

Public Consultation #1 – Virtual Session

United Counties of Leeds and Grenville Growth Management Strategy



Thursday, October 2, 2025

HEMSON

Today We Will Discuss

- What is the Counties' Growth Management Strategy?
- Provincial Planning Policy Framework
- Recent Growth in Leeds and Grenville
- Long Term Growth Outlook
 - Population
 - Employment
- Work Schedule
- Q&A

What is the Growth Management Strategy?

- Long-term strategy to guide and manage growth and development throughout the Counties
- Forecast growth Counties-wide and locally to 2051
 - Population, households, and housing
 - Employment by type
 - Residential and employment land needs assessment
- Key input to UCLG Official Plan
 - Growth targets
 - Growth management policies
 - Potential settlement area boundary adjustments

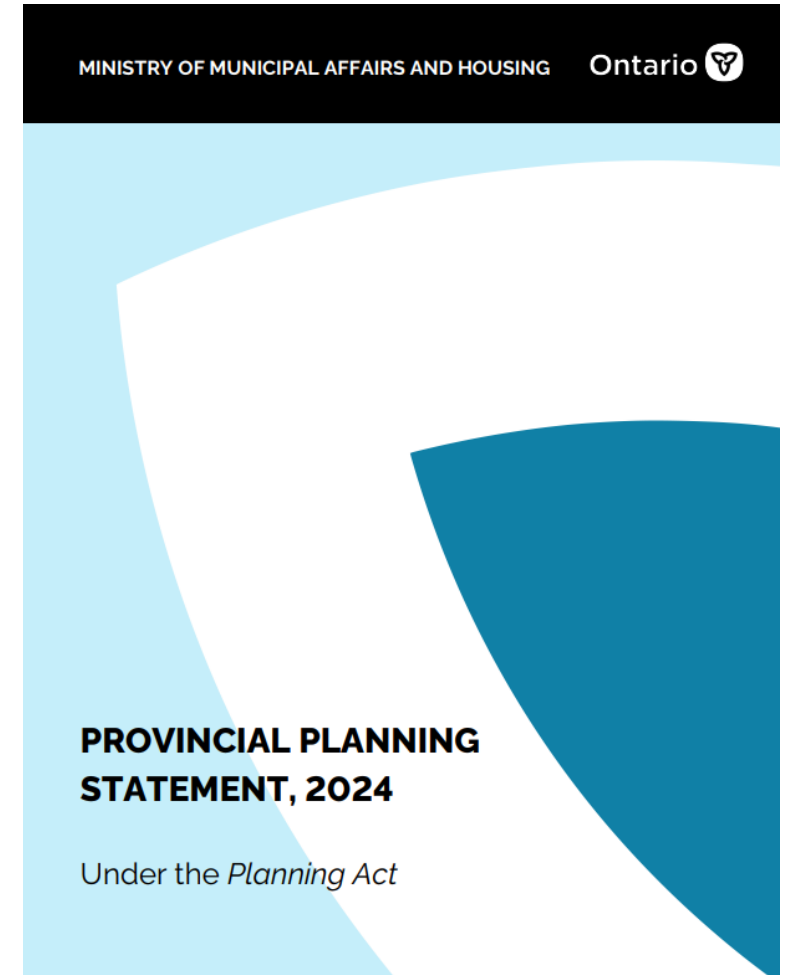


GMS Consultation Process

- **Ongoing consultation will be held throughout the GMS process**
 - Engagement with both internal and external stakeholders
 - Initial Online Survey (ended September 29, 2025)
 - Stakeholder List (periodic updates and communications)
- **Public Consultation Session #1 – Today**
 - Introduction to study
 - Preliminary growth outlook
 - Opportunity to provide initial feedback
- **Public Consultation Session(s) #2 – January/February 2026 (targeted)**
 - Meetings held in the Eastern, Western and Northern areas of Leeds & Greenville
 - Opportunity to review and comment on GMS findings prior to producing formal report

Recent Changes to Planning: New Provincial Planning Statement (PPS) Released Oct 2024

- When updating official plans, municipalities are required to have enough land designated to meet projected needs for least 20 years, but not more than 30 years
 - Informed by Projection Methodology Guideline
 - Based on Ministry of Finance Population Projections
 - Planning for infrastructure, employment areas, and strategic growth areas can extend beyond 30 years
- Settlement area expansions
 - Considered at anytime based on demonstrated need and a few other matters



Proposed Update to Projection Methodology Guideline

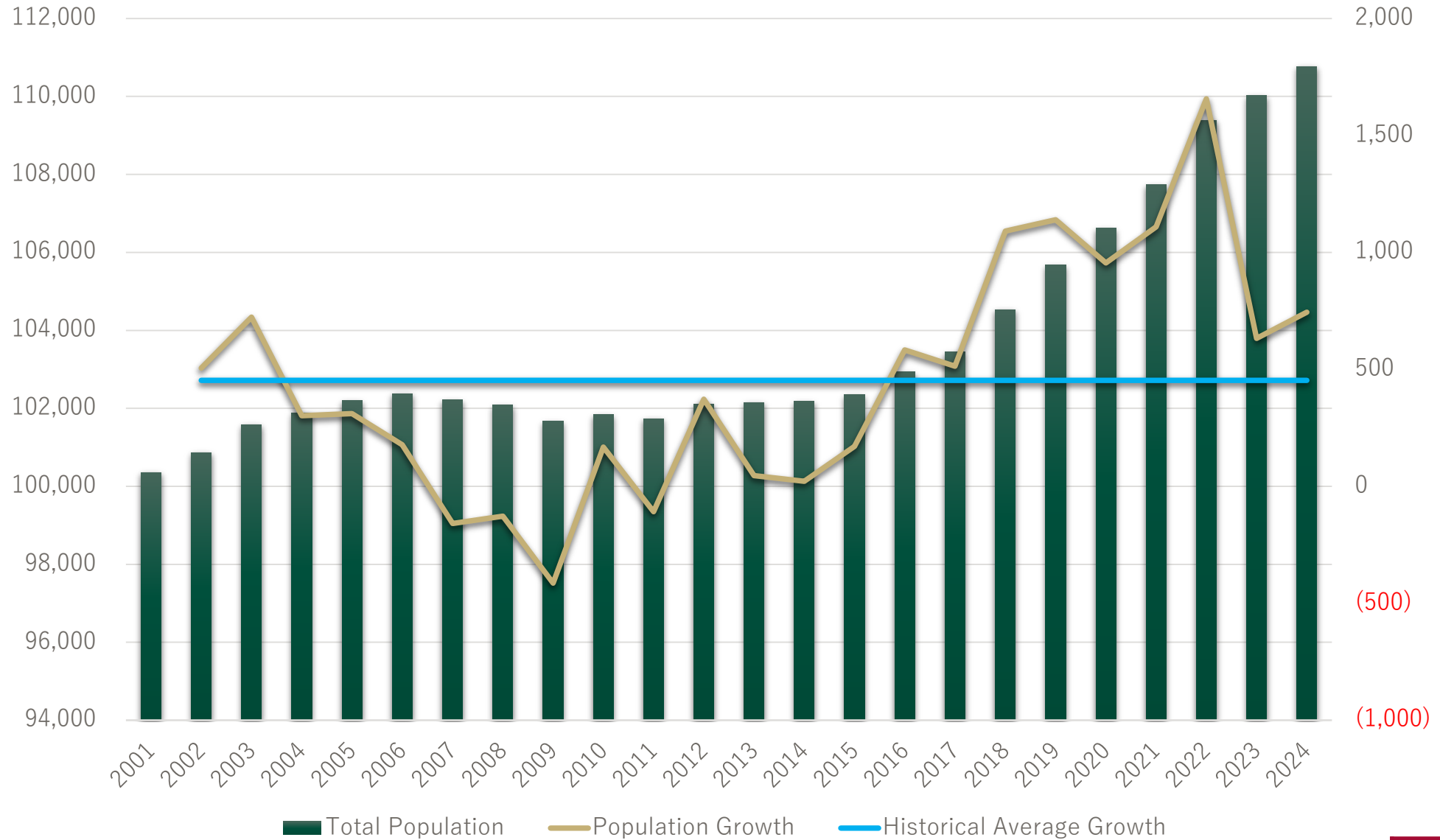
- New population and employment forecasts to be implemented at the time of Official Plan update
- **Municipalities shall use the most recent Ministry of Finance (MOF) projections published**
- Consider updating forecasts near the release of the most recent census
- A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies, boards, and Service Managers

MOF Projection vs GMS Forecast

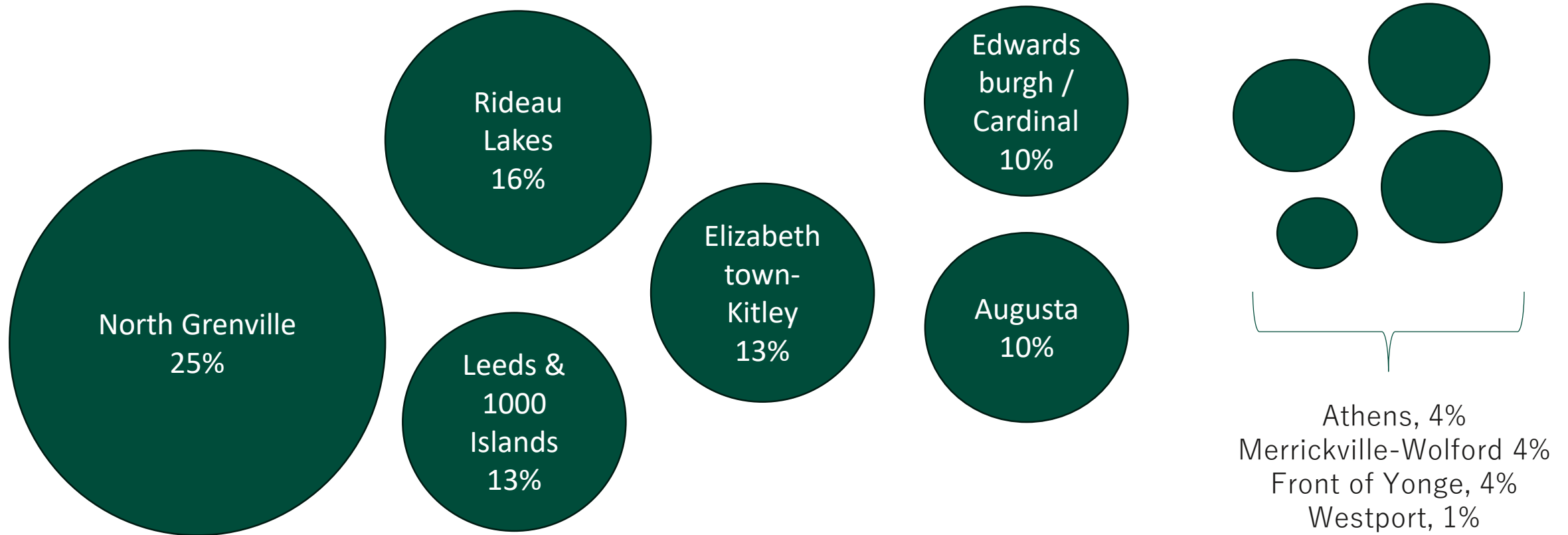
The difference between **projections** and **forecasts**: A **projection** extrapolates present trends (e.g., fertility, mortality, and migration) to a future state (e.g., population) based on the assumption that the trends would continue. A projection is neutral and does not consider how changes in assumptions or potential uncertainty in the continuation of past trends would impact the future. By contrast, a **forecast** is a best estimate to predict a future state (e.g., population, employment) that builds on present trends and considers the potential impacts that changing variables and assumptions may have.

The source of this distinction/definitions can be found on page 5 of the Proposed Updates to the Projection Methodology Guideline

Census Division Growth Since 2001



2024 Population Distribution by Local Municipality



Total Population in 2024 = 77,700

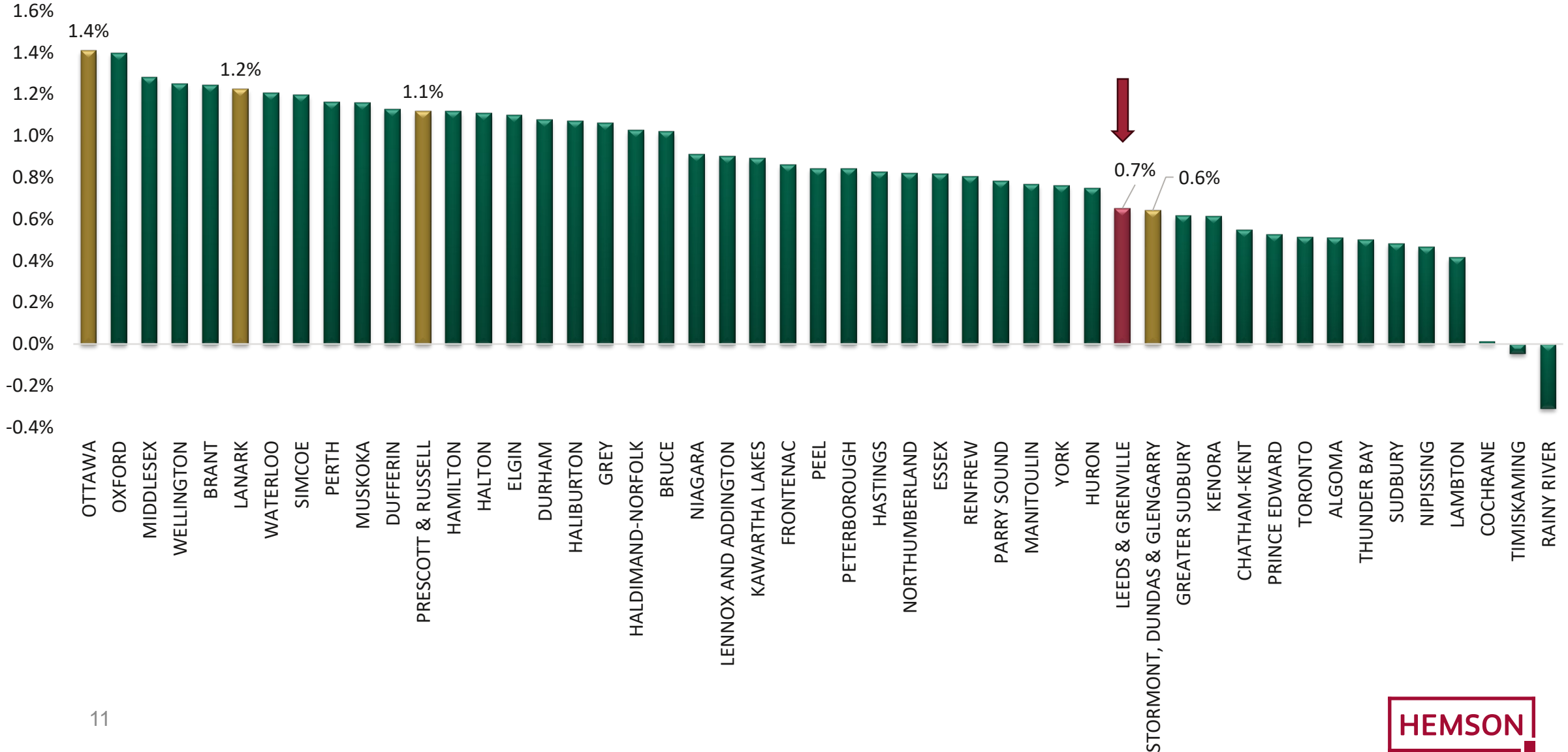
*Excludes separated municipalities of Prescott, Gananoque, Brockville

Provincial Population Outlook

- Population growth in Ontario is projected to slow
- Province-wide trends in Statistics Canada's Quarterly Demographic Estimates (released June 2025):
 - Immigration remains high, but much lower than in recent years
 - Ontario's population growth has slowed, only adding 3,000 people in 2025
 - Non-permanent residents in Ontario declined by more than 30,000 people from Q1 to Q2 2025—mainly people holding a study permit only

MOF Population Projections Summer 2025

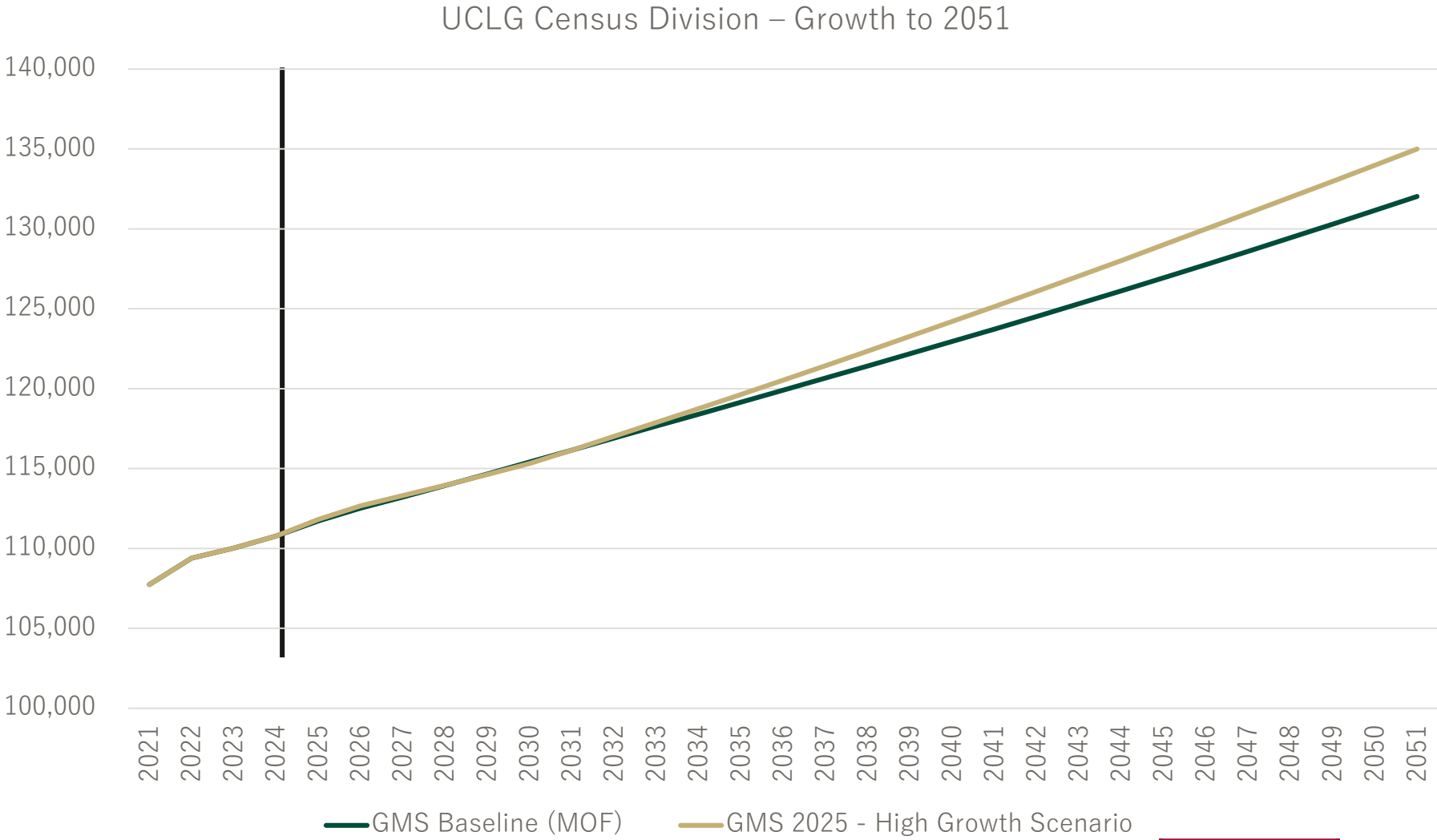
Average Annual Growth Rate



Growth Management Strategy Preliminary Population Forecast Scenarios

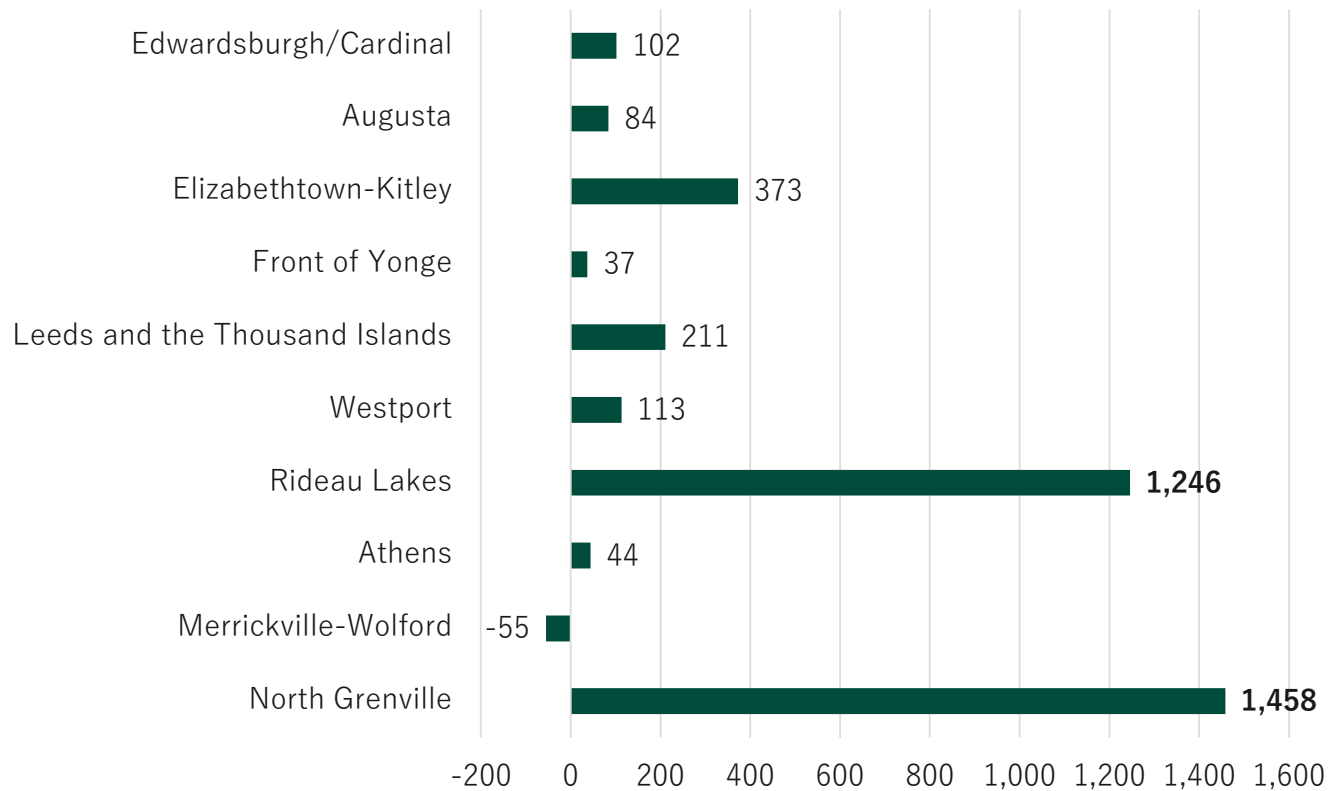
Annual Population Growth 2021-2051

- **GMS Baseline (MOF): 810 people**
- **GMS High Growth Scenario: 910 people**

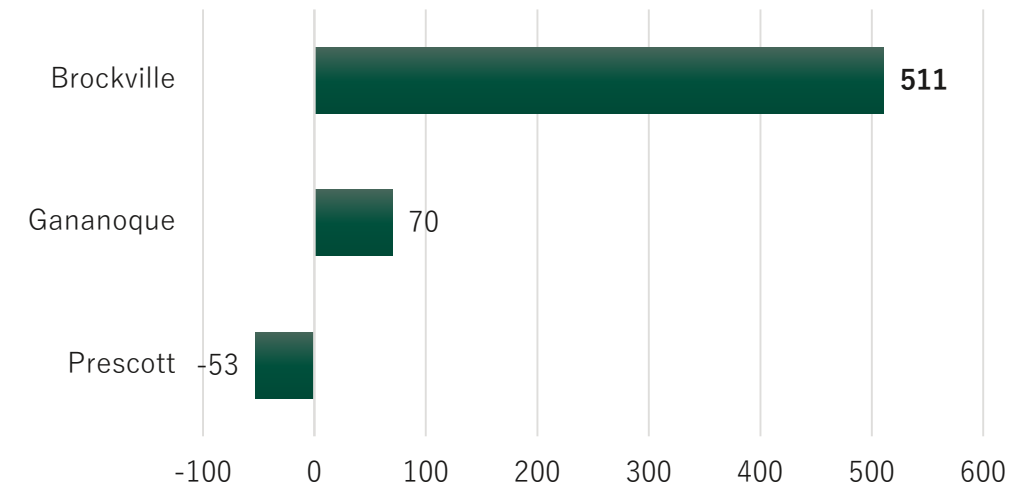


Recent Population Growth (2020-2024) is Concentrated in a few Municipalities

Population Growth by Lower Tier Municipality

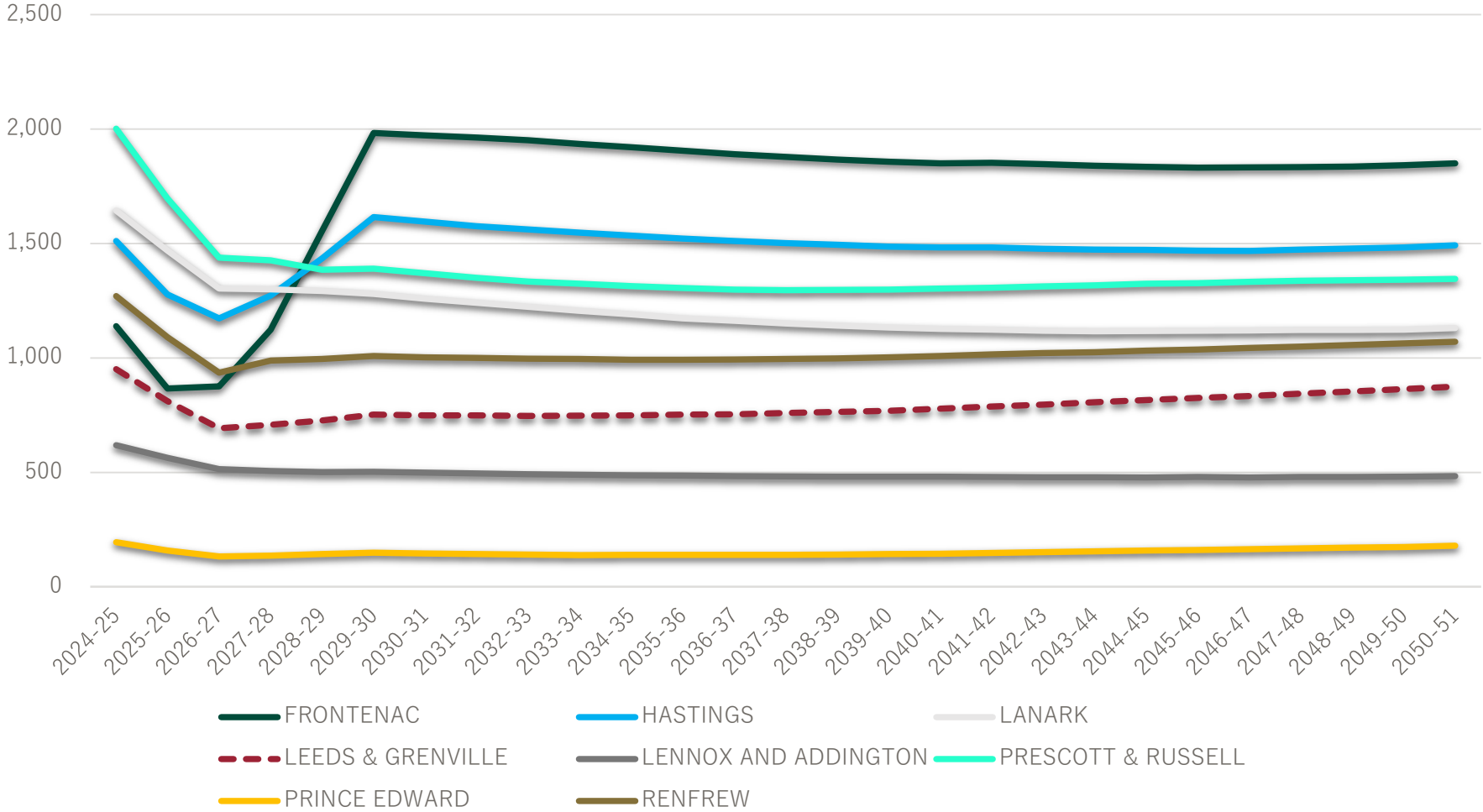


Population Growth by Separated Municipality



Short-Term Growth Will Slow, But Not Stall

Summer 2025 MOF Projections: Annual Growth to 2051

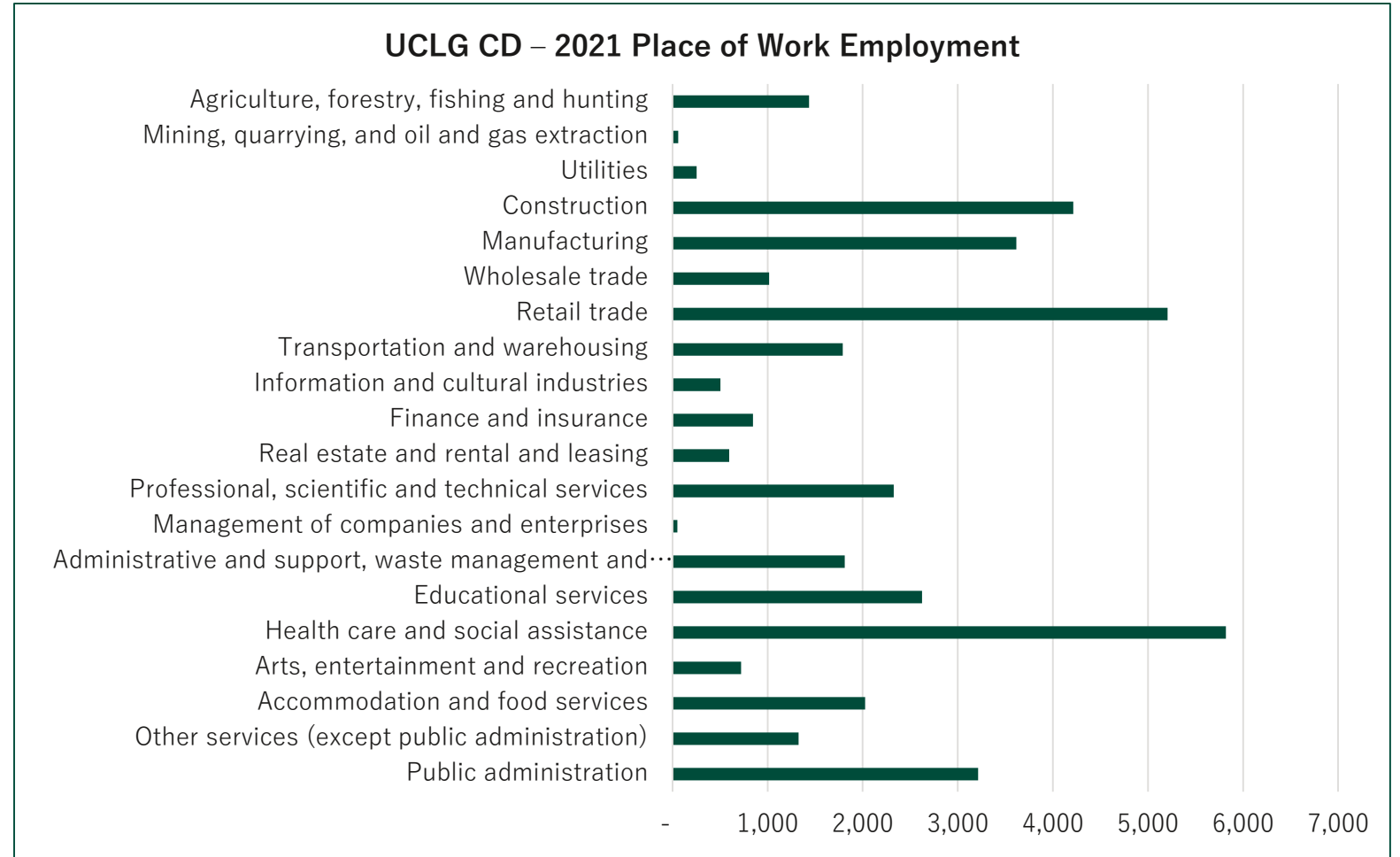


Employment – Land Use Categories

Employment Category	Economic Sectors	Implications for Planning and Allocation
General Employment	Primarily serves local residents (permanent and seasonal): retail, accommodation, food, education, health care, local government, and work-at-home jobs	Generally planned for through community plans focused on residential areas.
Employment area	Manufacturing and related industries	Accommodated primarily in low-rise industrial-type buildings, mostly in business parks and industrial areas.
Rural	Agriculture, small-scale manufacturing and construction, tourism, recreation	Located outside urban land designated for industrial or commercial use

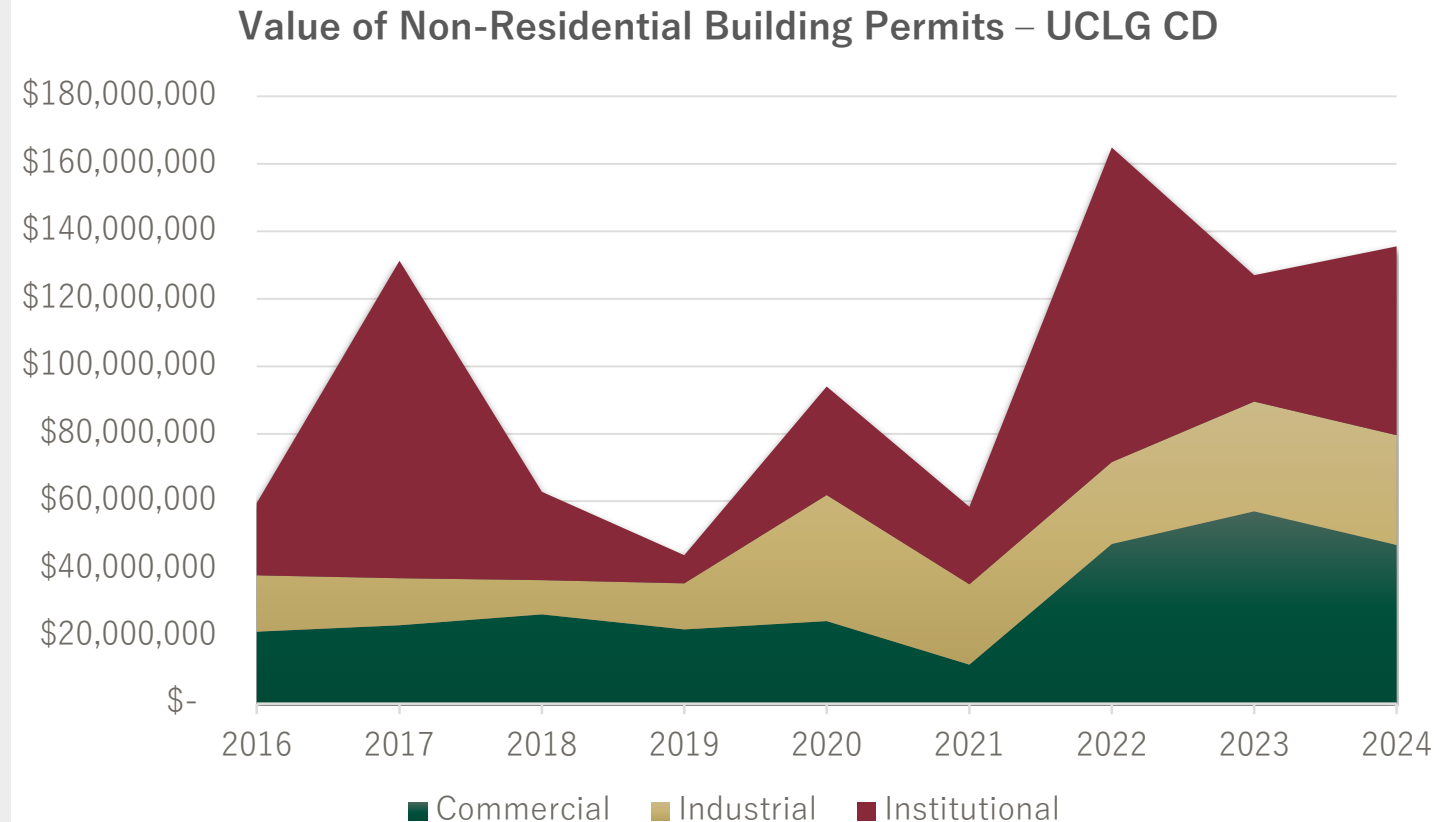
Diverse Employment Base in CD—Many Institutions, Manufacturers, & Retail Trade in Brockville

- Retail Trade primarily located in Brockville and North Grenville
- Brockville General Hospital
- Construction employment generally dispersed throughout the Counties



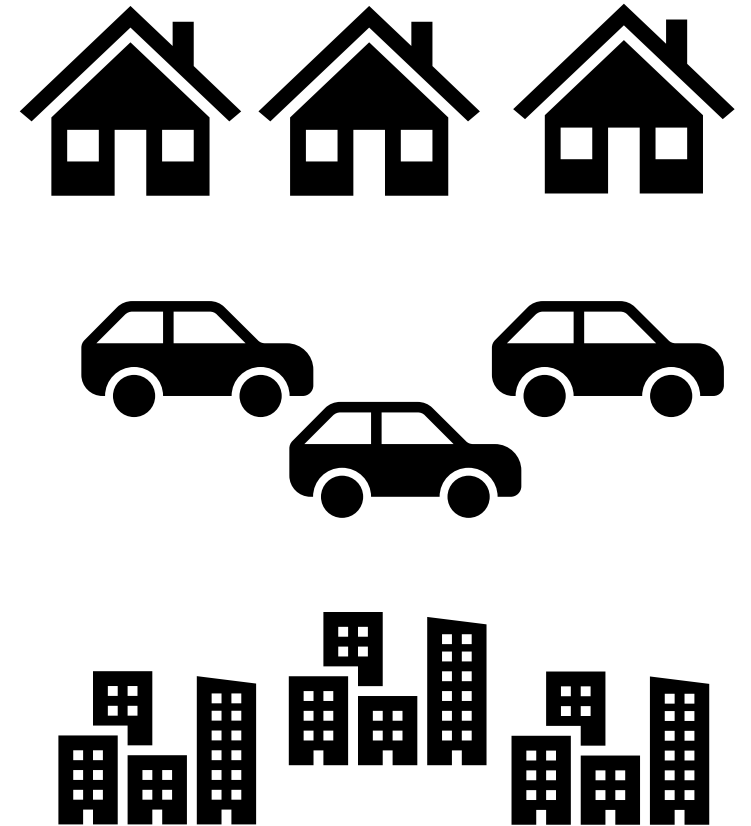
Employment – Recent Building Permits

- Increased level of commercial building permits since 2022
- PPS 2024 narrows the definition of "employment area" to emphasize manufacturing, warehousing, and related uses



Commuting Flows in the Census Division

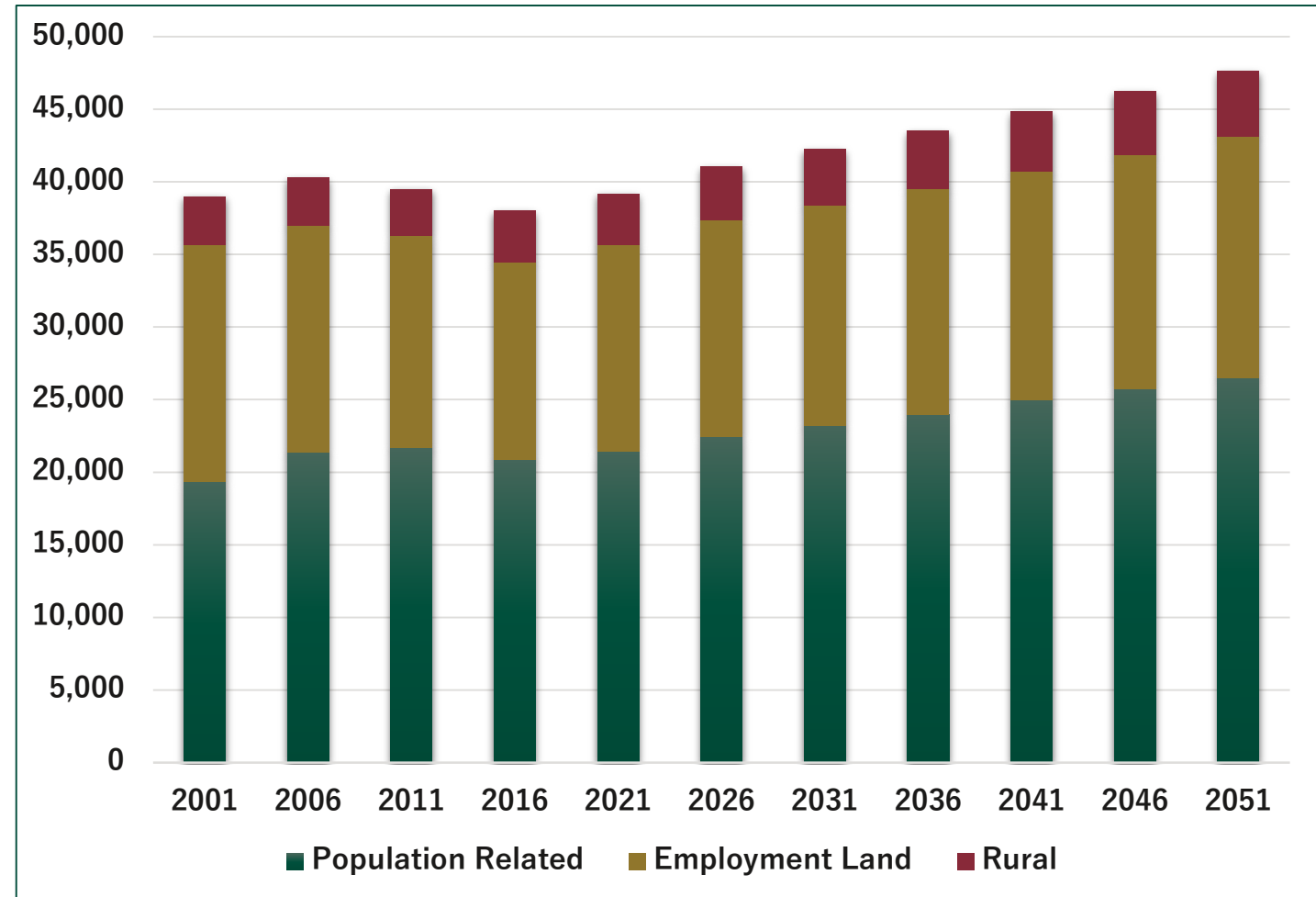
- In 2021:
 - 9,500 residents of Census Division out-commute
 - 3,370 to City of Ottawa
 - 2,235 to Lanark County
 - 1,515 to Smiths Falls
 - 3,700 people in-commute
 - 1,130 people from City of Ottawa
 - 840 from Frontenac County
 - 780 from Stormont, Dundas and Glengarry
- North Grenville
 - 2,000 live and work in North Grenville
 - 300 leave to work elsewhere in the Census Division
 - 2,375 commute outside the Census Division (2,000 to Ottawa)



Employment – Forecast by Land Use Category

Base Scenario

- General (population-related) employment will continue to be the driver of employment growth
- Steady employment land employment growth
- Rural employment to slightly increase in share of overall employment



Understanding the Implications of a “High Growth” Scenario

- Premised on continued high intra-provincial migration
 - Housing affordability
 - Growth plans of other municipalities surrounding Ottawa (e.g. Township of Russell)
 - Ability of Ottawa to accommodate greater range and mix of housing
- Employment growth
 - General employment will be higher under high scenarios
 - Other factors at play in order to secure range of jobs locally for complete communities (e.g. employment land supply)
 - Long-term impact of tariffs still very uncertain

Work Schedule

- **September**
 - One-on-one meetings with area municipalities
- **October**
 - Finalize UCLG CD Forecast Scenarios to 2051
 - Municipal Allocations
- **November**
 - Land needs assessment – residential and employment (initial draft)
 - Proposed Provincial guidelines
 - Settlement Area Boundary Expansions
 - Policy review

Contact Information

- For updates relating to the project please visit:
www.leedsgrenville.com/growth
- Comments or questions? Contact:
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Questions?