

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: January 31, 2023

TO: Committee of the Whole

FROM: Melanie Knight, Senior Planner
David Shen, P.Eng, Director of Development Services & Engineering

SUBJECT: Population and Employment Projection 2048

RECOMMENDATION:

THAT Committee of the Whole receive this report as information.

BACKGROUND

At the meeting of December 6th, 2022, staff submitted a report recommending developing a “project umbrella” using a consistent and integrated method for various municipal strategic planning projects to solve the issues of inconsistency among projects and their resulting plans and policies, the fluctuating quality of deliverables, and the difficulty of implementing different plans and policies.

To achieve this goal, an agreed and approved growth projection is indispensable and a prerequisite to these strategic planning projects. This report is to provide Council with an overview for the Population and Employment Projection 2048 project.

The Community Official Plan (COP) is one of the main policy documents to guide and manage growth in the Municipality of Mississippi Mills to 2038.

Lanark County has an authority to project and assign growth county-wide and to each lower-tier municipality. As part of the larger review of Lanark County’s Sustainable Community Official Plan, the County Planning Department has issued a Request for Proposal for a Growth Management Strategy study, which will include a County level growth projection and land supply to 2048. This Growth Management Strategy study will serve as a comprehensive review to inform amendments to the County’s Sustainable Communities Official Plan (SCOP).

In the future, the Municipality will need to update the Community Official Plan to align with the County’s new planning horizon.

DISCUSSION

Standalone Project – Population Projections

Currently each strategic plan or study (such as Water/Wastewater Master Plan, Transportation Master Plan, Development Charges Background Study, and various urban planning projects) includes inconsistent population projections and/or strategies to accommodate future growth.

To solve the issue with inconsistency between the Municipality's important plans and policy documents mentioned above, staff have requested the consultant working on the Water/Wastewater Master Plan (J.L.Richards), to include a "Standalone" project for "Population and Employment Projection 2048". Population and employment projections to 2048 will be the final deliverable from this project and will serve as a guiding document to inform all strategic projects and policies within the Municipality.

It is noted that the consultant had worked on our various planning studies on behalf of the Municipality in the past (such as Official Plan Amendments) and has the technical capacity to complete this project and thus, staff are of the opinion that this consultant is the most appropriate to develop population projections.

Parameters

This project will be included under the project umbrella and has the following parameters:

Planning Base Year: 2023

Planning Horizon: 2048

Planning Intervals: 2028 (5 years), 2038 (15 years), and 2048 (25 years)

Data Input: Community Official Plan, Municipality's CGIS database, Statistics Canada 2021 Census

Analysis

Baseline 2023

The baseline scenario information of the Municipality's population will be extracted from Municipality's CGIS database. The baseline scenario information will be used to establish servicing baseline in each participating project under the project umbrella.

It should be noted that the Statistics Canada 2021 Census data is available online for free at detailed dissemination area and block levels.

Population and Employment Projection to 2038

Projection work to 2038 includes both the 2028 scenario (5 years) and 2038 scenario (15 years), for which information from the Community Official Plan, together with our understanding of the future development activities and trends, will be used.

Population and Employment Projection to 2048

Unlike the population projection work to 2038, the population projection work to 2048 has no existing guiding document to follow. As a result, assumptions, criteria, and methods will be developed and a workshop with the consultant (J.L.Richards), Lanark County, the future consultant for the Development Charges Background Study, and Municipal staff will be held to ensure that the criteria used for the 2048 projections will be aligned with other ongoing studies.

Stakeholder Consultation

This standalone project is included under the “project umbrella” and will follow the general process of stakeholder consultation and communications strategy presented in a related staff report. At the scheduled public consultation event in April, the Population and Employment Projection to 2038 will be made available to the public.

Informal consultation with land development industry (i.e., developers and/or their representatives) will also be conducted to understand their development timing so it can better inform our infrastructure planning in relation to the population projection.

Staff also recognize the importance of engaging the County and obtaining understanding from the County, especially during the work of Population and Employment Projection to 2048, as our projection work is ahead of that of the County’s Growth Management Study. Staff have already had preliminary discussions with County Planning Staff regarding the alignment of this project and the County’s Growth Management Study and will continue to work closely with the County on this project.

Council Reporting and Approval

Staff will be reporting back to Council at key milestones of this project. The planned reports are as follows:

- Population and Employment Projection 2048 (this project)
- Draft Population and Employment Projection 2038
- Draft Population and Employment Projection 2048 (for approval)

FINANCIAL IMPLICATIONS

As this is a project that will be beneficial to all departments across the Corporation, staff are seeking co-funding opportunities under various capital projects and professional services budgets among Departments of Development Services and Engineering, Corporate Services, and Community and Economic Development.

SCHEDULE IMPLICATIONS

The work of the Population and Employment Projection to 2038 will meet the schedule of the first public schedule event in April. The work of Population and Employment Projection to 2048 will be presented in May/June for Council approval.

RISKS AND MITIGATIONS

The work of the Population and Employment Projections to 2048 is ahead of that of the County and there may be a discrepancy between these two sets of data after the County's final report is released in 2024. As previously noted, staff will include the County in this project and ensure that the County is consulted at every milestone of this project.

Population and Employment Projection to 2048 is a prerequisite to other planning projects such as Water/Wastewater Master Plan, Transportation Master Plan, the Development Charges Background Study and Community Services Master Plan. Any project delay will cause a chain reaction of other project delays. Staff will proactively manage this project, including monitoring and reporting, and will ensure that the projections to 2038 are available to other project teams to utilize the data earlier and that the new projections to 2048 will be provided to other project teams as soon as they are finalized and approved.

SUMMARY

Staff recommend that Council receive the project information for Population and Employment Projections to 2048.



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