

# Municipal Fact Sheet

## Township of Severn

### Census 2016 Highlights:

Population: 13,477 (Up from 12,377 in 2011)  
 Total private dwellings: 6,927  
 Average household size: 2.5 persons  
 Average value of dwelling: \$387,082 (Up from \$319,539 in 2011)  
 Median household income: \$77,009  
 Median age of population: 49.1

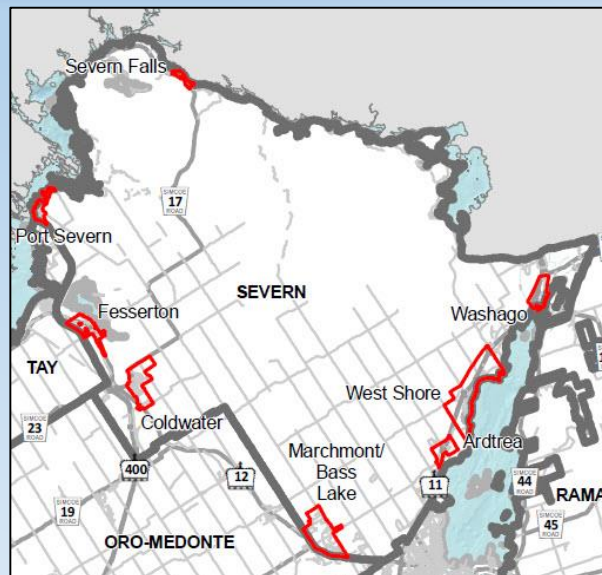
**Table 1:** Distribution of building permits issued for new residential units in the Township 2011-2018 (by Growth Plan policy area).

DBUA	UBUA	DGA	Rural
25%	26%	7%	42%

**Note:** The intensification target for the Township in s. 3.5.24 of the County of Simcoe Official Plan is 20%. The 2031 Growth Plan population forecast for the Township is 17,000 persons.

**Table 2:** Build-out rate (net new units) for settlement areas in the Township.

Settlement Area	2011-18 Building Permits	Annual Average
West Shore	196	24.5
Marchmont/ Bass Lake	128	16.0
Fesserton	38	4.8
Coldwater	22	2.8
Ardrea	14	1.8
Washago	3	0.4
Port Severn	2	0.3
Severn Falls	-1	-0.1
Rural	295	36.9
Municipal-wide	697	87.1

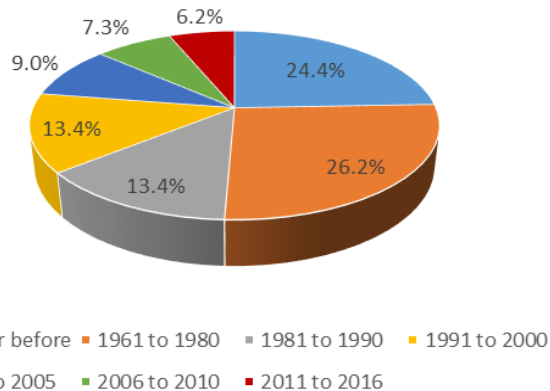


**Figure 1:** Settlement areas in the Township of Severn.

In terms of residential units, the population difference relative to the Growth Plan forecast translates to approximately 1,747 units. This would require the Township to add about 116 new units/year to meet this forecast. The Township is currently building out at about 75% of that rate (Table 2)

By dividing the Rural Unit Supply figure of 189 from the 2017 Land Budget by the average uptake of Rural lots (see Table above), the Township has an approximate 5 year supply of Rural units.

Occupied Private Dwellings by Period of Construction



**Figure 2:** Current housing stock of the Township.

### Top 5 Industries by Employment:

1. Retail trade
2. Healthcare and social assistance
3. Construction
4. Manufacturing
5. Accommodation and food services

Over the period of 2011-2016 the Retail Trade Industry saw the most growth in the Township, adding approximately 190 new jobs.

**Sources:** Statistics Canada and building permit data from the municipality.

**Table 3:** Type of new residential units 2011-2018.

Unit Type	Number of Units	As Percent of Total (%)
Single-detached	662	95.0
Semi	1	0.1
Row	18	2.6
Apartment	16	2.3
<b>Total</b>	<b>697</b>	<b>100</b>

**Table 4 and 5:** Commuting destination and commuting duration for employed labour force in the Township.

Destination	Number of People
Within Severn	765
To another municipality within Simcoe County	3615
Outside Simcoe County	705

Commuting Duration (minutes)	Number of People
<15	1525
15-29	2225
30-44	1335
45-59	435
>60	620