

**Township of SPRINGWATER Municipal Residential Land Budget - Summary Results, 2017**

| Growth Plan Policy Area  | 2016-2031  |   |   | Difference<br><i>Potential Unit Surplus at 2031</i>  |
|--|--|---|---|--|
|  | Schedule 7 <i>Population Growth</i>  | Demand<br><i>Housing Units Needed</i>   | Supply<br><i>Unit Potential</i>   |  |
| Delineated Built Boundaries and Undelineated Built-Up Areas  | 687  | 270   | 4,941   | 4,672  |
| Designated Greenfield Areas  | 4,198  | 1,438   | 10,998  | 9,560  |
| Outside Settlement Areas   | 274  | 90  | 852   | 762  |
| <b><i>Municipal-wide</i></b>   | <b>5,159</b>   | <b>1,797</b>  | <b>16,791</b>   | <b>14,994</b>  |
| <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> |

## SPRINGWATER: Residential Detailed

Table 1

| 1. How many units are needed? |  | 2016                      |        | 2031 Forecast |        | 2016-31 Change |        |       |
|-------------------------------|--|---------------------------|--------|---------------|--------|----------------|--------|-------|
| 1. How many units are needed? | <b>A. Population Components</b>                      | Total Population          | 19,651 |               | 24,000 |                | 4,349  |       |
|                               |  | Census Net Undercoverage  | Rate   | 3.0%          | →      | 3.0%           |        | --    |
|                               |  |                           | Number | 592           |        | 723            |        | 131   |
|                               |  | Census Population         |        | 19,059        |        | 23,277         |        | 4,218 |
|                               |  | Household Population      |        | 18,951        |        | 23,145         |        | 4,194 |
|                               |  | Non-Household Population  | Number | 108           |        | 132            |        | 24    |
|                               |  | Rate to Census            | 0.6%   | →             | 0.6%   |                | --     |       |
|                               | <b>B. Households</b>                                 | Persons per Unit          | 2.83   |               | 2.77   |                | (0.06) |       |
|                               |  | Total Occupied Households | 6,694  |               | 8,357  |                | 1,663  |       |
|                               | <b>C. Demand for Seasonal and Recreational Units</b> | Occupied Units            | 6,694  |               | 8,357  |                | 1,663  |       |
|                               |  | Total Units               | 7,234  |               | 9,031  |                | 1,797  |       |
|                               |  | Seasonal and Vacant Units | 540    |               | 674    |                | 134    |       |
|                               |  | Share Seasonal and Vacant | 7.5%   | →             | 7.5%   |                |        |       |
|                               | <b>D. Total Unit Demand</b>                          | Occupied Units            | 6,694  |               | 8,357  |                | 1,663  |       |
|                               |  | Seasonal and Vacant       | 540    |               | 674    |                | 134    |       |
| Total Units                   |  | 7,234                     |        | 9,031         |        | 1,797          |        |       |
| Unit Growth 2016-2031         |  | n/a                       |        | n/a           |        | 1,797          |        |       |

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? |   | 2016-31 Change  |
|--|---|---|
| 2. Where will these units be accommodated? | <b>A. Demand by Growth Plan policy area</b>           | Unit Growth 2016-2031   |
|  |   | 1,797   |
|  |   | Local Municipal Intensification Target (1)  |
|  |   | 15%   |
|  |   | 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)   |
|  |   | 15%   |
|  |   | 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 <b>built boundaries</b> plus the <b>undelineated built-up areas (3)</b> . 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 <b>built boundary</b> . Where an additional share of growth can be accommodated within delineated <b>built boundaries</b> plus the <b>undelineated built-up areas (2)</b> , the associated units may also be counted towards achievement of the County-wide intensification target in addition to the Official Plan local minimum target. |
|  |   | Unit growth within delineated <b>Built Boundaries</b> and <b>undelineated Built-Up Areas</b>  |
|  | 270   |   |
|  | Share of Growth in <b>Designated Greenfield Areas</b> |   |
|  | 80%   |   |
|  | Unit Growth in <b>Designated Greenfield Areas</b>     |   |
|  | 1,438   |   |
|  | Share of Growth Outside Settlement Areas              |   |
|  | 5%  |   |
|  | Unit Growth Outside Settlement Areas                  |   |
|  | 90  |   |
|  | Total All <i>Growth Plan</i> Policy Areas             |   |
|  | Units   | 1,797   |
|  | Percent   | 100%  |

Table 3

|  |  |  |       |
|--|--|--|-------|
| <b>3. Is there sufficient supply within delineated built boundaries &amp; undelineated built-up areas?</b> | <b>A. Demand</b>   | Unit Growth 2016-2031 inside delineated built boundaries & undelineated built-up areas | 270   |
|  | <b>B. Supply inside delineated built boundaries &amp; undelineated built-up areas</b>  | Units completed Census day 2016 to December 31, 2016                                   | 117   |
|  |  | Registered and Draft Approved units  | 1,021 |
|  |  | Complete Applications units  | 93    |
|  |  | Forecast of unit potential on vacant lands inside delineated <b>built boundary</b>     | 121   |
| Forecast of unit potential on vacant <b>lands for urban uses</b> inside undelineated built up areas        |  | 3,589  |       |
| Forecast of unit potential on vacant <b>lands not for urban uses</b> inside undelineated built up areas    | 0  |  |       |
| Total supply   | 4,941  |  |       |
| <b>C. Sufficiency of Supply</b>  | Excess Supply at 2031 (or shortfall at 2031)<br><i>Positive figure means more than enough supply, negative means a supply shortfall.</i>   | 4,672  |       |
| <b>D. Response</b>   | 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

|   |  |  |     |
|---|--|--|-----|
| <b>4. What is the status of the land supply outside settlement areas?</b> | <b>A. Demand</b>   | Unit Growth 2016-2031 outside settlement areas       | 90  |
|   | <b>B. Supply outside settlement areas</b>  | Units completed Census day 2016 to December 31, 2016 | 30  |
|   |  | Registered and Draft Approved                        | 22  |
|   |  | Complete Applications                                | 0   |
|   |  | Forecast of unit potential on vacant lands           | 800 |
| Total supply outside settlement areas                                     |  | 852  |     |
| <b>C. Sufficiency of Supply</b>   | Excess Supply at 2031 (or shortfall at 2031)<br><i>Positive figure means more than enough supply, negative means a supply shortfall.</i>   | 762  |     |
| <b>D. Response</b>  | 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

|   |   |   |             |       |        |        |
|---|---|---|-------------|-------|--------|--------|
| <b>5. Is there sufficient unit supply in the designated greenfield areas?</b> | <b>A. Demand</b>  | Total unit Growth 2016-2031 in the Designated Greenfield Area (DGA) |             |       |        | 1,438  |
|   |   |   | Single/Semi | Row   | Apt.   | Total  |
|   |   | Assumed housing mix by type   | 80.0%       | 15.0% | 5.0%   | 100.0% |
|   |   | Housing growth by type  | 1,150       | 216   | 72     | 1,438  |
|   | <b>B. Supply in Designated Greenfield Areas (DGA)</b>   | Units completed Census day 2016 to December 31, 2015                | 36          | 0     | 0      | 36     |
|   |   | Registered and Draft Approved                                       | 3,777       | 1,001 | 82     | 4,860  |
|   |   | Complete Applications   | 1,145       | 102   | 0      | 1,247  |
|   |   | Forecast of unit potential on vacant DGA lands for urban uses       | 1,485       | 0     | 0      | 1,485  |
|   |   | Forecast of unit potential on Vacant DGA lands not for urban uses   | 3,370       | 0     | 0      | 3,370  |
|   |   | DGA Supply excluding lands not for urban uses                       | 6,443       | 1,103 | 82     | 7,628  |
|   | DGA Supply including lands not for urban uses   | 9,813   | 1,103       | 82    | 10,998 |        |
| <b>C. Sufficiency of Supply</b>   | Excess/Shortfall of supply at 2031 on DGA lands for urban uses  | 5,293   | 887         | 10    |        |        |
|   | Excess/Shortfall of Supply at 2031 on all DGA lands<br><i>Positive figure means more than enough supply, negative means a supply shortfall.</i>   | 8,663   | 887         | 10    |        |        |
| <b>D. Response</b>  | 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

|  |  |   |              |     |      |       |
|--|--|---|--------------|-----|------|-------|
| <b>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)?</b> | <b>A. Additional Supply approved in Excess of Schedule 7 Allocation.</b> | Total amount of land redesignated from <i>Lands Not For Urban Uses</i> to <i>Lands For Urban Uses</i>                   | 149 ha       |     |      |       |
|  |  | Total additional population approved  | 2976 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 |
|  |  |   | 1,037        | 0   | 0    | 1,037 |

Table 7

| 7. How does the overall housing unit analysis relate to Schedule 7 |  | 2016 -2031 Units | 2031 ppu | 2016 -2031 Population |
|--|--|------------------|----------|-----------------------|
| <b>A. Demand by Growth Plan Policy Area</b>                        | Growth in all delineated <b>built boundaries &amp; undelineated built-up areas</b>   | 270              | 2.55     | 687                   |
|  | Growth Outside Settlement Areas  | 90               | 3.05     | 274                   |
|  | Growth in <b>Designated Greenfield Areas</b>   | 1,438            | 2.92     | 4,198                 |
| <b>B. Supply by Growth Plan Policy Area</b>                        | Total Supply in all delineated <b>built boundaries &amp; undelineated built-up areas</b>   | 4941             | 2.55     | 12,600                |
|  | Total Supply Outside Settlement Areas  | 852              | 3.05     | 2,599                 |
|  | Total Supply in all <b>Designated Greenfield Areas</b>   | 10998            | 2.92     | 32,114                |
| <b>C. Surplus or (Deficit) by Growth Plan Policy Area</b>          | Delineated <b>built boundaries &amp; undelineated built-up areas</b>   | 4,672            |          | 11,913                |
|  | Outside Settlement Areas   | 762              |          | 2,325                 |
|  | <b>Designated Greenfield Area</b>  | 9,560            |          | 27,916                |
| <b>D. Total Supply vs. Total Schedule 7 Demand</b>                 | Total Demand   | 1,797            |          | <b>5,159</b>          |
|  | Total Supply   | 16,791           |          | <b>47,313</b>         |
|  | <b>Surplus or (Deficit)</b>  | <b>14,994</b>    |          | <b>42,154</b>         |
| <b>E. Response</b>   | 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 accomodate 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: SPRINGWATER  
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.     |  |                       |
| SP-T-0502                                      | Estates of Anten Mills   | 76                          | 0        | 0            | 0         |  | 76                    |
| SP-T-0504                                      | Heritage Village of Hillsdale  | 346                         | 0        | 146          | 0         |  | 492                   |
| SP-T-0903                                      | Stone Woods Manor (Yorkwood) - Phase 2                                     | 313                         | 0        | 0            | 0         |  | 313                   |
| SP-T-15012                                     | Snow Valley Highlands Phase 5  | 17                          | 0        | 0            | 0         |  | 17                    |
| SP-T-0201                                      | Gallo I  | 78                          | 0        | 0            | 0         |  | 78                    |
| SP-T-0801                                      | Gallo Springwater Meadows (Phase 2)  | 75                          | 0        | 0            | 0         |  | 75                    |
| SP-T-1004                                      | Geranium - CRDI - (formerly Micks)   | 339                         | 0        | 0            | 0         |  | 339                   |
| SP-T-1005                                      | Geranium - CRDI - (Formerly D. Hickling)                                   | 791                         | 0        | 0            | 0         |  | 791                   |
| SP-T-1006                                      | Geranium - CRDI (formerly A & R Hickling)                                  | 506                         | 0        | 186          | 0         |  | 692                   |
| SP-T-1007                                      | Geranium - CRDI (formerly Rome)  | 315                         | 0        | 114          | 0         |  | 429                   |
| SP-T-1001                                      | Geranium (formerly MDDRI-Coutts)   | 569                         | 0        | 341          | 0         |  | 910                   |
| SP-T-16014                                     | Midhurst Heights/Alliance Homes (Consolidated File: SP-T-0703/0705 & 0904) | 992                         | 0        | 360          | 82        |  | 1,434                 |
| SP-T-93018                                     | Wye River Estates  | 71                          | 0        | 0            | 0         |  | 71                    |
| SP-T-0402                                      | Pro Elm (Phase 2)  | 74                          | 0        | 0            | 0         |  | 74                    |
| SP-T-0102                                      | Scarlett Line  | 15                          | 0        | 0            | 0         |  | 15                    |
| SP-T-93011-PH.1                                | Ravines of Matheson Creek  | 12                          | 0        | 0            | 0         |  | 12                    |
| SP-T-0602-PH.1                                 | Fergusonvale Estates   | 1                           | 0        | 0            | 0         |  | 1                     |
| SP-T-0702-PH.1                                 | Maple Ridge  | 9                           | 0        | 0            | 0         |  | 9                     |
| SP-T-1101-PH.1                                 | Black Creek Estates  | 17                          | 0        | 0            | 0         |  | 17                    |
| SP-MPL-1601                                    | Stonemanor Woods (Yorkwood) - Phase 1                                      | 17                          | 0        | 0            | 0         |  | 17                    |
| SP-T-0401-PH.1                                 | Carson Ridge Estates   | 7                           | 0        | 0            | 0         |  | 7                     |
| SP-T-98018-PH.3                                | Elmvale Meadows Phase 2 Stage 3  | 34                          | 0        | 0            | 0         |  | 34                    |
|  |  |                             |          |              |           |  | 0                     |
|  |  |                             |          |              |           |  | 0                     |
| <b>Total Inside Built Boundary</b>             |  | <b>74</b>                   | <b>0</b> | <b>0</b>     | <b>0</b>  |  | <b>74</b>             |
| <b>Total Inside Undelineated Built-Up Area</b> |  | <b>801</b>                  | <b>0</b> | <b>146</b>   | <b>0</b>  |  | <b>947</b>            |
| <b>Total in Designated Greenfield Area</b>     |  | <b>3,777</b>                | <b>0</b> | <b>1,001</b> | <b>82</b> |  | <b>4,860</b>          |
| <b>Total Outside Settlement Areas (Rural)</b>  |  | <b>22</b>                   | <b>0</b> | <b>0</b>     | <b>0</b>  |  | <b>22</b>             |
| <b>Total</b>                                   |  | <b>4,674</b>                | <b>0</b> | <b>1,147</b> | <b>82</b> |  | <b>5,903</b>          |

Addition Check (all should be zero)

|                       |      |    |     |    |    |      |
|-----------------------|------|----|-----|----|----|------|
| iBB Unit Split in %   | 100% | 0% | 0%  | 0% | 0% | 100% |
| iUBUA Unit Split in % | 85%  | 0% | 15% | 0% | 0% | 100% |
| DGA Unit Split in %   | 78%  | 0% | 21% | 2% | 0% | 100% |

| Growth Plan Policy Area |       |     |       |
|-------------------------|-------|-----|-------|
| iBB                     | iUBUA | DGA | Rural |
|                         | 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 |  |                      |
| SP-T-1701                                      | John's (SP-T-0704)   | 214                    | 0        | 0          | 0          |  | 214                  |
| SP-T-16017                                     | 8 & 14 Alexander St  | 11                     | 0        | 0          | 0          |  | 11                   |
| SP-T-1002                                      | Geranium - MDDRI (Jones/Coutts) - 20,000 Pop Allocation      | 511                    | 0        | 0          | 0          |  | 511                  |
| SP-T-1003                                      | Geranium - MDDRI (Wright)                                    | 212                    | 0        | 102        | 0          |  | 314                  |
| SP-T-1202                                      | Carson Trail (Daycore Venture Group) - 20,000 Pop Allocation | 88                     | 0        | 0          | 0          |  | 88                   |
| SP-T-0905                                      | Delfina  | 22                     | 0        | 0          | 0          |  | 22                   |
| SP-T-1201                                      | Midves II (285622 Ont Ltd) - 20,000 Pop Allocation           | 98                     | 0        | 0          | 0          |  | 98                   |
| SP-T-1606                                      | Kerr St.   | 0                      | 0        | 0          | 6          |  | 6                    |
| SP-T-1607                                      | Woods/Beacock  | 0                      | 0        | 12         | 0          |  | 12                   |
| SP-T-16012                                     | Sajed  | 50                     | 0        | 0          | 14         |  | 64                   |
|  |  |                        |          |            |            |  | 0                    |
| <b>Total Inside Built Boundary</b>             |  | <b>50</b>              | <b>0</b> | <b>12</b>  | <b>20</b>  |  | <b>82</b>            |
| <b>Total Inside Undelineated Built-Up Area</b> |  | <b>11</b>              | <b>0</b> | <b>0</b>   | <b>0</b>   |  | <b>11</b>            |
| <b>Total in Designated Greenfield Area</b>     |  | <b>1,145</b>           | <b>0</b> | <b>102</b> | <b>0</b>   |  | <b>1,247</b>         |
| <b>Total Outside Settlement Areas (Rural)</b>  |  | <b>0</b>               | <b>0</b> | <b>0</b>   | <b>0</b>   |  | <b>0</b>             |
| <b>Total</b>                                   |  | <b>1,206</b>           | <b>0</b> | <b>114</b> | <b>20</b>  |  | <b>1,340</b>         |

Addition Check (all should be zero)

|                       |      |    |     |     |    |      |
|-----------------------|------|----|-----|-----|----|------|
| iBB Unit Split in %   | 61%  | 0% | 15% | 24% | 0% | 100% |
| iUBUA Unit Split in % | 100% | 0% | 0%  | 0%  | 0% | 100% |
| DGA Unit Split in %   | 92%  | 0% | 8%  | 0%  | 0% | 100% |

| Growth Plan Policy Area |       |     |       |
|-------------------------|-------|-----|-------|
| iBB                     | iUBUA | DGA | Rural |
|                         |       | 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      |
| Elmvale (iBB)                      | 0                    | 0%                  | 0%        | 100%      | 0%        | 100%        | 0                            | 0        | 0        | 0        | 0          |
| Midhurst (iBB)                     | 121                  | 100%                | 0%        | 0%        | 0%        | 100%        | 121                          | 0        | 0        | 0        | 121        |
|                                    |                      | 100%                | 0%        | 0%        | 0%        | 100%        | 0                            | 0        | 0        | 0        | 0          |
|                                    |                      | 100%                | 0%        | 0%        | 0%        | 100%        | 0                            | 0        | 0        | 0        | 0          |
| <b>Total Inside Built Boundary</b> | <b>121</b>           | <b>100%</b>         | <b>0%</b> | <b>0%</b> | <b>0%</b> | <b>100%</b> | <b>121</b>                   | <b>0</b> | <b>0</b> | <b>0</b> | <b>121</b> |



**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         |
| <b>Springwater</b>                                  | <b>18,951</b>  | <b>108</b>    | <b>19,059</b>  | <b>592</b>    | <b>19,651</b>  |
| 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         |
| <b>Municipal Simcoe County</b>                      | <b>300,823</b> | <b>4,693</b>  | <b>305,516</b> | <b>9,489</b>  | <b>315,005</b> |
| Barrie  | 138,860        | 2,574         | 141,434        | 4,393         | 145,827        |
| Orillia   | 30,054         | 1,112         | 31,166         | 968           | 32,134         |
| <b>Simcoe Census Division (excl. First Nations)</b> | <b>469,687</b> | <b>8,429</b>  | <b>478,116</b> | <b>14,849</b> | <b>492,965</b> |
| <b>First Nation Areas</b>                           | <b>617</b>     | <b>917</b>    | <b>1,534</b>   | <b>48</b>     | <b>1,582</b>   |
| <b>Simcoe Census Division</b>                       | <b>469,851</b> | <b>9,799</b>  | <b>479,650</b> | <b>14,897</b> | <b>494,547</b> |

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**

| <b>Total &amp; Occupied Housing Units, 2016 Census</b> |                            |                               |                   |                            |                        |
|--|----------------------------|-------------------------------|-------------------|----------------------------|------------------------|
| <b>Municipality</b>                                    | <b>Total Housing Units</b> | <b>Occupied Housing Units</b> | <b>Difference</b> | <b>% Seasonal / Vacant</b> | <b>PPU (All units)</b> |
| 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                   |
| <b>Springwater</b>                                     | <b>7,234</b>               | <b>6,694</b>                  | <b>540</b>        | <b>7.5%</b>                | <b>2.83</b>            |
| 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                   |
| <b>Municipal Simcoe County</b>                         | <b>137,183</b>             | <b>117,000</b>                | <b>20,183</b>     | <b>14.7%</b>               | <b>2.57</b>            |
| Barrie   | 54,227                     | 52,476                        | 1,751             | 3.2%                       | 2.65                   |
| Orillia  | 14,287                     | 13,477                        | 810               | 5.7%                       | 2.23                   |
| <b>Simcoe Census Division</b>                          | <b>205,697</b>             | <b>182,953</b>                | <b>22,744</b>     | <b>11.1%</b>               | <b>2.57</b>            |

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

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

**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      |
| Note: T | 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.