

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 2011-2019 (by Growth Plan policy area).

DBUA	UBUA	DGA	Rural
25%	26%	6%	43%

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

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

Settlement Area	2011-19 Building Permits	Annual Average
West Shore	211	23.4
Marchmont/ Bass Lake	130	14.4
Fesserton	46	5.1
Coldwater	26	2.9
Ardrea	14	1.6
Washago	3	0.3
Port Severn	4	0.4
Severn Falls	-1	-0.1
Rural	333	37.0
Municipal-wide	766	85.1

Occupied Private Dwellings by Period of Construction

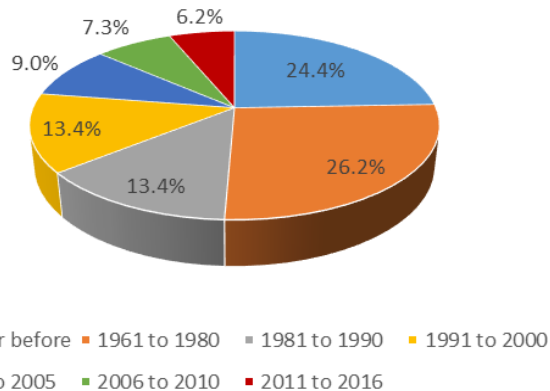


Figure 2: Current housing stock of the Township.

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.

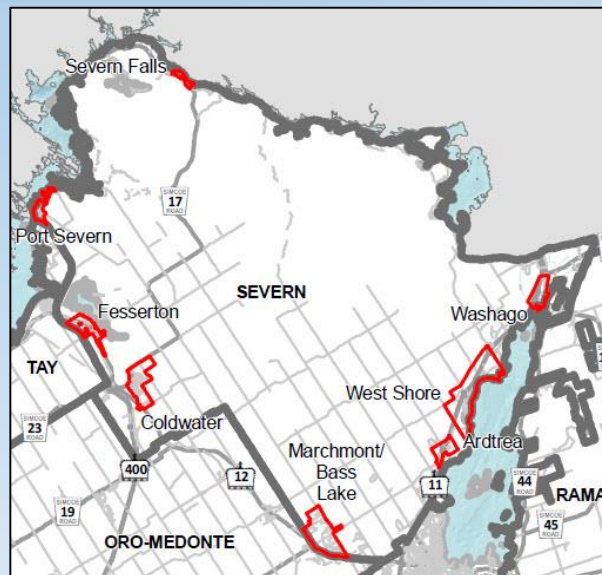


Figure 1: Settlement areas in the Township of Severn.

As per the County's Residential Land Budget 2019 the Township has a demand for approximately 600 units to accommodate the 2031 forecasted population. This would require the Township to add about 50 new units/year to meet this forecast. The Township is currently building out at about 170% of that rate (Table 2)

By dividing the Rural Unit Supply figure of 200 from the 2019 Land Budget by the average uptake of Rural lots (see Table 2), the Township has an approximate 5 year supply of Rural units.

Table 3: Type of new residential units 2011-2019.

Unit Type	Number of Units	As Percent of Total (%)
Single-detached	727	95.0
Semi	1	0.1
Row	18	2.3
Apartment	20	2.6
Total	766	100

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