

# POPULATION, HOUSEHOLDS & EMPLOYMENT FORECASTS UPDATE

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**Final Report**

**HEMSON** Consulting Ltd

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May 2004

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## **I INTRODUCTION**

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In January, 2004, the Phase II and Phase III working document for the *Population, Households, and Employment Forecasts Update* was completed for the County of Simcoe. The document describes the amount of growth Simcoe County is currently planning for, describes the pressure that exists to accommodate growth beyond these commitments, and recommends that a comprehensive growth management exercise be undertaken to consider future growth options.

Since its preparation, the report has been circulated widely and was posted on the County's website. Comments from the local municipalities have been received. Primarily, the comments focus on the "current trends" forecast that is provided in the Phase II and Phase III report. There are concerns over the method used to prepare the forecasts, the various input factors, and the ultimate purpose of the current trends forecast within the broader context of growth management in Simcoe County. The current trends forecast has been revised in response to the comments received.

In the previous report, it was proposed that the final phase of the forecast update assignment be devoted to preparing a work plan for the County to undertake a comprehensive growth management process. It is still recommended that such a process be undertaken, but no longer as part of the forecast update assignment. There are major differences of opinion over what the future in Simcoe should hold. With land markets in the GTA tightening, particularly in York Region, there is pressure for more growth in Simcoe County but little consensus over how much growth should be accommodated, where it should occur, or how it should be implemented. There is a growing need for some type of co-ordinated approach to addressing County-wide issues of water and wastewater servicing and transportation, and an increasing urgency to address the City of Barrie issue. More thought needs to be given to these growth management issues before a set of forecasts can be finalized as policy.

Recognizing this situation, the direction of the County and local area Chief Administrative Officers (CAO) is to undertake some type of regional growth management process. The objective is to foster municipal growth decisions rather than react to other initiatives. Through the County and local CAO's, Hemson Consulting Ltd. is in the process of developing a workplan for review by County Council. This report is the final report in the forecast update assignment.

## **II THE CURRENT TRENDS FORECAST IS ONLY A STARTING POINT**

It is clear from many of the comments received from the local municipalities that the method and purpose of the current trends forecast requires more clarification. The current trends forecast is not a policy forecast. It is a future situation that would occur if current growth trends in Simcoe County continued. Our intention is not to define the current trends in such a manner that would produce particular results for particular places. Our intention is to demonstrate what future situation would occur, if recent trends in population and housing building activity continued.

Best efforts have been made to define the “current trends” as objectively as possible, using available Statistics Canada data, and data on housing building activity. Clearly, there are factors that could result in a departure from current trends, such as servicing, or the various policy objectives of the local municipalities. A good example would be the role of seasonal, recreational or adult lifestyle communities in the future vision. These factors, and other specific policy objectives are not part of the current trends forecast, nor is the planned residential unit supply. By its nature, a current trends forecast does not, and cannot, take into account these factors. That is the purpose of a growth management exercise, which considers a full range of factors affecting growth and development.

### **A. COUNTY LEVEL FORECASTS ARE UNCHANGED FROM THE PREVIOUS REPORT**

The model used to prepare the Simcoe County population forecast is a standard cohort survival model, incorporating mortality rates, fertility rates and migration by age group. This is a well-established forecast model used by Hemson Consulting Ltd. in the past for other forecasting assignments. These include the 1989 and 1993 forecasts prepared for the Office of the Greater Toronto Area (OGTA), and the recent forecasts for Central Ontario to 2031, prepared for the Province of Ontario Smart Growth Secretariat, the Regions of the GTA, and the Cities of Toronto and Hamilton.

The County level population, employment and household forecasts are unchanged from the previous report. The key input to the population forecast is migration, particularly from the GTA, which is increased marginally through the forecast. The County population forecast is summarized below in table 1. Full technical details remain available in the Appendix to the Phase II and III report.

<b>Summary Population Growth, Simcoe County to 2026</b>			<b>Table 1</b>
	<b>Population</b>	<b>Growth</b>	<b>Rate</b>
1996	329,900	n/a	n/a
2001	377,100	47,200	2.7%
2006	425,600	48,500	2.5%
2011	473,800	48,200	2.2%
2016	522,100	48,300	2.0%
2021	570,700	48,600	1.8%
2026	618,400	47,700	1.6%
GROWTH 2001-2026		241,300	2.0%

Source: Hemson Consulting Ltd., 2004

## **B. LOCAL MUNICIPAL GROWTH FORECASTS HAVE BEEN REVISED**

The method used to distribute the County population forecast to the local municipalities is unchanged from the previous report. As noted earlier, the County population forecast is distributed to the local municipalities based upon their demonstrated shares of County population growth and housing building activity over the past 10 years — not planned growth, or other measures of residential capacity such as designated supply or servicing.

The major factor that has been changed is the estimated share of growth in the 2001 to 2006 period. In the previous forecast, this was based upon completions data. In response to the comments received from the local municipalities, the revised current trends forecast uses permits instead of completions in the estimate of shares of growth in the 2001 to 2006 period.<sup>1</sup> As a result, in the revised forecast, each municipality's share of future growth is based upon an average of its share of population growth in the 1996-2001 Census period and the estimated share of *housing permits* in the 2001-2006 period — the “current trends” share.

The estimate of the current trends share is shown in table 2 below. Details are provided in the Appendix to this report — revised sheets from the technical appendix to the Phase II and Phase III report.

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<sup>1</sup>*Building permit data from mid-year 2001 to March 2004 is prorated to estimate the amount of housing growth in the 2001 to 2006 period.*

<b>Table 2</b>			
<b>Revised "Current Trends" Shares by Local Municipality, County of Simcoe</b>			
	<b>Census 1996-01</b>	<b>Estimated 2001-06</b>	<b>Average 1996-06</b>
Adjala-Tosorontino	1.5%	2.5%	2.0%
New Tecumseth	6.9%	4.1%	5.5%
Bradford-West Gwillimbury	4.3%	5.3%	4.8%
Innisfil	8.4%	5.7%	7.0%
Essa	0.9%	2.4%	1.7%
Clearview	2.9%	1.2%	2.1%
Collingwood	0.9%	4.1%	2.5%
Wasaga Beach	7.9%	6.1%	7.0%
Springwater	2.8%	2.8%	2.8%
Barrie	52.0%	50.0%	51.0%
Oro-Medonte	3.4%	3.5%	3.4%
Orillia	2.7%	2.6%	2.7%
Ramara	1.7%	1.7%	1.7%
Rama First Nation	0.1%	0.0%	0.1%
Severn	1.9%	2.1%	2.0%
Tay	0.3%	1.0%	0.6%
Tiny	0.8%	2.6%	1.7%
Midland	-0.3%	1.2%	0.5%
Penetanguishene	0.9%	1.2%	1.0%
Christian Island	0.0%	0.0%	0.0%
<b>TOTAL</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

Source: Hemson Consulting Ltd., 2004

The current trends population forecast, for each municipality, is prepared by applying their respective current trends shares — the average 1996 – 2006 share — to the overall County population growth forecast during each forecast period.

The revised population forecast by local municipality is shown below in table 3. Details are provided in the Appendix to this report.

<b>Table 3</b>			
<b>Revised Current Trends Forecast, by Local Municipality, County of Simcoe, 2001-2026</b>			
	<b>Census 2001 Population</b>	<b>Forecast 2026 Population</b>	<b>Growth 2001-2026</b>
Adjala-Tosorontino	10,082	15,300	5,200
New Tecumseth	26,141	38,600	12,500
Bradford-West Gwillimbury	22,228	34,000	11,800
Innisfil	28,666	45,100	16,400
Essa	16,808	21,200	4,400
Clearview	13,796	18,400	4,600
Collingwood	16,039	22,800	6,700
Wasaga Beach	12,419	28,900	16,500
Springwater	16,104	22,600	6,500
Barrie	103,710	226,300	122,600
Oro-Medonte	18,315	26,700	8,400
Orillia	29,121	35,600	6,500
Ramara	8,615	12,600	4,000
Rama First Nation	597	600	-
Severn	11,135	16,100	5,000
Tay	9,162	10,900	1,700
Tiny	9,035	13,500	4,500
Midland	16,214	17,600	1,400
Penetanguishene	8,316	10,900	2,600
Christian Island	547	500	-
<b>TOTAL</b>	<b>377,100</b>	<b>618,400</b>	<b>241,300</b>

Source: Hemson Consulting Ltd. 2004. May not add due to rounding.

Because the employment forecast is based upon the population forecast, a revised employment forecast has also been prepared. Again, the method is unchanged. As with the previous report, the employment forecast is prepared through the application of age specific participation rates to the population growth forecast at the County level. The 2001 participation rates were held constant for most age groups, with the exception of older females, where the rates were increased to reflect the current pattern of higher participation among older female groups. The current unemployment rate is kept constant.

The employment forecast is distributed according to an activity rate approach. Local activity rates are forecast to change in the same pattern that results in the County employment forecast. The revised employment forecast is shown below in table 4. Details are provided in the Appendix to this report.

<b>Table 4</b>			
<b>“Current Trends” Employment Forecast Simcoe County Local Municipalities</b>			
	<b>2001</b>	<b>2026</b>	<b>Growth</b>
Barrie	52,660	118,700	66,040
New Tecumseth	17,250	26,400	9,150
Orillia	16,100	20,400	4,300
Collingwood	10,840	15,900	5,060
Midland	10,350	11,600	1,250
Bradford-West Gwillimbury	6,730	10,700	3,970
Innisfil	5,910	9,600	3,690
Essa	6,810	8,900	2,090
Springwater	4,390	6,400	2,010
Oro-Medonte	4,200	6,300	2,100
Penetanguishene	4,440	6,000	1,560
Wasaga Beach	2,320	5,600	3,280
Clearview	3,770	5,200	1,430
Severn	3,450	5,200	1,750
Rama First Nation	2,990	3,100	110
Ramara	1,910	2,900	990
Adjala-Tosorontino	1,300	2,000	700
Tiny	1,260	1,900	640
Tay	1,420	1,800	380
Christian Island	110	100	-10
<b>Simcoe County</b>	<b>158,210</b>	<b>268,700</b>	<b>110,490</b>

Source: Hemson Consulting Ltd. 2004. May not add due to rounding.

The local municipal population forecast is translated into a household unit forecast through the application of household size factors. The household size for each municipality is forecast to decline through the forecast period at the same rate as the County overall. Estimated population growth is not a simple arithmetic operation of units times a fixed household size for the entire forecast period. This ignores the effect of declining household size in the existing base, which can produce growth in units without growth in population. In some municipalities, household growth was equal to population growth in recent Census periods.

The resulting current trends unit forecast is shown below in table 5. The surplus or shortage of units that would be suggested under the current trends forecast is also shown. Details are provided in the Appendix to this report.



<b>Table 5</b>			
<b>Residential Unit Capacity Versus Forecast Demand Simcoe County and Local Municipalities</b>			
	<b>March 2004 to 2026 Demand</b>	<b>Planned Units</b>	<b>Surplus/ Shortfall</b>
Adjala-Tosorontino	2,020	750	-1,270
New Tecumseth	5,350	8,810	3,460
Bradford-West Gwillimbury	4,570	6,960	2,390
Innisfil	6,850	8,200	1,350
Essa	1,970	6,130	4,160
Clearview	2,160	5,800	3,640
Collingwood	3,260	6,510	3,250
Wasaga Beach	7,310	8,840	1,530
Springwater	2,730	3,010	280
Barrie	48,320	11,950	-36,370
Oro-Medonte	3,700	5,240	1,540
Orillia	3,590	6,240	2,650
Ramara	1,880	3,250	1,370
Rama First Nation	n/a	n/a	n/a
Severn	2,270	2,320	50
Tay	920	2,620	1,700
Tiny	1,960	3,820	1,860
Midland	1,110	4,280	3,170
Penetanguishene	1,230	1,870	640
Christian Island	n/a	n/a	n/a
<b>TOTAL</b>	<b>101,200</b>	<b>96,600</b>	<b>-4,600</b>

Source: Hemson Consulting Ltd. 2004. May not add due to rounding.

### **C. THE DESIGNATED RESIDENTIAL SUPPLY IS NOT A FACTOR IN THE CURRENT TRENDS FORECAST**

Many of the comments received regarding the current trends forecasts seem to suggest that the designated residential unit supply is, or should be, an input to the forecast model. It is not. The current trends forecast is not driven by supply. It is driven by a continuation of demonstrated patterns of population growth and housing construction during the 1996 to 2006 period. The forecast reflects the situation that would occur to 2026 should these patterns continue — without regard for the designated residential supply — over the forecast period.

The supply information was originally provided by the local planners. Through the review process, a number of municipalities submitted changes. In response, a major change has been made to the residential capacity in the Town of Bradford West Gwillimbury, where the planned residential supply was reduced from about 11,500 units to about 7,000 units. Adjustments were also made to the residential supply in the Townships of Springwater, Essa, Adjala Tosorontio, and the Town of New Tecumseth.

These changes have no effect on the housing unit forecast. The supply information is important for the sole purpose of illustrating the various surplus or shortage units that would be suggested under a current trends scenario. The issue of distribution is not addressed. For instance, the presence of a certain amount of designated residential supply does not mean it will necessarily be developed in this location. Conversely, the presence of a certain *shortage* of supply— such as in the case of the City of Barrie — does not mean that additional supply will necessarily be designated in this location. These are issues regarding the direction of future growth, which need to be resolved through a combination of market and supply analysis and long range planning policy.

### **III ISSUES REGARDING THE DIRECTION OF GROWTH MUST BE RESOLVED THROUGH A COMPREHENSIVE GROWTH MANAGEMENT PROCESS**

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It cannot be emphasized enough that the current trends forecast represents a future situation that would occur should recent growth patterns continue through the forecast period. It does not address the distribution of the surplus, or the shortage of housing units that may be suggested by this scenario. Issues regarding how much, where, when and in what form growth *should* occur is a matter of policy formulation. The current trends forecast is only the beginning of this process for Simcoe County and the local municipalities. A number of challenging issues must be resolved before a set of defensible growth forecasts could be adopted.

#### **A. CURRENTLY, THERE IS NO PHYSICAL OR POLICY REASON WHY MORE GROWTH SHOULD BE DIRECTED TO SIMCOE COUNTY**

Simcoe County is a very attractive location for growth. As noted in the previous report, there is a well-developed transportation network, accessibility from communities in Simcoe to employment centres in the GTA, and relatively inexpensive housing within an area that has many attractive natural features. Many of the recent proposals for major development outside designated settlement areas in Simcoe County are essentially correct in their assertions that: there is a significant market demand for new residential development; insufficient land is designated in the GTA to accommodate this demand for more than 20 years; and Simcoe County could be an ideal growth location.<sup>1</sup>

This is not to say, however, that more growth *must* occur in Simcoe County. There is currently no physical reason preventing the GTA and Hamilton from accommodating forecasted growth for at least another 30 years. The current limitation is a lack of *sufficient designated land* to accommodate long term growth, and a lack of political will to resolve this situation. From a planning policy perspective, there is currently no reason why growth beyond current commitments in Simcoe would be a good idea. For example, there is no evidence that more growth would provide benefits with regard to the community's financial position, levels of

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<sup>1</sup>Hemson Consulting Ltd. has estimated that the ground related supply of housing within the GTA could be depleted by 2017, or about 13 years. For details, see Growth and Urban Land Need in Central Ontario, prepared by Hemson Consulting Ltd. in 2003 for the Greater Toronto Home Builders' Association. This estimate is based upon an expectation of full development of the currently designated residential land supply within the various Regional Plans. If some of these areas are not brought to market or significantly delayed, the time to depletion of the residential land supply would be shorter.

community service, economic opportunities for residents or any others. And there is currently no Provincial policy directive that states growth should be moved from the GTA.

## **B. POTENTIAL FOR HIGHER GROWTH IN SIMCOE DEPENDS LARGELY ON DESIGNATING MORE LAND FOR DEVELOPMENT**

Much of the reasoning behind why higher levels of growth are possible in Simcoe focusses on the current situation in the GTA. Two common arguments are that the GTA is “full”, and that continued deferred investment in transportation and other urban infrastructure will force more growth out of the GTA. Whether or not this will occur is uncertain. We would be reluctant to base a higher growth scenario in Simcoe on such speculative future events.

For higher growth to occur in the County of Simcoe, the critical factor is land supply and the ability to service that land. One of the major reasons why Simcoe County has grown so strongly over the past 20 years, compared to other areas surrounding the GTA, is that there has been a supply of land to accommodate growth. Given its locational advantages, if additional land is designated in Simcoe County it is likely that higher growth scenarios can be achieved. Whether or not this is in the communities’ best interests, however, is not clear. There is currently enough land designated to accommodate growth for roughly 20 more years in the County, the major exception being the City of Barrie.

## **C. A REGIONAL APPROACH IS RECOMMENDED TO RESOLVE THE MAJOR GROWTH MANAGEMENT ISSUES**

The County of Simcoe is under significant pressure to accommodate growth beyond current planned commitments, through further designations of land for urban development. Decisions regarding the County’s long range urban structure are going to need to be made soon. What is required is a clear, objective and defensible analysis of long term urban land need in Simcoe, and a compelling rationale for its location. Three major growth management issues need to be resolved:

1. How much growth should the County of Simcoe accommodate;
2. What are the appropriate locations for future growth; and
3. How should it be implemented?

A regional approach is recommended for a variety of reasons. Simcoe County is one market area. Communities within Simcoe rely upon the same land and water base to accommodate development — predominantly Lake Simcoe and the Nottawasaga River system— and use common ground water resources. As explained in more detail in the previous report, there are good planning reasons that include the environment, various north-south issues, and employment land. There are also municipal management reasons for a regional approach. These include the demonstration of leadership and co-operation, engaging in proactive and responsible planning, and recognizing that decisions in one community affect others.

The province will have a strong interest in decisions that are made in Simcoe County. The emerging policy framework suggests an emphasis on comprehensive growth management and directed growth within central Ontario. There are issues at the County level related to water and wastewater servicing and transportation that need to be resolved under either a current commitment or accelerated growth scenario. There is an increasing urgency to address the Barrie situation — the case for more land is strong. And as we sought to stress in the discussion of the revised current trends forecast, this does not necessarily mean that more growth should occur in this location. It does mean, however, that the growth will have to be planned for somewhere else in the County.

### **III A WORK PLAN IS BEING PREPARED**

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In the absence of a co-ordinated approach to resolving the major growth management issues in the County of Simcoe, it is likely that solutions will be reached through other processes. The outcomes may not be in the best interests of the communities involved. In our view, this is a situation that both the County of Simcoe and local municipalities should have a strong interest in addressing.

The County and local municipal Chief Administrative Officers (CAO) are aware of the situation. In response, the current direction is to undertake some type of regional growth management exercise. The objective is to foster municipal growth decisions rather than react to other initiatives. Hemson Consulting Ltd. has been instructed to develop a work plan that sets out the broad parameters of the study for review by County Council. We look forward to continuing to work with all local staff and Councils on this critical matter.

**FINAL REPORT**  
**Simcoe County Population, Households & Employment Forecasts Update**

**APPENDICES**

- APPENDIX A:** Revised Summary of Residential Unit Supply by Local Municipality
- APPENDIX B:** Revised Estimated Housing Growth 2001-2006 by Local Municipality
- APPENDIX C:** Revised Population, Household & Employment Forecasts by Local Municipality

## **APPENDIX A**

### **Revised Summary of Residential Unit Supply by Local Municipality**



**SUMMARY OF RESIDENTIAL DEVELOPMENT CAPACITY  
TOWNSHIP OF ADJALA TOSORONTIO**

**A. Units Under Application**

Application #	Development Name	Status	Permanent	Part-Time	Total
AT-T-95003	Golconda Inc.	Draft Approved	32		32
AT-T-0101	1430981 Ontario Ltd.	Draft Approved	35		35
AT-T-87017	Apple Valley Estates Inc.	Draft Approved	13		13
AT-T-98001	Adjala South Estates	Stayed by County			0
AT-T-95004	Mandi Developments	Draft Approved	29		29
				0	0
<i>Subtotal - Units Under Application</i>			109	0	109

**B. Proposed Developments**

	Development Name	Status	Built	Unbuilt	Total
Everett	Orsi - 217 Acres			300	300
				0	0
<i>Subtotal - Proposed Developments</i>			0	300	300

**C. Units on Designated Lands with No Application**

Ref. #	Land Area (ha)	Source	Density (upgh)	Units	Total
Colgan	0		13	0	0
Loretto	2		13	26	26
Everett	0		13	0	0
Hockley	10.1		13	131	131
Rosemount	0		13	0	0
Lisle	8.1		13	105	105
<i>Subtotal - Units on Designated Lands with No Application</i>				263	263

**D. Vacant Lots in Existing Settlements**

Area	Units	Total
Township wide	80	80
<i>Subtotal - Vacant Lots in Existing Settlements</i>		80

**E. Total Units Under Application, Proposed and Designated**

**752**

Date: 24-Mar-04  
Source: Township of Adjala-Tosorontio  
Contact: Gerry Caterer

**SUMMARY OF RESIDENTIAL DEVELOPMENT CAPACITY  
CITY OF BARRIE**

**A. Units In Draft Approved Plans**

Application #	Development Name	Status	Units	Total
Based on Barrie detailed tables for individual plan numbers		Draft Approved	5,616	5,616
		Condominium	1,508	1,508
<i>Subtotal - Units Under Application</i>			7,124	7,124

**B. Proposed Developments**

Development Name	Status	Units	Total
Based on Barrie detailed tables for individual plan numbers	Pending	991	991
<i>Subtotal - Proposed Developments</i>		991	991

**C. Units on Designated Lands with No Application**

Ref. #	Land Area (ha)	Source	Density (upgh)	Units	Total
					0
<i>Subtotal - Units on Designated Lands with No Application</i>				0	0

**D. Remaining Units in Registered Plans**

Area	Units	Total
City-wide	3832	3832
<i>Subtotal - Vacant Lots in Existing Settlements</i>	3832	3832

**E. Total Units Under Application, Proposed and Designated**

**11,947**

Date: 1-Mar-03  
Source: City of Barrie  
Contact: Eric Hodgins

**SUMMARY OF RESIDENTIAL DEVELOPMENT CAPACITY  
TOWNSHIP OF CLEARVIEW**

**A. Units Under Application**

Settlement Area	Units	Status	Total
Creemore	350	Sewer and water capacity now available	350
New Lowell	0		0
Stayner	0		0
<i>Subtotal - Units Under Application</i>			350

**B. Proposed Developments**

	Proposed Units		Status	Total
	Short Term	Long Term		
Creemore	350		Sewer and water capacity now available	350
New Lowell	1500	1500	Working on sewer and water capacity resolution	3,000
Stayner	600	1500	Awaiting sewage capacity, initiating study for increased capacity	2,100
<i>Subtotal - Proposed Developments</i>				5,450

**C. Vacant Lots in Existing Settlements**

Area	Total	
Creemore	0	
New Lowell	0	
Stayner	0	
<i>Subtotal - Vacant Lots in Existing Settlements</i>		0

**D. Total Units Under Application, Proposed and On Vacant Lots**

**5,800**

Date: 29-Jul-03  
 Source: Township of Clearview  
 Contact: Michael Wynia

**SUMMARY OF RESIDENTIAL DEVELOPMENT CAPACITY  
TOWN OF COLLINGWOOD**

4

**A. Units Under Application**

Application #	Development Name	Status	Units	Total
Town wide		Draft Approved	1,762	1,762
<i>Subtotal - Units Under Application</i>			1,762	1,762

**B. Proposed Developments**

	Units	Total
Potential applications for Draft Plan Approval & Condo	998	998
Expected future applications	1,959	1,959
<i>Subtotal - Proposed Developments</i>	2,957	2,957

**C. Units on Designated Lands with No Application**

Ref. #	Land Area (ha)	Source	Density (upgh)	Units	Total
				1,435	1,435
<i>Subtotal - Units on Designated Lands with No Application</i>				1,435	1,435

**D. Vacant Lots in Registered Plans**

Area	Units	Total
Town wide	350	350
Infill in lots of record	9	9
<i>Subtotal - Vacant Lots in Existing Settlements</i>	359	359

**E. Total Units Under Application, Proposed and Designated**

**6,513**

Date: August 2004  
Source: Town of Collingwood  
Contact: Tiziano Zaghi

**SUMMARY OF RESIDENTIAL DEVELOPMENT CAPACITY  
TOWN OF BRADFORD WEST GWILLIMBURY**

**A. Vacant Lots**

Plan #	Development Name	Location	Status	Built	Unbuilt	Total
51M-708	Charter Construction	Urban	Approved	73	51	124
51M-704	Mod-Aire, Southfield Heights	Urban	Approved	298	0	298
51M-667	Veseli Court	Urban	Approved	36	6	42
51M-662	Mod-Aire / Metcalfe	Urban	Approved	12	0	12
51M-654	Mod-Aire / Millford	Urban	Approved	26	26	52
51M-610	Noble Drive Extension	Urban	Approved	193	3	196
51M-588	Natale Court I	Urban	Approved	36	0	36
51M-578	Longview Loop	Urban	Approved	131	0	131
51M-577	Romanelli	Urban	Approved	7	0	7
51M-571	Wilbak	Urban	Approved	13	1	14
51M-547	dePeuter Cres.	Urban	Approved	96	0	96
51M-525	Parkside / Countryside	Urban	Approved	40	0	40
51M-522	Northgate	Urban	Approved	45	0	45
51M-518	Paradise Park 2	Urban	Approved	45	0	45
51M-499	Hudson / Longview	Urban	Approved	110	0	110
51M-457	Mills Court / Archer Avenue	Urban	Approved	76	10	86
51M-354	Parkwood Avenue	Urban	Approved	48	0	48
	Belview, 227 Frederick Street	Urban	Approved	21	0	21
	Lord Simcoe, 112 Simcoe Road	Urban	Approved	41	0	41
	Professor Day Drive, 51R-31317	Urban	Approved	14	0	14
	Lilian Morley, 128 Barrie St.	Urban	Approved	0	17	17
51M-649	Viewpoint Estates	Rural	Approved	21	2	23
51M-576	Golfview Phase II	Rural	Approved	11	19	30
51M-515	Polaris Restorations I	Rural	Approved	29	15	44
51M-460	Aurthur Evans	Rural	Approved	10	1	11
51M-423	Golfview Phase I	Rural	Approved	13	16	29
51M-337	Grandview Estates	Rural	Approved	21	3	24
<i>Subtotal - Vacant Lots</i>				<i>1,466</i>	<i>170</i>	<i>1,636</i>

**B. Units Under Application**

Application No	Development Name	Location	Status	Built	Unbuilt	Total
BWG-T-0002	Mod-Aire - Natale Ct. Phase 2	Urban	Draft Approved	0	18	18
BWG-T-0104	Charter Construction 2	Urban	Draft Approved	0	133	133
BWG-T-0202	Mod-Aire, Southfield 2	Urban	Draft Approved	0	220	220
BWG-T-93015	Marlucor	Rural	Draft Approved	0	28	28
BWG-T-90002	Prime Bond Head (Allene Heights)	Rural	Draft Approved	0	117	117
BWG-T-90001	Reda	Rural	Draft Approved	0	63	63
<i>Subtotal - Proposed Developments</i>				<i>0</i>	<i>579</i>	<i>579</i>

**C. Pending Applications**

Application No	Development Name	Location	Status	Built	Unbuilt	Total
BWG-T-0201	Bronze Court Extension	Urban	Pending	0	17	17
BWG-T-00001	Northgate Heights	Urban	Pending	0	170	170
	Ferragine, 46 Centre St.	Urban	Pending	0	24	24
	Taucar, 84 Simcoe Road	Urban	Pending	0	30	30
	Van Voorst, 2690 Line 6	Urban	Pending	0	77	77
	Zdrilich, 263 & 281 Barrie St.	Urban	Pending	0	76	76
BWG-T-0103	Polaris Restorations II	Rural	Pending	0	6	6
	Milvan Phase II, Bond Head	Rural	Pending	0	48	48
<i>Subtotal - Units on Designated Lands with No Application</i>				<i>0</i>	<i>448</i>	<i>448</i>

**D. Units on Designated Lands with No Application**

Ref. #	Land Area (ha)	Source	Density (upha)	Units	Total
CPA1		Planning Staff		871	871
CPA2		(March 23, 2004 Memo)		2175	2175
CPA3				1313	1313
CPA4				1112	1112
CPA5				296	296
<i>Subtotal - Units on Designated Lands with No Application</i>				<i>5,767</i>	<i>5,767</i>

**E. Total Units Under Application, Proposed and Designated**

**6,964**

Date: March 2004  
Source: Town of Bradford West Gwillimbury  
Contact: Rick Hunter

**SUMMARY OF RESIDENTIAL DEVELOPMENT CAPACITY  
TOWNSHIP OF ESSA**

**A. Units Under Application**

Application #	Development Name	Status	Unbuilt	Total
ET-96006	Angus Riverview Heights	Draft Approved	369	369
43T-91011	Angus Stonemount	Registered	800	800
ET-94007	Angus Previn Court	Draft Approved	177	177
43T-91040	Angus Rainbow	Stayed by County	150	150
43T-89023	Angus Angus Terrace Estates	Draft Approved	76	76
ET-87074	Thornton Brykman	Draft Approved	56	56
ET-98010	Thornton Thornton Creek	Registered	20	20
ET-0202	Thornton Thornton Meadows	Draft Approved	24	24
	Estate Ridgehill Estates	Draft Plan Approved	34	34
	Utopia Utopia Village	Draft Plan Approved	20	20
<i>Subtotal - Units Under Application</i>			1,726	1,726

**B. Proposed Developments**

Development Name	Status	Unbuilt	Total	
Thornton Sardelis	Draft Plan	30	30	
Angus Maple Lane	Draft Plan	40	40	
Angus Arimis	Draft Plan	75	75	
Angus Balough	Site Plan	75	75	
Angus Roth	Site Plan	30	30	
Baxter Marshall	Draft Plan	200	200	
Estate Alice & Ed Guergis	Draft Plan	13	13	
Thornton Brykman	Draft Plan	17	17	
<i>Subtotal - Proposed Developments</i>			480	480

**C. Units on Designated Lands with No Application**

Land Area (ha)	Source	Density (upgh)	Units	Total
615	Fully serviced	5	3,075	3,075
311	Partially serviced			
<i>Subtotal - Units on Designated Lands with No Application</i>			3,075	3,075

**D. Vacant Lots in Existing Settlements**

Area	Units	Total
Angus	825	825
Thornton	20	20
<i>Subtotal - Vacant Lots in Existing Settlements</i>		845

**E. Total Units Under Application, Proposed and Designated**

**6,126**

Date: March 2004  
Source: Township of Essa  
Contact: Colleen Phillips

**SUMMARY OF RESIDENTIAL DEVELOPMENT CAPACITY  
TOWNSHIP OF SEVERN**

**A. Approved Developments**

Application #	Development Name	Status	Lots/Units	Total
SV-T-92003	Morden		22	22
SV-T-92003	Whidden		17	17
	Russell		5	5
	Robson		26	26
SV-T-90067	Key Investments		31	31
SV-T-91025	Sheppards Bush III		8	8
	Caswell Creek		17	17
SV-T-99002	North Ridge		96	96
<i>Subtotal - Units Under Application</i>			222	222

**B. Proposed Developments**

Development	Location	Status	Unbuilt	Total
				0
				0
<i>Subtotal - Proposed Developments</i>			0	0

**C. Units on Designated Lands with No Application**

Ref. #	Land Area (ha)	Source	Density (upgh)	Units	Total
Washago Coldwater West Shore	120	Planning Department	15		1,800
<i>Subtotal - Units on Designated Lands with No Application</i>				0	1,800

**D. Vacant Lots in Existing Settlements**

Area	Lots	Total
Westshore	150	150
Washago	8	8
Coldwater	30	30
Others Townwide (From March 3 development summary)	107	107
		0
		0
<i>Subtotal - Vacant Lots in Existing Settlements</i>		295
	0	295

**E. Total Units Under Application, Proposed and Designated 2,317**

Date: 1-Mar-03  
 Source: Severn Planning Dept.  
 Contact: David Scott

**SUMMARY OF RESIDENTIAL DEVELOPMENT CAPACITY  
TOWNSHIP OF SPRINGWATER**

**A. Approved Developments**

Application #	Development Name	Status	Lots/Units	Total
43T-91015	Anten Mills Pinehurst	Draft Plan Approved	14	14
43T-87009	Midhurst DDS	Draft Plan Approved	28	28
43T-98018	Elmvale Elmvale Meadows Phase II	Draft Plan Approved	135	135
43T-89012	Apto Huronia Equestrian Estates	Draft Plan Approved	60	60
SPT-0001	Vespra Minesing Meadows	Draft Plan Approved	26	26
43T-9801	Phelpston Shamrock Meadows	Draft Plan of Subdivision	46	46
43T-92007	Fox Farm Road Pinehill	Draft Plan Approved	27	27
43T-93011	Gill Road Walton	Draft Plan Approved	30	30
43T-90038	Midhurst Semeniuk	Draft Plan Approved	8	8
43T-0201	Elmvale Gallo	Draft Plan Approved	69	69
SPT-0102	Hillsdale Mertz	Draft Plan Approved	15	15
<i>Subtotal - Units Under Application</i>			458	458

**B. Proposed Developments**

Development	Location	Status	Unbuilt	Total
Pro Elm II	Elmvale	Designated	84	84
Stollar		OPA Pending	246	246
School House	Yonge N.	Concept	40	40
Squire Van Vugt	Elmvale	OPA Pending	24	24
Snow Valley	Secondary Plan	Approved	472	472
Spring Lakes Retirement	Fox Farm Road	OPA 8	800	800
Shamrock Meadows Phase II	Anten Mills	Concept	400	400
	Phelpston	Concept	40	40
<i>Subtotal - Proposed Developments</i>			2,106	2,106

**C. Units on Designated Lands with No Application**

Ref. #	Land Area (ha)	Source	Density (upgh)	Units	Total
Hillsdale	39.484	Township Staff	5.5	217	217
Midhurst	18.57	Township Staff	5.5	55	55
Midhurst	14.07	Township Staff	5.5	45	45
Vespra	5.675	Township Staff	5.5	31	31
<i>Subtotal - Units on Designated Lands with No Application</i>				348	348

**D. Vacant Lots in Existing Settlements**

Area	Vacant	Occupied	Total
Hillsdale Albert Heights	0	14	14
Midhurst Bridle Gate Estates	0	22	22
Elmvale Elmvale Meadows Estates	22	67	89
Midhurst Forest Hill Estates	0	42	42
Hillsdale Forests of Hillsdale	7	54	61
Midhurst Glenbrook Heights	0	49	49
Orr Lake Hedbern	0	5	5
Hillsdale Highlands of Hillsdale	0	68	68
Phelpston Marl Creek Estates	1	24	25
Minesing Minesing Heights	1	4	5
Elmvale Pro Elm Estates	0	53	53
Midhurst Springwater County Estates	0	61	61
Sunnidale Vespra Downs	8	30	38
Orr Lake Woods	6	5	11
Anten Mills Hendrie Ridge	49	38	87
<i>Subtotal - Vacant Lots in Existing Settlements</i>		94	630

**E. Total Units Under Application, Proposed and Designated**

**3,006**

Date: February 2004  
Source: Springwater Planning Dept.  
Contact: Darren Vella



**SUMMARY OF RESIDENTIAL DEVELOPMENT CAPACITY  
TOWNSHIP OF ORO-MEDONTE**

**A. Draft Approved Developments**

<b>Area</b>	<b>Permanent</b>	<b>Seasonal</b>	<b>Total</b>
Horseshoe Valley Road	948	105	1,053
Estate/Country Residential	84	9	93
Shoreline	0	0	0
Hamlets	216	0	216
<hr/>			
<i>Subtotal - Units Under Application</i>	<i>1,248</i>	<i>114</i>	<i>1,362</i>

**B. OP Approved with Application**

<b>Area</b>	<b>Permanent</b>	<b>Seasonal</b>	<b>Total</b>
Horseshoe Valley Road	50	320	370
Estate/Country Residential			0
Shoreline			0
Hamlets			0
<hr/>			
<i>Subtotal - Proposed Developments</i>	<i>50</i>	<i>320</i>	<i>370</i>

**C. Units on Designated Lands with No Application**

<b>Area</b>	<b>Permanent</b>	<b>Seasonal</b>	<b>Total</b>
Horseshoe Valley Road	194	776	970
Estate/Country Residential	0	0	0
Shoreline	0	0	0
Hamlets	1,113	0	1,113
<hr/>			
<i>Subtotal - Units on Designated Lands with No Application</i>	<i>1,307</i>	<i>776</i>	<i>2,083</i>

**D. Vacant Lots**

<b>Area</b>	<b>Permanent</b>	<b>Seasonal</b>	<b>Total</b>
Horseshoe Valley Road	227	25	252
Estate/Country Residential	55	6	61
Shoreline	160	86	246
Hamlets	100	0	100
Other (Vacant lots in former Medonte and Oro and Medonte Hills)	683	86	769
<hr/>			
<i>Subtotal - Vacant Lots in Existing Settlements</i>	<i>1,225</i>	<i>203</i>	<i>1,428</i>

**E. Total Units Under Application, Proposed and Designated**

<b>3,830</b>	<b>1,413</b>	<b>5,243</b>
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Date: 1-Jul-03  
 Source: Supply of residential lots  
 Contact: Nick McDonald, Meridian Planning Consultants

**SUMMARY OF RESIDENTIAL DEVELOPMENT CAPACITY  
TOWNSHIP OF RAMARA**

**A. Units Under Application**

Application #	Development Name	Status	Built	Unbuilt	Total
RA-T-0201	Orr	Draft Approved		19	19
RA-T-81017	Veltri (Brechin)	Draft Approved		43	43
RA-T-87008	Capelas (Furnis)	Draft Approved		19	19
RA-T-88068	Lewis (Prophet Park)	Draft Approved	24	0	24
RA-T-90062	Crossings	Registered	5	38	43
<i>Subtotal - Units Under Application</i>			29	119	148

**B. Proposed Developments**

	Development Name	Status		Unbuilt	Total
RA-T-90059	Nice Developments	Pending		7	7
RA-T-0301	Hendricks	Pending		110	110
<i>Subtotal - Proposed Developments</i>				117	117

**C. Units on Designated Lands with No Application**

Ref. #	Land Area (ha)	Source	Density (upgh)	Units	Total
Brechin	30		10	300	
Atherley-Uptergrove	260		5	1,300	
Longford Mills	40		5	200	
Washago	23		5	115	
Sebright	6		5	30	
Lagoon City	17		10	170	
Udney	0			0	
Gamebridge	0			0	
Cooper's Falls	0			0	
<i>Subtotal - Units on Designated Lands with No Application</i>				2,115	2,115

**D. Vacant Lots in Existing Settlements**

Area	Units	Total
Township wide	500	500
Lots created through consent	200	200
Lots converted from seasonal to permanent	200	200
<i>Subtotal - Vacant Lots in Existing Settlements</i>	900	900

**E. Total Units Under Application, Proposed and Designated**

**3,251**

Date: 15-Jul-03  
 Source: Township of Ramara Planning Dept.  
 Contact: Mark Dorfman

**SUMMARY OF RESIDENTIAL DEVELOPMENT CAPACITY  
TOWNSHIP OF TAY**

**A. Units Under Application**

Application #	Development Name		Status	Built	Unbuilt	Total
TA-T-90017	Victoria Harbour	Crenian Holdings	Draft Approved		118	118
TA-T-93009	Victoria Harbour	Harbour Fields	Draft Approved		75	75
TA-T-91022	Victoria Harbour	Riverdale Subdivision	Draft Approved		24	24
TA-T-93026	Victoria Harbour	1041918 Ontario (Lowe)	Draft Approved		76	76
TA-T-95001	Victoria Harbour	Georgia's Walk	Draft Approved		61	61
TA-T-90070	Waverley	Leondard	Draft Approved		18	18
TA-T-91027	Waverley	Cole	Draft Approved		30	30
51M-527	Victoria Harbour	LSH	Registered		39	39
51M-599	Rural	Windermere Estates	Registered		39	39
<i>Subtotal - Units Under Application</i>				0	480	480

**B. Proposed Developments**

	Development Name		Status	Built	Unbuilt	Total
	Port McNicoll	Georgian Quay	OP & Zoning		650	650
	Victoria Harbour	Hoggs Hollow	OP		169	169
	Victoria Harbour	Victoria Shores	OP & Zoning		72	72
<i>Subtotal - Proposed Developments</i>					891	891

**C. Units on Designated Lands with No Application**

Ref. #	Land Area (ha)	Source	Density (upgh)	Units	Total
Forest Green	37.8	Township staff	9.8	370	
Comber	19.1	Township staff	9.8	187	
Twp Lands	15.4	Township staff	9.8	151	
Eplett	4.7	Township staff	9.8	46	
GML	16.3	Township staff	9.8	160	
Tay	6.86	Township staff	9.8	67	
Wadden	1.9	Township staff	0.4	1	
Kings Road	4.48	Township staff	0.4	2	
Flos	16.25	Township staff	0.4	7	
Medonte	11.25	Township staff	0.4	5	
Realplast	19.16	Township staff	0.4	8	
Wye Heritage	32.99	Township staff	0.4	13	
<i>Subtotal - Units on Designated Lands with No Application</i>				1,016	1,016

**D. Vacant Lots in Existing Settlements**

Area	Units	Total
Port McNicoll	46	
Victoria Harbour	80	
Robins Point	42	
Waubashene	61	
Waverley	7	
<i>Subtotal - Vacant Lots in Existing Settlements</i>		236

**E. Total Units Under Application, Proposed and Designated**

**2,623**

Date: 17-Jun-03  
Source: Township of Tay Planning Dept.  
Contact: Wes Crown, Meridian Planning

**SUMMARY OF RESIDENTIAL DEVELOPMENT CAPACITY  
TOWNSHIP OF TINY**

**A. Units Under Application (1)**

Application #	Development Name	Status	Lots	Total
TI-T-77097	Sherrywine	Draft Approved	73	73
TI-T-0101	Perri	Draft Approved	16	16
TI-T-88069	Montebello	Draft Approved	66	66
TI-T-89068	Huronina Contractors	Draft Approved	15	15
TI-T-89069	Downer	Draft Approved	8	8
TI-T-91004	Potato Dis.	Draft Approved	15	15
TI-T-92033	Gerus	Draft Approved	4	4
TI-T-99016	Blairhampton	Draft Approved	35	35
<i>Subtotal - Units Under Application</i>			232	232

**B. Proposed Developments (1)**

	Development Name	Status	Lots	Total
TI-T-98017	Allesandro	Pending	19	19
TI-T-0001	Limo Investments	Appealed to OMB	15	15
TI-T-95010	Lafontaine Seniors/Copeland Woods	Proposed	22	22
<i>Subtotal - Proposed Developments</i>			56	56

**C. Units on Designated Lands with No Application (2)**

	Land Area (ha)	Density (upgh)	Units	Total
Shoreline	530	2	1,060	1,060
Hamlets	60	2	120	120
Rural	10	2	20	20
<i>Subtotal - Units on Designated Lands with No Application</i>			1,200	1,200

**D. Vacant Developable Lots in Existing Settlements (2)**

Area	Lots	Total
Shoreline	1,820	1,820
Hamlets	300	300
Rural	210	210
<i>Subtotal - Vacant Lots in Existing Settlements</i>		2,330

**E. Total Units Under Application, Proposed and Designated**

**3,818**

Date: 1-Jun-03

Source (1): Township of Tiny, Kelly Weste

Source (2): Growth Management in the Township of Tiny, Discussion Paper, The Planning Partnership, Feb. 1999

**SUMMARY OF RESIDENTIAL DEVELOPMENT CAPACITY  
TOWN OF PENETANGUSHENE**

**A. Units Under Application**

Application #	Development Name	Status	Units	Total
PT-T-0002	Charlebois	Draft Approved	17	17
43T-91048	Sherco	Draft Approved	280	280
43T-92012	Champlain Woods	Draft Approved	209	209
PT-T-0001	Penland - Southgate		48	48
43-CD-98001	Summerhaven Phase I	Approved	4	4
43-CD-98005	Summerhaven Phase II	Approved	7	7
<i>Subtotal - Units Under Application</i>			565	565

**B. Proposed Developments**

Development Name	Status	Units	Total
Summerhaven Phase III	Pending	9	9
Desrochers	Pending	8	8
<i>Subtotal - Proposed Developments</i>		17	17

**C. Units on Designated Lands with No Application**

Location	Land Area (ha)	Source	Density (upgh)	Units	Total
Town wide	275	Penetanguishene Planning Dept. Note: 150 serviced, 125 unserved	4	1,100	1,100
<i>Subtotal - Units on Designated Lands with No Application</i>				1,100	1,100

**D. Vacant Lots in Registered Plans**

Application #	Development Name	Status	Built	Unbuilt	Total
Reg. Plan 1536	Brule Heights Phase 1	Registered	93	2	95
43T-21997	Brule Heights Phase 2	Registered	48	11	59
43T-75505	Rolling Sands Estates	Registered	96	2	98
43T-77109	Scave Investments	Registered	43	3	46
43T-82018	Tannery Cove	Registered	73	12	85
43T-87001	Oak Woods	Registered	19	19	38
43T-87024	Martin Marchildon	Registered	7	3	10
43T-87059	Bridlewood	Registered	85	8	93
43T-86030	Gilbert Robillard	Registered	5	3	8
43T-88064	Cosher	Registered	10	4	14
43T-90007	LSD/Church St. Meadows	Registered	64	43	107
43T-97005	Southgate Hills	Registered	10	1	11
51M-387	Odd Jobbers	Registered	3	6	9
51M-441	Gilwood	Registered	12	18	30
51M-392	Forestdale	Registered	10	20	30
51M-653	Fink	Registered	0	9	9
51R-27538	Town owned	Registered	8	7	15
51M-697	Southgate	Registered	14	0	14
51M-715	Southgate	Registered	23	19	42
<i>Subtotal - Vacant Lots in Existing Settlements</i>				190	813

**E. Total Units Under Application, Proposed and Designated 1,872**

Date: 31-Dec-02  
Source: Town of Penetanguishene  
Contact: Paul Hodgins

**SUMMARY OF RESIDENTIAL DEVELOPMENT CAPACITY  
TOWN OF MIDLAND**

**A. Units Under Application**

Application #	Development Name	Status	Units	Total
	Stollar - Whitney	Registered	40	40
	Stollar - Griffin	Registered	40	40
	Gerus/Orgorek	Registered	17	17
	Kmieciak	Zoned	30	30
	Alcorn	Registered	54	54
	Little Lake Village	Registered - condo	38	38
	Stollar - East of Cornell	Registered	31	31
	Tiffin by the Bay - III	Draft Approved	226	226
	Tiffin by the Bay - Bay St.	Draft Approved	61	61
	Mundy's Harbour	Draft Approved	30	30
CD-91011	Timberidge	Draft Approved	128	128
MD-T-95006	Stollar - West of Cornell	Draft Approved	64	64
	Hanson	Draft Approved	1,050	1,050
	Bay Port Village	Draft Plan Submitted	714	714
MD-T-00001	Christiane Midprop Resorts Inc.	Draft Plan Submitted	108	108
	Marina Park	Draft Plan Submitted	313	313
	Evergreen - III, IV	Zoned	59	59
	Georgian Bay Landing	Zoned	41	41

*Subtotal - Units Under Application* 3,044      3,044

**B. Proposed Developments**

Development Name	Status	Built	Unbuilt	Total
Galloway Lands	Concept		200	200

*Subtotal - Proposed Developments* 200      200

**C. Units on Designated Lands with No Application**

Ref. #	Land Area (ac)	Source	Density (upga)	Units	Total
	154	Midland Planning	5	770	

*Subtotal - Units on Designated Lands with No Application* 770      770

**D. Vacant Lots in Existing Settlements**

Area	Units	Total
Townwide	268	268

*Subtotal - Vacant Lots in Existing Settlements* 268      268

**E. Total Units Under Application, Proposed and Designated** **4,282**

Date: 1-Mar-03  
Source: Town of Midland  
Contact: Bryan MacKell

**SUMMARY OF RESIDENTIAL DEVELOPMENT CAPACITY  
TOWN OF NEW TECUMSETH**

**A. Units Under Application**

Application #	Development Name	Community	Status	Built	Unbuilt	Total
	Rizzardo (east)	Alliston	Draft Approved		355	355
	Brymar	Alliston	Draft Approved		217	217
	Brymar Phase	Alliston	Registered	37	24	61
	McCague	Alliston	Draft Approved		412	412
	Schickendanz	Alliston	Draft Approved		343	343
432404000517940	Town Lands	Alliston	Draft Approved		235	235
NT-T-97009	North Croft	Alliston	Draft Approved		626	626
432304000118100	Six Nights	Tottenham	Draft Approved		559	559
432304000114800	Nordstar	Tottenham	Draft Approved		604	604
	Mod-Aire / Interphase	Tottenham	Draft Approved		632	632
	DiPoce	Beeton	Draft Approved		104	104
432404000520800	Briar Hill	Briar Hill Area	Registered	357	530	887
432404000520800	Briar Hill West	Briar Hill Area	Draft Approved		1,000	1,000
<i>Subtotal - Units Under Application</i>				394	5,641	6,035

**B. Proposed Developments**

Development Name	Status	Total
432401000265000	Rizzardo (west) Alliston Proposed Draft Plan	800
43240300056000	Peppermint Alliston Draft Approved	132
	Alliston Horizons Alliston Draft Approved	21
NT-T-03002	Belterra Briar Hill Area Proposed Draft Plan	1,948
432404000519920	Beamish Briar Hill Area Proposed Draft Plan	60
432101000116100	Legion Senior Apts Briar Hill Area OPA/ZBA Application	33
<i>Subtotal - Proposed Developments</i>		2,994

**C. Units on Designated Lands with No Application**

Ref. #	Land Area	Source	Community	Units
		Nielsen	Alliston	145
		Albavale	Alliston	27
<i>Subtotal - Units on Designated Lands with No Application</i>				172

**D. Vacant Lots in Existing Settlements**

Area	Units	Total
Townwide		0
<i>Subtotal - Vacant Lots in Existing Settlements</i>		0

**E. Total Units Under Application, Proposed and Designated 8,807**

Date: May 27 2004  
 Source: Town of New Tecumseth Planning Department  
 Contact: Eric Taylor

**SUMMARY OF RESIDENTIAL DEVELOPMENT CAPACITY  
TOWN OF INNISFIL**

**Alcona Secondary Plan Area**

**A. Units Under Application**

Application #	Development Name	Status	Occupied Lots	Unbuilt	Total
43-T-91049	Phase I & II Alcona Downs Development Inc.			598	598
43-T-95020	Previn Court Homes I & II	Under Construction	123	943	1,066
43-T-95025	Letizia (AVD Planning & Development)	Developed	18		18
43-T-88003	Zeta Corporation	Draft Plan Under Review		199	199
43-T-96005	1223174 Ontario Inc. (D'Amico)			113	113
43-T-91038	Phase III Crossroads	Developed	370	5	375
43-T-91038	Phase IV Crossroads	Developed	45	7	52
	libew Vecchiarelli	Draft Plan Under Review	351		
	Maple Lane Phase 2		134	186	320
43-T-91003	Skivereen Estates	Developed	116		116
1-T-0101	Green Acres (1326046 Ontario Ltd.)	Pre-servicing		232	232
<i>Subtotal - Units Under Application</i>			<i>1,157</i>	<i>2,283</i>	<i>3,440</i>

**B. Proposed Developments**

Development Name	Status	Units	Total
Tepco	OMB Approved	180	180
Maple Lane III	No Application	0	0
Orsi		449	449
756322 Ontario Ltd.	No plan submitted	89	
Antanavicius	No plan submitted	212	212
Alonzi	No plan submitted	237	237
South Shore Woods - A. Morris	No plan submitted	52	52
B. Gregory	No plan submitted	62	62
Hynan Ackerman	No plan submitted	84	84
Par Marcedon Realty	No plan submitted	118	118
<i>Subtotal - Proposed Developments</i>		<i>1,483</i>	<i>1,483</i>

**C. Units on Designated Lands with No Application**

	Units	Total
Remaining potential capacity of water and wastewater systems		4,434
<i>Subtotal - Units on Designated Lands with No Application</i>		

**D. Vacant Lots in Existing Settlements**

Area	Units	Total
<i>Accounted for in Section A</i>		
<i>Subtotal - Vacant Lots in Existing Settlements</i>	<i>0</i>	<i>0</i>

**E. Total Units Under Application, Proposed, Designated & Vacant**

**8,200**

Date: May-03

Source: Town of Innisfil Planning Department



**SUMMARY OF RESIDENTIAL DEVELOPMENT CAPACITY  
TOWN OF WASAGA BEACH**

**A. Registered Vacant Lots**

Application # / Plan #	Development Name	Status	BP Issued	Vacant	Total
Plan 51M-192	Sunward Estates	Registered	93	58	151
Plan 51M-352	Blueberry Trails - Phase I	Registered	80	12	92
Plan 51M-399 / 51M-400	Blueberry Trails - Phase II	Registered	112	14	126
Plan 51M-384	Blueberry Plains	Registered	49	2	51
Plan 51M-385	Country Club Estates	Registered	144	22	166
Plan 51M-250	Wasaga Sands - Phase I	Registered	36	16	52
Plan 51M-299	Wasaga Sands - Phase II	Registered	56	44	100
Plan 51M-398	Wasaga Sands - Phase III	Registered	27	9	36
Plan 51M-463	Wasaga Sands - Phase IV	Registered	83	2	85
Plan 51M-496	McIntyre Creek - Phase 1 A, B, C	Registered	100	4	104
Plan 51M-496	McIntyre Creek - Phase 2A, 2B	Registered	42	42	84
Plan 51M-440	Riverdale Woods	Registered	52	10	62
Plan 51M-442	Across Golf Course Road	Registered	33	13	46
Plan 51M-636	Coral Sunrise	Registered	116	151	267
Plan 51M-659	Trillium Forest	Registered	43	151	194
Plan 51M-743	Baywood Back 9	Registered	17	46	63
Plan 51M-496	McIntyre Creek - Phase 3A,B,C	Plan Approved	0	104	104
<i>Subtotal - Registered Vacant Lots</i>			1,083	700	1,783

**B. Units Under Application**

Application # / Plan #	Development Name	Status	Built	Unbuilt	Total
43T - 74055	Vacca (Knox Road)	Draft Plan Approved	0	209	209
43T - 90039	Peccia (Christie Crt)	Draft Plan Approved	0	27	27
43T - 90037	Across Golf Course Road - Phase II	Draft Plan Approved	0	27	27
43T - 89008	Enclaves of Wasaga Pines	Draft Plan Approved	0	58	58
	Chapman	Draft Plan Approved	0	15	15
	Donato - Ramblewood	Draft Plan Approved	0	39	39
	Tetamax	Draft Plan Approved	0	91	91
WA-T-0002	Ann Arbour - Knox Road West	Draft Plan Approved	0	208	208
WA-T-0202	Pacific Homes	Draft Plan Approved	0	133	133
<i>Subtotal - Draft Approved Vacant Lots</i>			0	807	807

**C. Proposed Developments**

Development Name	Status	Built	Unbuilt	Total
Dick - 41st Street South		0	15	15
Westbury - Brower		0	154	154
Baywood - Gateway		0	483	483
Regency Homes (Theme Park Drive)		0	56	56
<i>Subtotal - Proposed Developments</i>			708	708

**D. Units on Designated Lands with No Application**

Ref. #	Source	Total
Vacant Infill Lots	Planning Staff	827
Remaining estimated potential on vacant lands	Based on Official Plan - Schedule G	5800
<i>Subtotal - Units on Designated Lands with No Application</i>		6627

**E. Total Units Under Application, Proposed, Designated & Vacant Lots** **8,842**

Date: 29-Mar-03  
 Source: Town of Wasaga Beach Planning  
 Contact: Ray Kelso, Reinders/Southpark & Associates Ltd.

**SUMMARY OF RESIDENTIAL DEVELOPMENT CAPACITY  
TOWN OF ORILLIA**

**A. Committed Residential Units**

	Single Family	Semi Detached	Townhouses	Apts	Other	Total
Developments Under Construction	81	48	17	330	150	626
Registered Subdivisions	11					11
Draft Approved Subdivisions	315	46		48		409
Other Zoned Developments	144		132	169		445
<i>Subtotal - Units Under Application</i>	<i>551</i>	<i>94</i>	<i>149</i>	<i>547</i>	<i>150</i>	<i>1,491</i>

**B. Uncommitted Residential Units**

	Single Family	Semi Detached	Townhouses	Apts	Other	Total
Subdivisions in Process	35		42			77
Rezoning in Process	4		48	192		244
<i>Subtotal - Proposed Developments</i>	<i>39</i>		<i>90</i>	<i>192</i>		<i>321</i>

**C. Units on Designated Lands with No Application**

	Single Family	Semi Detached	Townhouses	Apts	Other	Total
Town wide	4,301		21	102		4,424
<i>Subtotal - Units on Designated Lands with no Application</i>	<i>4,301</i>		<i>21</i>	<i>102</i>		<i>4,424</i>

**D. Vacant Lots in Existing Settlements**

Area	Single Family	Semi Detached	Townhouses	Apts	Other	Total
Town wide						0
<i>Subtotal - Vacant Lots in Existing Settlements</i>				<i>0</i>		<i>0</i>

**E. Total Units Under Application, Proposed and Designated 6,236**

Date: 1-Jan-03  
 Source: Town of Orillia  
 Contact: Planning Department

## **APPENDIX B**

### **Revised Estimated Housing Growth 2001-2006 by Local Municipality**

## ESTIMATED HOUSING GROWTH 2001-2006

Based on Building Permits Issued Mid 2001 to March 2004

(Source: Statistics Canada, Building Permits data)

Barrie	Permits				Permits Mid 01-Mar 04	Estimated 2001-2006
	2001	2002	2003	2004 March		
Singles	1,511	1,823	1,520	203	4,302	7,821
Semis	133	105	76	20	268	486
Rows	362	318	162	63	724	1,316
Apts	117	246	131	1	437	794
	2,123	2,492	1,889	287	5,730	10,417

  

Innisfil	Permits				Permits Mid 01-Mar 04	Estimated 2001-2006
	2001	2002	2003	2004 March		
Singles	248	286	182	36	628	1,142
Semis	0	0	0	0	0	0
Rows	0	5	16	0	21	38
Apts	0	0	1	0	1	2
	248	291	199	36	650	1,182

  

Springwater	Permits				Permits Mid 01-Mar 04	Estimated 2001-2006
	2001	2002	2003	2004 March		
Singles	81	122	136	16	315	572
Semis	0	0	2	0	2	4
Rows	0	0	0	0	0	0
Apts	0	0	1	0	1	2
	81	122	139	16	318	577

  

Collingwood	Permits				Permits Mid 01-Mar 04	Estimated 2001-2006
	2001	2002	2003	2004 March		
Singles	44	123	148	37	330	600
Semis	12	0	14	0	20	36
Rows	0	52	5	24	81	147
Apts	45	0	13	0	36	65
	101	175	180	61	467	848

  

Midland	Permits				Permits Mid 01-Mar 04	Estimated 2001-2006
	2001	2002	2003	2004 March		
Singles	24	31	39	1	83	151
Semis	0	0	0	0	0	0
Rows	0	0	0	0	0	0
Apts	0	0	55	0	55	100
	24	31	94	1	138	251

  

Bradford WG	Permits				Permits Mid 01-Mar 04	Estimated 2001-2006
	2001	2002	2003	2004 March		
Singles	87	304	198	22	568	1,032
Semis	0	0	3	0	3	5
Rows	21	12	9	0	32	57
Apts	0	2	0	0	2	4
	108	318	210	22	604	1,098

  

New Tecumseth	Permits				Permits Mid 01-Mar 04	Estimated 2001-2006
	2001	2002	2003	2004 March		
Singles	94	138	188	12	385	700
Semis	0	4	2	0	6	11
Rows	24	40	22	0	74	135
Apts	1	1	3	1	6	10
	119	183	215	13	471	855

Adjala Tosorontio	Permits				Permits Mid 01-Mar 04	Estimated 2001-2006
	2001	2002	2003	2004 March		
Singles	79	92	139	9	280	508
Semis	0	0	0	0	0	0
Rows	0	0	0	0	0	0
Apts	1	1	0	0	2	3
	80	93	139	9	281	511

Orillia	Permits				Permits Mid 01-Mar 04	Estimated 2001-2006
	2001	2002	2003	2004 March		
Singles	55	77	104	17	226	410
Semis	0	0	0	0	0	0
Rows	0	5	54	0	59	107
Apts	8	6	8	0	18	33
	63	88	166	17	303	550

Severn	Permits				Permits Mid 01-Mar 04	Estimated 2001-2006
	2001	2002	2003	2004 March		
Singles	90	97	77	9	228	415
Semis	0	0	0	0	0	0
Rows	0	0	0	17	17	31
Apts	0	0	0	0	0	0
	90	97	77	26	245	445

Penetanguishene	Permits				Permits Mid 01-Mar 04	Estimated 2001-2006
	2001	2002	2003	2004 March		
Singles	20	39	63	4	116	211
Semis	0	4	0	0	4	7
Rows	0	4	0	0	4	7
Apts	15	2	4	0	14	25
	35	49	67	4	138	250

Tay	Permits				Permits Mid 01-Mar 04	Estimated 2001-2006
	2001	2002	2003	2004 March		
Singles	24	29	61	10	112	204
Semis	0	0	0	0	0	0
Rows	0	0	0	0	0	0
Apts	0	0	0	0	0	0
	24	29	61	10	112	204

Wasaga Beach	Building Permits				Permits Mid 01-Mar 04	Estimated 2001-2006
	2001	2002	2003	2004 March		
Singles	150	216	302	78	671	1,220
Semis	4	0	0	0	2	4
Rows	0	0	5	0	5	9
Apts	0	21	0	0	21	38
	154	237	307	78	699	1,271

Clearview	Building Permits				Permits Mid 01-Mar 04	Estimated 2001-2006
	2001	2002	2003	2004 March		
Singles	69	47	52	3	137	248
Semis	0	0	0	0	0	0
Rows	0	0	0	0	0	0
Apts	0	0	0	0	0	0
	69	47	52	3	137	248

Essa	Building Permits				Permits	Estimated 2001-2006
	2001	2002	2003	2004 March	Mid 01-Mar 04	
Singles	47	75	144	32	275	499
Semis	0	0	0	0	0	0
Rows	10	0	0	0	5	9
Apts	2	0	0	0	1	2
	59	75	144	32	281	510

Oro-Medonte	Building Permits				Permits	Estimated 2001-2006
	2001	2002	2003	2004 March	Mid 01-Mar 04	
Singles	119	143	157	24	384	697
Semis	0	0	0	0	0	0
Rows	0	0	0	4	4	7
Apts	0	10	0	0	10	18
	119	153	157	28	398	723

Ramara	Building Permits				Permits	Estimated 2001-2006
	2001	2002	2003	2004 March	Mid 01-Mar 04	
Singles	56	83	80	7	198	360
Semis	0	0	0	0	0	0
Rows	0	0	0	0	0	0
Apts	0	0	0	0	0	0
	56	83	80	7	198	360

Tiny	Building Permits				Permits	Estimated 2001-2006
	2001	2002	2003	2004 March	Mid 01-Mar 04	
Singles	82	124	125	9	299	544
Semis	0	0	0	0	0	0
Rows	0	0	0	0	0	0
Apts	0	1	0	0	1	2
	82	125	125	9	300	545

Municipality	Estimated 2001-06 HH Growth	Estimated 2001-06 Share
Barrie	10,417	50.0%
Innisfil	1,182	5.7%
Springwater	577	2.8%
Collingwood	848	4.1%
Midland	251	1.2%
Bradford WG	1,098	5.3%
New Tecumseth	855	4.1%
Adjala Tosorontio	511	2.5%
Orillia	550	2.6%
Severn	445	2.1%
Penetanguishene	250	1.2%
Tay	204	1.0%
Wasaga Beach	1,271	6.1%
Clearview	248	1.2%
Essa	510	2.4%
Oro-Medonte	723	3.5%
Ramara	360	1.7%
Tiny	545	2.6%
<b>Simcoe County</b>	<b>20,846</b>	<b>100.0%</b>

## **APPENDIX C**

### **Revised Population, Household & Employment Forecasts by Local Municipality**

## SIMCOE COUNTY FORECASTS TO 2026 - CURRENT TRENDS SCENARIO

### FORECAST POPULATION GROWTH SHARES BY MUNICIPALITY

TABLE B.1

	Census 1996-01	Estimated 2001-06	Average 1996-06	2006-11	2011-16	2016-21	2021-26
Adjala-Tosorontino	1.5%	2.5%	2.0%	2.0%	2.0%	2.0%	2.0%
New Tecumseth	6.9%	4.1%	5.5%	5.5%	5.5%	5.5%	5.5%
Bradford-West Gwillimbury	4.3%	5.3%	4.8%	4.8%	4.8%	4.8%	4.8%
Innisfil	8.4%	5.7%	7.0%	7.0%	7.0%	7.0%	7.0%
Essa	0.9%	2.4%	1.7%	1.7%	1.7%	1.7%	1.7%
Clearview	2.9%	1.2%	2.1%	2.1%	2.1%	2.1%	2.1%
Collingwood	0.9%	4.1%	2.5%	2.5%	2.5%	2.5%	2.5%
Wasaga Beach	7.9%	6.1%	7.0%	7.0%	7.0%	7.0%	7.0%
Springwater	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%
Barrie	52.0%	50.0%	51.0%	51.0%	51.0%	51.0%	51.0%
Oro-Medonte	3.4%	3.5%	3.4%	3.4%	3.4%	3.4%	3.4%
Orillia	2.7%	2.6%	2.7%	2.7%	2.7%	2.7%	2.7%
Ramara	1.7%	1.7%	1.7%	1.7%	1.7%	1.7%	1.7%
Rama First Nation	0.1%	0.0%	0.1%	0.1%	0.1%	0.1%	0.1%
Severn	1.9%	2.1%	2.0%	2.0%	2.0%	2.0%	2.0%
Tay	0.3%	1.0%	0.6%	0.6%	0.6%	0.6%	0.6%
Tiny	0.8%	2.6%	1.7%	1.7%	1.7%	1.7%	1.7%
Midland	-0.3%	1.2%	0.5%	0.5%	0.5%	0.5%	0.5%
Penetanguishene	0.9%	1.2%	1.0%	1.0%	1.0%	1.0%	1.0%
Christian Island	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

### SIMCOE COUNTY POPULATION AND POPULATION GROWTH FORECAST

TABLE B.2

	2001	2006	2011	2016	2021	2026
Population	377,055	425,600	473,800	522,100	570,600	618,400
Growth		48,545	48,200	48,300	48,500	47,800

### FORECAST POPULATION GROWTH BY MUNICIPALITY

TABLE B.3

	Forecast				
	2001-06	2006-11	2011-16	2016-21	2021-26
Adjala-Tosorontino	1,200	1,000	1,000	1,000	1,000
New Tecumseth	2,000	2,600	2,600	2,700	2,600
Bradford-West Gwillimbury	2,600	2,300	2,300	2,300	2,300
Innisfil	2,800	3,400	3,400	3,400	3,400
Essa	1,200	800	800	800	800
Clearview	600	1,000	1,000	1,000	1,000
Collingwood	2,000	1,200	1,200	1,200	1,200
Wasaga Beach	3,000	3,400	3,400	3,400	3,300
Springwater	1,300	1,300	1,300	1,300	1,300
Barrie	24,300	24,600	24,600	24,700	24,400
Oro-Medonte	1,700	1,700	1,700	1,700	1,600
Orillia	1,300	1,300	1,300	1,300	1,300
Ramara	800	800	800	800	800
Rama First Nation	0	0	0	0	0
Severn	1,000	1,000	1,000	1,000	1,000
Tay	500	300	300	300	300
Tiny	1,300	800	800	800	800
Midland	600	200	200	200	200
Penetanguishene	600	500	500	500	500
Christian Island	0	0	0	0	0
<i>Simcoe County</i>	<i>48,800</i>	<i>48,200</i>	<i>48,200</i>	<i>48,400</i>	<i>47,800</i>



## SIMCOE COUNTY FORECASTS TO 2026 - CURRENT TRENDS SCENARIO

### FORECAST POPULATION BY MUNICIPALITY

TABLE B.4

	Census 2001	2006	2011	Forecast 2016	2021	2026
Adjala-Tosorontino	10,082	11,300	12,300	13,300	14,300	15,300
New Tecumseth	26,141	28,100	30,700	33,300	36,000	38,600
Bradford-West Gwillimbury	22,228	24,800	27,100	29,400	31,700	34,000
Innisfil	28,666	31,500	34,900	38,300	41,700	45,100
Essa	16,808	18,000	18,800	19,600	20,400	21,200
Clearview	13,796	14,400	15,400	16,400	17,400	18,400
Collingwood	16,039	18,000	19,200	20,400	21,600	22,800
Wasaga Beach	12,419	15,400	18,800	22,200	25,600	28,900
Springwater	16,104	17,400	18,700	20,000	21,300	22,600
Barrie	103,710	128,000	152,600	177,200	201,900	226,300
Oro-Medonte	18,315	20,000	21,700	23,400	25,100	26,700
Orillia	29,121	30,400	31,700	33,000	34,300	35,600
Ramara	8,615	9,400	10,200	11,000	11,800	12,600
Rama First Nation	597	600	600	600	600	600
Severn	11,135	12,100	13,100	14,100	15,100	16,100
Tay	9,162	9,700	10,000	10,300	10,600	10,900
Tiny	9,035	10,300	11,100	11,900	12,700	13,500
Midland	16,214	16,800	17,000	17,200	17,400	17,600
Penetanguishene	8,316	8,900	9,400	9,900	10,400	10,900
Christian Island	547	500	500	500	500	500
<i>Simcoe County</i>	<i>377,050</i>	<i>425,600</i>	<i>473,800</i>	<i>522,000</i>	<i>570,400</i>	<i>618,200</i>

**SIMCOE COUNTY FORECASTS TO 2026 - CURRENT TRENDS SCENARIO**

**FORECAST HOUSEHOLD SIZE BY MUNICIPALITY**

**TABLE B.5**

	2001 Census			2006	2011	2016	2021	2026
	Pop'n	HHS	PPH					
Adjala-Tosorontino	10,082	3,300	3.1	3.0	2.9	2.8	2.8	2.7
New Tecumseth	26,141	9,278	2.8	2.8	2.7	2.6	2.6	2.6
Bradford-West Gwillimbury	22,228	7,131	3.1	3.0	2.9	2.9	2.8	2.8
Innisfil	28,666	10,198	2.8	2.8	2.7	2.6	2.6	2.6
Essa	16,808	5,545	3.0	3.0	2.9	2.8	2.8	2.8
Clearview	13,796	4,804	2.9	2.9	2.8	2.7	2.7	2.6
Collingwood	16,039	6,576	2.4	2.4	2.4	2.3	2.3	2.2
Wasaga Beach	12,419	5,196	2.4	2.4	2.3	2.3	2.2	2.2
Springwater	16,104	5,351	3.0	2.9	2.9	2.8	2.8	2.7
Barrie	103,710	36,855	2.8	2.7	2.6	2.6	2.5	2.5
Oro-Medonte	18,315	6,607	2.8	2.7	2.7	2.6	2.6	2.5
Orillia	29,121	11,609	2.5	2.5	2.4	2.4	2.3	2.3
Ramara	8,615	3,419	2.5	2.5	2.4	2.4	2.3	2.3
Rama First Nation	597	212	2.8	2.7	2.7	2.6	2.6	2.5
Severn	11,135	4,185	2.7	2.6	2.6	2.5	2.4	2.4
Tay	9,162	3,472	2.6	2.6	2.6	2.5	2.5	2.4
Tiny	9,035	3,539	2.6	2.5	2.5	2.4	2.4	2.3
Midland	16,214	6,550	2.5	2.5	2.4	2.4	2.3	2.3
Penetanguishene	8,316	3,133	2.7	2.6	2.6	2.5	2.5	2.4
Christian Island	547	181	3.0	2.9	2.9	2.8	2.8	2.7
<i>Simcoe County</i>	<i>377,050</i>	<i>137,141</i>	<i>2.7</i>	<i>2.7</i>	<i>2.6</i>	<i>2.6</i>	<i>2.5</i>	<i>2.5</i>

**FORECAST HOUSEHOLDS BY MUNICIPALITY**

**TABLE B.6**

	Census	Estimated	2011	2016	2021	2026
	2001	2006				
Adjala-Tosorontino	3,300	3,811	4,200	4,700	5,100	5,600
New Tecumseth	9,278	10,133	11,400	12,700	13,900	15,100
Bradford-West Gwillimbury	7,131	8,229	9,300	10,300	11,300	12,300
Innisfil	10,198	11,380	13,000	14,600	16,200	17,700
Essa	5,545	6,055	6,600	7,000	7,400	7,800
Clearview	4,804	5,052	5,500	6,100	6,600	7,100
Collingwood	6,576	7,424	8,200	8,900	9,600	10,300
Wasaga Beach	5,196	6,467	8,200	9,900	11,600	13,200
Springwater	5,351	5,928	6,600	7,200	7,800	8,400
Barrie	36,855	47,272	58,000	69,200	80,200	90,900
Oro-Medonte	6,607	7,330	8,200	9,100	9,900	10,700
Orillia	11,609	12,159	13,100	13,900	14,700	15,500
Ramara	3,419	3,779	4,200	4,600	5,100	5,500
Rama First Nation	212	219	200	200	200	200
Severn	4,185	4,630	5,100	5,700	6,300	6,700
Tay	3,472	3,676	3,900	4,100	4,300	4,500
Tiny	3,539	4,084	4,500	4,900	5,400	5,800
Midland	6,550	6,801	7,100	7,400	7,600	7,800
Penetanguishene	3,133	3,383	3,700	3,900	4,200	4,500
Christian Island	181	170	200	200	200	200
<i>Simcoe County</i>	<i>137,141</i>	<i>157,981</i>	<i>181,200</i>	<i>204,600</i>	<i>227,600</i>	<i>249,800</i>

## SIMCOE COUNTY FORECASTS TO 2026 - CURRENT TRENDS SCENARIO

### FORECAST ACTIVITY RATE MUNICIPALITY

TABLE B.8

	2001 Census			Forecast Activity Rate				
	Pop'n	Emp.	Activity Rate	2006	2011	2016	2021	2026
Adjala-Tosorontino	10,082	1,304	12.9%	13.5%	13.9%	13.9%	13.7%	13.4%
New Tecumseth	26,141	17,254	66.0%	68.7%	70.9%	70.9%	69.8%	68.3%
Bradford-West Gwillimbury	22,228	6,733	30.3%	31.5%	32.5%	32.6%	32.0%	31.3%
Innisfil	28,666	5,914	20.6%	21.5%	22.2%	22.2%	21.8%	21.3%
Essa	16,808	6,807	40.5%	42.2%	43.5%	43.5%	42.8%	41.9%
Clearview	13,796	3,768	27.3%	28.4%	29.3%	29.4%	28.9%	28.3%
Collingwood	16,039	10,841	67.6%	70.4%	72.6%	72.6%	71.5%	69.9%
Wasaga Beach	12,419	2,318	18.7%	19.4%	20.0%	20.1%	19.7%	19.3%
Springwater	16,104	4,389	27.3%	28.4%	29.3%	29.3%	28.8%	28.2%
Barrie	103,710	52,660	50.8%	52.9%	54.5%	54.6%	53.7%	52.5%
Oro-Medonte	18,315	4,197	22.9%	23.9%	24.6%	24.6%	24.2%	23.7%
Orillia	29,121	16,100	55.3%	57.6%	59.4%	59.4%	58.4%	57.2%
Ramara	8,615	1,908	22.2%	23.1%	23.8%	23.8%	23.4%	22.9%
Rama First Nation	597	2,987	500.3%	520.8%	537.3%	537.6%	528.9%	517.7%
Severn	11,135	3,448	31.0%	32.2%	33.3%	33.3%	32.7%	32.0%
Tay	9,162	1,422	15.5%	16.2%	16.7%	16.7%	16.4%	16.1%
Tiny	9,035	1,260	13.9%	14.5%	15.0%	15.0%	14.7%	14.4%
Midland	16,214	10,346	63.8%	66.4%	68.5%	68.6%	67.5%	66.0%
Penetanguishene	8,316	4,443	53.4%	55.6%	57.4%	57.4%	56.5%	55.3%
Christian Island	547	110	20.1%	20.9%	21.5%	21.6%	21.2%	20.8%
<i>Simcoe County</i>	<i>377,050</i>	<i>158,210</i>	<i>42.0%</i>	<i>43.7%</i>	<i>45.1%</i>	<i>45.1%</i>	<i>44.4%</i>	<i>43.4%</i>

### FORECAST EMPLOYMENT BY MUNICIPALITY

TABLE B.9

	Census	Forecast					2001-26
	2001	2006	2011	2016	2021	2026	
Adjala-Tosorontino	1,304	1,500	1,700	1,800	2,000	2,000	700
New Tecumseth	17,254	19,300	21,800	23,600	25,100	26,400	9,150
Bradford-West Gwillimbury	6,733	7,800	8,800	9,600	10,200	10,700	3,970
Innisfil	5,914	6,800	7,700	8,500	9,100	9,600	3,690
Essa	6,807	7,600	8,200	8,500	8,700	8,900	2,090
Clearview	3,768	4,100	4,500	4,800	5,000	5,200	1,430
Collingwood	10,841	12,700	13,900	14,800	15,400	15,900	5,060
Wasaga Beach	2,318	3,000	3,800	4,500	5,100	5,600	3,280
Springwater	4,389	4,900	5,500	5,900	6,100	6,400	2,010
Barrie	52,660	67,600	83,100	96,600	108,300	118,700	66,040
Oro-Medonte	4,197	4,800	5,300	5,800	6,100	6,300	2,100
Orillia	16,100	17,500	18,800	19,600	20,000	20,400	4,300
Ramara	1,908	2,200	2,400	2,600	2,800	2,900	990
Rama First Nation	2,987	3,100	3,200	3,200	3,200	3,100	110
Severn	3,448	3,900	4,400	4,700	4,900	5,200	1,750
Tay	1,422	1,600	1,700	1,700	1,700	1,800	380
Tiny	1,260	1,500	1,700	1,800	1,900	1,900	640
Midland	10,346	11,200	11,700	11,800	11,700	11,600	1,250
Penetanguishene	4,443	5,000	5,400	5,700	5,900	6,000	1,560
Christian Island	110	100	100	100	100	100	-10
<i>Simcoe County</i>	<i>158,210</i>	<i>186,200</i>	<i>213,700</i>	<i>235,600</i>	<i>253,300</i>	<i>268,700</i>	<i>110,490</i>