

**Township of WASAGA BEACH 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	1,784	786	1,498	712
Designated Greenfield Areas	7,105	3,144	6,809	3,665
Outside Settlement Areas	-	-	-	-
<b><i>Municipal-wide</i></b>	<b>8,889</b>	<b>3,930</b>	<b>8,307</b>	<b>4,377</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>

## WASAGA BEACH: Residential Detailed

Table 1

1. How many units are needed?		2016		2031 Forecast	2016-31 Change	
<b>A. Population Components</b>	Total Population	21,317		27,000	5,683	
	Census Net Undercoverage	Rate	3.0%	→	3.0%	--
		Number	642		813	171
	Census Population		20,675		26,187	5,512
	Household Population		20,513		25,982	5,469
	Non-Household Population	Number	162		205	43
		Rate to Census	0.8%	→	0.8%	--
	<b>B. Households</b>	Persons per Unit	2.28		2.20	(0.08)
		Total Occupied Households	9,005		11,832	2,827
	<b>C. Demand for Seasonal and Recreational Units</b>	Occupied Units	9,005		11,832	2,827
		Total Units	12,516		16,446	3,930
		Seasonal and Vacant Units	3,511		4,613	1,102
		Share Seasonal and Vacant	28.1%	→	28.1%	
	<b>D. Total Unit Demand</b>	Occupied Units	9,005		11,832	2,827
		Seasonal and Vacant	3,511		4,613	1,102
Total Units		12,516		16,446	3,930	
Unit Growth 2016-2031		n/a		n/a	3,930	

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
<b>A. Demand by Growth Plan policy area</b>	Unit Growth 2016-2031	3,930
	Local Municipal Intensification Target (1)	20%
	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)	20%
	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>	786
	Share of Growth in <b>Designated Greenfield Areas</b>	80%
	Unit Growth in <b>Designated Greenfield Areas</b>	3,144
	Share of Growth Outside Settlement Areas	0%
	Unit Growth Outside Settlement Areas	-
Total All <i>Growth Plan</i> Policy Areas		Units 3,930 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	786
	<b>B. Supply inside delineated built boundaries &amp; undelineated built-up areas</b>	Units completed Census day 2016 to December 31, 2016	96
		Registered and Draft Approved units	430
		Complete Applications units	132
		Forecast of unit potential on vacant lands inside delineated <b>built boundary</b>	840
Forecast of unit potential on vacant <b>lands for urban uses</b> inside undelineated built up areas		0	
Forecast of unit potential on vacant <b>lands not for urban uses</b> inside undelineated built up areas	0		
	Total supply	1,498	
<b>C. Sufficiency of Supply</b>	Excess Supply at 2031 (or shortfall at 2031) <i>Positive figure means more than enough supply, negative means a supply shortfall.</i>	712	
<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	0
	<b>B. Supply outside settlement areas</b>	Units completed Census day 2016 to December 31, 2016	0
		Registered and Draft Approved	0
		Complete Applications	0
		Forecast of unit potential on vacant lands	0
Total supply outside settlement areas		0	
<b>C. Sufficiency of Supply</b>	Excess Supply at 2031 (or shortfall at 2031) <i>Positive figure means more than enough supply, negative means a supply shortfall.</i>	0	
<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)				3,144
			Single/Semi	Row	Apt.	Total
		Assumed housing mix by type	65.0%	35.0%	0.0%	100.0%
		Housing growth by type	2,044	1,100	0	3,144
	<b>B. Supply in Designated Greenfield Areas (DGA)</b>	Units completed Census day 2016 to December 31, 2015	132	0	0	132
		Registered and Draft Approved	2,331	831	280	3,442
		Complete Applications	488	122	140	750
		Forecast of unit potential on vacant DGA lands for urban uses	2,485	0	0	2,485
		Forecast of unit potential on Vacant DGA lands not for urban uses	0	0	0	0
		DGA Supply excluding lands not for urban uses	5,436	953	420	6,809
	DGA Supply including lands not for urban uses	5,436	953	420	6,809	
<b>C. Sufficiency of Supply</b>	Excess/Shortfall of supply at 2031 on DGA lands for urban uses	3,392	(147)	420		
	Excess/Shortfall of Supply at 2031 on all DGA lands <i>Positive figure means more than enough supply, negative means a supply shortfall.</i>	3,392	(147)	420		
<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>	12.42 hectares			
		Total additional population approved	527 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
			279	172		451

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>	786	2.27	1,784
	Growth Outside Settlement Areas	-	0.00	-
	Growth in <b>Designated Greenfield Areas</b>	3,144	2.26	7,105
<b>B. Supply by Growth Plan Policy Area</b>	Total Supply in all delineated <b>built boundaries &amp; undelineated built-up areas</b>	1498	2.27	3,400
	Total Supply Outside Settlement Areas	0	0.00	-
	Total Supply in all <b>Designated Greenfield Areas</b>	6,809	2.26	15,388
<b>C. Surplus or (Deficit) by Growth Plan Policy Area</b>	Delineated <b>built boundaries &amp; undelineated built-up areas</b>	712		1,616
	Outside Settlement Areas	-		-
	<b>Designated Greenfield Area</b>	3,665		8,283
<b>D. Total Supply vs. Total Schedule 7 Demand</b>	Total Demand	3,930		<b>8,889</b>
	Total Supply	8,307		<b>18,788</b>
	<b>Surplus or (Deficit)</b>	<b>4,377</b>		<b>9,899</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: WASAGA BEACH  
Data current as of December 2016

All Registered and Draft Approved Plans

Application/File #	Development Name	Units Remaining to be Built				
		Singles	Semis	Rows	Apts.	Total Units Remaining
51M-440	Riverdale Woods	3	0	0	0	3
51R-2289	Acchione	0	0	0	14	14
51M-798	Blueberry Village Phase 1	6	0	0	0	6
WA-MPL-1701	Donato-Strite	37	0	0	0	37
WB-T-0305	Iantorno	12	0	0	0	12
WB-T-0306	Golf View Estates	75	0	0	0	75
WB-T-0407	Mollela-Devlin	18	0	42	0	60
WA-T-1503	Stonebridge (Hamont) Chrissie's Cabins	0	0	13	0	13
WA-MPL-1702	Pine Valley - Wasaga Heights	0	0	33	0	33
WA-T-0704	Clear Valley Inc. (formerly Optima Homes)	38	0	0	0	38
WA-SPC-1601	GreenHill Homes	0	0	4	0	4
51M-192	Sunward Estates	31	0	0	0	31
51M-399 & 400	Blueberry Trails Phase 2	4	0	0	0	4
51M-352	Blueberry Trails Phase 1	4	0	0	0	4
51M-385	Country Club Estates	2	0	0	0	2
51M-299	Wasaga Sands Phase 2	20	0	0	0	20
51M-250	Wasaga Sands Phase 1	6	0	0	0	6
51M-398	Wasaga Sands Phase 3	4	0	0	0	4
51M-496	McIntyre Creek	10	0	0	0	10
51M-795	Pine Valley Phase 1 & 2	3	0	0	0	3
51M-796	Marl Lake Village (Pacific Homes)	3	0	0	0	3
51M-847	Pine Valley West Phase 3 (Tetamax)	2	0	0	0	2
WA-SPC-1604	County Meadows	0	0	7	0	7
51M-442	Across Golf Course Road	7	0	0	0	7
51M-636	Coral Sunrise	32	0	0	0	32
WB-T-0507	Trillium Forest North	16	0	105	0	121
WB-T-0208	Baywood - New England Village	656	0	448	173	1,277
WB-T-0207	Sunnidale Trails-Pacific (Phase 1)	431	44	35	46	556
WB-T-0408	River's Edge	718	68	93	61	940
WA-T-1601	Marocco/Ramblewood	139	0	79	0	218
WA-SPC-1603	Park Place - Phase 6	20	0	0	0	20
51M-1028	Baycliffe Homes	239	0	71	0	310
						0
						0
<b>Total Inside Built Boundary</b>		<b>317</b>	<b>0</b>	<b>99</b>	<b>14</b>	<b>430</b>
<b>Total Inside Undelineated Built-Up Area</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total in Designated Greenfield Area</b>		<b>2,219</b>	<b>112</b>	<b>831</b>	<b>280</b>	<b>3,442</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>2,536</b>	<b>112</b>	<b>930</b>	<b>294</b>	<b>3,872</b>

Addition Check (all should be zero)

iBB Unit Split in %	74%	0%	23%	3%	100%
iUBUA Unit Split in %	n/a	n/a	n/a	n/a	n/a
DGA Unit Split in %	64%	3%	24%	8%	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	

Complete Applications Pending Approval

Application/File #	Development Name	Proposed Units by Type				
		Singles	Semis	Rows	Apartments	Total Units Proposed
WB-T-0210	Rivers Edge Phase 2	70	0	0	140	210
SP22-07	Marocco 45th Street	0	0	20	0	20
SP08-14	New England Village 2	176	42	60	0	278
WA-T-1602	Wasaga Dunes Resort - 20,000 Program	0	0	42	0	42
WA-CD-1601	Stonebridge (Hamont) High Density Block 24	0	0	0	110	110
SP12-10	Wasaga Beach Village Phase 3	0	0	22	0	22
WA-T-1701	Deerbrooke Population Allocation	200	0	0	0	200
						0
						0
<b>Total Inside Built Boundary</b>		<b>0</b>	<b>0</b>	<b>22</b>	<b>110</b>	<b>132</b>
<b>Total Inside Undelineated Built-Up Area</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total in Designated Greenfield Area</b>		<b>446</b>	<b>42</b>	<b>122</b>	<b>140</b>	<b>750</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>446</b>	<b>42</b>	<b>144</b>	<b>250</b>	<b>882</b>

Addition Check (all should be zero)

iBB Unit Split in %	0%	0%	17%	83%	100%
iUBUA Unit Split in %	n/a	n/a	n/a	n/a	n/a
DGA Unit Split in %	59%	6%	16%	19%	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
Wasaga Beach IBB Single lot Infill	840	100%	0%	0%	0%	100%	840	0	0	0	840
		100%	0%	0%	0%	100%	0	0	0	0	0
<b>Total Inside Built Boundary</b>	<b>840</b>	<b>100%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>100%</b>	<b>840</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>840</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
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
<b>Wasaga Beach</b>	<b>20,513</b>	<b>162</b>	<b>20,675</b>	<b>642</b>	<b>21,317</b>
<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
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
<b>Wasaga Beach</b>	<b>12,516</b>	<b>9,005</b>	<b>3,511</b>	<b>28.1%</b>	<b>2.28</b>
<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.

**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.