



Town of Orangeville GMS – Growth Analysis and Land Needs

Town of Orangeville Council Meeting
April 13, 2026

Introduction and Background

Introduction

Growth Management Study (G.M.S.)



- In 2025, the Town of Orangeville retained Watson & Associates and J.L. Richards to prepare a Growth Management Strategy (G.M.S.).
- The GMS establishes a long-term vision to guide where and how growth occurs.
- It supports Orangeville's evolution as a complete, competitive and sustainable community.
- The G.M.S. will inform the Town's Official Plan Review, beginning in 2026.

Study Phases

Overview



- The G.M.S. is to be carried out in phases, starting with identifying growth and land needs, followed by evaluating location options for Corporate Boundary expansion and a more detailed assessment of the preferred option.
- The G.M.S. phases include:
 - **Phases 1 and 2:** Growth and Land Needs Assessment - G.M.S. Report #1 (today's presentation)
 - **Phase 3:** Review of Study Area Options and Identifying Preferred Option
 - **Phase 4:** Infrastructure Analysis and Municipal Fiscal Impact of Preferred Option
 - **Phase 5:** G.M.S. Report #2

Growth Forecast Scenarios

Overview



- A key objective of the G.M.S. is to evaluate the Town's growth potential and identify urban land requirements to accommodate future population and employment growth to 2056 and 2076.
- The study has two population and employment growth scenarios:
 1. **Constrained Scenario:** Reflects the available servicing and land capacity in Orangeville.
 2. **Expansion Scenario:** Assumes there are no servicing and land constraints, with growth forecast to 2076.

Provincial Planning Context

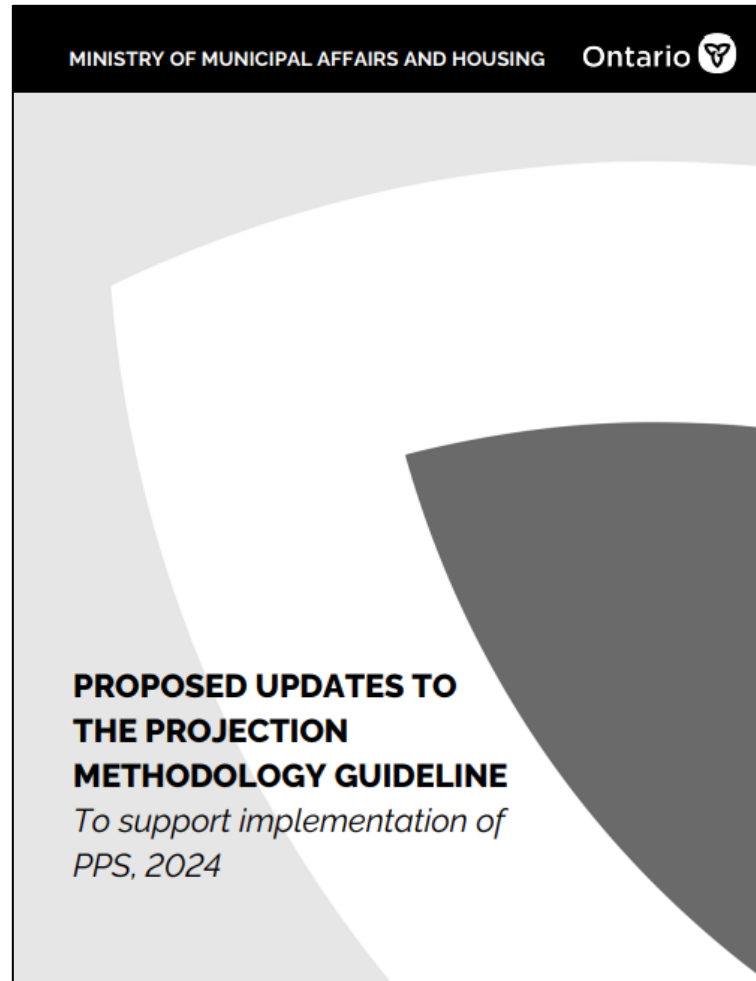
Growth Forecasting and Land Needs



Integrated Provincial Policy Document



Proposed Projection Methodology Guidelines

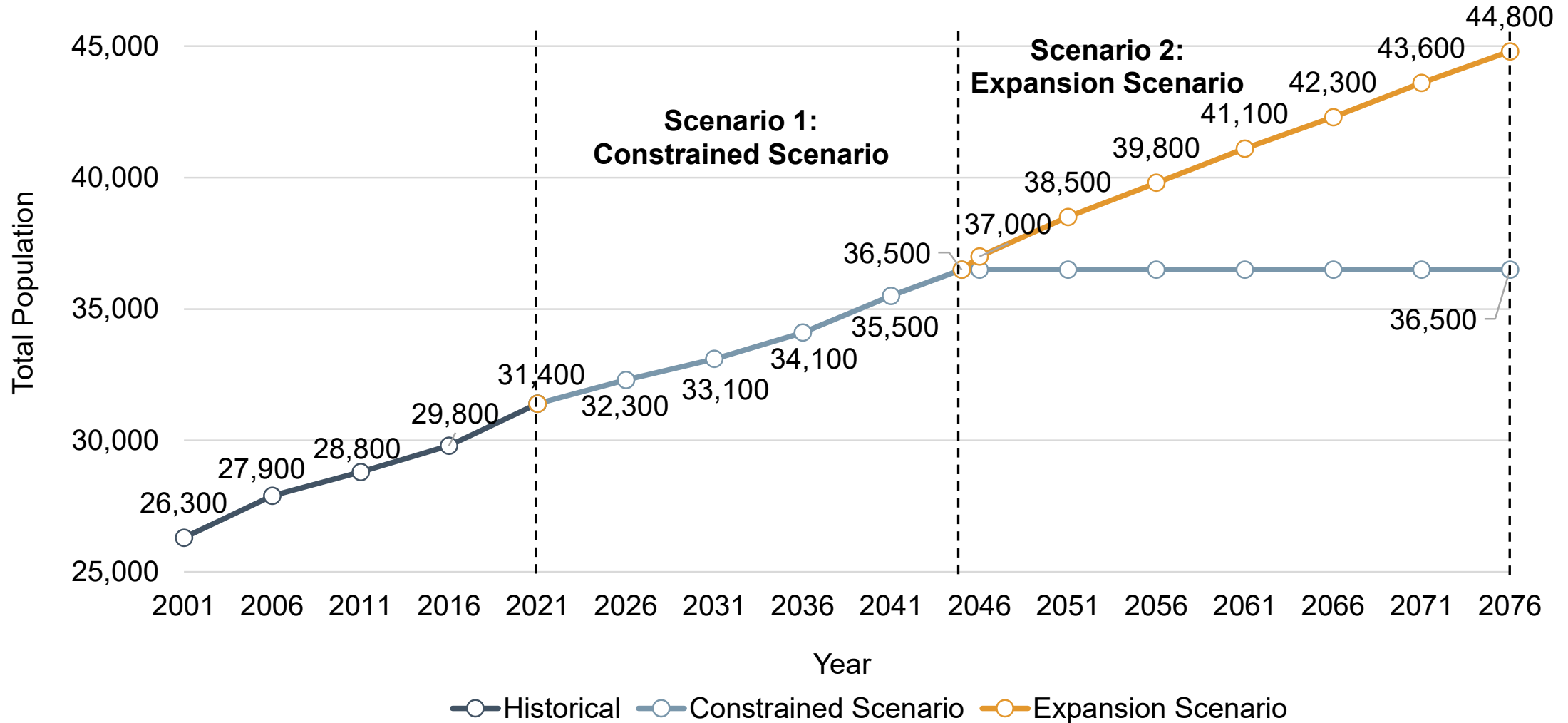


Policy 2.1.1 of the P.P.S., 2024 notes that “planning authorities shall base population and employment growth forecasts on Ontario Population Projections published by the M.O.F. and may modify, as appropriate.”

Long-Term Growth Forecast

Growth Forecast Scenarios

Population Growth to 2076

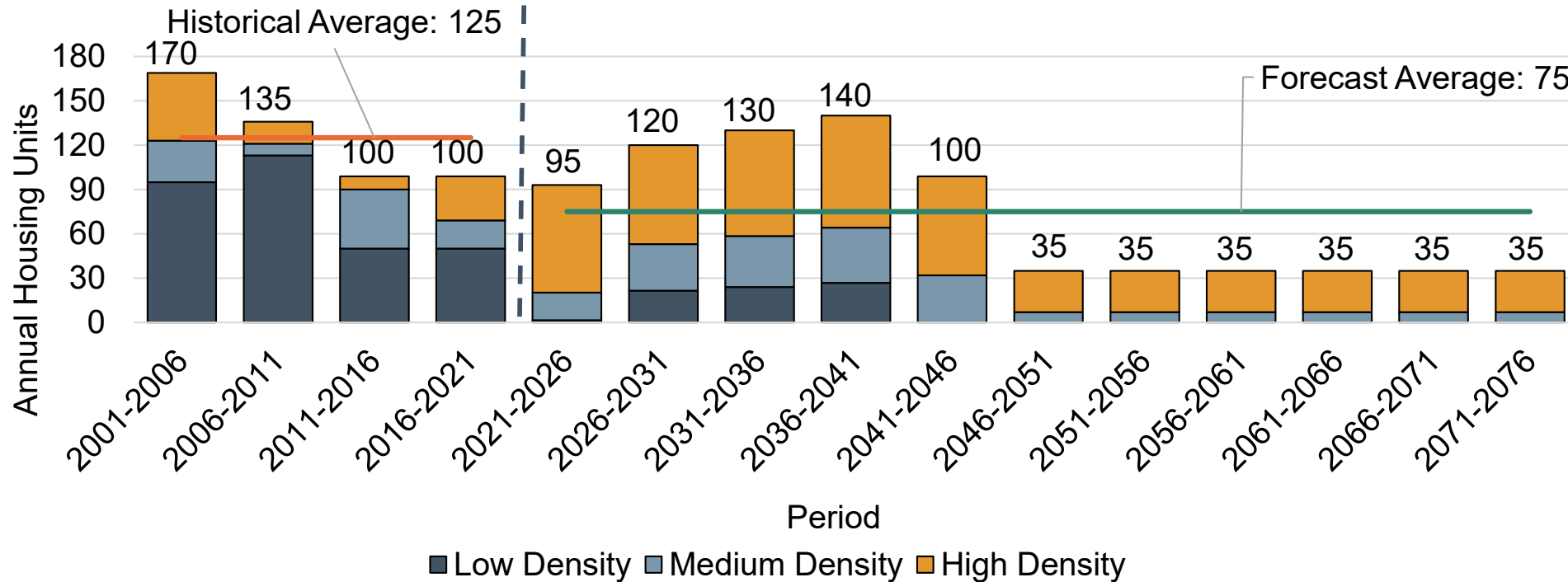


Note: Population includes net Census undercount and figures have been rounded.

Source: Historical 2001 to 2021 data derived from Statistics Canada data, forecast prepared by Watson & Associates Economists Ltd.

Constrained Growth Scenario

Incremental Housing Forecast to 2076



**2001-2021:
125 Units
Annually**

**2021-2076:
75 Units
Annually**

Note: Figures have been rounded and may not add up precisely. –

-Low-density housing includes single detached and semi-detached units.

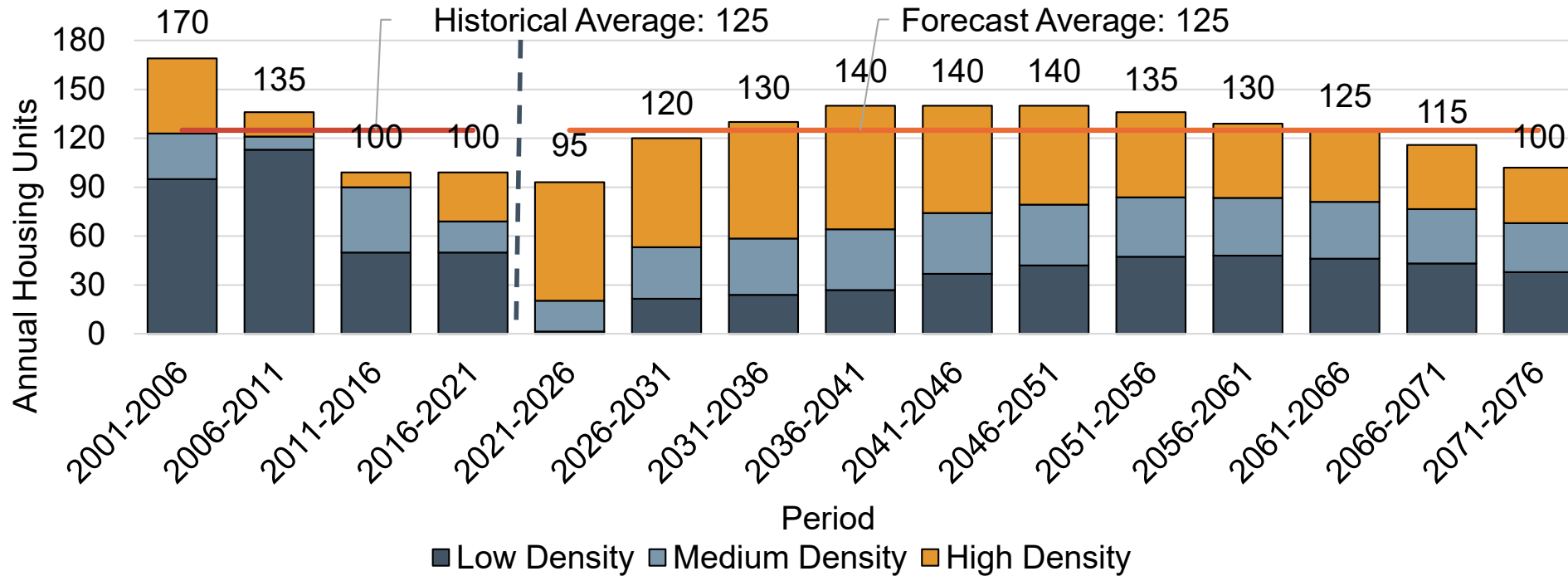
- Medium-density housing includes townhouses and apartments in duplexes.

- High-density housing includes bachelor, 1-bedroom, and 2-bedroom+ apartment units, including stacked townhouses.

Source: Historical data derived from Statistics Canada Census profiles; forecast prepared by Watson & Associates Economists Ltd.

Expansion Growth Scenario

Incremental Housing Forecast to 2076



**2001-2021:
125 Units
Annually**

**2021-2076:
125 Units
Annually**

Note: Figures have been rounded and may not add up precisely. –

-Low-density housing includes single detached and semi-detached units.

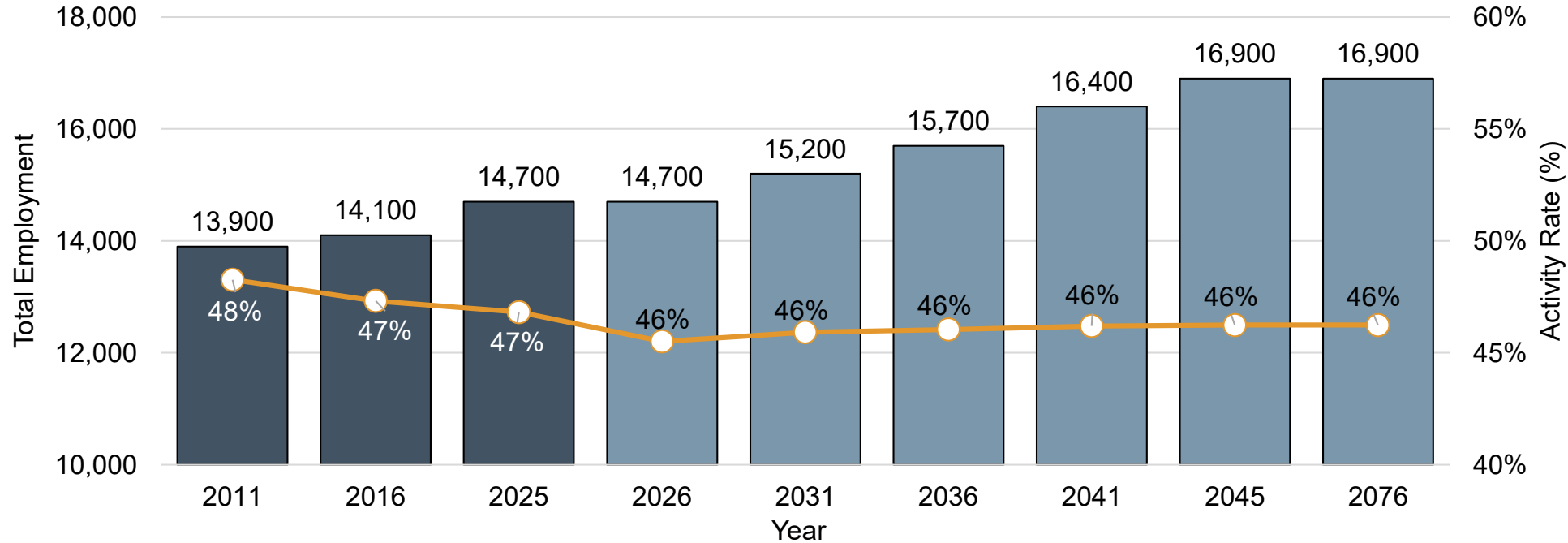
- Medium-density housing includes townhouses and apartments in duplexes.

- High-density housing includes bachelor, 1-bedroom, and 2-bedroom+ apartment units, including stacked townhouses.

Source: Historical data derived from Statistics Canada Census profiles; forecast prepared by Watson & Associates Economists Ltd.

Constrained Growth Scenario

Employment Forecast to 2076



2024 to 2076
total
employment
growth:
2,200 jobs

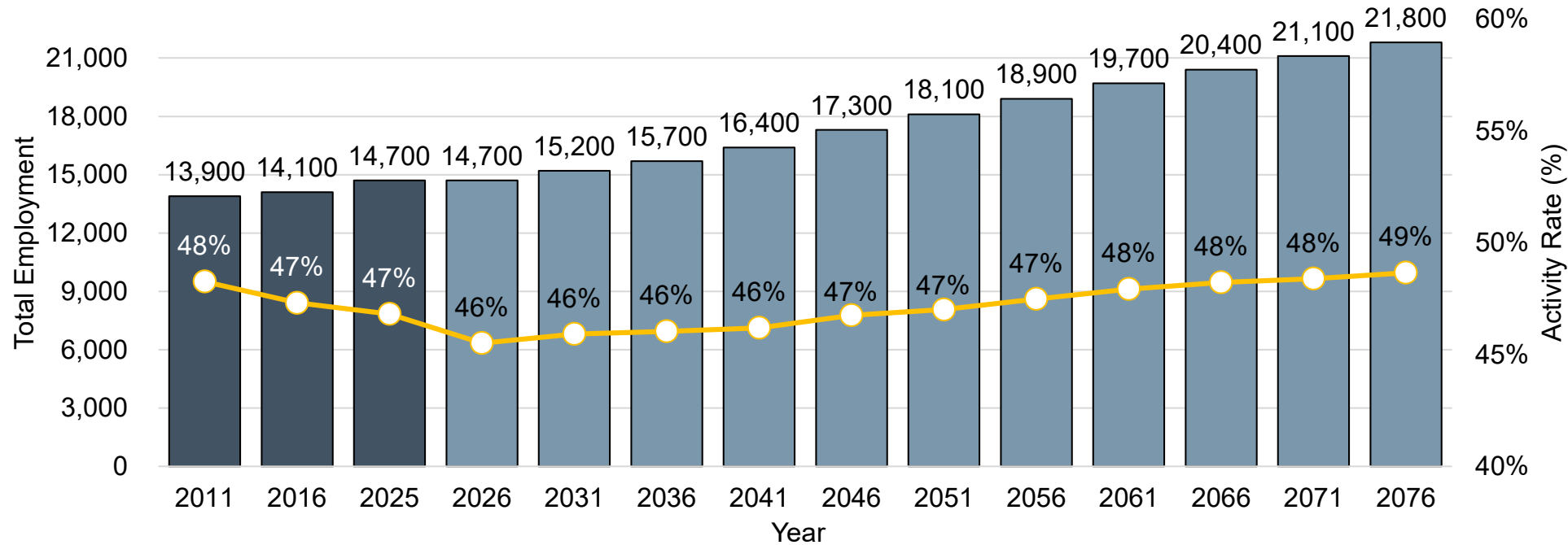
Notes

- Activity rate is calculated with population including the net Census undercount.
- Numbers have been rounded.
- Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.

Source: 2011 to 2016 from Statistics Canada place of work data including work at home and no fixed place of work. Employment forecast derived by Watson & Associates Economists Ltd.

Expansion Growth Scenario

Employment Forecast to 2076



2024 to 2076
total
employment
growth:
7,100 jobs

Notes

- Activity rate is calculated with population including the net Census undercount.
- Numbers have been rounded.
- Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.

Source: 2011 to 2016 from Statistics Canada place of work data including work at home and no fixed place of work. Employment forecast derived by Watson & Associates Economists Ltd.

Land Needs Assessment

Land Needs

Summary



- Long-term land needs were assessed for residential, commercial/institutional and Employment Area (i.e., industrial) uses.
- Forecast land requirements for each use were compared against the existing designated land supply after identifying growth opportunities for intensification.
- The analysis was conducted over two planning horizons:
 - a **30-year period**, reflecting the maximum horizon for land designation under provincial policy, and
 - a **50-year period**, reflecting the need for a municipal boundary adjustment and the extended timing required to complete the associated planning before new designations and development can proceed.

Land Needs Summary



Total Land Needs, 2026-2056 (30-Years)

Residential:
37 hectares

Commercial/
Institutional:
26 hectares

Employment
Area:
56 hectares

**Total:
119
hectares**

Total Land Needs, 2026-2076 (50-Years)

Residential:
135 hectares

Commercial/
Institutional:
65 hectares

Employment
Area:
117 hectares

**Total:
317
hectares**

Location Options and Next Steps

Identifying Study Areas

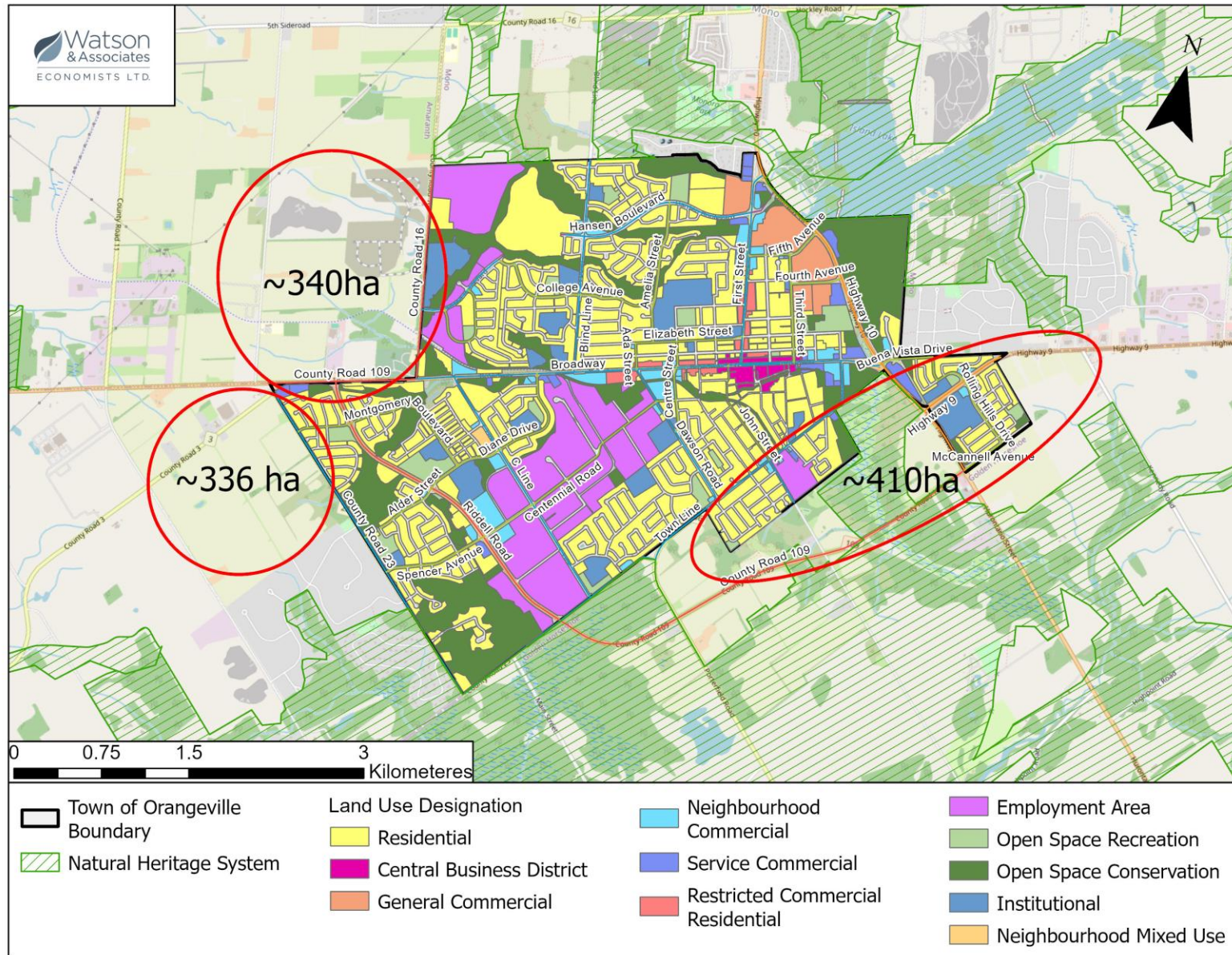
Key Principles in Creating Study Areas



- ✓ All sides of the existing Municipal Boundary explored.
- ✓ The gross developable land area is directly contiguous with the existing municipal boundary, with no environmental features that interrupt the existing urban structure or result in leapfrogging.
- ✓ The study areas can accommodate the full land requirement and all needed uses—Employment Area, commercial, and residential. This requires consideration of major road connections for non-residential uses.
- ✓ Allowing an opportunity for a preferred option that relies on a single study area and does not require expansion into more than one neighbouring municipality. Reducing complexity.

Study Areas

Review of Potential Locations



Study Area Evaluation and Approach

Key Evaluation Themes



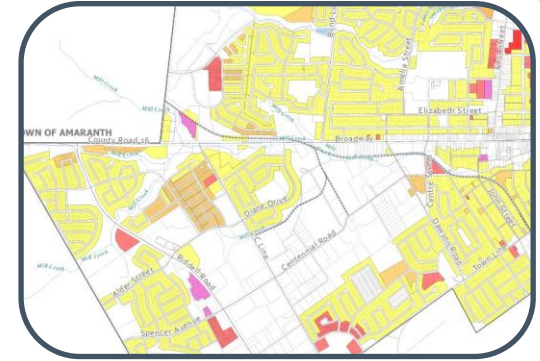
Environmental Considerations



Agricultural Considerations



Infrastructure Considerations



Planning Considerations



Land Economics and Market Considerations



Fiscal Considerations



Cross-Jurisdictional Considerations

Next Steps

Overview



- Finalize Location Options Review and Preferred Location Identified – Late April
- Draft Infrastructure Considerations/Fiscal Impact Analysis on Preferred Study Area – Early May
- Draft G.M.S. Report – July
- Presentation of G.M.S. Report #2 to Council – July 13, 2026

Questions