



March 6, 2024

## **RE: Wellington County - International Immigration**

Parcel Economics Inc. ("Parcel") has been retained by Tribute (Fergus Oaks) Limited ("Tribute"), who is in the process of developing the Storybrook subdivision in Fergus and owns land Centre Wellington, adjacent to the Fergus Urban Centre. In December 2023, Parcel prepared the Wellington County Land Needs Assessment Update, which, among other things, assessed the amount of Community Area land required to accommodate population and household growth to 2051, based on recently released population forecasts from the Ontario Ministry of Finance. The purpose of this memorandum is to summarize recent trends in international migration to Canada and how planned immigration targets will have a significant impact on land needs in Wellington County.

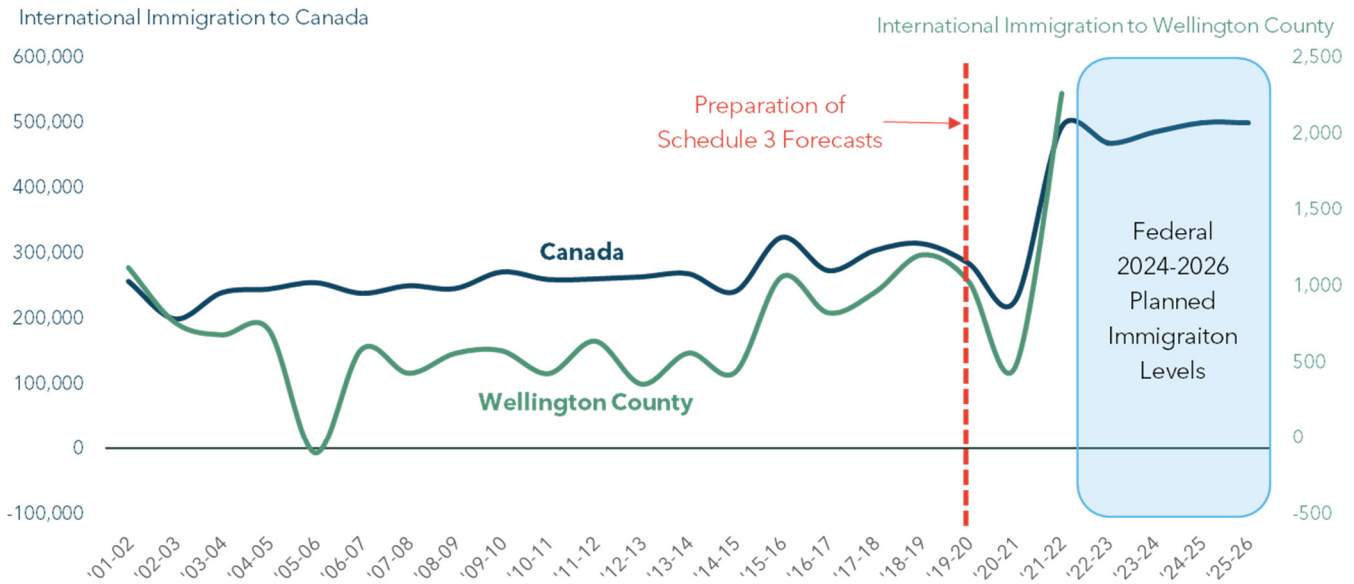
## **Population Growth and Migration**

The most critical change in population growth in recent years relates to levels of immigration to Canada and the Federal immigration targets, both of which have increased substantially and resulted in Canada experiencing unprecedented population growth.

In the 20-years prior to the preparation of the population forecasts contained in Schedule 3 of the Growth Plan, Canada welcomed approximately 260,000 international immigrants per year. The level of international immigration increased to 480,000 new residents per year between 2021 and 2023, with the Federal Government now targeting 500,000 international immigrants per year starting in 2024, as shown as the blue line in Figure 1.

Higher recent and planned levels of international migration to Canada has been felt across Wellington County. As shown in the green line in Figure 1, international migration trends in Wellington County have mirrored national trends. When international immigration to Canada increased in 2022/2023, Wellington County experienced a similar increase. With the Federal government planning to welcome 500,000 new Canadians per year, this will have a significant impact on immigration to Wellington County and subsequent land needs.

Figure 1  
International Migration to Canada and Wellington County



Source: Parcel based on Statistics Canada and Federal immigration targets.

As the Ontario Ministry of Finance now anticipates significantly more population growth in the Wellington County, the same approach should be considered when evaluating land needs to 2051. Therefore, although the Schedule 3 population forecasts in the Growth Plan are only five years old, the increase in international migration to Canada and the large share of immigrants settling in Ontario and Wellington County has had a significant impact on population forecasts.

## Community Area Land Needs

In our updated land needs assessment report dated December 15, 2023, we determined the impact that increased migration will have on land needs in Wellington County. Based on this analysis, Centre Wellington will need 377 gross hectares of Community Area lands to accommodate growth to 2051. This exceeds the 204-hectare<sup>1</sup> expansion identified in the *Phase 2 M.C.R. Report: Urban Land Needs Assessment, County of Wellington*, that was released on August 29, 2022 and relied on the outdated population forecasts contained in Schedule 3 of the Growth Plan.

Sincerely,

**Parcel**

**Parcel Economics Inc.**



Craig Ferguson

Principal

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<sup>1</sup> The *Phase 2 M.C.R. Report: Urban Land Needs Assessment, County of Wellington* identified the need for a 238-hectare Community Area expansion in Centre Wellington. This was subsequently updated to 204 hectares in a Centre Wellington Report to Committee of the Whole on November 14, 2023 to account for 34 hectares of Community Area lands in the South Fergus Secondary Plan that were not considered as part of the *Phase 2 M.C.R. Report: Urban Land Needs Assessment, County of Wellington*.