



Town of Halton Hills Development Charges Background Study, Community Benefits Strategy, Parkland Dedication By-law Review

Development Stakeholder Meeting #1

September 15, 2021



Introduction

Project Scope

- The Town of Halton Hills (Town) retained Watson & Associates Economists Ltd. (Watson) to undertake a:
 - Development charges (D.C.) background study and by-law in accordance with the *Development Charges Act, 1997*(D.C.A.);
 - Community benefits charge (C.B.C.) strategy and by-law in accordance with the *Planning Act, 1990*; and
 - Review of Parkland Dedication By-law and related official plan policies
- This is the first of two consultation meetings with development industry stakeholders
- The purpose of the meeting is to review the legislation and approach for these undertakings, as well as present the preliminary growth forecast projections

Study Process





Legislative Changes and Methodology



Changes to the D.C.A.

More Homes, More Choice Act

- *More Homes, More Choice Act* (Bill 108) was introduced in the Ontario Legislature on May 2, 2019 and received Royal Assent on June 6, 2019
 - An Act to amend various statutes with respect to housing, other development and various other matters, including the *Development Charges Act* (Schedule 3) and *Planning Act* (Schedule 12)
- With respect to D.C.A. amendments the following changes are currently in effect:
 - The determination of D.C.s for developments arising from Site Plan or Zoning By-law Amendment approvals at the time of planning application; and
 - D.C. installment payments for rental housing and institutional (5 years) and non-profit housing (20 years)
 - Ability to charge interest related to the above policies



Changes to the D.C.A. COVID-19 Economic Recovery Act

- The COVID-19 Economic Recovery Act received Royal Assent on July 21, 2020, and amendments came into effect on September 18, 2020
 - Schedule 3 of the Act amends the D.C.A. to modify changes included under the More Homes, More Choice Act
- D.C.A. amendments include:
 - Changes to Eligible Services
 - The amendments reframe the context of the D.C.A from a tool to fund services that are not defined as ‘ineligible’, to only include ‘eligible’ services for which D.C.s may be imposed

Changes to the D.C.A. *COVID-19 Economic Recovery Act*



- Eligible services include:
 - Water supply services, including distribution and treatment services;
 - Wastewater services, including sewers and treatment services;
 - **Storm water drainage and control services;**
 - **Services related to a highway;**
 - Electrical power services;
 - **Transit services;**
 - Waste diversion services;
 - Policing services;
 - **Fire protection services;**
 - Ambulance services;
 - **Public library services;**
 - Long-term care services;
 - **Parks and recreation services;**
 - Public health services;
 - Childcare and early years programs and services;
 - Housing services;
 - Services related to proceedings under the Provincial Offences Act;
 - Emergency preparedness services; and
 - Airports in the Regional Municipality of Waterloo

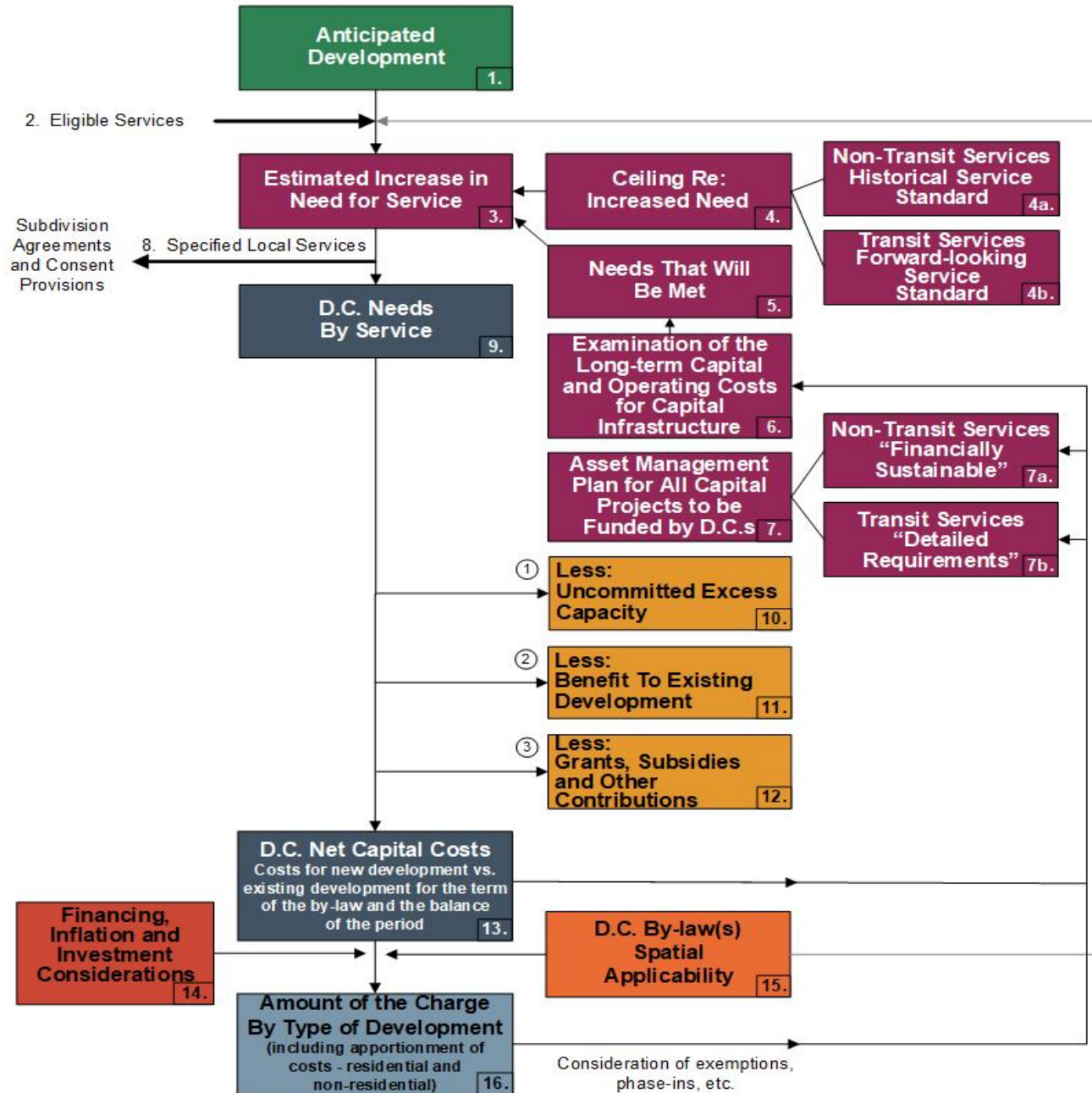
Services being considered for inclusion in the D.C. are shown in **bold** font.



Changes to the D.C.A. COVID-19 Economic Recovery Act

- D.C.A. amendments include (cont'd)
 - Removed categorization of services with 10-year forecast period restriction and 10% statutory deduction (i.e. 'soft services')
 - Classes of services may be established for purposes of the by-law, reserve funds, and credits
 - Imposed further statutory exemptions for:
 - the creation of prescribed additional dwelling units in structures ancillary to existing residential dwellings; and
 - for the creation of a second dwelling unit within or ancillary to new residential buildings
 - Transition period is two years after the day the Act comes into effect (i.e. September 18, 2022)

The Process of Calculating a Development Charge under the Act that must be followed



C.B.C. Methodology



- Schedule 17 of the *COVID-19 Economic Recovery Act* addresses the amendments to the *Planning Act* pertaining to Community Benefits
- C.B.C. may be imposed by single-tier and lower-tier municipalities only
- Municipalities may impose a C.B.C. against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies
- C.B.C. can recover costs for:
 - Non-D.C. eligible services (e.g. parking) and services formerly recovered under Section 37 of the *Planning Act*
 - Parkland acquisition needs not addressed under s.42 of the *Planning Act*
 - D.C. eligible services provided the capital costs that are intended to be funded by the C.B.C. are not the capital costs that are intended to be funded under a D.C. by-law

C.B.C. Methodology

Statutory Exemptions



- The legislation exempts the following from the payment of C.B.C:
 - Development or redevelopment of fewer than 10 residential units, or buildings or structures with fewer than five storeys;
 - Building or structure intended for use as a long-term care home;
 - Building or structure intended for use as a retirement home;
 - Building or structure intended for use by a university, college, or an Indigenous Institute;
 - Building or structure intended for use as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion;
 - Building or structure intended for use as a hospice to provide end of life care; and
 - Not-for-profit housing



C.B.C. Methodology

Strategy and Implementation

- Before passing a C.B.C. By-law a municipality must prepare a C.B.C. Strategy, including:
 - Anticipated amount, type and location of development and redevelopment with respect to which C.B.C. will be imposed;
 - Estimates of the increase in the need for facilities, services and matters attributable to the anticipated development and redevelopment to which the C.B.C. by-law would relate;
 - Estimates of capital costs; and
 - Excess capacity, benefit to existing and grants, subsidies and other contribution deductions
- C.B.C. by-law requires public consultation and can be appealed to Ontario Land Tribunal (OLT)
- C.B.C. may be paid under protest and the charge cannot exceed 4% of value of land at the time of building permit issuance

Services Under Consideration for C.B.C.



- Costs for the following services are being considered for recovery through the C.B.C.
 - Parking
 - Growth-related studies (affordable housing, economic development)
 - Information technology
 - Parkland acquisition (needs in excess those that can be acquired through the Sections 51 and 42 of the *Planning Act*)

Parkland Dedication By-law and Official Plan Policies



Legislative Background

- Section 42 of the *Planning Act* re: conveyance of land for parks purposes, provides that:
 - As a condition of development, a municipality may through by-law require land to be conveyed, or requirement CIL of Parkland, for park or other public recreation purposes;
 - Land to be conveyed or CIL may not exceed 2% of development lands for commercial and industrial development or 5% for all other cases; or
 - The municipality may impose an alternative rate for land be conveyed to the municipality for park or other public recreational purposes of of 1 hectare for each 300 dwelling units (1 hectare for each 500 dwelling units for CIL)

Parkland Dedication By-law and Official Plan Policies



Legislative Background

- To utilize the alternative rate a municipality must:
 - Have policies within their official plan that address the provision of lands for park or other public recreational purposes and provides for the use of the alternative rate
 - Must prepare a parks plan examining the need for parkland in the municipality prior to adopting official plan policies
 - When preparing parks plan, the municipality must consult with every school board that has jurisdiction within the municipality and any other persons or public bodies that the municipality considers appropriate
 - Municipality must also consult with persons or public bodies that the municipality considers appropriate before passing a by-law requiring the alternative rate

Parkland Dedication By-law and Official Plan Policies



Work Plan

- By-law 2002-0152 for the conveyance of land or payment of cash-in-lieu for parkland for public park purposes will expire on September 18, 2022 (as per Section 42(4.26) of the *Planning Act*)
- The current review will entail:
 - Review of parkland dedication and official plan policies;
 - Review the Town's parks plan;
 - Recommend updates to official plan and parkland dedication by-law policies; and
 - Consultation with school boards and public as required through the D.C. and C.B.C. consultation process



Growth Forecast Summary

Growth Forecast Summary



- Long-term forecast derived from Region of Halton Integrated Growth Management Study (2018), Regional Official Plan Amendment 38 (2011), and Best Planning Estimates of Population
- Short-term forecast derived from information provided by the Town of Halton Hills
- Detailed forecast provided in Technical Appendix

Time Horizon	Residential ¹		Non-Residential ²	
	Net Population	Residential Units	Employment	Gross Floor Area (Square Feet)
Mid 2022	64,001	22,564	21,096	
Mid 2032	83,823	30,353	29,289	
Mid 2036	91,885	33,401	32,873	
Incremental Growth				
10-year (2022-2032)	19,822	7,789	8,193	8,780,300
14-year (2022-3036)	27,884	10,837	11,777	12,714,700

1. Includes institutional population.

2. Excludes Work at Home (W.A.H) and No Fixed Place of Work (N.F.P.O.W.)

Growth Forecast Summary

Location of Residential Development



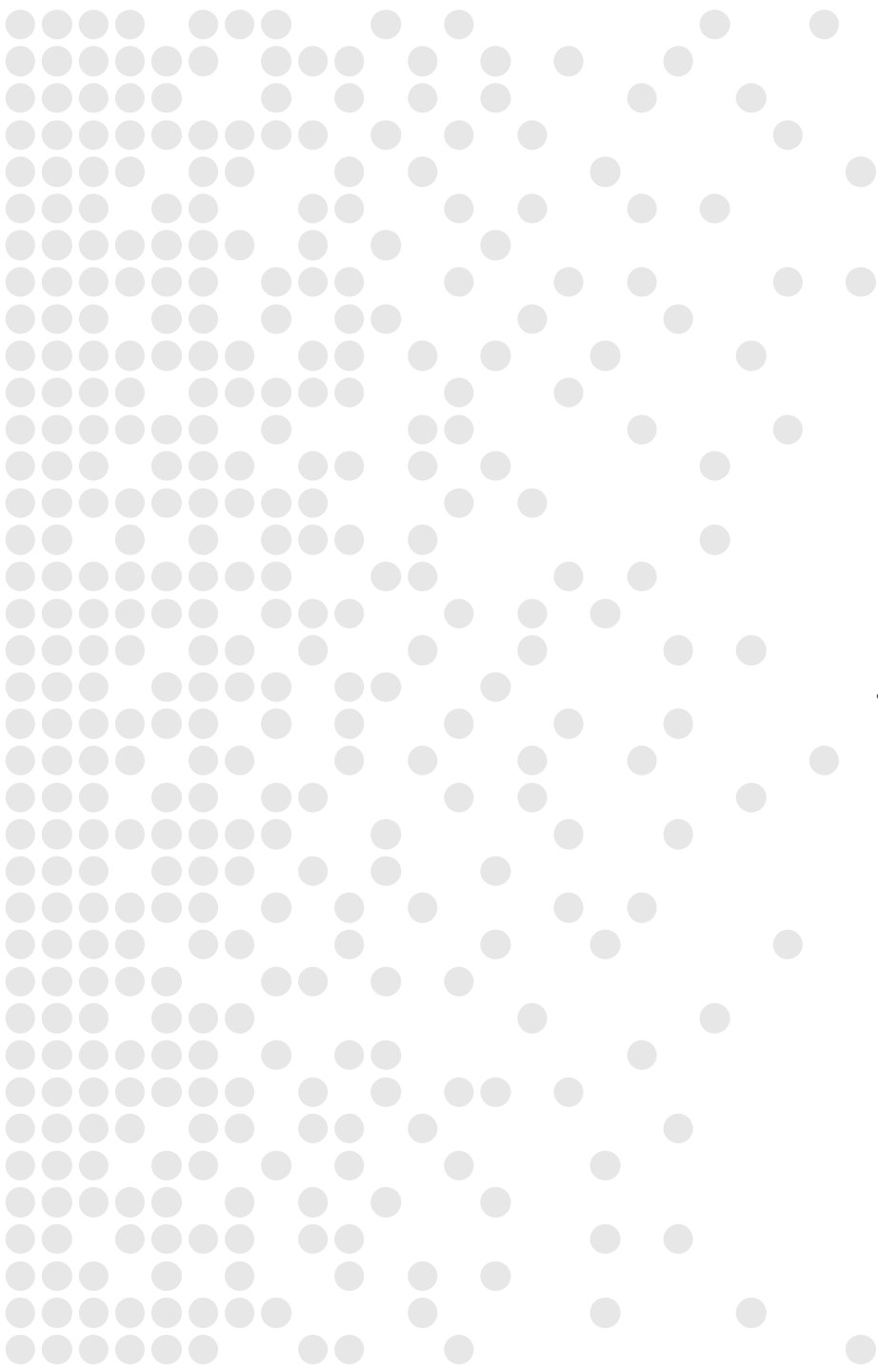
Development Location	Timing	Single & Semi-Detached	Multiples ^[1]	Apartments ^[2]	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Vision Georgetown	2022 - 2027	557	515	193	1,265	3,480	0	3,480	0	3,480
	2022 - 2032	2,042	1,888	709	4,639	12,760	0	12,760	0	12,760
	2022 - 2036	2,925	2,705	1,016	6,646	18,283	0	18,283	0	18,283
Georgetown Designated Greenfield Area (Excludes Vision Georgetown)	2022 - 2027	183	29	3	215	715	(18)	696	8	704
	2022 - 2032	497	174	18	689	2,181	(30)	2,151	19	2,170
	2022 - 2036	745	286	27	1,058	3,328	(36)	3,292	27	3,319
Georgetown Built Boundary	2022 - 2027	24	494	873	1,391	2,676	(187)	2,490	76	2,565
	2022 - 2032	111	668	1,410	2,189	4,270	(303)	3,967	192	4,159
	2022 - 2036	203	808	1,850	2,861	5,642	(368)	5,275	270	5,545
Acton	2022 - 2027	0	144	0	144	339	(46)	293	19	312
	2022 - 2032	0	144	0	144	339	(75)	264	47	312
	2022 - 2036	0	144	0	144	339	(91)	248	67	315
Hamlets and Other Rural Lands	2022 - 2027	105	0	0	105	368	(47)	321	19	340
	2022 - 2032	128	0	0	128	449	(76)	373	48	421
	2022 - 2036	128	0	0	128	449	(92)	357	67	424
Town of Halton Hills	2022 - 2027	869	1,182	1,069	3,120	7,578	(298)	7,280	121	7,401
	2022 - 2032	2,778	2,874	2,137	7,789	19,999	(484)	19,515	307	19,822
	2022 - 2036	4,001	3,943	2,893	10,837	28,041	(587)	27,454	431	27,885

Growth Forecast Summary

Location of Non-Residential Development



Development Location	Timing	Primary G.F.A. S.F. ^[1]	Industrial G.F.A. S.F. ^[1]	Commercial G.F.A. S.F. ^[1]	Institutional G.F.A. S.F. ^[1]	Total Non-Residential G.F.A. S.F.	Employment Increase ^[2]
Vision Georgetown	2022 - 2027	-	-	-	-	-	-
	2022 - 2032	-	-	196,000	92,300	288,300	671
	2022 - 2036	-	-	271,600	116,800	388,400	908
Georgetown Designated Greenfield Area (Excluding Vision Georgetown)	2022 - 2027	-	-	-	-	-	-
	2022 - 2032	-	-	54,800	-	54,800	137
	2022 - 2036	-	-	74,000	27,000	101,000	238
Georgetown Built Boundary	2022 - 2027	-	86,300	17,600	-	103,900	105
	2022 - 2032	-	161,300	34,400	-	195,700	200
	2022 - 2036	-	233,500	40,400	-	273,900	266
Acton	2022 - 2027	-	178,300	-	-	178,300	126
	2022 - 2032	-	430,200	-	-	430,200	304
	2022 - 2036	-	649,500	-	-	649,500	459
Premier Gateway	2022 - 2027	-	3,762,500	473,200	96,400	4,332,100	4,031
	2022 - 2032	-	6,936,300	627,200	195,300	7,758,800	6,853
	2022 - 2036	-	9,972,900	845,600	331,500	11,150,000	9,812
Hamlets and Other Rural Areas	2022 - 2027	15,000	-	-	-	15,000	5
	2022 - 2032	30,000	21,200	800	500	52,500	28
	2022 - 2036	45,000	104,700	1,200	1,000	151,900	94
Town of Halton Hills	2022 - 2027	15,000	4,027,100	490,800	96,400	4,629,300	4,267
	2022 - 2032	30,000	7,549,000	913,200	288,100	8,780,300	8,193
	2022 - 2036	45,000	10,960,600	1,232,800	476,300	12,714,700	11,777



Schedule and Next Steps

Schedule/Next Steps



- Receive feedback from Development Industry Stakeholders on the draft Growth Forecast Projections by October 8th
 - email to – sodonnell@haltonhills.ca, subject “HH DC – growth”
- Prepare preliminary calculations for presentation to Town staff and Council and obtain feedback – September to November 2021
- Present preliminary findings to development industry stakeholders and receive feedback – November 2021
- Review feedback received from consultation process and update findings as necessary
- Release D.C. Background Study on Town’s website (at least 60 days prior to by-law passage) – anticipated January 2022
- Undertake statutory public consultation processes – March 2022
- Council to consider adoption of the draft by-law(s) – April 2022



Town of Halton Hills
Development Charges Background Study,
Community Benefits Strategy, and Parkland
Dedication By-law Review

Development Stakeholder Meeting #1
Technical Appendix

September 15, 2021

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**Schedule 1
Town of Halton Hills
Residential Growth Forecast Summary**

	Year	Population (Including Census Undercount) ^[1]	Excluding Census Undercount			Housing Units					Persons Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households	
Historical	Mid 2006	56,940	55,289	999	54,290	14,735	1,945	2,040	100	18,820	2.938
	Mid 2011	60,770	59,008	1,063	57,945	15,835	2,394	1,999	33	20,261	2.912
	Mid 2016	62,990	61,161	961	60,200	16,360	2,590	2,110	30	21,090	2.900
Forecast	Mid 2022	65,910	64,001	1,015	62,986	17,097	2,763	2,674	30	22,564	2.836
	Mid 2027	73,540	71,404	1,136	70,268	17,966	3,945	3,744	30	25,685	2.780
	Mid 2032	86,330	83,823	1,322	82,501	19,875	5,637	4,812	30	30,353	2.762
	Mid 2036	94,630	91,885	1,446	90,439	21,098	6,706	5,567	30	33,401	2.751
Incremental	Mid 2006 - Mid 2011	3,830	3,719	64	3,655	1,100	449	-41	-67	1,441	
	Mid 2011 - Mid 2016	2,220	2,153	-102	2,255	525	196	111	-3	829	
	Mid 2016 - Mid 2022	2,920	2,840	54	2,786	737	173	564	0	1,474	
	Mid 2022 - Mid 2027	7,630	7,403	121	7,282	869	1,182	1,070	0	3,121	
	Mid 2022 - Mid 2032	20,420	19,822	307	19,515	2,778	2,874	2,138	0	7,789	
	Mid 2022 - Mid 2036	28,720	27,884	431	27,453	4,001	3,943	2,893	0	10,837	

^[1] Census undercount estimated at approximately 3.0%.

^[2] Includes townhouses and apartments in duplexes.

^[3] Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Population including the Census undercount has been rounded.

Source: Short-term forecast derived from information provided by the Town of Halton Hills, long-term forecast derived from Region of Halton Integrated Growth Management Study (2018), Regional Official Plan Amendment 38 (2011), and Best Planning Estimates of Population, Occupied Dwelling Units and Employment, 2011-2031 (2011) forecast for the Town of Halton Hills by Watson & Associates Economists Ltd., 2021.

Schedule 2
Town of Halton Hills
Estimate of the Anticipated Amount, Type and Location of
Residential Development for Which Development Charges can be Imposed

Development Location	Timing	Single & Semi-Detached	Multiples ^[1]	Apartments ^[2]	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Vision Georgetown	2022 - 2027	557	515	193	1,265	3,480	0	3,480	0	3,480
	2022 - 2032	2,042	1,888	709	4,639	12,760	0	12,760	0	12,760
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	2022 - 2032	2,778	2,874	2,137	7,789	19,999	-484	19,515	307	19,822
	2022 - 2036	4,001	3,943	2,893	10,837	28,041	-587	27,454	431	27,885

^[1] Includes townhouses and apartments in duplexes.

^[2] Includes accessory apartments, bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.

Source: Short-term forecast derived from information provided by the Town of Halton Hills, long-term forecast derived from Region of Halton Integrated Growth Management Study (2018), Regional Official Plan Amendment 38 (2011), and Best Planning Estimates of Population, Occupied Dwelling Units and Employment, 2011-2031 (2011) forecast for the Town of Halton Hills by Watson & Associates Economists Ltd., 2021.

**Schedule 3
Town of Halton Hills
Current Year Growth Forecast
Mid 2016 to Mid 2022**

		Population	
Mid 2016 Population		61,161	
Occupants of New Housing Units, Mid 2016 to Mid 2022	<i>Units (2)</i>	1,474	
	<i>multiplied by P.P.U. (3)</i>	2,671	
	<i>gross population increase</i>	3,937	3,937
Occupants of New Equivalent Institutional Units, Mid 2016 to Mid 2022	<i>Units</i>	49	
	<i>multiplied by P.P.U. (3)</i>	1,100	
	<i>gross population increase</i>	53	53
Decline in Housing Unit Occupancy, Mid 2016 to Mid 2022	<i>Units (4)</i>	21,090	
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.055	
	<i>total decline in population</i>	-1,150	-1,150
Population Estimate to Mid 2022		64,001	
<i>Net Population Increase, Mid 2016 to Mid 2022</i>		<i>2,840</i>	

- (1) 2016 population based on Statistics Canada Census unadjusted for Census undercount.
(2) Estimated residential units constructed, Mid-2016 to the beginning of the growth period assuming a six-month lag between construction and occupancy.
(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.581	50%	1.791
<i>Multiples (6)</i>	2.133	12%	0.250
<i>Apartments (7)</i>	1.646	38%	0.630
Total		100%	2.671

¹ Based on 2016 Census custom database

² Based on Building permit/completion activity

- (4) 2016 households taken from Statistics Canada Census.
(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.
(6) Includes townhouses and apartments in duplexes.
(7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.
Note: Numbers may not add to totals due to rounding.

**Schedule 4a
Town of Halton Hills
Five Year Growth Forecast
Mid 2022 to Mid 2027**

		Population
Mid 2022 Population		64,001
Occupants of New Housing Units, Mid 2022 to Mid 2027	<i>Units (2)</i>	3,121
	<i>multiplied by P.P.U. (3)</i>	2,429
	<i>gross population increase</i>	7,580
		7,580
Occupants of New Equivalent Institutional Units, Mid 2022 to Mid 2027	<i>Units</i>	110
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	121
		121
Decline in Housing Unit Occupancy, Mid 2022 to Mid 2027	<i>Units (4)</i>	22,564
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.013
	<i>total decline in population</i>	-298
		-298
Population Estimate to Mid 2027		71,404
Net Population Increase, Mid 2022 to Mid 2027		7,403

(1) Mid 2022 Population based on:

2016 Population (61,161) + Mid 2016 to Mid 2022 estimated housing units to beginning of forecast period (1,474 x 2.671 = 3,937) + (49 x 1.1 = 53) + (21,090 x -0.055 = -1,150) = 64,001

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.505	28%	0.976
<i>Multiples (6)</i>	2.354	38%	0.891
<i>Apartments (7)</i>	1.637	34%	0.561
<i>one bedroom or less</i>	1.333		
<i>two bedrooms or more</i>	1.808		
Total		100%	2.429

¹ Persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

² Forecast unit mix based upon historical trends and housing units in the development process.

(4) Mid 2022 households based upon 2016 Census (21,090 units) + Mid 2016 to Mid 2022 unit estimate (1,474 units) = 22,564 units.

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.

**Schedule 4b
Town of Halton Hills
Ten Year Growth Forecast
Mid 2022 to Mid 2032**

		Population
Mid 2022 Population		64,001
Occupants of New Housing Units, Mid 2022 to Mid 2032	<i>Units (2)</i>	7,789
	<i>multiplied by P.P.U. (3)</i>	2,568
	<i>gross population increase</i>	19,999
		19,999
Occupants of New Equivalent Institutional Units, Mid 2022 to Mid 2032	<i>Units</i>	279
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	307
		307
Decline in Housing Unit Occupancy, Mid 2022 to Mid 2032	<i>Units (4)</i>	22,564
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.021
	<i>total decline in population</i>	-484
		-484
Population Estimate to Mid 2032		83,823
<i>Net Population Increase, Mid 2022 to Mid 2032</i>		19,822

(1) Mid 2022 Population based on:

2016 Population (61,161) + Mid 2016 to Mid 2022 estimated housing units to beginning of forecast period (1,474 x 2.671 = 3,937) + (49 x 1.1 = 53) + (21,090 x -0.055 = -1,150) = 64,001

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.505	36%	1.250
<i>Multiples (6)</i>	2.354	37%	0.868
<i>Apartments (7)</i>	1.637	27%	0.449
<i>one bedroom or less</i>	1.333		
<i>two bedrooms or more</i>	1.808		
Total		100%	2.568

¹ Persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

² Forecast unit mix based upon historical trends and housing units in the development process.

(4) Mid 2022 households based upon 2016 Census (21,090 units) + Mid 2016 to Mid 2022 unit estimate (1,474 units) = 22,564 units.

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.

**Schedule 5
Town of Halton Hills
Twenty Year Growth Forecast
Mid 2022 to Mid 2036**

		Population
Mid 2022 Population		64,001
Occupants of New Housing Units, Mid 2022 to Mid 2036	<i>Units (2)</i>	10,837
	<i>multiplied by P.P.U. (3)</i>	2,587
	<i>gross population increase</i>	28,040
		28,040
Occupants of New Equivalent Institutional Units, Mid 2022 to Mid 2036	<i>Units</i>	392
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	431
		431
Decline in Housing Unit Occupancy, Mid 2022 to Mid 2036	<i>Units (4)</i>	22,564
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.026
	<i>total decline in population</i>	-587
		-587
Population Estimate to Mid 2037		91,885
Net Population Increase, Mid 2022 to Mid 2036		27,884

(1) Mid 2022 Population based on:

2016 Population (61,161) + Mid 2016 to Mid 2022 estimated housing units to beginning of forecast period (1,474 x 2.671 = 3,937) + (49 x 1.1 = 53) + (21,090 x -0.055 = -1,150) = 64,001

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.505	37%	1.294
<i>Multiples (6)</i>	2.354	36%	0.856
<i>Apartments (7)</i>	1.637	27%	0.437
<i>one bedroom or less</i>	1.333		
<i>two bedrooms or more</i>	1.808		
Total		100%	2.587

¹ Persons per unit based on Statistics Canada Custom 2016 Census database.

² Forecast unit mix based upon historical trends and housing units in the development process.

(4) Mid 2022 households based upon 2016 Census (21,090 units) + Mid 2016 to Mid 2022 unit estimate (1,474 units) = 22,564 units.

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.

**Schedule 6a - 15 Year Average
Town of Halton Hills
Persons Per Unit By Age and Type of Dwelling
(2016 Census)**

Age of Dwelling	Singles and Semi-Detached						15 Year Average	15 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.545	3.534	4.944	3.581		
6-10	-	-	-	3.354	4.710	3.510		
11-15	-	-	1.941	3.315	4.673	3.423	3.505	3.500
16-20	-	-	-	3.324	4.594	3.389		
20-25	-	-	-	3.158	4.200	3.282		
25-35	-	-	2.500	3.050	4.593	3.217		
35+	-	1.474	2.011	2.781	4.050	2.757		
Total	-	1.571	2.027	3.051	4.386	3.088		

Age of Dwelling	Multiples ^[1]						15 Year Average	15 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	2.070	-	2.133		
6-10	-	-	1.714	2.673	-	2.544		
11-15	-	-	1.714	2.525	-	2.384	2.354	2.370
16-20	-	-	-	2.591	-	2.281		
20-25	-	-	2.083	2.257	-	2.261		
25-35	-	-	-	2.611	-	2.383		
35+	-	-	2.200	2.652	-	2.527		
Total	-	1.455	1.872	2.530	2.923	2.412		

Age of Dwelling	Apartments ^[2]						15 Year Average	15 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	-	-	-		
6-10	-	-	-	-	-	1.429		
11-15	-	-	-	-	-	-	1.429	1.394
16-20	-	1.091	1.563	-	-	1.429		
20-25	-	1.154	1.667	-	-	1.559		
25-35	-	1.095	1.438	-	-	1.426		
35+	-	1.150	1.885	2.500	-	1.724		
Total	-	1.140	1.757	2.673	-	1.638		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	1.846	3.177	4.944	3.225
6-10	-	-	2.000	3.213	4.588	3.198
11-15	-	-	1.771	3.213	4.673	3.247
16-20	-	1.000	1.722	3.198	4.594	3.108
20-25	-	1.308	1.800	3.059	4.200	2.962
25-35	-	1.318	1.778	2.979	4.808	2.818
35+	-	1.220	1.967	2.760	3.940	2.594
Total	-	1.220	1.906	2.974	4.335	2.855

^[1] Includes townhouses and apartments in duplexes.

^[2] Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

^[3] Adjusted based on 2001-2016 historical trends.

Note: Does not include Statistics Canada data classified as 'Other'

P.P.U. Not calculated for samples less than or equal to 50 dwelling units, and does not include institutional population.

**Schedule 6b
Halton Region
Persons Per Unit By Age and Type of Dwelling
(2016 Census)**

Age of Dwelling	Singles and Semi-Detached						15 Year Average	15 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.850	2.229	3.586	4.580	3.628		
6-10	-	-	2.349	3.633	4.729	3.737		
11-15	-	-	1.923	3.471	4.504	3.554	3.640	3.644
16-20	-	-	1.855	3.249	4.349	3.327		
20-25	-	-	2.108	3.232	4.201	3.367		
25-35	-	-	2.198	3.057	3.866	3.159		
35+	-	1.614	1.916	2.756	3.707	2.766		
Total	-	1.732	1.982	3.121	4.137	3.177		

Age of Dwelling	Multiples ^[1]						15 Year Average	15 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.959	2.932	-	2.670		
6-10	-	-	1.986	2.938	-	2.763		
11-15	-	-	1.820	2.737	-	2.612	2.682	2.657
16-20	-	1.588	1.813	2.579	-	2.416		
20-25	-	1.583	1.790	2.668	-	2.473		
25-35	-	1.545	1.844	2.699	4.000	2.516		
35+	-	1.288	1.961	2.669	3.894	2.528		
Total	0.273	1.427	1.899	2.753	4.071	2.582		

Age of Dwelling	Apartments ^[2]						15 Year Average	15 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.374	1.794	2.394	-	1.646		
6-10	-	1.303	1.791	2.148	-	1.640		
11-15	-	1.308	1.685	2.630	-	1.626	1.637	1.580
16-20	-	1.274	1.738	2.375	-	1.638		
20-25	-	1.234	1.760	2.622	-	1.677		
25-35	-	1.308	1.742	2.810	-	1.695		
35+	1.500	1.236	1.829	2.425	-	1.668		
Total	1.591	1.276	1.788	2.486	-	1.663		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.398	1.890	3.358	4.560	2.895
6-10	-	1.342	1.926	3.425	4.699	3.250
11-15	-	1.362	1.769	3.269	4.514	3.151
16-20	-	1.353	1.781	3.065	4.324	2.892
20-25	-	1.261	1.810	3.054	4.194	2.823
25-35	-	1.345	1.809	2.990	3.865	2.804
35+	1.095	1.264	1.867	2.731	3.708	2.504
Total	1.257	1.308	1.849	3.029	4.124	2.803

^[1] Includes townhouses and apartments in duplexes.

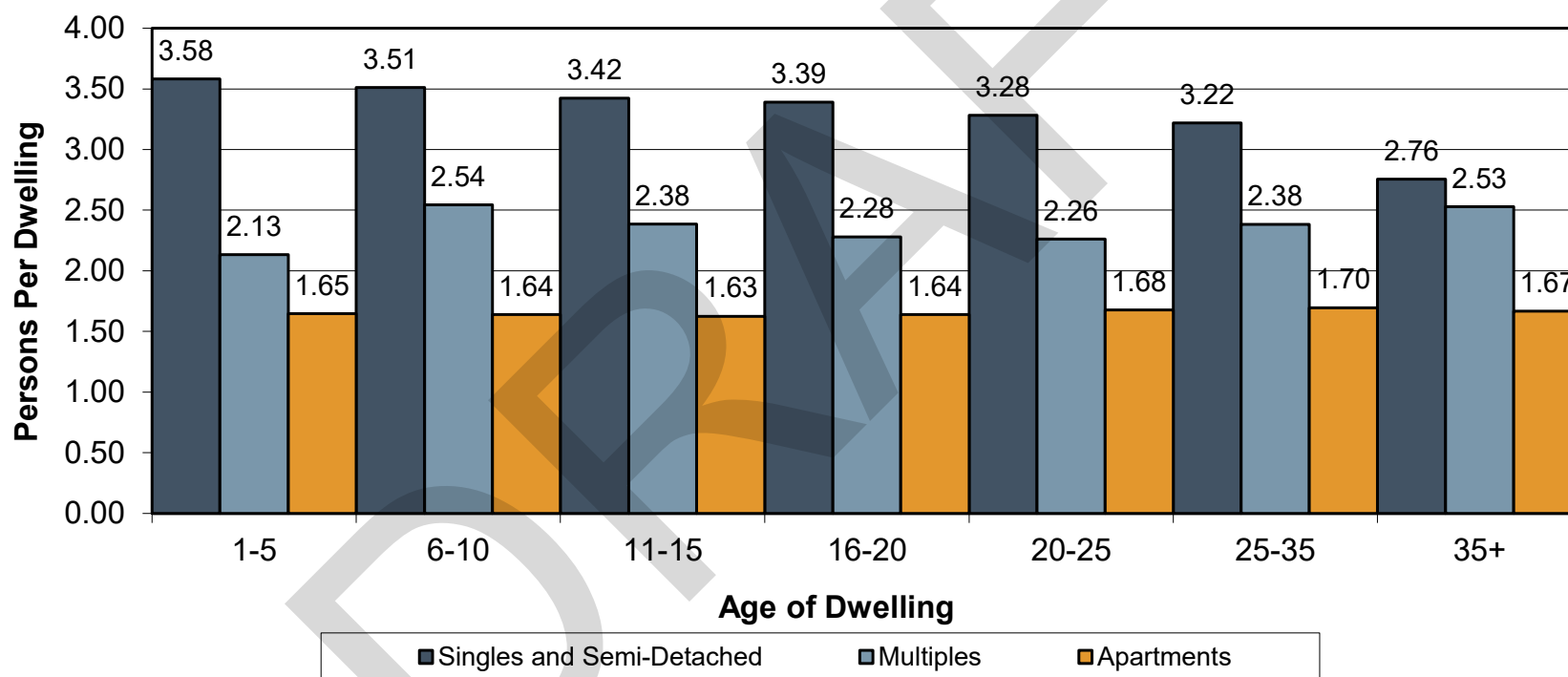
^[2] Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

^[3] Adjusted based on 2001-2016 historical trends.

Note: Does not include Statistics Canada data classified as 'Other'

P.P.U. Not calculated for samples less than or equal to 50 dwelling units, and does not include institutional population.

**Schedule 7
Town of Halton Hills
Persons Per Unit By Structural Type and Age of Dwelling
(2016 Census)**



Apartment P.P.U.s are based on Halton Region.

**Schedule 8a
Town of Halton Hills
2021 Employment Forecast**

Period	Population	Activity Rate								Employment								Employment
	Excluding Census Undercount	Primary	Work at Home	Industrial	Commercial/Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Including N.F.P.O.W.	Primary	Work at Home	Industrial	Commercial/Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Employment (Including N.F.P.O.W.)	Total (Excluding Work at Home and N.F.P.O.W.)
Mid 2006	55,289	0.010	0.042	0.102	0.115	0.047	0.316	0.032	0.348	575	2,330	5,620	6,380	2,575	17,480	1,772	19,252	15,150
Mid 2011	59,008	0.006	0.041	0.091	0.110	0.056	0.305	0.034	0.339	375	2,445	5,363	6,513	3,315	18,010	2,002	20,012	15,565
Mid 2016	61,161	0.006	0.042	0.093	0.136	0.056	0.334	0.045	0.379	385	2,575	5,710	8,325	3,435	20,430	2,770	23,200	17,855
Mid 2022	64,001	0.006	0.042	0.123	0.146	0.054	0.372	0.045	0.417	385	2,688	7,872	9,363	3,476	23,784	2,899	26,683	21,096
Mid 2027	71,404	0.005	0.041	0.150	0.148	0.051	0.397	0.045	0.442	390	2,958	10,718	10,590	3,665	28,321	3,220	31,541	25,363
Mid 2032	83,823	0.005	0.046	0.158	0.139	0.048	0.395	0.047	0.442	395	3,830	13,207	11,646	4,041	33,119	3,940	37,059	29,289
Mid 2036	91,885	0.004	0.049	0.170	0.135	0.048	0.407	0.050	0.457	400	4,535	15,618	12,445	4,410	37,408	4,592	42,000	32,873
Incremental Change																		
Mid 2006 - Mid 2011	3,719	-0.004	-0.001	-0.011	-0.005	0.010	-0.011	0.002	-0.009	-200	115	-258	133	740	530	229	759	415
Mid 2011 - Mid 2016	2,153	0.000	0.001	0.002	0.026	0.000	0.029	0.011	0.040	10	130	348	1,813	120	2,420	768	3,188	2,290
Mid 2016 - Mid 2022	2,840	0.000	0.000	0.030	0.010	-0.002	0.038	0.000	0.038	0	113	2,162	1,038	41	3,354	129	3,483	3,241
Mid 2022 - Mid 2027	7,403	-0.001	-0.001	0.027	0.002	-0.003	0.025	0.000	0.025	5	270	2,846	1,227	189	4,537	321	4,858	4,267
Mid 2022 - Mid 2032	19,822	-0.001	0.004	0.035	-0.007	-0.006	0.023	0.002	0.025	10	1,142	5,335	2,283	565	9,335	1,041	10,376	8,193
Mid 2022 - Mid 2036	27,884	-0.002	0.007	0.047	-0.011	-0.006	0.036	0.005	0.040	15	1,847	7,746	3,082	934	13,624	1,693	15,317	11,777
Annual Average																		
Mid 2006 - Mid 2011	744	-0.001	0.000	-0.002	-0.001	0.002	-0.002	0.000	-0.002	-40	23	-52	27	148	106	46	152	83
Mid 2011 - Mid 2016	431	0.000	0.000	0.000	0.005	0.000	0.006	0.002	0.008	2	26	70	363	24	484	154	638	458
Mid 2016 - Mid 2022	473	0.000	0.000	0.005	0.002	0.000	0.006	0.000	0.006	0	19	360	173	7	559	22	581	540
Mid 2022 - Mid 2027	1,481	0.000	0.000	0.005	0.000	-0.001	0.005	0.000	0.005	1	54	569	245	38	907	64	972	853
Mid 2022 - Mid 2032	1,982	0.000	0.000	0.003	-0.001	-0.001	0.002	0.000	0.003	1	114	534	228	57	934	104	1,038	819
Mid 2022 - Mid 2036	1,992	0.000	0.001	0.003	-0.001	0.000	0.003	0.000	0.003	1	132	553	220	67	973	121	1,094	841

^[1] Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as "persons who do not go from home to the same work place location at the beginning of each shift". Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.

Source: Short-term forecast derived from information provided by the Town of Halton Hills, long-term forecast derived from Region of Halton Integrated Growth Management Study (2018), Regional Official Plan Amendment 38 (2011), and Best Planning Estimates of Population, Occupied Dwelling Units and Employment, 2011-2031 (2011) forecast for the Town of Halton Hills by Watson & Associates Economists Ltd., 2021

Schedule 8b
Town of Halton Hills
Employment & Gross Floor Area (G.F.A.) Forecast, 2021 to 2036

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ^[1]				
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Primary	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2006	55,289	575	5,620	6,380	2,575	15,150					
Mid 2011	59,008	375	5,363	6,513	3,315	15,565					
Mid 2016	61,161	385	5,710	8,325	3,435	17,855					
Mid 2022	64,001	385	7,872	9,363	3,476	21,096					
Mid 2027	71,404	390	10,718	10,590	3,665	25,363					
Mid 2032	83,823	395	13,207	11,646	4,041	29,289					
Mid 2036	91,885	400	15,618	12,445	4,410	32,873					
Incremental Change											
Mid 2006 - Mid 2011	3,719	-200	-258	133	740	415					
Mid 2011 - Mid 2016	2,153	10	348	1,813	120	2,290					
Mid 2016 - Mid 2022	2,840	0	2,162	1,038	41	3,241	0	3,059,200	415,200	20,900	3,495,300
Mid 2022 - Mid 2027	7,403	5	2,846	1,227	189	4,267	15,000	4,027,100	490,800	96,400	4,629,300
Mid 2022 - Mid 2032	19,822	10	5,335	2,283	565	8,193	30,000	7,549,000	913,200	288,100	8,780,300
Mid 2022 - Mid 2036	27,884	15	7,746	3,082	934	11,777	45,000	10,960,600	1,232,800	476,300	12,714,700
Annual Average											
Mid 2006 - Mid 2011	744	-40	-52	27	148	83					
Mid 2011 - Mid 2016	431	2	70	363	24	458					
Mid 2016 - Mid 2022	473	0	360	173	7	540	0	509,867	69,200	3,483	582,550
Mid 2022 - Mid 2027	1,481	1	569	245	38	853	3,000	805,420	98,160	19,280	925,860
Mid 2022 - Mid 2032	1,982	1	534	228	57	819	3,000	754,900	91,320	28,810	878,030
Mid 2022 - Mid 2036	1,992	1	553	220	67	841	4,500	782,900	88,057	34,021	908,193

^[1] Square Foot Per Employee Assumptions

Primary	3,000
Industrial	1,415
Commercial/ Population Related	400
Institutional	510

Note: Numbers may not add to totals due to rounding.

Source: Short-term forecast derived from information provided by the Town of Halton Hills, long-term forecast derived from Region of Halton Integrated Growth Management Study (2018), Regional Official Plan Amendment 38

Schedule 10c
Estimate of the Anticipated Amount, Type and Location of
Non-Residential Development for Which Development Charges can be Imposed

Development Location	Timing	Primary G.F.A. S.F. ^[1]	Industrial G.F.A. S.F. ^[1]	Commercial G.F.A. S.F. ^[1]	Institutional G.F.A. S.F. ^[1]	Total Non-Residential G.F.A. S.F.	Employment Increase ^[2]
Vision Georgetown	2022 - 2027	-	-	-	-	-	-
	2022 - 2032	-	-	196,000	92,300	288,300	671
	2022 - 2036	-	-	271,600	116,800	388,400	908
Georgetown Designated Greenfield Area (Excluding Vision Georgetown)	2022 - 2027	-	-	-	-	-	-
	2022 - 2032	-	-	54,800	-	54,800	137
	2022 - 2036	-	-	74,000	27,000	101,000	238
Georgetown Built Boundary	2022 - 2027	-	86,300	17,600	-	103,900	105
	2022 - 2032	-	161,300	34,400	-	195,700	200
	2022 - 2036	-	233,500	40,400	-	273,900	266
Acton	2022 - 2027	-	178,300	-	-	178,300	126
	2022 - 2032	-	430,200	-	-	430,200	304
	2022 - 2036	-	649,500	-	-	649,500	459
Premier Gateway	2022 - 2027	-	3,762,500	473,200	96,400	4,332,100	4,031
	2022 - 2032	-	6,936,300	627,200	195,300	7,758,800	6,853
	2022 - 2036	-	9,972,900	845,600	331,500	11,150,000	9,812
Hamlets and Other Rural Areas	2022 - 2027	15,000	-	-	-	15,000	5
	2022 - 2032	30,000	21,200	800	500	52,500	28
	2022 - 2036	45,000	104,700	1,200	1,000	151,900	94
Town of Halton Hills	2022 - 2027	15,000	4,027,100	490,800	96,400	4,629,300	4,267
	2022 - 2032	30,000	7,549,000	913,200	288,100	8,780,300	8,193
	2022 - 2036	45,000	10,960,600	1,232,800	476,300	12,714,700	11,777

^[1] Square feet per employee assumptions:

Primary	3,000
Industrial	1,415
Commercial	400
Institutional	510

^[2] Employment Increase does not include No Fixed Place of Work.

Note: Figures may not add precisely due to rounding.

Source: Short-term forecast derived from information provided by the Town of Halton Hills, long-term forecast derived from Region of Halton Integrated Growth Management Study (2018), Regional Official Plan Amendment 38 (2011), and Best Planning Estimates of Population, Occupied Dwelling Units and Employment, 2011-2031 (2011) forecast for the Town of Halton Hills by Watson & Associates Economists Ltd., 2021.

Schedule 9
Town of Halton Hills
Non-Residential Construction Value
Years 2007 to 2016
(000's 2018 \$)

YEAR	Industrial				Commercial				Institutional				Total			
	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total
2007	22,334	524	1,455	24,312	24,950	3,220	1,804	29,974	21,470	159	512	22,142	68,754	3,903	3,771	76,428
2008	6,952	849	4,019	11,820	2,964	2,922	0	5,886	19,380	46	0	19,426	29,296	3,817	4,019	37,131
2009	1,663	1,359	8,475	11,498	4,701	1,667	5,311	11,679	19,407	24	5,650	25,080	25,771	3,050	19,436	48,257
2010	7,048	371	0	7,419	1,584	2,834	0	4,419	2,509	0	1,115	3,624	11,141	3,206	1,115	15,462
2012	284	24	991	1,298	59,781	569	33,384	93,735	0	212	11,792	12,004	60,065	805	46,167	107,037
2013	384	3,645	1,683	5,712	17,228	22,277	2,314	41,819	9	1,846	3,998	5,853	17,621	27,769	7,995	53,385
2014	13,102	155	0	13,257	15,563	7,669	12,797	36,028	0	934	1,754	2,688	28,665	8,758	14,551	51,974
2015	8,210	317	4,015	12,543	23,345	6,792	288	30,425	46	1	0	47	31,601	7,110	4,303	43,014
2016	23,494	162	0	23,656	76,103	5,853	857	82,813	1,312	342	0	1,655	100,909	6,357	857	108,123
Subtotal	85,451	7,407	20,638	113,496	228,901	55,119	56,755	340,775	64,133	7,559	35,919	107,611	378,485	70,085	113,311	561,882
Percent of Total	75%	7%	18%	100%	67%	16%	17%	100%	60%	7%	33%	100%	67%	12%	20%	100%
Average	8,545	823	3,440	11,350	22,890	5,512	8,108	34,077	9,162	840	5,131	10,761	37,849	7,009	11,331	56,188
2007 - 2011 Period Total				57,029				55,956				85,364				198,349
2007 - 2011 Average				11,406				11,191				17,073				39,670
% Breakdown				28.8%				28.2%				43.0%				100.0%
2012 - 2016 Period Total				56,466				284,819				22,247				363,533
2012 - 2016 Average				11,293				56,964				4,449				72,707
% Breakdown				15.5%				78.3%				6.1%				100.0%
2007 - 2016 Period Total				113,496				340,775				107,611				561,882
2007 - 2016 Average				11,350				34,077				10,761				56,188
% Breakdown				20.2%				60.6%				19.2%				100.0%

Note: Inflated to year-end 2017 (January, 2018) dollars using Reed Construction Cost Index
Source: Statistics Canada Publication, 64-001-XIB

Schedule 10
Town of Halton Hills

Employment to Population Ratio by Major Employment Sector, 2006 to 2016

NAICS		Year				Change		Comments
		2001	2006	2011	2016	06-11	11-16	
Employment by industry								
	Primary Industry Employment							
11	<i>Agriculture, forestry, fishing and hunting</i>	615	615	455	355	-160	-100	Categories which relate to local land-based resources
21	<i>Mining and oil and gas extraction</i>	105	105	95	135	-10	40	
Sub-total		720	720	550	490	-170	-60	
	Industrial and Other Employment							
22	<i>Utilities</i>	90	90	135	75	45	-60	Categories which relate primarily to industrial land supply and demand
23	<i>Construction</i>	810	810	630	865	-180	235	
31-33	<i>Manufacturing</i>	3,680	3,680	3,510	3,255	-170	-255	
41	<i>Wholesale trade</i>	790	790	850	1,005	60	155	
48-49	<i>Transportation and warehousing</i>	675	675	665	850	-10	185	
56	<i>Administrative and support</i>	380	190	310	340	120	30	
Sub-total		6,425	6,235	6,100	6,390	-135	290	
	Population Related Employment							
44-45	<i>Retail trade</i>	2,525	2,525	2,440	4,145	-85	1,705	Categories which relate primarily to population growth within the municipality
51	<i>Information and cultural industries</i>	205	205	285	230	80	-55	
52	<i>Finance and insurance</i>	415	415	450	545	35	95	
53	<i>Real estate and rental and leasing</i>	345	345	350	365	5	15	
54	<i>Professional, scientific and technical services</i>	1,190	1,190	1,190	1,345	0	155	
55	<i>Management of companies and enterprises</i>	15	15	0	10	-15	10	
56	<i>Administrative and support</i>	380	190	310	340	120	30	
71	<i>Arts, entertainment and recreation</i>	515	515	590	555	75	-35	
72	<i>Accommodation and food services</i>	1,185	1,185	1,205	1,360	20	155	
81	<i>Other services (except public administration)</i>	1,120	1,120	1,060	885	-60	-175	
Sub-total		7,895	7,705	7,880	9,780	175	1,900	
	Institutional							
61	<i>Educational services</i>	1,225	1,225	1,430	1,400	205	-30	
62	<i>Health care and social assistance</i>	1,220	1,220	1,445	1,815	225	370	
91	<i>Public administration</i>	375	375	605	555	230	-50	
Sub-total		2,820	2,820	3,480	3,770	660	290	
Total Employment		17,860	17,480	18,010	20,430	530	2,420	
Population		48,184	55,289	59,008	61,161	3,719	2,153	
Employment to Population Ratio								
Industrial and Other Employment		0.13	0.11	0.10	0.10	-0.01	0.00	
Population Related Employment		0.16	0.14	0.13	0.16	-0.01	0.03	
Institutional Employment		0.06	0.05	0.06	0.06	0.01	0.00	
Primary Industry Employment		0.01	0.01	0.01	0.01	0.00	0.00	
Total		0.37	0.32	0.31	0.33	-0.01	0.03	

Source: Statistics Canada Employment by Place of Work

Note: 2006-2016 employment figures are classified by North American Industry Classification System (NAICS) Code