

Town of INNISFIL Municipal Residential Land Budget - Summary Results, 2017

Growth Plan Policy Area	2016-2031			Difference <i>Potential Unit Surplus at 2031</i>
	Schedule 7 <i>Population Growth</i>	Demand <i>Housing Units Needed</i>	Supply <i>Unit Potential</i>	
Delineated Built Boundaries and Undelineated Built-Up Areas	7,429	2,814	2,638	(176)
Designated Greenfield Areas	15,299	5,543	5,925	382
Outside Settlement Areas	474	171	394	223
<i>Municipal-wide</i>	23,203	8,528	8,957	429
<p>This table summarizes the overall results for the local municipal residential land budget. The land budget examines the relationship between demand for additional housing units deriving from Schedule 7 forecast population growth and the municipality's available unit supply. The land supply analysis looks at housing units because this is the variable which requires land.</p> <p>Please refer to the Res-Detailed, Supply and Census Data sheets for more information on the inputs, assumptions and calculations underlying the analysis.</p>	<p>This is the number of additional permanent household residents that will need to be accommodated to meet the Schedule 7 forecast.</p>	<p>This is the number of additional housing units required to accommodate forecast population growth under Schedule 7 plus demand for seasonal and recreational units, not occupied by permanent residents.</p>	<p>This is the future housing unit potential based on currently approved units and additional unit potential through existing planning permissions.</p>	<p>This is the difference between the available unit supply and the anticipated unit demand.</p> <p>If a positive figure is indicated, there is sufficient supply identified to meet forecast demand.</p> <p>If a negative figure is indicated, there is a potential shortage of available supply to meet forecast demand. This is the starting point for evaluating further intensification potential or need for additional urban lands.</p>

INNISFIL: Residential Detailed

Table 1

1. How many units are needed?		A. Population Components		2016		2031 Forecast		2016-31 Change
		Total Population		37,702		56,000		18,298
		Census Net Undercoverage		3.0%	→	3.0%		--
				1,136		1,687		551
		Census Population		36,566		54,313		17,747
		Household Population		36,433		54,116		17,683
		Non-Household Population		133		197		65
		Rate to Census		0.4%	→	0.4%		--
		B. Households						
		Persons per Unit		2.73		2.57		(0.15)
		Total Occupied Households		13,364		21,026		7,662
		C. Demand for Seasonal and Recreational Units						
		Occupied Units		13,364		21,026		7,662
		Total Units		14,875		23,403		8,528
		Seasonal and Vacant Units		1,511		2,377		866
		Share Seasonal and Vacant		10.2%	→	10.2%		--
		D. Total Unit Demand						
		Occupied Units		13,364		21,026		7,662
		Seasonal and Vacant		1,511		2,377		866
		Total Units		14,875		23,403		8,528
		Unit Growth 2016-2031		n/a		n/a		8,528

RESIDENTIAL SUPPLY DATA CURRENT
AS OF DECEMBER 2016

PLEASE NOTE:
This report is intended to be read in conjunction with the [Simcoe County Land Budget Data Collection and Analysis Phase 1: Population Growth](#) document.

Table 2

2. Where will these units be accommodated?		A. Demand by Growth Plan policy area		2016-31 Change
		Unit Growth 2016-2031		8,528
		Local Municipal Intensification Target (1)		33%
		Additional share of growth accommodated within Built Boundaries and/or within the Undelineated Built-Up Area (2)		0%
		Overall share of growth within Built Boundaries and Undelineated Built-Up Areas (3)		33%
		<p>Note: The County Official Plan identifies local intensification targets for each municipality (1). This figure only represents the <i>minimum</i> number of units to be built within delineated built boundaries plus the undelineated built-up areas (3). In the four municipalities with <i>no undelineated built-up area</i>, the County Official Plan local intensification target represents units to be built within the delineated built boundary. Where an additional share of growth can be accommodated within delineated built boundaries plus the undelineated built-up areas (2), the associated units may also be counted towards achievement of the County-wide intensification target in addition to the Official Plan local minimum target.</p>		
		Unit growth within delineated Built Boundaries and undelineated Built-Up Areas		2,814
		Share of Growth in Designated Greenfield Areas		65%
		Unit Growth in Designated Greenfield Areas		5,543
		Share of Growth Outside Settlement Areas		2%
		Unit Growth Outside Settlement Areas		171
		Total All <i>Growth Plan</i> Policy Areas		8,528
		Units		8,528
		Percent		100%

Table 3

3. Is there sufficient supply within delineated built boundaries & undelineated built-up areas?	A. Demand	Unit Growth 2016-2031 inside delineated built boundaries & undelineated built-up areas	2,814
	B. Supply inside delineated built boundaries & undelineated built-up areas	Units completed Census day 2016 to December 31, 2016	152
		Registered and Draft Approved units	1,293
		Complete Applications units	64
		Forecast of unit potential on vacant lands inside delineated built boundary	515
Forecast of unit potential on vacant lands for urban uses inside undelineated built up areas		614	
Forecast of unit potential on vacant lands not for urban uses inside undelineated built up areas	0		
Total supply	2,638		
C. Sufficiency of Supply	Excess Supply at 2031 (or shortfall at 2031) <i>Positive figure means more than enough supply, negative means a supply shortfall.</i>	(176)	
D. Response	If there is a surplus, the analysis has demonstrated that there is sufficient unit potential inside delineated built boundaries & undelineated built up areas to meet the intensification target. If there is a deficit, the County or local municipality should identify additional supply inside delineated built boundaries and undelineated built up areas of the subject municipality to meet the intensification target.		

Table 4

4. What is the status of the land supply outside settlement areas?	A. Demand	Unit Growth 2016-2031 outside settlement areas	171
	B. Supply outside settlement areas	Units completed Census day 2016 to December 31, 2015	111
		Registered and Draft Approved	70
		Complete Applications	5
		Forecast of unit potential on vacant lands	208
Total supply outside settlement areas	394		
C. Sufficiency of Supply	Excess Supply at 2031 (or shortfall at 2031) <i>Positive figure means more than enough supply, negative means a supply shortfall.</i>	223	
D. Response	If there is a surplus, the analysis has demonstrated that there is sufficient unit potential, and associated land supply, to meet anticipated demand. If there is a deficit, either the County or local municipality can assume that new rural applications or existing lots of record will be sufficient to meet the deficit or the assigned demand share (in 2 a) can be lowered. The approach chosen is a policy decision within the context of rural development policies in the County and local plans.		

Table 5

5. Is there sufficient unit supply in the designated greenfield areas?	A. Demand	Total unit Growth 2016-2031 in the Designated Greenfield Area (DGA)				5,543
			Single/Semi	Row	Apt.	Total
		Assumed housing mix by type	70.0%	20.0%	10.0%	100.0%
		Housing growth by type	3,880	1,109	554	5,543
	B. Supply in Designated Greenfield Areas (DGA)	Units completed Census day 2016 to December 31, 2016	56	24	1	81
		Registered and Draft Approved Complete Applications	2,116	568	1,231	3,915
		Forecast of unit potential on vacant DGA lands for urban uses	149	30	0	179
		Forecast of unit potential on vacant DGA lands not for urban uses	1,366	0	0	1,366
			384	0	0	384
		DGA Supply excluding lands not for urban uses	3,687	622	1,232	5,541
	DGA Supply including lands not for urban uses	4,071	622	1,232	5,925	
C. Sufficiency of Supply	Excess/Shortfall of supply at 2031 on DGA lands for urban uses	(193)	(487)	678		
	Excess/Shortfall of Supply at 2031 on all DGA lands <i>Positive figure means more than enough supply, negative means a supply shortfall.</i>	191	(487)	678		
D. Response	If there is a surplus in all unit types on <i>Lands For Urban Uses</i> , the analysis has demonstrated that there is sufficient unit potential, and associated land supply, identified in Designated Greenfield <i>Lands For Urban Uses</i> to meet the forecast demand. If there is a unit shortfall on Designated Greenfield <i>Lands for Urban Uses</i> , in one or more unit type categories, the County or local municipality should consider adjusting the assumed unit mix of either or both of the supply and demand, where reasonable, to provide a better match between supply and demand by unit type. This reallocation on either the supply or demand side is more readily achieved in Designated Greenfield areas through ground-based unit types (e.g. singles, semis and rows) and not readily achieved for apartments. If the shortfall persists after reasonable adjustments are made, additional Designated Greenfield <i>Lands For Urban Uses</i> may be needed to accommodate the residential unit demand.					

Table 6

6. Is there additional population growth in excess of Schedule 7 in accordance with Section 6.3.2 of the Growth Plan (i.e. the 20,000 additional County-wide population)?	A. Additional Supply approved in Excess of Schedule 7 Allocation.	Total amount of land redesignated from <i>Lands Not For Urban Uses</i> to <i>Lands For Urban Uses</i>	10.3 ha			
		Total additional population approved	405 persons			
		Total number of Units approved on land redesignated from <i>Lands Not For Urban Uses</i> to <i>Lands For Urban Uses</i>	Single/Semi	Row	Apt.	Total
			158	0	0	158

Table 7

7. How does the overall housing unit analysis relate to Schedule 7		2016 -2031 Units	2031 ppu	2016 -2031 Population
		A. Demand by Growth Plan Policy Area	Growth in all delineated built boundaries & undelineated built-up areas	2,814
	Growth Outside Settlement Areas	171	2.78	474
	Growth in Designated Greenfield Areas	5,543	2.76	15,299
B. Supply by Growth Plan Policy Area	Total Supply in all delineated built boundaries & undelineated built-up areas	2,638	2.64	6,964
	Total Supply Outside Settlement Areas	394	2.78	1,095
	Total Supply in all Designated Greenfield Areas	5,925	2.76	16,353
C. Surplus or (Deficit) by Growth Plan Policy Area	Delineated built boundaries & undelineated built-up areas	(176)		(465)
	Outside Settlement Areas	223		621
	Designated Greenfield Area	382		1,054
D. Total Supply vs. Total Schedule 7 Demand	Total Demand	8,528		23,203
	Total Supply	8,957		24,413
	Surplus or (Deficit)	429		1,210
E. Response	A positive figure in the last line of Section C, Designated Greenfield Area <i>Lands for Urban Uses</i> , indicates there is sufficient supply of Designated Greenfield <i>Lands For Urban Uses</i> to accommodate the Schedule 7 population forecasts. A negative figure in the last line of Section C, Designated Greenfield Area <i>Lands for Urban Uses</i> , indicates that there is insufficient DGA land supply to accommodate the Schedule 7 population forecasts. As a result, additional residential land supply may need to be identified through the designation of <i>Lands Not For Urban Uses</i> .			

Notes:

1. For some lower-tier municipalities in Simcoe County, the residential supply includes unit potential on *Lands for Urban Uses* and *Lands Not for Urban Uses* , per s.6.3.2.2. of the Growth Plan. These terms and the associated policies will no longer be in effect on July 1, 2017. Development potential on some lands may be somewhat over-estimated and require further refinement in the context of updated information that may be received. The County will continue to work with lower-tier municipalities to review and update the residential supply information in order to provide an appropriate basis for managing growth and land use planning in Simcoe County.
2. The residential land budget approach and results will be reviewed in the context of the Growth Plan, 2017 which comes into effect on July 1, 2017. At such time that the Province releases the forthcoming standard land needs assessment method, the County will also review the results and undertake any necessary updates to remain consistent with Provincial policy.

Municipality: INNISFIL
Data current as of December 2016

All Registered and Draft Approved Plans

Application/File #	Development Name	Units Remaining to be Built				Total Units Remaining
		Singles	Semis	Rows	Apts.	
I-T-88050	Inisgreen Estates (rural area)	50	0	0	0	50
I-T-86024	Cooks Hill North	37	0	0	0	37
I-CD-0801	Maple Lane Condo	0	0	85	0	85
I-T-0501	Mika East (Innis Village)	86	0	0	0	86
I-T-0704	LSAMI Phase 3	120	0	0	82	202
I-T-90013	Churchill Downs	21	0	0	0	21
I-T-0504	LSAMI P2	58	0	0	0	58
I-T-0506	LSAMI P4	258	38	91	0	387
I-T-0505	LSAMI P1	253	0	97	0	350
I-T-0701	Alcona Downs Phase 3	109	72	88	0	269
I-T-1302	Sleeping Lion	962	0	222	573	1,757
I-T-1301	Alcona Capital	138	0	61	38	237
I-T-0602	Mika West (Innis Village)	231	0	0	465	696
I-T-0003	Previn Court 2	135	66	90	0	291
I-T-0703	Alonzi Property	49	0	46	25	120
I-T-89051-PH.1	Dalkab / Reaves South Shore Woods	17	0	0	0	17
I-T-99001-PH.1	Wilkinson Subdivision / Kevmik	3	0	0	0	3
I-T-90014-PH.1	Innisfil By The Lake	6	0	0	0	6
I-T-88008-PH.1	Innisfil Exclusive Estates (formerly Robertson)	10	0	0	0	10
I-T-0504-PH.1	LSAMI P2 Phase 1	1	0	0	0	1
I-T-0505-PH.2	LSAMI P1 Phase 2	46	0	4	0	50
I-T-0701-PH.1	Alcona Downs 3 Phase 1	7	12	15	0	34
I-T-0003-PH.2:S.2	Previn Court 2 Phase 2 Stage 2	1	0	0	0	1
I-T-0003-PH.2:S.1	Previn Court 2 Phase 2 Stage 1	1	4	0	80	85
I-T-0303-PH.1	Pratt Alcona North	1	10	0	0	11
I-T-0703-PH.2	Pratt Alonzi Phase 1 (fine # incorrect)	7	0	0	0	7
I-T-0401-PH.1	Pratt Alcona South (Crisdawn)	3	0	0	0	3
I-T-0801	Grand Sierra (formerly Orsi Bayshore Estates)	308	0	46	50	404
		0				0
		0				0
Total Inside Built Boundary		43	0	85	0	128
Total Inside Undelineated Built-Up Area		853	38	192	82	1,165
Total in Designated Greenfield Area		1,952	164	568	1,231	3,915
Total Outside Settlement Areas (Rural)		70	0	0	0	70
Total		2,918	202	845	1,313	5,278

Addition Check (all should be zero)

IBB Unit Split in %	34%	0%	66%	0%	100%
iUBUA Unit Split in %	73%	3%	16%	7%	100%
DGA Unit Split in %	50%	4%	15%	31%	100%

Growth Plan Policy Area			
iBB	iUBUA	DGA	Rural
			YES
YES			
YES			
	YES		
	YES		
	YES		
	YES		
	YES		
		YES	
		YES	
		YES	
		YES	
		YES	
		YES	
		YES	
		YES	
YES			YES
			YES
	YES		
	YES		
	YES		
		YES	
		YES	
		YES	
		YES	
		YES	
		YES	
		YES	

Complete Applications Pending Approval

Application/File #	Development Name	Proposed Units by Type				Total Units Proposed
		Singles	Semis	Rows	Apartments	
I-T-0508	Victoria Street (VSDI)	43	18	0	0	61
I-SPC-1603	Belpark Apartments	0	0	0	26	26
I-CD-1601	D.D. Innisfil Lands - Standard Condominium (Exemption)	5	0	0	0	5
I-T-1601	Subdivision/Condominium	0	0	30	0	30
I-T-94002	Kirsh Alfred Street	18	0	0	0	18
I-T-0507	Belle Ewart Lakeview Estates	20	0	0	0	20
I-OPA-1619	Cookstown 20,000 Program Placeholder	88	0	0	0	88
		0				0
		0				0
Total Inside Built Boundary		0	0	0	26	26
Total Inside Undelineated Built-Up Area		38	0	0	0	38
Total in Designated Greenfield Area		131	18	30	0	179
Total Outside Settlement Areas (Rural)		5	0	0	0	5
Total		174	18	30	26	248

Addition Check (all should be zero)

IBB Unit Split in %	0%	0%	0%	100%	100%
iUBUA Unit Split in %	100%	0%	0%	0%	100%
DGA Unit Split in %	73%	10%	17%	0%	100%

Growth Plan Policy Area			
iBB	iUBUA	DGA	Rural
		YES	
YES			
			YES
		YES	
	YES		
	YES		
		YES	
		YES	

Unit Potential on All Vacant Lands Within Delineated Built Boundary

Settlement Area	Total Unit Potential	Assumed Housing Mix					Total Unit Potential by Type				
		Single	Semi	Row	Apt.	Total	Single	Semi	Row	Apt.	Total
Cookstown	148	100%	0%	0%	0%	100%	148	0	0	0	148
Alcona	367	100%	0%	0%	0%	100%	367	0	0	0	367
		100%	0%	0%	0%	100%	0	0	0	0	0
		100%	0%	0%	0%	100%	0	0	0	0	0
Total Inside Built Boundary	515	100%	0%	0%	0%	100%	515	0	0	0	515

Unit Potential on All Vacant Lands For Urban Uses

Location/Land Holder	Total Unit Potential	Assumed Housing Mix					Total Unit Potential by Type				
		Single	Semi	Row	Apt.	Total	Single	Semi	Row	Apt.	Total
Churchill	24	100%	0%	0%	0%	100%	24	0	0	0	24
Gilford	70	100%	0%	0%	0%	100%	70	0	0	0	70
Lefroy	408	100%	0%	0%	0%	100%	408	0	0	0	408
Stroud	112	100%	0%	0%	0%	100%	112	0	0	0	112
Sandy Cove	1,366	100%	0%	0%	0%	100%	1,366	0	0	0	1,366
		100%	0%	0%	0%	100%	0	0	0	0	0
iUBUA Total	614	100%	0%	0%	0%	100%	614	0	0	0	614
DGA Total	1,366	100%	0%	0%	0%	100%	1,366	0	0	0	1,366
FUU Lands Total	1,980										

iUBUA	DGA
YES	
YES	
YES	
YES	
	YES

Unit Potential on All Vacant **Lands Not For Urban Uses**

Location/Land Holder	Total Unit Potential	Assumed Housing Mix					Total Unit Potential by Type				
		Single	Semi	Row	Apt.	Total	Single	Semi	Row	Apt.	Total
Cookstown	118	100%	0%	0%	0%	100%	118	0	0	0	118
Sandy Cove	266	70%	30%	0%	0%	100%	186	80	0	0	266
		100%	0%	0%	0%	100%	0	0	0	0	0
		100%	0%	0%	0%	100%	0	0	0	0	0
iUBUA Total	0	n/a	n/a	n/a	n/a	n/a	0	0	0	0	0
DGA Total	384	79%	21%	0%	0%	100%	304	80	0	0	384
FNUU Lands Total	384										

iUBUA	DGA
	YES
	YES

All Vacant Lands Designated for Residential Development **Outside Settlement Areas**

Designation and Location	Unit Potential	Assumed Housing Mix					Total Unit Potential by Type				
		Single	Semi	Row	Apt.	Total	Single	Semi	Row	Apt.	Total
Leonard's Beach	28	100%	0%	0%	0%	100%	28	0	0	0	28
Kempenfelt Bay Shoreline	39	100%	0%	0%	0%	100%	39	0	0	0	39
Big Cedar Point	10	100%	0%	0%	0%	100%	10	0	0	0	10
Big Bay Point Shoreline	131	100%	0%	0%	0%	100%	131	0	0	0	131
						0%	0	0	0	0	0
Total	208	100%	0%	0%	0%	100%	208	0	0	0	208

Census Data Inputs to Simcoe County Land Budget - 2017 Update
Population by Local Municipality

2016 Population					
Municipality	Household	Non-Household	Census	Undercoverage	Total
Adjala-Tosorontio	10,858	117	10,975	341	11,316
Bradford West Gwillimbury	34,882	443	35,325	1,097	36,422
Clearview	13,905	246	14,151	440	14,591
Collingwood	21,084	709	21,793	677	22,470
Essa	20,473	610	21,083	655	21,738
Innisfil	36,433	133	36,566	1,136	37,702
Midland	16,368	496	16,864	524	17,388
New Tecumseth	33,637	605	34,242	1,063	35,305
Oro-Medonte	20,991	45	21,036	653	21,689
Penetanguishene	8,317	645	8,962	278	9,240
Ramara	9,437	51	9,488	295	9,783
Severn	13,377	100	13,477	419	13,896
Springwater	18,951	108	19,059	592	19,651
Tay	9,960	73	10,033	312	10,345
Tiny	11,680	107	11,787	366	12,153
Wasaga Beach	20,513	162	20,675	642	21,317
Municipal Simcoe County	300,823	4,693	305,516	9,489	315,005
Barrie	138,860	2,574	141,434	4,393	145,827
Orillia	30,054	1,112	31,166	968	32,134
Simcoe Census Division (excl. First Nations)	469,687	8,429	478,116	14,849	492,965
First Nation Areas	617	917	1,534	48	1,582
Simcoe Census Division	469,851	9,799	479,650	14,897	494,547

Note: Total Census Division population of 494,547 is taken from Statistics Canada's Annual Demographic Estimates released on March 8, 2017.

2016 Total, Occupied & Non-permanent Housing Units

Total & Occupied Housing Units, 2016 Census					
Municipality	Total Housing Units	Occupied Housing Units	Difference	% Seasonal / Vacant	PPU (All units)
Adjala-Tosorontio	3,974	3,834	140	3.5%	2.83
Bradford West Gwillimbury	11,918	11,591	327	2.7%	3.01
Clearview	6,040	5,335	705	11.7%	2.61
Collingwood	11,617	9,556	2,061	17.7%	2.21
Essa	7,478	7,179	299	4.0%	2.85
Innisfil	14,875	13,364	1,511	10.2%	2.73
Midland	7,739	7,374	365	4.7%	2.22
New Tecumseth	13,191	12,906	285	2.2%	2.61
Oro-Medonte	9,013	7,989	1,024	11.4%	2.63
Penetanguishene	3,990	3,679	311	7.8%	2.26
Ramara	6,028	4,032	1,996	33.1%	2.34
Severn	6,927	5,436	1,491	21.5%	2.46
Springwater	7,234	6,694	540	7.5%	2.83
Tay	4,931	4,127	804	16.3%	2.41
Tiny	9,712	4,899	4,813	49.6%	2.38
Wasaga Beach	12,516	9,005	3,511	28.1%	2.28
Municipal Simcoe County	137,183	117,000	20,183	14.7%	2.57
Barrie	54,227	52,476	1,751	3.2%	2.65
Orillia	14,287	13,477	810	5.7%	2.23
Simcoe Census Division	205,697	182,953	22,744	11.1%	2.57

Note: Totals for Simcoe County do not include any First Nation Reserve Lands.

Census Data Inputs to Simcoe County Land Budget - 2017 Update

Persons Per Unit (PPU) by unit type based on 2011 Census; All Units 2016 PPU based on 2016 Census.

Census figure

Forecast

Adjala-Tosorontio				
	Single/Semi	Row	Apartment	All Units
2001	3.07	n/a	1.78	3.04
2006	3.01	n/a	2.48	2.98
2011	2.94	4.00	1.75	2.94
2016	2.91	3.95	1.73	2.83
2021	2.86	3.89	1.70	2.84
2026	2.83	3.86	1.68	2.81
2031	2.83	3.86	1.68	2.80

Bradford West Gwillimbury				
	Single/Semi	Row	Apartment	All Units
2001	3.35	2.30	2.06	3.11
2006	3.12	2.59	2.34	2.99
2011	3.09	2.55	2.16	2.93
2016	3.05	2.52	2.14	3.01
2021	3.00	2.48	2.10	2.85
2026	2.97	2.46	2.08	2.82
2031	2.97	2.46	2.08	2.82

Clearview				
	Single/Semi	Row	Apartment	All Units
2001	2.89	2.35	1.50	2.80
2006	2.79	2.38	2.05	2.74
2011	2.75	1.96	1.81	2.68
2016	2.72	1.94	1.79	2.61
2021	2.67	1.91	1.76	2.60
2026	2.64	1.89	1.74	2.57
2031	2.64	1.89	1.74	2.57

Collingwood				
	Single/Semi	Row	Apartment	All Units
2001	2.66	2.35	1.57	2.37
2006	2.54	2.16	1.69	2.30
2011	2.46	2.21	1.62	2.23
2016	2.43	2.18	1.60	2.21
2021	2.39	2.15	1.57	2.16
2026	2.37	2.13	1.56	2.14
2031	2.37	2.13	1.56	2.14

Essa				
	Single/Semi	Row	Apartment	All Units
2001	3.04	3.17	1.85	2.96
2006	2.93	2.54	2.03	2.87
2011	2.86	2.35	2.24	2.80
2016	2.83	2.32	2.22	2.85
2021	2.78	2.29	2.18	2.71
2026	2.75	2.27	2.16	2.68
2031	2.75	2.27	2.16	2.67

Innisfil				
	Single/Semi	Row	Apartment	All Units
2001	2.83	2.92	1.64	2.80
2006	2.74	2.87	2.52	2.74
2011	2.69	2.68	2.31	2.68
2016	2.66	2.65	2.28	2.73
2021	2.61	2.61	2.25	2.60
2026	2.59	2.59	2.23	2.58
2031	2.58	2.59	2.22	2.57

Midland				
	Single/Semi	Row	Apartment	All Units
2001	2.61	1.86	1.92	2.42
2006	2.52	2.00	1.78	2.31
2011	2.45	2.04	1.71	2.24
2016	2.42	2.02	1.69	2.22
2021	2.38	1.99	1.65	2.17
2026	2.35	1.98	1.64	2.15
2031	2.35	1.99	1.64	2.15

New Tecumseth				
	Single/Semi	Row	Apartment	All Units
2001	2.99	2.50	1.78	2.78
2006	2.87	2.73	1.82	2.71
2011	2.77	2.57	1.86	2.63
2016	2.73	2.54	1.84	2.61
2021	2.69	2.50	1.81	2.55
2026	2.66	2.48	1.79	2.54
2031	2.66	2.48	1.79	2.54

Oro-Medonte				
	Single/Semi	Row	Apartment	All Units
2001	2.78	1.20	2.53	2.76
2006	2.75	1.60	1.71	2.71
2011	2.69	2.40	2.19	2.68
2016	2.66	2.37	2.17	2.63
2021	2.61	2.34	2.13	2.60
2026	2.59	2.33	2.11	2.57
2031	2.58	2.34	2.10	2.57

Penetanguishene				
	Single/Semi	Row	Apartment	All Units
2001	2.79	1.89	1.74	2.51
2006	2.70	1.92	1.81	2.46
2011	2.56	1.71	1.78	2.34
2016	2.53	1.68	1.76	2.26
2021	2.48	1.66	1.73	2.26
2026	2.46	1.65	1.71	2.23
2031	2.45	1.66	1.71	2.23

Ramara				
	Single/Semi	Row	Apartment	All Units
2001	2.58	2.10	n/a	2.52
2006	2.33	1.69	2.70	2.30
2011	2.49	1.73	1.88	2.43
2016	2.46	1.70	1.85	2.34
2021	2.42	1.68	1.82	2.35
2026	2.39	1.67	1.80	2.32
2031	2.39	1.68	1.80	2.31

Severn				
	Single/Semi	Row	Apartment	All Units
2001	2.68	1.00	2.21	2.65
2006	2.62	n/a	1.82	2.57
2011	2.56	1.40	1.89	2.52
2016	2.53	1.38	1.87	2.46
2021	2.48	1.36	1.83	2.44
2026	2.46	1.36	1.81	2.41
2031	2.46	1.36	1.81	2.40

Springwater				
	Single/Semi	Row	Apartment	All Units
2001	3.05	1.25	2.21	3.00
2006	2.99	0.00	1.87	2.93
2011	2.94	2.17	1.98	2.89
2016	2.91	2.14	1.96	2.83
2021	2.86	2.11	1.92	2.81
2026	2.83	2.10	1.91	2.78
2031	2.82	2.11	1.90	2.77

Tay				
	Single/Semi	Row	Apartment	All Units
2001	2.64	0.00	2.19	2.62
2006	2.53	0.00	2.03	2.51
2011	2.47	1.67	1.96	2.45
2016	2.45	1.64	1.94	2.41
2021	2.40	1.62	1.90	2.38
2026	2.38	1.62	1.88	2.35
2031	2.37	1.62	1.88	2.35

Tiny				
	Single/Semi	Row	Apartment	All Units
2001	2.55	0.00	2.76	2.55
2006	2.34	0.00	3.10	2.35
2011	2.41	0.00	2.15	2.41
2016	2.39	0.00	2.13	2.38
2021	2.34	0.00	2.09	2.33
2026	2.32	0.00	2.07	2.30
2031	2.32	0.00	2.06	2.29

Wasaga Beach				
	Single/Semi	Row	Apartment	All Units
2001	2.41	1.86	2.02	2.38
2006	2.41	1.95	1.61	2.38
2011	2.34	1.80	1.79	2.30
2016	2.31	1.78	1.77	2.28
2021	2.27	1.75	1.74	2.22
2026	2.25	1.74	1.72	2.20
2031	2.25	1.74	1.72	2.20

Municipal Simcoe County				
	Single/Semi	Row	Apartment	All Units
2001	2.83	2.34	1.86	2.72
2006	2.72	2.34	1.92	2.63
2011	2.68	2.28	1.86	2.58
2016	2.65	2.25	1.84	2.57
2021	2.60	2.21	1.81	2.50
2026	2.58	2.18	1.79	2.48
2031	2.58	2.18	1.79	2.48

Note: PPU's by unit type are based on household units and household population from the 2011 Census. 2016 All Units PPU's are based on available information from initial 2016 Census data release. Forecast is based on one possible housing mix to achieve Schedule 7 of the Growth Plan in each municipality. The ultimate housing mix and other planning decisions may adjust the PPU's. Such changes, however, are likely to be minor.