

# SIMCOE COUNTY LAND BUDGET

Revised & Expanded Technical Working Document  
Prepared for Local Municipalities and the County

**HEMSON**  
Consulting Ltd.

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**Note:**

The following report provides information on the residential and employment land supply within Simcoe County. The report has been circulated for review by the local municipalities and some changes were made, particularly to the housing unit capacity of the greenfield residential land supply.

The housing unit capacity of the County's greenfield residential land supply is based on information provided by local municipalities, including information on approved or prevailing greenfield densities and the distribution of housing by housing unit type. Where such details were not provided, greenfield density and housing unit types have been estimated by Hemson Consulting Ltd. based on available information and using the Geographic Information System (GIS) tool provided on the County's website ([maps.simcoe.ca](http://maps.simcoe.ca)).

Please see each municipalities individual breakdown pages for any notes or references to an appendix.

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Estimate of Population Capacity  
Simcoe County, by Local Municipality, Adjusted to a 2006 Census Base  
Population Capacity Compared to Simcoe County Official Plan

Summary Tables

Total Population Capacity Compared to Simcoe County Official Plan

Municipality	2031 Population Capacity	Simcoe County Official Plan 2031 Population	Surplus (Shortage)
Adjala-Tosorontio	14,932	14,200	732
Bradford West Gwillimbury	49,312	49,700	(388)
Clearview	32,261	26,000	6,261
Collingwood	36,787	30,200	6,587
Essa	23,482	22,900	582
Innisfil	56,476	65,000	(8,524)
Midland	26,362	19,700	6,662
New Tecumseth	51,974	49,000	2,974
Oro-Medonte	29,322	28,100	1,222
Penetanguishene	14,032	12,300	1,732
Ramara	15,597	15,500	97
Severn	29,085	20,200	8,885
Springwater	28,083	26,500	1,583
Tay	20,273	11,300	8,973
Tiny	19,025	13,900	5,125
Wasaga Beach	33,924	35,000	(1,076)
<b>Simcoe County</b>	<b>480,926</b>	<b>439,500</b>	<b>41,426</b>

Source: Hemson Consulting Ltd. based on available Municipal Data and County of Simcoe Official Plan

Population Capacity of Registered & Draft Approved Units Compared to Simcoe County Official Plan

Municipality	2031 Population Capacity	Simcoe County Official Plan 2031 Population	Surplus (Shortage)
Adjala-Tosorontio	12,122	14,200	(2,078)
Bradford West Gwillimbury	32,961	49,700	(16,739)
Clearview	19,703	26,000	(6,297)
Collingwood	24,977	30,200	(5,223)
Essa	21,211	22,900	(1,689)
Innisfil	40,877	65,000	(24,123)
Midland	22,259	19,700	2,559
New Tecumseth	44,365	49,000	(4,635)
Oro-Medonte	25,531	28,100	(2,569)
Penetanguishene	10,803	12,300	(1,497)
Ramara	11,079	15,500	(4,421)
Severn	13,656	20,200	(6,544)
Springwater	20,681	26,500	(5,819)
Tay	11,404	11,300	104
Tiny	16,742	13,900	2,842
Wasaga Beach	19,842	35,000	(15,158)
<b>Simcoe County</b>	<b>348,212</b>	<b>439,500</b>	<b>(91,288)</b>

Source: Hemson Consulting Ltd. based on available Municipal Data and County of Simcoe Official Plan

Population Capacity of Registered, Draft Approved & Pending Units Compared to Simcoe Official Plan

Municipality	2031 Population Capacity	Simcoe County Official Plan 2031 Population	Surplus (Shortage)
Adjala-Tosorontio	13,872	14,200	(328)
Bradford West Gwillimbury	37,488	49,700	(12,212)
Clearview	26,206	26,000	206
Collingwood	27,028	30,200	(3,172)
Essa	22,025	22,900	(875)
Innisfil	45,893	65,000	(19,107)
Midland	22,448	19,700	2,748
New Tecumseth	50,485	49,000	1,485
Oro-Medonte	25,882	28,100	(2,218)
Penetanguishene	10,819	12,300	(1,481)
Ramara	11,079	15,500	(4,421)
Severn	17,010	20,200	(3,190)
Springwater	25,666	26,500	(834)
Tay	12,648	11,300	1,348
Tiny	16,925	13,900	3,025
Wasaga Beach	27,763	35,000	(7,237)
<b>Simcoe County</b>	<b>393,237</b>	<b>439,500</b>	<b>(46,263)</b>

Source: Hemson Consulting Ltd. based on available Municipal Data and County of Simcoe Official Plan

Estimate of Population Capacity  
Simcoe County, by Local Municipality, Adjusted to a 2006 Census Base  
Population Capacity Compared to Provincial Vision For Growth

Summary Tables

Total Population Capacity Compared to Provincial Vision

Municipality	2031 Population Capacity	Proposed Provincial Vision 2031 Population	Surplus (Shortage)
Adjala-Tosorontio	14,932	13,000	1,932
Bradford West Gwillimbury	49,312	52,000	(2,688)
Clearview	32,261	18,800	13,461
Collingwood	36,787	33,400	3,387
Essa	23,482	21,500	1,982
Innisfil	56,476	58,000	(1,524)
Midland	26,362	19,000	7,362
New Tecumseth	51,974	60,000	(8,026)
Oro-Medonte	29,322	27,000	2,322
Penetanguishene	14,032	10,500	3,532
Ramara	15,597	13,000	2,597
Severn	29,085	17,000	12,085
Springwater	28,083	24,000	4,083
Tay	20,273	10,750	9,523
Tiny	19,025	11,750	7,275
Wasaga Beach	33,924	26,300	7,624
<b>Simcoe County</b>	<b>480,926</b>	<b>416,000</b>	<b>64,926</b>

Source: Hemson Consulting Ltd. based on available Municipal Data and Places to Grow, Simcoe Area: A Strategic Vision for Growth

Population Capacity of Registered & Draft Approved Units Compared to Provincial Vision

Municipality	2031 Population Capacity	Proposed Provincial Vision 2031 Population	Surplus (Shortage)
Adjala-Tosorontio	12,122	13,000	(878)
Bradford West Gwillimbury	32,961	52,000	(19,039)
Clearview	19,703	18,800	903
Collingwood	24,977	33,400	(8,423)
Essa	21,211	21,500	(289)
Innisfil	40,877	58,000	(17,123)
Midland	22,259	19,000	3,259
New Tecumseth	44,365	60,000	(15,635)
Oro-Medonte	25,531	27,000	(1,469)
Penetanguishene	10,803	10,500	303
Ramara	11,079	13,000	(1,921)
Severn	13,656	17,000	(3,344)
Springwater	20,681	24,000	(3,319)
Tay	11,404	10,750	654
Tiny	16,742	11,750	4,992
Wasaga Beach	19,842	26,300	(6,458)
<b>Simcoe County</b>	<b>348,212</b>	<b>416,000</b>	<b>(67,788)</b>

Source: Hemson Consulting Ltd. based on available Municipal Data and Places to Grow, Simcoe Area: A Strategic Vision for Growth

Population Capacity of Registered, Draft Approved & Pending Units Compared to Provincial Vision

Municipality	2031 Population Capacity	Proposed Provincial Vision 2031 Population	Surplus (Shortage)
Adjala-Tosorontio	13,872	13,000	872
Bradford West Gwillimbury	37,488	52,000	(14,512)
Clearview	26,206	18,800	7,406
Collingwood	27,028	33,400	(6,372)
Essa	22,025	21,500	525
Innisfil	45,893	58,000	(12,107)
Midland	22,448	19,000	3,448
New Tecumseth	50,498	60,000	(9,502)
Oro-Medonte	25,882	27,000	(1,118)
Penetanguishene	10,819	10,500	319
Ramara	11,079	13,000	(1,921)
Severn	17,010	17,000	10
Springwater	25,666	24,000	1,666
Tay	12,648	10,750	1,898
Tiny	16,925	11,750	5,175
Wasaga Beach	27,763	26,300	1,463
<b>Simcoe County</b>	<b>393,249</b>	<b>416,000</b>	<b>(22,751)</b>

Source: Hemson Consulting Ltd. based on available Municipal Data and Places to Grow, Simcoe Area: A Strategic Vision for Growth

Summary Residential Unit Potential  
Simcoe County, by Local Municipality  
Adjusted to a 2006 Census Base

Municipality	Category	Single and Semi-Detached	Rowhouse	Apartments	Total
<b>Adjala-Tosorontio</b>	Registered & DA	560	-	-	560
	Pending	563	63	-	626
	Greenfield	297	-	-	297
	Intensification	-	-	-	-
	Adjustment to Census Day 2006	79	-	-	79
	<b>Total</b>	<b>1,499</b>	<b>63</b>	<b>-</b>	<b>1,562</b>
<b>Bradford West Gwillimbury</b>	Registered & DA	2,974	199	17	3,190
	Pending	1,096	274	300	1,670
	Greenfield	2,108	181	120	2,409
	Intensification	346	502	565	1,413
	Adjustment to Census Day 2006	477	-	45	522
	<b>Total</b>	<b>7,001</b>	<b>1,156</b>	<b>1,047</b>	<b>9,204</b>
<b>Clearview</b>	Registered & DA	1,544	189	466	2,199
	Pending	1,480	400	622	2,502
	Greenfield	1,096	30	70	1,196
	Intensification	700	200	100	1,000
	Adjustment to Census Day 2006	-	-	-	-
	<b>Total</b>	<b>4,820</b>	<b>819</b>	<b>1,258</b>	<b>6,897</b>
<b>Collingwood</b>	Registered & DA	2,029	945	273	3,247
	Pending	455	161	302	918
	Greenfield	1,438	536	416	2,390
	Intensification	156	1,139	660	1,955
	Adjustment to Census Day 2006	-	-	-	-
	<b>Total</b>	<b>4,078</b>	<b>2,781</b>	<b>1,651</b>	<b>8,510</b>
<b>Essa</b>	Registered & DA	1,337	304	-	1,641
	Pending	290	-	-	290
	Greenfield	160	68	-	228
	Intensification	54	32	22	108
	Adjustment to Census Day 2006	198	6	-	204
	<b>Total</b>	<b>2,039</b>	<b>411</b>	<b>22</b>	<b>2,471</b>
<b>Innisfil</b>	Registered & DA	3,110	686	190	3,986
	Pending	1,208	449	392	2,049
	Greenfield	1,882	-	-	1,882
	Intensification	481	578	866	1,925
	Adjustment to Census Day 2006	519	23	-	542
	<b>Total</b>	<b>7,200</b>	<b>1,736</b>	<b>1,448</b>	<b>10,384</b>

Municipality	Category	Single and Semi-Detached	Rowhouse	Apartments	Total
<b>Midland</b>	Registered & DA	1,228	997	560	2,785
	Pending	-	53	45	98
	Greenfield	121	207	208	536
	Intensification	629	79	79	786
	Adjustment to Census Day 2006	308	39	-	347
	<b>Total</b>	<b>2,286</b>	<b>1,375</b>	<b>892</b>	<b>4,552</b>
<b>New Tecumseth</b>	Registered & DA	4,681	884	1,208	6,773
	Pending	1,952	338	-	2,290
	Greenfield	547	-	-	547
	Intensification	-	-	-	-
	Adjustment to Census Day 2006	-	-	-	-
	<b>Total</b>	<b>7,180</b>	<b>1,222</b>	<b>1,208</b>	<b>9,610</b>
<b>Oro-Medonte</b>	Registered & DA	1,976	175	-	2,151
	Pending	126	-	-	126
	Greenfield	910	-	-	910
	Intensification	-	-	-	-
	Adjustment to Census Day 2006	327	-	-	327
	<b>Total</b>	<b>3,339</b>	<b>175</b>	<b>-</b>	<b>3,514</b>
<b>Penetanguishene</b>	Registered & DA	302	80	266	648
	Pending	-	-	8	8
	Greenfield	532	76	152	760
	Intensification	135	121	116	372
	Adjustment to Census Day 2006	84	29	-	113
	<b>Total</b>	<b>1,053</b>	<b>306</b>	<b>542</b>	<b>1,901</b>
<b>Ramara</b>	Registered & DA	692	-	-	692
	Pending	-	-	-	-
	Greenfield	1,641	-	-	1,641
	Intensification	-	-	-	-
	Adjustment to Census Day 2006	127	-	-	127
	<b>Total</b>	<b>2,460</b>	<b>-</b>	<b>-</b>	<b>2,460</b>
<b>Severn</b>	Registered & DA	576	56	50	682
	Pending	1,190	15	78	1,283
	Greenfield	2,647	-	139	2,786
	Intensification	1,482	82	82	1,647
	Adjustment to Census Day 2006	166	-	-	166
	<b>Total</b>	<b>6,061</b>	<b>153</b>	<b>350</b>	<b>6,564</b>
<b>Springwater</b>	Registered & DA	982	157	48	1,187
	Pending	1,255	287	215	1,757
	Greenfield	532	-	-	532
	Intensification	-	-	-	-
	Adjustment to Census Day 2006	275	-	-	275
	<b>Total</b>	<b>3,044</b>	<b>444</b>	<b>263</b>	<b>3,751</b>



Municipality	Category	Single and Semi-Detached	Rowhouse	Apartments	Total
<b>Tay</b>	Registered & DA	607	88	-	695
	Pending	282	157	40	479
	Greenfield	2,778	-	-	2,778
	Intensification	57	-	-	57
	Adjustment to Census Day 2006	112	8	-	120
	<b>Total</b>	<b>3,836</b>	<b>253</b>	<b>40</b>	<b>4,129</b>
<b>Tiny</b>	Registered & DA	2,438	-	-	2,438
	Pending	73	-	-	73
	Greenfield	547	-	-	547
	Intensification	-	-	-	-
	Adjustment to Census Day 2006	292	-	-	292
	<b>Total</b>	<b>3,350</b>	<b>-</b>	<b>-</b>	<b>3,350</b>
<b>Wasaga Beach</b>	Registered & DA	1,609	398	182	2,189
	Pending	1,912	936	854	3,702
	Greenfield	1,410	124	40	1,574
	Intensification	128	11	11	150
	Adjustment to Census Day 2006	732	96	48	876
	<b>Total</b>	<b>5,791</b>	<b>1,565</b>	<b>1,135</b>	<b>8,491</b>
<b>Simcoe County</b>	Registered & DA	26,645	5,158	3,260	35,063
	Pending	11,882	3,133	2,856	17,871
	Greenfield	18,645	1,222	1,146	21,013
	Intensification	4,168	2,744	2,501	9,413
	Adjustment to Census Day 2006	3,696	201	93	3,990
	<b>Total</b>	<b>65,036</b>	<b>12,458</b>	<b>9,856</b>	<b>87,350</b>
	<b>Shares</b>	<b>74%</b>	<b>14%</b>	<b>11%</b>	<b>100%</b>

Estimate of Population Capacity  
Simcoe County, by Local Municipality, Adjusted to a 2006 Base  
Total Population Capacity Compared to County of Simcoe Official Plan

Municipality	Category	Single and Semi-Detached	Rowhouse	Apartments	Total
<b>Adjala-Tosorontio</b>	Total Housing Unit Potential	1,499	63	-	1,562
	2016 Persons Per Unit	2.67	2.47	2.22	2.66
	Estimated Household Population Capacity	4,007	156	-	4,163
	Factor for Non-Household Population				1.15%
	Household and Non Household Population				4,211
	Census Undercount				4%
	Total Population Potential (A)				4,387
	2031 Total Population in Currently Built Areas (B)				10,545
	2031 Capacity (A+B)				14,932
	2031 County of Simcoe Official Plan Allocation				14,200
	Surplus or (Shortage) of Capacity				<b>732</b>
<b>Bradford West Gwillimbury</b>	Total Housing Unit Potential	7,001	1,156	1,047	9,204
	2016 Persons Per Unit	2.78	2.29	2.10	2.64
	Estimated Household Population Capacity	19,439	2,648	2,194	24,281
	Factor for Non-Household Population				1.05%
	Household and Non Household Population				24,540
	Census Undercount				4%
	Total Population Potential (A)				25,562
	2031 Total Population in Currently Built Areas (B)				23,750
	2031 Capacity (A+B)				49,312
	2031 County of Simcoe Official Plan Allocation				49,700
	Surplus or (Shortage) of Capacity				<b>(388)</b>
<b>Clearview</b>	Total Housing Unit Potential	4,820	819	1,258	6,897
	2016 Persons Per Unit	2.67	2.37	1.90	2.50
	Estimated Household Population Capacity	12,873	1,943	2,394	17,211
	Factor for Non-Household Population				2.51%
	Household and Non Household Population				17,655
	Census Undercount				4%
	Total Population Potential (A)				18,391
	2031 Total Population in Currently Built Areas (B)				13,870
	2031 Capacity (A+B)				32,261
	2031 County of Simcoe Official Plan Allocation				26,000
	Surplus or (Shortage) of Capacity				<b>6,261</b>

Municipality	Category	Single and			Total
		Semi-Detached	Rowhouse	Apartments	
<b>Collingwood</b>	Total Housing Unit Potential	4,078	2,781	1,651	8,510
	2016 Persons Per Unit	2.43	2.15	1.56	2.17
	Estimated Household Population Capacity	9,910	5,972	2,581	18,463
	Factor for Non-Household Population				2.31%
	Household and Non Household Population				18,899
	Census Undercount				4%
	Total Population Potential (A)				19,687
	2031 Total Population in Currently Built Areas (B)				17,100
	2031 Capacity (A+B)				36,787
	2031 County of Simcoe Official Plan Allocation				30,200
Surplus or (Shortage) of Capacity				<b>6,587</b>	
<b>Essa</b>	Total Housing Unit Potential	2,039	411	22	2,471
	2016 Persons Per Unit	2.61	2.25	1.82	2.54
	Estimated Household Population Capacity	5,312	924	39	6,275
	Factor for Non-Household Population				3.34%
	Household and Non Household Population				6,492
	Census Undercount				4%
	Total Population Potential (A)				6,762
	2031 Total Population in Currently Built Areas (B)				16,720
	2031 Capacity (A+B)				23,482
	2031 County of Simcoe Official Plan Allocation				22,900
Surplus or (Shortage) of Capacity				<b>582</b>	
<b>Innisfil</b>	Total Housing Unit Potential	7,200	1,736	1,448	10,384
	2016 Persons Per Unit	2.44	2.55	1.83	2.37
	Estimated Household Population Capacity	17,537	4,418	2,651	24,607
	Factor for Non-Household Population				0.25%
	Household and Non Household Population				24,668
	Census Undercount				4%
	Total Population Potential (A)				25,696
	2031 Total Population in Currently Built Areas (B)				30,780
	2031 Capacity (A+B)				56,476
	2031 County of Simcoe Official Plan Allocation				65,000
Surplus or (Shortage) of Capacity				<b>(8,524)</b>	

Municipality	Category	Single and			Total
		Semi-Detached	Rowhouse	Apartments	
<b>Midland</b>	Total Housing Unit Potential	2,286	1,375	892	4,552
	2016 Persons Per Unit	2.43	1.88	1.74	2.13
	Estimated Household Population Capacity	5,550	2,584	1,551	9,685
	Factor for Non-Household Population				2.11%
	Household and Non Household Population				9,895
	Census Undercount				4%
	Total Population Potential (A)				10,307
	2031 Total Population in Currently Built Areas (B)				16,055
	2031 Capacity (A+B)				26,362
	2031 County of Simcoe Official Plan Allocation				19,700
	Surplus or (Shortage) of Capacity				<b>6,662</b>
<b>New Tecumseth</b>	Total Housing Unit Potential	7,180	1,222	1,208	9,610
	2016 Persons Per Unit	2.55	2.42	1.65	2.42
	Estimated Household Population Capacity	18,322	2,952	1,995	23,269
	Factor for Non-Household Population				1.52%
	Household and Non Household Population				23,629
	Census Undercount				4%
	Total Population Potential (A)				24,614
	2031 Total Population in Currently Built Areas (B)				27,360
	2031 Capacity (A+B)				51,974
	2031 County of Simcoe Official Plan Allocation				49,000
	Surplus or (Shortage) of Capacity				<b>2,974</b>
<b>Oro-Medonte</b>	Total Housing Unit Potential	3,339	175	-	3,514
	2016 Persons Per Unit	2.66	1.50	2.14	2.60
	Estimated Household Population Capacity	8,886	263	-	9,150
	Factor for Non-Household Population				0.33%
	Household and Non Household Population				9,180
	Census Undercount				4%
	Total Population Potential (A)				9,562
	2031 Total Population in Currently Built Areas (B)				19,760
	2031 Capacity (A+B)				29,322
	2031 County of Simcoe Official Plan Allocation				28,100
	Surplus or (Shortage) of Capacity				<b>1,222</b>

Municipality	Category	Single and			Total
		Semi-Detached	Rowhouse	Apartments	
<b>Penetanguishene</b>	Total Housing Unit Potential	1,053	306	542	1,901
	2016 Persons Per Unit	2.60	1.81	1.77	2.24
	Estimated Household Population Capacity	2,739	553	960	4,252
	Factor for Non-Household Population				8.05%
	Household and Non Household Population				4,625
	Census Undercount				4%
	Total Population Potential (A)				4,817
	2031 Total Population in Currently Built Areas (B)				9,215
	2031 Capacity (A+B)				14,032
	2031 County of Simcoe Official Plan Allocation				12,300
	Surplus or (Shortage) of Capacity				<b>1,732</b>
<b>Ramara</b>	Total Housing Unit Potential	2,460	-	-	2,460
	2016 Persons Per Unit	2.45	1.59	2.64	2.45
	Estimated Household Population Capacity	6,020	-	-	6,020
	Factor for Non-Household Population				0.26%
	Household and Non Household Population				6,036
	Census Undercount				4%
	Total Population Potential (A)				6,287
	2031 Total Population in Currently Built Areas (B)				9,310
	2031 Capacity (A+B)				15,597
	2031 County of Simcoe Official Plan Allocation				15,500
	Surplus or (Shortage) of Capacity				<b>97</b>
<b>Severn</b>	Total Housing Unit Potential	6,061	153	350	6,564
	2016 Persons Per Unit	2.54	2.62	1.78	2.50
	Estimated Household Population Capacity	15,376	402	623	16,401
	Factor for Non-Household Population				0.73%
	Household and Non Household Population				16,521
	Census Undercount				4%
	Total Population Potential (A)				17,210
	2031 Total Population in Currently Built Areas (B)				11,875
	2031 Capacity (A+B)				29,085
	2031 County of Simcoe Official Plan Allocation				20,200
	Surplus or (Shortage) of Capacity				<b>8,885</b>

Municipality	Category	Single and Semi-Detached	Rowhouse	Apartments	Total
<b>Springwater</b>	Total Housing Unit Potential	3,044	444	263	3,751
	2016 Persons Per Unit	2.86	2.78	1.74	2.77
	Estimated Household Population Capacity	8,708	1,234	457	10,399
	Factor for Non-Household Population				0.51%
	Household and Non Household Population				10,453
	Census Undercount				4%
	Total Population Potential (A)				10,888
	2031 Total Population in Currently Built Areas (B)				17,195
	2031 Capacity (A+B)				28,083
	2031 County of Simcoe Official Plan Allocation				26,500
	Surplus or (Shortage) of Capacity				<b>1,583</b>
	<b>Tay</b>	Total Housing Unit Potential	3,836	253	40
2016 Persons Per Unit		2.45	2.62	1.99	2.46
Estimated Household Population Capacity		9,400	663	80	10,143
Factor for Non-Household Population					1.04%
Household and Non Household Population					10,250
Census Undercount					4%
Total Population Potential (A)					10,678
2031 Total Population in Currently Built Areas (B)					9,595
2031 Capacity (A+B)					20,273
2031 County of Simcoe Official Plan Allocation					11,300
Surplus or (Shortage) of Capacity					<b>8,973</b>
<b>Tiny</b>		Total Housing Unit Potential	3,350	-	-
	2016 Persons Per Unit	2.38	2.62	2.47	2.38
	Estimated Household Population Capacity	7,973	-	-	7,973
	Factor for Non-Household Population				0.95%
	Household and Non Household Population				8,049
	Census Undercount				4%
	Total Population Potential (A)				8,385
	2031 Total Population in Currently Built Areas (B)				10,640
	2031 Capacity (A+B)				19,025
	2031 County of Simcoe Official Plan Allocation				13,900
	Surplus or (Shortage) of Capacity				<b>5,125</b>

Municipality	Category	Single and Semi-Detached	Rowhouse	Apartments	Total
<b>Wasaga Beach</b>	Total Housing Unit Potential	5,791	1,565	1,135	8,491
	2016 Persons Per Unit	2.31	1.94	1.50	2.13
	Estimated Household Population Capacity	13,384	3,035	1,698	18,116
	Factor for Non-Household Population				1.22%
	Household and Non Household Population				18,340
	Census Undercount				4%
	Total Population Potential (A)				19,104
	2031 Total Population in Currently Built Areas (B)				14,820
	2031 Capacity (A+B)				33,924
	2031 County of Simcoe Official Plan Allocation				35,000
	Surplus or (Shortage) of Capacity				<b>(1,076)</b>
<b>Simcoe County</b>	Total Housing Unit Potential	65,036	12,458	9,856	87,350
	2016 Persons Per Unit*	2.54	2.23	1.75	2.41
	Estimated Household Population Capacity	165,436	27,749	17,224	210,408
	Factor for Non-Household Population				
	Household and Non Household Population				213,442
	Census Undercount				4%
	Total Population Potential (A)				222,336
	2031 Total Population in Currently Built Areas (B)				258,590
	2031 Capacity (A+B)				480,926
	2031 County of Simcoe Official Plan Allocation				439,500
	Surplus or (Shortage) of Capacity				<b>41,426</b>

\*Note: 2016 Persons Per Unit for Simcoe County is calculated.

Estimate of Population Capacity  
Simcoe County, by Local Municipality, Adjusted to a 2006 Base  
Population Capacity In Registered & Draft Approved Plans Compared to County of Simcoe Official Plan

Municipality	Category	Single and Semi-Detached	Rowhouse	Apartments	Total
<b>Adjala-Tosorontio</b>	Total Housing Unit Potential	560	-	-	560
	2016 Persons Per Unit	2.67	2.47	2.22	2.67
	Estimated Household Population Capacity	1,497	-	-	1,497
	Factor for Non-Household Population				1.15%
	Household and Non Household Population				1,514
	Census Undercount				4%
	Total Population Potential (A)				1,577
	2031 Total Population in Currently Built Areas (B)				10,545
	2031 Capacity (A+B)				12,122
	2031 County of Simcoe Official Plan Allocation				14,200
	Surplus or (Shortage) of Capacity				<b>(2,078)</b>
<b>Bradford West Gwillimbury</b>	Total Housing Unit Potential	2,974	199	17	3,190
	2016 Persons Per Unit	2.78	2.29	2.10	2.74
	Estimated Household Population Capacity	8,258	456	36	8,749
	Factor for Non-Household Population				1.05%
	Household and Non Household Population				8,843
	Census Undercount				4%
	Total Population Potential (A)				9,211
	2031 Total Population in Currently Built Areas (B)				23,750
	2031 Capacity (A+B)				32,961
	2031 County of Simcoe Official Plan Allocation				49,700
	Surplus or (Shortage) of Capacity				<b>(16,739)</b>
<b>Clearview</b>	Total Housing Unit Potential	1,544	189	466	2,199
	2016 Persons Per Unit	2.67	2.37	1.90	2.48
	Estimated Household Population Capacity	4,124	448	887	5,459
	Factor for Non-Household Population				2.51%
	Household and Non Household Population				5,600
	Census Undercount				4%
	Total Population Potential (A)				5,833
	2031 Total Population in Currently Built Areas (B)				13,870
	2031 Capacity (A+B)				19,703
	2031 County of Simcoe Official Plan Allocation				26,000
	Surplus or (Shortage) of Capacity				<b>(6,297)</b>



Municipality	Category	Single and Semi-Detached	Rowhouse	Apartments	Total
<b>Collingwood</b>	Total Housing Unit Potential	2,029	945	273	3,247
	2016 Persons Per Unit	2.43	2.15	1.56	2.27
	Estimated Household Population Capacity	4,931	2,029	427	7,387
	Factor for Non-Household Population				2.31%
	Household and Non Household Population				7,562
	Census Undercount				4%
	Total Population Potential (A)				7,877
	2031 Total Population in Currently Built Areas (B)				17,100
	2031 Capacity (A+B)				24,977
	2031 County of Simcoe Official Plan Allocation				30,200
	Surplus or (Shortage) of Capacity				<b>(5,223)</b>
<b>Essa</b>	Total Housing Unit Potential	1,337	304	-	1,641
	2016 Persons Per Unit	2.61	2.25	1.82	2.54
	Estimated Household Population Capacity	3,484	684	-	4,167
	Factor for Non-Household Population				3.34%
	Household and Non Household Population				4,311
	Census Undercount				4%
	Total Population Potential (A)				4,491
	2031 Total Population in Currently Built Areas (B)				16,720
	2031 Capacity (A+B)				21,211
	2031 County of Simcoe Official Plan Allocation				22,900
	Surplus or (Shortage) of Capacity				<b>(1,689)</b>
<b>Innisfil</b>	Total Housing Unit Potential	3,110	686	190	3,986
	2016 Persons Per Unit	2.44	2.55	1.83	2.43
	Estimated Household Population Capacity	7,575	1,746	348	9,669
	Factor for Non-Household Population				0.25%
	Household and Non Household Population				9,693
	Census Undercount				4%
	Total Population Potential (A)				10,097
	2031 Total Population in Currently Built Areas (B)				30,780
	2031 Capacity (A+B)				40,877
	2031 County of Simcoe Official Plan Allocation				65,000
	Surplus or (Shortage) of Capacity				<b>(24,123)</b>

Municipality	Category	Single and Semi-Detached	Rowhouse	Apartments	Total
<b>Midland</b>	Total Housing Unit Potential	1,228	997	560	2,785
	2016 Persons Per Unit	2.43	1.88	1.74	2.09
	Estimated Household Population Capacity	2,981	1,874	974	5,830
	Factor for Non-Household Population				2.11%
	Household and Non Household Population				5,956
	Census Undercount				4%
	Total Population Potential (A)				6,204
	2031 Total Population in Currently Built Areas (B)				16,055
	2031 Capacity (A+B)				22,259
	2031 County of Simcoe Official Plan Allocation				19,700
	Surplus or (Shortage) of Capacity				<b>2,559</b>
	<b>New Tecumseth</b>	Total Housing Unit Potential	4,681	884	1,208
2016 Persons Per Unit		2.55	2.42	1.65	2.37
Estimated Household Population Capacity		11,945	2,136	1,995	16,076
Factor for Non-Household Population					1.52%
Household and Non Household Population					16,325
Census Undercount					4%
Total Population Potential (A)					17,005
2031 Total Population in Currently Built Areas (B)					27,360
2031 Capacity (A+B)					44,365
2031 County of Simcoe Official Plan Allocation					49,000
Surplus or (Shortage) of Capacity					<b>(4,635)</b>
<b>Oro-Medonte</b>		Total Housing Unit Potential	1,976	175	-
	2016 Persons Per Unit	2.66	1.50	2.14	2.57
	Estimated Household Population Capacity	5,259	263	-	5,522
	Factor for Non-Household Population				0.33%
	Household and Non Household Population				5,540
	Census Undercount				4%
	Total Population Potential (A)				5,771
	2031 Total Population in Currently Built Areas (B)				19,760
	2031 Capacity (A+B)				25,531
	2031 County of Simcoe Official Plan Allocation				28,100
	Surplus or (Shortage) of Capacity				<b>(2,569)</b>

Municipality	Category	Single and Semi-Detached	Rowhouse	Apartments	Total
<b>Penetanguishene</b>	Total Housing Unit Potential	302	80	266	648
	2016 Persons Per Unit	2.60	1.81	1.77	2.16
	Estimated Household Population Capacity	786	145	471	1,401
	Factor for Non-Household Population				8.05%
	Household and Non Household Population				1,524
	Census Undercount				4%
	Total Population Potential (A)				1,588
	2031 Total Population in Currently Built Areas (B)				9,215
	2031 Capacity (A+B)				10,803
	2031 County of Simcoe Official Plan Allocation				12,300
	Surplus or (Shortage) of Capacity				<b>(1,497)</b>
<b>Ramara</b>	Total Housing Unit Potential	692	-	-	692
	2016 Persons Per Unit	2.45	1.59	2.64	2.45
	Estimated Household Population Capacity	1,694	-	-	1,694
	Factor for Non-Household Population				0.26%
	Household and Non Household Population				1,698
	Census Undercount				4%
	Total Population Potential (A)				1,769
	2031 Total Population in Currently Built Areas (B)				9,310
	2031 Capacity (A+B)				11,079
	2031 County of Simcoe Official Plan Allocation				15,500
	Surplus or (Shortage) of Capacity				<b>(4,421)</b>
<b>Severn</b>	Total Housing Unit Potential	576	56	50	682
	2016 Persons Per Unit	2.54	2.62	1.78	2.49
	Estimated Household Population Capacity	1,461	147	89	1,697
	Factor for Non-Household Population				0.73%
	Household and Non Household Population				1,710
	Census Undercount				4%
	Total Population Potential (A)				1,781
	2031 Total Population in Currently Built Areas (B)				11,875
	2031 Capacity (A+B)				13,656
	2031 County of Simcoe Official Plan Allocation				20,200
	Surplus or (Shortage) of Capacity				<b>(6,544)</b>

Municipality	Category	Single and Semi-Detached	Rowhouse	Apartments	Total
<b>Springwater</b>	Total Housing Unit Potential	982	157	48	1,187
	2016 Persons Per Unit	2.86	2.78	1.74	2.80
	Estimated Household Population Capacity	2,809	436	83	3,329
	Factor for Non-Household Population				0.51%
	Household and Non Household Population				3,346
	Census Undercount				4%
	Total Population Potential (A)				3,486
	2031 Total Population in Currently Built Areas (B)				17,195
	2031 Capacity (A+B)				20,681
	2031 County of Simcoe Official Plan Allocation				26,500
	Surplus or (Shortage) of Capacity				<b>(5,819)</b>
	<b>Tay</b>	Total Housing Unit Potential	607	88	-
2016 Persons Per Unit		2.45	2.62	1.99	2.47
Estimated Household Population Capacity		1,488	231	-	1,718
Factor for Non-Household Population					1.04%
Household and Non Household Population					1,737
Census Undercount					4%
Total Population Potential (A)					1,809
2031 Total Population in Currently Built Areas (B)					9,595
2031 Capacity (A+B)					11,404
2031 County of Simcoe Official Plan Allocation					11,300
Surplus or (Shortage) of Capacity					<b>104</b>
<b>Tiny</b>		Total Housing Unit Potential	2,438	-	-
	2016 Persons Per Unit	2.38	2.62	2.47	2.38
	Estimated Household Population Capacity	5,802	-	-	5,802
	Factor for Non-Household Population				0.95%
	Household and Non Household Population				5,858
	Census Undercount				4%
	Total Population Potential (A)				6,102
	2031 Total Population in Currently Built Areas (B)				10,640
	2031 Capacity (A+B)				16,742
	2031 County of Simcoe Official Plan Allocation				13,900
	Surplus or (Shortage) of Capacity				<b>2,842</b>

Municipality	Category	Single and Semi-Detached	Rowhouse	Apartments	Total
Wasaga Beach	Total Housing Unit Potential	1,609	398	182	2,189
	2016 Persons Per Unit	2.31	1.94	1.50	2.18
	Estimated Household Population Capacity	3,719	772	272	4,763
	Factor for Non-Household Population				1.22%
	Household and Non Household Population				4,821
	Census Undercount				4%
	Total Population Potential (A)				5,022
	2031 Total Population in Currently Built Areas (B)				14,820
	2031 Capacity (A+B)				19,842
	2031 County of Simcoe Official Plan Allocation				35,000
	Surplus or (Shortage) of Capacity				<b>(15,158)</b>

Simcoe County	Total Housing Unit Potential	26,645	5,158	3,260	35,063
	2016 Persons Per Unit*	2.54	2.20	1.71	2.42
	Estimated Household Population Capacity	67,811	11,368	5,583	84,761
	Factor for Non-Household Population				
	Household and Non Household Population				86,037
	Census Undercount				4%
	Total Population Potential (A)				89,622
	2031 Total Population in Currently Built Areas (B)				258,590
	2031 Capacity (A+B)				348,212
	2031 County of Simcoe Official Plan Allocation				439,500
	Surplus or (Shortage) of Capacity				<b>(91,288)</b>

\*Note: 2016 Persons Per Unit for Simcoe County is calculated.

Estimate of Population Capacity  
Simcoe County, by Local Municipality, Adjusted to a 2006 Base  
Population Capacity In Registered, Draft Approved & Proposed Plans Compared to County of Simcoe Official Plan

Municipality	Category	Single and Semi-Detached	Rowhouse	Apartments	Total
<b>Adjala-Tosorontio</b>	Total Housing Unit Potential	1,123	63	-	1,186
	2016 Persons Per Unit	2.67	2.47	2.22	2.66
	Estimated Household Population Capacity	3,002	156	-	3,158
	Factor for Non-Household Population				1.15%
	Household and Non Household Population				3,194
	Census Undercount				4%
	Total Population Potential (A)				3,327
	2031 Total Population in Currently Built Areas (B)				10,545
	2031 Capacity (A+B)				13,872
	2031 County of Simcoe Official Plan Allocation				14,200
	Surplus or (Shortage) of Capacity				<b>(328)</b>
<b>Bradford West Gwillimbury</b>	Total Housing Unit Potential	4,070	473	317	4,860
	2016 Persons Per Unit	2.78	2.29	2.10	2.68
	Estimated Household Population Capacity	11,301	1,084	664	13,049
	Factor for Non-Household Population				1.05%
	Household and Non Household Population				13,188
	Census Undercount				4%
	Total Population Potential (A)				13,738
	2031 Total Population in Currently Built Areas (B)				23,750
	2031 Capacity (A+B)				37,488
	2031 County of Simcoe Official Plan Allocation				49,700
	Surplus or (Shortage) of Capacity				<b>(12,212)</b>
<b>Clearview</b>	Total Housing Unit Potential	3,024	589	1,088	4,701
	2016 Persons Per Unit	2.67	2.37	1.90	2.46
	Estimated Household Population Capacity	8,077	1,397	2,071	11,545
	Factor for Non-Household Population				2.51%
	Household and Non Household Population				11,843
	Census Undercount				4%
	Total Population Potential (A)				12,336
	2031 Total Population in Currently Built Areas (B)				13,870
	2031 Capacity (A+B)				26,206
	2031 County of Simcoe Official Plan Allocation				26,000
	Surplus or (Shortage) of Capacity				<b>206</b>

Municipality	Category	Single and Semi-Detached	Rowhouse	Apartments	Total
<b>Collingwood</b>	Total Housing Unit Potential	2,484	1,106	575	4,165
	2016 Persons Per Unit	2.43	2.15	1.56	2.24
	Estimated Household Population Capacity	6,036	2,375	899	9,310
	Factor for Non-Household Population				2.31%
	Household and Non Household Population				9,531
	Census Undercount				4%
	Total Population Potential (A)				9,928
	2031 Total Population in Currently Built Areas (B)				17,100
	2031 Capacity (A+B)				27,028
	2031 County of Simcoe Official Plan Allocation				30,200
	Surplus or (Shortage) of Capacity				<b>(3,172)</b>
	<b>Essa</b>	Total Housing Unit Potential	1,627	304	-
2016 Persons Per Unit		2.61	2.25	1.82	2.55
Estimated Household Population Capacity		4,239	684	-	4,923
Factor for Non-Household Population					3.34%
Household and Non Household Population					5,093
Census Undercount					4%
Total Population Potential (A)					5,305
2031 Total Population in Currently Built Areas (B)					16,720
2031 Capacity (A+B)					22,025
2031 County of Simcoe Official Plan Allocation					22,900
Surplus or (Shortage) of Capacity					<b>(875)</b>
<b>Innisfil</b>		Total Housing Unit Potential	4,318	1,135	582
	2016 Persons Per Unit	2.44	2.55	1.83	2.40
	Estimated Household Population Capacity	10,517	2,890	1,065	14,472
	Factor for Non-Household Population				0.25%
	Household and Non Household Population				14,508
	Census Undercount				4%
	Total Population Potential (A)				15,113
	2031 Total Population in Currently Built Areas (B)				30,780
	2031 Capacity (A+B)				45,893
	2031 County of Simcoe Official Plan Allocation				65,000
	Surplus or (Shortage) of Capacity				<b>(19,107)</b>

Municipality	Category	Single and Semi-Detached	Rowhouse	Apartments	Total
<b>Midland</b>	Total Housing Unit Potential	1,228	1,050	605	2,883
	2016 Persons Per Unit	2.43	1.88	1.74	2.08
	Estimated Household Population Capacity	2,981	1,974	1,053	6,008
	Factor for Non-Household Population				2.11%
	Household and Non Household Population				6,137
	Census Undercount				4%
	Total Population Potential (A)				6,393
	2031 Total Population in Currently Built Areas (B)				16,055
	2031 Capacity (A+B)				22,448
	2031 County of Simcoe Official Plan Allocation				19,700
	Surplus or (Shortage) of Capacity				<b>2,748</b>
	<b>New Tecumseth</b>	Total Housing Unit Potential	6,633	1,222	1,208
2016 Persons Per Unit		2.55	2.42	1.65	2.41
Estimated Household Population Capacity		16,926	2,952	1,995	21,874
Factor for Non-Household Population					1.52%
Household and Non Household Population					22,212
Census Undercount					4%
Total Population Potential (A)					23,138
2031 Total Population in Currently Built Areas (B)					27,360
2031 Capacity (A+B)					50,498
2031 County of Simcoe Official Plan Allocation					49,000
Surplus or (Shortage) of Capacity					<b>1,498</b>
<b>Oro-Medonte</b>		Total Housing Unit Potential	2,102	175	-
	2016 Persons Per Unit	2.66	1.50	2.14	2.57
	Estimated Household Population Capacity	5,594	263	-	5,857
	Factor for Non-Household Population				0.33%
	Household and Non Household Population				5,877
	Census Undercount				4%
	Total Population Potential (A)				6,122
	2031 Total Population in Currently Built Areas (B)				19,760
	2031 Capacity (A+B)				25,882
	2031 County of Simcoe Official Plan Allocation				28,100
	Surplus or (Shortage) of Capacity				<b>(2,218)</b>



Municipality	Category	Single and Semi-Detached	Rowhouse	Apartments	Total
<b>Penetanguishene</b>	Total Housing Unit Potential	302	80	274	656
	2016 Persons Per Unit	2.60	1.81	1.77	2.16
	Estimated Household Population Capacity	786	145	485	1,415
	Factor for Non-Household Population				8.05%
	Household and Non Household Population				1,539
	Census Undercount				4%
	Total Population Potential (A)				1,604
	2031 Total Population in Currently Built Areas (B)				9,215
	2031 Capacity (A+B)				10,819
	2031 County of Simcoe Official Plan Allocation				12,300
	Surplus or (Shortage) of Capacity				<b>(1,481)</b>
<b>Ramara</b>	Total Housing Unit Potential	692	-	-	692
	2016 Persons Per Unit	2.45	1.59	2.64	2.45
	Estimated Household Population Capacity	1,694	-	-	1,694
	Factor for Non-Household Population				0.26%
	Household and Non Household Population				1,698
	Census Undercount				4%
	Total Population Potential (A)				1,769
	2031 Total Population in Currently Built Areas (B)				9,310
	2031 Capacity (A+B)				11,079
	2031 County of Simcoe Official Plan Allocation				15,500
	Surplus or (Shortage) of Capacity				<b>(4,421)</b>
<b>Severn</b>	Total Housing Unit Potential	1,766	71	128	1,965
	2016 Persons Per Unit	2.54	2.62	1.78	2.49
	Estimated Household Population Capacity	4,480	186	228	4,894
	Factor for Non-Household Population				0.73%
	Household and Non Household Population				4,930
	Census Undercount				4%
	Total Population Potential (A)				5,135
	2031 Total Population in Currently Built Areas (B)				11,875
	2031 Capacity (A+B)				17,010
	2031 County of Simcoe Official Plan Allocation				20,200
	Surplus or (Shortage) of Capacity				<b>(3,190)</b>

Municipality	Category	Single and Semi-Detached	Rowhouse	Apartments	Total
<b>Springwater</b>	Total Housing Unit Potential	2,237	444	263	2,944
	2016 Persons Per Unit	2.86	2.78	1.74	2.75
	Estimated Household Population Capacity	6,400	1,234	457	8,091
	Factor for Non-Household Population				0.51%
	Household and Non Household Population				8,132
	Census Undercount				4%
	Total Population Potential (A)				8,471
	2031 Total Population in Currently Built Areas (B)				17,195
	2031 Capacity (A+B)				25,666
	2031 County of Simcoe Official Plan Allocation				26,500
	Surplus or (Shortage) of Capacity				<b>(834)</b>
	<b>Tay</b>	Total Housing Unit Potential	889	245	40
2016 Persons Per Unit		2.45	2.62	1.99	2.47
Estimated Household Population Capacity		2,179	642	80	2,901
Factor for Non-Household Population					1.04%
Household and Non Household Population					2,931
Census Undercount					4%
Total Population Potential (A)					3,053
2031 Total Population in Currently Built Areas (B)					9,595
2031 Capacity (A+B)					12,648
2031 County of Simcoe Official Plan Allocation					11,300
Surplus or (Shortage) of Capacity					<b>1,348</b>
<b>Tiny</b>		Total Housing Unit Potential	2,511	-	-
	2016 Persons Per Unit	2.38	2.62	2.47	2.38
	Estimated Household Population Capacity	5,976	-	-	5,976
	Factor for Non-Household Population				0.95%
	Household and Non Household Population				6,033
	Census Undercount				4%
	Total Population Potential (A)				6,285
	2031 Total Population in Currently Built Areas (B)				10,640
	2031 Capacity (A+B)				16,925
	2031 County of Simcoe Official Plan Allocation				13,900
	Surplus or (Shortage) of Capacity				<b>3,025</b>

Municipality	Category	Single and Semi-Detached	Rowhouse	Apartments	Total
Wasaga Beach	Total Housing Unit Potential	3,521	1,334	1,036	5,891
	2016 Persons Per Unit	2.31	1.94	1.50	2.08
	Estimated Household Population Capacity	8,137	2,587	1,550	12,274
	Factor for Non-Household Population				1.22%
	Household and Non Household Population				12,426
	Census Undercount				4%
	Total Population Potential (A)				12,943
	2031 Total Population in Currently Built Areas (B)				14,820
	2031 Capacity (A+B)				27,763
	2031 County of Simcoe Official Plan Allocation				35,000
	Surplus or (Shortage) of Capacity				<b>(7,237)</b>

Simcoe County	Total Housing Unit Potential	38,527	8,291	6,116	52,934
	2016 Persons Per Unit*	2.55	2.24	1.72	2.41
	Estimated Household Population Capacity	98,313	18,569	10,547	127,429
	Factor for Non-Household Population				
	Household and Non Household Population				129,261
	Census Undercount				4%
	Total Population Potential (A)				134,647
	2031 Total Population in Currently Built Areas (B)				258,590
	2031 Capacity (A+B)				393,237
	2031 County of Simcoe Official Plan Allocation				439,500
	Surplus or (Shortage) of Capacity				<b>(46,263)</b>

\*Note: 2016 Persons Per Unit for Simcoe County is calculated.

Estimate of Population Capacity  
Simcoe County, by Local Municipality, Adjusted to a 2006 Base  
Total Population Capacity Compared to Provincial Vision For Growth

Municipality	Category	Single and Semi-Detached	Rowhouse	Apartments	Total
<b>Adjala-Tosorontio</b>	Total Housing Unit Potential	1,499	63	-	1,562
	2016 Persons Per Unit	2.67	2.47	2.22	2.66
	Estimated Household Population Capacity	4,007	156	-	4,163
	Factor for Non-Household Population				1.15%
	Household and Non Household Population				4,211
	Census Undercount				4%
	Total Population Potential (A)				4,387
	2031 Total Population in Currently Built Areas (B)				10,545
	2031 Capacity (A+B)				14,932
	2031 Proposed Provincial Allocation				13,000
	Surplus or (Shortage) of Capacity				<b>1,932</b>
<b>Bradford West Gwillimbury</b>	Total Housing Unit Potential	7,001	1,156	1,047	9,204
	2016 Persons Per Unit	2.78	2.29	2.10	2.64
	Estimated Household Population Capacity	19,439	2,648	2,194	24,281
	Factor for Non-Household Population				1.05%
	Household and Non Household Population				24,540
	Census Undercount				4%
	Total Population Potential (A)				25,562
	2031 Total Population in Currently Built Areas (B)				23,750
	2031 Capacity (A+B)				49,312
	2031 Proposed Provincial Allocation				52,000
	Surplus or (Shortage) of Capacity				<b>(2,688)</b>
<b>Clearview</b>	Total Housing Unit Potential	4,820	819	1,258	6,897
	2016 Persons Per Unit	2.67	2.37	1.90	2.50
	Estimated Household Population Capacity	12,873	1,943	2,394	17,211
	Factor for Non-Household Population				2.51%
	Household and Non Household Population				17,655
	Census Undercount				4%
	Total Population Potential (A)				18,391
	2031 Total Population in Currently Built Areas (B)				13,870
	2031 Capacity (A+B)				32,261
	2031 Proposed Provincial Allocation				18,800
	Surplus or (Shortage) of Capacity				<b>13,461</b>

Municipality	Category	Single and Semi-Detached	Rowhouse	Apartments	Total
<b>Collingwood</b>	Total Housing Unit Potential	4,078	2,781	1,651	8,510
	2016 Persons Per Unit	2.43	2.15	1.56	2.17
	Estimated Household Population Capacity	9,910	5,972	2,581	18,463
	Factor for Non-Household Population				2.31%
	Household and Non Household Population				18,899
	Census Undercount				4%
	Total Population Potential (A)				19,687
	2031 Total Population in Currently Built Areas (B)				17,100
	2031 Capacity (A+B)				36,787
	2031 Proposed Provincial Allocation				33,400
	Surplus or (Shortage) of Capacity				<b>3,387</b>
	<b>Essa</b>	Total Housing Unit Potential	2,039	411	22
2016 Persons Per Unit		2.61	2.25	1.82	2.54
Estimated Household Population Capacity		5,312	924	39	6,275
Factor for Non-Household Population					3.34%
Household and Non Household Population					6,492
Census Undercount					4%
Total Population Potential (A)					6,762
2031 Total Population in Currently Built Areas (B)					16,720
2031 Capacity (A+B)					23,482
2031 Proposed Provincial Allocation					21,500
Surplus or (Shortage) of Capacity					<b>1,982</b>
<b>Innisfil</b>		Total Housing Unit Potential	7,200	1,736	1,448
	2016 Persons Per Unit	2.44	2.55	1.83	2.37
	Estimated Household Population Capacity	17,537	4,418	2,651	24,607
	Factor for Non-Household Population				0.25%
	Household and Non Household Population				24,668
	Census Undercount				4%
	Total Population Potential (A)				25,696
	2031 Total Population in Currently Built Areas (B)				30,780
	2031 Capacity (A+B)				56,476
	2031 Proposed Provincial Allocation				58,000
	Surplus or (Shortage) of Capacity				<b>(1,524)</b>

Municipality	Category	Single and Semi-Detached	Rowhouse	Apartments	Total
<b>Midland</b>	Total Housing Unit Potential	2,286	1,375	892	4,552
	2016 Persons Per Unit	2.43	1.88	1.74	2.13
	Estimated Household Population Capacity	5,550	2,584	1,551	9,685
	Factor for Non-Household Population				2.11%
	Household and Non Household Population				9,895
	Census Undercount				4%
	Total Population Potential (A)				10,307
	2031 Total Population in Currently Built Areas (B)				16,055
	2031 Capacity (A+B)				26,362
	2031 Proposed Provincial Allocation				19,000
	Surplus or (Shortage) of Capacity				<b>7,362</b>
	<b>New Tecumseth</b>	Total Housing Unit Potential	7,180	1,222	1,208
2016 Persons Per Unit		2.55	2.42	1.65	2.42
Estimated Household Population Capacity		18,322	2,952	1,995	23,269
Factor for Non-Household Population					1.52%
Household and Non Household Population					23,629
Census Undercount					4%
Total Population Potential (A)					24,614
2031 Total Population in Currently Built Areas (B)					27,360
2031 Capacity (A+B)					51,974
2031 Proposed Provincial Allocation					60,000
Surplus or (Shortage) of Capacity					<b>(8,026)</b>
<b>Oro-Medonte</b>		Total Housing Unit Potential	3,339	175	-
	2016 Persons Per Unit	2.66	1.50	2.14	2.60
	Estimated Household Population Capacity	8,886	263	-	9,150
	Factor for Non-Household Population				0.33%
	Household and Non Household Population				9,180
	Census Undercount				4%
	Total Population Potential (A)				9,562
	2031 Total Population in Currently Built Areas (B)				19,760
	2031 Capacity (A+B)				29,322
	2031 Proposed Provincial Allocation				27,000
	Surplus or (Shortage) of Capacity				<b>2,322</b>

Municipality	Category	Single and Semi-Detached	Rowhouse	Apartments	Total
<b>Penetanguishene</b>	Total Housing Unit Potential	1,053	306	542	1,901
	2016 Persons Per Unit	2.60	1.81	1.77	2.24
	Estimated Household Population Capacity	2,739	553	960	4,252
	Factor for Non-Household Population				8.05%
	Household and Non Household Population				4,625
	Census Undercount				4%
	Total Population Potential (A)				4,817
	2031 Total Population in Currently Built Areas (B)				9,215
	2031 Capacity (A+B)				14,032
	2031 Proposed Provincial Allocation				10,500
	Surplus or (Shortage) of Capacity				<b>3,532</b>
<b>Ramara</b>	Total Housing Unit Potential	2,460	-	-	2,460
	2016 Persons Per Unit	2.45	1.59	2.64	2.45
	Estimated Household Population Capacity	6,020	-	-	6,020
	Factor for Non-Household Population				0.26%
	Household and Non Household Population				6,036
	Census Undercount				4%
	Total Population Potential (A)				6,287
	2031 Total Population in Currently Built Areas (B)				9,310
	2031 Capacity (A+B)				15,597
	2031 Proposed Provincial Allocation				13,000
	Surplus or (Shortage) of Capacity				<b>2,597</b>
<b>Severn</b>	Total Housing Unit Potential	6,061	153	350	6,564
	2016 Persons Per Unit	2.54	2.62	1.78	2.50
	Estimated Household Population Capacity	15,376	402	623	16,401
	Factor for Non-Household Population				0.73%
	Household and Non Household Population				16,521
	Census Undercount				4%
	Total Population Potential (A)				17,210
	2031 Total Population in Currently Built Areas (B)				11,875
	2031 Capacity (A+B)				29,085
	2031 Proposed Provincial Allocation				17,000
	Surplus or (Shortage) of Capacity				<b>12,085</b>

Municipality	Category	Single and Semi-Detached	Rowhouse	Apartments	Total
<b>Springwater</b>	Total Housing Unit Potential	3,044	444	263	3,751
	2016 Persons Per Unit	2.86	2.78	1.74	2.77
	Estimated Household Population Capacity	8,708	1,234	457	10,399
	Factor for Non-Household Population				0.51%
	Household and Non Household Population				10,453
	Census Undercount				4%
	Total Population Potential (A)				10,888
	2031 Total Population in Currently Built Areas (B)				17,195
	2031 Capacity (A+B)				28,083
	2031 Proposed Provincial Allocation				24,000
	Surplus or (Shortage) of Capacity				<b>4,083</b>
	<b>Tay</b>	Total Housing Unit Potential	3,836	253	40
2016 Persons Per Unit		2.45	2.62	1.99	2.46
Estimated Household Population Capacity		9,400	663	80	10,143
Factor for Non-Household Population					1.04%
Household and Non Household Population					10,250
Census Undercount					4%
Total Population Potential (A)					10,678
2031 Total Population in Currently Built Areas (B)					9,595
2031 Capacity (A+B)					20,273
2031 Proposed Provincial Allocation					10,750
Surplus or (Shortage) of Capacity					<b>9,523</b>
<b>Tiny</b>		Total Housing Unit Potential	3,350	-	-
	2016 Persons Per Unit	2.38	2.62	2.47	2.38
	Estimated Household Population Capacity	7,973	-	-	7,973
	Factor for Non-Household Population				0.95%
	Household and Non Household Population				8,049
	Census Undercount				4%
	Total Population Potential (A)				8,385
	2031 Total Population in Currently Built Areas (B)				10,640
	2031 Capacity (A+B)				19,025
	2031 Proposed Provincial Allocation				11,750
	Surplus or (Shortage) of Capacity				<b>7,275</b>



Municipality	Category	Single and Semi-Detached	Rowhouse	Apartments	Total
<b>Wasaga Beach</b>	Total Housing Unit Potential	5,791	1,565	1,135	8,491
	2016 Persons Per Unit	2.31	1.94	1.50	2.13
	Estimated Household Population Capacity	13,384	3,035	1,698	18,116
	Factor for Non-Household Population				1.22%
	Household and Non Household Population				18,340
	Census Undercount				4%
	Total Population Potential (A)				19,104
	2031 Total Population in Currently Built Areas (B)				14,820
	2031 Capacity (A+B)				33,924
	2031 Proposed Provincial Allocation				26,300
	Surplus or (Shortage) of Capacity				<b>7,624</b>
<b>Simcoe County</b>	Total Housing Unit Potential	65,036	12,458	9,856	87,350
	2016 Persons Per Unit*	2.54	2.23	1.75	2.41
	Estimated Household Population Capacity	165,436	27,749	17,224	210,408
	Factor for Non-Household Population				1.42%
	Household and Non Household Population				213,442
	Census Undercount				4.00%
	Total Population Potential (A)				222,336
	2031 Total Population in Currently Built Areas (B)				258,590
	2031 Capacity (A+B)				480,926
	2031 Proposed Provincial Allocation				416,000
	Surplus or (Shortage) of Capacity				<b>64,926</b>

\*Note: 2016 Persons Per Unit for Simcoe County is calculated.

Estimate of Population Capacity  
Simcoe County, by Local Municipality, Adjusted to a 2006 Base  
Population Capacity In Registered & Draft Approved Plans Compared to Provincial Vision For Growth

Municipality	Category	Single and Semi-Detached	Rowhouse	Apartments	Total
<b>Adjala-Tosorontio</b>	Total Housing Unit Potential	560	-	-	560
	2016 Persons Per Unit	2.67	2.47	2.22	2.67
	Estimated Household Population Capacity	1,497	-	-	1,497
	Factor for Non-Household Population				1.15%
	Household and Non Household Population				1,514
	Census Undercount				4%
	Total Population Potential (A)				1,577
	2031 Total Population in Currently Built Areas (B)				10,545
	2031 Capacity (A+B)				12,122
	2031 Proposed Provincial Allocation				13,000
	Surplus or (Shortage) of Capacity				<b>(878)</b>
<b>Bradford West Gwillimbury</b>	Total Housing Unit Potential	2,974	199	17	3,190
	2016 Persons Per Unit	2.78	2.29	2.10	2.74
	Estimated Household Population Capacity	8,258	456	36	8,749
	Factor for Non-Household Population				1.05%
	Household and Non Household Population				8,843
	Census Undercount				4%
	Total Population Potential (A)				9,211
	2031 Total Population in Currently Built Areas (B)				23,750
	2031 Capacity (A+B)				32,961
	2031 Proposed Provincial Allocation				52,000
	Surplus or (Shortage) of Capacity				<b>(19,039)</b>
<b>Clearview</b>	Total Housing Unit Potential	1,544	189	466	2,199
	2016 Persons Per Unit	2.67	2.37	1.90	2.48
	Estimated Household Population Capacity	4,124	448	887	5,459
	Factor for Non-Household Population				2.51%
	Household and Non Household Population				5,600
	Census Undercount				4%
	Total Population Potential (A)				5,833
	2031 Total Population in Currently Built Areas (B)				13,870
	2031 Capacity (A+B)				19,703
	2031 Proposed Provincial Allocation				18,800
	Surplus or (Shortage) of Capacity				<b>903</b>

Municipality	Category	Single and Semi-Detached	Rowhouse	Apartments	Total
<b>Collingwood</b>	Total Housing Unit Potential	2,029	945	273	3,247
	2016 Persons Per Unit	2.43	2.15	1.56	2.27
	Estimated Household Population Capacity	4,931	2,029	427	7,387
	Factor for Non-Household Population				2.31%
	Household and Non Household Population				7,562
	Census Undercount				4%
	Total Population Potential (A)				7,877
	2031 Total Population in Currently Built Areas (B)				17,100
	2031 Capacity (A+B)				24,977
	2031 Proposed Provincial Allocation				33,400
	Surplus or (Shortage) of Capacity				<b>(8,423)</b>
	<b>Essa</b>	Total Housing Unit Potential	1,337	304	-
2016 Persons Per Unit		2.61	2.25	1.82	2.54
Estimated Household Population Capacity		3,484	684	-	4,167
Factor for Non-Household Population					3.34%
Household and Non Household Population					4,311
Census Undercount					4%
Total Population Potential (A)					4,491
2031 Total Population in Currently Built Areas (B)					16,720
2031 Capacity (A+B)					21,211
2031 Proposed Provincial Allocation					21,500
Surplus or (Shortage) of Capacity					<b>(289)</b>
<b>Innisfil</b>		Total Housing Unit Potential	3,110	686	190
	2016 Persons Per Unit	2.44	2.55	1.83	2.43
	Estimated Household Population Capacity	7,575	1,746	348	9,669
	Factor for Non-Household Population				0.25%
	Household and Non Household Population				9,693
	Census Undercount				4%
	Total Population Potential (A)				10,097
	2031 Total Population in Currently Built Areas (B)				30,780
	2031 Capacity (A+B)				40,877
	2031 Proposed Provincial Allocation				58,000
	Surplus or (Shortage) of Capacity				<b>(17,123)</b>

Municipality	Category	Single and Semi-Detached	Rowhouse	Apartments	Total
<b>Midland</b>	Total Housing Unit Potential	1,228	997	560	2,785
	2016 Persons Per Unit	2.43	1.88	1.74	2.09
	Estimated Household Population Capacity	2,981	1,874	974	5,830
	Factor for Non-Household Population				2.11%
	Household and Non Household Population				5,956
	Census Undercount				4%
	Total Population Potential (A)				6,204
	2031 Total Population in Currently Built Areas (B)				16,055
	2031 Capacity (A+B)				22,259
	2031 Proposed Provincial Allocation				19,000
	Surplus or (Shortage) of Capacity				<b>3,259</b>
	<b>New Tecumseth</b>	Total Housing Unit Potential	4,681	884	1,208
2016 Persons Per Unit		2.55	2.42	1.65	2.37
Estimated Household Population Capacity		11,945	2,136	1,995	16,076
Factor for Non-Household Population					1.52%
Household and Non Household Population					16,325
Census Undercount					4%
Total Population Potential (A)					17,005
2031 Total Population in Currently Built Areas (B)					27,360
2031 Capacity (A+B)					44,365
2031 Proposed Provincial Allocation					60,000
Surplus or (Shortage) of Capacity					<b>(15,635)</b>
<b>Oro-Medonte</b>		Total Housing Unit Potential	1,976	175	-
	2016 Persons Per Unit	2.66	1.50	2.14	2.57
	Estimated Household Population Capacity	5,259	263	-	5,522
	Factor for Non-Household Population				0.33%
	Household and Non Household Population				5,540
	Census Undercount				4%
	Total Population Potential (A)				5,771
	2031 Total Population in Currently Built Areas (B)				19,760
	2031 Capacity (A+B)				25,531
	2031 Proposed Provincial Allocation				27,000
	Surplus or (Shortage) of Capacity				<b>(1,469)</b>

Municipality	Category	Single and Semi-Detached	Rowhouse	Apartments	Total
<b>Penetanguishene</b>	Total Housing Unit Potential	302	80	266	648
	2016 Persons Per Unit	2.60	1.81	1.77	2.16
	Estimated Household Population Capacity	786	145	471	1,401
	Factor for Non-Household Population				8.05%
	Household and Non Household Population				1,524
	Census Undercount				4%
	Total Population Potential (A)				1,588
	2031 Total Population in Currently Built Areas (B)				9,215
	2031 Capacity (A+B)				10,803
	2031 Proposed Provincial Allocation				10,500
	Surplus or (Shortage) of Capacity				<b>303</b>
<b>Ramara</b>	Total Housing Unit Potential	692	-	-	692
	2016 Persons Per Unit	2.45	1.59	2.64	2.45
	Estimated Household Population Capacity	1,694	-	-	1,694
	Factor for Non-Household Population				0.26%
	Household and Non Household Population				1,698
	Census Undercount				4%
	Total Population Potential (A)				1,769
	2031 Total Population in Currently Built Areas (B)				9,310
	2031 Capacity (A+B)				11,079
	2031 Proposed Provincial Allocation				13,000
	Surplus or (Shortage) of Capacity				<b>(1,921)</b>
<b>Severn</b>	Total Housing Unit Potential	576	56	50	682
	2016 Persons Per Unit	2.54	2.62	1.78	2.49
	Estimated Household Population Capacity	1,461	147	89	1,697
	Factor for Non-Household Population				0.73%
	Household and Non Household Population				1,710
	Census Undercount				4%
	Total Population Potential (A)				1,781
	2031 Total Population in Currently Built Areas (B)				11,875
	2031 Capacity (A+B)				13,656
	2031 Proposed Provincial Allocation				17,000
	Surplus or (Shortage) of Capacity				<b>(3,344)</b>

Municipality	Category	Single and Semi-Detached	Rowhouse	Apartments	Total
<b>Springwater</b>	Total Housing Unit Potential	982	157	48	1,187
	2016 Persons Per Unit	2.86	2.78	1.74	2.80
	Estimated Household Population Capacity	2,809	436	83	3,329
	Factor for Non-Household Population				0.51%
	Household and Non Household Population				3,346
	Census Undercount				4%
	Total Population Potential (A)				3,486
	2031 Total Population in Currently Built Areas (B)				17,195
	2031 Capacity (A+B)				20,681
	2031 Proposed Provincial Allocation				24,000
	Surplus or (Shortage) of Capacity				<b>(3,319)</b>
<b>Tay</b>	Total Housing Unit Potential	607	88	-	695
	2016 Persons Per Unit	2.45	2.62	1.99	2.47
	Estimated Household Population Capacity	1,488	231	-	1,718
	Factor for Non-Household Population				1.04%
	Household and Non Household Population				1,737
	Census Undercount				4%
	Total Population Potential (A)				1,809
	2031 Total Population in Currently Built Areas (B)				9,595
	2031 Capacity (A+B)				11,404
	2031 Proposed Provincial Allocation				10,750
	Surplus or (Shortage) of Capacity				<b>654</b>
<b>Tiny</b>	Total Housing Unit Potential	2,438	-	-	2,438
	2016 Persons Per Unit	2.38	2.62	2.47	2.38
	Estimated Household Population Capacity	5,802	-	-	5,802
	Factor for Non-Household Population				0.95%
	Household and Non Household Population				5,858
	Census Undercount				4%
	Total Population Potential (A)				6,102
	2031 Total Population in Currently Built Areas (B)				10,640
	2031 Capacity (A+B)				16,742
	2031 Proposed Provincial Allocation				11,750
	Surplus or (Shortage) of Capacity				<b>4,992</b>

Municipality	Category	Single and Semi-Detached	Rowhouse	Apartments	Total
Wasaga Beach	Total Housing Unit Potential	1,609	398	182	2,189
	2016 Persons Per Unit	2.31	1.94	1.50	2.18
	Estimated Household Population Capacity	3,719	772	272	4,763
	Factor for Non-Household Population				1.22%
	Household and Non Household Population				4,821
	Census Undercount				4%
	Total Population Potential (A)				5,022
	2031 Total Population in Currently Built Areas (B)				14,820
	2031 Capacity (A+B)				19,842
	2031 Proposed Provincial Allocation				26,300
	Surplus or (Shortage) of Capacity				<b>(6,458)</b>

Simcoe County	Total Housing Unit Potential	26,645	5,158	3,260	35,063
	2016 Persons Per Unit*	2.54	2.20	1.71	2.42
	Estimated Household Population Capacity	67,811	11,368	5,583	84,761
	Factor for Non-Household Population				
	Household and Non Household Population				86,037
	Census Undercount				4%
	Total Population Potential (A)				89,622
	2031 Total Population in Currently Built Areas (B)				258,590
	2031 Capacity (A+B)				348,212
	2031 Proposed Provincial Allocation				416,000
	Surplus or (Shortage) of Capacity				<b>(67,788)</b>

\*Note: 2016 Persons Per Unit for Simcoe County is calculated.

Estimate of Population Capacity  
Simcoe County, by Local Municipality, Adjusted to a 2006 Base  
Population Capacity In Registered, Draft Approved & Proposed Plans Compared to Provincial Vision For Growth

Municipality	Category	Single and Semi-Detached	Rowhouse	Apartments	Total
<b>Adjala-Tosorontio</b>	Total Housing Unit Potential	1,123	63	-	1,186
	2016 Persons Per Unit	2.67	2.47	2.22	2.66
	Estimated Household Population Capacity	3,002	156	-	3,158
	Factor for Non-Household Population				1.15%
	Household and Non Household Population				3,194
	Census Undercount				4%
	Total Population Potential (A)				3,327
	2031 Total Population in Currently Built Areas (B)				10,545
	2031 Capacity (A+B)				13,872
	2031 Proposed Provincial Allocation				13,000
	Surplus or (Shortage) of Capacity				<b>872</b>
<b>Bradford West Gwillimbury</b>	Total Housing Unit Potential	4,070	473	317	4,860
	2016 Persons Per Unit	2.78	2.29	2.10	2.68
	Estimated Household Population Capacity	11,301	1,084	664	13,049
	Factor for Non-Household Population				1.05%
	Household and Non Household Population				13,188
	Census Undercount				4%
	Total Population Potential (A)				13,738
	2031 Total Population in Currently Built Areas (B)				23,750
	2031 Capacity (A+B)				37,488
	2031 Proposed Provincial Allocation				52,000
	Surplus or (Shortage) of Capacity				<b>(14,512)</b>
<b>Clearview</b>	Total Housing Unit Potential	3,024	589	1,088	4,701
	2016 Persons Per Unit	2.67	2.37	1.90	2.46
	Estimated Household Population Capacity	8,077	1,397	2,071	11,545
	Factor for Non-Household Population				2.51%
	Household and Non Household Population				11,843
	Census Undercount				4%
	Total Population Potential (A)				12,336
	2031 Total Population in Currently Built Areas (B)				13,870
	2031 Capacity (A+B)				26,206
	2031 Proposed Provincial Allocation				18,800
	Surplus or (Shortage) of Capacity				<b>7,406</b>



Municipality	Category	Single and Semi-Detached	Rowhouse	Apartments	Total
<b>Collingwood</b>	Total Housing Unit Potential	2,484	1,106	575	4,165
	2016 Persons Per Unit	2.43	2.15	1.56	2.24
	Estimated Household Population Capacity	6,036	2,375	899	9,310
	Factor for Non-Household Population				2.31%
	Household and Non Household Population				9,531
	Census Undercount				4%
	Total Population Potential (A)				9,928
	2031 Total Population in Currently Built Areas (B)				17,100
	2031 Capacity (A+B)				27,028
	2031 Proposed Provincial Allocation				33,400
	Surplus or (Shortage) of Capacity				<b>(6,372)</b>
<b>Essa</b>	Total Housing Unit Potential	1,627	304	-	1,931
	2016 Persons Per Unit	2.61	2.25	1.82	2.55
	Estimated Household Population Capacity	4,239	684	-	4,923
	Factor for Non-Household Population				3.34%
	Household and Non Household Population				5,093
	Census Undercount				4%
	Total Population Potential (A)				5,305
	2031 Total Population in Currently Built Areas (B)				16,720
	2031 Capacity (A+B)				22,025
	2031 Proposed Provincial Allocation				21,500
	Surplus or (Shortage) of Capacity				<b>525</b>
<b>Innisfil</b>	Total Housing Unit Potential	4,318	1,135	582	6,035
	2016 Persons Per Unit	2.44	2.55	1.83	2.40
	Estimated Household Population Capacity	10,517	2,890	1,065	14,472
	Factor for Non-Household Population				0.25%
	Household and Non Household Population				14,508
	Census Undercount				4%
	Total Population Potential (A)				15,113
	2031 Total Population in Currently Built Areas (B)				30,780
	2031 Capacity (A+B)				45,893
	2031 Proposed Provincial Allocation				58,000
	Surplus or (Shortage) of Capacity				<b>(12,107)</b>

Municipality	Category	Single and Semi-Detached	Rowhouse	Apartments	Total
<b>Midland</b>	Total Housing Unit Potential	1,228	1,050	605	2,883
	2016 Persons Per Unit	2.43	1.88	1.74	2.08
	Estimated Household Population Capacity	2,981	1,974	1,053	6,008
	Factor for Non-Household Population				2.11%
	Household and Non Household Population				6,137
	Census Undercount				4%
	Total Population Potential (A)				6,393
	2031 Total Population in Currently Built Areas (B)				16,055
	2031 Capacity (A+B)				22,448
	2031 Proposed Provincial Allocation				19,000
	Surplus or (Shortage) of Capacity				<b>3,448</b>
	<b>New Tecumseth</b>	Total Housing Unit Potential	6,633	1,222	1,208
2016 Persons Per Unit		2.55	2.42	1.65	2.41
Estimated Household Population Capacity		16,926	2,952	1,995	21,874
Factor for Non-Household Population					1.52%
Household and Non Household Population					22,212
Census Undercount					4%
Total Population Potential (A)					23,138
2031 Total Population in Currently Built Areas (B)					27,360
2031 Capacity (A+B)					50,498
2031 Proposed Provincial Allocation					60,000
Surplus or (Shortage) of Capacity					<b>(9,502)</b>
<b>Oro-Medonte</b>		Total Housing Unit Potential	2,102	175	-
	2016 Persons Per Unit	2.66	1.50	2.14	2.57
	Estimated Household Population Capacity	5,594	263	-	5,857
	Factor for Non-Household Population				0.33%
	Household and Non Household Population				5,877
	Census Undercount				4%
	Total Population Potential (A)				6,122
	2031 Total Population in Currently Built Areas (B)				19,760
	2031 Capacity (A+B)				25,882
	2031 Proposed Provincial Allocation				27,000
	Surplus or (Shortage) of Capacity				<b>(1,118)</b>

Municipality	Category	Single and Semi-Detached	Rowhouse	Apartments	Total
<b>Penetanguishene</b>	Total Housing Unit Potential	302	80	274	656
	2016 Persons Per Unit	2.60	1.81	1.77	2.16
	Estimated Household Population Capacity	786	145	485	1,415
	Factor for Non-Household Population				8.05%
	Household and Non Household Population				1,539
	Census Undercount				4%
	Total Population Potential (A)				1,604
	2031 Total Population in Currently Built Areas (B)				9,215
	2031 Capacity (A+B)				10,819
	2031 Proposed Provincial Allocation				10,500
	Surplus or (Shortage) of Capacity				<b>319</b>
	<b>Ramara</b>	Total Housing Unit Potential	692	-	-
2016 Persons Per Unit		2.45	1.59	2.64	2.45
Estimated Household Population Capacity		1,694	-	-	1,694
Factor for Non-Household Population					0.26%
Household and Non Household Population					1,698
Census Undercount					4%
Total Population Potential (A)					1,769
2031 Total Population in Currently Built Areas (B)					9,310
2031 Capacity (A+B)					11,079
2031 Proposed Provincial Allocation					13,000
Surplus or (Shortage) of Capacity					<b>(1,921)</b>
<b>Severn</b>		Total Housing Unit Potential	1,766	71	128
	2016 Persons Per Unit	2.54	2.62	1.78	2.49
	Estimated Household Population Capacity	4,480	186	228	4,894
	Factor for Non-Household Population				0.73%
	Household and Non Household Population				4,930
	Census Undercount				4%
	Total Population Potential (A)				5,135
	2031 Total Population in Currently Built Areas (B)				11,875
	2031 Capacity (A+B)				17,010
	2031 Proposed Provincial Allocation				17,000
	Surplus or (Shortage) of Capacity				<b>10</b>

Municipality	Category	Single and Semi-Detached	Rowhouse	Apartments	Total
<b>Springwater</b>	Total Housing Unit Potential	2,237	444	263	2,944
	2016 Persons Per Unit	2.86	2.78	1.74	2.75
	Estimated Household Population Capacity	6,400	1,234	457	8,091
	Factor for Non-Household Population				0.51%
	Household and Non Household Population				8,132
	Census Undercount				4%
	Total Population Potential (A)				8,471
	2031 Total Population in Currently Built Areas (B)				17,195
	2031 Capacity (A+B)				25,666
	2031 Proposed Provincial Allocation				24,000
	Surplus or (Shortage) of Capacity				<b>1,666</b>
	<b>Tay</b>	Total Housing Unit Potential	889	245	40
2016 Persons Per Unit		2.45	2.62	1.99	2.47
Estimated Household Population Capacity		2,179	642	80	2,901
Factor for Non-Household Population					1.04%
Household and Non Household Population					2,931
Census Undercount					4%
Total Population Potential (A)					3,053
2031 Total Population in Currently Built Areas (B)					9,595
2031 Capacity (A+B)					12,648
2031 Proposed Provincial Allocation					10,750
Surplus or (Shortage) of Capacity					<b>1,898</b>
<b>Tiny</b>		Total Housing Unit Potential	2,511	-	-
	2016 Persons Per Unit	2.38	2.62	2.47	2.38
	Estimated Household Population Capacity	5,976	-	-	5,976
	Factor for Non-Household Population				0.95%
	Household and Non Household Population				6,033
	Census Undercount				4%
	Total Population Potential (A)				6,285
	2031 Total Population in Currently Built Areas (B)				10,640
	2031 Capacity (A+B)				16,925
	2031 Proposed Provincial Allocation				11,750
	Surplus or (Shortage) of Capacity				<b>5,175</b>

Municipality	Category	Single and Semi-Detached	Rowhouse	Apartments	Total
<b>Wasaga Beach</b>	Total Housing Unit Potential	3,521	1,334	1,036	5,891
	2016 Persons Per Unit	2.31	1.94	1.50	2.08
	Estimated Household Population Capacity	8,137	2,587	1,550	12,274
	Factor for Non-Household Population				1.22%
	Household and Non Household Population				12,426
	Census Undercount				4%
	Total Population Potential (A)				12,943
	2031 Total Population in Currently Built Areas (B)				14,820
	2031 Capacity (A+B)				27,763
	2031 Proposed Provincial Allocation				26,300
	Surplus or (Shortage) of Capacity				<b>1,463</b>
	<b>Simcoe County</b>	Total Housing Unit Potential	38,527	8,291	6,116
2016 Persons Per Unit*		2.55	2.24	1.72	2.41
Estimated Household Population Capacity		98,325	18,569	10,547	127,441
Factor for Non-Household Population					
Household and Non Household Population					129,273
Census Undercount					4%
Total Population Potential (A)					134,659
2031 Total Population in Currently Built Areas (B)					258,590
2031 Capacity (A+B)					393,249
2031 Proposed Provincial Allocation					416,000
Surplus or (Shortage) of Capacity					<b>(22,751)</b>

\*Note: 2016 Persons Per Unit for Simcoe County is calculated.

**Summary of Additional Analysis  
In Relation to the Growth Plan for the Greater Golden Horseshoe  
Simcoe County, by Local Municipality**  
All Area Data in Hectares

Municipality	Category	Total Area of All Applications	Total Area Before June 16, 2006	Total Area After June 16, 2006	Total Number of Units by Type										
					Before June 16, 2006					After June 16, 2006					
					Singles	Semis	Rows	Apts	Total	Singles	Semis	Rows	Apts	Total	
Adjala-Tosorontio	Registered	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Draft Approved	95.96	48.19	47.77	121	-	-	-	-	121	400	39	-	-	439
	Proposed & Pending	103.98	68.63	35.35	315	-	-	-	-	315	248	-	63	-	311
	<b>Total</b>	<b>199.94</b>	<b>116.82</b>	<b>83.12</b>	<b>436</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>436</b>	<b>648</b>	<b>39</b>	<b>63</b>	<b>-</b>	<b>750</b>
Bradford West Gwillimbury	Registered	314.04	291.96	22.08	509	-	144	-	-	653	150	15	-	-	165
	Draft Approved	321.47	186.98	134.49	1,231	6	55	17	1,309	929	134	-	-	-	1,063
	Proposed & Pending	99.06	11.05	88.01	-	-	274	300	574	1,096	-	-	-	-	1,096
	<b>Total</b>	<b>734.57</b>	<b>489.99</b>	<b>244.58</b>	<b>1,740</b>	<b>6</b>	<b>473</b>	<b>317</b>	<b>2,536</b>	<b>2,175</b>	<b>149</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,324</b>
Clearview	Registered	118.50	109.00	9.50	656	64	115	306	1,141	101	-	-	-	-	101
	Draft Approved	244.03	242.22	1.81	557	166	74	88	885	-	-	-	-	72	72
	Proposed & Pending	92.50	91.20	1.30	1,480	-	400	600	2,480	-	-	-	-	22	22
	<b>Total</b>	<b>455.03</b>	<b>442.42</b>	<b>12.61</b>	<b>2,693</b>	<b>230</b>	<b>589</b>	<b>994</b>	<b>4,506</b>	<b>101</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>94</b>	<b>195</b>
Collingwood	Registered	187.17	170.83	16.34	1,262	-	923	51	2,236	125	-	167	84	376	
	Draft Approved	92.56	86.88	5.68	460	-	831	-	1,291	137	-	165	273	575	
	Proposed & Pending	48.48	3.80	44.68	12	-	28	7	47	344	-	83	140	567	
	<b>Total</b>	<b>328.21</b>	<b>n/a</b>	<b>66.70</b>	<b>1,734</b>	<b>-</b>	<b>1,782</b>	<b>58</b>	<b>3,574</b>	<b>606</b>	<b>-</b>	<b>415</b>	<b>497</b>	<b>1,518</b>	
Essa	Registered	116.16	116.16	-	121	138	98	-	357	-	-	-	-	-	
	Draft Approved	128.87	128.87	-	752	490	288	-	1,530	-	-	-	-	-	
	Proposed & Pending	41.56	8.30	33.26	15	40	-	-	55	250	-	-	-	250	
	<b>Total</b>	<b>286.59</b>	<b>253.33</b>	<b>33.26</b>	<b>888</b>	<b>668</b>	<b>386</b>	<b>-</b>	<b>1,942</b>	<b>250</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>250</b>	
Innisfil	Registered	207.30	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Draft Approved	327.45	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Proposed & Pending	195.08	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	<b>Total</b>	<b>729.83</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	
Midland*	Registered	42.47	38.09	4.38	165	-	-	104	269	-	-	37	-	37	
	Draft Approved	200.42	181.23	19.19	841	-	577	126	1,544	119	40	206	-	365	
	Proposed & Pending	3.72	-	3.72	-	-	-	-	-	-	-	-	45	45	
	<b>Total</b>	<b>246.61</b>	<b>219.32</b>	<b>27.29</b>	<b>1,006</b>	<b>-</b>	<b>577</b>	<b>230</b>	<b>1,813</b>	<b>119</b>	<b>40</b>	<b>243</b>	<b>45</b>	<b>447</b>	
New Tecumseth	Registered	111.70	111.70	-	1,084	150	179	100	1,513	-	-	-	-	-	
	Draft Approved	287.10	287.10	-	2,795	652	705	1,108	5,260	-	-	-	-	-	
	Proposed & Pending	203.77	155.57	48.20	1,298	358	338	-	1,994	296	-	-	-	296	
	<b>Total</b>	<b>602.57</b>	<b>554.37</b>	<b>48.20</b>	<b>5,177</b>	<b>1,160</b>	<b>1,222</b>	<b>1,208</b>	<b>8,767</b>	<b>296</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>296</b>	
Oro-Medonte*	Registered	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Draft Approved	743.25	726.38	16.87	1,959	-	175	-	2,134	17	-	-	-	17	
	Proposed & Pending	34.22	20.82	13.40	97	-	-	-	97	29	-	-	-	29	
	<b>Total</b>	<b>777.47</b>	<b>747.20</b>	<b>30.27</b>	<b>2,056</b>	<b>-</b>	<b>175</b>	<b>-</b>	<b>2,231</b>	<b>46</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>46</b>	
Penetanguishene	Registered	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Draft Approved	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Proposed & Pending	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	<b>Total</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	

\*Note: Date of applications provided by Town are by year, therefore, for the purposes of this Land Budget, only applications 2007 and later are being included in the Post Growth Plan column, all others will be considered Pre Growth Plan.

Municipality	Category	Total Area of All Applications	Total Area Before June 16, 2006	Total Area After June 16, 2006	Total Number of Units by Type										
					Before June 16, 2006					After June 16, 2006					
Ramara	Registered	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	Draft Approved	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	Proposed & Pending	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	<b>Total</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>
Severn*	Registered	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Draft Approved	225.02	208.34	16.68	555	-	56	-	611	45	-	-	50	95	
	Proposed & Pending	202.02	55.75	63.12	454	-	15	-	469	109	-	-	78	187	
	<b>Total</b>	<b>427.04</b>	<b>264.09</b>	<b>79.80</b>	<b>1,009</b>	<b>-</b>	<b>71</b>	<b>-</b>	<b>1,080</b>	<b>154</b>	<b>-</b>	<b>-</b>	<b>128</b>	<b>282</b>	
Springwater	Registered	264.82	261.86	2.96	260	-	-	-	260	4	-	-	-	4	
	Draft Approved	157.30	149.68	7.62	643	-	157	-	800	75	-	-	48	123	
	Proposed & Pending	359.00	230.00	39.93	737	-	198	215	1,150	518	-	89	-	607	
	<b>Total</b>	<b>781.12</b>	<b>641.54</b>	<b>50.51</b>	<b>1,640</b>	<b>-</b>	<b>355</b>	<b>215</b>	<b>2,210</b>	<b>597</b>	<b>-</b>	<b>89</b>	<b>48</b>	<b>734</b>	
Tay	Registered	136.71	136.71	-	198	4	78	-	280	-	-	-	-	-	
	Draft Approved	89.12	88.78	0.34	405	-	-	-	405	-	-	10	-	10	
	Proposed & Pending	61.71	60.70	1.01	263	4	157	40	464	15	-	-	-	15	
	<b>Total</b>	<b>287.54</b>	<b>286.19</b>	<b>1.35</b>	<b>866</b>	<b>8</b>	<b>235</b>	<b>40</b>	<b>1,149</b>	<b>15</b>	<b>-</b>	<b>10</b>	<b>-</b>	<b>25</b>	
Tiny	Registered	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Draft Approved	74.31	60.11	14.20	89	-	-	-	89	23	-	-	-	23	
	Proposed & Pending	79.27	17.57	61.70	22	-	-	-	22	51	-	-	-	51	
	<b>Total</b>	<b>153.58</b>	<b>77.68</b>	<b>75.90</b>	<b>111</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>111</b>	<b>74</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>74</b>	
Wasaga Beach	Registered	479.41	404.92	74.49	439	-	167	100	706	119	-	8	-	127	
	Draft Approved	128.59	48.23	80.36	389	-	33	-	422	576	44	140	82	842	
	Proposed & Pending	389.88	22.76	367.12	-	-	122	646	768	1,830	82	814	208	2,934	
	<b>Total</b>	<b>997.88</b>	<b>475.91</b>	<b>521.97</b>	<b>828</b>	<b>-</b>	<b>322</b>	<b>746</b>	<b>1,896</b>	<b>2,525</b>	<b>126</b>	<b>962</b>	<b>290</b>	<b>3,903</b>	
Simcoe County**	Registered	1,713.46	803.62	35.96	2,993	356	614	510	4,473	255	15	37	-	307	
	Draft Approved	2,873.58	2,158.20	251.35	9,948	1,314	2,087	1,339	14,688	1,608	213	216	170	2,207	
	Proposed & Pending	1,555.25	489.59	349.07	4,681	402	1,382	1,155	7,620	2,612	-	152	145	2,909	
	<b>Total</b>	<b>6,142.29</b>	<b>3,451.41</b>	<b>636.38</b>	<b>17,622</b>	<b>2,072</b>	<b>4,083</b>	<b>3,004</b>	<b>26,781</b>	<b>4,475</b>	<b>228</b>	<b>405</b>	<b>315</b>	<b>5,423</b>	
					Shares	65.80%	7.74%	15.25%	11.22%	100.00%	82.52%	4.21%	7.47%	5.81%	100.00%

\*Note: Total area of all applications includes specific applications that have not been dated and therefore will not show up in the corresponding Pre and Post Growth Plan columns.  
\*\*Note: Some municipalities have provided the area of all applications, but failed to provide dates, therefore, the total Land Area is not a sum of the Pre and Post Growth Plan columns.

Summary of Additional Analysis  
Settlement Areas, Built Boundary and Servicing Analysis  
Simcoe County, by Local Municipality  
All Area Data in Hectares

Municipality	Category	Total Area of All Applications			Total Number of Units by Type																		
		Within Settlement Area	Within Built Boundary	With Servicing	Within Settlement Area					Within Built Boundary					With Servicing								
					Singles	Semis	Rows	Apts	Total	Singles	Semis	Rows	Apts	Total	Singles	Semis	Rows	Apts	Total				
Adjala-Tosorontio	Registered	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Draft Approved	95.96	95.96	87.36	521	39	-	-	-	560	521	39	-	-	560	504	39	-	-	-	-	-	543
	Proposed & Pending	103.98	103.98	103.98	563	-	63	-	-	626	563	-	63	-	626	563	-	63	-	-	-	-	626
	<b>Total</b>	<b>199.94</b>	<b>199.94</b>	<b>191.34</b>	<b>1,084</b>	<b>39</b>	<b>63</b>	<b>-</b>	<b>-</b>	<b>1,186</b>	<b>1,084</b>	<b>39</b>	<b>63</b>	<b>-</b>	<b>1,186</b>	<b>1,067</b>	<b>39</b>	<b>63</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,169</b>
Bradford West Gwillimbury	Registered	173.98	103.94	150.96	559	15	144	-	718	35	-	28	-	63	550	15	144	-	-	-	-	-	709
	Draft Approved	321.47	0.25	321.47	2,160	140	55	17	2,372	-	-	-	17	17	2,160	140	55	17	17	17	17	17	2,372
	Proposed & Pending	99.06	3.30	99.06	1,096	-	274	300	1,670	-	-	99	-	99	1,096	-	274	300	1,670	99	99	99	1,670
	<b>Total</b>	<b>594.51</b>	<b>107.49</b>	<b>571.49</b>	<b>3,815</b>	<b>155</b>	<b>473</b>	<b>317</b>	<b>4,760</b>	<b>35</b>	<b>-</b>	<b>127</b>	<b>17</b>	<b>179</b>	<b>3,806</b>	<b>155</b>	<b>473</b>	<b>317</b>	<b>317</b>	<b>317</b>	<b>317</b>	<b>317</b>	<b>4,751</b>
Clearview	Registered	84.10	9.50	118.50	716	64	115	306	1,201	101	-	-	-	101	757	64	115	306	1,242	-	-	-	1,242
	Draft Approved	244.03	19.91	229.71	557	166	74	160	957	99	-	-	133	232	527	166	74	160	927	-	-	-	927
	Proposed & Pending	92.50	23.10	91.20	1,480	-	400	622	2,502	700	-	200	322	1,222	1,480	-	400	600	2,480	-	-	-	2,480
	<b>Total</b>	<b>420.63</b>	<b>52.51</b>	<b>439.41</b>	<b>2,753</b>	<b>230</b>	<b>589</b>	<b>1,088</b>	<b>4,660</b>	<b>900</b>	<b>-</b>	<b>200</b>	<b>455</b>	<b>1,555</b>	<b>2,764</b>	<b>230</b>	<b>589</b>	<b>1,066</b>	<b>4,649</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,649</b>
Collingwood	Registered	201.27	48.58	201.27	1,479	-	1,088	660	3,227	136	-	482	660	1,278	1,479	-	1,088	660	3,227	-	-	-	3,227
	Draft Approved	78.46	15.96	78.46	421	-	824	162	1,407	-	-	657	-	657	421	-	824	162	1,407	-	-	-	1,407
	Proposed & Pending	48.48	14.56	48.48	455	-	161	302	918	83	-	136	147	366	455	-	161	302	918	-	-	-	918
	<b>Total</b>	<b>328.21</b>	<b>79.10</b>	<b>328.21</b>	<b>2,355</b>	<b>-</b>	<b>2,073</b>	<b>1,124</b>	<b>5,552</b>	<b>219</b>	<b>-</b>	<b>1,275</b>	<b>807</b>	<b>2,301</b>	<b>2,355</b>	<b>-</b>	<b>2,073</b>	<b>1,124</b>	<b>5,552</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,552</b>
Essa	Registered	116.16	116.16	116.16	121	138	98	-	357	121	138	98	-	357	121	138	98	-	357	-	-	-	357
	Draft Approved	117.84	29.79	117.84	739	490	288	-	1,517	136	62	155	-	353	739	490	288	-	1,517	-	-	-	1,517
	Proposed & Pending	36.08	-	36.08	250	40	-	-	290	-	-	-	-	-	250	40	-	-	290	-	-	-	290
	<b>Total</b>	<b>270.08</b>	<b>145.95</b>	<b>270.08</b>	<b>1,110</b>	<b>668</b>	<b>386</b>	<b>-</b>	<b>2,164</b>	<b>257</b>	<b>200</b>	<b>253</b>	<b>-</b>	<b>710</b>	<b>1,110</b>	<b>668</b>	<b>386</b>	<b>-</b>	<b>2,164</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,164</b>
Innisfil	Registered	105.30	16.80	112.20	923	-	208	80	1,211	157	-	-	-	157	990	-	208	80	1,278	-	-	-	1,278
	Draft Approved	252.79	38.69	242.88	2,006	-	478	110	2,594	152	-	-	-	152	1,990	-	478	110	2,578	-	-	-	2,578
	Proposed & Pending	195.08	19.59	195.08	1,208	-	449	392	2,049	94	-	-	-	94	1,208	-	449	392	2,049	-	-	-	2,049
	<b>Total</b>	<b>553.17</b>	<b>75.08</b>	<b>550.16</b>	<b>4,137</b>	<b>-</b>	<b>1,135</b>	<b>582</b>	<b>5,854</b>	<b>403</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>403</b>	<b>4,188</b>	<b>-</b>	<b>1,135</b>	<b>582</b>	<b>5,905</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,905</b>
Midland	Registered	42.47	4.38	42.47	165	-	37	104	306	-	-	37	-	37	165	-	37	104	306	-	-	-	306
	Draft Approved	200.42	6.70	200.42	1,023	40	960	456	2,479	8	40	115	-	163	1,023	40	960	456	2,479	-	-	-	2,479
	Proposed & Pending	3.72	0.58	3.72	-	-	53	45	98	-	-	-	45	45	-	-	53	45	98	-	-	-	98
	<b>Total</b>	<b>246.61</b>	<b>11.66</b>	<b>246.61</b>	<b>1,188</b>	<b>40</b>	<b>1,050</b>	<b>605</b>	<b>2,883</b>	<b>8</b>	<b>40</b>	<b>152</b>	<b>45</b>	<b>245</b>	<b>1,188</b>	<b>40</b>	<b>1,050</b>	<b>605</b>	<b>2,883</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,883</b>
New Tecumseth	Registered	76.70	26.00	111.70	610	-	179	-	789	347	-	58	-	405	1,084	150	179	100	1,513	-	-	-	1,513
	Draft Approved	252.10	7.30	252.10	2,168	652	397	847	4,064	124	-	-	-	124	2,795	652	705	1,108	5,260	-	-	-	5,260
	Proposed & Pending	51.47	-	188.77	331	-	-	-	331	-	-	-	-	-	1,583	358	338	-	2,279	-	-	-	2,279
	<b>Total</b>	<b>380.27</b>	<b>33.30</b>	<b>587.57</b>	<b>3,109</b>	<b>652</b>	<b>576</b>	<b>847</b>	<b>5,184</b>	<b>471</b>	<b>-</b>	<b>58</b>	<b>-</b>	<b>529</b>	<b>5,462</b>	<b>1,160</b>	<b>1,222</b>	<b>1,208</b>	<b>9,052</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>9,052</b>
Oro-Medonte	Registered	-	n/a	-	-	-	-	-	-	n/a	n/a	n/a	n/a	n/a	-	-	-	-	-	-	-	-	-
	Draft Approved	555.93	n/a	618.32	1,865	-	175	-	2,040	n/a	n/a	n/a	n/a	n/a	1,853	-	175	-	2,028	-	-	-	2,028
	Proposed & Pending	27.52	n/a	27.52	119	-	-	-	119	n/a	n/a	n/a	n/a	n/a	119	-	-	-	119	-	-	-	119
	<b>Total</b>	<b>583.45</b>	<b>n/a</b>	<b>645.84</b>	<b>1,984</b>	<b>-</b>	<b>175</b>	<b>-</b>	<b>2,159</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>1,972</b>	<b>-</b>	<b>175</b>	<b>-</b>	<b>2,147</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,147</b>
Penetanguishene	Registered	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	Draft Approved	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	Proposed & Pending	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	<b>Total</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>

\*Note: Total land area within the Built Boundary includes all areas identified as undelineated.



Municipality	Category	Total Area of All Applications			Total Number of Units by Type															
		Within Settlement Area	Within Built Boundary	With Servicing	Within Settlement Area					Within Built Boundary					With Servicing					
Ramara	Registered	n/a	n/a	n/a	597	-	-	-	597	-	-	-	-	-	-	121	-	-	-	121
	Draft Approved	n/a	n/a	n/a	95	-	-	-	95	-	-	-	-	-	-	95	-	-	-	95
	Proposed & Pending	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	<b>Total</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>692</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>692</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>216</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>216</b>
Severn	Registered	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	Draft Approved	32.72	28.86	7.19	111	-	-	50	161	73	-	-	50	123	47	-	-	50	97	
	Proposed & Pending	107.30	55.26	107.30	1,053	-	15	78	1,146	105	-	15	78	198	1,053	-	15	78	1,146	
	<b>Total</b>	<b>140.02</b>	<b>84.12</b>	<b>114.49</b>	<b>1,164</b>	<b>-</b>	<b>15</b>	<b>128</b>	<b>1,307</b>	<b>178</b>	<b>-</b>	<b>15</b>	<b>128</b>	<b>321</b>	<b>1,100</b>	<b>-</b>	<b>15</b>	<b>128</b>	<b>2,143</b>	
Springwater	Registered	150.12	9.95	118.78	179	-	-	-	179	5	-	-	-	5	173	-	-	-	173	
	Draft Approved	109.47	1.42	109.47	597	-	157	48	802	-	-	12	48	60	675	-	157	48	880	
	Proposed & Pending	262.68	0.10	359.00	775	-	139	43	957	-	-	-	6	6	1,255	-	287	215	1,757	
	<b>Total</b>	<b>522.27</b>	<b>11.47</b>	<b>587.25</b>	<b>1,551</b>	<b>-</b>	<b>296</b>	<b>91</b>	<b>1,938</b>	<b>5</b>	<b>-</b>	<b>12</b>	<b>54</b>	<b>71</b>	<b>2,103</b>	<b>-</b>	<b>444</b>	<b>263</b>	<b>2,810</b>	
Tay	Registered	18.94	15.69	18.94	99	4	78	-	181	72	4	78	-	154	99	4	78	-	181	
	Draft Approved	44.85	0.34	44.85	355	-	10	-	365	-	-	10	-	10	355	-	10	-	365	
	Proposed & Pending	61.71	30.42	61.71	278	4	157	40	479	23	4	30	40	97	278	4	157	40	479	
	<b>Total</b>	<b>125.50</b>	<b>46.45</b>	<b>125.50</b>	<b>732</b>	<b>8</b>	<b>245</b>	<b>40</b>	<b>1,025</b>	<b>95</b>	<b>8</b>	<b>118</b>	<b>40</b>	<b>261</b>	<b>732</b>	<b>8</b>	<b>245</b>	<b>40</b>	<b>1,025</b>	
Tiny	Registered	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Draft Approved	19.01	19.01	19.01	15	-	-	-	15	15	-	-	-	15	15	-	-	-	15	
	Proposed & Pending	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	<b>Total</b>	<b>19.01</b>	<b>19.01</b>	<b>19.01</b>	<b>15</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>15</b>	<b>15</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>15</b>	<b>15</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>15</b>	
Wasaga Beach	Registered	479.41	461.49	215.83	600	-	225	100	925	461	-	225	100	786	501	-	225	100	826	
	Draft Approved	128.59	23.83	128.59	965	44	173	82	1,264	120	-	33	36	189	965	44	173	82	1,264	
	Proposed & Pending	389.88	44.62	389.88	1,830	82	936	854	3,702	174	-	220	9	403	1,830	82	936	854	3,702	
	<b>Total</b>	<b>997.88</b>	<b>529.94</b>	<b>734.30</b>	<b>3,395</b>	<b>126</b>	<b>1,334</b>	<b>1,036</b>	<b>5,891</b>	<b>755</b>	<b>-</b>	<b>478</b>	<b>145</b>	<b>1,378</b>	<b>3,296</b>	<b>126</b>	<b>1,334</b>	<b>1,036</b>	<b>5,792</b>	
Simcoe County	Registered	1,298.33	802.54	937.07	6,048	221	2,172	1,250	9,691	1,430	142	1,006	760	3,338	6,040	371	2,172	1,350	9,933	
	Draft Approved	2,344.17	286.60	2,383.20	13,598	1,571	3,591	1,932	20,692	1,248	141	970	236	2,595	14,149	1,571	3,899	2,193	21,812	
	Proposed & Pending	1,216.78	295.41	1,352.78	9,438	126	2,647	2,676	14,887	1,742	4	763	641	3,150	11,170	484	3,133	2,826	17,613	
	<b>Total</b>	<b>4,859.28</b>	<b>1,384.55</b>	<b>4,673.05</b>	<b>29,084</b>	<b>1,918</b>	<b>8,410</b>	<b>5,858</b>	<b>45,270</b>	<b>4,420</b>	<b>287</b>	<b>2,739</b>	<b>1,637</b>	<b>9,083</b>	<b>31,359</b>	<b>2,426</b>	<b>9,204</b>	<b>6,369</b>	<b>49,358</b>	

Shares 64.25% 4.24% 18.58% 12.94% 100.00% 48.66% 3.16% 30.16% 18.02% 100.00% 63.53% 4.92% 18.65% 12.90% 100.00%

\*Note: Total land area within the Built Boundary includes all areas identified as undelineated.

Township of Adjala-Tosorontio  
Residential Unit Potential as of February 2009

A. Units Under Application (Registered & Draft Approved)								B. Additional Information on Registered and Draft Approved Developments								
Application #	Development Name	Status	Single	Semi	Row	Apartment	Total	Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoptdion	D.P. Extensions	
<b>Glencairn</b>																
AT-T-0102		Draft Approved	17	-	-	-	17	23-Feb-01	No	No	Yes	Yes	8.60	17-Apr-07	n/a	
<b>Lisle</b>																
No vacant unit potential in registered or draft approved plans			n/a	n/a	n/a	n/a	n/a									
<b>Tioga</b>																
AT-T-0501		Draft Approved	22	-	-	-	22	21-Feb-05	No	Yes (Well)	Yes	Yes	22.47	7-Dec-06	n/a	
<b>Everett</b>																
AT-T-0103		Draft Approved	51	-	-	-	51	2-May-05	Yes	Yes	Yes	Yes	6.96	18-Aug-05	n/a	
AT-T-0502*		Draft Approved	400	39	-	-	439	28-Jun-07	Yes	Yes	Yes	Yes	47.77	27-Oct-08	n/a	
<b>Rosemont</b>																
Information not available on unit potential in registered or draft approved plans			n/a	n/a	n/a	n/a	n/a									
<b>Loretto</b>																
AT-T-95004**		Draft Approved	31	-	-	-	31	22-May-87	No	Yes	Yes	Yes	10.16	15-May-01	5	
<b>Hockley</b>																
Information not available on unit potential in registered or draft approved plans			n/a	n/a	n/a	n/a	n/a									
<b>Colgan</b>																
Information not available on unit potential in registered or draft approved plans			n/a	n/a	n/a	n/a	n/a									
<b>Rural</b>																
Information not available on unit potential in registered or draft approved plans			n/a	n/a	n/a	n/a	n/a									
<b>Subtotal - Units Under Application</b>			<b>521</b>	<b>39</b>	<b>-</b>	<b>-</b>	<b>560</b>									

\*Note: Information provided by Township shows single and semi detached units combined. Supply potential assumes approximately 90% single detached units.

\*\*Currently before the Ontario Municipal Board (OMB). Depending on OMB hearing outcome, not all units may be approved for development.

C. Proposed or Pending Developments							
Location	Development Name	Status	Single	Semi	Row	Apartment	Total
<b>Colgan</b>							
AT-T-0601 <sup>1</sup>	Wayland Farms	Proposed	315	-	-	-	315
AT-T-0701* <sup>1</sup>	Manors of Colgan <sup>2</sup>	Proposed	248	-	63	-	311
<b>Subtotal - Proposed Developments</b>			<b>563</b>	<b>-</b>	<b>63</b>	<b>-</b>	<b>626</b>

D. Additional Information on Proposed & Pending Developments								
Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoptdion	D.P. Extensions	
27-Apr-06	Yes	Yes	Yes	Yes	68.63	OMB	n/a	
27-Nov-06	Yes	Yes	Yes	Yes	35.35	OMB	n/a	

\*Note: Information provided by Township shows single and town (row) units combined. Supply potential assumes approximately 90% single detached units.

<sup>1</sup> Currently before the Ontario Municipal Board (OMB). Depending on OMB hearing outcome, not all units may be approved for development.

<sup>2</sup> A 137 bed retirement facility is also planned within this development. For the purposes of this analysis, it is treated as non-household population.

E. Unit Potential on Designated Greenfield Lands With No Application						
Community	Location	Total Designated Area	Non Developable Land Area	Gross Developable Land Area (ha)	Gross Density, All Unit Types, Units Per Ha (Municipal Estimate)	Potential Unit Yield
Glencairn	n/a	n/a	n/a	4.50	5	23
Lisle	n/a	n/a	n/a	6.80	5	34
Everett	n/a	n/a	n/a	9.00	10	90
Rosemont	n/a	n/a	n/a	-	-	-
Loretto	n/a	n/a	n/a	18.10	5	91
Hockley	n/a	n/a	n/a	9.40	3	28
Colgan	n/a	n/a	n/a	4.00	8	32
Sub-Total				51.80	6	297
<b>Greenfield Housing Unit Potential By Unit Type</b>			<b>297</b>	<b>-</b>	<b>-</b>	<b>297</b>

F. Additional Information on Designated Greenfield Lands Developments with No Application								
Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoption	D.P. Extensions	
n/a	No	No	Yes	Yes	n/a	n/a	n/a	
n/a	No	Partial	Yes	Yes	n/a	n/a	n/a	
n/a	Partial	Yes	Yes	Yes	n/a	n/a	n/a	
n/a	No	Partial	Yes	Yes	n/a	n/a	n/a	
n/a	No	Partial	Yes	Yes	n/a	n/a	n/a	
n/a	No	Partial	Yes	Yes	n/a	n/a	n/a	

\*Note: Greenfield unit potential assumed to be entirely in a single detached form.

<b>G. Total Residential Unit Potential</b>					
	Single	Semi	Row	Apartment	Total
A. Units Under Application (Registered & Draft Approved)	521	39	-	-	560
C. Proposed or Pending Developments	563	-	63	-	626
E. Unit Potential on Designated Greenfield Lands With No Application	297	-	-	-	297
<b>Grand Total Residential Unit Capacity Before Intensification</b>	<b>1,381</b>	<b>39</b>	<b>63</b>	<b>-</b>	<b>1,483</b>

<b>H. Residential Unit Potential Restated to Census Day 2006</b>					
	Single	Semi	Row	Apartment	Total
Residential Unit Potential at February 2009	1,381	39	63	-	1,483
Residential Units Completed, Mid-2006 to February 2009	79	-	-	-	79
<b>Estimated Residential Unit Supply, Census Day 2006</b>	<b>1,460</b>	<b>39</b>	<b>63</b>	<b>-</b>	<b>1,562</b>

<b>I. Identified Intensification Opportunities</b>					
Location	Single	Semi	Row	Apartment	Total
No intensification opportunities identified	-	-	-	-	-
<b>Subtotal - Intensification</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

Town of Bradford West Gwillimbury  
Residential Unit Potential as of February 2009

A. Units Under Application (Registered & Draft Approved)								B. Additional Information on Registered and Draft Approved Developments							
Application #	Development Name	Status	Single	Semi	Row	Apartment	Total	Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoptdion	D.P. Extensions
<b>Urban</b>															
51M-930	Bronze Court	Registered	13	-	-	-	13	Post GP	Yes	Yes	Yes	Yes	1.18	Mar 13/09	n/a
51M-927	FNB Phase 1	Registered	123	-	116	-	239	Pre GP	Yes	Yes	Yes	No	32.91	Feb 6/09	n/a
51M-911	Brookfield Phase 3	Registered	198	-	-	-	198	Pre GP	Yes	Yes	Yes	No	14.44	Jul 25/08	n/a
51M-907*	Great Gulf Phase 1	Registered	137	15	-	-	152	Post GP	Yes	Yes	Yes	No	20.90	Jun 19/08	n/a
51M-904	Southfield 4	Registered	22	-	-	-	22	Pre GP	Yes	Yes	Yes	No	3.49	May 15/08	n/a
51M-893	Brookfield Phase 2	Registered	46	-	-	-	46	Pre GP	Yes	Yes	Yes	No	18.51	Nov 29/07	n/a
51M-885	Christina Homes	Registered	-	-	17	-	17	Pre GP	Yes	Yes	Yes	Yes	4.05	Oct 10/07	n/a
51M-827	Countryside Phase 2, Stage 2	Registered	2	-	-	-	2	Pre GP	Yes	Yes	Yes	Yes	2.59	Sep 21/05	n/a
51M-770	Countryside Phase 2, Stage 1	Registered	2	-	-	-	2	Pre GP	Yes	Yes	Yes	Yes	5.40	May 7/04	n/a
51M-708	Countryside Phase 1	Registered	1	-	-	-	1	Pre GP	Yes	Yes	Yes	Yes	27.27	Mar 18/02	n/a
51M-610	Noble Drive Extension	Registered	2	-	-	-	2	Pre GP	Yes	Yes	Yes	Yes	10.54	Jun 1/98	n/a
51M-571	Wilbak	Registered	1	-	-	-	1	Pre GP	Yes	Yes	Yes	Yes	0.66	Sep 12/96	n/a
51M-301	Hulst/Gres	Registered	3	-	-	-	3	Pre GP	Yes	Yes	Yes	Yes	8.79	Jul 8/87	n/a
	Bradview Homes	Registered	-	-	11	-	11	Pre GP	Yes	Yes	Yes	Yes	0.23	Jun 23/98	n/a
	Lormel	Draft Approved	277	-	-	-	277	Pre GP	Yes	Yes	Yes	No	26.11	Jan 8/08	n/a
	Great Gulf	Draft Approved	789	134	-	-	923	Post GP	Yes	Yes	Yes	No	125.22	May 8/07	n/a
	FNB	Draft Approved	254	-	55	-	309	Pre GP	Yes	Yes	Yes	No	61.69	Apr 18/06	n/a
	Brookfield	Draft Approved	394	6	-	-	400	Pre GP	Yes	Yes	Yes	No	74.88	Dec 13/05	n/a
	Ferragine	Draft Approved	-	-	-	17	17	Pre GP	Yes	Yes	Yes	Yes	0.25	Dec 5/05	n/a
	Dykie	Draft Approved	306	-	-	-	306	Pre GP	Yes	Yes	Yes	No	24.05	Sep 25/07	n/a
	National Homes	Draft Approved	140	-	-	-	140	Post GP	Yes	Yes	Yes	No	9.27	Dec 16/08	n/a
<b>Rural</b>															
51M-937	Marlucor	Registered	28	-	-	-	28	Pre GP	No	No	No	No	20.62	Aug 27/09	n/a
51M-900	Polaris Restorations II	Registered	6	-	-	-	6	Pre GP	No	No	No	No	4.92	Apr 3/08	n/a
51M-888	Emery & SJP	Registered	62	-	-	-	62	Pre GP	No	No	No	No	46.16	Oct 25/07	n/a
51M-576	Golfview Phase 2	Registered	4	-	-	-	4	Pre GP	No	No	Yes	Yes	12.76	Dec 12/96	n/a
51M-515	Polaris Restorations I	Registered	1	-	-	-	1	Pre GP	No	No	No	No	41.50	Nov 23/93	n/a
51M-460	Arthur Evans	Registered	1	-	-	-	1	Pre GP	No	No	No	No	6.65	Dec 10/90	n/a
51M-423	Golfview Phase 1	Registered	5	-	-	-	5	Pre GP	No	No	Yes	Yes	10.26	Jan 9/90	n/a
51M-337	Grandview Estates	Registered	2	-	-	-	2	Pre GP	No	No	No	Yes	20.21	Jun 22/88	n/a
<b>Subtotal - Units Under Application</b>			<b>2,819</b>	<b>155</b>	<b>199</b>	<b>17</b>	<b>3,190</b>								

\*Note: Information provided by Town shows single and semi detached units combined. Supply potential assumes approximately 90% single detached units.

Note: GP = Growth Plan for the Greater Golden Horseshoe.

C. Proposed or Pending Developments							
Location	Development Name	Status	Single	Semi	Row	Apartment	Total
<b>Urban</b>							
BWG-T-0001	Southglen Holdings	Proposed		-	99	-	99
	Northgate Heights	Proposed	-	-	175	300	475
	Bearsfield/Triple-R-Ranch	Proposed	765	-	-	-	765
<b>Rural</b>							
	Bond Head Properties 2 & 3	Proposed	331	-	-	-	331
<b>Subtotal - Proposed or Pending Developments</b>			<b>1,096</b>	<b>-</b>	<b>274</b>	<b>300</b>	<b>1,670</b>

D. Additional Information on Proposed & Pending Developments								
Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoptdion	D.P. Extensions	
Pre GP	Yes	Yes	Yes	Yes	3.30	n/a	n/a	
Pre GP	Yes	Yes	Yes	No	7.75	n/a	n/a	
Post GP	Yes	Yes	Yes	No	50.32	n/a	n/a	
Post GP	Yes	Yes	Yes	No	37.69	n/a	n/a	

E. Unit Potential on Designated Greenfield Lands With No Application							
Community	Location	Total Designated Area	Non Developable Land Area	Gross Developable Land Area (ha)	Gross Density, All Unit Types, Units Per Ha (Calculated From Municipal Information)	Potential Unit Yield	
	CPA 5			17.40	17	300	
	CPA 3			3.40	12	40	
	CPA 1			116.00	8	870	
	Walker			2.80	11	30	
	Bond Head (Subject to OMB Approval)			107.00	9	1,169	
Sub-Total				246.60	10	2,409	
Sub-Total Excluding Bond Head				139.60	9	1,240	
<b>Greenfield Housing Unit Potential By Unit Type</b>			<b>1,812</b>	<b>296</b>	<b>181</b>	<b>120</b>	<b>2,409</b>

F. Additional Information on Designated Greenfield Lands Developments with No Application								
Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoption	D.P. Extensions	
n/a	n/a	n/a	Yes	No	n/a	n/a	n/a	
n/a	n/a	n/a	Yes	No	n/a	n/a	n/a	
n/a	n/a	n/a	Yes	No	n/a	n/a	n/a	
n/a	n/a	n/a	Yes	Yes	n/a	n/a	n/a	
n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	

\*Note: Unit potential includes Bond Head. Unit potential by type based on unit distribution of total approved, draft approved and pending developments.  
Note: Refer to Appendix A

<b>G. Total Residential Unit Potential</b>					
	Single	Semi	Row	Apartment	Total
A. Units Under Application (Registered & Draft Approved)	2,819	155	199	17	3,190
C. Proposed or Pending Developments	1,096	-	274	300	1,670
E. Unit Potential on Designated Greenfield Lands With No Application	1,812	296	181	120	2,409
<b>Grand Total Residential Unit Capacity Before Intensification</b>	<b>5,727</b>	<b>451</b>	<b>654</b>	<b>437</b>	<b>7,269</b>

<b>H. Residential Unit Potential Restated to Census Day 2006</b>					
	Single	Semi	Row	Apartment	Total
Residential Unit Supply, as of February 2009	5,727	451	654	437	7,269
Residential Units Completed, Mid-2006 to February 2009	469	8	-	45	522
<b>Estimated Residential Unit Supply, Census Day 2006</b>	<b>6,196</b>	<b>459</b>	<b>654</b>	<b>482</b>	<b>7,791</b>

<b>I. Identified Intensification Opportunities</b>					
Location	Single	Semi	Row	Apartment	Total
Town-wide estimate to 2031 based on potential residential intensification sites identified in a report prepared by Sorensen Gravel Lowes in August 2005 (the SGL report)*	275	71	502	565	1,413
<b>Subtotal - Intensification</b>	<b>275</b>	<b>71</b>	<b>502</b>	<b>565</b>	<b>1,413</b>

\*Note: Unit potential is a Hemson estimate based on the August 2005 SGL report, which showed a total intensification unit potential of 2,200 units. The Hemson estimate excludes the approximately 260 units currently under application for development that were originally identified as intensification potential in the SGL report, as well as approximately 500 units identified in the SGL report as intensification potential over the very long term (beyond 2031). Housing unit mix is based on achieving the density classifications of low, medium and high density intensification sites identified in the SGL report that are not under application or beyond 2031. Refer to Appendix A.

Note: Refer to Appendix A

Township of Clearview  
Residential Unit Potential as of February 2009

A. Units Under Application (Registered & Draft Approved)								B. Additional Information on Registered and Draft Approved Developments								
Application #	Development Name	Status	Single	Semi	Row	Apartment	Total	Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoptdion	D.P. Extensions	
<b>Creemore</b>																
SD-2004-004	Alliance	Draft Approved	231	166	74	27	498	5-Jan-05	Yes	Yes	Yes	No	37.70	April 2008	n/a	
SD-2005-005	MacIntosh	Draft Approved	-	-	-	72	72	25-May-07	Yes	Yes	Yes	Yes	1.81	February 2007	n/a	
<b>Stayner</b>																
SD-2004-011	Dancor	Registered	615	64	115	306	1,100	9-Jun-06	Yes	Yes	Yes	No	74.60	March 2009	n/a	
SD-2003-020	Emerald Estates	Draft Approved	99	-	-	61	160	10-Feb-04	Yes	Yes	Yes	Yes	18.10	March 2005	October 2007	
SD-2004-009	Regina	Draft Approved	55	-	-	-	55	20-Feb-06	Yes	Yes	Yes	No	7.60	October 2007	n/a	
SD-2008-002	Ridgeview	Registered	101	-	-	-	101	28-Nov-07	Yes	Yes	Yes	Yes	9.50	Registered	n/a	
SD-2002-005	Aspen Ridge Phase II	Draft Approved	32	-	-	-	32	24-Feb-05	Yes	Yes	Yes	No	43.90	September 2007	n/a	
SD-2005-003	Zancor Village Green I	Draft Approved	110	-	-	-	110	28-Oct-05	Yes	Yes	Yes	No	2.60	March 2008	n/a	
<b>Brentwood</b>																
43T-90004	Capuccitti*	Draft Approved	30	-	-	-	30	16-Nov-94	No	No	Yes	n/a	14.32	21-Jun-96	n/a	
<b>New Lowell</b>																
SD-2003-011	Rice Group*	Draft Approved	-	-	-	-	-	24-Nov-03	No	Yes	Yes	n/a	118.00			
<b>Rural</b>																
SD-2004-05	Osler Bluff Estates*	Registered	41	-	-	-	41	July 1996	No	Yes	No	n/a	34.40	Registered	n/a	
<b>Subtotal - Units Under Application</b>			<b>1,314</b>	<b>230</b>	<b>189</b>	<b>466</b>	<b>2,199</b>									

\*Note: Approved by Province (no lapse dates).



C. Proposed or Pending Developments							
Location	Development Name	Status	Single	Semi	Row	Apartment	Total
<b>Stayner</b>							
SD-2002-005a	Cortel Village Green Ia	DAA	71	-	-	-	71
<b>New Lowell</b>							
SD-2006-002	Del Zotto - New Lowell*	DAA	700	-	200	300	1,200
<b>Nottawa</b>							
SP-2006-040	Melville Estates	DAA	-	-	-	22	22
SP-2006-003	Del Zotto - Nottawa*	OPA/DAA	700	-	200	300	1,200
<b>Rural</b>							
SD-2004-016	Atkinson	DAA	9	-	-	-	9
<b>Subtotal - Proposed Developments</b>			<b>1,480</b>	<b>-</b>	<b>400</b>	<b>622</b>	<b>2,502</b>

\*Note: New services proposed.

D. Additional Information on Proposed & Pending Developments							
Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoption	D.P. Extensions
24-Feb-05	Yes	Yes	Yes	No	43.90	n/a	n/a
26-May-06	Yes	Yes	Yes	n/a	20.60	n/a	n/a
20-Nov-06	No	No	Yes	Yes	1.30	n/a	n/a
30-May-06	Yes	Yes	Yes	Yes	21.80	n/a	n/a
3-Mar-05	Yes	Yes	Yes	n/a	4.90	n/a	n/a

E. Unit Potential on Designated Greenfield Lands With No Application							
Community	Location	Total Designated Area (ha)	Non Developable Land Area (ha)	Gross Developable Land Area (ha)	Gross Density, All Unit Types, Units Per Ha (Municipal Estimate)	Potential Unit Yield	
<b>Main Urban Areas</b>							
	Creemore			-	-	-	
	New Lowell			-	-	-	
	Nottawa			-	-	-	
	Stayner	130.00	26.00	104.00	12	1,196	
			<b>Single</b>	<b>Semi</b>	<b>Row</b>	<b>Apartment</b>	<b>Total</b>
<b>Greenfield Housing Unit Potential By Unit Type*</b>			<b>1,063</b>	<b>33</b>	<b>30</b>	<b>70</b>	<b>1,196</b>

\*Note: Unit potential by type for the main urban areas is based on the unit distribution of total approved, draft approved and pending developments.

F. Additional Information on Designated Greenfield Lands Developments with No Application							
Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoption	D.P. Extensions
	Yes	Yes	n/a	n/a	n/a	n/a	n/a

<b>G. Total Residential Unit Potential</b>					
	<b>Single</b>	<b>Semi</b>	<b>Row</b>	<b>Apartment</b>	<b>Total</b>
A. Units Under Application (Registered & Draft Approved)	1,314	230	189	466	2,199
C. Proposed or Pending Developments	1,480	-	400	622	2,502
E. Unit Potential on Designated Greenfield Lands With No Application	1,063	33	30	70	1,196
<b>Grand Total Residential Unit Capacity*</b>	<b>3,857</b>	<b>263</b>	<b>619</b>	<b>1,158</b>	<b>5,897</b>

\*Note: Based on County yield target.

<b>H. Residential Unit Potential Restated to Census Day 2006</b>					
	<b>Single</b>	<b>Semi</b>	<b>Row</b>	<b>Apartment</b>	<b>Total</b>
Residential Unit Potential at February 2009	3,857	263	619	1,158	5,897
<b>Estimated Residential Unit Supply, Census Day 2006</b>	<b>3,857</b>	<b>263</b>	<b>619</b>	<b>1,158</b>	<b>5,897</b>

\*Note: Information on unit completions since mid-2006 still needs to be confirmed.

Recreational/seasonal residential not incorporated - not considered part of permanent residential growth targets/forecasts.

<b>I. Identified Intensification Opportunities</b>					
<b>Location</b>	<b>Single</b>	<b>Semi</b>	<b>Row</b>	<b>Apartment</b>	<b>Total</b>
Creemore	130	10	40	20	200
Stayner	520	40	160	80	800
<b>Subtotal - Intensification</b>	<b>650</b>	<b>50</b>	<b>200</b>	<b>100</b>	<b>1,000</b>

Note: Refer to Appendix A

Town of Collingwood  
Residential Unit Potential as of July 2006

A. Units Under Application (Registered & Draft Approved)							
Map ID	Development Name	Status	Single	Semi	Row	Apartment	Total
<i>Within Built Boundary (Units are considered to be intensification potential and are shown in Section E Below)</i>							
C	Tanglewood (Block 10A)	Registered	-	-	107	18	125
I	Brandy Lane Homes	Registered	-	-	136	-	136
N	Shipyards (Minnesota Block)	Registered	-	-	23	-	23
P	Regency Heights	Registered	-	-	32	-	32
Q	Affordable Housing	Registered	-	-	-	30	30
Y	Raglan Village Seniors	Registered	-	-	12	51	63
aa	Blue Shores	Registered	35	-	-	-	35
bb	Secondary Plan	Registered	101	-	-	-	101
B	Cranberry	Draft Approved	-	-	657	-	657
M	Shipyards	Registered	-	-	172	525	697
A	Silver Creek/Forest Drive	n/a	20	-	-	-	20
cc	St. Paul Street	Registered	-	-	-	36	36
ee	57 Trott Blvd Georgian Trad.*	n/a	-	-	-	-	-
<i>Outside Built Boundary</i>							
3	Georgian Green	Registered	-	-	174	-	174
5	Eden Oak - Lakeside Pointe	Registered	72	-	-	-	72
10	Mair Mills Estates	Registered	125	-	28	-	153
11	Georgian Meadows	Registered	271	-	-	-	271
14	Black Ash Meadows	Registered	200	-	64	-	264
18		Registered	42	-	-	-	42
21	Tepco*	Registered	374	-	-	-	374
23	Findlay Drive	Registered	119	-	-	-	119
28	Riverside	Registered	140	-	340	-	480
2	Consulate	Draft Approved	71	-	87	162	320
6	Charis Developments	Draft Approved	24	-	-	-	24
8	Todcoe	Draft Approved	109	-	80	-	189
26	Pretty River Estates	Draft Approved	217	-	-	-	217
9	Mair Mills Village	Draft Approved	110	-	94	-	204
16	Helen Court	Draft Approved	66	-	78	111	255
1	Longpoint	n/a	5	-	-	-	5
19	Denbok Charleston Homes**	File Closed	84	-	-	-	84
<b>Subtotal - Units Under Application</b>			<b>2,029</b>	<b>-</b>	<b>945</b>	<b>273</b>	<b>3,247</b>

B. Additional Information on Registered and Draft Approved Developments							
Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoptdion	D.P. Extensions
20-Nov-06	Yes	Yes	Yes	Yes	4.36	4-Jul-08	n/a
26-Apr-06	Yes	Yes	Yes	Yes	4.75	20-Nov-06	n/a
15-Dec-05	Yes	Yes	Yes	Yes	1.48	15-May-07	n/a
1-Jun-07	Yes	Yes	Yes	Yes	0.77	13-May-09	n/a
23-Nov-07	Yes	Yes	Yes	Yes	0.36	17-Feb-09	n/a
14-Dec-05	Yes	Yes	Yes	Yes	1.69	6-Jul-06	n/a
Pre-1999	Yes	Yes	Yes	Yes	2.60	1999	n/a
n/a	No	Yes	Yes	Yes	18.00	n/a	n/a
1994	Yes	Yes	Yes	Yes	15.96	16-Jun-95	n/a
19-Jan-06	Yes	Yes	Yes	Yes	14.10	9-Jan-09	n/a
n/a	No	Yes	Yes	Yes	8.60	n/a	n/a
23-May-08	Yes	Yes	Yes	Yes	0.47	26-Aug-09	n/a
n/a	n/a	Yes	Yes	Yes	n/a	n/a	n/a
<i>Outside Built Boundary</i>							
17-Oct-05	Yes	Yes	Yes	No	5.95	16-Nov-06	n/a
9-May-05	Yes	Yes	Yes	No	6.80	7-May-08	n/a
18-Jan-07	Yes	Yes	Yes	No	19.00	3-Oct-07	n/a
Pre-2000	Yes	Yes	Yes	No	17.30	6-Oct-00	n/a
22-Jul-04	Yes	Yes	Yes	No	20.14	30-Oct-07	n/a
n/a	Yes	Yes	Yes	No	8.20	n/a	n/a
15-Sep-04	Yes	Yes	Yes	No	28.90	11-Jan-06	n/a
n/a	Yes	Yes	Yes	No	21.50	n/a	n/a
26-Oct-04	Yes	Yes	Yes	No	24.90	11-Dec-06	n/a
29-Sep-06	Yes	Yes	Yes	No	11.08	14-Sep-07	n/a
1991	No	Yes	Yes	No	13.00	Jun-93	n/a
11-Jun-05	Yes	Yes	Yes	No	20.06	2-May-96	n/a
2001	Yes	Yes	Yes	No	18.36	26-Oct-06	n/a
25-Nov-05	Yes	Yes	Yes	No	19.50	19-May-09	n/a
6-Dec-06	Yes	Yes	Yes	No	9.29	20-Oct-08	n/a
20-Oct-08	No	No	Yes	No	3.70	29-Jan-09	n/a
22-Oct-01	Yes	Yes	Yes	No	14.30	30-Nov-08	n/a

\*Note: 57 Trott Blvd is a 36 suite addition to a retirement home. For the purposes of this analysis it is treated as non-household population.  
Unit potential by type for Tepco based on data provided for Simcoe Area Growth Plan; Tepco is registered in part.

\*\*Note: Denbok Charleston Homes' application has closed, however, the land remains designated and will eventually contain +-84 single detached units, therefore, the units and land area are still included in the calculations.  
Refer to Appendix B for Map.

C. Proposed or Pending Developments							
Map ID	Development Name	Status	Single	Semi	Row	Apartment	Total
<b>Within Built Boundary</b>							
D	Anchorage Developments	Proposed	-	-	28	-	28
E	Cranberry Marsh Estates	Proposed	-	-	32	-	32
H	Nordala Enterprise inc.	Proposed	71	-	18	-	89
J	Waterstone Developments	Proposed	-	-	55	-	55
L	Balsam Street Townhouses	Proposed	-	-	3	-	3
R	Victoria Annex	Proposed	12	-	-	7	19
V	Admiral Collingwood Place	Proposed	-	-	-	140	140
	Tanglewood (Block 10B)	Proposed	-	-	25	-	25
ff	Scott Strandholt	Proposed	-	-	-	7	7
T	Affordable Seniors Housing	Pending	-	-	-	38	38
<b>Outside Built Boundary</b>							
2	Consulate	Pending	28	-	-	110	138
25	Eden Oak (McNabb)	Proposed	344	-	-	-	344
<b>Subtotal - Proposed Developments</b>			<b>455</b>	<b>-</b>	<b>161</b>	<b>302</b>	<b>918</b>

\*Note: Refer to Appendix B for Map.

D. Additional Information on Proposed & Pending Developments							
Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoptdion	D.P. Extensions
4-Jan-06	Yes	Yes	Yes	Yes	3.20	n/a	n/a
n/a	Yes	Yes	Yes	Yes	1.26	n/a	n/a
n/a	Yes	Yes	Yes	Yes	5.50	n/a	n/a
23-Nov-07	Yes	Yes	Yes	Yes	2.48	n/a	n/a
1-Feb-07	Yes	Yes	Yes	Yes	0.12	n/a	n/a
2-Jun-06	Yes	Yes	Yes	Yes	0.60	n/a	n/a
6-Jul-06	Yes	Yes	Yes	Yes	1.40	25-Jul-08	n/a
28-Jul-09	Yes	Yes	Yes	Yes	1.27	n/a	n/a
n/a	n/a	n/a	n/a	n/a	0.31	n/a	n/a
n/a	n/a	n/a	n/a	Yes	0.45	n/a	n/a
n/a	Yes	Yes	Yes	No	6.79	n/a	n/a
14-Aug-06	Yes	Yes	Yes	No	25.10	n/a	n/a

E. Unit Potential on Designated Greenfield Lands With No Application							
Community	Location	Total Designated Area	Non Developable Land Area	Gross Developable Land Area	Gross Density, All Unit Types, Units Per Ha (Calculated From Municipal Information)	Potential Unit Yield (Municipal Estimate)	
Within Built Boundary				26.44	27	709	
Outside Built Boundary				133.60	13	1,681	
Total Designated Greenfield Area				160.04	15	2,390	
<b>Greenfield Housing Unit Potential By Unit Type</b>							
			<b>Single</b>	<b>Semi</b>	<b>Row</b>	<b>Apartment</b>	<b>Total</b>
Within Built Boundary			142	35	284	248	709
Outside Built Boundary			1,177	84	252	168	1,681
<b>Greenfield Housing Unit Potential By Unit Type</b>			<b>1,319</b>	<b>120</b>	<b>536</b>	<b>416</b>	<b>2,390</b>

\*Note: Unit potential by type within built boundary based on achieving an overall density of 27 units per gross ha and outside built boundary a density of 13 units per gross ha.;

Note: Refer to Appendix A

F. Additional Information on Designated Greenfield Lands Developments with No Application							
Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoption	D.P. Extensions
n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

<b>G. Total Residential Unit Potential</b>					
	Single	Semi	Row	Apartment	Total
A. Units Under Application (Registered & Draft Approved)	2,029	-	945	273	3,247
B. Proposed Developments	455	-	161	302	918
C. Unit Potential on Designated Greenfield Lands With No Application	1,319	120	536	416	2,390
<b>Grand Total Residential Unit Capacity</b>	<b>3,803</b>	<b>120</b>	<b>1,642</b>	<b>991</b>	<b>6,555</b>

<b>H. Residential Unit Potential Restated to Census Day 2006</b>					
	Single	Semi	Row	Apartment	Total
Residential Unit Potential at July 2006	3,803	120	1,642	991	6,555
Residential Units Completed, Mid-2006 to February 2009*					
<b>Estimated Residential Unit Supply, Census Day 2006</b>	<b>3,803</b>	<b>120</b>	<b>1,642</b>	<b>991</b>	<b>6,555</b>

\*Note: Residential unit supply does not need to be restated to Census Day 2006, because information is provided as of mid-year 2006.

<b>I. Identified Intensification Opportunities</b>					
Location	Single	Semi	Row	Apartment	Total
Registered and draft approved units within the built boundary are considered to be intensification by the City of Collingwood.	156	-	1,139	660	1,955
<b>Subtotal - Intensification</b>	<b>156</b>	<b>-</b>	<b>1,139</b>	<b>660</b>	<b>1,955</b>

Township of Essa  
Residential Unit Potential as of January 2009

A. Units Under Application (Registered & Draft Approved)							
Application #	Development Name	Status	Single	Semi	Row	Apartment	Total
<b>Thornton</b>							
ET-0502	Sardelis-Thornton	Draft Approved	17	-	-	-	17
<b>Angus</b>							
43T-91011	Stonemount Phase 3	Draft Approved	59	126	-	-	185
	Nottawasaga Village	Registered	82	82	82	-	246
	Riverview Phase 1	Registered	39	56	16	-	111
Et-96006	Riverview Phase 2	Draft Approved	136	62	60	-	258
ET-0401	Brownley Meadows	Draft Approved	201	118	54	-	373
ET-0503	Queensgate	Draft Approved	163	-	-	-	163
43T-94007	Victoria Village	Draft Approved	68	70	39	-	177
ET-0701	Essa Developments	Draft Approved	95	114	40	-	249
<b>Rural</b>							
ET-0201	Guergis-Baxter	Draft Approved	13	-	-	-	13
ET-0603	Aramis	Draft Approved	-	-	95	-	95
Sub Total Units Under Application			873	628	386	-	1,887
Less Nottawaga Village, currently under construction			82	82	82	-	246
<b>Subtotal - Units Under Application*</b>			<b>791</b>	<b>546</b>	<b>304</b>	<b>-</b>	<b>1,641</b>

\*Note: Municipal information does not show remaining vacant lots within registered plans. Unit potential may be overstated.

B. Additional Information on Registered and Draft Approved Developments							
Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoptdion	D.P. Extensions
9-Feb-05	No	Yes	Yes	No	7.92	26-May-06	1
1991	Yes	Yes	Yes	No	11.59	5-Jun-95	OMB
1991	Yes	Yes	Yes	Yes	90.00	5-Jun-95	OMB
11-Dec-95	Yes	Yes	Yes	Yes	26.16	24-Apr-98	3
11-Dec-95	Yes	Yes	Yes	Yes	26.16	24-Apr-98	3
27-Apr-04	Yes	Yes	Yes	No	28.16	28-Apr-06	0
29-Oct-91	Yes	Yes	Yes	No	15.55	28-Jan-97	3
1994	Yes	Yes	Yes	No	11.03	11-Jul-97	3
25-Oct-05	Yes	Yes	Yes	No	13.80	7-Nov-07	0
10-Aug-04	No	No	No	No	11.03	29-Jul-05	2
28-Apr-00	Yes	Yes	Yes	Yes	3.63	14-Jan-10	0

C. Proposed or Pending Developments							
Location	Development Name	Status	Single	Semi	Row	Apartment	Total
<b>Thornton</b>							
	No proposed or pending developments		n/a	n/a	n/a	n/a	n/a
<b>Angus</b>							
	Maple Lane	Proposed	-	40	-	-	40
<b>Rural</b>							
ET-0702	Egbert Estates**	Proposed	15	-	-	-	15
ET-0702	Marshall	Proposed	250	-	-	-	250
Sub Total Proposed or Pending Developments			265	40	-	-	305
Less Egbert Estates, located outside of a Settlement Area and Requires OPA			15	-	-	-	15
<b>Subtotal - Proposed Developments</b>			<b>250</b>	<b>40</b>	<b>-</b>	<b>-</b>	<b>290</b>

\*\*Note: Subject to OPA application.

D. Additional Information on Proposed & Pending Developments							
Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoptdion	D.P. Extensions
1-May-05	Yes	Yes	Yes	No	2.82	n/a	n/a
7-Feb-06	No	No	No	No	5.48	20-Jan-10	n/a
19-Jun-06	Yes	Yes	Yes	No	33.26	20-Jan-10	n/a

E. Unit Potential on Designated Greenfield Lands With No Application							
Community	Location	Total Designated Area	Non Developable Land Area	Gross Developable Land Area	Gross Density, All Unit Types, Units Per Ha (Calculated From Municipal Information)	Potential Unit Yield (Municipal Estimate)	
Essa	Roth			4.30	2	8	
	Vernon A			2.80	13	35	
	Vernon B			15.00	12	185	
Subtotal - Units on Designated Lands with No Application				22	10	228	
			Single	Semi	Row	Apartment	Total
<b>Greenfield Housing Unit Potential By Unit Type</b>			<b>148</b>	<b>11</b>	<b>68</b>	<b>-</b>	<b>228</b>

Note: Unit potential by type based on achieving an overall density of 10 units per gross ha, including rowhousing as observed in current applications.

Note: Refer to Appendix A

G. Total Residential Unit Potential					
	Single	Semi	Row	Apartment	Total
A. Units Under Application (Registered & Draft Approved)	791	546	304	-	1,641
C. Proposed or Pending Developments	250	40	-	-	290
E. Unit Potential on Designated Greenfield Lands With No Application	148	11	68	-	228
<b>Grand Total Residential Unit Capacity</b>	<b>1,189</b>	<b>597</b>	<b>372</b>	<b>-</b>	<b>2,159</b>

H. Residential Unit Potential Restated to Census Day 2006	Single	Semi	Row	Apartment	Total
Residential Unit Potential at January 2009	1,189	597	372	-	2,159
Residential Units Completed, 2008	198	-	6	-	204
<b>Estimated Residential Unit Supply, Census Day 2006</b>	<b>1,387</b>	<b>597</b>	<b>378</b>	<b>-</b>	<b>2,363</b>

\*Note: Information on unit completions since mid-2006 still needed.

I. Identified Intensification Opportunities					
Location	Single	Semi	Row	Apartment	Total
Township-wide	49	5	32	22	108
<b>Subtotal - Intensification</b>	<b>49</b>	<b>5</b>	<b>32</b>	<b>22</b>	<b>108</b>

Note: Unit potential by type based on achieving an overall of 19 units per gross ha.

Note: Refer to Appendix A

F. Additional Information on Designated Greenfield Lands Developments with No Application								
Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoption	D.P.	Extensions
n/a	Yes	Yes	Yes	Yes	4.30	n/a		n/a
n/a	Yes	Yes	Yes	Yes	2.80	n/a		n/a
n/a	Yes	Yes	Yes	No	15.00	n/a		n/a

Town of Innisfil  
Residential Unit Potential as of August 2008

A. Units Under Application (Registered & Draft Approved)								B. Additional Information on Registered and Draft Approved Developments							
Application #	Development Name	Status	Single	Semi	Row	Apartment	Total	Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoption	D.P. Extensions
<b>Cookstown</b>															
43T-T-98005	Bellpark Construction	Draft Approved	88	-	-	-	88	n/a	Yes	Yes	Yes	No	7.91	24-Sep-02	n/a
	Letizia Homes	Draft Approved	24	-	-	-	24	n/a	Yes	Yes	Yes	Yes	2.70	24-Sep-02	n/a
	Cooks Hill North	Draft Approved	37	-	-	-	37	n/a	Yes	Yes	Yes	Yes	3.83	24-Sep-02	n/a
	Cooks Hill South	Draft Approved	85	-	-	-	85	n/a	Yes	Yes	Yes	No	10.23	24-Sep-02	n/a
<b>Stroud</b>															
	Robertson	Draft Approved	30	-	-	-	30	n/a	No	Yes	Yes	Undelinated	17.53	1989	29-Jun-12
<b>Lefroy-Belle Ewart</b>															
	LSAMI Phase 2	Draft Approved	134	-	-	-	134	n/a	Yes	Yes	Yes	No	32.06	27-Jun-08	n/a
	LSAMI Phase 4	Draft Approved	275	-	105	-	380	n/a	Yes	Yes	Yes	No	29.01	27-Jun-08	n/a
	LSAMI Phase 1	Draft Approved	491	-	174	-	665	n/a	Yes	Yes	Yes	No	42.39	27-Jun-08	n/a
<b>Alcona</b>															
51M-866	Woodland Park	Registered	240	-	77	-	317	n/a	Yes	Yes	Yes	No	20.65	18-Dec-06	n/a
51M-712,753,713,852	Previn Court	Registered	144	-	17	80	241	n/a	Yes	Yes	Yes	No	25.20	31-Aug-06	n/a
51M786	Green Acres Ph1	Registered	65	-	-	-	65	n/a	Yes	Yes	Yes	Yes	6.70	26-Aug-04	n/a
51M-836	Tepco/Monarch	Registered	146	-	-	-	146	n/a	Yes	Yes	Yes	No	17.49	30-Jan-06	n/a
43T-96004	Beacon Ridge Homes	Registered	9	-	-	-	9	n/a	Yes	Yes	Yes	No	0.84	26-Mar-08	n/a
43T-90014	Innisfil by the Lake	Draft Approved	12	-	-	-	12	n/a	Yes	Yes	Yes	Yes	1.29	29-Jan-93	n/a
I-T-0003	Previn Court	Draft Approved	372	-	107	110	589	n/a	Yes	Yes	Yes	No	47.80	5-May-03	05-May-11
D12-38 I-T-03003	Pratt Alcona North	Registered	219	-	76	-	295	n/a	Yes	Yes	Yes	No	21.22	23-Nov-07	n/a
I-T-96005	Pratt Alcona East / D'Amico	Draft Approved	65	-	48	-	113	n/a	Yes	Yes	Yes	No	10.51	8-Mar-99	10-Jul-09
I-T-0401	Pratt Alcona South	Draft Approved	205	-	20	-	225	n/a	Yes	Yes	Yes	No	17.54	11-Sep-06	11-Sep-10
I-T-91049	Alcona Downs Ph.1	Draft Approved	139	-	24	-	163	n/a	Yes	Yes	Yes	No	16.65	16-Mar-99	10-Nov-08
51M-854 & 879	Maple Lanes Ph 3/Wallace	Registered	8	-	38	-	46	n/a	Yes	Yes	Yes	No	3.10	19-Jul-07	n/a
I-T-02003	Innisbrook Ph2	Registered	86	-	-	-	86	n/a	Yes	Yes	Yes	Yes	6.70	16-May-08	n/a
	Sandy Trail	Draft Approved	33	-	-	-	33	n/a	Yes	Yes	Yes	Yes	3.43	7-Jan-09	n/a
<b>Gilford</b>															
	Neilly	Draft Approved	16	-	-	-	16	n/a	No	No	Yes	Undelinated	9.91	29-Dec-06	29-Dec-10
	Inisgreen Estates (rural area)	Draft Approved	50	-	-	-	50	n/a	No	No	No	No	74.66	19-Feb-91	n/a
<b>Churchill</b>															
	Top Hill Estates	Registered	6	-	-	-	6	n/a	No	Yes	Yes	Undelinated	3.40	22-Apr-98	n/a
<b>Leonards Beach</b>															
	Rirob McKee	Registered	67	-	-	-	67	n/a	Yes	Yes	No	No	6.90	13-Sep-99	n/a
<b>Kempenfelt Bay</b>															
	Dalkab / Reaves S. Shore Woods	Registered	52	-	-	-	52	n/a	No	No	No	No	80.70	30-Aug-04	n/a
	Wilkinson Subdivision / Kevmik	Registered	12	-	-	-	12	n/a	No	No	No	No	14.40	3-May-04	n/a
<b>Subtotal - Units Under Application*</b>			<b>3,110</b>	<b>-</b>	<b>686</b>	<b>190</b>	<b>3,986</b>								

Note: Municipal information does not show remaining vacant lots within registered plans. Unit potential may be overstated.



C. Proposed or Pending Developments							
Location	Development Name	Status	Single	Semi	Row	Apartment	Total
<b>Cookstown</b>							
	Victoria Street	Proposed	53	-	-	-	53
<b>Churchill</b>							
	Churchill Downs	Proposed	20	-	-	-	20
<b>Alcona</b>							
D12-12 & 32	Alcona Downs Ph. 2&3	Proposed	276	-	151	-	427
D12-23	Estates of Alcona	Proposed	37	-	-	-	37
	ORSI / M. Konczewski	Proposed	308	-	46	50	404
	Alonzi Property South	Proposed	57	-	49	23	129
<b>Lefroy-Belle Ewart</b>							
	LSAMI Phase 3	Proposed	82	-	46	81	209
	Kirsh Alfred Street	Proposed	18	-	-	-	18
	Lakeview Estates	Proposed	19	-	-	-	19
<b>Sandy Cove</b>							
	Mika Centre West & East	Proposed	338	-	157	238	733
<b>Subtotal - Proposed Developments</b>			<b>1,208</b>	<b>-</b>	<b>449</b>	<b>392</b>	<b>2,049</b>

D. Additional Information on Proposed & Pending Developments								
Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoptio	D.P. Extensions	
2005	Yes	Yes	Yes	No	6.10	n/a	n/a	
1990	No	Yes	Yes	Undelinated	12.24	n/a	n/a	
19-Mar-07	Yes	Yes	Yes	No	20.33	n/a	n/a	
20-Sep-05	Yes	Yes	Yes	Yes	4.33	n/a	n/a	
24-Jan-08	Yes	Yes	Yes	No	32.66	n/a	n/a	
July 2007	Yes	Yes	Yes	No	17.70	n/a	n/a	
Dec 2007	Yes	Yes	Yes	No	31.35	n/a	n/a	
1994	Yes	Yes	Yes	Yes	1.70	n/a	n/a	
Nov 2005	Yes	Yes	Yes	Yes	1.32	n/a	n/a	
Nov 2006	Yes	Yes	Yes	No	67.35	n/a	n/a	

E. Unit Potential on Designated Greenfield Lands With No Application						
Community	Location	Total Designated Area	Non Developable Land Area	Gross Developable Land Area	Gross Density, All Unit Types, Units Per Ha (Calculated From Municipal Information)	Potential Unit Yield (Municipal Estimate)
<b>Innisfil</b>						
	Sandy Cove			112.82	10	1,105
	Alcona			1.69	14	24
	Lefroy-Belle Ewart			14.93	16	239
	Cookstown			16.28	14	228
	Leonards Beach			4.79	8	39
	Kempenfelt Bay Shoreline			19.60	2	47
	Big Cedar Point			1.62	9	15
	Big Bay Point Shoreline			21.87	8	185
<b>Subtotal - Units on Designated Lands with No Application</b>		<b>-</b>	<b>-</b>	<b>193.60</b>	<b>10</b>	<b>1,882</b>
		<b>Single</b>	<b>Semi</b>	<b>Row</b>	<b>Apartment</b>	<b>Total</b>
<b>Greenfield Housing Unit Potential By Unit Type</b>		<b>1,882</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,882</b>

F. Additional Information on Designated Greenfield Lands Developments with No Application								
Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoption	D.P. Extensions	
n/a	Yes	Yes	Yes	No	112.82	n/a	n/a	
n/a	Yes	Yes	Yes	No	1.69	n/a	n/a	
n/a	Yes	Yes	Yes	No	14.93	n/a	n/a	
n/a	Yes	Yes	Yes	No	16.28	n/a	n/a	
n/a	Yes	Yes	No	n/a	4.79	n/a	n/a	
n/a	No	No	No	n/a	19.60	n/a	n/a	
n/a	Yes	Yes	No	n/a	1.62	n/a	n/a	
n/a	Yes	Yes	No	n/a	21.87	n/a	n/a	

\*Note: Unit potential by type on Greenfield lands is assumed to be entirely singles, based on analysis undertaken for the Town by Sorensen Gravely Lowes Planning Associates Inc.

Rural areas are included in the Greenfield unit potential, although they may not be considered designated Greenfields within the meaning of Provincial policy. Not all units may be developed.

<b>G. Total Residential Unit Potential</b>					
	Single	Semi	Row	Apartment	Total
A. Units Under Application (Registered & Draft Approved)	3,110	-	686	190	3,986
C. Proposed or Pending Developments	1,208	-	449	392	2,049
E. Unit Potential on Designated Greenfield Lands With No Application	1,882	-	-	-	1,882
<b>Grand Total Residential Unit Capacity</b>	<b>6,200</b>	<b>-</b>	<b>1,135</b>	<b>582</b>	<b>7,917</b>

<b>H. Residential Unit Potential Restated to Census Day 2006</b>					
	Single	Semi	Row	Apartment	Total
Residential Unit Potential at August 2008	6,200	-	1,135	582	7,917
Residential Units Completed, Mid-2006 to August 2008	517	2	23	-	542
<b>Estimated Residential Unit Supply, Census Day 2006</b>	<b>6,717</b>	<b>2</b>	<b>1,158</b>	<b>582</b>	<b>8,459</b>

<b>I. Identified Intensification Opportunities</b>					
Location	Single	Semi	Row	Apartment	Total
<b>Town-wide, additional vacant or underutilized lots within the Built Boundary</b>	481	-	578	866	1,925
<b>Subtotal - Intensification</b>	<b>481</b>	<b>-</b>	<b>578</b>	<b>866</b>	<b>1,925</b>

\*Note: Unit potential by type based on achieving an overall density of 20 units per gross ha, calculated from a total anticipated 1,925 units on approximately 94 ha, as provided by the Town. Unit mix is a Hemson estimate, based on achieving the calculated density for intensification sites, by Settlement Area, based on information provided by the Town. Refer to Appendix A

Town of Midland  
Residential Unit Potential as of January 2009

A. Units Under Application (Registered & Draft Approved)							
Application #	Development Name	Status	Single	Semi	Row	Apartment	Total
<b>Midland</b>							
	J. Stollar Construction (West)	Registered	57	-	-	-	57
	J. Stollar Construction (East)	Registered	18	-	-	-	18
	Little Lake Village Homes	Registered	-	-	31	-	31
	Helicon properties	Registered	-	-	6	-	6
	Captain's Cove	Registered	35	-	-	104	139
	Tiffin Phase 3	Registered	55	-	-	-	55
	LRG Midland	Draft Approved	8	40	115	-	163
	Bay Port Village	Draft Approved	63	-	177	330	570
	Midland Bay Estates	Draft Approved	79	-	21	-	100
	Hanson Development	Draft Approved	570	-	556	-	1,126
	Midland Shores	Draft Approved	145	-	-	-	145
	Tiffin By the Lake	Draft Approved	47	-	-	-	47
	Sunrise Pier	Draft Approved	-	-	-	126	126
	Pratt Homes	Draft Approved	111	-	91	-	202
<b>Subtotal - Units Under Application</b>			<b>1,188</b>	<b>40</b>	<b>997</b>	<b>560</b>	<b>2,785</b>

B. Additional Information on Registered and Draft Approved Developments							
Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoptdion	D.P. Extensions
1995	Yes	Yes	Yes	No	10.10	Jul-06	n/a
1994	Yes	Yes	Yes	No	2.90	Dec-02	n/a
2008	Yes	Yes	Yes	Yes	4.20	n/a	n/a
2009	Yes	Yes	Yes	Yes	0.18	Jul-09	2010
2004	Yes	Yes	Yes	No	7.19	Feb-09	n/a
1999	Yes	Yes	Yes	No	17.90	Nov-04	n/a
2008	Yes	Yes	Yes	Yes	6.70	Sep-09	0-11
2006	Yes	Yes	Yes	No	23.90	Feb-07	1-13
2000	Yes	Yes	Yes	No	21.89	May-07	1-10
1995	Yes	Yes	Yes	No	113.50	Jun-98	0-11
2005	Yes	Yes	Yes	No	13.66	Jun-05	1-10
2006	Yes	Yes	Yes	No	7.47	Mar-06	1-12
2006	Yes	Yes	Yes	No	0.81	Jun-06	1-12
2008	Yes	Yes	Yes	No	12.49	Apr-09	0-12

C. Proposed or Pending Developments							
Location	Development Name	Status	Single	Semi	Row	Apartment	Total
	Sayward Investments	Proposed	-	-	-	30	30
	Hugel Lofts	Proposed	-	-	-	15	15
	Georgian Landing Phase II	Proposed	-	-	41	-	41
	Mundy's Harbour Phase II	Proposed	-	-	12	-	12
<b>Subtotal - Proposed or Pending Developments</b>			<b>-</b>	<b>-</b>	<b>53</b>	<b>45</b>	<b>98</b>

D. Additional Information on Proposed & Pending Developments							
Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoptdion	D.P. Extensions
2008	Yes	Yes	Yes	Yes	0.49	Pending	n/a
2009	Yes	Yes	Yes	Yes	0.09	Pending	n/a
n/a	Yes	Yes	Yes	No	1.49	n/a	n/a
n/a	Yes	Yes	Yes	No	1.65	n/a	n/a

E. Unit Potential on Designated Greenfield Lands With No Application							
Community	Location	Total Designated Area	Non Developable Land Area	Gross Developable Land Area (ha)	Gross Density, All Unit Types, Units Per Ha (Hemson Estimate)	Potential Unit Yield	
	Vindin St (RT and RA Zoning)	6.60	-	6.60	30	198	
	Yonge St (R1 Zoning)	4.40	-	4.40	20	88	
	Yonge St & Keller Dr (R1 Zoning)	4.20	-	4.20	10	42	
	County Road 93 (R1 Zoning)	17.40	9.50	7.90	10	79	
	King St & McMurtry Rd (R1 Zoning)	6.50	2.20	4.30	30	129	
	(Institutional Zoning)	0.50	-	0.50	-	-	
<b>Subtotal (excludes institutional zoned land)</b>		<b>39.10</b>	<b>11.70</b>	<b>27.40</b>	<b>20</b>	<b>536</b>	
			<b>Single</b>	<b>Semi</b>	<b>Row</b>	<b>Apartment</b>	<b>Total</b>
<b>Greenfield Housing Unit Potential By Unit Type</b>			<b>121</b>	<b>-</b>	<b>207</b>	<b>208</b>	<b>536</b>

F. Additional Information on Designated Greenfield Lands Developments with No Application							
Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoption	D.P. Extensions
n/a	Yes	Yes	Yes	No	n/a	n/a	n/a
n/a	Yes	Yes	Yes	No	n/a	n/a	n/a
n/a	Yes	Yes	Yes	No	n/a	n/a	n/a
n/a	Yes	Yes	Yes	No	n/a	n/a	n/a
n/a	Yes	Yes	Yes	No	n/a	n/a	n/a
n/a	Yes	Yes	Yes	No	n/a	n/a	n/a

\*Note: Unit potential and unit mix by type provided by the Town of Midland  
Note: Refer to Appendix A

<b>G. Total Residential Unit Potential</b>					
	Single	Semi	Row	Apartment	Total
A. Units Under Application (Registered & Draft Approved)	1,188	40	997	560	2,785
C. Proposed or Pending Developments	-	-	53	45	98
E. Unit Potential on Designated Greenfield Lands With No Application	121	-	207	208	536
<b>Grand Total Residential Unit Capacity Before Intensification</b>	<b>1,309</b>	<b>40</b>	<b>1,257</b>	<b>813</b>	<b>3,419</b>

<b>H. Residential Unit Potential Restated to Census Day 2006</b>					
	Single	Semi	Row	Apartment	Total
Residential Unit Potential at January 2009	1,309	40	1,257	813	3,419
Residential Units Completed, Mid-2006 to January 2009*	296	12	39	-	347
<b>Estimated Residential Unit Supply, Census Day 2006</b>	<b>1,605</b>	<b>52</b>	<b>1,296</b>	<b>813</b>	<b>3,766</b>

\*Note: Town staff have raised some concerns about the accuracy of the CMHC data with respect to housing unit completions since Census day 2006. To retain consistency in approach with other communities, the CMHC data is used. Further analysis may be required to clarify the differences between CMHC data and the Town's information, however, the differences do not substantially change the conclusion of the analysis.

<b>I. Identified Intensification Opportunities</b>					
Location	Single	Semi	Row	Apartment	Total
Town-wide estimate	629	-	79	79	786
<b>Subtotal - Intensification</b>	<b>629</b>	<b>-</b>	<b>79</b>	<b>79</b>	<b>786</b>

Note: Refer to Appendix A

Town of New Tecumseth  
Residential Unit Potential as of December 2009

A. Units Under Application (Registered & Draft Approved)							
Application #	Development Name	Status	Single	Semi	Row	Apartment	Total
<b>Alliston</b>							
51M-833	Mattamy Phase 1	Registered	147	-	-	-	147
51M-895	Mattamy Phase 2	Registered	150	-	-	-	150
51M-922	Mattamy Phase 3	Registered	92	-	59	-	151
51M-922	Mattamy Phase 3 (remaining units)	Draft Approved	125	-	-	-	125
51M-821	Schickedanz Phase 1	Registered	50	-	58	-	108
51M-864	Schickedanz Phase 2&3	Registered	171	-	62	-	233
51M-864	Schickedanz Phase 2&3 (remaining)	Draft Approved	2	-	-	-	2
(43T)NT-T-97013	Rivers Edge Phase 2	Draft Approved	347	-	18	-	365
(43T)NT-T-99012	Rizzardo (west)	Draft Approved	309	-	51	411	771
NT-T-00004	Town + Nautica Lands	Draft Approved	134	-	26	75	235
NT-T-03001	Alliston Horizons	Draft Approved	21	-	-	-	21
NT-T-03004	Beamish	Draft Approved	60	-	-	-	60
NT-T-06001 & 03006	Rizzardo (east)	Draft Approved	133	122	100	-	355
NT-T-05002	Copperglen Estates Inc.	Draft Approved	195	-	16	-	211
NT-T-05003	Schickedanz	Draft Approved	20	-	-	-	20
<b>Briar Hill Area</b>							
43T-95030	Briar Hill	Registered	474	150	-	100	724
43T-95030	Briar Hill	Draft Approved	117	-	-	79	196
(43T)NT-T-99009	Briar Hill West	Draft Approved	510	-	308	182	1,000
<b>Beeton</b>							
43T-97012 & 98015	DiPoce	Draft Approved	104	-	-	-	104
<b>Tottenham</b>							
43T-95011	Six Nights	Draft Approved	294	72	85	108	559
43T-95012	Nordstar	Draft Approved	200	234	60	110	604
43T-95017	Mod-Aire/Interphase	Draft Approved	224	224	41	143	632
<b>Subtotal - Units Under Application</b>			<b>3,879</b>	<b>802</b>	<b>884</b>	<b>1,208</b>	<b>6,773</b>

Note: Municipal information does not show remaining vacant lots within registered plans. Unit potential may be overstated.

B. Additional Information on Registered and Draft Approved Developments									
Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoptdion	D.P. Extensions		
Jul-97	Yes	Yes	Yes	Yes	19.00	Aug-04	Oct-08		
Jul-97	Yes	Yes	Yes	Half	38*	Aug-04	Oct-08		
Jul-97	Yes	Yes	Yes	No	38*	Aug-04	Oct-08		
Jul-97	Yes	Yes	Yes	No	38*	Aug-04	Oct-08		
Jul-97	Yes	Yes	Yes	Yes	7.00	May-02	n/a		
Jul-97	Yes	Yes	Yes	No	12.70	May-02	n/a		
Jul-97	Yes	Yes	Yes	No	n/a	May-02	n/a		
Sep-99	Yes	Yes	Yes	No	30.70	May-08	May-11		
Jun-99	Yes	Yes	Yes	No	28.00	Jan-06	Dec-11		
Feb-00	Yes	Yes	Yes	No	14.00	May-02	May-10		
Jan-03	Yes	Yes	Yes	No	1.90	Jun-03	Jun-09		
Mar-03	Yes	Yes	Yes	No	13.00	Sep-05	n/a		
Oct-03	Yes	Yes	Yes	No	18.90	Mar-04	Feb-10		
Jul-05	Yes	Yes	Yes	No	13.50	Jun-08	n/a		
Dec-05	Yes	Yes	Yes	Yes	0.90	Feb-07	n/a		
<b>Briar Hill Area</b>									
Jul-97	Private	Private	No	No	35**	Sep-97	n/a		
Jul-97	Private	Private	No	No	35**	Jun-00 to Dec-08	n/a		
May-99	Private	Private	No	No	35.00	Nov-01			
<b>Beeton</b>									
Mar-97	Yes	Yes	Yes	Yes	6.40	Jun-99	Jun-04		
<b>Tottenham</b>									
Aug-96	Yes	Yes	Yes	No	45.30	Jun-98	Jun-11		
Aug-96	Yes	Yes	Yes	No	40.90	Jun-98	Jun-11		
Aug-96	Yes	Yes	Yes	No	38.60	Jun-98	Mar-12		

Note: Mattamy phases 2 & 3 have a combined area of 38 ha.  
Briar Hill has a combined area of 35 ha.

C. Proposed or Pending Developments							
Location	Development Name	Status	Single	Semi	Row	Apartment	Total
<b>Alliston</b>							
NT-T-04001	Mattamy (Alliston) Ltd.	Proposed	35	-	-	-	35
<b>Belterra Secondary Plan Area (outside Settlement Area)</b>							
NT-T-03002	Belterra	Proposed	1,252	358	338	-	1,948
<b>Beeton</b>							
NT-T-0901		Proposed	148	-	-	-	148
NT-T-0902		Proposed	148	-	-	-	148
<b>Rural (outside Settlement Area)</b>							
NT-T-05001	Beeton Creek Estates	Proposed	11	-	-	-	11
<b>Subtotal - Proposed or Pending Developments</b>			<b>1,594</b>	<b>358</b>	<b>338</b>	<b>-</b>	<b>2,290</b>

D. Additional Information on Proposed & Pending Developments								
Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoption	D.P. Extensions	
Feb-04	Yes	Yes	Yes	No	3.27	n/a	n/a	
Jan-03	Yes	Yes	No	No	137.30	n/a	n/a	
Apr-09	Yes	Yes	Yes	No	12.60	n/a	n/a	
May-09	Yes	Yes	Yes	No	35.60	n/a	n/a	
Jun-05	No	No	No	No	15.00	n/a	n/a	

E. Unit Potential on Designated Greenfield Lands With No Application						
Community	Location	Total Designated Area	Non Developable Land Area	Gross Developable Land Area (ha) (Hemson Estimate)	Gross Density, All Unit Types, Units Per Ha (Hemson Estimate)	Potential Unit Yield
<b>Beeton</b>		n/a	n/a	39.06	14	547
<b>Greenfield Housing Unit Potential By Unit Type</b>			<b>520</b>	<b>27</b>	<b>-</b>	<b>547</b>

F. Additional Information on Designated Greenfield Lands Developments with No Application								
Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoption	D.P. Extensions	
n/a	No	No	Yes	No	39.06	n/a	n/a	

Note: Greenfield unit potential based on achieving an overall density of approximately 14 units per gross ha, provided by the Town.

Greenfield units assumed to be entirely single and semi detached.

Note: Refer to Appendix A

<b>G. Total Residential Unit Potential</b>					
	Single	Semi	Row	Apartment	Total
A. Units Under Application (Registered & Draft Approved)	3,879	802	884	1,208	6,773
C. Proposed or Pending Developments	1,594	358	338	-	2,290
E. Unit Potential on Designated Greenfield Lands With No Application	520	27	-	-	547
<b>Grand Total Residential Unit Capacity Before Intensification</b>	<b>5,993</b>	<b>1,187</b>	<b>1,222</b>	<b>1,208</b>	<b>9,610</b>

<b>H. Residential Unit Potential Restated to Census Day 2006</b>					
	Single	Semi	Row	Apartment	Total
Residential Unit Potential at December 2009	5,993	1,187	1,222	1,208	9,610
Residential Units Completed, Mid-2006 to December 2008*	-	-	-	-	-
<b>Estimated Residential Unit Supply, Census Day 2006</b>	<b>5,993</b>	<b>1,187</b>	<b>1,222</b>	<b>1,208</b>	<b>9,610</b>

Note: Unit potential already includes units completed from Census Day 2006.

<b>I. Identified Intensification Opportunities</b>					
Location	Single	Semi	Row	Apartment	Total
Information not available	na	na	na	na	na
<b>Subtotal - Intensification</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

Township of Oro-Medonte  
Residential Unit Potential as of February 2009

A. Units Under Application (Registered & Draft Approved)							
Application #	Development Name	Status	Single	Semi	Row	Apartment	Total
<b>Oro-Medonte</b>							
	Homire Development	Approved	28	-	-	-	28
	Thatcher	Approved	21	-	-	-	21
	Drury	Approved	15	-	-	-	15
	Houben	Approved	26	-	-	-	26
	Country Lane Estates	Approved	22	-	-	-	22
	Moon Point	Approved	14	-	-	-	14
	Buffalo Springs	Approved	230	-	-	-	230
	Keyzer	Approved	55	-	-	-	55
	Horseshoe Timber Ridge	Approved	250	-	-	-	250
	Johnson Construction	Approved	30	-	-	-	30
	CRA Developments	Approved	6	-	-	-	6
	Goosens	Approved	3	-	-	-	3
	UCCI	Approved	40	-	-	-	40
	Diamond Valley	Approved	137	-	-	-	137
	Capobianco (Sabiston)	Approved	83	-	-	-	83
	Crooks	Approved	7	-	-	-	7
	HRC Lifestyle	Approved	480	-	-	-	480
	Craighurst*	Approved	525	-	175	-	700
	1198677 Ontario Ltd.	Approved	4	-	-	-	4
<b>Subtotal - Units Under Application</b>			<b>1,976</b>	<b>-</b>	<b>175</b>	<b>-</b>	<b>2,151</b>

\*Note: Unit potential for Craighurst based on provided land area at overall density of all approved applications.

B. Additional Information on Registered and Draft Approved Developments							
Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoptdion	D.P. Extensions
1990	No	Yes	Yes	n/a	15.77	18-Jun-08	Yes
2004	No	Yes	Yes	n/a	8.47	28-Oct-09	n/a
2006	No	No	Yes	n/a	9.02	8-Oct-08	n/a
1994	No	No	No	n/a	17.50	10-Mar-97	n/a
1991	No	No	No	n/a	20.80	2-Mar-95	Yes
2006	No	No	No	n/a	25.01	22-Jun-05	n/a
1991	No	Yes	Yes	n/a	185.63	14-Oct-94	Yes
1990	No	Yes	Yes	n/a	31.70	30-Aug-93	Yes
1993	Yes	Yes	Yes	n/a	27.92	15-Sep-95	Yes
1993	No	No	Yes	n/a	37.70	5-Aug-97	Yes
2008	No	No	No	n/a	9.30	15-May-08	n/a
2005	No	No	No	n/a	4.20	15-May-08	n/a
2001	Yes	Yes	No	n/a	110.51	12-Mar-07	n/a
1993	No	Yes	Yes	n/a	59.00	26-Oct-94	n/a
1993	No	Yes	Yes	n/a	51.85	26-Oct-94	Yes
2008	No	No	Yes	n/a	1.40	7-Jul-08	n/a
2000	Yes	Yes	Yes	n/a	85.30	28-Feb-01	Yes
1999	Yes	Yes	Yes	n/a	36.00	20-May-09	n/a
2009	No	Yes	Yes	n/a	6.17	23-Jul-09	n/a

C. Proposed or Pending Developments							
Location	Development Name	Status	Single	Semi	Row	Apartment	Total
	Anderson Development	Proposed	22	-	-	-	22
	Stonehedge	Proposed	7	-	-	-	7
	Kellwat	Proposed	97	-	-	-	97
<b>Subtotal - Proposed Developments</b>			<b>126</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>126</b>

D. Additional Information on Proposed & Pending Developments							
Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoptdion	D.P. Extensions
2008	No	Yes	Yes	n/a	6.70	n/a	n/a
2007	No	No	No	n/a	6.70	n/a	n/a
2006	Yes	Yes	Yes	n/a	20.82	n/a	n/a



E. Unit Potential on Designated Greenfield Lands With No Application						
Community	Location	Total Designated Area	Non Developable Land Area	Gross Developable Land Area	Gross Density, All Unit Types, Units Per Ha (Hemson Estimate)	Potential Unit Yield (Municipal Estimate)
<b>Oro-Medonte</b>						
Map ID	Rural Settlement Area	434.85	43.49		2	
2	Shanty Bay	29.20				
3	Oro Station	7.20				
5	East Oro	8.55				
6	Edgar	19.18				
7	Rugby	2.87				
8	Craighurst	40.00				
9	Jarratt	9.60				
10	Warminster	42.10				
11	Moonstone	21.63				
12	Prices Corners	8.52				
	Hawkestone Expansion	246.00				
	Rural Residential Lands	30.62	3.06		2	
1	Medonte Hills	5.90				
5	Bidwell (Maplehill)	6.92				
9	no name	17.80				
Subtotal - Units on Designated Lands with No Application		465.47	46.55		2	
		<b>Single</b>	<b>Semi</b>	<b>Row</b>	<b>Apartment</b>	<b>Total</b>
<b>Greenfield Housing Unit Potential By Unit Type</b>		<b>410</b>	<b>500</b>	<b>-</b>	<b>-</b>	<b>910</b>

F. Additional Information on Designated Greenfield Lands Developments with No Application							
Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoption	D.P. Extensions
n/a	Yes & No	Yes & No	Yes	n/a	1,240.01	n/a	n/a
n/a	No	Parts	Yes	n/a	29.20	n/a	n/a
n/a	No	Parts	Yes	n/a	7.20	n/a	n/a
n/a	No	No	Yes	n/a	8.55	n/a	n/a
n/a	No	No	Yes	n/a	19.18	n/a	n/a
n/a	No	No	Yes	n/a	2.87	n/a	n/a
n/a	No	Parts	Yes	n/a	40.00	n/a	n/a
n/a	No	No	Yes	n/a	9.60	n/a	n/a
n/a	No	Yes	Yes	n/a	42.10	n/a	n/a
n/a	No	Parts	Yes	n/a	21.63	n/a	n/a
n/a	No	No	Yes	n/a	8.52	n/a	n/a
n/a	No	Yes	No	n/a	146.90	n/a	n/a
n/a	No	No	No	n/a	559.56	n/a	n/a
n/a	No	Yes	No	n/a	5.90	n/a	n/a
n/a	No	No	No	n/a	6.92	n/a	n/a
n/a	No	No	No	n/a	17.80	n/a	n/a

\*Note: A reduction of 10% was applied to the total designated area to allow for non-developable lands. More detailed analysis is required to identify exact areas.

Semi detached unit potential based on achieving an overall density of approximately 30 units per gross ha, provided by the Township.

Note: Refer to Appendix A

<b>G. Total Residential Unit Potential</b>					
	<b>Single</b>	<b>Semi</b>	<b>Row</b>	<b>Apartment</b>	<b>Total</b>
A. Units Under Application (Registered & Draft Approved)	1,976	-	175	-	2,151
C. Proposed or Pending Developments	126	-	-	-	126
E. Unit Potential on Designated Greenfield Lands With No Application	410	500	-	-	910
<b>Grand Total Residential Unit Capacity</b>	<b>2,512</b>	<b>500</b>	<b>175</b>	<b>-</b>	<b>3,187</b>

<b>H. Residential Unit Potential Restated to Census Day 2006</b>					
	<b>Single</b>	<b>Semi</b>	<b>Row</b>	<b>Apartment</b>	<b>Total</b>
Residential Unit Potential at February 2009	2,512	500	175	-	3,187
Residential Units Completed, Mid-2006 to February 2009	327	-	-	-	327
<b>Estimated Residential Unit Supply, Census Day 2006</b>	<b>2,839</b>	<b>500</b>	<b>175</b>	<b>-</b>	<b>3,514</b>

*\*Note: Information on unit completions since mid-2006 still needed.*

<b>I. Identified Intensification Opportunities</b>					
<b>Location</b>	<b>Single</b>	<b>Semi</b>	<b>Row</b>	<b>Apartment</b>	<b>Total</b>
Information not available	na	na	na	na	na
<b>Subtotal - Intensification</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

Town of Penetanguishene  
Residential Unit Potential as of December 2008

A. Units Under Application (Registered & Draft Approved)								B. Additional Information on Registered and Draft Approved Developments							
Application #	Development Name	Status	Single	Semi	Row	Apartment	Total	Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoptdion	D.P. Extensions
<b>Penetanguishene</b>															
Plan 1536	Brule Heights, Phase 1	Registered	1	-	-	-	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Plan 1681	Brule Heights, Phase 2	Registered	5	-	-	-	5	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Plan 51M-113	Rolling Sands Estates	Registered	2	-	-	-	2	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Plan 51M-226	Tannery Cove	Registered	5	-	-	-	5	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Plan 51M-328	Martin Marchildon Phase 1 & 2	Registered	10	-	-	-	10	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
51M-356	Bridlewood Meadows	Registered	4	-	-	-	4	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
51M-376	Gilbert Robillard	Registered	3	-	-	-	3	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
51M-424	Cosher Properties	Registered	3	-	-	-	3	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
51M-653	John Fink	Registered	4	-	-	33	37	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
51M-887	Bellisle Heights (SHERCO)	Registered	41	-	-	-	41	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
51R-27538	Previously owned by Town	Registered	4	-	-	-	4	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
51M-555	Block 49 (Boardwalk)	Registered	-	-	-	60	60	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
OPA 1/2006 & Z.A. 1/2006	Park Bridge Communities Inc.	Approved	61	-	44	-	105	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Sub Total of Land Budget Review Information From Town			143	-	44	93	280								
Additional Housing Unit Potential Identified in Annual Report															
51M-387	Odd Jobbers Subdivision	Registered	3	-	-	-	3	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
51M-392	Forestdale Estates	Registered	8	-	-	-	8	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
51M-441	Gilwood	Registered	6	-	-	-	6	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
PEN-SUB-2004-01	Sherco Properties Inc.	Draft Approved	106	-	-	-	106	n/a	n/a	n/a	No	No	n/a	20-Jul-06	n/a
43T-92012	Champlain Woods	Draft Approved	36	-	-	173	209	n/a	No	No	No	No	n/a	1992	n/a
Z.A. 4/2005	White Water Holdings Ltd.	Draft Approved	-	-	36	-	36	n/a	Yes	Yes	Yes	No	n/a	25-Oct-06	Oct-12
Sub Total of Land Budget Review Information From Town			159	-	36	173	368								
<b>Subtotal - Units Under Application</b>			<b>302</b>	<b>-</b>	<b>80</b>	<b>266</b>	<b>648</b>								

C. Proposed or Pending Developments							
Location	Development Name	Status	Single	Semi	Row	Apartment	Total
<i>Penetanguishene</i>							
PEN-CDM-06-3374	Desrochers Development Ltd.	Draft Approved	-	-	-	8	8
<b>Subtotal - Proposed or Pending Developments</b>			<b>-</b>	<b>-</b>	<b>-</b>	<b>8</b>	<b>8</b>

D. Additional Information on Proposed & Pending Developments							
Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoptdion	D.P. Extensions
n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

E. Unit Potential on Designated Greenfield Lands With No Application						
Community	Location	Total Designated Area	Non Developable Land Area	Gross Developable Land Area (ha)	Gross Density, All Unit Types, Units Per Ha (Hemson Estimate)	Potential Unit Yield
<i>Penetanguishene</i>	Community-wide			76.00	10	760
<b>Share</b>			65%	5%	10%	20%
			<b>Single</b>	<b>Semi</b>	<b>Row</b>	<b>Apartment</b>
<b>Greenfield Housing Unit Potential By Unit Type</b>			<b>494</b>	<b>38</b>	<b>76</b>	<b>152</b>
						<b>Total</b>
						<b>760</b>

F. Additional Information on Designated Greenfield Lands Developments with No Application							
Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoptdion	D.P. Extensions
n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

\*Note: Designated land area based on Town Growth Management Strategy Background Report, January 2008.

Total unit potential based on an overall density of 10 units per gross ha, consistent with recent subdivisions as indicated in the Town's Growth Management Strategy.

An overall density of 10 units per gross ha is also similar to the density estimated for the Town of Midland, which has similar density provisions in the official plan.

Unit potential by type based on existing Town-wide unit distribution as shown in the Town's Growth Management Strategy, adjusted to account for an increased share of rowhouse and apartment units observed in existing applications.

<b>G. Total Residential Unit Potential</b>					
	Single	Semi	Row	Apartment	Total
A. Units Under Application (Registered & Draft Approved)	302	-	80	266	648
C. Proposed or Pending Developments	-	-	-	8	8
E. Unit Potential on Designated Greenfield Lands With No Application	494	38	76	152	760
<b>Grand Total Residential Unit Capacity Before Intensification</b>	<b>796</b>	<b>38</b>	<b>156</b>	<b>426</b>	<b>1,416</b>

<b>H. Residential Unit Potential Restated to Census Day 2006</b>					
	Single	Semi	Row	Apartment	Total
Residential Unit Potential at December 2008	796	38	156	426	1,416
Residential Units Completed, Mid-2006 to December 2008	72	12	29	-	113
<b>Estimated Residential Unit Supply, Census Day 2006</b>	<b>868</b>	<b>50</b>	<b>185</b>	<b>426</b>	<b>1,529</b>

<b>I. Identified Intensification Opportunities</b>					
Location	Single	Semi	Row	Apartment	Total
Town-wide intensification estimate	135	-	121	116	372
<b>Subtotal - Intensification</b>	<b>135</b>	<b>-</b>	<b>121</b>	<b>116</b>	<b>372</b>

Note: Intensification opportunities provided by Town staff.

Township of Ramara  
Residential Unit Potential as of March 2009

A. Units Under Application (Registered & Draft Approved)								B. Additional Information on Registered and Draft Approved Developments							
Location	Development Name	Status	Single	Semi	Row	Apartment	Total	Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoptdion	D.P. Extensions
<b>Atherley-Uptergrove</b>															
	Lakepoint Village	Registered	300	-	-	-	300	n/a	No	No	Yes	No	n/a	n/a	n/a
	Vacant Lots	Registered	58	-	-	-	58	n/a	No	No	Yes	No	n/a	n/a	n/a
<b>Lagoon City</b>															
	Vacant Lots	Registered	104	-	-	-	104	n/a	Yes	Yes	Yes	No	n/a	n/a	n/a
<b>Brechin Village</b>															
	Vacant lots	Registered	14	-	-	-	14	n/a	Yes	Yes	Yes	No	n/a	n/a	n/a
	Vacant lots (O'Neil St.)	Registered	3	-	-	-	3	n/a	Yes	Yes	Yes	No	n/a	n/a	n/a
	Veltri	Draft Approved	95	-	-	-	95	n/a	Yes	Yes	Yes	No	n/a	n/a	n/a
<b>Washago</b>															
	Vacant lots	Registered	94	-	-	-	94	n/a	No	No	Yes	No	n/a	n/a	n/a
<b>Sebright</b>															
	Vacant lots	Registered	15	-	-	-	15	n/a	No	No	Yes	No	n/a	n/a	n/a
<b>Gamebridge</b>															
	Vacant lots	Registered	3	-	-	-	3	n/a	No	No	Yes	No	n/a	n/a	n/a
<b>Udney</b>															
	Vacant lots	Registered	1	-	-	-	1	n/a	No	No	Yes	No	n/a	n/a	n/a
<b>Cooper's Falls</b>															
	Vacant lots	Registered	5	-	-	-	5	n/a	No	No	Yes	No	n/a	n/a	n/a
<b>Subtotal - Units Under Application</b>			<b>692</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>692</b>								

Note: Some registered lots may not be buildable due to flooding or hazard constraints. Unit potential may be overstated; The Township plans to undertake a more detailed evaluation of vacant lots.

C. Proposed or Pending Developments							
Location	Development Name	Status	Single	Semi	Row	Apartment	Total
No proposed or pending developments.							
<b>Subtotal - Proposed Developments</b>			-	-	-	-	-

D. Additional Information on Proposed & Pending Developments								
Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoption	D.P. Extensions	
n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

E. Unit Potential on Designated Greenfield Lands With No Application							
Community	Location	Total Designated Area	Non Developable Land Area	Gross Developable Land Area (ha)	Gross Density, All Unit Types, Units Per Ha (Hemson Estimate)	Potential Unit Yield	
<b>Ramara</b>	(serviced) Atherley-Uptergrove	700.00		199.00	5	995	
	(serviced) Lagoon City	288.00		51.00	5	255	
	(serviced) Brechin Village	180.00		70.00	5	350	
	(not serviced) Washago	325.00		-	-	-	
	(not serviced) Sebright	50.00		15.00	1.4	21	
	(not serviced) Gamebridge	82.00		8.00	1.4	11	
	(not serviced) Udney	35.00		6.00	1.4	8	
	(not serviced) Cooper's Falls	23.00		-	-	-	
<b>Subtotal - Units on Designated Lands with No Application</b>				349.00	4.70	1,641	
			<b>Single</b>	<b>Semi</b>	<b>Row</b>	<b>Apartment</b>	<b>Total</b>
<b>Greenfield Housing Unit Potential By Unit Type</b>			<b>1,641</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,641</b>

F. Additional Information on Designated Greenfield Lands Developments with No Application								
Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoption	D.P. Extensions	
n/a	No	No	Yes	No	n/a	n/a	n/a	n/a
n/a	Yes	Yes	Yes	No	n/a	n/a	n/a	n/a
n/a	Yes	Yes	Yes	No	n/a	n/a	n/a	n/a
n/a	No	No	Yes	Yes	n/a	n/a	n/a	n/a
n/a	No	No	Yes	Yes	n/a	n/a	n/a	n/a
n/a	No	No	Yes	Yes	n/a	n/a	n/a	n/a
n/a	No	No	Yes	Yes	n/a	n/a	n/a	n/a

\*Note: Unit potential for unserviced lands estimated using estate residential density of approximately 1.4 units per gross ha.

Unit potential for serviced lands based on a density of 5 units per gross ha, which is based on large lot (90 by 140 foot) lot development.

Assumes Greenfield unit potential will be entirely single detached.

May include lands designated for other purposes, such as industrial, commercial and mixed use. Unit potential may be overstated.

<b>G. Total Residential Unit Potential</b>					
	Single	Semi	Row	Apartment	Total
A. Units Under Application (Registered & Draft Approved)	692	-	-	-	692
C. Proposed or Pending Developments	-	-	-	-	-
E. Unit Potential on Designated Greenfield Lands With No Applicator	1,641	-	-	-	1,641
<b>Grand Total Residential Unit Capacity</b>	<b>2,333</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,333</b>

<b>H. Residential Unit Potential Restated to Census Day 2006</b>					
	Single	Semi	Row	Apartment	Total
Residential Unit Potential at March 2009	2,333	-	-	-	2,333
Residential Units Completed, Mid-2006 to March 2009	127	-	-	-	127
<b>Estimated Residential Unit Supply, Census Day 2006</b>	<b>2,460</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,460</b>

<b>I. Identified Intensification Opportunities</b>					
Location	Single	Semi	Row	Apartment	Total
No intensification opportunities identified	na	na	na	na	na
<b>Subtotal - Intensification</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>



Township of Severn  
Residential Unit Potential as of February 2009

A. Units Under Application (Registered & Draft Approved)							
Application #	Development Name	Status	Single	Semi	Row	Apartment	Total
<b>Severn</b>							
West Shore	West Shore Crescent	Draft Approved	9	-	-	-	9
West Shore	Wood Avenue Simcoe Estates	Draft Approved	12	-	-	-	12
West Shore	Woodlee Meadows	Draft Approved	26	-	-	-	26
Coldwater	Shaw Street	Draft Approved	-	-	-	50	50
Bass Lake & Marchmont	Royal Heights II	Draft Approved	24	-	-	-	24
Bass Lake & Marchmont	Bass Lake Estates	Draft Approved	40	-	-	-	40
<b>Outside Port Severn</b>							
	Narrows Marina	Draft Approved	7	-	-	-	7
	Pilkington Island	Draft Approved	5	-	-	-	5
<b>South of Division Road Secondary Plan</b>							
	Area 1, Phase 2 and 3	OMB Approved	63	-	-	-	63
	Area 2	OMB Approved	285	-	-	-	285
	Areas 3	OMB Approved	105	-	56	-	161
<b>Subtotal - Units Under Application</b>			<b>576</b>	<b>-</b>	<b>56</b>	<b>50</b>	<b>682</b>

Note: Plans under construction not included in unit potential.

B. Additional Information on Registered and Draft Approved Developments								
Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoptdion	D.P. Extensions	
Jul-06	Yes	Yes	Yes	Yes	0.86	Jun-09	n/a	
Feb-05	Yes	Yes	Yes	No	1.35	Oct-08	n/a	
Jun-05	Yes	Yes	Yes	No	2.51	OMB Order - 2009	n/a	
Dec-07	Yes	Yes	Yes	Yes	2.47	Jun-09	n/a	
May-06	No	No	Yes	UD	10.53	Mar-07	n/a	
Jan-90	No	No	Yes	UD	15.00	Dec-07	n/a	
Nov-08	No	No	No	No	10.33	Apr-09	n/a	
Aug-06	No	No	No	No	3.02	Pending	n/a	
Pre-2000	No	No	No	No	60.95	2000	2	
Pre-2000	No	No	No	No	86.00	2000	2	
Pre-2000	No	No	No	No	32.00	2000	2	

C. Proposed or Pending Developments							
Location	Development Name	Status	Single	Semi	Row	Apartment	Total
<b>Severn</b>							
West Shore	West Shore Cove	Proposed	-	-	-	78	78
West Shore	Menoke Beach Road	Proposed	271	-	-	-	271
West Shore	Menoke Beach Road	Proposed	480	-	-	-	480
West Shore	Bayou Developments	Proposed	22	-	-	-	22
Ardrea	Rimkey	Proposed	40	-	-	-	40
West Shore	Turnbull Drive	Proposed	162	-	-	-	162
Coldwater	Gray Street	Proposed	-	-	15	-	15
Coldwater	Coldwater Subdivision	Proposed	111	-	-	-	111
Coldwater	John Street	Proposed	7	-	-	-	7
Bass Lake & Marchmont	Locke Simcoe Estates	Proposed	40	-	-	-	40
Bass Lake & Marchmont	Wassenar	Proposed	18	-	-	-	18
Washago	Riverdale Estates	Proposed	21	-	-	-	21
Fesserton	Georgian Heights (Phase 2)	Proposed	18	-	-	-	18
<b>Subtotal - Proposed Developments</b>			<b>1,190</b>	<b>-</b>	<b>15</b>	<b>78</b>	<b>1,283</b>

D. Additional Information on Proposed & Pending Developments								
Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoptdion	D.P. Extensions	
Dec-07	Yes	Yes	Yes	Yes	2.73	n/a	n/a	
Feb-05	Yes	Yes	Yes	No	20.40	n/a	n/a	
n/a	Yes	Yes	Yes	No	45.30	n/a	n/a	
Apr-09	Yes	Yes	Yes	Yes	5.86	n/a	n/a	
Jul-07	No	No	No	No	34.60	n/a	n/a	
Apr-05	Yes	Yes	Yes	No	20.00	n/a	n/a	
Jan-00	Yes	Yes	Yes	Yes	0.41	n/a	n/a	
n/a	Yes	Yes	Yes	No	11.52	n/a	n/a	
Nov-09	Yes	Yes	Yes	Yes	1.08	n/a	n/a	
Jul-07	No	No	Yes	ND	18.85	n/a	n/a	
n/a	No	No	Yes	ND	16.11	n/a	n/a	
Mar-04	No	No	No	No	14.94	n/a	Dec-08	
n/a	No	No	Yes	ND	10.22	n/a	n/a	

E. Unit Potential on Designated Greenfield Lands With No Application							
Community	Location	Total Designated Area	Non Developable Land Area	Gross Developable Land Area	Gross Density, All Unit Types, Units Per Ha (Hemson Estimate)	Potential Unit Yield (Municipal Estimate)	
<b>Severn</b>							
	serviced Coldwater	79.40	9.20	70.20	15	1,053	
	serviced Washago	12.00	1.20	10.80	15	162	
	serviced West Shore	100.00	10.00	90.00	15	1,350	
	unserviced Port Severn	16.00	1.60	14.40	2	29	
	unserviced Ardtrea	24.00	2.40	21.60	2	43	
	unserviced Bass Lake & Marchmont	65.00	6.50	58.50	2	117	
	unserviced Fesserton	15.00	1.50	13.50	2	27	
	unserviced Severn Falls	3.00	0.30	2.70	2	5	
Subtotal - Units on Designated Lands with No Application		314.40	31.44	281.70	10	-	2,786
Share			95%	-	-	5%	100%
			<b>Single</b>	<b>Semi</b>	<b>Row</b>	<b>Apartment</b>	<b>Total</b>
<b>Greenfield Housing Unit Potential By Unit Type</b>			<b>2,647</b>	<b>-</b>	<b>-</b>	<b>139</b>	<b>2,786</b>

F. Additional Information on Designated Greenfield Lands Developments with No Application								
Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoption	D.P. Extensions	
n/a	Yes	Yes	Yes	n/a	19.20	n/a	n/a	
n/a	No	Yes	Yes	n/a	ND	n/a	n/a	
n/a	Yes	Yes	Yes	n/a	27.24	n/a	n/a	
n/a	No	No	Yes	n/a	ND	n/a	n/a	
n/a	No	No	Yes	n/a	ND	n/a	n/a	
n/a	No	No	Yes	n/a	ND	n/a	n/a	
n/a	No	No	Yes	n/a	ND	n/a	n/a	

\*Note: A reduction of 10% was applied to the total designated area to allow for non-developable lands. More detailed analysis is required to identify exact areas.

Unit potential for serviced areas based on achieving an overall density 15 units per gross h.

Unit potential for unserviced areas based on achieving an overall density of 2 units per gross ha.

Greenfield unit potential assumed to be mostly single detached, with a small component of apartments reflecting current applications.

Note: Refer to Appendix A

<b>G. Total Residential Unit Potential</b>					
	Single	Semi	Row	Apartment	Total
A. Units Under Application (Registered & Draft Approved)	576	-	56	50	682
C. Proposed or Pending Developments	1,190	-	15	78	1,283
E. Unit Potential on Designated Greenfield Lands With No Application	2,647	-	-	139	2,786
<b>Grand Total Residential Unit Capacity</b>	<b>4,413</b>	<b>-</b>	<b>71</b>	<b>267</b>	<b>4,751</b>

<b>H. Residential Unit Potential Restated to Census Day 2006</b>					
	Single	Semi	Row	Apartment	Total
Residential Unit Potential at February 2009	4,413	-	71	267	4,751
Residential Units Completed, Mid-2006 to February 2009	166	-	-	-	166
<b>Estimated Residential Unit Supply, Census Day 2006</b>	<b>4,579</b>	<b>-</b>	<b>71</b>	<b>267</b>	<b>4,917</b>

<b>I. Identified Intensification Opportunities</b>					
Location	Single	Semi	Row	Apartment	Total
Share by Unit Type	90%	0%	5%	5%	100%
Township-wide estimate	1,482	-	82	82	1,647
<b>Subtotal - Intensification</b>	<b>1,482</b>	<b>-</b>	<b>82</b>	<b>82</b>	<b>1,647</b>

Note: Intensification opportunities provided by Township staff.

Township of Springwater  
Residential Unit Potential as of March 2009

A. Units Under Application (Registered & Draft Approved)							
Application #	Development Name	Status	Single	Semi	Row	Apartment	Total
<i>Springwater</i>							
	Pinehurst Lane	Registered	6	-	-	-	6
	Pinehill Estates	Registered	2	-	-	-	2
	Snow Valley Highlands (Phase 1)	Registered	4	-	-	-	4
	Snow Valley Highlands (Phase 2)	Registered	6	-	-	-	6
	Snow Valley Highlands (Phase 3)	Registered	10	-	-	-	10
	Apto Estates	Registered	51	-	-	-	51
	Elmvale Meadows (Phase 2 Stage 1)	Registered	5	-	-	-	5
	Minesing Meadows	Registered	22	-	-	-	22
	Ravines of Matheson Creek	Registered	32	-	-	-	32
	Shamrock Meadows (Phase 2)	Registered	6	-	-	-	6
	Carson Ridge Estates	Registered	32	-	-	-	32
	Snow Valley Highlands (Phase 4)	Registered	2	-	-	-	2
	Snow Valley Landing	Registered	40	-	-	-	40
	Seadon Road Extension	Registered	4	-	-	-	4
	Elmvale Meadows (Phase 2 Stage 2)	Registered	42	-	-	-	42
	Scarlett Line	Draft Approved	15	-	-	-	15
	Heritage Village of Hillside	Draft Approved	346	-	127	-	473
	Tenac Ridge Estates	Draft Approved	15	-	-	-	15
	Woods/Beacock	Draft Approved	-	-	12	-	12
	Stone/Coughlin	Draft Approved	-	-	18	-	18
	Wye River Estates (Phase 1)	Draft Approved	43	-	-	-	43
	Wye River Estates (Phase 2)	Draft Approved	28	-	-	-	28
	Gallo I	Draft Approved	78	-	-	-	78
	Kay-Ci Farms Estate	Draft Approved	11	-	-	-	11
	Fergusonvale Estates	Draft Approved	12	-	-	-	12
	Estates of Elmvale Glen	Draft Approved	75	-	-	-	75
	Maple Ridge	Draft Approved	20	-	-	-	20
	Gallo Springwater Meadows Phase II	Draft Approved	75	-	-	-	75
	Maplecrest Court	Site Plan Approved	-	-	-	48	48
<b>Subtotal - Units Under Application</b>			<b>982</b>	<b>-</b>	<b>157</b>	<b>48</b>	<b>1,187</b>

B. Additional Information on Registered and Draft Approved Developments										
Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoption	D.P. Extensions			
16-Jan-89	No	No	Yes	No	11.65	14-Apr-98	n/a			
11-Mar-92	No	No	No	No	22.40	3-Jan-95	n/a			
Pre-2005	Yes	Yes	Yes	No	43.45	27-Jan-03	n/a			
Pre-2005	Yes	Yes	Yes	No	*	27-Jan-03	n/a			
Pre-2005	Yes	Yes	Yes	No	*	27-Jan-03	n/a			
Pre-2005	No	No	No	No	64.18	17-Mar-92	n/a			
27-Feb-98	Yes	Yes	Yes	Yes	9.95	12-Mar-99	17-Nov-08			
21-Jun-00	No	Yes	Yes	No	19.69	15-Mar-02	17-Feb-07			
9-Jan-02	No	No	No	No	28.12	31-May-04	n/a			
18-May-04	No	Yes	Yes	No	23.47	21-Sep-05	n/a			
14-Feb-04	No	Yes	Yes	No	18.93	30-Jan-06	n/a			
15-Mar-04	Yes	Yes	Yes	No	3.27	3-Oct-07	n/a			
14-Nov-03	Yes	Yes	Yes	No	16.75	22-Jul-04	n/a			
6-Jun-07	Yes	Yes	Yes	No	2.96	By Sev	n/a			
27-Feb-98	Yes	Yes	Yes	No	*	12-Mar-99	Requested			
Feb-98	No	Yes	Yes	No	5.62	20-Feb-07	Requested			
21-Apr-04	Yes	Yes	Yes	No	53.11	30-Apr-08	n/a			
15-Aug-05	No	Yes	Yes	No	4.62	26-Oct-06	26-Oct-10			
9-Mar-92	Yes	Yes	Yes	Yes	0.50	n/a	n/a			
31-Jul-96	Yes	Yes	Yes	No	1.70	n/a	n/a			
11-Aug-93	Yes	Yes	Yes	No	10.90	27-Sep-99	n/a			
11-Aug-93	Yes	Yes	Yes	No	*	27-Sep-99	n/a			
14-Mar-05	Yes	Yes	Yes	No	17.80	17-Jun-04	17-Jun-10			
16-Sep-04	No	No	No	No	8.06	19-Oct-06	8-Jul-10			
15-Jun-06	No	No	No	No	15.94	21-Oct-08	n/a			
20-May-04	Yes	Yes	Yes	No	7.60	23-Jun-06	Requested			
18-Apr-06	No	No	No	No	23.83	21-Oct-08	n/a			
18-Apr-08	Yes	Yes	Yes	No	6.70	4-Aug-09	n/a			
9-Jun-08	Yes	Yes	Yes	Yes	0.92	11-Nov-08	n/a			

\*Note: Land area breakdown is unknown for each phase, therefore only the total is included once.

C. Proposed or Pending Developments							
Location	Development Name	Status	Single	Semi	Row	Apartment	Total
<i>Springwater</i>							
	Heritage Village	Proposed	-	-	50	14	64
	Vespra Valley Estates	Proposed	51	-	-	-	51
	Spring Lakes ALC	Proposed	480	-	148	172	800
	Centre Vespra Yorkwood	Proposed	467	-	89	-	556
	Snow Valley "Community Lands"	Proposed	8	-	-	-	8
	Kerr St.	Proposed	-	-	-	6	6
	Train Avenue	Proposed	-	-	-	23	23
(Phase 2B, 3B, 4B)	Snow Valley Secondary Plan	Proposed	249	0	0	0	249
<b>Subtotal - Proposed or Pending Developments</b>			<b>1,255</b>	<b>-</b>	<b>287</b>	<b>215</b>	<b>1,757</b>

D. Additional Information on Proposed & Pending Developments							
Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoptioin	D.P. Extensions
4-Jan-05	Yes	Yes	Yes	No	2.43	2-May-08	n/a
17-Dec-08	Yes	Yes	Yes	No	21.00	n/a	n/a
30-Jan-97	Yes	Yes	No	No	96.32	9-Nov-05	n/a
22-Dec-08	Yes	Yes	Yes	No	108.00	n/a	n/a
22-Feb-06	Yes	Yes	Yes	No	4.80	n/a	n/a
9-Mar-92	Yes	Yes	Yes	Yes	0.10	n/a	n/a
21-Nov-02	Yes	Yes	Yes	No	1.70	n/a	n/a
Pre-2005	Yes	Yes	Yes	No	124.65	27-Jan-03	n/a

E. Unit Potential on Designated Greenfield Lands With No Application							
Community	Location	Total Designated Area	Non Developable Land Area	Gross Developable Land Area (ha)	Gross Density, All Unit Types, Units Per Ha	Potential Unit Yield	
<i>Springwater</i>							
	Anten Mills			5.35	4.30	23	
	Centre Vespra			-	-	169	
	Elmvale			2.71	12.40	34	
	Hillsdale			1.37	9.00	12	
	Midhurst			17.31	13.00	225	
	Minesing			1.36	5.60	8	
	Phelpston			1.88	3.30	6	
	Snow Valley			-	-		
			<b>Single</b>	<b>Semi</b>	<b>Row</b>	<b>Apartment</b>	<b>Total</b>
<b>Greenfield Housing Unit Potential By Unit Type</b>			<b>532</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>532</b>

F. Additional Information on Designated Greenfield Lands Developments with No Application							
Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoption	D.P. Extensions
n/a	No	Yes	Yes	No	945.00	n/a	n/a
n/a	No	Yes	Yes	No	212.00	n/a	n/a
n/a	Yes	Yes	Yes	No	274.00	n/a	n/a
n/a	Yes	Yes	Yes	No	697.00	n/a	n/a
n/a	Yes	Yes	Yes	No	2,792.00	n/a	n/a
n/a	No	No	Yes	No	90.00	n/a	n/a
n/a	No	No	Yes	No	171.00	n/a	n/a
n/a	n/a	n/a	n/a	n/a	1,683.00	n/a	n/a

\*Note: Unit potential by type based on Township data.

<b>G. Total Residential Unit Potential</b>					
	Single	Semi	Row	Apartment	Total
A. Units Under Application (Registered & Draft Approved)	982	-	157	48	1,187
C. Proposed or Pending Developments	1,255	-	287	215	1,757
E. Unit Potential on Designated Greenfield Lands With No Application	532	-	-	-	532
<b>Grand Total Residential Unit Capacity Before Intensification</b>	<b>2,769</b>	<b>-</b>	<b>444</b>	<b>263</b>	<b>3,476</b>

<b>H. Residential Unit Potential Restated to Census Day 2006</b>					
	Single	Semi	Row	Apartment	Total
Residential Unit Potential at March 2009	2,769	-	444	263	3,476
Residential Units Completed, Mid-2006 to March 2009	275	-	-	-	275
<b>Estimated Residential Unit Supply, Census Day 2006</b>	<b>3,044</b>	<b>-</b>	<b>444</b>	<b>263</b>	<b>3,751</b>

<b>I. Identified Intensification Opportunities</b>					
Location	Single	Semi	Row	Apartment	Total
Information not available	na	na	na	na	na
<b>Subtotal - Intensification</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

Township of Tay  
Residential Unit Potential as of March 2009

A. Units Under Application (Registered & Draft Approved)								B. Additional Information on Registered and Draft Approved Developments							
Application #	Development Name	Status	Single	Semi	Row	Apartment	Total	Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoption	D.P. Extensions
<b>Port McNicoll</b>															
	Skyline Port McNicoll	Registered	60	-	-	-	60	28-Feb-06	Yes	Yes	Yes	Yes	10.77	26-Feb-09	No
<b>Victoria Harbour</b>															
	Huron Bay Estates	Registered	23	-	-	-	23	7-Apr-93	Yes	Yes	Yes	No	2.88	22-Oct-93	11-Mar-11
	Wycliffe Georgian Landing	Registered	-	4	78	-	82	6-Feb-04	Yes	Yes	Yes	Yes	4.01	22-Jan-96	No
	Riverdale	Registered	4	-	-	-	4	18-Jun-91	Yes	Yes	Yes	No	0.37	1993	11-Mar-11
	Huron Bay Estates	Draft Approved	36	-	-	-	36	4-Jul-93	Yes	Yes	Yes	No	4.23	22-Oct-93	11-Mar-11
	Heights of Victoria Harbour	Draft Approved	118	-	-	-	118	1990	Yes	Yes	Yes	No	14.77	16-Aug-90	14-Jan-11
	Riverdale	Draft Approved	17	-	-	-	17	18-Jun-91	Yes	Yes	Yes	No	2.87	1993	11-Mar-11
	Victoria Glen	Draft Approved	81	-	-	-	81	1993	Yes	Yes	Yes	No	9.94	22-Jan-96	14-Jan-12
	Victoria Woods	Draft Approved	103	-	-	-	103	1993	Yes	Yes	Yes	No	12.70	30-May-94	14-Aug-12
	Victoria Landing	Registered	12	-	-	-	12	20-Dec-88	Yes	Yes	Yes	Yes	0.91	17-Apr-89	No
	Maple Park	Draft Approved	-	-	10	-	10	27-Mar-08	Yes	Yes	Yes	Yes	0.34	11-Jun-08	No
<b>Rural</b>															
	Forest Harbour	Registered	56	-	-	-	56	1992	No	No	No	No	94.41	27-Sep-93	No
	Windemere	Registered	43	-	-	-	43	5-Sep-90	No	No	No	No	23.36	17-Jan-94	No
Waverley	Cole	Draft Approved	32	-	-	-	32	25-Jul-91	No	No	No	No	19.29	1993	12-Jan-12
Waverley	Waverley Estates	Draft Approved	18	-	-	-	18	11-Mar-91	No	No	No	No	24.98	22-Oct-93	Expired
<b>Subtotal - Units Under Application</b>			<b>603</b>	<b>4</b>	<b>88</b>	<b>-</b>	<b>695</b>								

C. Proposed or Pending Developments							
Location	Development Name	Status	Single	Semi	Row	Apartment	Total
<b>Port McNicoll</b>							
	Skyline Port McNicoll	Proposed	8	4	30	40	82
	Ninth Avenue/Richardson	Proposed	15	-	-	-	15
<b>Victoria Harbour</b>							
	Sterling Rose	Proposed	69	-	-	-	69
	Town Founders/Veranda's	Proposed	186	-	127	-	313
<b>Waubashen</b>							
	None		-	-	-	-	-
<b>Rural</b>							
	None		-	-	-	-	-
<b>Subtotal - Proposed Developments</b>			<b>278</b>	<b>4</b>	<b>157</b>	<b>40</b>	<b>479</b>

D. Additional Information on Proposed & Pending Developments								
Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoption	D.P. Extensions	
28-Feb-06	Yes	Yes	Yes	Yes	29.41	n/a	n/a	
25-Jun-08	Yes	Yes	Yes	Yes	1.01	n/a	n/a	
15-Dec-05	Yes	Yes	Yes	No	7.01	n/a	n/a	
28-Aug-03	Yes	Yes	Yes	No	24.28	n/a	n/a	

E. Unit Potential on Designated Greenfield Lands With No Application							
Community	Location	Total Designated Area	Non Developable Land Area	Gross Developable Land Area	Gross Density (all unit types) (Municipal Estimate)	Potential Unit Yield (Municipal Estimate)	
<b>Tay</b>							
	Victoria Harbour			21.26	20	434	
	Port McNicoll			107.44	20	2,176	
	Waubashene			15.51	5	71	
	Waverley			21.27	5	97	
Subtotal - Units on Designated Lands with No Applicator		-	-	165.48	17	2,778	
			<b>Single</b>	<b>Semi</b>	<b>Row</b>	<b>Apartment</b>	<b>Total</b>
<b>Greenfield Housing Unit Potential By Unit Type</b>			<b>2,778</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,778</b>

F. Additional Information on Designated Greenfield Lands Developments with No Application								
Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoption	D.P. Extensions	
n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	

Note: Assume all Greenfield units will be single detached.

Note: Refer to Appendix A



<b>G. Total Residential Unit Potential</b>					
	Single	Semi	Row	Apartment	Total
A. Units Under Application (Registered & Draft Approved)	603	4	88	-	695
C. Proposed or Pending Developments	278	4	157	40	479
E. Unit Potential on Designated Greenfield Lands With No Application	2,778	-	-	-	2,778
<b>Grand Total Residential Unit Capacity</b>	<b>3,659</b>	<b>8</b>	<b>245</b>	<b>40</b>	<b>3,952</b>

<b>H. Residential Unit Potential Restated to Census Day 2006</b>					
	Single	Semi	Row	Apartment	Total
Residential Unit Potential at March 2009	3,659	8	245	40	3,952
Residential Units Completed, Mid-2006 to March 2009	110	2	8	-	120
<b>Estimated Residential Unit Supply, Census Day 2006</b>	<b>3,769</b>	<b>10</b>	<b>253</b>	<b>40</b>	<b>4,072</b>

<b>I. Identified Intensification Opportunities</b>					
Location	Single	Semi	Row	Apartment	Total
<b>Tay</b>					
Victoria Harbour	57	-	-	-	57
<b>Subtotal - Intensification</b>	<b>57</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>57</b>

Note: Intensification opportunities provided by Township staff.

Township of Tiny  
Residential Unit Potential as of January 2009

A. Units Under Application (Registered & Draft Approved)							
Application #	Development Name	Status	Single	Semi	Row	Apartment	Total
<b>Settlement Area</b>							
	Vacant Lots	Registered	191	-	-	-	191
	Ontario Potato Dist. Inc.	Draft Approved	15	-	-	-	15
<b>Country Residential</b>							
	Vacant Lots	Registered	75	-	-	-	75
<b>Shoreline</b>							
	Vacant Lots	Registered	2,060	-	-	-	2,060
	Blairhampton Properties Ltd.	Draft Approved	23	-	-	-	23
	Montebello Beach Development Ltd.	Draft Approved	66	-	-	-	66
	Downer & Sokol	Draft Approved	8	-	-	-	8
<b>Subtotal - Units Under Application</b>			<b>2,438</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,438</b>

B. Additional Information on Registered and Draft Approved Developments							
Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoption	D.P. Extensions
n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
12-Feb-91	No	Yes	Yes	Yes	19.01	2-Sep-97	n/a
n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
17-May-08	No	No	No	No	14.20	16-Mar-09	n/a
16-Feb-90	No	No	No	No	33.50	18-Jan-93	n/a
13-May-63	No	No	No	No	7.60	26-Sep-90	n/a

C. Proposed or Pending Developments							
Location	Development Name	Status	Single	Semi	Row	Apartment	Total
<b>Country Residential</b>							
	Copeland South	Pending	22	-	-	-	22
<b>Shoreline</b>							
	McMahan Woods	Pending	51	-	-	-	51
<b>Subtotal - Proposed Developments</b>			<b>73</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>73</b>

D. Additional Information on Proposed & Pending Developments							
Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoption	D.P. Extensions
23-May-95	No	No	No	No	17.57	n/a	n/a
8-Sep-08	No	Unknown	No	No	61.70	n/a	n/a

E. Unit Potential on Designated Greenfield Lands With No Application							
Community	Location	Total Designated Area	Non Developable Land Area	Gross Developable Land Area (ha)	Gross Density, All Unit Types, Units Per Ha (Municipal Estimate)	Potential Unit Yield	
Toanche, Perkinsfield, Wyeve Settlement Area		112.30	-	-	-	114	
Part Lot 9 & 10, Concession Country Residential		38.10	-	-	-	23	
Shoreline Community	Shoreline	695.62	-	-	-	410	
			<b>Single</b>	<b>Semi</b>	<b>Row</b>	<b>Apartment</b>	<b>Total</b>
<b>Greenfield Housing Unit Potential By Unit Type</b>			<b>547</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>547</b>

F. Additional Information on Designated Greenfield Lands Developments with No Application							
Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoption	D.P. Extensions
n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Note: Unit potential based on New County Official Plan, as per municipal information and assumed to be entirely single detached.

<b>G. Total Residential Unit Potential</b>					
	Single	Semi	Row	Apartment	Total
A. Units Under Application (Registered & Draft Approved)	2,438	-	-	-	2,438
C. Proposed or Pending Developments	73	-	-	-	73
E. Unit Potential on Designated Greenfield Lands With No Application	547	-	-	-	547
<b>Grand Total Residential Unit Capacity</b>	<b>3,058</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,058</b>

<b>H. Residential Unit Potential Restated to Census Day 2006</b>					
	Single	Semi	Row	Apartment	Total
Residential Unit Potential at January 2009	3,058	-	-	-	3,058
Residential Units Completed, Mid-2006 to January 2009	292	-	-	-	292
<b>Estimated Residential Unit Supply, Census Day 2006</b>	<b>3,350</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,350</b>

\*Note: Unit completions since Mid-2006 provided by Township.

<b>I. Identified Intensification Opportunities</b>					
Location	Single	Semi	Row	Apartment	Total
Information not available	na	na	na	na	-
<b>Subtotal - Intensification</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

Town of Wasaga Beach  
Residential Unit Potential as of August 2009

A. Units Under Application (Registered & Draft Approved)								B. Additional Information on Registered and Draft Approved Developments							
Application #	Development Name	Status	Single	Semi	Row	Apartment	Total	Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoptdion	D.P. Extensions
<i>Wasaga Beach</i>															
51M-192	Sunward Estates	Registered	40	-	-	-	40	1983	No	No	Yes	Yes	29.15	1983	n/a
51M-352	Blueberry Trails Phase 1	Registered	4	-	-	-	4	1988	Yes	Yes	Yes	Yes	15.23	31-Jul-06	n/a
51M-399-51M-400	Blueberry Trails Phase 2	Registered	4	-	-	-	4	n/a	Yes	Yes	Yes	Yes	4.28	20-Dec-88	n/a
51M-385	Country Club Estates	Registered	8	-	-	-	8	1987	Yes	Yes	Yes	Yes	20.14	1989	n/a
51M-520	Wasaga Sands Phase 1	Registered	6	-	-	-	6	n/a	No	No	Yes	Yes	11.21	Pre-1989	n/a
51M-299	Wasaga Sands Phase 2	Registered	24	-	-	-	24	1989	No	No	Yes	Yes	120.90	Pre-1989	n/a
51M-398	Wasaga Sands Phase 3	Registered	5	-	-	-	5	1989	No	No	Yes	Yes	9.82	1989	n/a
51M-496	McIntyre Creek	Registered	24	-	-	-	24	9-Feb-90	No	No	Yes	Partial	92.50	26-Mar-93	n/a
51M-440	Riverdale Woods	Registered	3	-	-	-	3	28-Apr-89	Yes	Yes	Yes	Yes	4.26	5-Jun-89	n/a
51M-442	Across Golf Course Road	Registered	9	-	-	-	9	28-Apr-89	Yes	Yes	Yes	Yes	6.59	1990	n/a
51M-636	Coral Sunrise	Registered	32	-	-	-	32	n/a	Yes	Yes	Yes	Yes	25.40	20-Dec-88	n/a
51M-761	Ann Arbour - Knox Rd W	Registered	6	-	-	-	6	1-Sep-99	Yes	Yes	Yes	Yes	18.44	4-Jan-02	n/a
51M-795	Pine Valley Phase 1 & 2	Registered	-	-	-	-	-	n/a	Yes	Yes	Yes	Yes	10.41	19-Jun-01	n/a
51M-796	Marl Lake Village (Pacific Homes)	Registered	55	-	-	-	55	12-Jun-02	Yes	Yes	Yes	Yes	11.18	23-Jul-03	n/a
51M-798	Blueberry Village Phase 1	Registered	-	-	41	-	41	31-Jul-01	Yes	Yes	Yes	Yes	3.79	22-Jul-02	n/a
51M-847	Pine Valley West Phase 3 (Tetamax)	Registered	3	-	-	-	3	Aug, 1997	Yes	Yes	Yes	Yes	10.27	20-Sep-00	n/a
51M-914	Westbury Subdivision (Berkley)	Registered	111	-	-	-	111	15-Mar-04	Yes	Yes	Yes	Yes	13.16	17-Jan-07	n/a
	Park Place (Phase 5)	Registered	76	-	-	-	76	3-Mar-05	Yes	Yes	Yes	Yes	8.20	16-Jan-06	n/a
WA-CD-0401	Blue Water Canoe Club	Registered	115	-	-	-	115	10-Sep-08	Yes	Yes	Yes	No	13.70	5-Feb-09	n/a
	Wasaga Country Life Phase 4B	Registered	-	-	-	-	-	3-Mar-05						4-Jan-06	
	Beaver Run Estates	Registered	-	-	50	-	50	n/a	Yes	Yes	Yes	Yes	8.36	16-Sep-87	n/a
	Skydale Condos	Registered	-	-	-	-	-								
51R-4471	Parkridge Communities	Registered	4	-	-	-	4	22-Mar-07	Yes	Yes	Yes	Yes	0.91	16-Jul-08	n/a
SP08.07	Wasaga Country Life Phase 4C	Registered	-	-	-	-	-	5-Jun-07						28-Mar-08	
WA-T-0402	Donato - Ramblewood Phase 2	Registered	24	-	-	-	24	8-Aug-04	Yes	Yes	Yes	No	4.22	30-Aug-06	n/a
43T-90039	Bremont Homes	Registered	43	-	-	-	43	24-Mar-98	Yes	Yes	Yes	Yes	4.36	27-Jun-07	n/a
WA-T-0501	Stonebridge (Hamont)	Registered	4	-	112	100	216	31-Jan-05	Yes	Yes	Yes	Yes	32.32	6-Dec-06	n/a
SP15.07	Beach House Resort	Registered	-	-	8	-	8	11-Sep-07	Yes	Yes	Yes	Yes	0.22	No	n/a
	Greenill Homes	Registered	-	-	14	-	14	4-Nov-99	Yes	Yes	Yes	Yes	0.39	21-Jan-03	n/a
WA-T-0101	Pine Valley Phase 4	Draft Approved	30	-	-	-	30	5-Sep-01	Yes	Yes	Yes	Yes	13.16	22-Sep-03	n/a
WA-T-0503	Iantorno	Draft Approved	12	-	-	-	12	30-May-05	Yes	Yes	Yes	Yes	1.13	25-Nov-09	n/a
WA-T-0301	Regency Homes	Draft Approved	56	-	-	-	56	2-Oct-02	Yes	Yes	Yes	Yes	4.50	17-Sep-03	n/a
WA-T-0602	Marocco Ramblewood	Draft Approved	163	-	-	-	163	20-Mar-06	Yes	Yes	Yes	No	14.83	25-Jun-07	n/a
WA-T-0601	Ansley Grove	Draft Approved	22	-	-	-	22	20-Jun-06	Yes	Yes	Yes	Yes	2.59	19-Jun-07	n/a
WA-T-0401	Blueberry Village Phase 2	Draft Approved	-	-	17	-	17	5-Feb-04	Yes	Yes	Yes	Yes	0.68	28-Jul-06	n/a
WA-T-0605	Train Subdivision	Draft Approved	128	-	-	-	128	11-Apr-05	Yes	Yes	Yes	No	13.12	21-Dec-07	n/a
	Aqua Beach Residences	Draft Approved	-	-	-	36	36	21-Sep-07	Yes	Yes	Yes	Yes	0.96	No	n/a
	Sergautis	Draft Approved	-	-	16	-	16	11-May-05	Yes	Yes	Yes	Yes	0.81	No	n/a
WA-T-0606	Sunnidale Trails-Pacific (Phase 1)	Draft Approved	431	44	35	46	556	4-Oct-07	Yes	Yes	Yes	No	58.49	6-Jul-09	n/a
WA-T-0703	Trillium Forest North-Zancor	Draft Approved	123	-	105	0	228	17-May-07	Yes	Yes	Yes	No	18.32	25-Jun-08	n/a
<b>Subtotal - Units Under Application</b>			<b>1,565</b>	<b>44</b>	<b>398</b>	<b>182</b>	<b>2,189</b>								

C. Proposed or Pending Developments								D. Additional Information on Proposed & Pending Developments							
Location	Development Name	Status	Single	Semi	Row	Apartment	Total	Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoptdion	D.P. Extensions
<b>Wasaga Beach</b>															
	Skydale Condominium (River Rd. E)	Proposed	-	-	22	-	22	27-Mar-06	Yes	Yes	Yes	Yes	0.59	n/a	n/a
	Spence/Marocco	Proposed	-	-	-	-	-	No Application	n/a	n/a	n/a	n/a	10.59	n/a	n/a
WA-T-0302	Donato	Proposed	39	-	-	-	39	6-Jul-09	Yes	Yes	Yes	Yes	5.50	n/a	n/a
WA-T-0704	Optima Homes	Proposed	39	-	-	-	39	14-Aug-07	Yes	Yes	Yes	Yes	9.80	n/a	n/a
WA-T-0603	Golf View Estates	Proposed	78	-	-	-	78	19-Oct-06	Yes	Yes	Yes	Yes	10.00	n/a	n/a
WA-T-0701	Morgan Road	Proposed	296	-	71	-	367	22-Dec-06	Yes	Yes	Yes	No	45.81	n/a	n/a
WA-T-0702	Devlin	Proposed	18	-	42	-	60	14-May-07	Yes	Yes	Yes	Yes	3.50	n/a	n/a
	River's Edge	Proposed	728	70	93	49	940	29-Jul-08	Yes	Yes	Yes	No	103.75	n/a	n/a
	Klondike Park	Proposed	-	-	156	-	156	28-Aug-09	Yes	Yes	Yes	Yes	15.00	n/a	n/a
	Marocco 45th Street	Proposed	-	-	20	-	20	26-Nov-07	Yes	Yes	Yes	No	3.03	n/a	n/a
	Pier 24	Proposed	-	-	-	9	9	19-Apr-05	Yes	Yes	Yes	Yes	0.23	n/a	n/a
	West Wasaga Development	Proposed	-	-	100	245	345	Sep-05	Yes	Yes	Yes	No	16.64	n/a	n/a
	Marocco Sunnidale	Proposed	-	-	-	392	392	23-Apr-04	Yes	Yes	Yes	No	5.30	n/a	n/a
	New England Village Phase 1	Proposed	-	12	84	-	96	10-Jul-07	Yes	Yes	Yes	No	4.78	n/a	n/a
	Baywood - New England Village	Proposed	632	-	348	159	1,139	17-Apr-08	Yes	Yes	Yes	No	155.36	n/a	n/a
<b>Subtotal - Proposed or Pending Developments</b>			<b>1,830</b>	<b>82</b>	<b>936</b>	<b>854</b>	<b>3,702</b>								

E. Unit Potential on Designated Greenfield Lands With No Application								F. Additional Information on Designated Greenfield Lands Developments with No Application							
Status	Location	Total Designated Area	Non Developable Land Area	Gross Developable Land Area (ha)	Gross Density, All Unit Types, Units Per Ha	Existing Vacant Lots	Potential Unit Yield	Date of Application	Sani Sewer	Water	Within Settlement Area	Within Built Boundary	Area (Ha)	Date of Approval/Adoption	D.P. Extensions
Town-wide designated Greenfield with no application*							1,574								
Vacant	137 Fairgrounds Road	7.66		3.10		n/a		n/a	No	No	Yes	No	3.10	n/a	n/a
Vacant	West Side of George St	10.36		4.19		n/a		n/a	Yes	Yes	Yes	No	4.19	n/a	n/a
Vacant	9027 Highway 26	2.39		0.97		n/a		n/a	Yes	Yes	Yes	No	0.97	n/a	n/a
Vacant	68 George Ave	2.98		1.21		n/a		n/a	Yes	Yes	Yes	No	1.21	n/a	n/a
Vacant	8859 Highway 26	30.25		12.24		n/a		n/a	No	No	Yes	No	12.24	n/a	n/a
Vacant	MTO Lands	7.00		2.83		n/a		n/a	No	No	Yes	No	2.83	n/a	n/a
Vacant	Shore Lane	15.53		6.28		n/a		n/a	Yes	Yes	Yes	No	6.28	n/a	n/a
Vacant	8835 Highway 26	10.10		4.09		n/a		n/a	No	No	Yes	No	4.09	n/a	n/a
Vacant	8813 Highway 26	17.29		7.00		n/a		n/a	No	No	Yes	No	7.00	n/a	n/a
Vacant	8540 Highway 26	31.42		12.72		n/a		n/a	Yes	Yes	Yes	No	12.72	n/a	n/a
Existing Lots (Created)	Bay Sands Subdivision	43.20		17.48		94		n/a	No	No	Yes	No	17.48	n/a	n/a
Vacant	Ramblewood & 58th Street	7.90		3.20		n/a		n/a	Yes	Yes	Yes	No	3.20	n/a	n/a
Existing Lots (Created)	Plan 1700 (Joanne Cres)	10.80		4.37		32		n/a	No	No	Yes	No	4.37	n/a	n/a
Existing Lots (Created)	Plans 1695 & 1696 (Robinson Road)	47.90		19.39		186		n/a	No	No	Yes	No	19.39	n/a	n/a
Vacant	8919, 8923, 8933 Highway 26	4.35		1.76		n/a		n/a	Yes	Yes	Yes	No	1.76	n/a	n/a
Concept Plan, SPA	Pacific Homes - Sunnidale Trails Phase II	100.00		40.47		n/a		n/a	No	No	Yes	No	40.47	n/a	n/a
Concept Plan, SPA	Marocco - Sunnidale Trails	27.03		10.94		n/a		n/a	No	No	Yes	No	10.94	n/a	n/a
Concept Plan, SPA	Freethy - Sunnidale Trails	9.51		3.85		n/a		n/a	No	No	Yes	No	3.85	n/a	n/a
Existing Lots (Created)	Plan 1697 and Part Plans 1695 & 1696	18.20		7.37		53		n/a	Partial	Partial	Yes	No	7.37	n/a	n/a
Existing Lots (Created)	Wasaga Sands Subdivision	15.70		6.35		18		n/a	No	No	Yes	No	6.35	n/a	n/a
Existing Lots (Created)	McIntyre Creek Subdivision	n/a		n/a		24		n/a	No	No	Yes	No	n/a	n/a	n/a
Existing Lots (Created)	Robertson Street	6.90		2.79		17		n/a	Yes	Yes	Yes	No	2.79	n/a	n/a
		<b>Single</b>	<b>Semi</b>	<b>Row</b>	<b>Apartment</b>	<b>Total</b>									
<b>Greenfield Housing Unit Potential By Unit Type</b>		<b>1,314</b>	<b>96</b>	<b>124</b>	<b>40</b>	<b>1,574</b>									

\*Note: Total unit potential and unit potential by type provided by Town of Wasaga Beach staff (See explanation below).

There are three different categories within this section - identified in the first status column. Existing lots created are vacant lots of records occurring on a large scale due to lack of municipal roads and services. Concept plans have been received for three properties within Sunnidale Trails Secondary Plan Area and those total unit counts have been included. All vacant lands are designated Low Density and are assumed to be developed at the density of 10.1 units per gross hectare. This density has been determined by averaging a number of recently approved and registered plans of subdivisions in Wasaga Beach.

<b>G. Total Residential Unit Potential</b>					
	Single	Semi	Row	Apartment	Total
A. Units Under Application (Registered & Draft Approved)	1,565	44	398	182	2,189
C. Proposed or Pending Developments	1,830	82	936	854	3,702
E. Unit Potential on Designated Greenfield Lands With No Application	1,314	96	124	40	1,574
<b>Grand Total Residential Unit Capacity Before Intensification</b>	<b>4,709</b>	<b>222</b>	<b>1,458</b>	<b>1,076</b>	<b>7,465</b>

<b>H. Residential Unit Potential Restated to Census Day 2006</b>					
	Single	Semi	Row	Apartment	Total
Residential Unit Potential at January 2009	4,709	222	1,458	1,076	7,465
Residential Units Completed, Mid-2006 to July 2009	732	-	96	48	876
<b>Estimated Residential Unit Supply, Census Day 2006</b>	<b>5,441</b>	<b>222</b>	<b>1,554</b>	<b>1,124</b>	<b>8,341</b>

<b>I. Identified Intensification Opportunities</b>						
Location	Share	80%		5%		100%
		Single	Semi	Row	Apartment	
Community wide		128	0	11	11	150
<b>Subtotal - Intensification</b>		<b>128</b>	<b>0</b>	<b>11</b>	<b>11</b>	<b>150</b>

Note: Unit potential by type based on overall unit distribution provided by Town of 85% singles and semis and 15% rows and apartments, distributed evenly between the two types.

**CURRENT RESIDENTIAL HOUSING MIX  
SIMCOE COUNTY AND AREA MUNICIPALITIES**

As of the 2006 Census & 2006 to YTD 2009 using CMHC Housing Completions

	Census 2006					CMHC (July 2006 - YTD 2009)					UPDATED CURRENT HOUSING MIX				
	SFD	SEMI	ROW	APTS	TOTAL	SFD	SEMI	ROW	APTS	TOTAL	SFD	SEMI	ROW	APTS	TOTAL
Adjala-Tosorontio	3,265	125	5	145	3,540	89	-	-	-	89	3,354	125	5	145	3,629
Bradford West Gwillimbury	6,000	495	205	1,250	7,950	587	38	-	45	670	6,587	533	205	1,295	8,620
Clearview	4,530	90	170	215	5,005	-	-	-	-	-	4,530	90	170	215	5,005
Collingwood	4,555	420	575	1,770	7,320	463	32	221	51	767	5,018	452	796	1,821	8,087
Essa	4,745	505	130	300	5,680	-	-	-	-	-	4,745	505	130	300	5,680
Innisfil	10,780	35	275	315	11,405	646	2	99	-	747	11,426	37	374	315	12,152
Midland	4,570	280	270	1,780	6,900	397	20	53	2	472	4,967	300	323	1,782	7,372
New Tecumseth	7,255	670	675	1,445	10,045	569	34	194	75	872	7,824	704	869	1,520	10,917
Oro-Medonte	7,045	40	25	210	7,320	-	-	-	-	-	7,045	40	25	210	7,320
Penetanguishene	2,365	165	65	895	3,490	108	16	43	-	167	2,473	181	108	895	3,657
Ramara	3,360	80	245	100	3,785	-	-	-	-	-	3,360	80	245	100	3,785
Severn	4,350	30	5	250	4,635	198	-	7	2	207	4,548	30	12	252	4,842
Springwater	5,560	55	10	305	5,930	310	-	-	-	310	5,870	55	10	305	6,240
Tay	3,645	40	-	155	3,840	135	4	8	-	147	3,780	44	8	155	3,987
Tiny	4,220	20	-	105	4,345	-	-	-	-	-	4,220	20	-	105	4,345
Wasaga Beach	5,760	160	95	230	6,245	900	-	115	74	1,089	6,660	160	210	304	7,334
<b>Simcoe County</b>	<b>82,005</b>	<b>3,210</b>	<b>2,750</b>	<b>9,470</b>	<b>97,435</b>	<b>4,402</b>	<b>146</b>	<b>740</b>	<b>249</b>	<b>5,537</b>	<b>86,407</b>	<b>3,356</b>	<b>3,490</b>	<b>9,719</b>	<b>102,972</b>
<i>Shares</i>	<b>84.16%</b>	<b>3.29%</b>	<b>2.82%</b>	<b>9.72%</b>	<b>100%</b>	<b>79.50%</b>	<b>2.64%</b>	<b>13.36%</b>	<b>4.50%</b>	<b>100%</b>	<b>83.91%</b>	<b>3.26%</b>	<b>3.39%</b>	<b>9.44%</b>	<b>100%</b>



Simcoe County Summary  
Employment Land Supply

Municipality	Total Designated Land Area (ha)	Non Developable Land Area (ha)	Developable Land Area (ha)	Occupied Area (ha)	Gross Vacant Area (ha)*	Net Vacant Area (ha)	Plans to Provide Services to 2031 (Net Vacant ha)
Adjala-Tosorontio	208	-	208	140	65	52	52
Bradford West Gwillimbury	987	264	723	173	550	440	270
Clearview	259	-	259	70	189	152	n/a
Collingwood	426	-	426	257	169	148	66
Essa	204	0	204	54	150	120	-
Innisfil	429	-	429	205	223	179	-
Midland	446	-	446	306	140	112	n/a
New Tecumseth	885	-	885	487	398	391	390
Oro-Medonte	347	-	347	195	154	123	-
Penetanguishene	90	-	90	32	58	47	-
Ramara	370	9	361	26	344	335	285
Severn	407	-	407	253	155	129	23
Springwater	n/a	n/a	n/a	n/a	n/a	73	n/a
Tay	57	9	48	43	5	5	-
Tiny	40	-	40	n/a	40	32	-
Wasaga Beach	44	-	45	n/a	45	36	36
<b>Simcoe County Total</b>	<b>5,199</b>	<b>274</b>	<b>4,927</b>	<b>2,209</b>	<b>2,718</b>	<b>2,341</b>	<b>1,122</b>

\*Note: Gross vacant land supply may be somewhat overstated as a result of the varying methods and definitions used by the local municipalities to measure land areas. Further analysis may be required to confirm the above estimates.

In any event, these differences do not substantially change the conclusions of the analysis, which is that Simcoe County has an ample supply of designated employment land to accommodate forecast growth to 2031. As described in Appendix F to the Simcoe Area Growth Plan (Hemson Consulting Ltd., May 2008) between 700 and 900 net ha of employment land will be required in the southern Simcoe Area communities, including the Towns of Innisfil, Bradford West Gwillimbury and New Tecumseth. As can be seen above, the current vacant land supply is sufficient to meet this need.

Township of Adjala-Tosorontio  
Employment Land Supply

Industrial Area	Within Settlement Area	Total Designated Land Area (ha)	Non Developable Land Area (ha)	Developable Land Area (ha)	Occupied Area (ha)	Gross to Net*		Servicing	Plans to Provide Services to 2031
						Gross Vacant Area (ha)	Net Vacant Area (ha)		
Employment Corridor (Hwy 89)	No	153	-	153	88	65	52	Unserviced	Yes
Colgan	Yes	3	-	3	-	-	-	Partial Servicing	Yes
Hockley	Yes	1	-	1	0.83	-	-	Partial Servicing	No
Loretto	Yes	1	-	1	1.25	-	-	Partial Servicing	No
Rosemont	Yes	2	-	2	2.35	-	-	Partial Servicing	No
Everett	Yes	4	-	4	3.67	-	-	Serviced - Municipal Water	Yes
Lisle	Yes	1	-	1	0.80	-	-	Partial Servicing	No
Glencarin	Yes	3	-	3	2.86	-	-	Unserviced	No
Rural	n/a	-	-	-	-	-	-	Unserviced	n/a
Commercial/Industrial Uses in other Designations	No	40	-	40	40	-	-	Unserviced	No
<b>Total</b>		<b>208</b>	<b>-</b>	<b>208</b>	<b>140.4</b>	<b>65</b>	<b>52</b>		

\*Note: Gross-to-Net Factor of 80% applied to parcels greater than 10 gross vacant ha in size.

Town of Bradford West Gwillimbury  
Employment Land Supply

Industrial Area**	Gross to Net*						Servicing	Plans to Provide Services to 2031
	Total Designated Land Area (ha)	Non Developable Land Area (ha)	Developable Land Area (ha)	Occupied Area (ha)	Gross Vacant Area (ha)	Net Vacant Area (ha)		
Bradford Urban Area	464	93	371	158	213	170	Yes	n/a
Highway 400	517	170	347	10	337	270	No	Yes
Bond Head	6	1	5	5	-	-	No	Yes
<b>Total</b>	<b>987</b>	<b>264</b>	<b>723</b>	<b>173</b>	<b>550</b>	<b>440</b>		

\*Note: Gross-to-Net Factor of 80% applied to parcels greater than 10 gross vacant ha in size.

\*\*Notes:  
 Bradford Urban Area includes land added by OPA 9 and deleted by OPA 14. According to staff, the Town has committed to "freezing" approximately 230 net ha as part of implementing OPA 15.  
 Highway 400 excludes MZ03  
 Bond head is an existing area, however subject to OPA 16, which is not yet approved.

**Township of Clearview  
Employment Land Supply**

Industrial Area	Gross to Net*		80%		Occupied Area (ha)	Gross Vacant Area (ha)	Net Vacant Area (ha)	Area Servicing	Plans to Provide Services to 2031	Notes
	Total Designated Land Area (ha)	Non Developable Land Area (ha)	Developable Land Area (ha)							
Creemore	53	-	53	7	47	37	n/a	n/a	1.53 of Occupied Land is Underutilized	
New Lowell	14	-	14	9	5	5	n/a	n/a		
Nottawa	1	-	1	1	-	-	n/a	n/a		
Stayner	183	-	183	48	135	108	n/a	n/a	24.06 of Occupied Land is Underutilized	
Rural	7	-	7	5	2	2	n/a	n/a	1.67 of Occupied Land is Underutilized	
<b>Total</b>	<b>259</b>	<b>-</b>	<b>259</b>	<b>70</b>	<b>189</b>	<b>152</b>				

\*Note: Gross-to-Net Factor of 80% applied to parcels greater than 10 gross vacant ha in size.

Town of Collingwood  
Employment Land Supply

		Gross to Net*		80%						
Industrial Area	Within Settlement Area	Total Designated Land Area (ha)	Non Developable Land Area (ha)	Developable Land Area (ha)	Occupied Area (ha)	Gross Vacant Area (ha)	Net Vacant Area (ha)	Area Servicing	Plans to Provide Services to 2031	Notes
Parcels Identified										
a	Yes				n/a	3	3	No	Yes?	
b	Yes				n/a	2	2	Yes	n/a	Environmental Issues
c	Yes				n/a	7	7	Yes	n/a	Michelle's Topsoil - Now Complete
d	Yes				n/a	24	19	Yes	n/a	n/a
e	Yes				n/a	10	10	Yes	n/a	n/a
f	Yes				n/a	3	3	Yes	n/a	n/a
g	Yes				n/a	3	3	Yes	n/a	n/a
h	Yes				n/a	2	2	Yes	n/a	Storage Unit Application - 1.1 ha
i	Yes				n/a	0	0	Yes	n/a	n/a
j	Yes				n/a	2	2	Yes	n/a	Storage Unit Application
k	Yes				n/a	3	3	Yes	n/a	n/a
l	Yes				n/a	5	5	Yes	n/a	Proposed Car Dealership - 0.8 ha
m	Yes				n/a	2	2	Yes	n/a	n/a
n	Yes				n/a	7	7	Yes	n/a	n/a
o	Yes				n/a	2	2	Yes	n/a	n/a
p	Yes				n/a	5	5	Yes	n/a	O'Donnell - Under Construction
q	Yes				n/a	7	7	Yes	n/a	n/a
r	Yes				n/a	1	1	Yes	n/a	n/a
s	Yes				n/a	1	1	Yes	n/a	Drago - Current Application
t	Yes				n/a	2	2	Yes	n/a	n/a
u	Yes				n/a	1	1	Yes	n/a	n/a
1	Yes				n/a	11	8	No	Yes	n/a
2	Yes				n/a	54	43	No	Yes	n/a
3	Yes				n/a	14	12	No	Yes	n/a
<b>Total</b>		<b>426</b>	<b>-</b>	<b>426</b>	<b>257</b>	<b>169</b>	<b>148</b>			

\*Note: Gross-to-Net Factor of 80% applied to parcels greater than 10 gross vacant ha in size.

Total occupied area estimated based on total area of designated employment lands, as measured by Hemson Consulting, less stated gross vacant supply.

Township of Essa  
Employment Land Supply

		Gross to Net* 80%								
Industrial Area	Within Settlement Area	Total Designated Land Area (ha)	Non Developable Land Area (ha)	Developable Land Area (ha)	Occupied Area (ha)	Gross Vacant Area (ha)	Net Vacant Area (ha)	Area Servicing	Plans to Provide Services to 2031	
Angus	Yes	52	-	52	8	44	35	Serviced - Municipal Water and Sewer	n/a	
Utopia	No	111	0	110	45	66	52	Unserviced	No	
Baxter	No	40	-	40	-	40	32	Unserviced**	No	
Thornton	Yes	2	-	2	1	1	1	Partial Services Available - Municipal Water	No for Sewer	
<b>Total</b>		<b>204</b>	<b>0</b>	<b>204</b>	<b>54</b>	<b>150</b>	<b>120</b>			

\*Note: Gross-to-Net Factor of 80% applied to parcels greater than 10 gross vacant ha in size.

\*\*Note: Alliston pipeline borders properties.

Town of Innisfil  
Employment Land Supply

Industrial Area	Within Settlement Area	Total Designated Land Area (ha)	Non Developable Land Area (ha)	Developable Land Area (ha)	Occupied Area (ha)	Gross to Net*		Area Servicing	Plans to Provide Services to 2031
						Gross Vacant Area (ha)	Net Vacant Area (ha)		
Innisfil Heights - Business Park	Yes	190	-	190	80	110	88	Serviced - Water only	No
Innisfil Heights - General Industrial	Yes	77	-	77	49	28	22	Serviced - Water only	No
Innisfil Heights - Special Highway	Yes	54	-	54	27	28	22	Serviced - Water only	No
Cookstown - Light Industrial Service	Yes	0	-	0	0	-	-	Serviced - Water and Sewer	No
Rural - Extractive Industrial	No	86	-	86	30	55	44	Unserviced	No
Rural - Industrial	No	22	-	22	20	3	3	Unserviced	No
<b>Total</b>		<b>429</b>	<b>-</b>	<b>429</b>	<b>205</b>	<b>223</b>	<b>179</b>		

\*Note: Gross-to-Net Factor of 80% applied to parcels greater than 10 gross vacant ha in size.

Town of Midland  
Employment Land Supply

Gross to Net\* 80%

Industrial Area	Total Designated Land Area (ha)	Non Developable Land Area (ha)	Developable Land Area (ha)	Occupied Area (ha)	Gross Vacant Area (ha)	Net Vacant Area (ha)	Area Servicing	Plans to Provide Services to 2031	Notes
Midland	446	-	446	306	140	112	Partial	n/a	
<b>Total</b>	<b>446</b>	<b>-</b>	<b>446</b>	<b>306</b>	<b>140</b>	<b>112</b>			

\*Note: Gross-to-Net Factor of 80% applied to parcels greater than 10 gross vacant ha in size.



Town of New Tecumseth  
Employment Land Supply

Industrial Area	Within Settlement Area	Total Designated Land Area (ha)	Non Developable Land Area (ha)	Developable Land Area (ha)	Occupied Area (ha)	Gross to Net*		Area Servicing	Plans to Provide Services to 2031	
						Gross Vacant Area (ha)	Net Vacant Area (ha)			
Alliston	Yes	642	-	642	277	365	80%	364	Yes**	Yes
Tottenham	Yes	91	-	91	59	32		26	No***	Yes
Beeton	Yes	5	-	5	4	1		1	Yes	n/a
Non-Urban	No	148	-	148	148	-		-	No	No
<b>Total</b>		<b>885</b>	<b>-</b>	<b>885</b>	<b>487</b>	<b>398</b>		<b>391</b>		

\*Note: Gross-to-Net Factor of 80% applied to parcels greater than 10 gross vacant ha in size.

\*\*Note: Site #114 (21ha) has all services except for sanitation.

\*\*\*Note: Sites 100, 101, 102, 105 and 106 (31.8ha) have no services. Site #103 (2.5ha) has only sanitation.

Township of Oro-Medonte  
Employment Land Supply

Industrial Area	Within Settlement Area	Total Designated Land Area (ha)	Non Developable Land Area (ha)	Developable Land Area (ha)	Occupied Area (ha)	Gross to Net*		Area Servicing	Plans to Provide Services to 2031	
						Gross Vacant Area (ha)	Net Vacant Area (ha)			
Map Nos 3&4	Yes	31	-	31	-	-	-	-	No	n/a
Remainder	No	316	-	316	-	-	-	-	No	n/a
Industrial		347	-	347	195	154	123		No	n/a
Horseshoe (Map No 1 & 2)	Yes	86	-	86	22	-	-	-	No	n/a
Remainder	No	100	-	100	-	-	-	-	Yes	n/a
Commercial		186	-	186	136	50	40		No	n/a
<b>Total</b>		<b>347</b>	<b>-</b>	<b>347</b>	<b>195</b>	<b>154</b>	<b>123</b>			

Note: Commercial lands excluded.

\*Note: Gross-to-Net Factor of 80% applied to parcels greater than 10 gross vacant ha in size.

Town of Penetanguishene  
Employment Land Supply

Industrial Area	Total Designated Land Area (ha)	Non Developable Land Area (ha)	Developable Land Area (ha)	Occupied Area (ha)	Gross to Net*		Area (ha)	Servicing	Plans to Provide Services to 2031	Notes
					Gross Vacant Area (ha)	Net Vacant				
Area 23 - North of Robert St. East			29	28	1		1	Yes	n/a	
Area 22 - South of Robert St. East			30	4	26		21	n/a	n/a	Requires extension of services
OPA 24 (Potential) East Side of Fuller			31	-	31		25	n/a	n/a	Requires extension of services
<b>Total</b>	<b>90</b>	<b>-</b>	<b>90</b>	<b>32</b>	<b>58</b>		<b>47</b>			

\*Note: Gross-to-Net Factor of 80% applied to parcels greater than 10 gross vacant ha in size.

\*\*Note: Data provided by Town.

Township of Ramara  
Employment Land Supply

Industrial Area	Total Designated Land Area (ha)	Non Developable Land Area (ha)	Developable Land Area (ha)	Occupied Area (ha)	Gross to Net*		Servicing	Plans to Provide Services to 2031	Notes
					Gross Vacant Area (ha)	Net Vacant Area (ha)			
Brechin	63	-	63	13	50	50	Yes	n/a	
Rama Road Corridor	307	9	298	13	294	285	No	Yes	
<b>Total</b>	<b>370</b>	<b>9</b>	<b>361</b>	<b>26</b>	<b>344</b>	<b>335</b>			

\*Note: Gross-to-Net Factor of 80% applied to parcels greater than 10 gross vacant ha in size.

Township of Severn  
Employment Land Supply

		Gross to Net*		80%					
Industrial Area	Within Settlement Area	Total Designated Land Area (ha)	Non Developable Land Area (ha)	Developable Land Area (ha)	Occupied Area (ha)	Gross Vacant Area (ha)	Net Vacant Area (ha)	Servicing	Plans to Provide Services to 2031
Coldwater	Yes	45	-	45	39	5	5	Yes for 14 ha, no for 31 ha	Yes
Washago	Yes	8	-	8	7	2	2	8 ha serviced	Yes
West Shore	Yes	120	-	120	101	20	16	42 ha unserviced	Yes
Port Severn	Yes	23	-	23	10	13	10	No	n/a
Ardtree	Yes	17	-	17	16	1	1	No	No
Bass Lake & Marchmount	Yes	16	-	16	10	6	6	No	No
Fesserton	Yes	6	-	6	5	2	2	No	No
Severn Falls	Yes	1	-	1	1	-		No	No
Outside Settlement Areas	No	24	-	24	15	9	9	No	No
South of Division Rd.	No**	147	-	147	50	97	78	No	No
<b>Total</b>		<b>407</b>	<b>-</b>	<b>407</b>	<b>253</b>	<b>155</b>	<b>129</b>		

\*Note: Gross-to-Net Factor of 80% applied to parcels greater than 10 gross vacant ha in size.

\*\*Note: Within Secondary Plan.

**Township of Springwater  
Employment Land Supply**

				Gross to Net*		80%			
Industrial Area	Total Designated Land Area (ha)	Non Developable Land Area (ha)	Developable Land Area (ha)	Occupied Area (ha)	Gross Vacant Area (ha)	Net Vacant Area (ha)	Servicing	Plans to Provide Services to 2031	Notes
Information not available					91	73	n/a	n/a	Information from 2007 <i>Directions Report</i> Hemson Consulting Ltd.
Total				n/a			73		

\*Note: Gross-to-Net Factor of 80% applied to parcels greater than 10 gross vacant ha in size.

Township of Tay  
Employment Land Supply

Industrial Area	Within Settlement Area	Total Designated Land Area (ha)	Non Developable Land Area (ha)	Developable Land Area (ha)	Occupied Area (ha)	Gross to Net*		Servicing	Plans to Provide Services to 2031
						Gross Vacant Area (ha)	Net Vacant Area (ha)		
Port McNicoll	No	1	-	1	1	-	-	Part Serviced**	No
Victoria Harbour	Yes	16	9	6	6	1	1	EP overlay and no access to land	n/a
Waubauskene	No	32	-	32	29	3	3	Unserviced - Sewer***	No
Waverley	No	9	-	9	8	1	1	No	No
<b>Total</b>		<b>57</b>	<b>9</b>	<b>48</b>	<b>43</b>	<b>5</b>	<b>5</b>		

\*Note: Gross-to-Net Factor of 80% applied to parcels greater than 10 gross vacant ha in size.

\*\*Note: Serviced with Municipal water. No sewer or sanitary services

\*\*\*Note: Water may be extended under Highway 12.

Township of Tiny  
Employment Land Supply

Industrial Area	Within Settlement Area	Total Designated Land Area (ha)	Non Developable Land Area (ha)	Developable Land Area (ha)	Occupied Area (ha)	Gross to Net*		Servicing	Plans to Provide Services to 2031	
						Gross Vacant Area (ha)	Net Vacant Area (ha)			
Concession 7, Lot 10	No	20	-	20	-	20	80%	16	No	No
Concession 7, Lot 10	No	20	-	20	-	20	80%	16	No	No
<b>Total</b>		<b>40</b>	<b>-</b>	<b>40</b>	<b>-</b>	<b>40</b>	<b>80%</b>	<b>32</b>		

\*Note: Gross-to-Net Factor of 80% applied to parcels greater than 10 gross vacant ha in size.



Town of Wasaga Beach  
Employment Land Supply

Industrial Area	Within Settlement Area	Total Designated Land Area (ha)	Non Developable Land Area (ha)	Developable Land Area (ha)	Occupied Area (ha)	Gross to Net*		Plans to Provide Servicing	Plans to Provide Services to 2031
						Gross Vacant Area (ha)	Net Vacant Area (ha)		
Wasagan Beach Business Park**	No			16	-	16	12	Yes	Yes
Parcels Abutting Wasaga Beach Business Park	Yes			12	-	12	10	Partial	Yes
Lands South of Airport Road	No			18	-	18	14	Partial	Yes
<b>Total</b>		<b>44</b>	<b>-</b>	<b>45</b>	<b>-</b>	<b>45</b>	<b>36</b>		

\*Note: Gross-to-Net Factor of 80% applied to parcels greater than 10 gross vacant ha in size. As requested by Town Staff, the approximately 1.8 net ha Macdonalds Furniture site has been included in the vacant employment land supply

\*\*Note: Information from 2006 Employment Land Needs Analysis, Hemson Consulting Ltd.

# APPENDIX A

**Town of Bradford West Gwillimbury**

Estimate of Residential Intensification Potential

Estimate based on SGL Analysis Dated August 2005

<b>Total SGL Area Identified For Intensification</b>					
	Properties	Area (HA)	Units	Density	
Short Term (2006-2015)	22	30	646	21	
Medium Term (2016-2026)	51	9	493	53	
Long Term (2026 and beyond)	31	21	1,065	52	
<b>Total</b>	<b>104</b>	<b>60</b>	<b>2,204</b>	<b>37</b>	
<b>Total SGL Area Adjusted to Remove Parcels CUA</b>					
	Properties	Area (HA)	Units	Density	
Short Term (2006-2015)	9	10	387	39	
Medium Term (2016-2026)	51	9	493	53	
Long Term (2027 and beyond)	31	21	1,065	51	
<b>Total</b>	<b>91</b>	<b>40</b>	<b>1,945</b>	<b>49</b>	

Note: 259 Units currently under application (CUA).

<b>Unit Mix of Intensification by Period</b>	<b>Single</b>	<b>Semi</b>	<b>Row</b>	<b>Apartment</b>	<b>Total</b>
Short Term (2006-2015)	25%	5%	30%	40%	100%
Medium Term (2016-2026)	20%	5%	35%	40%	100%
Long Term (2027 and beyond)	15%	5%	40%	40%	100%
<b>Intensification to 2031 by Unit Type</b>	<b>Single</b>	<b>Semi</b>	<b>Row</b>	<b>Apartment</b>	<b>Total</b>
Short Term (2006-2015)	97	19	116	155	387
Medium Term (2016-2026)	99	25	173	197	493
Long Term (2027 and beyond)	80	27	213	213	533
<b>Total</b>	<b>275</b>	<b>71</b>	<b>502</b>	<b>565</b>	<b>1,413</b>

<b>Unit Distribution by Type Based on SGL Analysis</b>				
	Area	Units	Density	
<b>Short Term Density</b>	1.61	31	19	
	1.62	39	24	
	1.62	39	24	
	1.16	28	24	
	0.24	17	71	
	0.60	44	73	
	0.34	30	88	
	0.69	28	40	
	0.27	11	41	
	0.61	76	125	
	1.10	44	40	
	<b>9.86</b>	<b>387</b>	<b>39</b>	

Note: Remaining short term and medium term opportunities included; Half of Long-Term potential included for purposes of planning to 2031; Short Term Unit Distribution set to achieve an overall density of 40 units per gross ha, with a net to gross of 90 % to account for internal roads including small lot singles (40 foot front); Shares of singles decreased and rows increased over time to account for shift to higher density forms, as per SGL analysis. Share of apartment units maintained at 40% over the forecast period.

**Township of Clearview**

*Estimate of Residential Intensification Potential*

<b>Estimate of Residential Intensification Potential</b>								
	Ha	Density	Units	Single	Semi	Row	Apt	Total
Creemore	9.04	9	81	53	4	16	8	81
Stayner	59.15	9	532	346	27	106	53	532
Total	68.19	9	614	399	31	123	61	614
Identified Intensification Areas			Shares	65%	5%	20%	10%	100%

*Note: Estimate of residential intensification by type based on achieving an overall density of 9 units per ha as indicated by the Township, including large lot (90 foot front) Singles.;*

*Most of the identified intensification areas are within Stayner;*

*Many fairly large lots, 0.1 ha at least, are shown.*

**Town of Collingwood**

Density Calculations

Recent Housing Development By Unit Type				
	Singles/Semis	Row	Apts	Total
1998	61	54	0	115
1999	103	91	1	195
2000	84	110	2	196
2001	38	45	12	95
2002	124	52	1	177
2003	161	19	0	180
2004	246	169	2	417
2005	96	38	0	134
2006	116	65	121	302
2007	173	32	0	205
2008	158	148	30	336
<b>Total</b>	<b>1,360</b>	<b>823</b>	<b>169</b>	<b>2,352</b>
	58%	35%	7%	100%

Inside Built Boundary Unit Total Check	3,180			
Outside Built Boundary Check	5,305			
1,091 Rows under application or pending				
4,100 Total units				
27% 40% of all units under application.				
40% Share of rows estimated inside built boundary				
15% Share of rows estimated outside built boundary				
Within Built Boundary Unit Distribution set to equal an overall density of approximately 27 upgh, including small lot (40 foot front) singles.				
<b>Single</b>	<b>Semi</b>	<b>Row</b>	<b>Apt</b>	<b>Total</b>
20%	5%	40%	35%	100%
Outside Built Boundary Unit Distribution set to equal an overall density of approximately 13 upgh, including larger lot (60 foot front) singles.				
<b>Single</b>	<b>Semi</b>	<b>Row</b>	<b>Apt</b>	<b>Total</b>
70%	5%	15%	10%	100%

Greenfield Inside Built Boundary				Greenfield Outside Built Boundary			
Area	Ha	Units	Density	Area	Ha	Units	Density
F	1.60	78	48.75	4	1.1	10	9.1
G	1.06	17	16.04	7	68.36	634	9.3
K	0.98	22	22.45	12	3.59	56	15.6
O	17.00	459	27.00	13	6.14	125	20.4
S	1.27	9	7.09	15	8.8	178	20.2
T	0.45	12	26.67	17	1.56	43	27.6
U	1.57	21	13.38	20	23.6	307	13.0
W	0.98	36	36.73	22	4.2	57	13.6
X	0.28	4	14.18	24	6	81	13.5
Z	0.38	11	28.95	27	1.35	18	13.3
dd	0.87	40	45.98	29	8.9	172	19.3
<b>Total</b>	<b>26.442</b>	<b>709</b>	<b>26.81</b>	<b>Total</b>	<b>133.6</b>	<b>1681</b>	<b>12.6</b>

**Working Sheet**

	Unit Mix	Units	Net Density	Net ha	Net-Gross Factor	Gross Ha	Gross Density	Net Density Calculation				
								front (ft)	depth (ft)	sq.ft.	sqm	uph
Singles and Semi	25%	250	30	8.36	n/a	n/a	n/a	40	90	3,600	334	30
Row	40%	400	44	9.03	n/a	n/a	n/a	27	90	2,430	226	44
Apartment	35%	350	75	4.67	n/a	n/a	n/a					
<b>TOTAL</b>	<b>100%</b>	<b>1,000</b>	<b>45</b>	<b>22.06</b>	<b>60%</b>	<b>36.8</b>	<b>27.2</b>					

**Working Sheet**

	Unit Mix	Units	Net Density	Net ha	Net-Gross Factor	Gross Ha	Gross Density	Net Density Calculation				
								front (ft)	depth (ft)	sq.ft.	sqm	uph
Singles and Semi	75%	750	18	41.81	n/a	n/a	n/a	60	100	6,000	557	18
Row	15%	150	44	3.39	n/a	n/a	n/a	27	90	2,430	226	44
Apartment	10%	100	75	1.33	n/a	n/a	n/a					
<b>TOTAL</b>	<b>100%</b>	<b>1,000</b>	<b>21</b>	<b>46.52</b>	<b>60%</b>	<b>77.5</b>	<b>12.9</b>					

TEPCO application is at 60 feet.

Likewise Pretty River (26)

**Township of Essa**

Estimate of Residential Intensification Potential

Density Calculations

Unit distribution based on achieving and overall density of 10 units per gross ha, including large lot (90 foot front) singles

Single	Semi	Row	Apartment	Total
65%	5%	30%	0%	100%

**Working Sheet**

	Unit	Units	Net	Net	Net-Gross	Gross	Gross	Net Density Calculation				
	Mix		Density	ha	Factor	Ha	Density	front (ft)	depth (ft)	sq.ft.	sqm	uph
Singles and Semi	70%	700	13	52.67	n/a	n/a	n/a	90	90	8,100	752	13
Row	30%	300	44	6.77	n/a	n/a	n/a	27	90	2,430	226	44
Apartment	0%	-	75	0.00	n/a	n/a	n/a					
<b>TOTAL</b>	<b>100%</b>	<b>1,000</b>	<b>17</b>	<b>59.45</b>	<b>60%</b>	<b>99.1</b>	<b>10.1</b>					

Intensification Estimate				
	Area (ha)	Units	Density	
Rainbow Dev.	0.8	28.0	35	
Wildflower	1.5	50.0	33	
Balogh	3.4	30.0	9	
<b>Total</b>	<b>5.7</b>	<b>108.0</b>	<b>19</b>	

  

Single	Semi	Row	Apartment	Total
45%	5%	30%	20%	100%

Unit distribution set to achieve an overall density of 19 units per gross ha, including larger lot (50 foot front) singles

Single	Semi	Row	Apartment	Total
48.6	5.4	32.4	21.6	108.0

**Town of Innisfil**

Estimate of Residential Intensification Potential

**Unit Distribution for Greenfields**

Total Units Under Application					
Single	Semi	Row	Apartment	Total	
4,318	-	1,135	582	6,035	
72%	0%	19%	10%	100%	
831		208	80		
92		478	110		
131		449	392		
1854					
119					
50					
1,114					
145					
4,336		1,135	582	6,053	18

Intensification Estimate By Unit Type							
ha	Units	Density		SS	Row	Apt	
Sandy Cov	20	362	18 60 footers		362		
Alcona	15	972	65 Rows and Apt			583.2	389
Lefroy	2	205	88 Rows and Apt			82	123
Cookstown	1	245	223 Apts				245
Gilford	21	57	3 Estate		57		
Stroud	26	65	2 Estate		65		
Churchill	8	20	2 Estate		20		
Fennels Cc	-	1			1		
<b>Total</b>	<b>94</b>	<b>1,927</b>		<b>20</b>	<b>505</b>	<b>665</b>	<b>757</b>
Single Serr Row		Apt	Total				
505		665	757	1,927			
26%		35%	39%				
<b>Single</b>	<b>Semi</b>	<b>Row</b>	<b>Apt</b>	<b>Total</b>			
25%		0%	30%	45%	100%		

Set to an overall density of 20 upgh, with large lot singles, and reflecting row density count from municipal data

**Town of Midland**

Estimate of Residential Intensification Potential  
Density Calculations

**Estimated Gross Density of Registered and Draft Approved Plan**

New lots typically around

		ft	
Front	40 m		131.2
Depth	70 m		229.6
Area	2800 meters		9184
30139.94			

So looking at 130 by 230 foot lots, large in the new stuff.  
and at this mix.

Single	Semi	Row	Apartment	Total
1,188	40	1,050	605	2,883
41%	1%	36%	21%	100%

Looking at an overall density of 5 upgh  
Mainly because of very large lot singles

Or Going by the Zoning By Law  
For R1 zone  
Minimum lot area of 610 m2 is about a 60 by 100 foot lot, at 100% singles works out to a gross density of about 10 upgh.  
This is consistent with average density in Essa.

For Towns, zoning shows a range of

150 m2	For Townhouse Block
220 m2	For Street Townhouse
66.66667	Units Per Ha
45.45455	Units Per Ha

So a net density of between 45 and 67, so say  
56.06061  
Which translates into a gross density of about 30upgh, using a net to gross of 60%

**Working Sheet**

	Unit Mix	Units	Net Density	Net ha	Net-Gross Factor	Gross Ha	Gross Density	Net Density Calculation				
								front (ft)	depth (ft)	sq.ft.	sqm	uph
Singles and Semi	100%	1,000	17	60.39	n/a	n/a	n/a	65	100	6,500	604	17
Row	0%	-	44	0.00	n/a	n/a	n/a	27	90	2,430	226	44
Apartment	0%	-	75	0.00	n/a	n/a	n/a					
<b>TOTAL</b>	<b>100%</b>	<b>1,000</b>	<b>17</b>	<b>60.39</b>	<b>60%</b>	<b>100.6</b>	<b>9.9</b>					

**Working Sheet**

	Unit Mix	Units	Net Density	Net ha	Net-Gross Factor	Gross Ha	Gross Density	Net Density Calculation				
								front (ft)	depth (ft)	sq.ft.	sqm	uph
Singles and Semi	0%	-	12	0.00	n/a	n/a	n/a	90	100	9,000	836	12
Row	60%	600	44	13.54	n/a	n/a	n/a	27	90	2,430	226	44
Apartment	40%	400	75	5.33	n/a	n/a	n/a					
<b>TOTAL</b>	<b>100%</b>	<b>1,000</b>	<b>53</b>	<b>18.88</b>	<b>60%</b>	<b>31.5</b>	<b>31.8</b>					

**Intensification Estimate By Unit Type**

Total Area identified by Town 604,908.40 square meters

Area converted to ha 60.5

Predominantly zoned residential, single family R1 R2 and R3.  
Range of densities from 11 to 15,

For estimation, assume overall density of 13  
Mainly singles but some rows 786.3809  
75% Singles, 5% Rows and 20% Apt.

Single	Semi	Row	Apt	Total
1,188	40	1,050	605	2,883
41%	1%	36%	21%	100%

Considering zoning, say mostly singles but also some rows to account for existing distribution

Single	Semi	Row	Apartment	Total
80%	0%	10%	10%	100%



**Town of New Tecumseth**

Density Calculations

**Working Sheet**

	Unit Mix	Units	Net Density	Net ha	Net-Gross Factor	Gross Ha	Gross Density	Net Density Calculation				
								front (ft)	depth (ft)	sq.ft.	sqm	uph
Singles and Semi	100%	1,000	14	71.07	n/a	n/a	n/a	85	90	7,650	711	14
Row	0%	-	44	0.00	n/a	n/a	n/a	27	90	2,430	226	44
Apartment	0%	-	75	0.00	n/a	n/a	n/a					
<b>TOTAL</b>	<b>100%</b>	<b>1,000</b>	<b>14</b>	<b>71.07</b>	<b>60%</b>	<b>118.4</b>	<b>8.4</b>					

Single	Semi	Row	Apartment	Total
5,473	1,160	1,222	1,208	9,063
60%	13%	13%	13%	100%

**Township of Oro-Medonte**

Density Calculations

ha	Units	Density	Ha	Units	Density	ha	units	
15.77	28	1.8						
8.47	21	2.5						
9.02	15	1.7	33.26	64	1.9242	177.21	346	1.9525
17.5	26	1.5						
20.8	22	1.1						
25.01	14	0.6						
185.63	230	1.2						
31.7	55	1.7	31.7	55	1.7350			
27.92	250	9.0						
37.7	30	0.8						
9.3	6	0.6						
4.2	3	0.7						
110.51	40	0.4						
59	137	2.3						
51.85	83	1.6						
1.4	7	5.0	112.25	227	2.0223			
85.3	480	5.6						
36	700	19.4						
6.17	4	0.6						
146.9	246	1.7						
890	2,397	2.7						

<b>Craighurst</b>	
Area	36
Density	2.7
Units	38.7
<b>Hawkestone</b>	
Area	146.9
Density	2.7
Units	395.6

**Township of Severn**

Density Calculations

Census 2006 Units	4,325	30	5	250	4,610
	94%	1%	0%	5%	100%

serviced  
 unserviced

Three Washago, West Shore and Coldwater  
 Estate res, or rural res.  
 Typically between half acre and an acre.

Minimum 18m front 670 m2 total, but most are 15 m

**Density of Serviced Greenfields at above mix and 50 foot singles**

	Unit	Net Density	Net ha	Net-Gross Factor	Gross Ha	Gross Density	Net Density Calculation				
	Mix						Units	front (ft)	depth (ft)	sq.ft.	sqm
Singles and Semi	95%	950	24	39.71	n/a	n/a	50	90	4,500	418	24
Row	0%	-	44	0.00	n/a	n/a	27	90	2,430	226	44
Apartment	5%	50	75	0.67	n/a	n/a					
<b>TOTAL</b>	<b>100%</b>	<b>1,000</b>	<b>25</b>	<b>40.38</b>	<b>60%</b>	<b>67.3</b>					

**Density of Unserviced Greenfields at Estate Residential Density**

	Unit	Net Density	Net ha	Net-Gross Factor	Gross Ha	Gross Density	Net Density Calculation				
	Mix						Units	front (ft)	depth (ft)	sq.ft.	sqm
Singles and Semi	100%	1,000	2	404.12	n/a	n/a	145	300	43,500	4,041	2.5
Row	0%	-	40	0.00	n/a	n/a	30	90	2,700	251	40
Apartment	0%	-	75	0.00	n/a	n/a					
<b>TOTAL</b>	<b>100%</b>	<b>1,000</b>	<b>2</b>	<b>404.12</b>	<b>85%</b>	<b>475.4</b>					

Area	Total Ha
	<b>Ha</b>
Coldwater	23
Washago	11
West Shore	10
Port Severn	2.5
Ardtree	32
Bass Lake & Marchmo	11
Fesserton	18
Severn Falls	2.3
<b>Total</b>	<b>109.8</b>
Density	15
Units	1,647.00

**Township of Tay**

Density Calculations

433.84            3.9 ha constrained due to EP3 Overlay            23.4   5.382131  
                      33.24 ha constrained due to EP3 Overlay            11.3  
  
                      0.75 ha constrained due to woodlot

**Scenario 1: Low Density Rural Setting**

**Estate Residential Lots on Private Services**

	Unit	Net Density	Net ha	Net-Gross Factor	Gross Ha	Gross Density	Net Density Calculation				
	Mix						Units	front (ft)	depth (ft)	sq.ft.	sqm
Singles and Semi	100%	5	185.80	n/a	n/a	n/a	100	200	20,000	1,858	5.4
Row	0%	40	0.00	n/a	n/a	n/a	30	90	2,700	251	40
Apartment	0%	75	0.00	n/a	n/a	n/a					
<b>TOTAL</b>	<b>100%</b>	<b>5</b>	<b>185.80</b>	<b>85%</b>	<b>218.6</b>	<b>4.6</b>					

# APPENDIX B

(Maps to be included in the next submission to the Province).