



 **Watson
& Associates**
ECONOMISTS LTD.

Town of Erin 2019 Growth Management Strategy (GMS) & Development Charges Background Study

Stakeholder Meeting #1: Growth Forecast

April 24th, 2019



Purpose of the Meeting



- Introduce the Town of Erin Growth Management Strategy (GMS) and Development Charges Background Study
- Summarize key findings regarding the Town-wide growth forecast
- Obtain feedback from stakeholders
- Discuss next steps

The Town's Growth Management Strategy (GMS)



- Intended to define growth and investment over the next 20+ years.
- The G.M.S. will be undertaken along with other studies including the Development Charges Study, Water Environmental Assessment (E.A.) and the Wastewater E.A.
- Together, these studies will provide the Town of Erin Council with guidance on the appropriate timing, phasing, servicing, location and financing of growth between the two villages.

Wellington County Growth Forecast, 2016 - 2041



	Historical		Forecast		
	2001	2016	2031	2036	2041
Population¹	84,465	95,805	122,000	132,000	140,000
Employment²	31,556	40,070	54,000	57,000	61,000

¹ Includes the net Census undercount estimated at approximately 4%.

² Includes 'no fixed place of work' employment.

	Annual Growth Rate	
	2001-2016	2016-2041
Population¹	0.8%	1.5%
Employment²	1.6%	1.7%

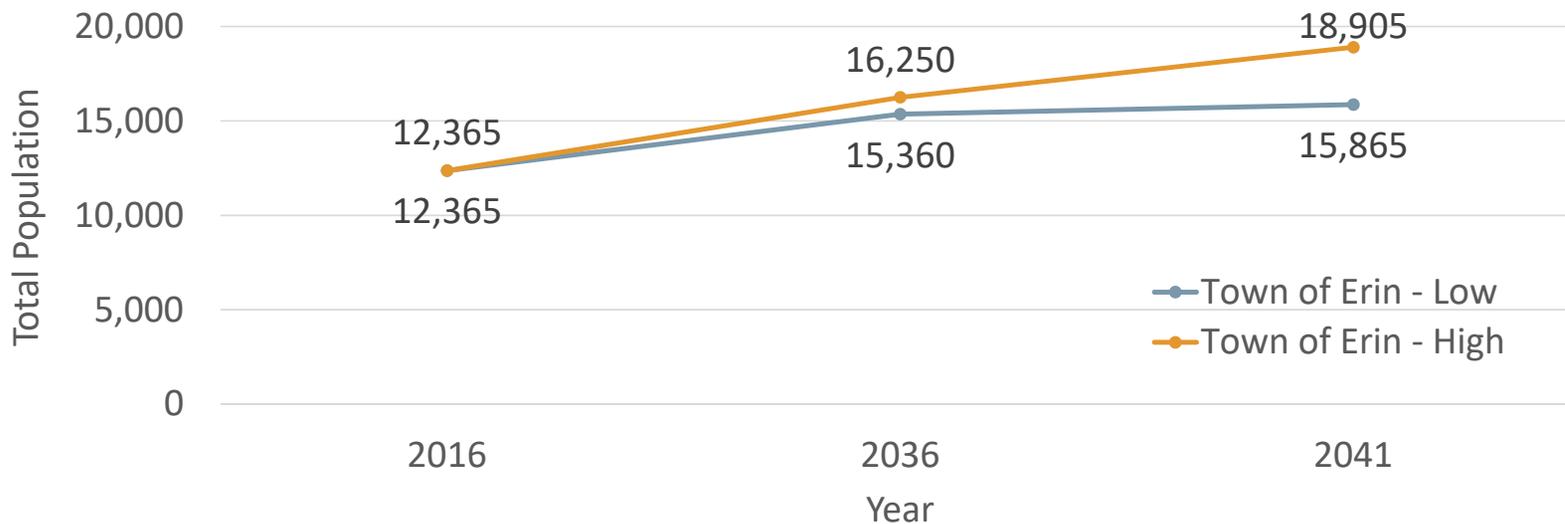
¹ Includes the net Census undercount estimated at approximately 4%.

² Includes 'no fixed place of work' employment.

Wellington County – Official Plan Amendment (O.P.A.) 99 Population and Employment Forecast, 2016 - 2041



	2016	2036	2041	2016-2041
Population¹	12,365	15,360 to 16,250	15,865 to 18,905	3,500 to 6,540
Employment²	3,770	5,220	5,240	1,470



¹ Includes the net Census undercount estimated at approximately 4%.

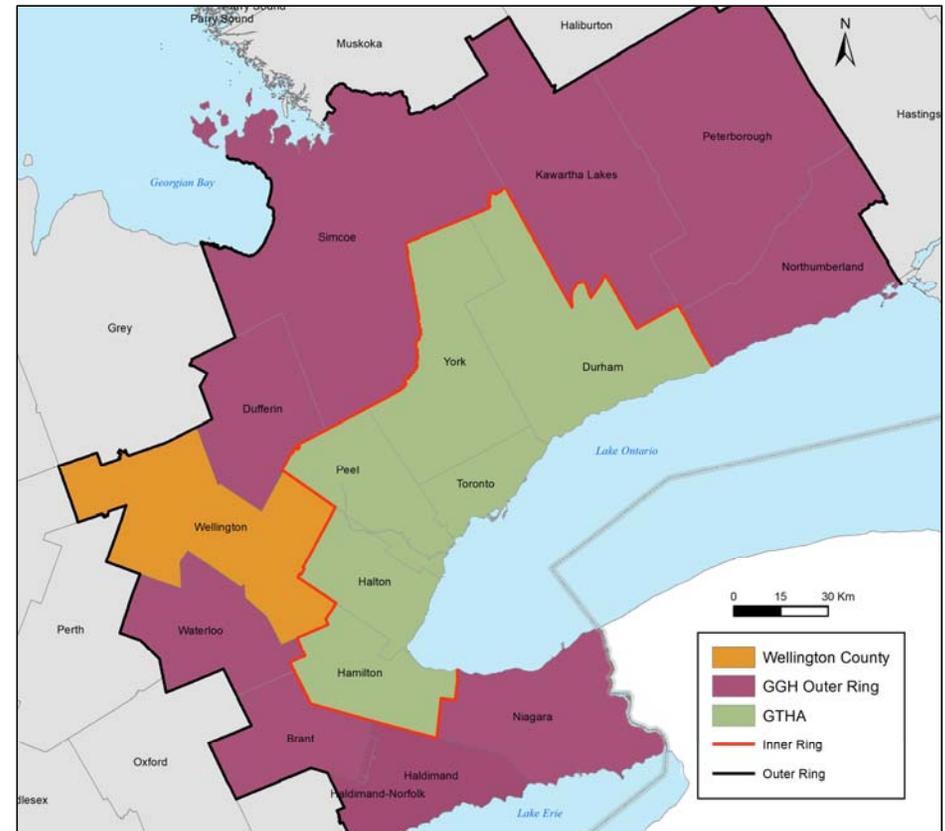
² Includes 'no fixed place of work' employment.

Annual Population Growth Rates within the G.G.H., 2016-2041



Population	Annual Growth Rate	
	2001-2016	2016-2041
GTHA	1.4%	1.4%
Outer GGH Ring	0.9%	1.4%
Total GGH	1.3%	1.4%

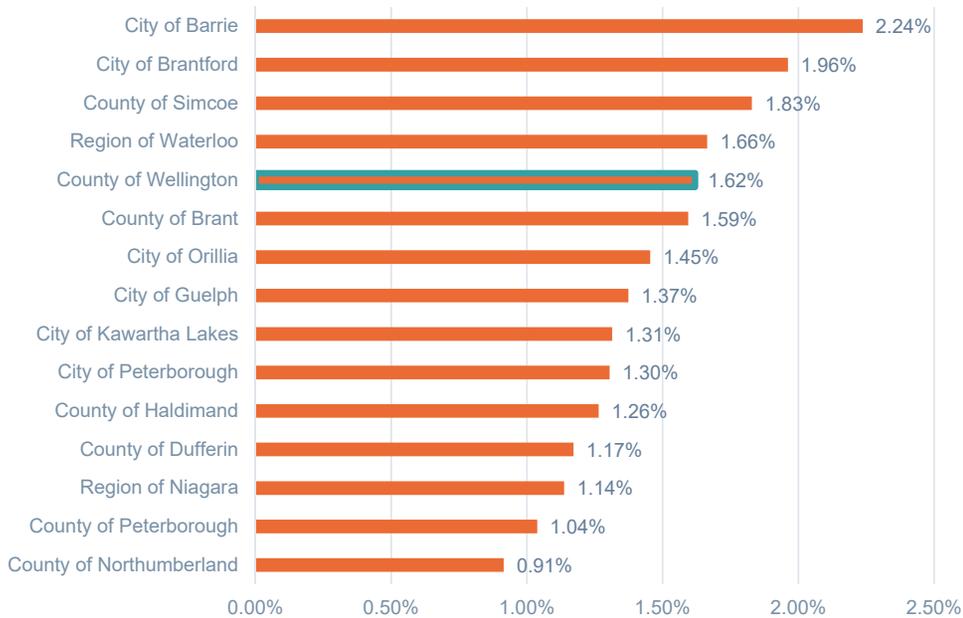
Employment	Annual Growth Rate	
	2001-2016	2016-2041
GTHA	1.3%	1.2%
Outer GGH Ring	1.0%	1.4%
Total GGH	1.2%	1.2%



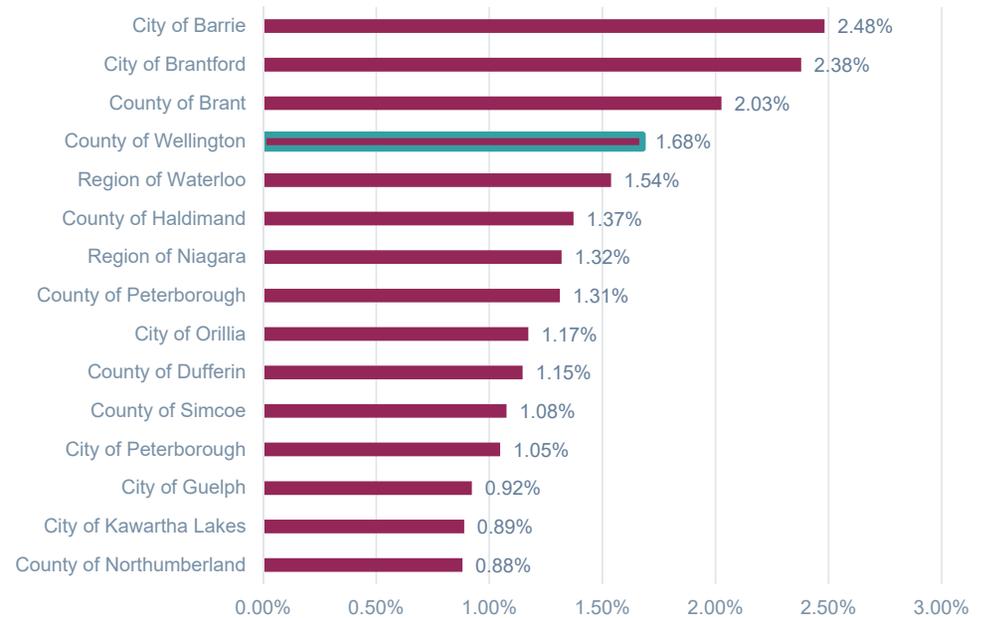
GGH Outer Ring Growth Rate by Municipality, 2016-2041



Annual Population Growth Rate
2016-2041



Annual Employment Growth Rate
2016-2041



What Drives Population Growth?



Economics

Local and Regional
Economic Outlook



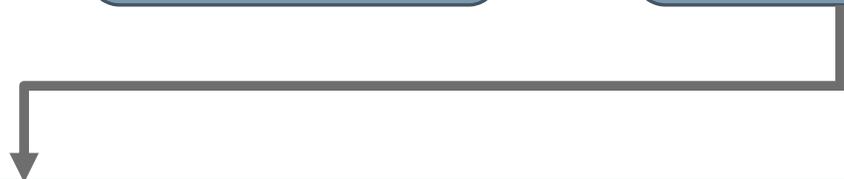
Economic Drivers of
Population and
Employment Growth by
Area



Labour Force Growth
within the Commuter
Shed



Forecast Employment
Growth by Sector



Demographics

Net Migration and
Natural Increase



Population and Housing
forecast 2016 to 2041

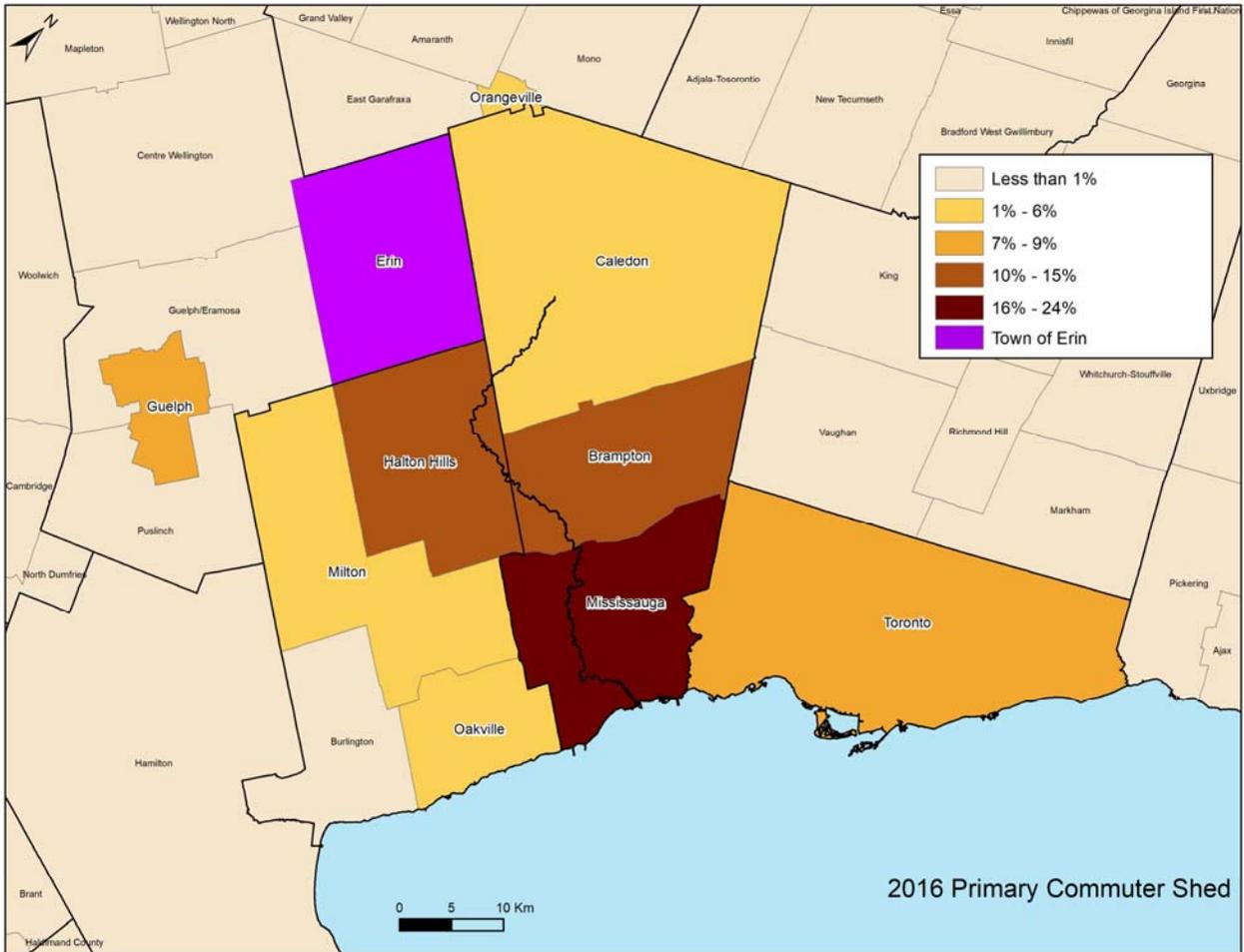


Allocation of County-
wide Growth Forecast
by Local Municipality



Allocation of Local
Municipal Forecast by
Urban Settlement Area
and Remaining Rural

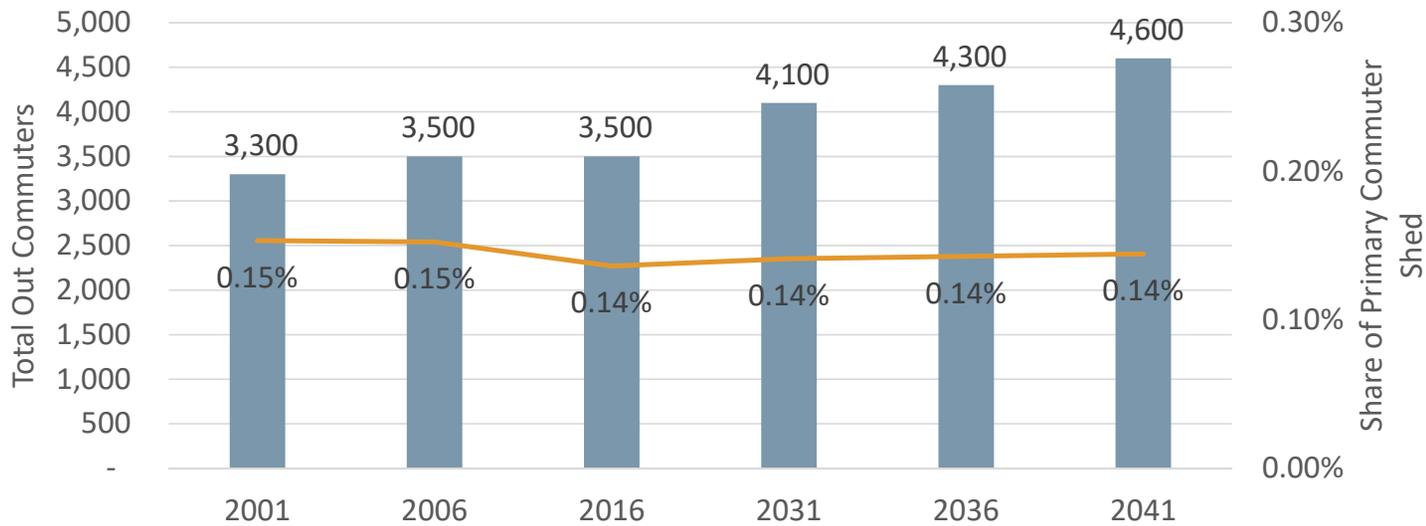
Town of Erin – Primary Commuter Shed



- 604,100 increase in Primary Commuter Shed jobs from 2016-2041.
- 0.9% Annual employment growth rate 2016-2041.
- Primary commuter shed is 90% of the Town's total commuter shed.

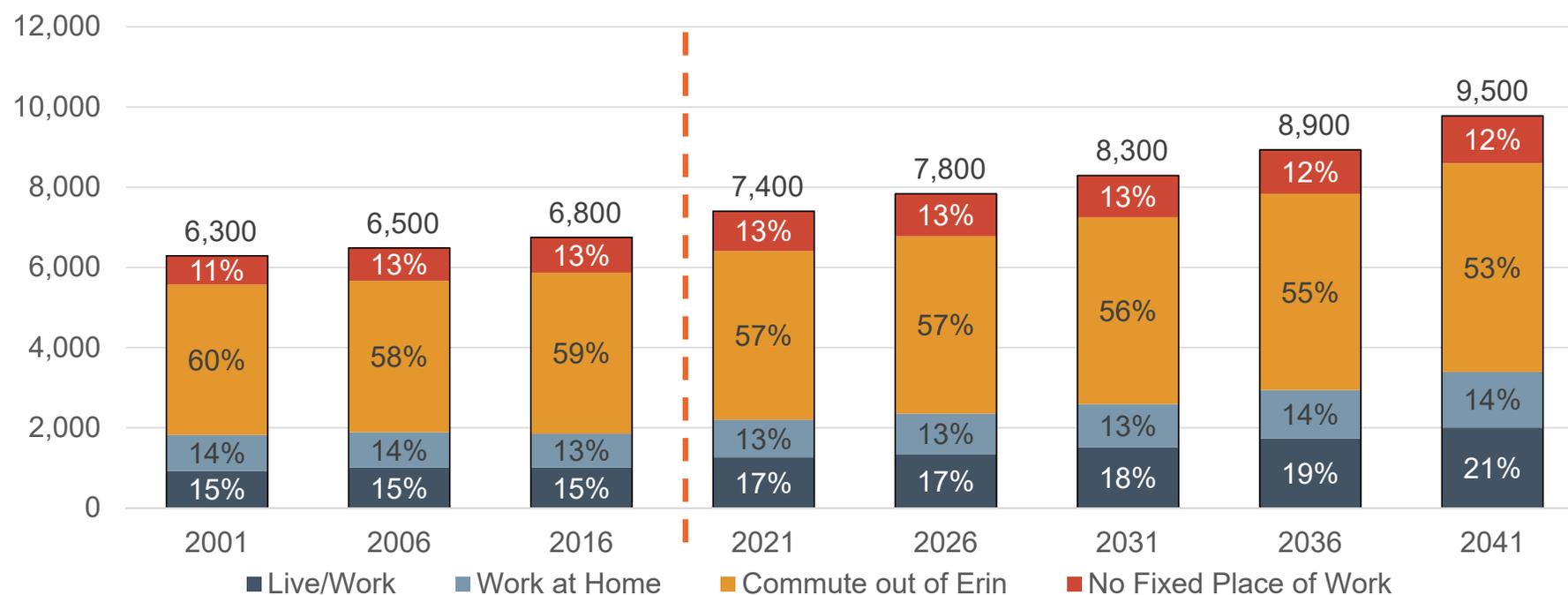
Town of Erin Primary Commuter Shed Employment Forecast		
2016	2041	2016-2041
2,551,760	3,155,900	604,140

Town of Erin – Primary Commuter Shed



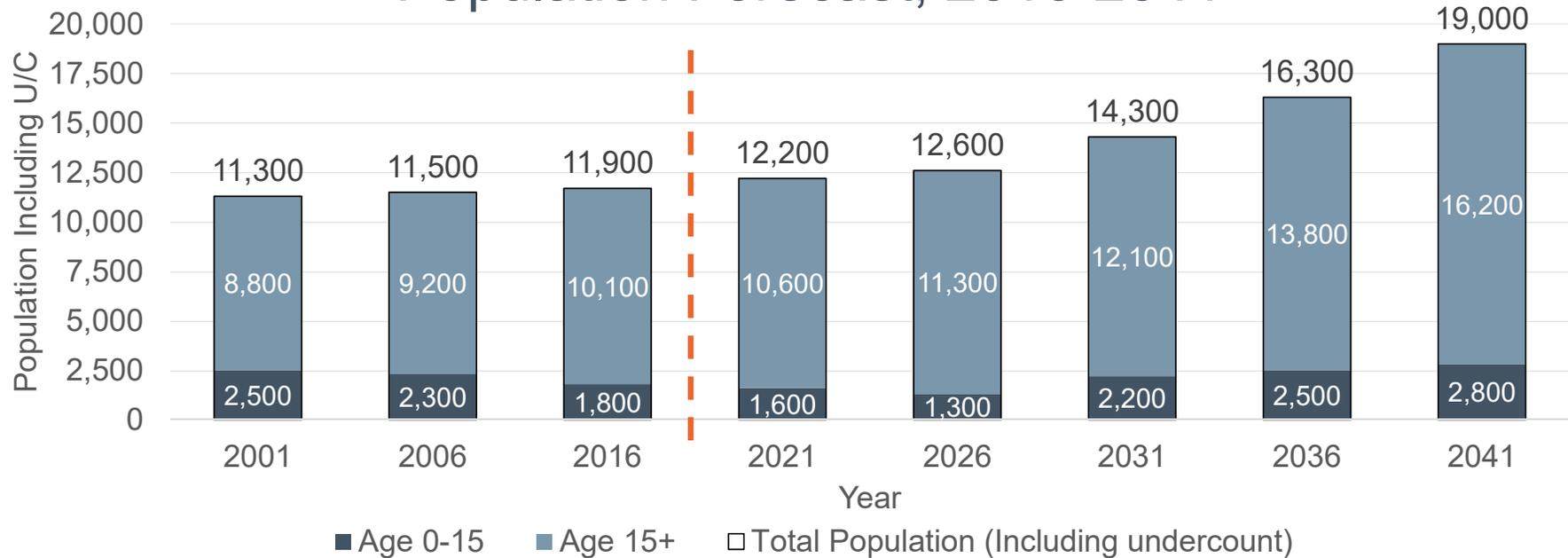
	Annual Employment Growth Rate	
	2001-2016	2016-2041
Erin Out Commuters	0.3%	1.1%
Primary Commuter Shed	1.1%	0.9%

Town of Erin – Employed Labour Force by Sector 2001-2041



Source: Derived from 2001 to 2016 Statistics Canada Labour Force and Place of Work data by Watson & Associates Economists Ltd., 2019.

Town of Erin Population Forecast, 2016-2041

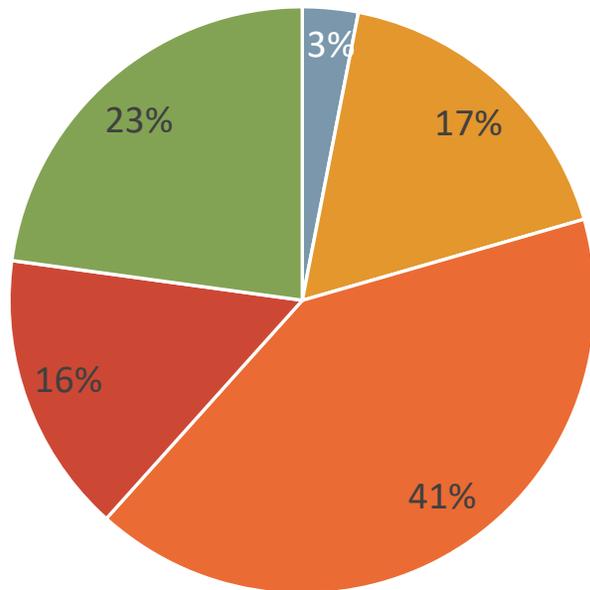


	2001	2016	2041
Total Labour Force	6,600	7,100	9,800
Labour Force Participation Rate	75%	70%	60%
Population 15+	8,800	10,100	16,200

Wellington County – Share of Population Growth by Local Municipality, 2001 to 2041

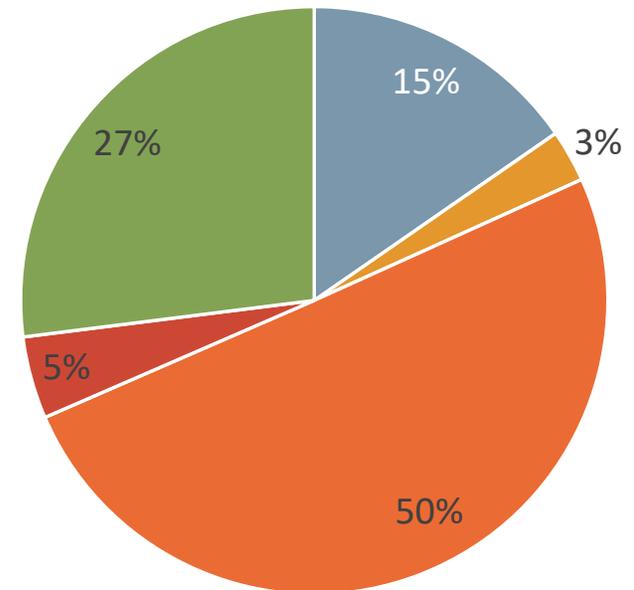


2001-2016



- Erin
- Guelph/Eramosa
- Centre Wellington
- Puslinch
- North Wellington County Municipalities

2016-2041



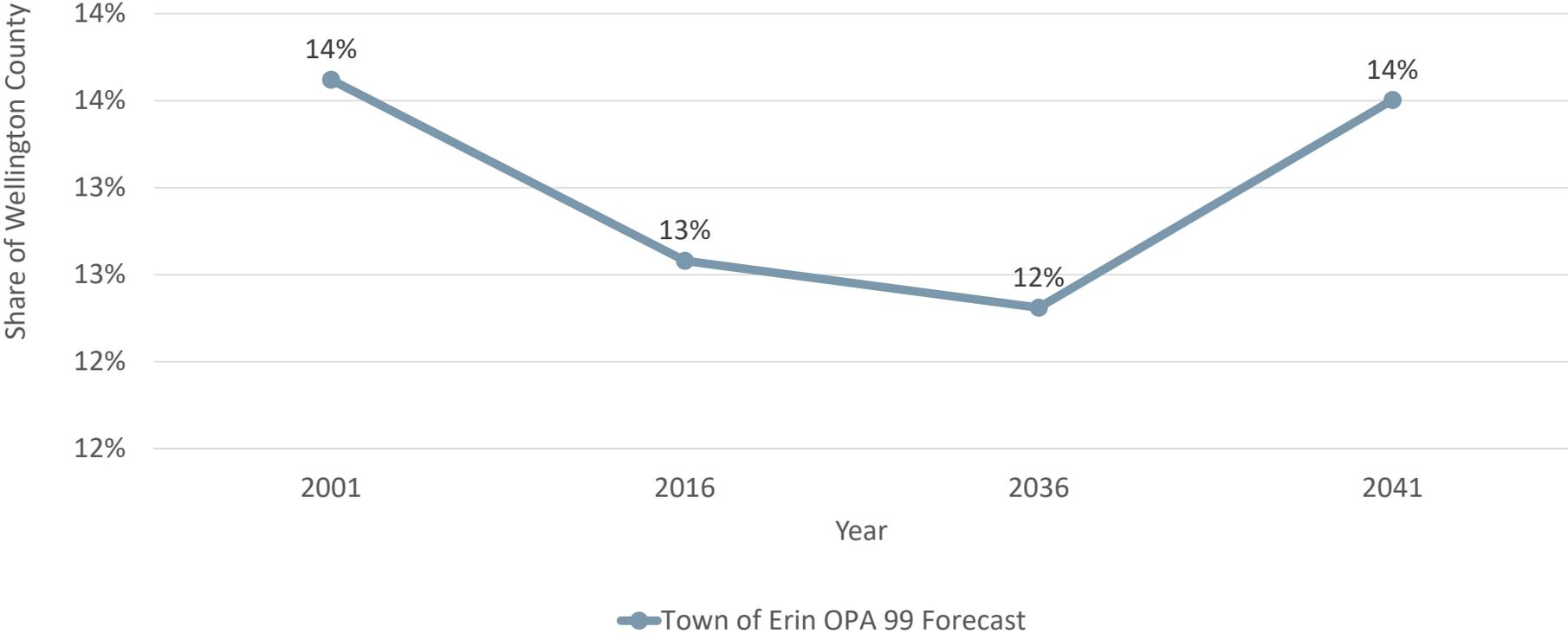
Town of Erin– Housing Forecast, 2016 to 2041



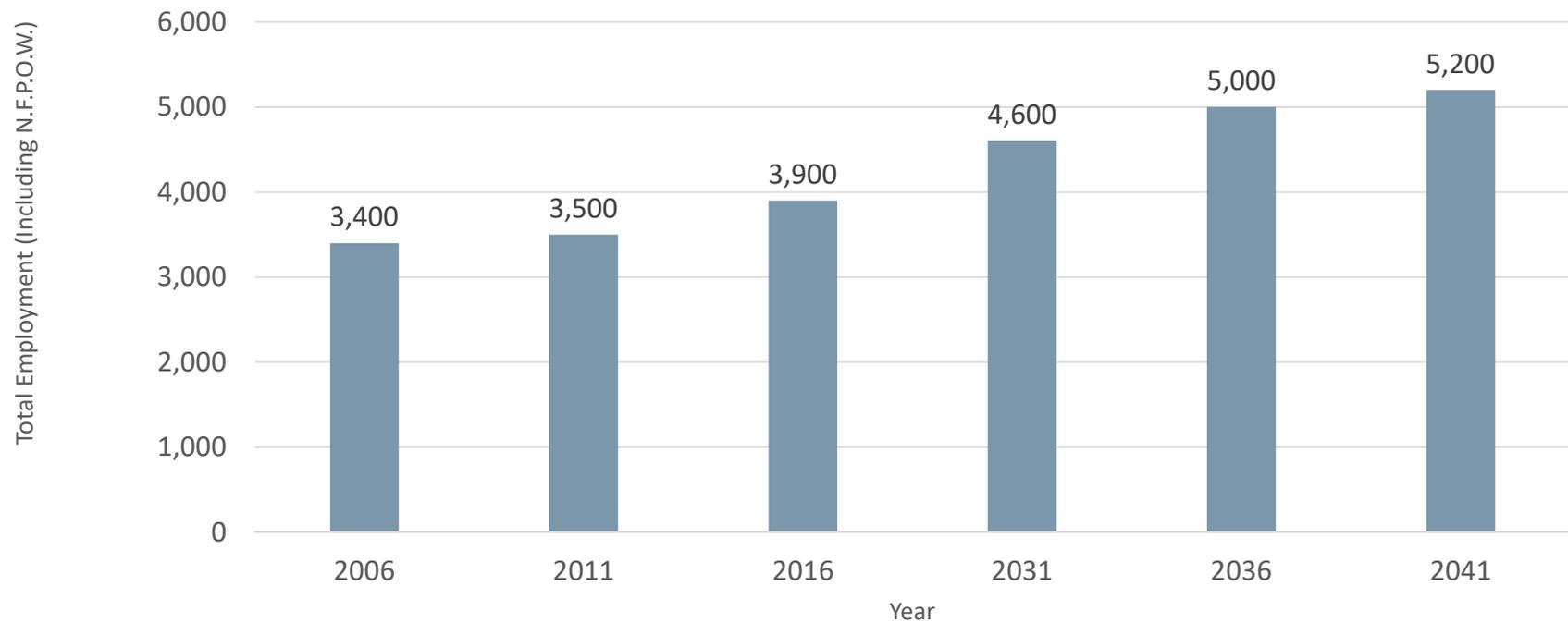
	2016	2031	2041	2016-2041
Total Population ¹	11,900	14,400	18,900	7,000
Households	4,100	5,100	6,500	2,400
Persons Per Unit (P.P.U)	2.898	2.802	2.913	0.015

¹ Includes the net Census undercount estimated at approximately 4%.

Town of Erin– Share of Wellington County Population, 2001 to 2041



Town of Erin– Employment Forecast, 2016 to 2041



Town of Erin– 2019 Draft D.C. Growth Forecast



	10 Year 2019-2029	22 Year 2019-2041	Buildout ³ 2019-Buildout	
Residential				
Population Increase	1,700	6,900	12,800	
Residential Unit Increase	650	2,300	4,500	
Non-Residential				
Non-Residential Gross Floor Area (ft ²)	187,900	479,700	1,585,700	
Employment Increase ²	700	1,300	3,100	
	2019	2029	2041	Buildout ³
Total Population¹	11,900	13,700	18,900	24,900
Total Employment²	3,900	4,600	5,200	7,100

¹ Includes the net Census undercount estimated at approximately 4%.

² Includes 'no fixed place of work' employment.

³ Based on draft findings from Development Charges – Wastewater Background Information, Ainley Group April 8, 2010 derived by Watson & Associates Economists Ltd. 2019.

Next Steps



- Development Charges will be released by mid May, 2019.
- A Community Growth Survey will be available in May to gain input from a broad range of residents and stakeholders to help define the Town's vision and objectives for growth.
- Please visit the Town's website for more project information:
<http://www.erin.ca/>

Questions?