



## Special Council Meeting

<b>To:</b>	Mayor and Council
<b>Date:</b>	July 20, 2020
<b>From:</b>	John F. Connolly, Executive Director, Planning & Development
<b>Report Number:</b>	Planning 2020-20
<b>Subject:</b>	Proposed Growth Plan Amendments

### Recommendations:

1. That the Township of Cavan Monaghan provide comment to the Environmental Registry to:
  - i. Support the provision of different growth scenarios for population and employment;
  - ii. Support the proposed change to the updated Growth Forecasts and change to the Horizon Year;
  - iii. Support the recognition and need to ensure the availability of the significant aggregate resources and the long-term viability of the mineral aggregate industry;
  - iv. Support re-iterating Cavan Monaghan Council’s previously stated request (as contained in its February 19, 2020 Planning Report) that: “the Province consider designating the airport lands [as identified below] as a Provincially Significant Employment Zone and that policies be added to permit the addition of Provincially Significant Employment Zones at a later date”;
  - v. Support amendments and changes across the provincial planning system to ensure consistency of definitions and interpretation;
  - vi. Support engaging Indigenous communities on planning matters;
  - vii. Support the use of July 1, 2022 as the date for bringing official plans into conformity with the Growth Plan; and
  - viii. Support the proposed methodology as well as the use of alternate assumptions about population and employment growth.

## **Overview:**

On June 16, 2020, the Minister of Municipal Affairs and Housing (MMAH) announced and released proposed amendments (Amendment 1) to the Growth Plan for the Greater Golden Horseshoe, 2017 (Growth Plan) as well as a proposed Land Needs Assessment Methodology (LNA) for the Greater Golden Horseshoe. The proposed changes are currently part of a 45-day consultation Environmental Bill of Rights (EBR) period which is open for comment until July 31, 2020.

The proposed changes include: updates and policy changes to the population and employment forecasts (using “reference, low and high growth” scenarios); changes to the Growth Plan planning horizon year (from 2041 to 2051); adjustments to the aggregate resources policies; clarifying the policy of Major Transit Station Areas within Provincially Significant Employment Zones; as well as other policies regarding increasing housing supply, creating more jobs, attracting business investment and aligning infrastructure.

The proposed amendments are available on the EBR Registry and as noted earlier, comments on the proposed amendments will be received until July 31, 2020. For a complete look at the proposed changes you can reference the following links on the Environmental Registry:

Proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe

<https://ero.ontario.ca/notice/019-1680>

Proposed Land Needs Assessment Methodology for A Place to Grow: Growth Plan for the Greater Golden Horseshoe

<https://ero.ontario.ca/notice/019-1679>

For reference purposes, Schedule A to the Township of Cavan Monaghan Official Plan is provided as Attachment 1 to this Report.

## **Background:**

The Growth Plan for the Greater Golden Horseshoe came into effect on June 16, 2006. In May of 2016, the Province released proposed changes to the 2006 Plan which led to an amended Growth Plan on July 1, 2017.

On January 15, 2019 the Province then released Proposed Amendment to the “2017 Plan” with additional proposals regarding Ontario Regulation 311/06 (Transitional Matters), Ontario Regulation 525/97 (Exemption from Approvals – Official Plans) as well as a framework for Provincially Significant Employment Zones (PSEZs).

As part of that Proposed Amendment, on February 19, 2019, Township of Cavan Monaghan Council considered Planning Report 2019-11 and adopted the following recommendations:

1. That the Township of Cavan Monaghan provide comment to the Environmental Registry to:

- i. Request that the Township of Cavan Monaghan be removed from the Growth Plan;
- ii. Support the new policy that allows minor rounding out of rural settlements in keeping with the rural character of the area;
- iii. Support the policy that the local mapping of agricultural and natural heritage systems applies until the completion of a municipal comprehensive review;
- iv. Request that the lands needs assessment referenced in #5 of Section 2.2.1 Managing Growth be revised to include alternative methodologies for “low growth” municipalities;
- v. Support the new policy that states that municipalities should designate and preserve lands within settlement areas located adjacent to or near major goods movement facilities and corridors, including major highway interchanges, as areas for manufacturing, warehousing and logistics, and appropriate associated uses and ancillary facilities;
- vi. Request that the Plan be amended to permit the consideration of rural employment areas outside of established settlement areas;
- vii. Request that transition policies be added to the Growth Plan to address complete applications submitted under previous policy environments;
- viii. Support the restriction for conversion of provincially significant employment lands;
- ix. Request clarification on the minimum density targets for employment areas and support the ability to identify alternative density targets for local components of an Official Plan; and
- x. Request the Province consider designating the airport lands [as identified below] as a Provincially Significant Employment Zone and that policies be added to permit the addition of Provincially Significant Employment Zones at a later date.

These comments were provided to the Province as part of the EBR posting process. Despite the request for the Province to consider designating the airport lands as PSEZ along with accompanying policies. As the airport lands do not meet the provincial criteria for PSEZs, this has not happened.

### **Highlighted Changes of Proposed Amendments - Summary**

#### Proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe

- Major changes include:
  - Policy updates;
  - Changes to reflect recent updates to the Provincial Policy Statement (PPS-2020);
  - Removal of the prohibition of new aggregate operations within the habitat of endangered species and threatened spaces;
  - Updated planning horizon from 2041 to 2051;

- Updated population & jobs forecasts for Upper- and Single-tier municipalities within the Growth Plan Area. Attachment No. 2 provides the reference and growth scenarios (low and high) for the GTHA focusing on the City of Peterborough and the County of Peterborough.
- The deadline for Official Plans (Upper tier) to conform to the 2019 Growth Plan has not changed.
- The proposed population and employment forecasts of Schedule 3 indicate modest growth within Peterborough County to the year 2051 (see Tables 1 and 2 below and more detailed tables in Attachment 2).

Proposed Land Needs Assessment Methodology for A Place to Grow: Growth Plan for the Greater Golden Horseshoe

- The proposed LNA methodology is not provided but the EBR posting includes a description of the methodology and outlines the key steps in the methodology.
- The proposed four (4) steps are:
  - Population Forecasts - by age group;
  - Housing Needs Analysis – unit & dwelling type by trends;
  - Housing Allocation & Supply Inventory – forecasted housing need, market shares, planned urban structure, affordability, housing forms, intensification; and
  - Community Area Jobs Analysis & Reconciliation – assess jobs in greenfield areas, with projected housing units for growth and amount of land required to 2051.
- The Employment Area Land Needs Assessment will determine where and how much land is needed to accommodate job forecasts in employment areas and community areas.
- This will be done through a three (3) step process of:
  - Employment forecasts – in Schedule 3
  - Employment Categorization & Needs Analysis – categorize jobs by employment lands, population related, major office and agricultural/rural
  - Employment Allocation & Reconciliation – allocate jobs: community jobs to settlement areas, employment area jobs to employment areas. Determine if sufficient area lands are allocated to accommodate employment growth.

**Discussion:**

*Population/Employment Forecasts & Scenarios*

The current Growth Plan provides population and employment forecasts for all upper- and lower- tier municipalities within the Growth Plan Area. These forecasts constitute a key input into the land needs assessment methodology which is used to determine the quantity of land needed to accommodate that forecasted growth.

The Proposed Amendment would update and extend the current Growth Plan forecast (Schedule 3) from the current year of 2041 to 2051. A related policy change would require municipalities to use updated or higher forecasts as determined through the municipal comprehensive review process to meet conformity by July 2022.

For reference, the forecasts for Peterborough County are provided for population and employment forecast scenarios below:

<b>Proposed Peterborough County Population Forecast</b>				
<b>Year</b>	<b>2016</b>	<b>2031</b>	<b>2041</b>	<b>2051</b>
<b>Reference Forecast</b>	57,000	68,000	75,000	82,000
<b>High Forecast</b>	N/A	68,000	76,000	84,000
<b>Low Forecast</b>	N/A	68,000	73,000	80,000

**Table 1: Proposed Population Forecast for Peterborough County (2016 – 2051)**

<b>Proposed Peterborough County Employment Forecast</b>				
<b>Year</b>	<b>2016</b>	<b>2031</b>	<b>2041</b>	<b>2051</b>
<b>Reference Forecast</b>	16,000	21,000	23,000	26,000
<b>High Forecast</b>	N/A	21,000	24,000	28,000
<b>Low Forecast</b>	N/A	21,000	22,000	24,000

**Table 2: Proposed Employment Forecast for Peterborough County (2016 – 2051)**

A detailed set of tables in Attachment 2 for Peterborough County and the City of Peterborough extracted from the Technical Report (prepared by Hemson Consulting) as part of the GGH Growth Forecasts to 2051 is provided for local context. This report indicates that the County of Peterborough experiences largely rural settlement pattern interspersed with urban settlements with tourism and agriculture-related activities being components to the local economy. This same report states that a key feature of the settlement pattern is the number of second homes and seasonal residents. In addition, according to this report, growth has been modest in recent decades and the forecast anticipates a continued modest growth outlook in population and employment.

Staff support the provision of different growth scenarios for population and employment. As these forecasts have been provided at an upper-tier level, discussions on the allocation of this growth should be included as part of the Peterborough County MCR process currently underway. As such, no comment is required to the EBR posting.

*Plan Horizon – change from 2041 to 2051*

The Amendment proposes to extend the time horizon from the current 2041 to the year 2051. This is to ensure that municipalities have sufficient land to support the development of complete communities, economic development, job creation and housing affordability. This new horizon is consistent with the long-range planning approach of previous Growth Plans as well as increase in land supply requirement required under the PPS-2020.

Staff support the changed plan horizon from 2041 to 2051.

### *Mineral Aggregate Operations*

The Province's Proposed Amendment includes policies that recognize that mineral aggregate resources play a crucial role in the development of housing and municipal infrastructure and therefore require that an adequate supply be available. Under this proposal, it would be easier for new mineral aggregate operations to be established closer to market but outside the Greenbelt.

The Official Plan for the Township of Cavan Monaghan's identifies significant aggregate resources in its policies and Schedule C of the OP. The General Polices protect these areas to ensure the availability of the resource and long-term viability of the industry. Staff support the proposed amendment with respect to policies recognizing the need to ensure the availability of the resource and the long-term viability of the industry.

### *Major Transit Station Areas in Provincially Significant Employment Zones*

Under the current Growth Plan, employment lands within a Provincially Significant Employment Zone (PSEZ) are not eligible to be converted outside of a municipal comprehensive review (MCR). The proposed policy would allow conversions of employment areas to non-employment uses within a PSEZ outside of an MCR if that land is located within a Major Transit Station Area. The intent of this proposal is to allow mixed-use developments to be initiated around major transit station areas.

The Township of Cavan Monaghan has not identified any Major Transit Station Areas in its Official Plan but has recently identified to the Province that it supports the identification of its airport lands as a PSEZ. Staff support re-iterating Council's previously stated position as part of its comments to the EBR posting consistent with its February 19, 2020 Planning Report.

### *Alignment with Provincial Policy Statement (PPS-2020)*

The Proposed Amendment also proposes to change the policies to ensure that they align with the recently approved PPS-2020. PPS-2020 came into effect on May 1, 2020 and the proposed changes are technical and will maintain consistency across the provincial planning system with regard to definitions and timing horizons. The proposed change also requires planning authorities to engage Indigenous communities on planning matters.

Staff support the incorporation of amendments and changes across the provincial planning system to ensure consistency of definitions and interpretation. Staff also support the requirement to engage Indigenous communities on planning matters.

### *Transition*

If the Proposed Amendment is approved, conformity would have to be to the new amended Growth Plan. This would mean that the current date of July 1, 2022 for municipalities to bring their official plans into conformity would remain unchanged from the current conformity date.

Staff support the continued use of July 1, 2022 as the date for bringing official plans into conformity with the Growth Plan.

## *Land Needs Assessment*

The proposed methodology outlines steps for assessing community and employment land needs to the year 2051. The proposed methodology is a streamlined approach to land budgeting by outlining the key components of a local land needs assessment process. A municipality could consider alternative assumptions about population and employment growth to 2051.

The Township of Cavan Monaghan retained Watson and Associates to complete a Growth Management Strategy for the entire Township. Council adopted the study and endorsed its findings in May of 2020. The methodology is consistent with that as proposed by the Province. Staff support the proposed methodology as well as the use of alternate assumptions about population and employment growth.

### **Financial Impact:**

None at this time.

### **Attachments:**

Attachment No. 1: Township of Cavan Monaghan Official Plan Schedule A  
Attachment No. 2: Extracts: Hemson Consulting Technical Report – Greater Golden Horseshoe: Forecasts to 2051 – Township of Cavan Monaghan Planning Context

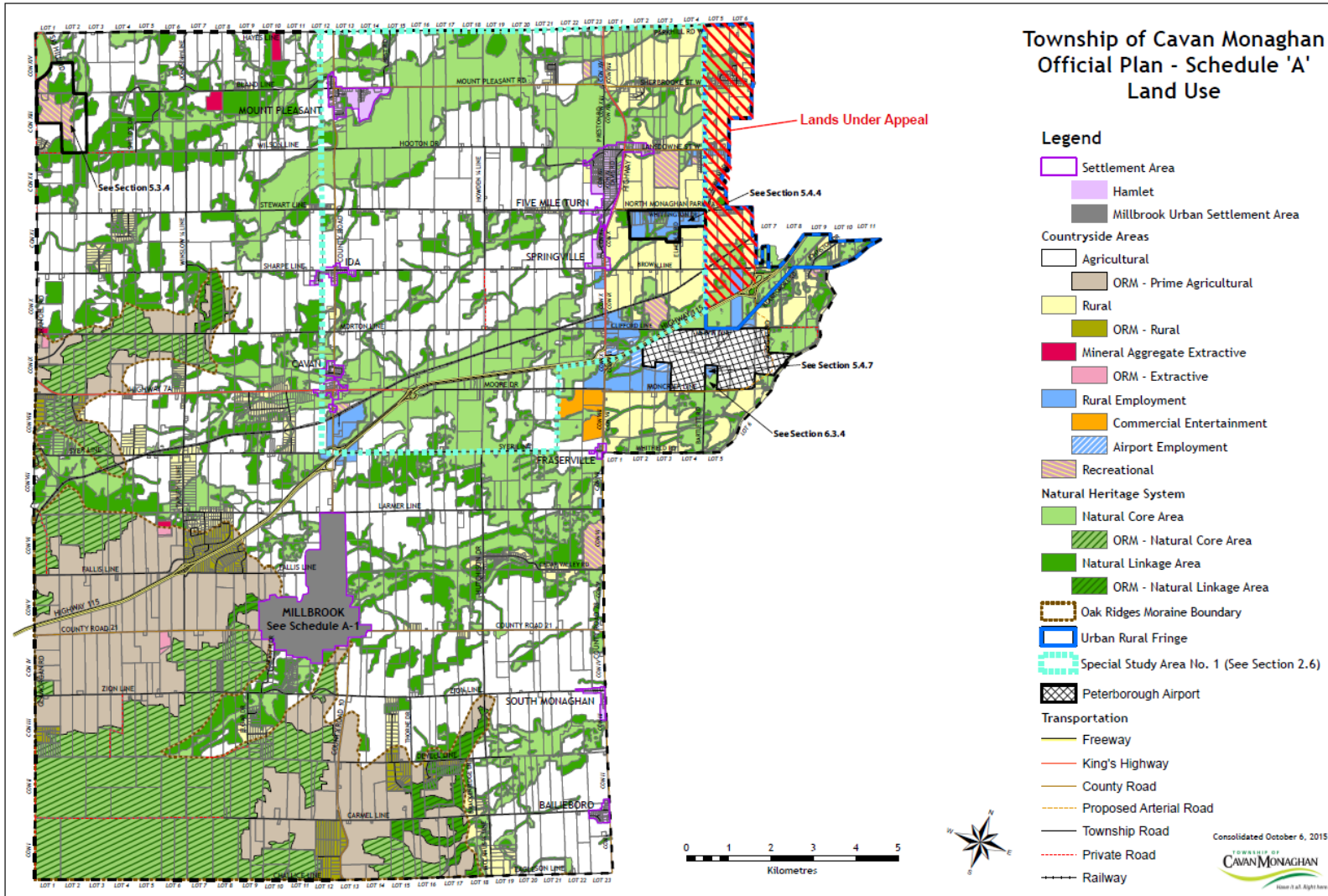
Respectfully Submitted by,

Reviewed by,

John F. Connolly  
Executive Director, Planning & Development

Yvette Hurley  
Chief Administrative Officer

# Attachment No. 1: Schedule A to the Township of Cavan Monaghan Official Plan



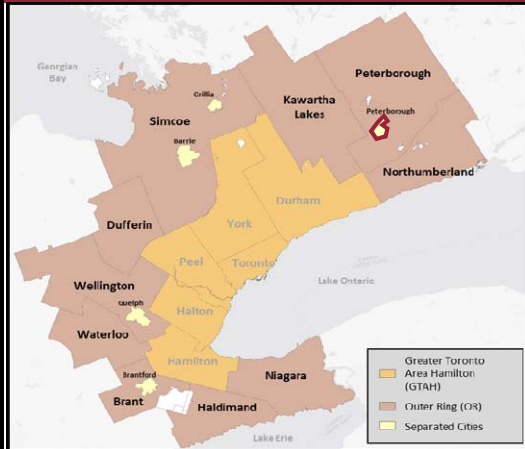


**Attachment No. 2: Extracts: Hemson Consulting Technical Report – Greater Golden Horseshoe: Forecasts to 2051 – Township of Cavan Monaghan Planning Context**

1. Schedule 3 – GTHA
2. Schedule 3 – City of Peterborough Technical Report
3. Schedule 3 – Peterborough County Technical Report
4. Schedule 3 – Reference Population
5. Schedule 3 – Scenarios Population
6. Schedule 3 – Reference Employment
7. Schedule 3 – Scenarios Employment

Distribution of Employment in the Greater Golden Horseshoe 2019 – 2051 (000s)															
SCENARIO TESTING	2019	LOW SCENARIO							HIGH SCENARIO						
		2021 Est.	2026	2031	2036	2041	2046	2051	2021 Est.	2026	2031	2036	2041	2046	2051
Region of Durham	239	235	286	313	344	377	413	448	235	289	319	354	394	438	482
Region of York	593	580	622	674	731	796	869	945	580	631	695	766	846	939	1,038
City of Toronto	1,729	1,697	1,769	1,773	1,781	1,800	1,829	1,861	1,697	1,808	1,843	1,882	1,931	1,991	2,055
Region of Peel	750	736	818	839	867	906	951	997	736	841	884	934	997	1,068	1,141
Region of Halton	283	278	316	346	375	406	441	477	278	320	355	391	431	475	522
City of Hamilton	241	238	255	266	282	301	322	343	238	257	272	291	314	340	368
<b>GTAH TOTAL</b>	<b>3,835</b>	<b>3,765</b>	<b>4,065</b>	<b>4,211</b>	<b>4,380</b>	<b>4,587</b>	<b>4,825</b>	<b>5,072</b>	<b>3,765</b>	<b>4,146</b>	<b>4,367</b>	<b>4,619</b>	<b>4,914</b>	<b>5,250</b>	<b>5,606</b>
County of Northumberland	33	32	33	35	36	38	40	42	32	34	35	37	40	42	45
County of Peterborough	17	16	20	21	21	22	23	24	16	20	21	23	24	26	28
City of Peterborough	48	46	48	50	53	56	59	62	46	48	51	54	57	61	64
City of Kawartha Lakes	27	26	30	31	33	35	36	38	26	30	31	34	36	38	40
County of Simcoe	120	117	129	139	151	162	176	188	117	130	143	157	173	192	210
City of Barrie	77	75	99	109	121	132	140	150	75	99	110	121	132	141	150
City of Orillia	19	19	21	22	23	24	25	26	19	21	22	23	24	25	26
County of Dufferin	26	25	29	31	33	34	36	38	25	30	31	33	35	38	40
County of Wellington	41	41	47	50	54	58	62	67	41	48	53	59	65	72	79
City of Guelph	84	81	90	94	100	105	110	115	81	90	95	101	106	112	118
Region of Waterloo	295	286	334	355	378	402	428	453	286	340	367	398	432	468	505
County of Brant	16	16	18	19	20	21	22	23	16	18	20	22	24	26	29
City of Brantford	48	46	49	54	60	66	73	79	46	49	55	61	67	73	80
County of Haldimand	19	18	21	22	24	25	26	28	18	21	23	24	26	28	29
Region of Niagara	189	187	210	217	227	238	251	264	187	212	221	234	249	266	284
<b>OUTER RING TOTAL</b>	<b>1,058</b>	<b>1,030</b>	<b>1,178</b>	<b>1,250</b>	<b>1,333</b>	<b>1,419</b>	<b>1,508</b>	<b>1,598</b>	<b>1,030</b>	<b>1,190</b>	<b>1,278</b>	<b>1,380</b>	<b>1,489</b>	<b>1,606</b>	<b>1,727</b>
<b>TOTAL GGH</b>	<b>4,893</b>	<b>4,794</b>	<b>5,243</b>	<b>5,461</b>	<b>5,713</b>	<b>6,006</b>	<b>6,333</b>	<b>6,670</b>	<b>4,794</b>	<b>5,336</b>	<b>5,645</b>	<b>5,999</b>	<b>6,403</b>	<b>6,856</b>	<b>7,332</b>

# City of Peterborough

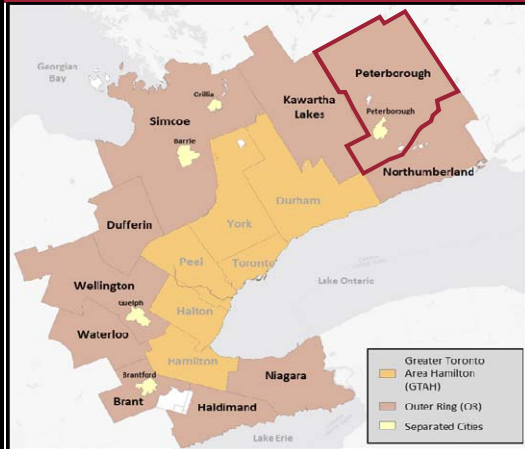


The City of Peterborough is located north-east of the GTA. The largest employers are public institutions, including a regional hospital and a university (Trent), though manufacturing and other goods-producing activities remain important sectors of the local economy. A sizeable portion of out-commuters work in the GTA. The population exhibits a somewhat older age structure than the GGH overall, in part the result of the City's popularity as a retirement destination. Population growth in the City in recent years has been steady; data released from Statistics Canada's *Annual Demographic Estimates* for 2019 reinforce the population outlook anticipated by the 2012 Schedule 3 forecasts. However, job growth has lagged unexpectedly since the 2008/09 recession. The 2020 forecasts assume steady population growth, driven by increased connectivity with the GTA (e.g. extension of Highway 407), and a return to more sustained employment growth than in recent years. The employment forecast is predicated in part on the City increasing its current supply of employment land.

Year	Population			Housing By Type <sup>1</sup>			Population Age Structure	
	Reference	High	Low	Ground-Related	Apartments <sup>2</sup>	Total	2016 and 2051	
2011	81,000	81,000	81,000	25,000	8,000	33,000		
2016	83,000	83,000	83,000	26,000	8,000	34,000		
2021	89,000	89,000	89,000	27,000	9,000	36,000		
2031	103,000	103,000	102,000	33,000	11,000	44,000		
2041	114,000	116,000	112,000	37,000	12,000	49,000		
2051	125,000	128,000	122,000	41,000	14,000	55,000		
2016-51 Growth	42,000	45,000	39,000	15,000	6,000	21,000		
Year	Employment			Employment By Type				
	Reference	High	Low	Major Office	Pop-Related	Emp. Land	Rural	Total
2011	48,000	48,000	48,000	1,000	31,000	16,000	-	48,000
2016	46,000	46,000	46,000	1,000	29,000	15,000	-	45,000
2021	46,000	46,000	46,000	1,000	32,000	13,000	-	46,000
2031	51,000	51,000	50,000	1,000	36,000	13,000	-	50,000
2041	57,000	57,000	56,000	2,000	40,000	15,000	-	57,000
2051	63,000	64,000	62,000	2,000	44,000	17,000	-	63,000
2016-51 Growth	17,000	18,000	16,000	1,000	15,000	2,000	-	18,000

Note. The housing forecast does not replicate/predict the housing mix that would be determined through each municipality's APTG conformity work. Planned housing mixes will continue to be decided by municipalities through their local planning processes.

# County of Peterborough



The County of Peterborough, located in the north-east part of the Outer Ring, shares many features with its neighbour Kawartha Lakes to the west: a rural pattern of settlement interspersed with small urban centres, with tourist and agriculture-related activities being important components of the local economy. A key feature of the settlement pattern is the number of second homes and seasonal residents. Growth overall has been modest in recent decades. Data released from Statistics Canada's *Annual Demographic Estimates* and monthly *Labour Force Survey* for 2019 reinforce the overall growth outlook anticipated by the 2012 Schedule 3 forecasts. The 2020 forecasts assume continued modest population and employment growth, with a sizeable amount of population growth arising from the conversion of second homes to permanent dwellings.

Year	Population			Housing By Type <sup>1</sup>			Population Age Structure	
	Reference	High	Low	Ground-Related	Apartments <sup>2</sup>	Total	2016 and 2051	
2011	56,000	56,000	56,000	21,000	1,000	22,000		
2016	57,000	57,000	57,000	22,000	1,000	23,000		
2021	62,000	62,000	62,000	23,000	1,000	24,000		
2031	68,000	68,000	68,000	26,000	1,000	27,000		
2041	75,000	76,000	73,000	30,000	1,000	31,000		
2051	82,000	84,000	80,000	32,000	2,000	34,000		
2016-51 Growth	25,000	27,000	23,000	10,000	1,000	11,000		
Year	Employment			Employment By Type				
	Reference	High	Low	Major Office	Pop-Related	Emp. Land	Rural	Total
2011	14,000	14,000	14,000	-	4,000	4,000	6,000	14,000
2016	16,000	16,000	16,000	-	5,000	5,000	7,000	17,000
2021	16,000	16,000	16,000	-	5,000	4,000	7,000	16,000
2031	21,000	21,000	21,000	-	5,000	9,000	7,000	21,000
2041	23,000	24,000	22,000	-	5,000	11,000	7,000	23,000
2051	26,000	28,000	24,000	-	6,000	13,000	7,000	26,000
2016-51 Growth	10,000	12,000	8,000	-	1,000	8,000	-	9,000

Note. The housing forecast does not replicate/predict the housing mix that would be determined through each municipality's APTG conformity work. Planned housing mixes will continue to be decided by municipalities through their local planning processes.

Distribution of Population in the Greater Golden Horseshoe 1986 – 2051 (000s)															
	REFERENCE FORECAST														
	1986	1991	1996	2001	2006	2011	2016	2019	2021 Est.	2026	2031	2036	2041	2046	2051
Region of Durham	336	423	471	528	584	627	666	697	722	797	889	986	1,087	1,193	1,296
Region of York	364	522	610	763	932	1,066	1,145	1,181	1,211	1,323	1,458	1,597	1,738	1,882	2,021
City of Toronto	2,308	2,350	2,460	2,584	2,609	2,705	2,819	2,966	3,034	3,193	3,287	3,378	3,465	3,555	3,651
Region of Peel	616	759	879	1,032	1,213	1,339	1,433	1,542	1,578	1,715	1,828	1,937	2,048	2,163	2,277
Region of Halton	280	323	349	391	458	517	565	596	618	687	767	848	931	1,018	1,103
City of Hamilton	437	466	481	510	524	535	552	574	584	616	652	691	733	777	823
<b>GTAH TOTAL</b>	<b>4,340</b>	<b>4,843</b>	<b>5,250</b>	<b>5,807</b>	<b>6,320</b>	<b>6,788</b>	<b>7,180</b>	<b>7,557</b>	<b>7,747</b>	<b>8,332</b>	<b>8,882</b>	<b>9,437</b>	<b>10,003</b>	<b>10,588</b>	<b>11,172</b>
County of Northumberland	63	73	76	80	83	84	88	90	91	96	101	106	112	117	122
County of Peterborough	44	52	54	58	58	56	57	60	62	65	68	71	75	78	82
City of Peterborough	63	70	71	72	78	81	83	86	89	97	103	109	114	120	125
City of Kawartha Lakes	54	65	70	72	77	75	77	81	83	89	95	100	106	111	117
County of Simcoe	169	205	228	252	271	284	315	344	357	383	417	451	484	522	555
City of Barrie	50	65	82	109	134	141	146	149	155	186	211	235	258	277	298
City of Orillia	25	27	29	30	31	31	32	33	35	39	41	43	45	47	49
County of Dufferin	33	41	47	53	56	59	64	68	69	74	79	83	87	91	95
County of Wellington	63	74	78	84	88	89	93	98	101	110	119	129	139	149	160
City of Guelph	81	91	99	111	120	126	136	143	147	158	168	177	186	195	203
Region of Waterloo	340	390	417	457	498	524	553	595	618	674	725	776	826	875	923
County of Brant	31	30	31	33	36	37	38	38	41	44	47	50	53	56	59
City of Brantford	77	90	87	90	94	96	100	105	106	113	124	134	144	154	165
County of Haldimand	37	41	43	45	47	46	47	50	52	56	60	64	68	71	75
Region of Niagara	381	406	414	424	442	443	459	479	491	521	549	580	611	642	674
<b>OUTER RING TOTAL</b>	<b>1,510</b>	<b>1,721</b>	<b>1,826</b>	<b>1,971</b>	<b>2,115</b>	<b>2,171</b>	<b>2,289</b>	<b>2,420</b>	<b>2,499</b>	<b>2,705</b>	<b>2,906</b>	<b>3,108</b>	<b>3,307</b>	<b>3,505</b>	<b>3,703</b>
<b>TOTAL GGH</b>	<b>5,850</b>	<b>6,564</b>	<b>7,076</b>	<b>7,778</b>	<b>8,434</b>	<b>8,959</b>	<b>9,469</b>	<b>9,977</b>	<b>10,246</b>	<b>11,037</b>	<b>11,788</b>	<b>12,545</b>	<b>13,310</b>	<b>14,093</b>	<b>14,875</b>

Distribution of Population in the Greater Golden Horseshoe 2019 – 2051 (000s)															
SCENARIO TESTING	2019	LOW SCENARIO							HIGH SCENARIO						
		2021 Est.	2026	2031	2036	2041	2046	2051	2021 Est.	2026	2031	2036	2041	2046	2051
Region of Durham	697	722	793	877	967	1,060	1,157	1,253	722	799	893	995	1,104	1,222	1,342
Region of York	1,181	1,211	1,307	1,425	1,546	1,672	1,801	1,928	1,212	1,328	1,469	1,617	1,774	1,940	2,109
City of Toronto	2,966	3,035	3,142	3,191	3,243	3,299	3,364	3,442	3,040	3,200	3,301	3,406	3,514	3,632	3,766
Region of Peel	1,542	1,578	1,679	1,762	1,846	1,936	2,034	2,136	1,582	1,729	1,858	1,988	2,126	2,276	2,433
Region of Halton	596	618	681	754	827	902	981	1,060	619	690	775	862	955	1,054	1,156
City of Hamilton	574	584	612	643	677	713	753	794	585	617	655	697	742	793	846
<b>GTAH TOTAL</b>	<b>7,557</b>	<b>7,748</b>	<b>8,215</b>	<b>8,653</b>	<b>9,105</b>	<b>9,582</b>	<b>10,091</b>	<b>10,613</b>	<b>7,760</b>	<b>8,364</b>	<b>8,951</b>	<b>9,566</b>	<b>10,215</b>	<b>10,917</b>	<b>11,652</b>
County of Northumberland	90	91	96	100	105	110	114	119	91	96	102	107	113	119	125
County of Peterborough	60	62	65	68	71	73	77	80	62	65	68	72	76	80	84
City of Peterborough	86	89	96	102	108	112	117	122	89	97	103	110	116	122	128
City of Kawartha Lakes	81	83	89	94	99	104	109	114	83	89	95	101	107	113	119
County of Simcoe	344	357	382	414	446	476	510	540	358	385	420	456	492	533	571
City of Barrie	149	155	186	209	232	254	271	290	156	187	212	237	262	283	307
City of Orillia	33	35	38	40	42	44	46	48	35	39	41	43	46	48	51
County of Dufferin	68	69	74	78	82	85	89	93	69	74	79	84	88	93	98
County of Wellington	98	101	110	118	128	137	147	156	101	111	121	132	144	156	168
City of Guelph	143	147	158	167	175	183	191	198	147	159	170	181	192	203	214
Region of Waterloo	595	618	669	715	760	805	849	892	620	681	739	799	860	923	988
County of Brant	38	41	44	47	50	52	55	58	41	44	48	51	54	57	61
City of Brantford	105	106	113	123	132	142	151	161	106	114	125	135	146	158	170
County of Haldimand	50	52	56	60	63	67	70	73	52	56	60	64	68	73	77
Region of Niagara	479	491	519	545	573	600	629	658	492	523	554	588	623	661	700
<b>OUTER RING TOTAL</b>	<b>2,420</b>	<b>2,499</b>	<b>2,694</b>	<b>2,880</b>	<b>3,065</b>	<b>3,245</b>	<b>3,424</b>	<b>3,601</b>	<b>2,502</b>	<b>2,719</b>	<b>2,937</b>	<b>3,161</b>	<b>3,387</b>	<b>3,621</b>	<b>3,861</b>
<b>TOTAL GGH</b>	<b>9,977</b>	<b>10,247</b>	<b>10,909</b>	<b>11,533</b>	<b>12,170</b>	<b>12,827</b>	<b>13,515</b>	<b>14,215</b>	<b>10,262</b>	<b>11,083</b>	<b>11,888</b>	<b>12,726</b>	<b>13,602</b>	<b>14,537</b>	<b>15,513</b>

Distribution of Employment in the Greater Golden Horseshoe 1986 – 2051 (000s)															
	REFERENCE FORECAST														
	1986	1991	1996	2001	2006	2011	2016	2019	2021 Est.	2026	2031	2036	2041	2046	2051
Region of Durham	137	156	160	188	211	212	224	239	235	288	317	351	388	426	464
Region of York	170	248	288	385	461	485	544	593	580	630	691	757	830	911	994
City of Toronto	1,349	1,368	1,301	1,435	1,469	1,529	1,608	1,729	1,697	1,800	1,829	1,859	1,895	1,938	1,979
Region of Peel	304	378	421	534	608	649	695	750	736	836	871	912	962	1,016	1,068
Region of Halton	119	141	160	189	218	234	263	283	278	319	352	385	420	459	498
City of Hamilton	196	205	199	205	219	217	229	241	238	256	271	289	310	333	357
<b>GTAH TOTAL</b>	<b>2,275</b>	<b>2,496</b>	<b>2,528</b>	<b>2,938</b>	<b>3,185</b>	<b>3,327</b>	<b>3,564</b>	<b>3,835</b>	<b>3,765</b>	<b>4,130</b>	<b>4,332</b>	<b>4,553</b>	<b>4,805</b>	<b>5,082</b>	<b>5,360</b>
County of Northumberland	24	27	28	29	32	32	31	33	32	34	35	37	39	41	44
County of Peterborough	12	13	13	14	15	14	16	17	16	20	21	22	23	25	26
City of Peterborough	36	38	38	40	46	48	46	48	46	48	51	54	57	60	63
City of Kawartha Lakes	18	20	21	22	26	25	26	27	26	30	31	33	35	37	39
County of Simcoe	54	60	76	86	98	98	110	120	117	129	141	154	167	184	198
City of Barrie	33	37	46	53	64	68	72	77	75	99	110	121	132	140	150
City of Orillia	15	15	16	16	19	18	18	19	19	21	22	23	24	25	26
County of Dufferin	12	14	16	19	22	21	24	26	25	29	31	33	35	37	39
County of Wellington	24	25	28	31	35	35	40	41	41	47	51	56	60	65	70
City of Guelph	42	50	56	67	72	76	81	84	81	90	95	100	105	111	116
Region of Waterloo	173	192	198	230	259	265	276	295	286	337	360	387	414	443	470
County of Brant	12	12	13	13	14	13	15	16	16	18	19	21	22	24	26
City of Brantford	35	35	38	41	44	44	44	48	46	49	54	60	66	73	80
County of Haldimand	16	16	16	17	18	18	18	19	18	21	22	24	26	27	29
Region of Niagara	162	167	161	183	195	185	191	189	187	211	219	230	243	257	272
<b>OUTER RING TOTAL</b>	<b>668</b>	<b>724</b>	<b>764</b>	<b>863</b>	<b>960</b>	<b>963</b>	<b>1,008</b>	<b>1,058</b>	<b>1,030</b>	<b>1,183</b>	<b>1,263</b>	<b>1,355</b>	<b>1,450</b>	<b>1,549</b>	<b>1,648</b>
<b>TOTAL GGH</b>	<b>2,943</b>	<b>3,220</b>	<b>3,292</b>	<b>3,801</b>	<b>4,145</b>	<b>4,290</b>	<b>4,571</b>	<b>4,893</b>	<b>4,794</b>	<b>5,313</b>	<b>5,595</b>	<b>5,908</b>	<b>6,255</b>	<b>6,631</b>	<b>7,008</b>

Distribution of Employment in the Greater Golden Horseshoe 2019 – 2051 (000s)															
SCENARIO TESTING	2019	LOW SCENARIO							HIGH SCENARIO						
		2021 Est.	2026	2031	2036	2041	2046	2051	2021 Est.	2026	2031	2036	2041	2046	2051
Region of Durham	239	235	286	313	344	377	413	448	235	289	319	354	394	438	482
Region of York	593	580	622	674	731	796	869	945	580	631	695	766	846	939	1,038
City of Toronto	1,729	1,697	1,769	1,773	1,781	1,800	1,829	1,861	1,697	1,808	1,843	1,882	1,931	1,991	2,055
Region of Peel	750	736	818	839	867	906	951	997	736	841	884	934	997	1,068	1,141
Region of Halton	283	278	316	346	375	406	441	477	278	320	355	391	431	475	522
City of Hamilton	241	238	255	266	282	301	322	343	238	257	272	291	314	340	368
<b>GTAH TOTAL</b>	<b>3,835</b>	<b>3,765</b>	<b>4,065</b>	<b>4,211</b>	<b>4,380</b>	<b>4,587</b>	<b>4,825</b>	<b>5,072</b>	<b>3,765</b>	<b>4,146</b>	<b>4,367</b>	<b>4,619</b>	<b>4,914</b>	<b>5,250</b>	<b>5,606</b>
County of Northumberland	33	32	33	35	36	38	40	42	32	34	35	37	40	42	45
County of Peterborough	17	16	20	21	21	22	23	24	16	20	21	23	24	26	28
City of Peterborough	48	46	48	50	53	56	59	62	46	48	51	54	57	61	64
City of Kawartha Lakes	27	26	30	31	33	35	36	38	26	30	31	34	36	38	40
County of Simcoe	120	117	129	139	151	162	176	188	117	130	143	157	173	192	210
City of Barrie	77	75	99	109	121	132	140	150	75	99	110	121	132	141	150
City of Orillia	19	19	21	22	23	24	25	26	19	21	22	23	24	25	26
County of Dufferin	26	25	29	31	33	34	36	38	25	30	31	33	35	38	40
County of Wellington	41	41	47	50	54	58	62	67	41	48	53	59	65	72	79
City of Guelph	84	81	90	94	100	105	110	115	81	90	95	101	106	112	118
Region of Waterloo	295	286	334	355	378	402	428	453	286	340	367	398	432	468	505
County of Brant	16	16	18	19	20	21	22	23	16	18	20	22	24	26	29
City of Brantford	48	46	49	54	60	66	73	79	46	49	55	61	67	73	80
County of Haldimand	19	18	21	22	24	25	26	28	18	21	23	24	26	28	29
Region of Niagara	189	187	210	217	227	238	251	264	187	212	221	234	249	266	284
<b>OUTER RING TOTAL</b>	<b>1,058</b>	<b>1,030</b>	<b>1,178</b>	<b>1,250</b>	<b>1,333</b>	<b>1,419</b>	<b>1,508</b>	<b>1,598</b>	<b>1,030</b>	<b>1,190</b>	<b>1,278</b>	<b>1,380</b>	<b>1,489</b>	<b>1,606</b>	<b>1,727</b>
<b>TOTAL GGH</b>	<b>4,893</b>	<b>4,794</b>	<b>5,243</b>	<b>5,461</b>	<b>5,713</b>	<b>6,006</b>	<b>6,333</b>	<b>6,670</b>	<b>4,794</b>	<b>5,336</b>	<b>5,645</b>	<b>5,999</b>	<b>6,403</b>	<b>6,856</b>	<b>7,332</b>