development trends and future employment prospects by area municipality.

All of the County's area municipalities are forecast to experience employment growth over the forecast period. In accordance with forecast market demand and available land supply, close to 60% of forecast County-wide industrial employment growth has been allocated to the Townships of Centre Wellington and Puslinch.

Population-related employment (i.e. retail, personal services, institutional and work at home), on the other hand, is largely driven by local population growth. Accordingly, the

[1] EMSI (Economic Modeling Specialists Intl.) employment data is generated using Statistics Canada SEPH (Survey of Employment, Payrolls and Hours) and Canadian Business Patterns data. Employment base data is derived from datasets provided through the Ministry of Agriculture and Food (OMAF) EMSI Analyst Tool.

largest share of population-related employment has been allocated to the Township of Centre Wellington given the large share of County-wide population allocated to this municipality.

**Figure 4-9a**
**Wellington County**
**Employment Forecast by Area Municipality, 2011-2041**

| Development Location | Forecast Period | Total Population | Total Population with Undercount[1] | Total Employment | Total Employment Including NFPOW[3] | Activity Rate[4] |
|---|---|---|---|---|---|---|
| Centre Wellington | 2011 | 26,690 | 27,790 | 9,440 | 10,970 | 0.41 |
| | 2016 | 29,020 | 30,210 | 10,260 | 11,970 | 0.41 |
| | 2021 | 32,680 | 34,020 | 12,380 | 14,260 | 0.44 |
| | 2026 | 36,390 | 37,890 | 14,370 | 16,460 | 0.45 |
| | 2031 | 41,560 | 43,260 | 16,630 | 19,040 | 0.46 |
| | 2036 | 46,610 | 48,520 | 17,730 | 20,130 | 0.43 |
| | 2041 | 50,290 | 52,350 | 19,870 | 22,780 | 0.45 |
| Erin | 2011 | 11,420 | 11,890 | 2,640 | 3,340 | 0.29 |
| | 2016 | 11,860 | 12,350 | 3,010 | 3,770 | 0.32 |
| | 2021 | 12,100 | 12,590 | 3,480 | 4,330 | 0.36 |
| | 2026 | 13,360 | 13,910 | 3,890 | 4,830 | 0.36 |
| | 2031 | 14,350 | 14,940 | 4,150 | 5,190 | 0.36 |
| | 2036 | 14,490 | 15,080 | 4,180 | 5,220 | 0.36 |
| | 2041 | 14,720 | 15,320 | 4,210 | 5,240 | 0.36 |
| Guelph/Eramosa | 2011 | 12,380 | 12,890 | 3,790 | 4,500 | 0.36 |
| | 2016 | 12,690 | 13,210 | 4,040 | 4,820 | 0.38 |
| | 2021 | 13,340 | 13,890 | 4,250 | 5,100 | 0.38 |
| | 2026 | 13,880 | 14,450 | 4,480 | 5,420 | 0.39 |
| | 2031 | 13,800 | 14,360 | 4,430 | 5,410 | 0.39 |
| | 2036 | 13,760 | 14,330 | 4,630 | 5,610 | 0.41 |
| | 2041 | 13,710 | 14,270 | 4,820 | 5,800 | 0.42 |
| Mapleton | 2011 | 9,990 | 10,400 | 3,500 | 4,090 | 0.41 |
| | 2016 | 10,460 | 10,890 | 3,940 | 4,590 | 0.44 |
| | 2021 | 11,150 | 11,610 | 4,410 | 5,130 | 0.46 |
| | 2026 | 11,710 | 12,190 | 4,820 | 5,620 | 0.48 |
| | 2031 | 12,220 | 12,720 | 5,080 | 5,910 | 0.48 |
| | 2036 | 13,080 | 13,620 | 5,460 | 6,360 | 0.49 |
| | 2041 | 13,670 | 14,230 | 5,720 | 6,670 | 0.49 |

Source: Watson & Associates Economists Ltd., 2015

1. Census Undercount estimated at approximately 4.1%. Note: Population including the undercount has been rounded.

2. Forecast P.P.U. figures include the net Census undercount

3. Statistics Canada defines no fixed place of work (NFPOW) employees as "persons who do not go from home to the same work place location at the beginning of each shift". Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.

4. Ratio of employment to population excluding the population undercount and NFPOW employment.

## Figure 4-9b
## Wellington County
## Employment Forecast by Area Municipality, 2011-2041

| Development Location | Forecast Period | Total Population | Total Population with Undercount[1] | Total Employment | Total Employment Including NFPOW[3] | Activity Rate[4] |
|---|---|---|---|---|---|---|
| Minto | 2011 | 8,330 | 8,680 | 3,210 | 3,730 | 0.45 |
| | 2016 | 8,640 | 8,990 | 3,260 | 3,830 | 0.44 |
| | 2021 | 9,350 | 9,740 | 3,440 | 4,070 | 0.44 |
| | 2026 | 10,280 | 10,700 | 3,620 | 4,310 | 0.42 |
| | 2031 | 11,180 | 11,640 | 3,860 | 4,630 | 0.41 |
| | 2036 | 11,890 | 12,380 | 4,050 | 4,900 | 0.41 |
| | 2041 | 12,310 | 12,810 | 4,260 | 5,130 | 0.42 |
| Puslinch | 2011 | 7,030 | 7,320 | 3,180 | 3,550 | 0.50 |
| | 2016 | 7,550 | 7,860 | 3,600 | 4,020 | 0.53 |
| | 2021 | 8,150 | 8,490 | 3,890 | 4,340 | 0.53 |
| | 2026 | 8,890 | 9,250 | 4,270 | 4,770 | 0.54 |
| | 2031 | 9,130 | 9,500 | 4,350 | 4,880 | 0.53 |
| | 2036 | 9,160 | 9,540 | 4,630 | 5,160 | 0.56 |
| | 2041 | 9,560 | 9,950 | 5,080 | 5,630 | 0.59 |
| Wellington North | 2011 | 11,480 | 11,950 | 5,310 | 6,020 | 0.52 |
| | 2016 | 12,000 | 12,490 | 6,290 | 7,070 | 0.59 |
| | 2021 | 12,950 | 13,480 | 6,740 | 7,610 | 0.59 |
| | 2026 | 14,010 | 14,590 | 7,450 | 8,410 | 0.60 |
| | 2031 | 15,000 | 15,610 | 7,880 | 8,940 | 0.60 |
| | 2036 | 16,490 | 17,170 | 8,460 | 9,620 | 0.58 |
| | 2041 | 17,190 | 17,900 | 8,550 | 9,740 | 0.57 |
| Unallocated | 2011 | 0 | 0 | - | - | - |
| | 2016 | 0 | 0 | - | - | - |
| | 2021 | 0 | 0 | - | - | - |
| | 2026 | 0 | 0 | - | - | - |
| | 2031 | 0 | 0 | - | - | - |
| | 2036 | 1,340 | 1,400 | - | - | |
| | 2041 | 3,080 | 3,210 | - | - | - |
| Wellington County | 2011 | 87,300 | 90,900 | 31,100 | 36,200 | 0.41 |
| | 2016 | 92,200 | 96,000 | 34,400 | 40,100 | 0.43 |
| | 2021 | 99,700 | 103,800 | 38,600 | 44,800 | 0.45 |
| | 2026 | 108,500 | 112,900 | 42,900 | 49,800 | 0.46 |
| | 2031 | 117,200 | 122,000 | 46,400 | 54,000 | 0.46 |
| | 2036 | 126,800 | 132,000 | 49,100 | 57,000 | 0.45 |
| | 2041 | 134,500 | 140,000 | 52,500 | 61,000 | 0.45 |

Source: Watson & Associates Economists Ltd., 2015

1. Census Undercount estimated at approximately 4.1%. Note: Population including the undercount has been rounded.

2. Forecast P.P.U. figures include the net Census undercount

3. Statistics Canada defines no fixed place of work (NFPOW) employees as "persons who do not go from home to the same work place location at the beginning of each shift". Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.

4. Ratio of employment to population excluding the population undercount and NFPOW employment.

Figure 4-10 summarizes the forecast percentage share of employment growth by area municipality over the 2011-2041 forecast period. Between 2011 and 2036, the share of County-wide employment is forecast to steadily increase for Centre Wellington from 30% in 2011 to 35%. The share of County-wide employment is forecast to remain constant or modestly decline for all other area municipalities across the County.

**Figure 4-10**
**Wellington County**
**Percentage Share of Employment Growth by Area Municipality, 2011-2041**

| Area Municipality | Percent of Wellington County 2011 Employment Base | Percent of Wellington County 2031 Employment Base | Percent of Wellington County 2036 Employment Base | Percent of Wellington County 2041 Employment Base |
|---|---|---|---|---|
| Centre Wellington | 30% | 35% | 35% | 37% |
| Erin | 9% | 10% | 9% | 9% |
| Guelph-Eramosa | 12% | 10% | 10% | 10% |
| Mapleton | 11% | 11% | 11% | 11% |
| Minto | 10% | 9% | 9% | 8% |
| Puslinch | 10% | 9% | 9% | 9% |
| Wellington North | 17% | 17% | 17% | 16% |
| **Wellington County** | **100%** | **100%** | **100%** | **100%** |

Source: Watson & Associates Economists Ltd.

| Area Municipality | Percent Share of Wellington County 2011-31 Forecast Employment Growth | Percent Share of Wellington County 2011-36 Forecast Employment Growth | Percent Share of Wellington County 2011-41 Forecast Employment Growth |
|---|---|---|---|
| Centre Wellington | 45% | 44% | 48% |
| Erin | 10% | 9% | 8% |
| Guelph-Eramosa | 5% | 5% | 5% |
| Mapleton | 10% | 11% | 10% |
| Minto | 5% | 6% | 6% |
| Puslinch | 7% | 8% | 8% |
| Wellington North | 16% | 17% | 15% |
| **Wellington County** | **100%** | **100%** | **100%** |

Source: Watson & Associates Economists Ltd.

# 5. Conclusions

In accordance with Growth Plan Amendment No. 2, Wellington County is forecast to experience strong population and employment growth over the next 30 years. The following provides a summary of the key findings provided in this report.

**County-wide Population and Housing Forecast**

- The County's population is forecast to increase by approximately 41,100 persons over the forecast period, growing from 90,900 in 2011 to 132,000 in 2036. This represents an annual average increase of 1.5%. Comparatively, the Province of Ontario as a whole is forecast to increase at an annual average rate of 1.5% between 2011 and 2036.
- Wellington County's housing base is forecast to increase from approximately 31,190 in 2011 to 45,750 in 2036, an increase of 14,560 or 1.5% annually.
- Average housing occupancy levels or P.P.U.s have declined in Wellington County from 3.04 in 2001 to 2.91 in 2011. Over the forecast period, this trend is expected to continue, however, average P.P.U. levels are anticipated to stabilize during the post-2031 period.
- The majority of new housing construction is anticipated to be oriented towards low-density housing forms (i.e. single and semi-detached homes), comprising 75% of the new residential construction between 2011 and 2036. Over the forecast period, the share of medium-density and high-density housing forms is anticipated to gradually increase, largely driven by forecast demographic trends and decreasing housing affordability.

**County-wide Employment Forecast**

- Total County-wide employment is forecast to increase from 36,195 in 2011 to 57,000 in 2036, an increase of 20,805 or 1.8% annually.
- Over the forecast period, the County's employment activity rate (i.e. ratio of jobs per population) is expected to steadily increase from 41% in 2011 to 45% in 2036.
- Given the steady rate of population growth for the County, a significant share of employment growth is anticipated in population-serving sectors such as retail, accommodation and food services, personal services and institutional services related to education, government services and health care/social services.

- The regional export-based economy is gradually rebounding from the 2008/2009 global economic downturn. With this rebound, Wellington County's industrial sector is also showing signs of a gradual recovery and is forecast to experience steady industrial growth over the long term. Industrial employment growth is anticipated in sectors related to small/medium-scale manufacturing (primarily firms which are technology intensive), construction, energy and environmental technology, wholesale trade and transportation and warehousing.
- Over the next 30 years, increased opportunity will exist for work at home employment through improved telecommunications technology and increased opportunities related to telecommuting, most notably in sectors which are geared towards the knowledge-based and creative economy. Also, given the significant forecast increase in the 55+ population, it is likely than an increased number of working and semi-retired residents will be seeking lifestyles which allow them to work from home on a full-time or part-time basis.

**Population, Housing and Employment Allocations by Urban Settlement Area and Remaining Rural Area**

- A key underlying assumption of the growth forecast allocations by urban community, as is the case with the overall County forecast, is Wellington County's proximity to the City of Guelph, Waterloo Region and the west Greater Toronto + Hamilton Area (G.T.H.A.) employment market. The southern/central municipalities of the County, which have available urban land supply and water/wastewater servicing capacity, are anticipated to attract the greatest share of new residential development activity over the long term, given their proximity to these growing employment markets.
- As a result of existing land supply constraints in the communities of Morriston and Aberfoyle, existing servicing constraints in the Village of Erin and the Village of Hillsburgh, as well as servicing capacity limits within the community of Rockwood, the majority of population and housing growth allocated to the southern Wellington County municipalities is concentrated in the Township of Centre Wellington. Over the 2011-2036 period, approximately 50% of the County's forecast housing growth has been allocated to Centre Wellington.
- Relative to historical trends, steady population and housing growth is also forecast for Wellington's northern municipalities, including Wellington North and Minto.
- Despite historical housing growth trends, the share of rural housing development is forecast to decline in percentage terms over the forecast period. This

anticipated shift will be largely driven by new families in search of affordably priced ground-oriented housing located within proximity to local urban amenities. Additionally, as the population ages, demands from the 55+ age group is also anticipated to drive future need for housing which is in proximity to urban amenities such as retail and personal services, social assistance and health care.

- All of the County's area municipalities are anticipated to experience employment growth over the forecast period. The amount of employment allocated to each area municipality will largely depend on the amount of serviced (i.e. shovel-ready) and marketable designated employment lands which are available for development, as well as future expansion potential on employment lands. Population growth is also identified as a key driver of population-related employment growth (i.e. retail, personal services and institutional).
- It is estimated that 48% of the County's employment growth will occur in Centre Wellington, driven largely by the market potential of the municipalities' employment land, as well as steady demand in population-related employment sectors driven by strong population growth for this municipality.

# Appendix A – Wellington County Residential Building Permits by Area Municipality

**Centre Wellington Residential Building Permits (New Units Only) Net of Demolitions**

| Period | Low | Med | High | Total | % of County Building Permits |
|---|---|---|---|---|---|
| 2002-2007 | 604 | 136 | 27 | 767 | 27% |
| 2008-2013 | 414 | 64 | 269 | 747 | 41% |
| 2002-2013 | 1,018 | 200 | 296 | 1,514 | 33% |

| Period | Low | Med | High | Total |
|---|---|---|---|---|
| 2002-2007 | 79% | 18% | 4% | 100% |
| 2008-2013 | 55% | 9% | 36% | 100% |
| 2002-2013 | 67% | 13% | 20% | 100% |

**Erin Residential Building Permits (New Units Only) Net of Demolitions**

| Period | Low | Med | High | Total | % of County Building Permits |
|---|---|---|---|---|---|
| 2002-2007 | 209 | 0 | 0 | 209 | 7% |
| 2008-2013 | 184 | 0 | 2 | 186 | 10% |
| 2002-2013 | 393 | 0 | 2 | 395 | 9% |

| Period | Low | Med | High | Total |
|---|---|---|---|---|
| 2002-2007 | 100% | 0% | 0% | 100% |
| 2008-2013 | 99% | 0% | 1% | 100% |
| 2002-2013 | 99% | 0% | 1% | 100% |

**Guelph/Eramosa Residential Building Permits (New Units Only) Net of Demolitions**

| Period | Low | Med | High | Total | % of County Building Permits |
|---|---|---|---|---|---|
| 2002-2007 | 494 | 78 | 0 | 572 | 20% |
| 2008-2013 | 90 | 52 | 0 | 142 | 8% |
| 2002-2013 | 584 | 130 | 0 | 714 | 15% |

| Period | Low | Med | High | Total |
|---|---|---|---|---|
| 2002-2007 | 86% | 14% | 0% | 100% |
| 2008-2013 | 63% | 37% | 0% | 100% |
| 2002-2013 | 82% | 18% | 0% | 100% |

**Mapleton Residential Building Permits (New Units Only) Net of Demolitions**

| Period | Low | Med | High | Total | % of County Building Permits |
|---|---|---|---|---|---|
| 2002-2007 | 235 | 6 | 8 | 249 | 9% |
| 2008-2013 | 170 | 1 | 11 | 182 | 10% |
| 2002-2013 | 405 | 7 | 19 | 431 | 9% |

| Period | Low | Med | High | Total |
|---|---|---|---|---|
| 2002-2007 | 94% | 2% | 3% | 100% |
| 2008-2013 | 93% | 1% | 6% | 100% |
| 2002-2013 | 94% | 2% | 4% | 100% |

**Minto Residential Building Permits (New Units Only) Net of Demolitions**

| Period | Low | Med | High | Total | % of County Building Permits |
|---|---|---|---|---|---|
| 2002-2007 | 185 | 0 | 23 | 208 | 7% |
| 2008-2013 | 132 | 4 | 9 | 145 | 8% |
| 2002-2013 | 317 | 4 | 32 | 353 | 8% |

| Period | Low | Med | High | Total |
|---|---|---|---|---|
| 2002-2007 | 89% | 0% | 11% | 100% |
| 2008-2013 | 91% | 3% | 6% | 100% |
| 2002-2013 | 90% | 1% | 9% | 100% |

**Puslinch Residential Building Permits (New Units Only) Net of Demolitions**

| Period | Low | Med | High | Total | % of County Building Permits |
|---|---|---|---|---|---|
| 2002-2007 | 423 | 0 | 0 | 423 | 15% |
| 2008-2013 | 206 | 0 | 0 | 206 | 11% |
| 2002-2013 | 629 | 0 | 0 | 629 | 14% |

| Period | Low | Med | High | Total |
|---|---|---|---|---|
| 2002-2007 | 100% | 0% | 0% | 100% |
| 2008-2013 | 100% | 0% | 0% | 100% |
| 2002-2013 | 100% | 0% | 0% | 100% |

**Wellington North Residential Building Permits (New Units Only) Net of Demolitions**

| Period | Low | Med | High | Total | % of County Building Permits |
|---|---|---|---|---|---|
| 2002-2007 | 271 | 26 | 68 | 365 | 13% |
| 2008-2013 | 173 | 58 | 5 | 236 | 13% |
| 2002-2013 | 444 | 84 | 73 | 601 | 13% |

| Period | Low | Med | High | Total |
|---|---|---|---|---|
| 2002-2007 | 74% | 7% | 19% | 100% |
| 2008-2013 | 73% | 25% | 2% | 100% |
| 2002-2013 | 74% | 14% | 12% | 100% |

**Wellington County Residential Building Permits (New Units Only) Net of Demolitions**

| Period | Low | Med | High | Total | % of County Building Permits |
|---|---|---|---|---|---|
| 2002-2007 | 2,421 | 246 | 126 | 2,793 | 100% |
| 2008-2013 | 1,369 | 179 | 296 | 1,844 | 100% |
| 2002-2013 | 3,790 | 425 | 422 | 4,637 | 100% |

| Period | Low | Med | High | Total |
|---|---|---|---|---|
| 2002-2007 | 87% | 9% | 5% | 100% |
| 2008-2013 | 74% | 10% | 16% | 100% |
| 2002-2013 | 82% | 9% | 9% | 100% |

Source: Watson & Associates Economists Ltd., 2015.
2002-2013 building permits derived from Wellington County Planning Department, 2014.

# Appendix B – Wellington County Population and Housing Forecast by Area Municipality

**Township of Centre Wellington**
**Residential Growth Forecast**

| Year | Population (Excluding Census Undercount) | Population (Including Census Undercount)[1] | Housing Units | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | Singles & Semi-Detached | Multiple Dwellings | Apartments | Other | Total Households | Person Per Unit (PPU) |
| *Mid 2001* | 24,260 | 25,250 | 7,230 | 410 | 945 | 10 | 8,595 | 2.94 |
| *Mid 2006* | 26,049 | 27,120 | 7,665 | 505 | 1,185 | 185 | 9,540 | 2.84 |
| *Mid 2011* | 26,693 | 27,790 | 7,950 | 445 | 1,350 | 200 | 9,945 | 2.79 |
| *Mid 2016* | 29,020 | 30,210 | 8,466 | 568 | 1,660 | 200 | 10,894 | 2.77 |
| *Mid 2021* | 32,680 | 34,020 | 9,449 | 807 | 1,765 | 200 | 12,221 | 2.78 |
| *Mid 2026* | 36,393 | 37,890 | 10,336 | 1,089 | 1,943 | 200 | 13,568 | 2.79 |
| *Mid 2031* | 41,559 | 43,260 | 11,734 | 1,369 | 2,135 | 200 | 15,438 | 2.80 |
| *Mid 2036* | 46,609 | 48,520 | 12,913 | 1,857 | 2,273 | 200 | 17,243 | 2.81 |
| *Mid 2041* | 50,290 | 52,350 | 13,696 | 2,303 | 2,493 | 200 | 18,692 | 2.80 |
| **Mid 2001 - Mid 2006** | **1,789** | **1,870** | **435** | **95** | **240** | **175** | **945** | |
| **Mid 2006 - Mid 2011** | **644** | **670** | **285** | **-60** | **165** | **15** | **405** | |
| **Mid 2011 - Mid 2021** | **5,987** | **6,230** | **1,499** | **362** | **415** | **0** | **2,276** | |
| **Mid 2011 - Mid 2031** | **14,866** | **15,470** | **3,784** | **924** | **785** | **0** | **5,493** | |
| **Mid 2011 - Mid 2036** | **19,916** | **20,730** | **4,963** | **1,412** | **923** | **0** | **7,298** | |
| **Mid 2011 - Mid 2041** | **23,597** | **24,560** | **5,746** | **1,858** | **1,143** | **0** | **8,747** | |
| **Percentage Household Growth by Unit Type, 2011-2031** | | | **69%** | **17%** | **14%** | | **100%** | |
| **Percentage Household Growth by Unit Type, 2011-2041** | | | **66%** | **21%** | **13%** | | **100%** | |

**Elora/Salem**
**Residential Growth Forecast**

| Year | Population (Excluding Census Undercount) | Population (Including Census Undercount)[1] | Housing Units | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | Singles & Semi-Detached | Multiple Dwellings | Apartments | Other | Total Households | Person Per Unit (PPU) |
| *Mid 2011* | 6,415 | 6,680 | 1,960 | 130 | 335 | 0 | 2,425 | 2.75 |
| *Mid 2016* | 7,118 | 7,410 | 2,119 | 177 | 397 | 0 | 2,693 | 2.75 |
| *Mid 2021* | 8,270 | 8,610 | 2,422 | 268 | 418 | 0 | 3,108 | 2.77 |
| *Mid 2026* | 9,436 | 9,820 | 2,695 | 375 | 454 | 0 | 3,524 | 2.79 |
| *Mid 2031* | 10,669 | 11,110 | 3,006 | 481 | 485 | 0 | 3,972 | 2.80 |
| *Mid 2036* | 11,605 | 12,080 | 3,236 | 575 | 489 | 0 | 4,300 | 2.81 |
| *Mid 2041* | 12,544 | 13,060 | 3,423 | 690 | 564 | 0 | 4,677 | 2.79 |
| **Mid 2011 - Mid 2021** | **1,855** | **1,930** | **462** | **138** | **83** | **0** | **683** | |
| **Mid 2011 - Mid 2031** | **4,254** | **4,430** | **1,046** | **351** | **150** | **0** | **1,547** | |
| **Mid 2011 - Mid 2036** | **5,190** | **5,400** | **1,276** | **445** | **154** | **0** | **1,875** | |
| **Mid 2011 - Mid 2041** | **6,129** | **6,380** | **1,463** | **560** | **229** | **0** | **2,252** | |
| **Percentage Household Growth by Unit Type, 2011-2031** | | | **68%** | **23%** | **10%** | | **100%** | |
| **Percentage Household Growth by Unit Type, 2011-2041** | | | **65%** | **25%** | **10%** | | **100%** | |

**Fergus**
**Residential Growth Forecast**

| Year | Population (Excluding Census Undercount) | Population (Including Census Undercount)[1] | Housing Units | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | Singles & Semi-Detached | Multiple Dwellings | Apartments | Other | Total Households | Person Per Unit (PPU) |
| *Mid 2011* | 13,260 | 13,800 | 3,765 | 315 | 1,015 | 20 | 5,115 | 2.70 |
| *Mid 2016* | 14,830 | 15,440 | 4,094 | 391 | 1,263 | 20 | 5,768 | 2.68 |
| *Mid 2021* | 17,221 | 17,930 | 4,720 | 539 | 1,347 | 20 | 6,626 | 2.71 |
| *Mid 2026* | 19,636 | 20,440 | 5,285 | 714 | 1,489 | 20 | 7,508 | 2.72 |
| *Mid 2031* | 23,524 | 24,490 | 6,338 | 888 | 1,650 | 20 | 8,896 | 2.75 |
| *Mid 2036* | 27,646 | 28,780 | 7,282 | 1,280 | 1,785 | 20 | 10,367 | 2.78 |
| *Mid 2041* | 30,388 | 31,630 | 7,854 | 1,614 | 1,929 | 20 | 11,417 | 2.77 |
| **Mid 2011 - Mid 2021** | **3,961** | **4,130** | **955** | **224** | **332** | **0** | **1,511** | |
| **Mid 2011 - Mid 2031** | **10,264** | **10,690** | **2,573** | **573** | **635** | **0** | **3,781** | |
| **Mid 2011 - Mid 2036** | **14,386** | **14,980** | **3,517** | **965** | **770** | **0** | **5,252** | |
| **Mid 2011 - Mid 2041** | **17,128** | **17,830** | **4,089** | **1,299** | **914** | **0** | **6,302** | |
| **Percentage Household Growth by Unit Type, 2011-2031** | | | **68%** | **15%** | **17%** | | **100%** | |
| **Percentage Household Growth by Unit Type, 2011-2041** | | | **65%** | **21%** | **15%** | | **100%** | |

**Centre Wellington (Rural)**
**Residential Growth Forecast**

| Year | Population (Excluding Census Undercount) | Population (Including Census Undercount)[1] | Housing Units | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | Singles & Semi-Detached | Multiple Dwellings | Apartments | Other | Total Households | Person Per Unit (PPU) |
| *Mid 2011* | 7,018 | 7,310 | 2,225 | 0 | 0 | 180 | 2,405 | 3.04 |
| *Mid 2016* | 7,073 | 7,360 | 2,253 | 0 | 0 | 180 | 2,433 | 3.03 |
| *Mid 2021* | 7,190 | 7,480 | 2,307 | 0 | 0 | 180 | 2,487 | 3.01 |
| *Mid 2026* | 7,321 | 7,620 | 2,356 | 0 | 0 | 180 | 2,536 | 3.00 |
| *Mid 2031* | 7,365 | 7,670 | 2,390 | 0 | 0 | 180 | 2,570 | 2.98 |
| *Mid 2036* | 7,354 | 7,660 | 2,395 | 0 | 0 | 180 | 2,575 | 2.97 |
| *Mid 2041* | 7,360 | 7,660 | 2,419 | 0 | 0 | 180 | 2,599 | 2.95 |
| **Mid 2011 - Mid 2021** | **172** | **170** | **82** | **0** | **0** | **0** | **82** | |
| **Mid 2011 - Mid 2031** | **347** | **360** | **165** | **0** | **0** | **0** | **165** | |
| **Mid 2011 - Mid 2036** | **336** | **350** | **170** | **0** | **0** | **0** | **170** | |
| **Mid 2011 - Mid 2041** | **342** | **350** | **194** | **0** | **0** | **0** | **194** | |
| **Percentage Household Growth by Unit Type, 2011-2031** | | | **100%** | **0%** | **0%** | | **100%** | |
| **Percentage Household Growth by Unit Type, 2011-2041** | | | **100%** | **0%** | **0%** | | **100%** | |

**Town of Erin**
**Residential Growth Forecast**

| Year | Population (Excluding Census Undercount) | Population (Including Census Undercount)[1] | Housing Units | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | Singles & Semi-Detached | Multiple Dwellings | Apartments | Other | Total Households | Person Per Unit (PPU) |
| *Mid 2001* | 11,052 | 11,510 | 3,385 | 90 | 165 | 110 | 3,750 | 3.07 |
| *Mid 2006* | 11,148 | 11,610 | 3,485 | 65 | 145 | 115 | 3,810 | 3.05 |
| *Mid 2011* | 11,418 | 11,890 | 3,755 | 10 | 95 | 95 | 3,955 | 3.01 |
| *Mid 2016* | 11,859 | 12,350 | 3,906 | 10 | 95 | 95 | 4,106 | 3.01 |
| *Mid 2021* | 12,098 | 12,590 | 4,022 | 10 | 95 | 95 | 4,222 | 2.98 |
| *Mid 2026* | 13,364 | 13,910 | 4,437 | 10 | 95 | 95 | 4,637 | 3.00 |
| *Mid 2031* | 14,350 | 14,940 | 4,698 | 85 | 149 | 95 | 5,027 | 2.97 |
| *Mid 2036* | 14,485 | 15,080 | 4,762 | 85 | 149 | 95 | 5,091 | 2.96 |
| *Mid 2041* | 14,717 | 15,320 | 4,875 | 85 | 149 | 95 | 5,204 | 2.94 |
| **Mid 2001 - Mid 2006** | **96** | **100** | **100** | **-25** | **-20** | **5** | **60** | |
| **Mid 2006 - Mid 2011** | **270** | **280** | **270** | **-55** | **-50** | **-20** | **145** | |
| **Mid 2011 - Mid 2021** | **680** | **700** | **267** | **0** | **0** | **0** | **267** | |
| **Mid 2011 - Mid 2031** | **2,932** | **3,050** | **943** | **75** | **54** | **0** | **1,072** | |
| **Mid 2011 - Mid 2036** | **3,067** | **3,190** | **1,007** | **75** | **54** | **0** | **1,136** | |
| **Mid 2011 - Mid 2041** | **3,299** | **3,430** | **1,120** | **75** | **54** | **0** | **1,249** | |
| **Percentage Household Growth by Unit Type, 2011-2031** | | | **88%** | **7%** | **5%** | | **100%** | |
| **Percentage Household Growth by Unit Type, 2011-2041** | | | **90%** | **6%** | **4%** | | **100%** | |

**Erin (Urban)**
**Residential Growth Forecast**

| Year | Population (Excluding Census Undercount) | Population (Including Census Undercount)[1] | Housing Units | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | Singles & Semi-Detached | Multiple Dwellings | Apartments | Other | Total Households | Person Per Unit (PPU) |
| *Mid 2011* | 4,190 | 4,360 | 1,305 | 10 | 95 | 95 | 1,505 | 2.90 |
| *Mid 2016* | 4,171 | 4,340 | 1,305 | 10 | 95 | 95 | 1,505 | 2.88 |
| *Mid 2021* | 4,136 | 4,310 | 1,305 | 10 | 95 | 95 | 1,505 | 2.86 |
| *Mid 2026* | 4,891 | 5,090 | 1,545 | 10 | 95 | 95 | 1,745 | 2.92 |
| *Mid 2031* | 6,000 | 6,250 | 1,812 | 85 | 149 | 95 | 2,141 | 2.92 |
| *Mid 2036* | 5,978 | 6,220 | 1,812 | 85 | 149 | 95 | 2,141 | 2.91 |
| *Mid 2041* | 5,939 | 6,180 | 1,812 | 85 | 149 | 95 | 2,141 | 2.89 |
| **Mid 2011 - Mid 2021** | **-54** | **-50** | **0** | **0** | **0** | **0** | **0** | |
| **Mid 2011 - Mid 2031** | **1,810** | **1,890** | **507** | **75** | **54** | **0** | **636** | |
| **Mid 2011 - Mid 2036** | **1,788** | **1,860** | **507** | **75** | **54** | **0** | **636** | |
| **Mid 2011 - Mid 2041** | **1,749** | **1,820** | **507** | **75** | **54** | **0** | **636** | |
| **Percentage Household Growth by Unit Type, 2011-2031** | | | **80%** | **12%** | **8%** | | **100%** | |
| **Percentage Household Growth by Unit Type, 2011-2041** | | | **80%** | **12%** | **8%** | | **100%** | |

**Erin (Rural)**
**Residential Growth Forecast**

| Year | Population (Excluding Census Undercount) | Population (Including Census Undercount)[1] | Housing Units | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | Singles & Semi-Detached | Multiple Dwellings | Apartments | Other | Total Households | Person Per Unit (PPU) |
| *Mid 2011* | 7,228 | 7,520 | 2,025 | -5 | -30 | 0 | 1,990 | 3.78 |
| *Mid 2016* | 7,688 | 8,000 | 2,176 | -5 | -30 | 0 | 2,141 | 3.74 |
| *Mid 2021* | 7,962 | 8,290 | 2,292 | -5 | -30 | 0 | 2,257 | 3.67 |
| *Mid 2026* | 8,473 | 8,820 | 2,467 | -5 | -30 | 0 | 2,432 | 3.63 |
| *Mid 2031* | 8,351 | 8,690 | 2,461 | -5 | -30 | 0 | 2,426 | 3.58 |
| *Mid 2036* | 8,507 | 8,860 | 2,525 | -5 | -30 | 0 | 2,490 | 3.56 |
| *Mid 2041* | 8,778 | 9,140 | 2,638 | -5 | -30 | 0 | 2,603 | 3.51 |
| **Mid 2011 - Mid 2021** | **734** | **770** | **267** | **0** | **0** | **0** | **267** | |
| **Mid 2011 - Mid 2031** | **1,123** | **1,170** | **436** | **0** | **0** | **0** | **436** | |
| **Mid 2011 - Mid 2036** | **1,279** | **1,340** | **500** | **0** | **0** | **0** | **500** | |
| **Mid 2011 - Mid 2041** | **1,550** | **1,620** | **613** | **0** | **0** | **0** | **613** | |
| **Percentage Household Growth by Unit Type, 2011-2031** | | | **100%** | **0%** | **0%** | | **100%** | |
| **Percentage Household Growth by Unit Type, 2011-2041** | | | **100%** | **0%** | **0%** | | **100%** | |

**Township of Guelph/Eramosa**
**Residential Growth Forecast**

| Year | Population (Excluding Census Undercount) | Population (Including Census Undercount)[1] | Housing Units | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | Singles & Semi-Detached | Multiple Dwellings | Apartments | Other | Total Households | Person Per Unit (PPU) |
| *Mid 2001* | 11,174 | 11,630 | 3,425 | 160 | 95 | 25 | 3,705 | 3.14 |
| *Mid 2006* | 12,066 | 12,560 | 3,755 | 140 | 115 | 55 | 4,065 | 3.09 |
| *Mid 2011* | 12,380 | 12,890 | 3,870 | 205 | 140 | 5 | 4,220 | 3.05 |
| *Mid 2016* | 12,687 | 13,210 | 3,970 | 221 | 140 | 5 | 4,336 | 3.05 |
| *Mid 2021* | 13,341 | 13,890 | 4,220 | 216 | 140 | 5 | 4,581 | 3.03 |
| *Mid 2026* | 13,884 | 14,450 | 4,373 | 261 | 140 | 5 | 4,779 | 3.02 |
| *Mid 2031* | 13,795 | 14,360 | 4,379 | 263 | 153 | 5 | 4,800 | 2.99 |
| *Mid 2036* | 13,761 | 14,330 | 4,380 | 265 | 170 | 5 | 4,820 | 2.97 |
| *Mid 2041* | 13,711 | 14,270 | 4,407 | 265 | 170 | 5 | 4,847 | 2.94 |
| **Mid 2001 - Mid 2006** | **892** | **930** | **330** | **-20** | **20** | **30** | **360** | |
| **Mid 2006 - Mid 2011** | **314** | **330** | **115** | **65** | **25** | **-50** | **155** | |
| **Mid 2011 - Mid 2021** | **961** | **1,000** | **350** | **11** | **0** | **0** | **361** | |
| **Mid 2011 - Mid 2031** | **1,415** | **1,470** | **509** | **58** | **13** | **0** | **580** | |
| **Mid 2011 - Mid 2036** | **1,381** | **1,440** | **510** | **60** | **30** | **0** | **600** | |
| **Mid 2011 - Mid 2041** | **1,331** | **1,380** | **537** | **60** | **30** | **0** | **627** | |
| **Percentage Household Growth by Unit Type, 2011-2031** | | | **88%** | **10%** | **2%** | | **100%** | |
| **Percentage Household Growth by Unit Type, 2011-2041** | | | **86%** | **10%** | **5%** | | **100%** | |

**Rockwood**
**Residential Growth Forecast**

| Year | Population (Excluding Census Undercount) | Population (Including Census Undercount)[1] | Housing Units | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | Singles & Semi-Detached | Multiple Dwellings | Apartments | Other | Total Households | Person Per Unit (PPU) |
| *Mid 2011* | 4,355 | 4,530 | 1,250 | 205 | 140 | 0 | 1,595 | 2.84 |
| *Mid 2016* | 4,571 | 4,760 | 1,310 | 221 | 140 | 0 | 1,671 | 2.85 |
| *Mid 2021* | 5,020 | 5,230 | 1,470 | 216 | 140 | 0 | 1,826 | 2.86 |
| *Mid 2026* | 5,594 | 5,820 | 1,620 | 261 | 140 | 0 | 2,021 | 2.88 |
| *Mid 2031* | 5,584 | 5,810 | 1,624 | 263 | 153 | 0 | 2,040 | 2.85 |
| *Mid 2036* | 5,594 | 5,820 | 1,625 | 265 | 170 | 0 | 2,060 | 2.83 |
| *Mid 2041* | 5,542 | 5,770 | 1,625 | 265 | 170 | 0 | 2,060 | 2.80 |
| **Mid 2011 - Mid 2021** | **665** | **700** | **220** | **11** | **0** | **0** | **231** | |
| **Mid 2011 - Mid 2031** | **1,229** | **1,280** | **374** | **58** | **13** | **0** | **445** | |
| **Mid 2011 - Mid 2036** | **1,239** | **1,290** | **375** | **60** | **30** | **0** | **465** | |
| **Mid 2011 - Mid 2041** | **1,187** | **1,240** | **375** | **60** | **30** | **0** | **465** | |
| **Percentage Household Growth by Unit Type, 2011-2031** | | | **84%** | **13%** | **3%** | | **100%** | |
| **Percentage Household Growth by Unit Type, 2011-2041** | | | **81%** | **13%** | **6%** | | **100%** | |

**Guelph/Eramosa (Rural)**
**Residential Growth Forecast**

| Year | Population (Excluding Census Undercount) | Population (Including Census Undercount)[1] | Housing Units | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | Singles & Semi-Detached | Multiple Dwellings | Apartments | Other | Total Households | Person Per Unit (PPU) |
| *Mid 2011* | 8,025 | 8,350 | 2,620 | 0 | 0 | 5 | 2,625 | 3.18 |
| *Mid 2016* | 8,117 | 8,450 | 2,660 | 0 | 0 | 5 | 2,665 | 3.17 |
| *Mid 2021* | 8,321 | 8,660 | 2,750 | 0 | 0 | 5 | 2,755 | 3.14 |
| *Mid 2026* | 8,290 | 8,630 | 2,753 | 0 | 0 | 5 | 2,758 | 3.13 |
| *Mid 2031* | 8,211 | 8,550 | 2,755 | 0 | 0 | 5 | 2,760 | 3.10 |
| *Mid 2036* | 8,166 | 8,500 | 2,755 | 0 | 0 | 5 | 2,760 | 3.08 |
| *Mid 2041* | 8,169 | 8,500 | 2,782 | 0 | 0 | 5 | 2,787 | 3.05 |
| **Mid 2011 - Mid 2021** | **296** | **310** | **130** | **0** | **0** | **0** | **130** | |
| **Mid 2011 - Mid 2031** | **186** | **200** | **135** | **0** | **0** | **0** | **135** | |
| **Mid 2011 - Mid 2036** | **141** | **150** | **135** | **0** | **0** | **0** | **135** | |
| **Mid 2011 - Mid 2041** | **144** | **150** | **162** | **0** | **0** | **0** | **162** | |
| **Percentage Household Growth by Unit Type, 2011-2031** | | | **100%** | **0%** | **0%** | | **100%** | |
| **Percentage Household Growth by Unit Type, 2011-2041** | | | **100%** | **0%** | **0%** | | **100%** | |

**Township of Mapleton**
**Residential Growth Forecast**

| Year | Population (Excluding Census Undercount) | Population (Including Census Undercount)[1] | Housing Units | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | Singles & Semi-Detached | Multiple Dwellings | Apartments | Other | Total Households | Person Per Unit (PPU) |
| *Mid 2001* | 9,303 | 9,680 | 2,510 | 70 | 65 | 20 | 2,665 | 3.63 |
| *Mid 2006* | 9,851 | 10,250 | 2,630 | 30 | 190 | 40 | 2,890 | 3.55 |
| *Mid 2011* | 9,989 | 10,400 | 2,595 | 65 | 70 | 200 | 2,930 | 3.55 |
| *Mid 2016* | 10,462 | 10,890 | 2,739 | 74 | 81 | 200 | 3,094 | 3.52 |
| *Mid 2021* | 11,152 | 11,610 | 2,972 | 86 | 91 | 200 | 3,349 | 3.47 |
| *Mid 2026* | 11,706 | 12,190 | 3,124 | 109 | 120 | 200 | 3,553 | 3.43 |
| *Mid 2031* | 12,216 | 12,720 | 3,291 | 139 | 119 | 200 | 3,749 | 3.39 |
| *Mid 2036* | 13,080 | 13,620 | 3,499 | 235 | 126 | 200 | 4,060 | 3.35 |
| *Mid 2041* | 13,666 | 14,230 | 3,680 | 268 | 138 | 200 | 4,286 | 3.32 |
| **Mid 2001 - Mid 2006** | **548** | **570** | **120** | **-40** | **125** | **20** | **225** | |
| **Mid 2006 - Mid 2011** | **138** | **150** | **-35** | **35** | **-120** | **160** | **40** | |
| **Mid 2011 - Mid 2021** | **1,163** | **1,210** | **377** | **21** | **21** | **0** | **419** | |
| **Mid 2011 - Mid 2031** | **2,227** | **2,320** | **696** | **74** | **49** | **0** | **819** | |
| **Mid 2011 - Mid 2036** | **3,091** | **3,220** | **904** | **170** | **56** | **0** | **1,130** | |
| **Mid 2011 - Mid 2041** | **3,677** | **3,830** | **1,085** | **203** | **68** | **0** | **1,356** | |
| **Percentage Household Growth by Unit Type, 2011-2031** | | | **85%** | **9%** | **6%** | | **100%** | |
| **Percentage Household Growth by Unit Type, 2011-2041** | | | **80%** | **15%** | **5%** | | **100%** | |

**Drayton**
**Residential Growth Forecast**

| Year | Population (Excluding Census Undercount) | Population (Including Census Undercount)[1] | Housing Units | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | Singles & Semi-Detached | Multiple Dwellings | Apartments | Other | Total Households | Person Per Unit (PPU) |
| *Mid 2011* | 1,880 | 1,960 | 565 | 50 | 50 | 10 | 675 | 2.90 |
| *Mid 2016* | 2,114 | 2,200 | 632 | 55 | 56 | 10 | 753 | 2.92 |
| *Mid 2021* | 2,495 | 2,600 | 740 | 61 | 61 | 10 | 872 | 2.98 |
| *Mid 2026* | 2,788 | 2,900 | 811 | 74 | 76 | 10 | 971 | 2.99 |
| *Mid 2031* | 3,069 | 3,190 | 888 | 90 | 76 | 10 | 1,064 | 3.00 |
| *Mid 2036* | 3,503 | 3,650 | 979 | 142 | 79 | 10 | 1,210 | 3.02 |
| *Mid 2041* | 3,832 | 3,990 | 1,068 | 160 | 79 | 10 | 1,317 | 3.03 |
| **Mid 2011 - Mid 2021** | **615** | **640** | **175** | **11** | **11** | **0** | **197** | |
| **Mid 2011 - Mid 2031** | **1,189** | **1,230** | **323** | **40** | **26** | **0** | **389** | |
| **Mid 2011 - Mid 2036** | **1,623** | **1,690** | **414** | **92** | **29** | **0** | **535** | |
| **Mid 2011 - Mid 2041** | **1,952** | **2,030** | **503** | **110** | **29** | **0** | **642** | |
| **Percentage Household Growth by Unit Type, 2011-2031** | | | **83%** | **10%** | **7%** | | **100%** | |
| **Percentage Household Growth by Unit Type, 2011-2041** | | | **78%** | **17%** | **5%** | | **100%** | |

**Moorefield**
**Residential Growth Forecast**

| Year | Population (Excluding Census Undercount) | Population (Including Census Undercount)[1] | Housing Units | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | Singles & Semi-Detached | Multiple Dwellings | Apartments | Other | Total Households | Person Per Unit (PPU) |
| *Mid 2011* | 415 | 430 | 115 | 15 | 20 | 5 | 155 | 2.77 |
| *Mid 2016* | 584 | 610 | 161 | 19 | 25 | 5 | 210 | 2.90 |
| *Mid 2021* | 879 | 920 | 235 | 25 | 30 | 5 | 295 | 3.12 |
| *Mid 2026* | 1,097 | 1,140 | 283 | 35 | 44 | 5 | 367 | 3.11 |
| *Mid 2031* | 1,313 | 1,370 | 335 | 49 | 44 | 5 | 433 | 3.16 |
| *Mid 2036* | 1,659 | 1,730 | 400 | 93 | 47 | 5 | 545 | 3.17 |
| *Mid 2041* | 1,894 | 1,970 | 451 | 108 | 59 | 5 | 623 | 3.16 |
| **Mid 2011 - Mid 2021** | **464** | **490** | **120** | **10** | **10** | **0** | **140** | |
| **Mid 2011 - Mid 2031** | **898** | **940** | **220** | **34** | **24** | **0** | **278** | |
| **Mid 2011 - Mid 2036** | **1,244** | **1,300** | **285** | **78** | **27** | **0** | **390** | |
| **Mid 2011 - Mid 2041** | **1,479** | **1,540** | **336** | **93** | **39** | **0** | **468** | |
| **Percentage Household Growth by Unit Type, 2011-2031** | | | **79%** | **12%** | **9%** | | **100%** | |
| **Percentage Household Growth by Unit Type, 2011-2041** | | | **72%** | **20%** | **8%** | | **100%** | |

**Mapleton (Rural)**
**Residential Growth Forecast**

| Year | Population (Excluding Census Undercount) | Population (Including Census Undercount)[1] | Housing Units | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | Singles & Semi-Detached | Multiple Dwellings | Apartments | Other | Total Households | Person Per Unit (PPU) |
| *Mid 2011* | 7,694 | 8,010 | 1,915 | 0 | 0 | 185 | 2,100 | 3.81 |
| *Mid 2016* | 7,764 | 8,080 | 1,946 | 0 | 0 | 185 | 2,131 | 3.79 |
| *Mid 2021* | 7,778 | 8,100 | 1,997 | 0 | 0 | 185 | 2,182 | 3.71 |
| *Mid 2026* | 7,821 | 8,140 | 2,030 | 0 | 0 | 185 | 2,215 | 3.67 |
| *Mid 2031* | 7,835 | 8,160 | 2,068 | 0 | 0 | 185 | 2,253 | 3.62 |
| *Mid 2036* | 7,919 | 8,240 | 2,120 | 0 | 0 | 185 | 2,305 | 3.57 |
| *Mid 2041* | 7,941 | 8,270 | 2,161 | 0 | 0 | 185 | 2,346 | 3.53 |
| **Mid 2011 - Mid 2021** | **84** | **90** | **82** | **0** | **0** | **0** | **82** | |
| **Mid 2011 - Mid 2031** | **141** | **150** | **153** | **0** | **0** | **0** | **153** | |
| **Mid 2011 - Mid 2036** | **225** | **230** | **205** | **0** | **0** | **0** | **205** | |
| **Mid 2011 - Mid 2041** | **247** | **260** | **246** | **0** | **0** | **0** | **246** | |
| **Percentage Household Growth by Unit Type, 2011-2031** | | | **100%** | **0%** | **0%** | | **100%** | |
| **Percentage Household Growth by Unit Type, 2011-2041** | | | **100%** | **0%** | **0%** | | **100%** | |

**Town of Minto**
**Residential Growth Forecast**

| Year | Population (Excluding Census Undercount) | Population (Including Census Undercount)[1] | Housing Units | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | Singles & Semi-Detached | Multiple Dwellings | Apartments | Other | Total Households | Person Per Unit (PPU) |
| *Mid 2001* | 8,164 | 8,500 | 2,415 | 155 | 210 | 155 | 2,935 | 2.90 |
| *Mid 2006* | 8,504 | 8,850 | 2,585 | 85 | 335 | 120 | 3,125 | 2.83 |
| *Mid 2011* | 8,334 | 8,680 | 2,595 | 260 | 215 | 70 | 3,140 | 2.76 |
| *Mid 2016* | 8,637 | 8,990 | 2,694 | 264 | 224 | 70 | 3,252 | 2.76 |
| *Mid 2021* | 9,354 | 9,740 | 2,912 | 291 | 254 | 70 | 3,527 | 2.76 |
| *Mid 2026* | 10,277 | 10,700 | 3,175 | 324 | 279 | 70 | 3,848 | 2.78 |
| *Mid 2031* | 11,177 | 11,640 | 3,448 | 364 | 298 | 70 | 4,180 | 2.78 |
| *Mid 2036* | 11,889 | 12,380 | 3,657 | 390 | 319 | 70 | 4,436 | 2.79 |
| *Mid 2041* | 12,310 | 12,810 | 3,800 | 407 | 333 | 70 | 4,610 | 2.78 |
| **Mid 2001 - Mid 2006** | **340** | **350** | **170** | **-70** | **125** | **-35** | **190** | |
| **Mid 2006 - Mid 2011** | **-170** | **-170** | **10** | **175** | **-120** | **-50** | **15** | |
| **Mid 2011 - Mid 2021** | **1,020** | **1,060** | **317** | **31** | **39** | **0** | **387** | |
| **Mid 2011 - Mid 2031** | **2,843** | **2,960** | **853** | **104** | **83** | **0** | **1,040** | |
| **Mid 2011 - Mid 2036** | **3,555** | **3,700** | **1,062** | **130** | **104** | **0** | **1,296** | |
| **Mid 2011 - Mid 2041** | **3,976** | **4,130** | **1,205** | **147** | **118** | **0** | **1,470** | |
| **Percentage Household Growth by Unit Type, 2011-2031** | | | **82%** | **10%** | **8%** | | **100%** | |
| **Percentage Household Growth by Unit Type, 2011-2041** | | | **82%** | **10%** | **8%** | | **100%** | |

**Clifford**
**Residential Growth Forecast**

| Year | Population (Excluding Census Undercount) | Population (Including Census Undercount)[1] | Housing Units | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | Singles & Semi-Detached | Multiple Dwellings | Apartments | Other | Total Households | Person Per Unit (PPU) |
| *Mid 2011* | 790 | 820 | 260 | 25 | 45 | 5 | 335 | 2.45 |
| *Mid 2016* | 826 | 860 | 271 | 26 | 46 | 5 | 348 | 2.47 |
| *Mid 2021* | 906 | 940 | 295 | 29 | 50 | 5 | 379 | 2.48 |
| *Mid 2026* | 1,011 | 1,050 | 324 | 34 | 53 | 5 | 416 | 2.52 |
| *Mid 2031* | 1,191 | 1,240 | 377 | 43 | 55 | 5 | 480 | 2.58 |
| *Mid 2036* | 1,218 | 1,270 | 386 | 43 | 56 | 5 | 490 | 2.59 |
| *Mid 2041* | 1,295 | 1,350 | 410 | 46 | 59 | 5 | 520 | 2.60 |
| **Mid 2011 - Mid 2021** | **116** | **120** | **35** | **4** | **5** | **0** | **44** | |
| **Mid 2011 - Mid 2031** | **401** | **420** | **117** | **18** | **10** | **0** | **145** | |
| **Mid 2011 - Mid 2036** | **428** | **450** | **126** | **18** | **11** | **0** | **155** | |
| **Mid 2011 - Mid 2041** | **505** | **530** | **150** | **21** | **14** | **0** | **185** | |
| **Percentage Household Growth by Unit Type, 2011-2031** | | | **81%** | **12%** | **7%** | | **100%** | |
| **Percentage Household Growth by Unit Type, 2011-2041** | | | **81%** | **11%** | **8%** | | **100%** | |

**Harriston**
**Residential Growth Forecast**

| Year | Population (Excluding Census Undercount) | Population (Including Census Undercount)[1] | Housing Units | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | Singles & Semi-Detached | Multiple Dwellings | Apartments | Other | Total Households | Person Per Unit (PPU) |
| *Mid 2011* | 1,960 | 2,040 | 590 | 50 | 125 | 10 | 775 | 2.63 |
| *Mid 2016* | 2,029 | 2,110 | 613 | 51 | 127 | 10 | 801 | 2.63 |
| *Mid 2021* | 2,193 | 2,280 | 663 | 57 | 134 | 10 | 864 | 2.64 |
| *Mid 2026* | 2,409 | 2,510 | 724 | 65 | 140 | 10 | 939 | 2.67 |
| *Mid 2031* | 2,632 | 2,740 | 793 | 74 | 144 | 10 | 1,021 | 2.68 |
| *Mid 2036* | 3,136 | 3,260 | 948 | 84 | 153 | 10 | 1,195 | 2.73 |
| *Mid 2041* | 3,116 | 3,240 | 948 | 84 | 153 | 10 | 1,195 | 2.71 |
| **Mid 2011 - Mid 2016** | **69** | **70** | **23** | **1** | **2** | **0** | **26** | |
| **Mid 2011 - Mid 2021** | **233** | **240** | **73** | **7** | **9** | **0** | **89** | |
| **Mid 2011 - Mid 2026** | **449** | **470** | **134** | **15** | **15** | **0** | **164** | |
| **Mid 2011 - Mid 2031** | **672** | **700** | **203** | **24** | **19** | **0** | **246** | |
| **Mid 2011 - Mid 2036** | **1,176** | **1,220** | **358** | **34** | **28** | **0** | **420** | |
| **Mid 2011 - Mid 2041** | **1,156** | **1,200** | **358** | **34** | **28** | **0** | **420** | |
| **Percentage Household Growth by Unit Type, 2011-2031** | | | **83%** | **10%** | **8%** | | **100%** | |
| **Percentage Household Growth by Unit Type, 2011-2041** | | | **85%** | **8%** | **7%** | | **100%** | |

**Palmerston**
**Residential Growth Forecast**

| Year | Population (Excluding Census Undercount) | Population (Including Census Undercount)[1] | Housing Units | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | Singles & Semi-Detached | Multiple Dwellings | Apartments | Other | Total Households | Person Per Unit (PPU) |
| *Mid 2011* | 2,610 | 2,720 | 785 | 185 | 45 | 10 | 1,025 | 2.65 |
| *Mid 2016* | 2,744 | 2,860 | 826 | 187 | 51 | 10 | 1,074 | 2.66 |
| *Mid 2021* | 3,072 | 3,200 | 916 | 205 | 70 | 10 | 1,201 | 2.66 |
| *Mid 2026* | 3,481 | 3,620 | 1,025 | 225 | 86 | 10 | 1,346 | 2.69 |
| *Mid 2031* | 3,973 | 4,140 | 1,168 | 247 | 99 | 10 | 1,524 | 2.72 |
| *Mid 2036* | 4,142 | 4,310 | 1,207 | 263 | 110 | 10 | 1,590 | 2.71 |
| *Mid 2041* | 4,477 | 4,660 | 1,308 | 277 | 121 | 10 | 1,716 | 2.72 |
| **Mid 2011 - Mid 2016** | **134** | **140** | **41** | **2** | **6** | **0** | **49** | |
| **Mid 2011 - Mid 2021** | **462** | **480** | **131** | **20** | **25** | **0** | **176** | |
| **Mid 2011 - Mid 2026** | **871** | **900** | **240** | **40** | **41** | **0** | **321** | |
| **Mid 2011 - Mid 2031** | **1,363** | **1,420** | **383** | **62** | **54** | **0** | **499** | |
| **Mid 2011 - Mid 2036** | **1,532** | **1,590** | **422** | **78** | **65** | **0** | **565** | |
| **Mid 2011 - Mid 2041** | **1,867** | **1,940** | **523** | **92** | **76** | **0** | **691** | |
| **Percentage Household Growth by Unit Type, 2011-2031** | | | **77%** | **12%** | **11%** | | **100%** | |
| **Percentage Household Growth by Unit Type, 2011-2041** | | | **76%** | **13%** | **11%** | | **100%** | |

**Minto (Rural)**
**Residential Growth Forecast**

| Year | Population (Excluding Census Undercount) | Population (Including Census Undercount)[1] | Housing Units | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | Singles & Semi-Detached | Multiple Dwellings | Apartments | Other | Total Households | Person Per Unit (PPU) |
| *Mid 2011* | 2,974 | 3,100 | 960 | 0 | 0 | 45 | 1,005 | 3.08 |
| *Mid 2016* | 3,038 | 3,160 | 984 | 0 | 0 | 45 | 1,029 | 3.07 |
| *Mid 2021* | 3,183 | 3,310 | 1,038 | 0 | 0 | 45 | 1,083 | 3.06 |
| *Mid 2026* | 3,376 | 3,510 | 1,102 | 0 | 0 | 45 | 1,147 | 3.06 |
| *Mid 2031* | 3,382 | 3,520 | 1,110 | 0 | 0 | 45 | 1,155 | 3.05 |
| *Mid 2036* | 3,390 | 3,530 | 1,115 | 0 | 0 | 45 | 1,160 | 3.04 |
| *Mid 2041* | 3,421 | 3,560 | 1,134 | 0 | 0 | 45 | 1,179 | 3.02 |
| **Mid 2011 - Mid 2016** | **64** | **60** | **24** | **0** | **0** | **0** | **24** | |
| **Mid 2011 - Mid 2021** | **209** | **210** | **78** | **0** | **0** | **0** | **78** | |
| **Mid 2011 - Mid 2026** | **402** | **410** | **142** | **0** | **0** | **0** | **142** | |
| **Mid 2011 - Mid 2031** | **408** | **420** | **150** | **0** | **0** | **0** | **150** | |
| **Mid 2011 - Mid 2036** | **416** | **430** | **155** | **0** | **0** | **0** | **155** | |
| **Mid 2011 - Mid 2041** | **447** | **460** | **174** | **0** | **0** | **0** | **174** | |
| **Percentage Household Growth by Unit Type, 2011-2031** | | | **100%** | **0%** | **0%** | | **100%** | |
| **Percentage Household Growth by Unit Type, 2011-2041** | | | **100%** | **0%** | **0%** | | **100%** | |

**Township of Puslinch**
**Residential Growth Forecast**

| Year | Population (Excluding Census Undercount) | Population (Including Census Undercount)[1] | Housing Units | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | Singles & Semi-Detached | Multiple Dwellings | Apartments | Other | Total Households | Person Per Unit (PPU) |
| *Mid 2001* | 5,885 | 6,130 | 1,890 | 25 | 35 | 10 | 1,960 | 3.13 |
| *Mid 2006* | 6,689 | 6,960 | 2,300 | 25 | 15 | 10 | 2,350 | 2.96 |
| *Mid 2011* | 7,029 | 7,320 | 2,155 | 15 | 30 | 335 | 2,535 | 2.89 |
| *Mid 2016* | 7,553 | 7,860 | 2,324 | 15 | 30 | 335 | 2,704 | 2.91 |
| *Mid 2021* | 8,151 | 8,490 | 2,542 | 15 | 30 | 335 | 2,922 | 2.91 |
| *Mid 2026* | 8,887 | 9,250 | 2,784 | 15 | 30 | 335 | 3,164 | 2.92 |
| *Mid 2031* | 9,125 | 9,500 | 2,885 | 15 | 30 | 335 | 3,265 | 2.91 |
| *Mid 2036* | 9,164 | 9,540 | 2,911 | 15 | 30 | 335 | 3,291 | 2.90 |
| *Mid 2041* | 9,556 | 9,950 | 3,060 | 15 | 30 | 335 | 3,440 | 2.89 |
| **Mid 2001 - Mid 2006** | **804** | **830** | **410** | **0** | **-20** | **0** | **390** | |
| **Mid 2006 - Mid 2011** | **340** | **360** | **-145** | **-10** | **15** | **325** | **185** | |
| **Mid 2011 - Mid 2021** | **1,122** | **1,170** | **387** | **0** | **0** | **0** | **387** | |
| **Mid 2011 - Mid 2031** | **2,096** | **2,180** | **730** | **0** | **0** | **0** | **730** | |
| **Mid 2011 - Mid 2036** | **2,135** | **2,220** | **756** | **0** | **0** | **0** | **756** | |
| **Mid 2011 - Mid 2041** | **2,527** | **2,630** | **905** | **0** | **0** | **0** | **905** | |
| **Percentage Household Growth by Unit Type, 2011-2031** | | | **100%** | **0%** | **0%** | | **100%** | |
| **Percentage Household Growth by Unit Type, 2011-2041** | | | **100%** | **0%** | **0%** | | **100%** | |

**Aberfoyle**
**Residential Growth Forecast**

| Year | Population (Excluding Census Undercount) | Population (Including Census Undercount)[1] | Housing Units | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | Singles & Semi-Detached | Multiple Dwellings | Apartments | Other | Total Households | Person Per Unit (PPU) |
| *Mid 2011* | 310 | 320 | 115 | 0 | 0 | 5 | 120 | 2.67 |
| *Mid 2016* | 328 | 340 | 121 | 0 | 0 | 5 | 126 | 2.70 |
| *Mid 2021* | 321 | 330 | 120 | 0 | 0 | 5 | 125 | 2.64 |
| *Mid 2026* | 320 | 330 | 120 | 0 | 0 | 5 | 125 | 2.64 |
| *Mid 2031* | 316 | 330 | 120 | 0 | 0 | 5 | 125 | 2.64 |
| *Mid 2036* | 314 | 330 | 120 | 0 | 0 | 5 | 125 | 2.64 |
| *Mid 2041* | 310 | 320 | 120 | 0 | 0 | 5 | 125 | 2.56 |
| **Mid 2011 - Mid 2021** | **11** | **10** | **5** | **0** | **0** | **0** | **5** | |
| **Mid 2011 - Mid 2031** | **6** | **10** | **5** | **0** | **0** | **0** | **5** | |
| **Mid 2011 - Mid 2036** | **4** | **10** | **5** | **0** | **0** | **0** | **5** | |
| **Mid 2011 - Mid 2041** | **0** | **0** | **5** | **0** | **0** | **0** | **5** | |
| **Percentage Household Growth by Unit Type, 2011-2031** | | | **100%** | **0%** | **0%** | | **100%** | |
| **Percentage Household Growth by Unit Type, 2011-2041** | | | **100%** | **0%** | **0%** | | **100%** | |

**Morriston**
**Residential Growth Forecast**

| Year | Population (Excluding Census Undercount) | Population (Including Census Undercount)[1] | Housing Units | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | Singles & Semi-Detached | Multiple Dwellings | Apartments | Other | Total Households | Person Per Unit (PPU) |
| *Mid 2011* | 445 | 460 | 135 | 15 | 30 | 0 | 180 | 2.56 |
| *Mid 2016* | 462 | 480 | 141 | 15 | 30 | 0 | 186 | 2.58 |
| *Mid 2021* | 486 | 510 | 150 | 15 | 30 | 0 | 195 | 2.62 |
| *Mid 2026* | 511 | 530 | 159 | 15 | 30 | 0 | 204 | 2.60 |
| *Mid 2031* | 541 | 560 | 170 | 15 | 30 | 0 | 215 | 2.60 |
| *Mid 2036* | 569 | 590 | 180 | 15 | 30 | 0 | 225 | 2.62 |
| *Mid 2041* | 593 | 620 | 189 | 15 | 30 | 0 | 234 | 2.65 |
| **Mid 2011 - Mid 2021** | **41** | **50** | **15** | **0** | **0** | **0** | **15** | |
| **Mid 2011 - Mid 2031** | **96** | **100** | **35** | **0** | **0** | **0** | **35** | |
| **Mid 2011 - Mid 2036** | **124** | **130** | **45** | **0** | **0** | **0** | **45** | |
| **Mid 2011 - Mid 2041** | **148** | **160** | **54** | **0** | **0** | **0** | **54** | |
| **Percentage Household Growth by Unit Type, 2011-2031** | | | **100%** | **0%** | **0%** | | **100%** | |
| **Percentage Household Growth by Unit Type, 2011-2041** | | | **100%** | **0%** | **0%** | | **100%** | |

**Puslinch (Rural)**
**Residential Growth Forecast**

| Year | Population (Excluding Census Undercount) | Population (Including Census Undercount)[1] | Housing Units | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | Singles & Semi-Detached | Multiple Dwellings | Apartments | Other | Total Households | Person Per Unit (PPU) |
| *Mid 2011* | 6,274 | 6,530 | 1,905 | 0 | 0 | 330 | 2,235 | 2.92 |
| *Mid 2016* | 6,763 | 7,040 | 2,062 | 0 | 0 | 330 | 2,392 | 2.94 |
| *Mid 2021* | 7,347 | 7,650 | 2,272 | 0 | 0 | 330 | 2,602 | 2.94 |
| *Mid 2026* | 8,060 | 8,390 | 2,505 | 0 | 0 | 330 | 2,835 | 2.96 |
| *Mid 2031* | 8,274 | 8,610 | 2,595 | 0 | 0 | 330 | 2,925 | 2.94 |
| *Mid 2036* | 8,286 | 8,630 | 2,611 | 0 | 0 | 330 | 2,941 | 2.93 |
| *Mid 2041* | 8,660 | 9,020 | 2,751 | 0 | 0 | 330 | 3,081 | 2.93 |
| **Mid 2011 - Mid 2021** | **1,073** | **1,120** | **367** | **0** | **0** | **0** | **367** | |
| **Mid 2011 - Mid 2031** | **2,000** | **2,080** | **690** | **0** | **0** | **0** | **690** | |
| **Mid 2011 - Mid 2036** | **2,012** | **2,100** | **706** | **0** | **0** | **0** | **706** | |
| **Mid 2011 - Mid 2041** | **2,386** | **2,490** | **846** | **0** | **0** | **0** | **846** | |
| **Percentage Household Growth by Unit Type, 2011-2031** | | | **100%** | **0%** | **0%** | | **100%** | |
| **Percentage Household Growth by Unit Type, 2011-2041** | | | **100%** | **0%** | **0%** | | **100%** | |

**Township of Wellington North**
**Residential Growth Forecast**

| Year | Population (Excluding Census Undercount) | Population (Including Census Undercount)[1] | Housing Units | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | Singles & Semi-Detached | Multiple Dwellings | Apartments | Other | Total Households | Person Per Unit (PPU) |
| *Mid 2001* | 11,305 | 11,770 | 3,140 | 175 | 715 | 120 | 4,150 | 2.84 |
| *Mid 2006* | 11,175 | 11,630 | 3,375 | 215 | 585 | 55 | 4,230 | 2.75 |
| *Mid 2011* | 11,477 | 11,950 | 3,395 | 220 | 665 | 170 | 4,450 | 2.69 |
| *Mid 2016* | 12,000 | 12,490 | 3,536 | 268 | 665 | 170 | 4,639 | 2.69 |
| *Mid 2021* | 12,945 | 13,480 | 3,818 | 305 | 721 | 170 | 5,014 | 2.69 |
| *Mid 2026* | 14,014 | 14,590 | 4,106 | 362 | 760 | 170 | 5,398 | 2.70 |
| *Mid 2031* | 14,999 | 15,610 | 4,350 | 425 | 870 | 170 | 5,815 | 2.68 |
| *Mid 2036* | 16,491 | 17,170 | 4,733 | 507 | 952 | 170 | 6,362 | 2.70 |
| *Mid 2041* | 17,192 | 17,900 | 4,939 | 551 | 996 | 170 | 6,656 | 2.69 |
| **Mid 2001 - Mid 2006** | **-130** | **-140** | **235** | **40** | **-130** | **-65** | **80** | |
| **Mid 2006 - Mid 2011** | **302** | **320** | **20** | **5** | **80** | **115** | **220** | |
| **Mid 2011 - Mid 2021** | **1,468** | **1,530** | **423** | **85** | **56** | **0** | **564** | |
| **Mid 2011 - Mid 2031** | **3,522** | **3,660** | **955** | **205** | **205** | **0** | **1,365** | |
| **Mid 2011 - Mid 2036** | **5,014** | **5,220** | **1,338** | **287** | **287** | **0** | **1,912** | |
| **Mid 2011 - Mid 2041** | **5,715** | **5,950** | **1,544** | **331** | **331** | **0** | **2,206** | |
| **Percentage Household Growth by Unit Type, 2011-2031** | | | **70%** | **15%** | **15%** | | **100%** | |
| **Percentage Household Growth by Unit Type, 2011-2041** | | | **70%** | **15%** | **15%** | | **100%** | |

**Arthur**
**Residential Growth Forecast**

| Year | Population (Excluding Census Undercount) | Population (Including Census Undercount)[1] | Housing Units | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | Singles & Semi-Detached | Multiple Dwellings | Apartments | Other | Total Households | Person Per Unit (PPU) |
| *Mid 2011* | 2,450 | 2,550 | 695 | 75 | 160 | 10 | 940 | 2.71 |
| *Mid 2016* | 2,565 | 2,670 | 720 | 93 | 160 | 10 | 983 | 2.72 |
| *Mid 2021* | 2,751 | 2,860 | 769 | 107 | 174 | 10 | 1,060 | 2.70 |
| *Mid 2026* | 2,971 | 3,090 | 819 | 129 | 184 | 10 | 1,142 | 2.71 |
| *Mid 2031* | 3,182 | 3,310 | 861 | 153 | 211 | 10 | 1,235 | 2.68 |
| *Mid 2036* | 3,552 | 3,700 | 955 | 173 | 232 | 10 | 1,370 | 2.70 |
| *Mid 2041* | 3,522 | 3,670 | 955 | 173 | 232 | 10 | 1,370 | 2.68 |
| **Mid 2011 - Mid 2021** | **301** | **310** | **74** | **32** | **14** | **0** | **120** | |
| **Mid 2011 - Mid 2031** | **732** | **760** | **166** | **78** | **51** | **0** | **295** | |
| **Mid 2011 - Mid 2036** | **1,102** | **1,150** | **260** | **98** | **72** | **0** | **430** | |
| **Mid 2011 - Mid 2041** | **1,072** | **1,120** | **260** | **98** | **72** | **0** | **430** | |
| **Percentage Household Growth by Unit Type, 2011-2031** | | | **56%** | **26%** | **17%** | | **100%** | |
| **Percentage Household Growth by Unit Type, 2011-2041** | | | **60%** | **23%** | **17%** | | **100%** | |

**Mount Forest**
**Residential Growth Forecast**

| Year | Population (Excluding Census Undercount) | Population (Including Census Undercount)[1] | Housing Units | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | Singles & Semi-Detached | Multiple Dwellings | Apartments | Other | Total Households | Person Per Unit (PPU) |
| *Mid 2011* | 4,755 | 4,950 | 1,405 | 145 | 505 | 20 | 2,075 | 2.39 |
| *Mid 2016* | 5,136 | 5,350 | 1,506 | 175 | 505 | 20 | 2,206 | 2.43 |
| *Mid 2021* | 5,833 | 6,070 | 1,707 | 198 | 547 | 20 | 2,472 | 2.46 |
| *Mid 2026* | 6,597 | 6,870 | 1,912 | 233 | 576 | 20 | 2,741 | 2.51 |
| *Mid 2031* | 7,327 | 7,630 | 2,086 | 272 | 659 | 20 | 3,037 | 2.51 |
| *Mid 2036* | 8,210 | 8,550 | 2,292 | 334 | 720 | 20 | 3,366 | 2.54 |
| *Mid 2041* | 8,868 | 9,230 | 2,461 | 378 | 764 | 20 | 3,623 | 2.55 |
| **Mid 2011 - Mid 2021** | **1,078** | **1,120** | **302** | **53** | **42** | **0** | **397** | |
| **Mid 2011 - Mid 2031** | **2,572** | **2,680** | **681** | **127** | **154** | **0** | **962** | |
| **Mid 2011 - Mid 2036** | **3,455** | **3,600** | **887** | **189** | **215** | **0** | **1,291** | |
| **Mid 2011 - Mid 2041** | **4,113** | **4,280** | **1,056** | **233** | **259** | **0** | **1,548** | |
| **Percentage Household Growth by Unit Type, 2011-2031** | | | **71%** | **13%** | **16%** | | **100%** | |
| **Percentage Household Growth by Unit Type, 2011-2041** | | | **68%** | **15%** | **17%** | | **100%** | |

**Wellington North (Rural)**
**Residential Growth Forecast**

| Year | Population (Excluding Census Undercount) | Population (Including Census Undercount)[1] | Housing Units | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | Singles & Semi-Detached | Multiple Dwellings | Apartments | Other | Total Households | Person Per Unit (PPU) |
| *Mid 2011* | 4,272 | 4,450 | 1,295 | 0 | 0 | 140 | 1,435 | 3.10 |
| *Mid 2016* | 4,299 | 4,480 | 1,310 | 0 | 0 | 140 | 1,450 | 3.09 |
| *Mid 2021* | 4,361 | 4,540 | 1,342 | 0 | 0 | 140 | 1,482 | 3.06 |
| *Mid 2026* | 4,448 | 4,630 | 1,375 | 0 | 0 | 140 | 1,515 | 3.06 |
| *Mid 2031* | 4,490 | 4,670 | 1,403 | 0 | 0 | 140 | 1,543 | 3.03 |
| *Mid 2036* | 4,729 | 4,920 | 1,486 | 0 | 0 | 140 | 1,626 | 3.03 |
| *Mid 2041* | 4,802 | 5,000 | 1,523 | 0 | 0 | 140 | 1,663 | 3.01 |
| **Mid 2011 - Mid 2021** | **89** | **90** | **47** | **0** | **0** | **0** | **47** | |
| **Mid 2011 - Mid 2031** | **218** | **220** | **108** | **0** | **0** | **0** | **108** | |
| **Mid 2011 - Mid 2036** | **457** | **470** | **191** | **0** | **0** | **0** | **191** | |
| **Mid 2011 - Mid 2041** | **530** | **550** | **228** | **0** | **0** | **0** | **228** | |
| **Percentage Household Growth by Unit Type, 2011-2031** | | | **100%** | **0%** | **0%** | | **100%** | |
| **Percentage Household Growth by Unit Type, 2011-2041** | | | **100%** | **0%** | **0%** | | **100%** | |

**Wellington Unallocated**
**Residential Growth Forecast**

| Year | Population (Excluding Census Undercount) | Population (Including Census Undercount)[1] | Housing Units | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | Singles & Semi-Detached | Multiple Dwellings | Apartments | Other | Total Households | Person Per Unit (PPU) |
| *Mid 2011* | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.00 |
| *Mid 2016* | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.00 |
| *Mid 2021* | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.00 |
| *Mid 2026* | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.00 |
| *Mid 2031* | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.00 |
| *Mid 2036* | 1,341 | 1,400 | 390 | 36 | 6 | 0 | 432 | 3.24 |
| *Mid 2041* | 3,081 | 3,210 | 898 | 86 | 6 | 0 | 990 | 3.24 |
| **Mid 2011 - Mid 2016** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | |
| **Mid 2011 - Mid 2021** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | |
| **Mid 2011 - Mid 2026** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | |
| **Mid 2011 - Mid 2031** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | |
| **Mid 2011 - Mid 2036** | **1,341** | **1,400** | **390** | **36** | **6** | **0** | **432** | |
| **Mid 2011 - Mid 2041** | **3,081** | **3,210** | **898** | **86** | **6** | **0** | **990** | |
| **Percentage Household Growth by Unit Type, 2011-2031** | | | **0%** | **0%** | **0%** | | **0%** | |
| **Percentage Household Growth by Unit Type, 2011-2041** | | | **91%** | **9%** | **1%** | | **100%** | |

1. Population undercount estimated at approximately 4.1%

# Appendix C – Wellington County Percentage Housing Growth by Geographic Area

# Appendix C – Wellington County Percentage Housing Growth by Geographic Area

| Year | North | Central | South | Total |
|---|---|---|---|---|
| 2011 | 10,520 | 9,945 | 10,725 | 31,190 |
| 2021 | 11,890 | 12,221 | 11,739 | 35,850 |
| 2031 | 13,744 | 15,438 | 13,108 | 42,290 |
| 2041 | 15,552 | 18,692 | 14,496 | 48,740 |

| Year | North | Central | South | Total |
|---|---|---|---|---|
| 2011 | 34% | 32% | 34% | 100% |
| 2021 | 33% | 34% | 33% | 100% |
| 2031 | 32% | 37% | 31% | 100% |
| 2041 | 32% | 38% | 30% | 100% |

North Includes: Mapleton, Minto and Wellington North
South Includes: Erin, Guelph/Eramosa and Puslinch
Central Includes: Centre Wellington

# Appendix D – Wellington County Projected Growth Forecast Comparison

## TABLES FROM WELLINGTON COUNTY OP

**Table 1**
**Wellington County**
**Projected Growth in Wellington County to 2031**

| | 2006 | 2011 | 2016 | 2021 | 2026 | 2031 |
|---|---|---|---|---|---|---|
| *Total Population* [1] | 89,500 | 94,700 | 101,700 | 108,300 | 115,100 | 122,000 |
| *Households* | 30,030 | 32,320 | 34,870 | 37,220 | 39,660 | 42,100 |
| *Total Employment* [2] | 39,200 | 42,300 | 45,700 | 49,100 | 51,600 | 54,000 |

**Table 2**
**Township of Centre Wellington**
**Projected Growth in Wellington County to 2031**

| | 2006 | 2011 | 2016 | 2021 | 2026 | 2031 |
|---|---|---|---|---|---|---|
| *Total Population* [1] | 27,290 | 29,880 | 33,180 | 35,800 | 38,390 | 41,350 |
| *Households* | 9,540 | 10,650 | 11,830 | 12,780 | 13,720 | 14,770 |
| *Total Employment* [2] | 11,320 | 12,950 | 14,720 | 15,590 | 16,460 | 17,330 |

**Urban Centres**

| | 2006 | 2011 | 2016 | 2021 | 2026 | 2031 |
|---|---|---|---|---|---|---|
| ***ELORA-SALEM*** | | | | | | |
| *Total Population* [1] | 6,640 | 7,410 | 8,340 | 9,210 | 10,080 | 10,950 |
| *Households* | 2,320 | 2,630 | 2,970 | 3,280 | 3,600 | 3,920 |
| ***FERGUS*** | | | | | | |
| *Total Population* [1] | 13,430 | 15,260 | 17,520 | 19,170 | 20,790 | 22,760 |
| *Households* | 4,800 | 5,550 | 6,340 | 6,920 | 7,490 | 8,180 |

## TABLES FROM 2014 WELLINGTON COUNTY GROWTH FORECAST UPDATE

**Table 1**
**Wellington County**
**Projected Growth in Wellington County to 2031**

| | 2006 | 2011 | 2016 | 2021 | 2026 | 2031 | 2036 | 2041 | Difference 2011 | Difference 2021 | Difference 2031 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| *Total Population* [1] | 89,500 | 90,900 | 96,000 | 103,800 | 112,900 | 122,000 | 132,000 | 140,000 | -3,800 | -4,500 | 0 |
| *Households* | 30,030 | 31,190 | 33,040 | 35,850 | 38,960 | 42,290 | 45,750 | 48,740 | -1,130 | -1,370 | 190 |
| *Total Employment* [2] | 36,000 | 36,200 | 40,100 | 44,800 | 49,800 | 54,000 | 57,000 | 61,000 | -6,100 | -4,300 | 0 |

**Table 2**
**Township of Centre Wellington**
**Projected Growth in Wellington County to 2031**

| | 2006 | 2011 | 2016 | 2021 | 2026 | 2031 | 2036 | 2041 | Difference 2011 | Difference 2021 | Difference 2031 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| *Total Population* [1] | 27,290 | 27,790 | 30,210 | 34,020 | 37,890 | 43,260 | 48,520 | 52,350 | -2,090 | -1,780 | 1,910 |
| *Households* | 9,540 | 9,945 | 10,895 | 12,220 | 13,570 | 15,440 | 17,245 | 18,690 | -705 | -560 | 670 |
| *Total Employment* [2] | 10,510 | 10,970 | 11,970 | 14,260 | 16,460 | 19,040 | 20,130 | 22,780 | -1,980 | -1,330 | 1,710 |

**Urban Centres**

| | 2006 | 2011 | 2016 | 2021 | 2026 | 2031 | 2036 | 2041 | Difference 2011 | Difference 2021 | Difference 2031 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| ***ELORA-SALEM*** | | | | | | | | | | | |
| *Total Population* [1] | 6,640 | 6,680 | 7,410 | 8,610 | 9,820 | 11,110 | 12,080 | 13,060 | -730 | -600 | 160 |
| *Households* | 2,320 | 2,425 | 2,695 | 3,110 | 3,525 | 3,970 | 4,300 | 4,675 | -205 | -170 | 50 |
| ***FERGUS*** | | | | | | | | | | | |
| *Total Population* [1] | 13,430 | 13,800 | 15,440 | 17,930 | 20,440 | 24,490 | 28,780 | 31,630 | -1,460 | -1,240 | 1,730 |
| *Households* | 4,800 | 5,115 | 5,770 | 6,625 | 7,510 | 8,895 | 10,365 | 11,415 | -435 | -295 | 715 |

## TABLES FROM WELLINGTON COUNTY OP

**Table 3**
**Town of Erin**
**Projected Growth in Wellington County to 2031**

| | 2006 | 2011 | 2016 | 2021 | 2026 | 2031 |
|---|---|---|---|---|---|---|
| *Total Population*[1] | 11,680 | 11,930 | 12,490 | 13,510 | 14,530 | 15,530 |
| *Households* | 3,810 | 3,960 | 4,160 | 4,510 | 4,850 | 5,180 |
| *Total Employment*[2] | 3,550 | 3,590 | 3,780 | 4,600 | 5,020 | 5,460 |

**Urban Centres**

| | 2006 | 2011 | 2016 | 2021 | 2026 | 2031 |
|---|---|---|---|---|---|---|
| ***ERIN (URBAN)*** | | | | | | |
| *Total Population*[1] | 4,260 | 4,280 | 4,480 | 5,150 | 5,830 | 6,480 |
| *Households* | 1,440 | 1,480 | 1,550 | 1,780 | 2,000 | 2,220 |

**Table 4**
**Township of Guelph-Eramosa**
**Projected Growth in Wellington County to 2031**

| | 2006 | 2011 | 2016 | 2021 | 2026 | 2031 |
|---|---|---|---|---|---|---|
| *Total Population*[1] | 12,640 | 13,310 | 14,060 | 14,580 | 15,100 | 15,290 |
| *Households* | 4,070 | 4,340 | 4,590 | 4,770 | 4,940 | 5,020 |
| *Total Employment*[2] | 4,370 | 4,680 | 5,000 | 5,340 | 5,550 | 5,760 |

**Urban Centres**

| | 2006 | 2011 | 2016 | 2021 | 2026 | 2031 |
|---|---|---|---|---|---|---|
| ***ROCKWOOD*** | | | | | | |
| *Total Population*[1] | 3,790 | 4,510 | 5,180 | 5,610 | 6,050 | 6,150 |
| *Households* | 1,310 | 1,540 | 1,750 | 1,880 | 2,020 | 2,060 |

## TABLES FROM 2014 WELLINGTON COUNTY GROWTH FORECAST UPDATE

**Table 3**
**Town of Erin**
**Projected Growth in Wellington County to 2031**

| | 2006 | 2011 | 2016 | 2021 | 2026 | 2031 | 2036 | 2041 | Difference 2011 | Difference 2021 | Difference 2031 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| *Total Population*[1] | 11,680 | 11,890 | 12,350 | 12,590 | 13,910 | 14,940 | 15,080 | 15,320 | -40 | -920 | -590 |
| *Households* | 3,810 | 3,955 | 4,105 | 4,220 | 4,635 | 5,025 | 5,090 | 5,205 | -5 | -290 | -155 |
| *Total Employment*[2] | 3,290 | 3,340 | 3,770 | 4,330 | 4,830 | 5,190 | 5,220 | 5,240 | -250 | -270 | -270 |

**Urban Centres**

| | 2006 | 2011 | 2016 | 2021 | 2026 | 2031 | 2036 | 2041 | Difference 2011 | Difference 2021 | Difference 2031 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| ***ERIN (URBAN)*** | | | | | | | | | | | |
| *Total Population*[1] | 4,260 | 4,360 | 4,340 | 4,310 | 5,090 | 6,250 | 6,220 | 6,180 | 80 | -840 | -230 |
| *Households* | 1,440 | 1,505 | 1,505 | 1,505 | 1,745 | 2,140 | 2,140 | 2,140 | 25 | -275 | -80 |

**Table 4**
**Township of Guelph-Eramosa**
**Projected Growth in Wellington County to 2031**

| | 2006 | 2011 | 2016 | 2021 | 2026 | 2031 | 2036 | 2041 | Difference 2011 | Difference 2021 | Difference 2031 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| *Total Population*[1] | 12,640 | 12,890 | 13,210 | 13,890 | 14,450 | 14,360 | 14,330 | 14,270 | -420 | -690 | -930 |
| *Households* | 4,070 | 4,220 | 4,335 | 4,580 | 4,780 | 4,800 | 4,820 | 4,845 | -120 | -190 | -220 |
| *Total Employment*[2] | 4,690 | 4,500 | 4,820 | 5,100 | 5,420 | 5,410 | 5,610 | 5,800 | -180 | -240 | -350 |

**Urban Centres**

| | 2006 | 2011 | 2016 | 2021 | 2026 | 2031 | 2036 | 2041 | Difference 2011 | Difference 2021 | Difference 2031 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| ***ROCKWOOD*** | | | | | | | | | | | |
| *Total Population*[1] | 3,790 | 4,530 | 4,760 | 5,230 | 5,820 | 5,810 | 5,820 | 5,770 | 20 | -380 | -340 |
| *Households* | 1,310 | 1,595 | 1,670 | 1,825 | 2,020 | 2,040 | 2,060 | 2,060 | 55 | -55 | -20 |

## TABLES FROM WELLINGTON COUNTY OP

**Table 5**
**Township of Mapleton**
**Projected Growth in Wellington County to 2031**

| | 2006 | 2011 | 2016 | 2021 | 2026 | 2031 |
|---|---|---|---|---|---|---|
| *Total Population*[1] | 10,320 | 10,620 | 11,110 | 11,550 | 12,100 | 12,670 |
| *Households* | 2,890 | 3,050 | 3,230 | 3,390 | 3,580 | 3,780 |
| *Total Employment*[2] | 5,020 | 5,230 | 5,460 | 5,740 | 5,930 | 6,110 |

**Urban Centres**

| | 2006 | 2011 | 2016 | 2021 | 2026 | 2031 |
|---|---|---|---|---|---|---|
| ***DRAYTON*** | | | | | | |
| *Total Population*[1] | 1,790 | 2,020 | 2,310 | 2,560 | 2,830 | 3,100 |
| *Households* | 580 | 670 | 760 | 850 | 940 | 1,030 |
| ***MOOREFIELD*** | | | | | | |
| *Total Population*[1] | 490 | 600 | 730 | 850 | 1,060 | 1,270 |
| *Households* | 150 | 190 | 230 | 270 | 340 | 410 |

## TABLES FROM 2014 WELLINGTON COUNTY GROWTH FORECAST UPDATE

**Table 5**
**Township of Mapleton**
**Projected Growth in Wellington County to 2031**

| | 2006 | 2011 | 2016 | 2021 | 2026 | 2031 | 2036 | 2041 | Difference 2011 | Difference 2021 | Difference 2031 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| *Total Population*[1] | 10,320 | 10,400 | 10,890 | 11,610 | 12,190 | 12,720 | 13,620 | 14,230 | -220 | 60 | 50 |
| *Households* | 2,890 | 2,930 | 3,095 | 3,350 | 3,555 | 3,750 | 4,060 | 4,285 | -120 | -40 | -30 |
| *Total Employment*[2] | 3,770 | 4,090 | 4,590 | 5,130 | 5,620 | 5,910 | 6,360 | 6,670 | -1,140 | -610 | -200 |

**Urban Centres**

| | 2006 | 2011 | 2016 | 2021 | 2026 | 2031 | 2036 | 2041 | Difference 2011 | Difference 2021 | Difference 2031 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| ***DRAYTON*** | | | | | | | | | | | |
| *Total Population*[1] | 1,790 | 1,960 | 2,200 | 2,600 | 2,900 | 3,190 | 3,650 | 3,990 | -60 | 40 | 90 |
| *Households* | 580 | 675 | 755 | 870 | 970 | 1,065 | 1,210 | 1,315 | 5 | 20 | 35 |
| ***MOOREFIELD*** | | | | | | | | | | | |
| *Total Population*[1] | 490 | 430 | 610 | 920 | 1,140 | 1,370 | 1,730 | 1,970 | -170 | 70 | 100 |
| *Households* | 150 | 155 | 210 | 295 | 365 | 435 | 545 | 625 | -35 | 25 | 25 |

## TABLES FROM WELLINGTON COUNTY OP

**Table 6**
**Town of Minto**
**Projected Growth in Wellington County to 2031**

| | 2006 | 2011 | 2016 | 2021 | 2026 | 2031 |
|---|---|---|---|---|---|---|
| *Total Population*[1] | 8,910 | 9,320 | 9,900 | 10,450 | 11,050 | 11,640 |
| *Households* | 3,140 | 3,330 | 3,550 | 3,760 | 3,970 | 4,190 |
| *Total Employment*[2] | 3,640 | 3,820 | 4,020 | 4,250 | 4,400 | 4,560 |

**Urban Centres**

| | 2006 | 2011 | 2016 | 2021 | 2026 | 2031 |
|---|---|---|---|---|---|---|
| ***CLIFFORD*** | | | | | | |
| *Total Population*[1] | 800 | 840 | 900 | 960 | 1,060 | 1,160 |
| *Households* | 310 | 330 | 350 | 370 | 400 | 440 |
| ***HARRISTON*** | | | | | | |
| *Total Population*[1] | 2,130 | 2,220 | 2,350 | 2,470 | 2,600 | 2,720 |
| *Households* | 800 | 850 | 900 | 950 | 1,000 | 1,050 |
| ***PALMERSTON*** | | | | | | |
| *Total Population*[1] | 2,760 | 2,980 | 3,260 | 3,530 | 3,790 | 4,060 |
| *Households* | 1,020 | 1,110 | 1,210 | 1,300 | 1,400 | 1,490 |

## TABLES FROM 2014 WELLINGTON COUNTY GROWTH FORECAST UPDATE

**Table 6**
**Town of Minto**
**Projected Growth in Wellington County to 2031**

| | 2006 | 2011 | 2016 | 2021 | 2026 | 2031 | 2036 | 2041 | Difference 2011 | Difference 2021 | Difference 2031 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| *Total Population*[1] | 8,910 | 8,680 | 8,990 | 9,740 | 10,700 | 11,640 | 12,380 | 12,810 | -640 | -710 | 0 |
| *Households* | 3,140 | 3,140 | 3,250 | 3,525 | 3,850 | 4,180 | 4,435 | 4,610 | -190 | -235 | -10 |
| *Total Employment*[2] | 3,610 | 3,730 | 3,830 | 4,070 | 4,310 | 4,630 | 4,900 | 5,130 | -90 | -180 | 70 |

**Urban Centres**

| | 2006 | 2011 | 2016 | 2021 | 2026 | 2031 | 2036 | 2041 | Difference 2011 | Difference 2021 | Difference 2031 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| ***CLIFFORD*** | | | | | | | | | | | |
| *Total Population*[1] | 800 | 820 | 860 | 940 | 1,050 | 1,240 | 1,270 | 1,350 | -20 | -20 | 80 |
| *Households* | 310 | 335 | 350 | 380 | 415 | 480 | 490 | 520 | 5 | 10 | 40 |
| ***HARRISTON*** | | | | | | | | | | | |
| *Total Population*[1] | 2,130 | 2,040 | 2,110 | 2,280 | 2,510 | 2,740 | 3,260 | 3,240 | -180 | -190 | 20 |
| *Households* | 800 | 775 | 800 | 865 | 940 | 1,020 | 1,195 | 1,195 | -75 | -85 | -30 |
| ***PALMERSTON*** | | | | | | | | | | | |
| *Total Population*[1] | 2,760 | 2,720 | 2,860 | 3,200 | 3,620 | 4,140 | 4,310 | 4,660 | -260 | -330 | 80 |
| *Households* | 1,020 | 1,025 | 1,075 | 1,200 | 1,345 | 1,525 | 1,590 | 1,715 | -85 | -100 | 35 |

## TABLES FROM WELLINGTON COUNTY OP

**Table 7**
**Township of Puslinch**
**Projected Growth in Wellington County to 2031**

| | 2006 | 2011 | 2016 | 2021 | 2026 | 2031 |
|---|---|---|---|---|---|---|
| *Total Population*[1] | 7,010 | 7,490 | 8,130 | 8,720 | 9,320 | 9,920 |
| *Households* | 2,340 | 2,520 | 2,730 | 2,920 | 3,100 | 3,290 |
| *Total Employment*[2] | 4,210 | 4,510 | 4,850 | 5,240 | 5,500 | 5,760 |

**Urban Centres**

| | 2006 | 2011 | 2016 | 2021 | 2026 | 2031 |
|---|---|---|---|---|---|---|
| ***ABERFOYLE*** | | | | | | |
| *Total Population*[1] | 210 | 240 | 290 | 330 | 370 | 410 |
| *Households* | 70 | 80 | 100 | 110 | 120 | 130 |
| ***MORRISTON*** | | | | | | |
| *Total Population*[1] | 450 | 460 | 490 | 510 | 530 | 550 |
| *Households* | 150 | 160 | 160 | 170 | 180 | 180 |

## TABLES FROM 2014 WELLINGTON COUNTY GROWTH FORECAST UPDATE

**Table 7**
**Township of Puslinch**
**Projected Growth in Wellington County to 2031**

| | 2006 | 2011 | 2016 | 2021 | 2026 | 2031 | 2036 | 2041 | Difference 2011 | Difference 2021 | Difference 2031 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| *Total Population*[1] | 7,010 | 7,320 | 7,860 | 8,490 | 9,250 | 9,500 | 9,540 | 9,950 | -170 | -230 | -420 |
| *Households* | 2,340 | 2,535 | 2,705 | 2,920 | 3,165 | 3,265 | 3,290 | 3,440 | 15 | 0 | -25 |
| *Total Employment*[2] | 3,940 | 3,550 | 4,020 | 4,340 | 4,770 | 4,880 | 5,160 | 5,630 | -960 | -900 | -880 |

**Urban Centres**

| | 2006 | 2011 | 2016 | 2021 | 2026 | 2031 | 2036 | 2041 | Difference 2011 | Difference 2021 | Difference 2031 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| ***ABERFOYLE*** | | | | | | | | | | | |
| *Total Population*[1] | 210 | 320 | 340 | 330 | 330 | 330 | 330 | 320 | 80 | 0 | -80 |
| *Households* | 70 | 120 | 125 | 125 | 125 | 125 | 125 | 125 | 40 | 15 | -5 |
| ***MORRISTON*** | | | | | | | | | | | |
| *Total Population*[1] | 450 | 460 | 480 | 510 | 530 | 560 | 590 | 620 | 0 | 0 | 10 |
| *Households* | 150 | 180 | 185 | 195 | 205 | 215 | 225 | 235 | 20 | 25 | 35 |

## TABLES FROM WELLINGTON COUNTY OP

**Table 8**
**Township of Wellington North**
**Projected Growth in Wellington County to 2031**

| | 2006 | 2011 | 2016 | 2021 | 2026 | 2031 |
|---|---|---|---|---|---|---|
| *Total Population* [1] | 11,710 | 12,100 | 12,840 | 13,680 | 14,640 | 15,600 |
| *Households* | 4,240 | 4,470 | 4,780 | 5,110 | 5,500 | 5,880 |
| *Total Employment* [2] | 7,130 | 7,470 | 7,860 | 8,370 | 8,700 | 9,020 |

**Urban Centres**

| | 2006 | 2011 | 2016 | 2021 | 2026 | 2031 |
|---|---|---|---|---|---|---|
| ***ARTHUR*** | | | | | | |
| *Total Population* [1] | 2,430 | 2,540 | 2,690 | 2,830 | 3,070 | 3,310 |
| *Households* | 870 | 930 | 990 | 1,050 | 1,160 | 1,260 |
| ***MOUNT FOREST*** | | | | | | |
| *Total Population* [1] | 4,750 | 5,060 | 5,610 | 6,280 | 6,950 | 7,620 |
| *Households* | 1,920 | 2,070 | 2,290 | 2,540 | 2,800 | 3,050 |

**Table 9**
**Unallocated**
**Projected Growth in Wellington County to 2031**

| | 2006 | 2011 | 2016 | 2021 | 2026 | 2031 |
|---|---|---|---|---|---|---|
| *Total Population*[1] | 0 | 0 | 0 | 0 | 0 | 0 |
| *Households* | 0 | 0 | 0 | 0 | 0 | 0 |
| *Total Employment*[2] | 0 | 0 | 0 | 0 | 0 | 0 |

## TABLES FROM 2014 WELLINGTON COUNTY GROWTH FORECAST UPDATE

**Table 8**
**Township of Wellington North**
**Projected Growth in Wellington County to 2031**

| | 2006 | 2011 | 2016 | 2021 | 2026 | 2031 | 2036 | 2041 | Difference 2011 | Difference 2021 | Difference 2031 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| *Total Population* [1] | 11,630 | 11,950 | 12,490 | 13,480 | 14,590 | 15,610 | 17,170 | 17,900 | -150 | -200 | 10 |
| *Households* | 4,240 | 4,450 | 4,640 | 5,015 | 5,400 | 5,815 | 6,360 | 6,655 | -20 | -95 | -65 |
| *Total Employment* [2] | 6,200 | 6,020 | 7,070 | 7,610 | 8,410 | 8,940 | 9,620 | 9,740 | -1,450 | -760 | -80 |

**Urban Centres**

| | 2006 | 2011 | 2016 | 2021 | 2026 | 2031 | 2036 | 2041 | Difference 2011 | Difference 2021 | Difference 2031 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| ***ARTHUR*** | | | | | | | | | | | |
| *Total Population* [1] | 2,430 | 2,550 | 2,670 | 2,860 | 3,090 | 3,310 | 3,700 | 3,670 | 10 | 30 | 0 |
| *Households* | 870 | 940 | 985 | 1,060 | 1,140 | 1,235 | 1,370 | 1,370 | 10 | 10 | -25 |
| ***MOUNT FOREST*** | | | | | | | | | | | |
| *Total Population* [1] | 4,750 | 4,950 | 5,350 | 6,070 | 6,870 | 7,630 | 8,550 | 9,230 | -110 | -210 | 10 |
| *Households* | 1,920 | 2,075 | 2,205 | 2,470 | 2,740 | 3,035 | 3,365 | 3,625 | 5 | -70 | -15 |

**Table 9**
**Unallocated**
**Projected Growth in Wellington County to 2031**

| | 2006 | 2011 | 2016 | 2021 | 2026 | 2031 | 2036 | 2041 | Difference 2011 | Difference 2021 | Difference 2031 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| *Total Population*[1] | 0 | 0 | 0 | 0 | 0 | 0 | 1,340 | 3,080 | 0 | 0 | 0 |
| *Households* | 0 | 0 | 0 | 0 | 0 | 0 | 430 | 990 | 0 | 0 | 0 |
| *Total Employment*[2] | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

# Appendix E – Wellington County Employment Forecast by Area Municipality

**TOWNSHIP OF CENTRE WELLINGTON**
**EMPLOYMENT FORECAST**

| Period | Population (Excluding Net Census Undercount) | Population (Including Net Census Undercount) | Activity Rate | | | | | | | | Employment | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Primary | Work at Home | Industrial | Commercial/ Population Related | Institutional | Total | NFPOW[1] | Total Including NFPOW | Primary | Work at Home | Industrial | Commercial/ Population Related | Institutional | Total | NFPOW [1] | Total Employment (Including NFPOW) |
| **2001** | 24,260 | 25,250 | 0.005 | 0.058 | 0.102 | 0.102 | 0.059 | 0.326 | 0.046 | 0.372 | 125 | 1,400 | 2,470 | 2,480 | 1,440 | 7,915 | 1,120 | 9,035 |
| **2006** | 26,049 | 27,120 | 0.005 | 0.057 | 0.099 | 0.122 | 0.060 | 0.345 | 0.059 | 0.403 | 140 | 1,490 | 2,590 | 3,190 | 1,570 | 8,980 | 1,530 | 10,510 |
| **2011** | 26,693 | 27,790 | 0.009 | 0.062 | 0.098 | 0.109 | 0.076 | 0.354 | 0.057 | 0.411 | 250 | 1,650 | 2,620 | 2,900 | 2,020 | 9,440 | 1,530 | 10,970 |
| **Mid 2016** | 29,020 | 30,210 | 0.008 | 0.063 | 0.098 | 0.109 | 0.075 | 0.353 | 0.059 | 0.412 | 240 | 1,819 | 2,856 | 3,173 | 2,167 | 10,256 | 1,710 | 11,967 |
| **Mid 2021** | 32,680 | 34,020 | 0.007 | 0.064 | 0.116 | 0.113 | 0.079 | 0.379 | 0.057 | 0.436 | 242 | 2,087 | 3,793 | 3,686 | 2,576 | 12,384 | 1,877 | 14,261 |
| **Mid 2026** | 36,393 | 37,890 | 0.007 | 0.065 | 0.121 | 0.121 | 0.081 | 0.395 | 0.057 | 0.452 | 253 | 2,351 | 4,406 | 4,407 | 2,952 | 14,369 | 2,086 | 16,456 |
| **Mid 2031** | 41,559 | 43,260 | 0.007 | 0.064 | 0.124 | 0.126 | 0.080 | 0.400 | 0.058 | 0.458 | 278 | 2,641 | 5,171 | 5,233 | 3,309 | 16,632 | 2,412 | 19,044 |
| **Mid 2036** | 46,609 | 48,520 | 0.006 | 0.064 | 0.113 | 0.125 | 0.073 | 0.380 | 0.051 | 0.432 | 260 | 3,004 | 5,257 | 5,815 | 3,393 | 17,729 | 2,396 | 20,126 |
| **Mid 2041** | 50,290 | 52,350 | 0.006 | 0.068 | 0.115 | 0.128 | 0.078 | 0.395 | 0.058 | 0.453 | 316 | 3,404 | 5,781 | 6,447 | 3,926 | 19,874 | 2,902 | 22,777 |
| **Incremental Change** | | | | | | | | | | | | | | | | | | |
| **2001 - 2006** | 1,789 | 1,870 | 0.000 | -0.001 | -0.002 | 0.020 | 0.001 | 0.018 | 0.013 | 0.031 | 15 | 90 | 120 | 710 | 130 | 1,065 | 410 | 1,475 |
| **2006 - 2011** | 644 | 670 | 0.004 | 0.005 | -0.001 | -0.014 | 0.015 | 0.009 | -0.001 | 0.007 | 110 | 160 | 30 | -290 | 450 | 460 | 0 | 460 |
| **2011 - Mid 2021** | 5,987 | 6,230 | -0.002 | 0.002 | 0.018 | 0.004 | 0.003 | 0.025 | 0.000 | 0.025 | -8 | 437 | 1,173 | 786 | 556 | 2,944 | 347 | 3,291 |
| **2011 - Mid 2031** | 14,866 | 15,470 | -0.003 | 0.002 | 0.026 | 0.017 | 0.004 | 0.047 | 0.001 | 0.047 | 28 | 991 | 2,551 | 2,333 | 1,289 | 7,192 | 882 | 8,074 |
| **2011 - Mid 2041** | 23,597 | 24,560 | -0.003 | 0.006 | 0.017 | 0.020 | 0.002 | 0.042 | 0.000 | 0.042 | 66 | 1,754 | 3,161 | 3,547 | 1,906 | 10,434 | 1,372 | 11,807 |

**TOWN OF ERIN**
**EMPLOYMENT FORECAST**

| Period | Population (Excluding Net Census Undercount) | Population (Including Net Census Undercount) | Activity Rate | | | | | | | | Employment | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Primary | Work at Home | Industrial | Commercial/ Population Related | Institutional | Total | NFPOW[1] | Total Including NFPOW | Primary | Work at Home | Industrial | Commercial/ Population Related | Institutional | Total | NFPOW [1] | Total Employment (Including NFPOW) |
| **2001** | 11,052 | 11,510 | 0.004 | 0.080 | 0.069 | 0.058 | 0.023 | 0.233 | 0.046 | 0.279 | 45 | 880 | 760 | 640 | 250 | 2,575 | 510 | 3,085 |
| **2006** | 11,148 | 11,610 | 0.007 | 0.079 | 0.052 | 0.066 | 0.027 | 0.232 | 0.063 | 0.295 | 75 | 885 | 580 | 740 | 305 | 2,585 | 700 | 3,285 |
| **2011** | 11,418 | 11,890 | 0.005 | 0.073 | 0.057 | 0.065 | 0.031 | 0.231 | 0.061 | 0.292 | 55 | 830 | 655 | 745 | 350 | 2,635 | 700 | 3,335 |
| **Mid 2016** | 11,859 | 12,350 | 0.006 | 0.071 | 0.072 | 0.074 | 0.030 | 0.254 | 0.065 | 0.318 | 70 | 847 | 849 | 883 | 359 | 3,008 | 767 | 3,775 |
| **Mid 2021** | 12,098 | 12,590 | 0.006 | 0.077 | 0.086 | 0.084 | 0.034 | 0.288 | 0.070 | 0.358 | 72 | 931 | 1,040 | 1,021 | 416 | 3,480 | 846 | 4,325 |
| **Mid 2026** | 13,364 | 13,910 | 0.006 | 0.077 | 0.080 | 0.092 | 0.037 | 0.291 | 0.070 | 0.361 | 75 | 1,027 | 1,073 | 1,225 | 490 | 3,889 | 939 | 4,827 |
| **Mid 2031** | 14,350 | 14,940 | 0.005 | 0.078 | 0.077 | 0.092 | 0.037 | 0.289 | 0.072 | 0.362 | 77 | 1,117 | 1,105 | 1,317 | 535 | 4,151 | 1,037 | 5,188 |
| **Mid 2036** | 14,485 | 15,080 | 0.006 | 0.077 | 0.078 | 0.091 | 0.037 | 0.289 | 0.072 | 0.360 | 80 | 1,117 | 1,130 | 1,317 | 535 | 4,179 | 1,037 | 5,217 |
| **Mid 2041** | 14,717 | 15,320 | 0.006 | 0.076 | 0.078 | 0.089 | 0.036 | 0.286 | 0.070 | 0.356 | 82 | 1,117 | 1,155 | 1,317 | 535 | 4,206 | 1,037 | 5,243 |
| **Incremental Change** | | | | | | | | | | | | | | | | | | |
| **2001 - 2006** | 96 | 100 | 0.003 | 0.000 | -0.017 | 0.008 | 0.005 | -0.001 | 0.017 | 0.016 | 30 | 5 | -180 | 100 | 55 | 10 | 190 | 200 |
| **2006 - 2011** | 270 | 280 | -0.002 | -0.007 | 0.005 | -0.001 | 0.003 | -0.001 | -0.001 | -0.003 | -20 | -55 | 75 | 5 | 45 | 50 | 0 | 50 |
| **2011 - Mid 2021** | 680 | 700 | 0.001 | 0.004 | 0.029 | 0.019 | 0.004 | 0.057 | 0.009 | 0.065 | 17 | 101 | 385 | 276 | 66 | 845 | 146 | 990 |
| **2011 - Mid 2031** | 2,932 | 3,050 | 0.001 | 0.005 | 0.020 | 0.027 | 0.007 | 0.058 | 0.011 | 0.069 | 22 | 287 | 450 | 572 | 185 | 1,516 | 337 | 1,853 |
| **2011 - Mid 2041** | 3,299 | 3,430 | 0.001 | 0.003 | 0.021 | 0.024 | 0.006 | 0.055 | 0.009 | 0.064 | 27 | 287 | 500 | 572 | 185 | 1,571 | 337 | 1,908 |

**TOWNSHIP OF GUELPH-ERAMOSA**
**EMPLOYMENT FORECAST**

| Period | Population (Excluding Net Census Undercount) | Population (Including Net Census Undercount) | Activity Rate | | | | | | | | Employment | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Primary | Work at Home | Industrial | Commercial/ Population Related | Institutional | Total | NFPOW[1] | Total Including NFPOW | Primary | Work at Home | Industrial | Commercial/ Population Related | Institutional | Total | NFPOW [1] | Total Employment (Including NFPOW) |
| **2001** | 11,174 | 11,630 | 0.016 | 0.078 | 0.089 | 0.060 | 0.040 | 0.282 | 0.047 | 0.329 | 175 | 875 | 990 | 670 | 445 | 3,155 | 520 | 3,675 |
| **2006** | 12,066 | 12,560 | 0.017 | 0.084 | 0.127 | 0.070 | 0.032 | 0.331 | 0.058 | 0.389 | 210 | 1,010 | 1,535 | 850 | 385 | 3,990 | 700 | 4,690 |
| **2011** | 12,380 | 12,890 | 0.020 | 0.063 | 0.087 | 0.087 | 0.049 | 0.306 | 0.057 | 0.363 | 250 | 780 | 1,075 | 1,075 | 610 | 3,790 | 706 | 4,496 |
| **Mid 2016** | 12,687 | 13,210 | 0.020 | 0.063 | 0.091 | 0.088 | 0.056 | 0.318 | 0.061 | 0.380 | 259 | 798 | 1,159 | 1,112 | 712 | 4,040 | 778 | 4,818 |
| **Mid 2021** | 13,341 | 13,890 | 0.020 | 0.063 | 0.093 | 0.087 | 0.056 | 0.318 | 0.064 | 0.383 | 266 | 843 | 1,239 | 1,159 | 741 | 4,248 | 856 | 5,104 |
| **Mid 2026** | 13,884 | 14,450 | 0.020 | 0.064 | 0.096 | 0.087 | 0.057 | 0.323 | 0.067 | 0.390 | 271 | 883 | 1,335 | 1,206 | 788 | 4,483 | 936 | 5,420 |
| **Mid 2031** | 13,795 | 14,360 | 0.019 | 0.062 | 0.098 | 0.085 | 0.057 | 0.321 | 0.071 | 0.392 | 266 | 856 | 1,351 | 1,175 | 781 | 4,429 | 983 | 5,412 |
| **Mid 2036** | 13,761 | 14,330 | 0.019 | 0.062 | 0.110 | 0.087 | 0.058 | 0.336 | 0.072 | 0.408 | 266 | 854 | 1,514 | 1,197 | 798 | 4,628 | 985 | 5,613 |
| **Mid 2041** | 13,711 | 14,270 | 0.018 | 0.062 | 0.122 | 0.090 | 0.059 | 0.351 | 0.072 | 0.423 | 244 | 853 | 1,677 | 1,237 | 806 | 4,817 | 985 | 5,802 |
| **Incremental Change** | | | | | | | | | | | | | | | | | | |
| **2001 - 2006** | 892 | 930 | 0.002 | 0.005 | 0.039 | 0.010 | -0.008 | 0.048 | 0.011 | 0.060 | 35 | 135 | 545 | 180 | -60 | 835 | 180 | 1,015 |
| **2006 - 2011** | 314 | 330 | 0.003 | -0.021 | -0.040 | 0.016 | 0.017 | -0.025 | -0.001 | -0.026 | 40 | -230 | -460 | 225 | 225 | -200 | 6 | -194 |
| **2011 - Mid 2021** | 961 | 1,000 | 0.000 | 0.000 | 0.006 | 0.000 | 0.006 | 0.012 | 0.007 | 0.019 | 16 | 63 | 164 | 84 | 131 | 458 | 151 | 609 |
| **2011 - Mid 2031** | 1,415 | 1,470 | -0.001 | -0.001 | 0.011 | -0.002 | 0.007 | 0.015 | 0.014 | 0.029 | 16 | 76 | 276 | 100 | 171 | 639 | 277 | 916 |
| **2011 - Mid 2041** | 1,331 | 1,380 | -0.002 | -0.001 | 0.035 | 0.003 | 0.010 | 0.045 | 0.015 | 0.060 | -6 | 73 | 602 | 162 | 196 | 1,027 | 279 | 1,306 |

**TOWNSHIP OF MAPLETON**
**EMPLOYMENT FORECAST**

| Period | Population (Excluding Net Census Undercount) | Population (Including Net Census Undercount) | Activity Rate | | | | | | | | Employment | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Primary | Work at Home | Industrial | Commercial/ Population Related | Institutional | Total | NFPOW[1] | Total Including NFPOW | Primary | Work at Home | Industrial | Commercial/ Population Related | Institutional | Total | NFPOW [1] | Total Employment (Including NFPOW) |
| **2001** | 9,303 | 9,680 | 0.015 | 0.177 | 0.094 | 0.045 | 0.018 | 0.348 | 0.046 | 0.394 | 135 | 1,650 | 870 | 420 | 165 | 3,240 | 430 | 3,670 |
| **2006** | 9,851 | 10,250 | 0.026 | 0.145 | 0.087 | 0.042 | 0.022 | 0.323 | 0.060 | 0.383 | 255 | 1,430 | 860 | 415 | 220 | 3,180 | 590 | 3,770 |
| **2011** | 9,989 | 10,400 | 0.027 | 0.150 | 0.106 | 0.039 | 0.029 | 0.350 | 0.059 | 0.409 | 265 | 1,500 | 1,060 | 385 | 290 | 3,500 | 590 | 4,090 |
| **Mid 2016** | 10,462 | 10,890 | 0.025 | 0.154 | 0.120 | 0.048 | 0.030 | 0.377 | 0.062 | 0.439 | 259 | 1,610 | 1,256 | 501 | 315 | 3,941 | 648 | 4,589 |
| **Mid 2021** | 11,152 | 11,610 | 0.024 | 0.161 | 0.130 | 0.050 | 0.031 | 0.395 | 0.064 | 0.460 | 267 | 1,793 | 1,445 | 553 | 350 | 4,408 | 717 | 5,125 |
| **Mid 2026** | 11,706 | 12,190 | 0.024 | 0.172 | 0.130 | 0.053 | 0.034 | 0.412 | 0.068 | 0.480 | 276 | 2,009 | 1,522 | 621 | 395 | 4,823 | 794 | 5,617 |
| **Mid 2031** | 12,216 | 12,720 | 0.023 | 0.173 | 0.124 | 0.060 | 0.035 | 0.416 | 0.068 | 0.484 | 286 | 2,110 | 1,515 | 732 | 433 | 5,076 | 831 | 5,907 |
| **Mid 2036** | 13,080 | 13,620 | 0.022 | 0.171 | 0.128 | 0.062 | 0.035 | 0.418 | 0.069 | 0.487 | 286 | 2,240 | 1,670 | 814 | 453 | 5,463 | 901 | 6,364 |
| **Mid 2041** | 13,666 | 14,230 | 0.021 | 0.170 | 0.130 | 0.062 | 0.036 | 0.418 | 0.070 | 0.488 | 284 | 2,323 | 1,772 | 849 | 488 | 5,716 | 954 | 6,670 |
| **Incremental Change** | | | | | | | | | | | | | | | | | | |
| **2001 - 2006** | 548 | 570 | 0.011 | -0.032 | -0.006 | -0.003 | 0.005 | -0.025 | 0.014 | -0.012 | 120 | -220 | -10 | -5 | 55 | -60 | 160 | 100 |
| **2006 - 2011** | 138 | 150 | 0.001 | 0.005 | 0.019 | -0.004 | 0.007 | 0.028 | -0.001 | 0.027 | 10 | 70 | 200 | -30 | 70 | 320 | 0 | 320 |
| **2011 - Mid 2021** | 1,163 | 1,210 | -0.003 | 0.011 | 0.023 | 0.011 | 0.002 | 0.045 | 0.005 | 0.050 | 2 | 293 | 385 | 168 | 60 | 908 | 127 | 1,035 |
| **2011 - Mid 2031** | 2,227 | 2,320 | -0.003 | 0.023 | 0.018 | 0.021 | 0.006 | 0.065 | 0.009 | 0.074 | 21 | 610 | 455 | 347 | 143 | 1,576 | 241 | 1,817 |
| **2011 - Mid 2041** | 3,677 | 3,830 | -0.006 | 0.020 | 0.024 | 0.024 | 0.007 | 0.068 | 0.011 | 0.079 | 19 | 823 | 712 | 464 | 198 | 2,216 | 364 | 2,580 |

**TOWN OF MINTO**
**EMPLOYMENT FORECAST**

| Period | Population (Excluding Net Census Undercount) | Population (Including Net Census Undercount) | Activity Rate | | | | | | | | Employment | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Primary | Work at Home | Industrial | Commercial/ Population Related | Institutional | Total | NFPOW[1] | Total Including NFPOW | Primary | Work at Home | Industrial | Commercial/ Population Related | Institutional | Total | NFPOW [1] | Total Employment (Including NFPOW) |
| **2001** | 8,164 | 8,500 | 0.025 | 0.094 | 0.050 | 0.091 | 0.061 | 0.320 | 0.047 | 0.367 | 205 | 765 | 405 | 745 | 495 | 2,615 | 380 | 2,995 |
| **2006** | 8,504 | 8,850 | 0.029 | 0.081 | 0.091 | 0.095 | 0.068 | 0.365 | 0.060 | 0.425 | 250 | 690 | 770 | 810 | 580 | 3,100 | 510 | 3,610 |
| **2011** | 8,334 | 8,680 | 0.019 | 0.082 | 0.119 | 0.094 | 0.073 | 0.385 | 0.062 | 0.448 | 155 | 680 | 990 | 780 | 605 | 3,210 | 520 | 3,730 |
| **Mid 2016** | 8,637 | 8,990 | 0.015 | 0.079 | 0.115 | 0.095 | 0.073 | 0.378 | 0.065 | 0.443 | 133 | 685 | 995 | 822 | 630 | 3,263 | 564 | 3,827 |
| **Mid 2021** | 9,354 | 9,740 | 0.015 | 0.079 | 0.110 | 0.092 | 0.072 | 0.368 | 0.067 | 0.435 | 138 | 735 | 1,032 | 864 | 675 | 3,444 | 628 | 4,073 |
| **Mid 2026** | 10,277 | 10,700 | 0.014 | 0.076 | 0.104 | 0.088 | 0.070 | 0.352 | 0.068 | 0.420 | 142 | 783 | 1,067 | 905 | 719 | 3,617 | 696 | 4,313 |
| **Mid 2031** | 11,177 | 11,640 | 0.013 | 0.078 | 0.104 | 0.082 | 0.068 | 0.345 | 0.069 | 0.414 | 147 | 873 | 1,162 | 920 | 759 | 3,861 | 767 | 4,627 |
| **Mid 2036** | 11,889 | 12,380 | 0.013 | 0.075 | 0.105 | 0.080 | 0.068 | 0.341 | 0.071 | 0.412 | 156 | 892 | 1,248 | 951 | 807 | 4,054 | 844 | 4,898 |
| **Mid 2041** | 12,310 | 12,810 | 0.012 | 0.074 | 0.114 | 0.079 | 0.066 | 0.346 | 0.071 | 0.417 | 152 | 915 | 1,403 | 975 | 817 | 4,262 | 869 | 5,131 |
| **Incremental Change** | | | | | | | | | | | | | | | | | | |
| **2001 - 2006** | 340 | 350 | 0.004 | -0.013 | 0.041 | 0.004 | 0.008 | 0.044 | 0.013 | 0.058 | 45 | -75 | 365 | 65 | 85 | 485 | 130 | 615 |
| **2006 - 2011** | -170 | -170 | -0.011 | 0.000 | 0.028 | -0.002 | 0.004 | 0.021 | 0.002 | 0.023 | -95 | -10 | 220 | -30 | 25 | 110 | 10 | 120 |
| **2011 - Mid 2021** | 1,020 | 1,060 | -0.004 | -0.003 | -0.008 | -0.001 | 0.000 | -0.017 | 0.005 | -0.012 | -17 | 55 | 42 | 84 | 70 | 234 | 108 | 343 |
| **2011 - Mid 2031** | 2,843 | 2,960 | -0.005 | -0.004 | -0.015 | -0.011 | -0.005 | -0.040 | 0.006 | -0.034 | -8 | 193 | 172 | 140 | 154 | 651 | 247 | 897 |
| **2011 - Mid 2041** | 3,976 | 4,130 | -0.006 | -0.007 | -0.005 | -0.014 | -0.006 | -0.039 | 0.008 | -0.031 | -3 | 235 | 413 | 195 | 212 | 1,052 | 349 | 1,401 |

**TOWNSHIP OF PUSLINCH**
**EMPLOYMENT FORECAST**

| Period | Population (Excluding Net Census Undercount) | Population (Including Net Census Undercount) | Activity Rate | | | | | | | | Employment | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Primary | Work at Home | Industrial | Commercial/ Population Related | Institutional | Total | NFPOW[1] | Total Including NFPOW | Primary | Work at Home | Industrial | Commercial/ Population Related | Institutional | Total | NFPOW [1] | Total Employment (Including NFPOW) |
| **2001** | 5,885 | 6,130 | 0.010 | 0.077 | 0.293 | 0.113 | 0.025 | 0.518 | 0.046 | 0.564 | 60 | 455 | 1,725 | 665 | 145 | 3,050 | 272 | 3,322 |
| **2006** | 6,689 | 6,960 | 0.017 | 0.073 | 0.335 | 0.093 | 0.016 | 0.534 | 0.055 | 0.589 | 115 | 485 | 2,240 | 620 | 110 | 3,570 | 370 | 3,940 |
| **2011** | 7,029 | 7,320 | 0.015 | 0.062 | 0.265 | 0.092 | 0.018 | 0.452 | 0.053 | 0.505 | 105 | 435 | 1,860 | 650 | 130 | 3,180 | 370 | 3,550 |
| **Mid 2016** | 7,553 | 7,860 | 0.015 | 0.063 | 0.294 | 0.086 | 0.018 | 0.477 | 0.055 | 0.532 | 116 | 476 | 2,224 | 651 | 138 | 3,605 | 412 | 4,017 |
| **Mid 2021** | 8,151 | 8,490 | 0.014 | 0.063 | 0.293 | 0.088 | 0.019 | 0.477 | 0.055 | 0.533 | 118 | 513 | 2,388 | 717 | 152 | 3,889 | 452 | 4,341 |
| **Mid 2026** | 8,887 | 9,250 | 0.014 | 0.063 | 0.293 | 0.091 | 0.019 | 0.480 | 0.056 | 0.536 | 122 | 559 | 2,604 | 812 | 169 | 4,266 | 500 | 4,766 |
| **Mid 2031** | 9,125 | 9,500 | 0.013 | 0.061 | 0.292 | 0.092 | 0.019 | 0.477 | 0.058 | 0.535 | 120 | 558 | 2,661 | 841 | 174 | 4,354 | 527 | 4,881 |
| **Mid 2036** | 9,164 | 9,540 | 0.013 | 0.059 | 0.322 | 0.093 | 0.019 | 0.505 | 0.058 | 0.563 | 121 | 537 | 2,948 | 852 | 174 | 4,632 | 529 | 5,161 |
| **Mid 2041** | 9,556 | 9,950 | 0.012 | 0.059 | 0.352 | 0.091 | 0.019 | 0.532 | 0.057 | 0.589 | 114 | 560 | 3,361 | 867 | 182 | 5,084 | 548 | 5,632 |
| **Incremental Change** | | | | | | | | | | | | | | | | | | |
| **2001 - 2006** | 804 | 830 | 0.007 | -0.005 | 0.042 | -0.020 | -0.008 | 0.015 | 0.009 | 0.025 | 55 | 30 | 515 | -45 | -35 | 520 | 98 | 618 |
| **2006 - 2011** | 340 | 360 | -0.002 | -0.011 | -0.070 | 0.000 | 0.002 | -0.081 | -0.003 | -0.084 | -10 | -50 | -380 | 30 | 20 | -390 | 0 | -390 |
| **2011 - Mid 2021** | 1,122 | 1,170 | 0.000 | 0.001 | 0.028 | -0.004 | 0.000 | 0.025 | 0.003 | 0.027 | 13 | 78 | 528 | 67 | 22 | 709 | 82 | 791 |
| **2011 - Mid 2031** | 2,096 | 2,180 | -0.002 | -0.001 | 0.027 | 0.000 | 0.001 | 0.025 | 0.005 | 0.030 | 15 | 123 | 801 | 191 | 44 | 1,174 | 157 | 1,331 |
| **2011 - Mid 2041** | 2,527 | 2,630 | -0.003 | -0.003 | 0.087 | -0.002 | 0.001 | 0.080 | 0.005 | 0.084 | 9 | 125 | 1,501 | 217 | 52 | 1,904 | 178 | 2,082 |

**TOWNSHIP OF WELLINGTON NORTH**
**EMPLOYMENT FORECAST**

| Period | Population (Excluding Net Census Undercount) | Population (Including Net Census Undercount) | Activity Rate | | | | | | | | Employment | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Primary | Work at Home | Industrial | Commercial/ Population Related | Institutional | Total | NFPOW[1] | Total Including NFPOW | Primary | Work at Home | Industrial | Commercial/ Population Related | Institutional | Total | NFPOW [1] | Total Employment (Including NFPOW) |
| **2001** | 11,305 | 11,770 | 0.008 | 0.082 | 0.168 | 0.124 | 0.066 | 0.448 | 0.046 | 0.494 | 95 | 925 | 1,900 | 1,400 | 745 | 5,065 | 520 | 5,585 |
| **2006** | 11,175 | 11,630 | 0.020 | 0.072 | 0.197 | 0.133 | 0.068 | 0.491 | 0.064 | 0.554 | 220 | 805 | 2,205 | 1,490 | 765 | 5,485 | 710 | 6,195 |
| **2011** | 11,477 | 11,950 | 0.024 | 0.086 | 0.162 | 0.109 | 0.081 | 0.463 | 0.062 | 0.525 | 280 | 990 | 1,855 | 1,255 | 930 | 5,310 | 710 | 6,020 |
| **Mid 2016** | 12,000 | 12,490 | 0.028 | 0.093 | 0.193 | 0.128 | 0.083 | 0.524 | 0.066 | 0.589 | 333 | 1,110 | 2,321 | 1,533 | 990 | 6,287 | 786 | 7,073 |
| **Mid 2021** | 12,945 | 13,480 | 0.027 | 0.096 | 0.186 | 0.135 | 0.076 | 0.521 | 0.067 | 0.588 | 344 | 1,244 | 2,412 | 1,753 | 987 | 6,740 | 873 | 7,613 |
| **Mid 2026** | 14,014 | 14,590 | 0.025 | 0.105 | 0.181 | 0.145 | 0.075 | 0.532 | 0.069 | 0.600 | 356 | 1,469 | 2,542 | 2,036 | 1,045 | 7,449 | 966 | 8,415 |
| **Mid 2031** | 14,999 | 15,610 | 0.024 | 0.098 | 0.182 | 0.150 | 0.071 | 0.525 | 0.071 | 0.596 | 367 | 1,472 | 2,729 | 2,246 | 1,061 | 7,876 | 1,065 | 8,941 |
| **Mid 2036** | 16,491 | 17,170 | 0.023 | 0.098 | 0.173 | 0.149 | 0.070 | 0.513 | 0.070 | 0.583 | 379 | 1,616 | 2,853 | 2,462 | 1,150 | 8,461 | 1,161 | 9,622 |
| **Mid 2041** | 17,192 | 17,900 | 0.022 | 0.096 | 0.165 | 0.149 | 0.065 | 0.497 | 0.070 | 0.567 | 378 | 1,650 | 2,841 | 2,555 | 1,121 | 8,545 | 1,199 | 9,745 |
| | | | | | | | | *- | | | | | | | | | | |
| **2001 - 2006** | -130 | -140 | 0.011 | -0.010 | 0.029 | 0.009 | 0.003 | 0.043 | 0.018 | 0.060 | 125 | -120 | 305 | 90 | 20 | 420 | 190 | 610 |
| **2006 - 2011** | 302 | 320 | 0.005 | 0.014 | -0.036 | -0.024 | 0.013 | -0.028 | -0.002 | -0.030 | 60 | 185 | -350 | -235 | 165 | -175 | 0 | -175 |
| **2011 - Mid 2021** | 1,468 | 1,530 | 0.002 | 0.010 | 0.025 | 0.026 | -0.005 | 0.058 | 0.006 | 0.064 | 64 | 254 | 557 | 498 | 57 | 1,430 | 163 | 1,593 |
| **2011 - Mid 2031** | 3,522 | 3,660 | 0.000 | 0.012 | 0.020 | 0.040 | -0.010 | 0.062 | 0.009 | 0.072 | 87 | 482 | 874 | 991 | 131 | 2,566 | 355 | 2,921 |
| **2011 - Mid 2041** | 5,715 | 5,950 | -0.002 | 0.010 | 0.004 | 0.039 | -0.016 | 0.034 | 0.008 | 0.042 | 98 | 660 | 986 | 1,300 | 191 | 3,235 | 489 | 3,725 |

**COUNTY OF WELLINGTON**
**EMPLOYMENT FORECAST**

| Period | Population (Excluding Net Census Undercount) | Population (Including Net Census Undercount) | Total Activity Rate | | | | | | | | Employment | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Primary | Work at Home | Industrial | Commercial/ Population Related | Institutional | Total | NFPOW[1] | Total Including NFPOW | Primary | Work at Home | Industrial | Commercial/ Population Related | Institutional | Total | NFPOW [1] | Total Employment (Including NFPOW) |
| **2001** | 81,100 | 84,400 | 0.010 | 0.086 | 0.112 | 0.087 | 0.045 | 0.341 | 0.046 | 0.387 | 840 | 6,950 | 9,120 | 7,020 | 3,685 | 27,615 | 3,750 | 31,365 |
| **2006** | 85,500 | 89,000 | 0.015 | 0.079 | 0.126 | 0.095 | 0.046 | 0.361 | 0.060 | 0.421 | 1,265 | 6,795 | 10,780 | 8,115 | 3,935 | 30,890 | 5,110 | 36,000 |
| **2011** | 87,300 | 90,900 | 0.016 | 0.079 | 0.116 | 0.089 | 0.057 | 0.356 | 0.059 | 0.415 | 1,360 | 6,865 | 10,115 | 7,790 | 4,935 | 31,065 | 5,130 | 36,195 |
| **Mid 2016** | 92,200 | 96,000 | 0.015 | 0.080 | 0.126 | 0.094 | 0.058 | 0.373 | 0.061 | 0.435 | 1,410 | 7,344 | 11,660 | 8,674 | 5,312 | 34,400 | 5,665 | 40,065 |
| **Mid 2021** | 99,700 | 103,800 | 0.015 | 0.082 | 0.134 | 0.098 | 0.059 | 0.387 | 0.063 | 0.450 | 1,448 | 8,145 | 13,349 | 9,754 | 5,896 | 38,592 | 6,249 | 44,842 |
| **Mid 2026** | 108,500 | 112,900 | 0.014 | 0.084 | 0.134 | 0.103 | 0.060 | 0.395 | 0.064 | 0.459 | 1,495 | 9,082 | 14,549 | 11,212 | 6,558 | 42,896 | 6,917 | 49,812 |
| **Mid 2031** | 117,200 | 122,000 | 0.013 | 0.082 | 0.134 | 0.107 | 0.060 | 0.396 | 0.065 | 0.461 | 1,540 | 9,627 | 15,693 | 12,466 | 7,052 | 46,378 | 7,622 | 54,000 |
| **Mid 2036** | 126,800 | 132,000 | 0.012 | 0.081 | 0.131 | 0.106 | 0.057 | 0.388 | 0.062 | 0.450 | 1,547 | 10,260 | 16,620 | 13,408 | 7,311 | 49,146 | 7,854 | 57,000 |
| **Mid 2041** | 134,500 | 140,000 | 0.012 | 0.080 | 0.134 | 0.106 | 0.058 | 0.391 | 0.063 | 0.454 | 1,571 | 10,823 | 17,991 | 14,247 | 7,874 | 52,506 | 8,494 | 61,000 |
| | | | | | | | | Incremental Change | | | | | | | | | | |
| **2001 - 2006** | 4,400 | 4,600 | 0.004 | -0.006 | 0.014 | 0.008 | 0.001 | 0.021 | 0.014 | 0.034 | 425 | -155 | 1,660 | 1,095 | 250 | 3,275 | 1,360 | 4,635 |
| **2006 - 2011** | 1,800 | 1,900 | 0.001 | -0.001 | -0.010 | -0.006 | 0.011 | -0.005 | -0.001 | -0.006 | 95 | 70 | -665 | -325 | 1,000 | 175 | 20 | 195 |
| **2011 - Mid 2021** | 12,400 | 12,900 | -0.001 | 0.003 | 0.018 | 0.009 | 0.003 | 0.031 | 0.004 | 0.035 | 88 | 1,280 | 3,234 | 1,964 | 961 | 7,527 | 1,119 | 8,647 |
| **2011 - Mid 2031** | 29,900 | 31,100 | -0.002 | 0.004 | 0.018 | 0.018 | 0.004 | 0.040 | 0.006 | 0.046 | 180 | 2,762 | 5,578 | 4,676 | 2,117 | 15,313 | 2,492 | 17,805 |
| **2011 - Mid 2041** | 47,200 | 49,100 | -0.004 | 0.002 | 0.018 | 0.017 | 0.002 | 0.035 | 0.004 | 0.039 | 211 | 3,958 | 7,876 | 6,457 | 2,939 | 21,441 | 3,364 | 24,805 |

1. Statistics Canada defines no fixed place of work (NFPOW) employees as "persons who do not go from home to the same work place location at the beginning of each shift". Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.

COUNTY OF WELLINGTON

# COMMITTEE REPORT

**To:** Chair and Members of the Planning Committee
**From:** Mark Paoli, Manager of Policy Planning
**Date:** May 14, 2015
**Subject:** **COMMENTS ON PROVINCIAL PLANNING INITIATIVES (PD2015-16)**

## 1.0 Background:

In recent months, the province has circulated a number of proposals to improve the planning process:

- an initial discussion document on the coordinated review of: the Growth Plan for the Greater Golden Horseshoe (the Growth Plan); the Greenbelt Plan; the Niagara Escarpment Plan; and the Oak Ridges Moraine Conservation Plan;
- Bill 73 the proposed Smart Growth for Our Communities Act;
- Draft Guidelines on permitted uses in Prime Agricultural Areas; and
- Draft changes to the Minimum Distance Separation (MDS) Guidelines.

This report is to provide staff comments on these initiatives.

## 2.0 Provincial Plan Review:

The provincial plans that apply to Wellington County are the Growth Plan and the Greenbelt Plan. The review will have two phases. The current phase is to gather input on how to strengthen the plans and make them work together better, and on what parts are working well and should not change. The second phase will involve comments on draft amendments that the province will prepare and circulate. Staff reviewed the discussion paper and raise the following points:

2.1 The discussion paper asks:

- "How can the plans be strengthened to ensure our communities make best use of key infrastructure such as transit, roads, sewers and water?" and

- "How can the plans better support the development of communities that attract workers and the businesses that employ them?"

Wellington County is diverse, with a number of different market areas that have different kinds of economic opportunities and different levels of provincial and municipal infrastructure investment planned and in the ground. Under the current Plans, due to an apparent surplus of employment lands when budgeted on a County-wide basis, the County and local municipalities are unable to respond to local growth pressures by designating new employment lands.

The County has an employment lands surplus that is largely a product of Official Plans approved by the province decades ago under a much different policy regime. It is widely recognized that employment lands are not easily replaced as they have more specialized location requirements than residential lands. The current 20-year maximum on employment land use designations does not reflect the need to identify and protect these lands on a longer term basis as a strategic resource.

*The Growth Plan should be strengthened by providing a longer time frame for assessing the need for employment land designations, and by recognizing well located employment lands as a community resource requiring protection.*

2.2 The discussion paper asks "How can the plans better support the long term protection of agricultural lands, water and natural areas?" A further question posed under this heading is:

- "Where are the opportunities to expand the Greenbelt both within urban areas, such as urban river valleys, and in rural areas beyond the Greater Toronto Area?"

The question should be: Is expansion of the Greenbelt necessary and appropriate? The Greenbelt Plan was established primarily to contain growth pressures from the Greater Toronto Area and Hamilton, and this is why the outer boundary was based on Lake Ontario watersheds.

*The Greenbelt Plan is doing its intended job reasonably well, and we see no rationale for expanding beyond its current boundary in Wellington County.*

2.3 The discussion paper asks "How can the implementation of the plans be improved?" Further questions posed under this heading are:

- "Are there opportunities to better align key components of the plans with each other, and with other provincial initiatives? Are there ways to reduce overlap and duplication?" and

- "Do the plans appropriately distinguish between urban and rural communities? "

The Greenbelt Plan and Growth Plan overlap with the 2014 Provincial Policy Statement (PPS) in policy areas that in our view are beyond the core purposes of these plans. Examples include the Mineral Aggregate Resources and 'Culture of Conservation' policies in the Growth Plan, and the Parkland, Open Space and Trails policies in the Greenbelt Plan.

*The Plans should narrow their focus to reduce overlap with the 2014 PPS and, by extension, with Official Plans that will be amended to be consistent with the 2014 PPS.*

In terms of overlap between the Plans, we note that both Plans deal with settlement expansions. Settlement expansions in the Growth Plan involve a municipal comprehensive review that is required to consider servicing matters along with broader planning considerations. Settlement boundaries in the Greenbelt Plan (referred to as Towns/Villages) were essentially frozen with two exceptions. One of the exceptions is the current 10 year review policy which provides for modest expansion, but only on municipal sewage and water systems.

This limiting of expansion in the Greenbelt:

- is inconsistent with the comprehensive approach in the Growth Plan, and takes a key growth management tool out of the hands of municipal Councils where it belongs, and

- fails to recognize that in certain rural settlements like Morriston, private sewage and water systems are the only option for development, and that such settlements should have the flexibility to serve as growth nodes when needed.

*Therefore, the Growth Plan and the Greenbelt Plan settlement expansion components are not aligned and the Greenbelt Plan does not appropriately distinguish between the different challenges of managing growth in urban and rural communities. Settlement expansion should be governed by the Growth Plan and implemented by the Official Plan; this is already the case with other key growth management policies such as forecasts, intensification, and greenfield densities.*

## 3.0 Bill 73 – Smart Growth for Our Communities Act:

The overall purposes of Bill 73 are to:

- enhance municipal transparency and accountability;
- provide certainty and stability while reducing costs; and
- support investment in growth related infrastructure.

The Bill introduces a number of changes to both the *Planning Act* and the *Development Charges Act*.

### 3.1 Planning Act changes

While there are a number of provisions that would result in administrative changes, and others that may be convenient as they would reduce appeals on provincial issues (which we note is questionable in terms of enhancing transparency), our comments focus on two main areas: planning advisory committees; and notices.

**Planning Advisory Committee**

A planning advisory committee is optional for municipalities in the current *Planning Act*. This would continue to be the case for lower-tier municipalities. An upper-tier council on the other hand, shall appoint a Planning Advisory Committee, which shall include a minimum of one resident of the municipality who is not a member of Council or an employee of the municipality. This is an unnecessary intrusion into municipal governance.

The planning process has a number of mandatory as well as informal opportunities for public input. Public input often reflects competing and/or private interests, and it is the elected Council's job to weigh the input against the broader community interest. Although there may be benefits of an advisory committee with public members in some communities, the existing County Planning Committee structure appears to be working.

*The mandatory addition of unelected individuals is a concern in principle, and we do not see how this would make the decisions more transparent in practice. The current optional provisions in the Planning Act should be retained.*

**Notices of Decision or Adoption**

A number of new sections would require Notices to contain a brief explanation of the effect, if any, that the written and oral submissions made at the public meeting or before Council made its decision, had on the decision. This will pose major difficulties for applications with multiple issues and trade-offs as it is often impossible to document what weight was given to the various submissions. Further, it is not clear who gets to decide what input had an effect, and what that effect was.

The notion that the effect of submissions can be captured in a brief statement actually discounts the role of public input, and ignores the practical reality that deliberations at Council on planning issues can be quite complex. Moreover, we do not see how an oversimplified statement about public input contributes to greater transparency.

*The provisions requiring Notices to contain a brief explanation of the effect, if any, that written and oral submissions made at the public meeting or before Council made its decision, had on the decision, should be removed.*

**3.2 Development Charges Act changes:**
Treasury staff reviewed Bill 73 and offered the following comments:

- Beyond removing the 10% mandatory deduction for transit (which doesn't impact Wellington County) the list of eligible expense categories should have been expanded to include more categories, including hospital expansion. This is not consistent with the purpose to support investment in growth related infrastructure and doesn't appear to assist rural municipalities in particular.

- New requirements to explore and/or develop "area specific charges" (or area rating) are not clear and the potential implications of these requirements are unknown.

- Additional requirements for: enhanced Asset Management reporting and an enhanced Annual Report from the Treasurer appear to be administratively burdensome and could increase costs, rather than create an opportunity to recover more growth related costs as intended.

## 4.0 Guidelines on Permitted Uses in Prime Agricultural Areas:

There are a number of changes and new terminology in the 2014 PPS sections on permitted uses in prime agricultural areas. The guidelines, according to the introduction, "are meant to complement, be consistent with, and explain the intent of the PPS policies and definitions." *We hope that this purpose is maintained, as our overall concern with these guidelines is that they should not have the same force as the PPS.*

In terms of the technical content of the guidelines, we have two main concerns:

**Agriculture-related Uses**
In the explanation and examples of "agriculture-related uses", the guidelines state that "Commercial and Industrial operations must, as a primary activity, sell their products and/or services to farm operations to meet this criterion" and provide a number of examples, including:

- Local farm product retailers (selling products like wine, cider, fruits, vegetables and meat)
- Farmers' market selling local produce
- Winery using local grapes
- Abattoir processing and selling local meat
- Auction for local produce

We understand that the businesses cited above are providing services to farm operations by processing farm products and/or making them available for sale, and we support this interpretation; however, we see potential confusion as some users of the guidelines may question this as the people buying the goods are unlikely to be farmers.

*The guidelines should elaborate upon and clarify the relationship between these kinds of businesses and farms in the community.*

**On-Farm Diversified Uses – 'limited in area' criterion**
The PPS allows on-farm diversified uses and the policy and definitions set out certain criteria; one of these is that the use is 'limited in area'. The guidelines set out 2% of the farm parcel, up to a maximum coverage of 1 ha, as the basis to determine whether a use would meet the 'limited in area' criterion. Aside from the fact that we question the approach, the larger point is that this part of the guidelines is overly detailed and prescriptive.

*The determination of 'limited in area' does not lend itself to a province-wide standard, and should be based on local context and implemented through Zoning By-laws.*

## 5.0 Draft Revised Minimum Distance Separation (MDS) Guidelines:

The province has proposed changes and updates to the MDS Guidelines. Staff reviewed the changes and found that most of the changes clarify the guidelines in ways that are in line with how our office has been interpreting and applying them, or result in changes that would be supported. There are a few exceptions to this; however, where we are working with provincial staff to understand the implications of the revisions in the areas of: non-application of MDS to accessory buildings; lot size vs tillable hectares in determining expansion factors; and rural residential clusters. When we have completed those discussions, we will be providing a comment letter to the province.

## Recommendation:

That report PD2015-16 Comments on Provincial Planning Initiatives be forwarded to the appropriate provincial agencies.

Respectfully submitted,

Mark Paoli
Manager of Policy Planning