

SIMCOE COUNTY LAND BUDGET

Revised & Expanded Technical Working Document
Prepared for Local Municipalities and the County

HEMSON
Consulting Ltd.

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Note:

The following report provides information on the residential and employment land supply within Simcoe County. The report has been circulated for review by the local municipalities and some changes were made, particularly to the housing unit capacity of the greenfield residential land supply.

The housing unit capacity of the County's greenfield residential land supply is based on information provided by local municipalities, including information on approved or prevailing greenfield densities and the distribution of housing by housing unit type. Where such details were not provided, greenfield density and housing unit types have been estimated by Hemson Consulting Ltd. based on available information and using the Geographic Information System (GIS) tool provided on the County's website (maps.simcoe.ca).

Please see each municipalities individual breakdown pages for any notes or references to an appendix.

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Estimate of Population Capacity
Simcoe County, by Local Municipality, Adjusted to a 2006 Census Base
Population Capacity Compared to Simcoe County Official Plan

Summary Tables

Total Population Capacity Compared to Simcoe County Official Plan

| Municipality | 2031 Population Capacity | Simcoe County Official Plan 2031 Population | Surplus (Shortage) |
|---------------------------|--------------------------|---|--------------------|
| Adjala-Tosorontio | 14,932 | 14,200 | 732 |
| Bradford West Gwillimbury | 49,312 | 49,700 | (388) |
| Clearview | 32,261 | 26,000 | 6,261 |
| Collingwood | 36,787 | 30,200 | 6,587 |
| Essa | 23,482 | 22,900 | 582 |
| Innisfil | 56,476 | 65,000 | (8,524) |
| Midland | 26,362 | 19,700 | 6,662 |
| New Tecumseth | 51,974 | 49,000 | 2,974 |
| Oro-Medonte | 29,322 | 28,100 | 1,222 |
| Penetanguishene | 14,032 | 12,300 | 1,732 |
| Ramara | 15,597 | 15,500 | 97 |
| Severn | 29,085 | 20,200 | 8,885 |
| Springwater | 28,083 | 26,500 | 1,583 |
| Tay | 20,273 | 11,300 | 8,973 |
| Tiny | 19,025 | 13,900 | 5,125 |
| Wasaga Beach | 33,924 | 35,000 | (1,076) |
| Simcoe County | 480,926 | 439,500 | 41,426 |

Source: Hemson Consulting Ltd. based on available Municipal Data and County of Simcoe Official Plan

Population Capacity of Registered & Draft Approved Units Compared to Simcoe County Official Plan

| Municipality | 2031 Population Capacity | Simcoe County Official Plan 2031 Population | Surplus (Shortage) |
|---------------------------|--------------------------|---|--------------------|
| Adjala-Tosorontio | 12,122 | 14,200 | (2,078) |
| Bradford West Gwillimbury | 32,961 | 49,700 | (16,739) |
| Clearview | 19,703 | 26,000 | (6,297) |
| Collingwood | 24,977 | 30,200 | (5,223) |
| Essa | 21,211 | 22,900 | (1,689) |
| Innisfil | 40,877 | 65,000 | (24,123) |
| Midland | 22,259 | 19,700 | 2,559 |
| New Tecumseth | 44,365 | 49,000 | (4,635) |
| Oro-Medonte | 25,531 | 28,100 | (2,569) |
| Penetanguishene | 10,803 | 12,300 | (1,497) |
| Ramara | 11,079 | 15,500 | (4,421) |
| Severn | 13,656 | 20,200 | (6,544) |
| Springwater | 20,681 | 26,500 | (5,819) |
| Tay | 11,404 | 11,300 | 104 |
| Tiny | 16,742 | 13,900 | 2,842 |
| Wasaga Beach | 19,842 | 35,000 | (15,158) |
| Simcoe County | 348,212 | 439,500 | (91,288) |

Source: Hemson Consulting Ltd. based on available Municipal Data and County of Simcoe Official Plan

Population Capacity of Registered, Draft Approved & Pending Units Compared to Simcoe Official Plan

| Municipality | 2031 Population Capacity | Simcoe County Official Plan 2031 Population | Surplus (Shortage) |
|---------------------------|--------------------------|---|--------------------|
| Adjala-Tosorontio | 13,872 | 14,200 | (328) |
| Bradford West Gwillimbury | 37,488 | 49,700 | (12,212) |
| Clearview | 26,206 | 26,000 | 206 |
| Collingwood | 27,028 | 30,200 | (3,172) |
| Essa | 22,025 | 22,900 | (875) |
| Innisfil | 45,893 | 65,000 | (19,107) |
| Midland | 22,448 | 19,700 | 2,748 |
| New Tecumseth | 50,485 | 49,000 | 1,485 |
| Oro-Medonte | 25,882 | 28,100 | (2,218) |
| Penetanguishene | 10,819 | 12,300 | (1,481) |
| Ramara | 11,079 | 15,500 | (4,421) |
| Severn | 17,010 | 20,200 | (3,190) |
| Springwater | 25,666 | 26,500 | (834) |
| Tay | 12,648 | 11,300 | 1,348 |
| Tiny | 16,925 | 13,900 | 3,025 |
| Wasaga Beach | 27,763 | 35,000 | (7,237) |
| Simcoe County | 393,237 | 439,500 | (46,263) |

Source: Hemson Consulting Ltd. based on available Municipal Data and County of Simcoe Official Plan

Estimate of Population Capacity
Simcoe County, by Local Municipality, Adjusted to a 2006 Census Base
Population Capacity Compared to Provincial Vision For Growth

Summary Tables

Total Population Capacity Compared to Provincial Vision

| Municipality | 2031 Population Capacity | Proposed Provincial Vision 2031 Population | Surplus (Shortage) |
|---------------------------|--------------------------|--|--------------------|
| Adjala-Tosorontio | 14,932 | 13,000 | 1,932 |
| Bradford West Gwillimbury | 49,312 | 52,000 | (2,688) |
| Clearview | 32,261 | 18,800 | 13,461 |
| Collingwood | 36,787 | 33,400 | 3,387 |
| Essa | 23,482 | 21,500 | 1,982 |
| Innisfil | 56,476 | 58,000 | (1,524) |
| Midland | 26,362 | 19,000 | 7,362 |
| New Tecumseth | 51,974 | 60,000 | (8,026) |
| Oro-Medonte | 29,322 | 27,000 | 2,322 |
| Penetanguishene | 14,032 | 10,500 | 3,532 |
| Ramara | 15,597 | 13,000 | 2,597 |
| Severn | 29,085 | 17,000 | 12,085 |
| Springwater | 28,083 | 24,000 | 4,083 |
| Tay | 20,273 | 10,750 | 9,523 |
| Tiny | 19,025 | 11,750 | 7,275 |
| Wasaga Beach | 33,924 | 26,300 | 7,624 |
| Simcoe County | 480,926 | 416,000 | 64,926 |

Source: Hemson Consulting Ltd. based on available Municipal Data and Places to Grow, Simcoe Area: A Strategic Vision for Growth

Population Capacity of Registered & Draft Approved Units Compared to Provincial Vision

| Municipality | 2031 Population Capacity | Proposed Provincial Vision 2031 Population | Surplus (Shortage) |
|---------------------------|--------------------------|--|--------------------|
| Adjala-Tosorontio | 12,122 | 13,000 | (878) |
| Bradford West Gwillimbury | 32,961 | 52,000 | (19,039) |
| Clearview | 19,703 | 18,800 | 903 |
| Collingwood | 24,977 | 33,400 | (8,423) |
| Essa | 21,211 | 21,500 | (289) |
| Innisfil | 40,877 | 58,000 | (17,123) |
| Midland | 22,259 | 19,000 | 3,259 |
| New Tecumseth | 44,365 | 60,000 | (15,635) |
| Oro-Medonte | 25,531 | 27,000 | (1,469) |
| Penetanguishene | 10,803 | 10,500 | 303 |
| Ramara | 11,079 | 13,000 | (1,921) |
| Severn | 13,656 | 17,000 | (3,344) |
| Springwater | 20,681 | 24,000 | (3,319) |
| Tay | 11,404 | 10,750 | 654 |
| Tiny | 16,742 | 11,750 | 4,992 |
| Wasaga Beach | 19,842 | 26,300 | (6,458) |
| Simcoe County | 348,212 | 416,000 | (67,788) |

Source: Hemson Consulting Ltd. based on available Municipal Data and Places to Grow, Simcoe Area: A Strategic Vision for Growth

Population Capacity of Registered, Draft Approved & Pending Units Compared to Provincial Vision

| Municipality | 2031 Population Capacity | Proposed Provincial Vision 2031 Population | Surplus (Shortage) |
|---------------------------|--------------------------|--|--------------------|
| Adjala-Tosorontio | 13,872 | 13,000 | 872 |
| Bradford West Gwillimbury | 37,488 | 52,000 | (14,512) |
| Clearview | 26,206 | 18,800 | 7,406 |
| Collingwood | 27,028 | 33,400 | (6,372) |
| Essa | 22,025 | 21,500 | 525 |
| Innisfil | 45,893 | 58,000 | (12,107) |
| Midland | 22,448 | 19,000 | 3,448 |
| New Tecumseth | 50,498 | 60,000 | (9,502) |
| Oro-Medonte | 25,882 | 27,000 | (1,118) |
| Penetanguishene | 10,819 | 10,500 | 319 |
| Ramara | 11,079 | 13,000 | (1,921) |
| Severn | 17,010 | 17,000 | 10 |
| Springwater | 25,666 | 24,000 | 1,666 |
| Tay | 12,648 | 10,750 | 1,898 |
| Tiny | 16,925 | 11,750 | 5,175 |
| Wasaga Beach | 27,763 | 26,300 | 1,463 |
| Simcoe County | 393,249 | 416,000 | (22,751) |

Source: Hemson Consulting Ltd. based on available Municipal Data and Places to Grow, Simcoe Area: A Strategic Vision for Growth

Summary Residential Unit Potential
Simcoe County, by Local Municipality
Adjusted to a 2006 Census Base

| Municipality | Category | Single and Semi-Detached | Rowhouse | Apartments | Total |
|----------------------------------|-------------------------------|-----------------------------|--------------|--------------|---------------|
| Adjala-Tosorontio | Registered & DA | 560 | - | - | 560 |
| | Pending | 563 | 63 | - | 626 |
| | Greenfield | 297 | - | - | 297 |
| | Intensification | - | - | - | - |
| | Adjustment to Census Day 2006 | 79 | - | - | 79 |
| | Total | 1,499 | 63 | - | 1,562 |
| Bradford West Gwillimbury | Registered & DA | 2,974 | 199 | 17 | 3,190 |
| | Pending | 1,096 | 274 | 300 | 1,670 |
| | Greenfield | 2,108 | 181 | 120 | 2,409 |
| | Intensification | 346 | 502 | 565 | 1,413 |
| | Adjustment to Census Day 2006 | 477 | - | 45 | 522 |
| | Total | 7,001 | 1,156 | 1,047 | 9,204 |
| Clearview | Registered & DA | 1,544 | 189 | 466 | 2,199 |
| | Pending | 1,480 | 400 | 622 | 2,502 |
| | Greenfield | 1,096 | 30 | 70 | 1,196 |
| | Intensification | 700 | 200 | 100 | 1,000 |
| | Adjustment to Census Day 2006 | - | - | - | - |
| | Total | 4,820 | 819 | 1,258 | 6,897 |
| Collingwood | Registered & DA | 2,029 | 945 | 273 | 3,247 |
| | Pending | 455 | 161 | 302 | 918 |
| | Greenfield | 1,438 | 536 | 416 | 2,390 |
| | Intensification | 156 | 1,139 | 660 | 1,955 |
| | Adjustment to Census Day 2006 | - | - | - | - |
| | Total | 4,078 | 2,781 | 1,651 | 8,510 |
| Essa | Registered & DA | 1,337 | 304 | - | 1,641 |
| | Pending | 290 | - | - | 290 |
| | Greenfield | 160 | 68 | - | 228 |
| | Intensification | 54 | 32 | 22 | 108 |
| | Adjustment to Census Day 2006 | 198 | 6 | - | 204 |
| | Total | 2,039 | 411 | 22 | 2,471 |
| Innisfil | Registered & DA | 3,110 | 686 | 190 | 3,986 |
| | Pending | 1,208 | 449 | 392 | 2,049 |
| | Greenfield | 1,882 | - | - | 1,882 |
| | Intensification | 481 | 578 | 866 | 1,925 |
| | Adjustment to Census Day 2006 | 519 | 23 | - | 542 |
| | Total | 7,200 | 1,736 | 1,448 | 10,384 |

| Municipality | Category | Single and Semi-Detached | Rowhouse | Apartments | Total |
|------------------------|-------------------------------|-----------------------------|--------------|--------------|--------------|
| Midland | Registered & DA | 1,228 | 997 | 560 | 2,785 |
| | Pending | - | 53 | 45 | 98 |
| | Greenfield | 121 | 207 | 208 | 536 |
| | Intensification | 629 | 79 | 79 | 786 |
| | Adjustment to Census Day 2006 | 308 | 39 | - | 347 |
| | Total | 2,286 | 1,375 | 892 | 4,552 |
| New Tecumseth | Registered & DA | 4,681 | 884 | 1,208 | 6,773 |
| | Pending | 1,952 | 338 | - | 2,290 |
| | Greenfield | 547 | - | - | 547 |
| | Intensification | - | - | - | - |
| | Adjustment to Census Day 2006 | - | - | - | - |
| | Total | 7,180 | 1,222 | 1,208 | 9,610 |
| Oro-Medonte | Registered & DA | 1,976 | 175 | - | 2,151 |
| | Pending | 126 | - | - | 126 |
| | Greenfield | 910 | - | - | 910 |
| | Intensification | - | - | - | - |
| | Adjustment to Census Day 2006 | 327 | - | - | 327 |
| | Total | 3,339 | 175 | - | 3,514 |
| Penetanguishene | Registered & DA | 302 | 80 | 266 | 648 |
| | Pending | - | - | 8 | 8 |
| | Greenfield | 532 | 76 | 152 | 760 |
| | Intensification | 135 | 121 | 116 | 372 |
| | Adjustment to Census Day 2006 | 84 | 29 | - | 113 |
| | Total | 1,053 | 306 | 542 | 1,901 |
| Ramara | Registered & DA | 692 | - | - | 692 |
| | Pending | - | - | - | - |
| | Greenfield | 1,641 | - | - | 1,641 |
| | Intensification | - | - | - | - |
| | Adjustment to Census Day 2006 | 127 | - | - | 127 |
| | Total | 2,460 | - | - | 2,460 |
| Severn | Registered & DA | 576 | 56 | 50 | 682 |
| | Pending | 1,190 | 15 | 78 | 1,283 |
| | Greenfield | 2,647 | - | 139 | 2,786 |
| | Intensification | 1,482 | 82 | 82 | 1,647 |
| | Adjustment to Census Day 2006 | 166 | - | - | 166 |
| | Total | 6,061 | 153 | 350 | 6,564 |
| Springwater | Registered & DA | 982 | 157 | 48 | 1,187 |
| | Pending | 1,255 | 287 | 215 | 1,757 |
| | Greenfield | 532 | - | - | 532 |
| | Intensification | - | - | - | - |
| | Adjustment to Census Day 2006 | 275 | - | - | 275 |
| | Total | 3,044 | 444 | 263 | 3,751 |

| Municipality | Category | Single and Semi-Detached | Rowhouse | Apartments | Total |
|----------------------|-------------------------------|-----------------------------|---------------|--------------|---------------|
| Tay | Registered & DA | 607 | 88 | - | 695 |
| | Pending | 282 | 157 | 40 | 479 |
| | Greenfield | 2,778 | - | - | 2,778 |
| | Intensification | 57 | - | - | 57 |
| | Adjustment to Census Day 2006 | 112 | 8 | - | 120 |
| | Total | 3,836 | 253 | 40 | 4,129 |
| Tiny | Registered & DA | 2,438 | - | - | 2,438 |
| | Pending | 73 | - | - | 73 |
| | Greenfield | 547 | - | - | 547 |
| | Intensification | - | - | - | - |
| | Adjustment to Census Day 2006 | 292 | - | - | 292 |
| | Total | 3,350 | - | - | 3,350 |
| Wasaga Beach | Registered & DA | 1,609 | 398 | 182 | 2,189 |
| | Pending | 1,912 | 936 | 854 | 3,702 |
| | Greenfield | 1,410 | 124 | 40 | 1,574 |
| | Intensification | 128 | 11 | 11 | 150 |
| | Adjustment to Census Day 2006 | 732 | 96 | 48 | 876 |
| | Total | 5,791 | 1,565 | 1,135 | 8,491 |
| Simcoe County | Registered & DA | 26,645 | 5,158 | 3,260 | 35,063 |
| | Pending | 11,882 | 3,133 | 2,856 | 17,871 |
| | Greenfield | 18,645 | 1,222 | 1,146 | 21,013 |
| | Intensification | 4,168 | 2,744 | 2,501 | 9,413 |
| | Adjustment to Census Day 2006 | 3,696 | 201 | 93 | 3,990 |
| | Total | 65,036 | 12,458 | 9,856 | 87,350 |
| | Shares | 74% | 14% | 11% | 100% |

Estimate of Population Capacity
Simcoe County, by Local Municipality, Adjusted to a 2006 Base
Total Population Capacity Compared to County of Simcoe Official Plan

| Municipality | Category | Single and Semi-Detached | Rowhouse | Apartments | Total |
|----------------------------------|--|-----------------------------|----------|------------|--------------|
| Adjala-Tosorontio | Total Housing Unit Potential | 1,499 | 63 | - | 1,562 |
| | 2016 Persons Per Unit | 2.67 | 2.47 | 2.22 | 2.66 |
| | Estimated Household Population Capacity | 4,007 | 156 | - | 4,163 |
| | Factor for Non-Household Population | | | | 1.15% |
| | Household and Non Household Population | | | | 4,211 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 4,387 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 10,545 |
| | 2031 Capacity (A+B) | | | | 14,932 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 14,200 |
| | Surplus or (Shortage) of Capacity | | | | 732 |
| Bradford West Gwillimbury | Total Housing Unit Potential | 7,001 | 1,156 | 1,047 | 9,204 |
| | 2016 Persons Per Unit | 2.78 | 2.29 | 2.10 | 2.64 |
| | Estimated Household Population Capacity | 19,439 | 2,648 | 2,194 | 24,281 |
| | Factor for Non-Household Population | | | | 1.05% |
| | Household and Non Household Population | | | | 24,540 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 25,562 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 23,750 |
| | 2031 Capacity (A+B) | | | | 49,312 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 49,700 |
| | Surplus or (Shortage) of Capacity | | | | (388) |
| Clearview | Total Housing Unit Potential | 4,820 | 819 | 1,258 | 6,897 |
| | 2016 Persons Per Unit | 2.67 | 2.37 | 1.90 | 2.50 |
| | Estimated Household Population Capacity | 12,873 | 1,943 | 2,394 | 17,211 |
| | Factor for Non-Household Population | | | | 2.51% |
| | Household and Non Household Population | | | | 17,655 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 18,391 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 13,870 |
| | 2031 Capacity (A+B) | | | | 32,261 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 26,000 |
| | Surplus or (Shortage) of Capacity | | | | 6,261 |

| Municipality | Category | Single and | | | Total |
|--------------------|--|---------------|----------|------------|----------------|
| | | Semi-Detached | Rowhouse | Apartments | |
| Collingwood | Total Housing Unit Potential | 4,078 | 2,781 | 1,651 | 8,510 |
| | 2016 Persons Per Unit | 2.43 | 2.15 | 1.56 | 2.17 |
| | Estimated Household Population Capacity | 9,910 | 5,972 | 2,581 | 18,463 |
| | Factor for Non-Household Population | | | | 2.31% |
| | Household and Non Household Population | | | | 18,899 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 19,687 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 17,100 |
| | 2031 Capacity (A+B) | | | | 36,787 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 30,200 |
| | Surplus or (Shortage) of Capacity | | | | 6,587 |
| Essa | Total Housing Unit Potential | 2,039 | 411 | 22 | 2,471 |
| | 2016 Persons Per Unit | 2.61 | 2.25 | 1.82 | 2.54 |
| | Estimated Household Population Capacity | 5,312 | 924 | 39 | 6,275 |
| | Factor for Non-Household Population | | | | 3.34% |
| | Household and Non Household Population | | | | 6,492 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 6,762 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 16,720 |
| | 2031 Capacity (A+B) | | | | 23,482 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 22,900 |
| | Surplus or (Shortage) of Capacity | | | | 582 |
| Innisfil | Total Housing Unit Potential | 7,200 | 1,736 | 1,448 | 10,384 |
| | 2016 Persons Per Unit | 2.44 | 2.55 | 1.83 | 2.37 |
| | Estimated Household Population Capacity | 17,537 | 4,418 | 2,651 | 24,607 |
| | Factor for Non-Household Population | | | | 0.25% |
| | Household and Non Household Population | | | | 24,668 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 25,696 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 30,780 |
| | 2031 Capacity (A+B) | | | | 56,476 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 65,000 |
| | Surplus or (Shortage) of Capacity | | | | (8,524) |

| Municipality | Category | Single and | | | Total |
|----------------------|--|---------------|----------|------------|--------------|
| | | Semi-Detached | Rowhouse | Apartments | |
| Midland | Total Housing Unit Potential | 2,286 | 1,375 | 892 | 4,552 |
| | 2016 Persons Per Unit | 2.43 | 1.88 | 1.74 | 2.13 |
| | Estimated Household Population Capacity | 5,550 | 2,584 | 1,551 | 9,685 |
| | Factor for Non-Household Population | | | | 2.11% |
| | Household and Non Household Population | | | | 9,895 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 10,307 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 16,055 |
| | 2031 Capacity (A+B) | | | | 26,362 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 19,700 |
| | Surplus or (Shortage) of Capacity | | | | 6,662 |
| New Tecumseth | Total Housing Unit Potential | 7,180 | 1,222 | 1,208 | 9,610 |
| | 2016 Persons Per Unit | 2.55 | 2.42 | 1.65 | 2.42 |
| | Estimated Household Population Capacity | 18,322 | 2,952 | 1,995 | 23,269 |
| | Factor for Non-Household Population | | | | 1.52% |
| | Household and Non Household Population | | | | 23,629 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 24,614 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 27,360 |
| | 2031 Capacity (A+B) | | | | 51,974 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 49,000 |
| | Surplus or (Shortage) of Capacity | | | | 2,974 |
| Oro-Medonte | Total Housing Unit Potential | 3,339 | 175 | - | 3,514 |
| | 2016 Persons Per Unit | 2.66 | 1.50 | 2.14 | 2.60 |
| | Estimated Household Population Capacity | 8,886 | 263 | - | 9,150 |
| | Factor for Non-Household Population | | | | 0.33% |
| | Household and Non Household Population | | | | 9,180 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 9,562 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 19,760 |
| | 2031 Capacity (A+B) | | | | 29,322 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 28,100 |
| | Surplus or (Shortage) of Capacity | | | | 1,222 |

| Municipality | Category | Single and Semi-Detached | Rowhouse | Apartments | Total |
|------------------------|--|-----------------------------|----------|------------|--------------|
| Penetanguishene | Total Housing Unit Potential | 1,053 | 306 | 542 | 1,901 |
| | 2016 Persons Per Unit | 2.60 | 1.81 | 1.77 | 2.24 |
| | Estimated Household Population Capacity | 2,739 | 553 | 960 | 4,252 |
| | Factor for Non-Household Population | | | | 8.05% |
| | Household and Non Household Population | | | | 4,625 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 4,817 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 9,215 |
| | 2031 Capacity (A+B) | | | | 14,032 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 12,300 |
| | Surplus or (Shortage) of Capacity | | | | 1,732 |
| Ramara | Total Housing Unit Potential | 2,460 | - | - | 2,460 |
| | 2016 Persons Per Unit | 2.45 | 1.59 | 2.64 | 2.45 |
| | Estimated Household Population Capacity | 6,020 | - | - | 6,020 |
| | Factor for Non-Household Population | | | | 0.26% |
| | Household and Non Household Population | | | | 6,036 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 6,287 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 9,310 |
| | 2031 Capacity (A+B) | | | | 15,597 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 15,500 |
| | Surplus or (Shortage) of Capacity | | | | 97 |
| Severn | Total Housing Unit Potential | 6,061 | 153 | 350 | 6,564 |
| | 2016 Persons Per Unit | 2.54 | 2.62 | 1.78 | 2.50 |
| | Estimated Household Population Capacity | 15,376 | 402 | 623 | 16,401 |
| | Factor for Non-Household Population | | | | 0.73% |
| | Household and Non Household Population | | | | 16,521 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 17,210 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 11,875 |
| | 2031 Capacity (A+B) | | | | 29,085 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 20,200 |
| | Surplus or (Shortage) of Capacity | | | | 8,885 |

| Municipality | Category | Single and | | | Total |
|--|--|------------------------------|----------|------------|--------------|
| | | Semi-Detached | Rowhouse | Apartments | |
| Springwater | Total Housing Unit Potential | 3,044 | 444 | 263 | 3,751 |
| | 2016 Persons Per Unit | 2.86 | 2.78 | 1.74 | 2.77 |
| | Estimated Household Population Capacity | 8,708 | 1,234 | 457 | 10,399 |
| | Factor for Non-Household Population | | | | 0.51% |
| | Household and Non Household Population | | | | 10,453 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 10,888 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 17,195 |
| | 2031 Capacity (A+B) | | | | 28,083 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 26,500 |
| | Surplus or (Shortage) of Capacity | | | | 1,583 |
| | Tay | Total Housing Unit Potential | 3,836 | 253 | 40 |
| 2016 Persons Per Unit | | 2.45 | 2.62 | 1.99 | 2.46 |
| Estimated Household Population Capacity | | 9,400 | 663 | 80 | 10,143 |
| Factor for Non-Household Population | | | | | 1.04% |
| Household and Non Household Population | | | | | 10,250 |
| Census Undercount | | | | | 4% |
| Total Population Potential (A) | | | | | 10,678 |
| 2031 Total Population in Currently Built Areas (B) | | | | | 9,595 |
| 2031 Capacity (A+B) | | | | | 20,273 |
| 2031 County of Simcoe Official Plan Allocation | | | | | 11,300 |
| Surplus or (Shortage) of Capacity | | | | | 8,973 |
| Tiny | | Total Housing Unit Potential | 3,350 | - | - |
| | 2016 Persons Per Unit | 2.38 | 2.62 | 2.47 | 2.38 |
| | Estimated Household Population Capacity | 7,973 | - | - | 7,973 |
| | Factor for Non-Household Population | | | | 0.95% |
| | Household and Non Household Population | | | | 8,049 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 8,385 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 10,640 |
| | 2031 Capacity (A+B) | | | | 19,025 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 13,900 |
| | Surplus or (Shortage) of Capacity | | | | 5,125 |

| Municipality | Category | Single and Semi-Detached | Rowhouse | Apartments | Total |
|----------------------|--|-----------------------------|----------|------------|----------------|
| Wasaga Beach | Total Housing Unit Potential | 5,791 | 1,565 | 1,135 | 8,491 |
| | 2016 Persons Per Unit | 2.31 | 1.94 | 1.50 | 2.13 |
| | Estimated Household Population Capacity | 13,384 | 3,035 | 1,698 | 18,116 |
| | Factor for Non-Household Population | | | | 1.22% |
| | Household and Non Household Population | | | | 18,340 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 19,104 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 14,820 |
| | 2031 Capacity (A+B) | | | | 33,924 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 35,000 |
| | Surplus or (Shortage) of Capacity | | | | (1,076) |
| Simcoe County | Total Housing Unit Potential | 65,036 | 12,458 | 9,856 | 87,350 |
| | 2016 Persons Per Unit* | 2.54 | 2.23 | 1.75 | 2.41 |
| | Estimated Household Population Capacity | 165,436 | 27,749 | 17,224 | 210,408 |
| | Factor for Non-Household Population | | | | |
| | Household and Non Household Population | | | | 213,442 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 222,336 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 258,590 |
| | 2031 Capacity (A+B) | | | | 480,926 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 439,500 |
| | Surplus or (Shortage) of Capacity | | | | 41,426 |

*Note: 2016 Persons Per Unit for Simcoe County is calculated.

Estimate of Population Capacity
Simcoe County, by Local Municipality, Adjusted to a 2006 Base
Population Capacity In Registered & Draft Approved Plans Compared to County of Simcoe Official Plan

| Municipality | Category | Single and Semi-Detached | Rowhouse | Apartments | Total |
|----------------------------------|--|-----------------------------|----------|------------|-----------------|
| Adjala-Tosorontio | Total Housing Unit Potential | 560 | - | - | 560 |
| | 2016 Persons Per Unit | 2.67 | 2.47 | 2.22 | 2.67 |
| | Estimated Household Population Capacity | 1,497 | - | - | 1,497 |
| | Factor for Non-Household Population | | | | 1.15% |
| | Household and Non Household Population | | | | 1,514 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 1,577 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 10,545 |
| | 2031 Capacity (A+B) | | | | 12,122 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 14,200 |
| | Surplus or (Shortage) of Capacity | | | | (2,078) |
| Bradford West Gwillimbury | Total Housing Unit Potential | 2,974 | 199 | 17 | 3,190 |
| | 2016 Persons Per Unit | 2.78 | 2.29 | 2.10 | 2.74 |
| | Estimated Household Population Capacity | 8,258 | 456 | 36 | 8,749 |
| | Factor for Non-Household Population | | | | 1.05% |
| | Household and Non Household Population | | | | 8,843 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 9,211 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 23,750 |
| | 2031 Capacity (A+B) | | | | 32,961 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 49,700 |
| | Surplus or (Shortage) of Capacity | | | | (16,739) |
| Clearview | Total Housing Unit Potential | 1,544 | 189 | 466 | 2,199 |
| | 2016 Persons Per Unit | 2.67 | 2.37 | 1.90 | 2.48 |
| | Estimated Household Population Capacity | 4,124 | 448 | 887 | 5,459 |
| | Factor for Non-Household Population | | | | 2.51% |
| | Household and Non Household Population | | | | 5,600 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 5,833 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 13,870 |
| | 2031 Capacity (A+B) | | | | 19,703 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 26,000 |
| | Surplus or (Shortage) of Capacity | | | | (6,297) |

| Municipality | Category | Single and Semi-Detached | Rowhouse | Apartments | Total |
|--------------------|--|-----------------------------|----------|------------|-----------------|
| Collingwood | Total Housing Unit Potential | 2,029 | 945 | 273 | 3,247 |
| | 2016 Persons Per Unit | 2.43 | 2.15 | 1.56 | 2.27 |
| | Estimated Household Population Capacity | 4,931 | 2,029 | 427 | 7,387 |
| | Factor for Non-Household Population | | | | 2.31% |
| | Household and Non Household Population | | | | 7,562 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 7,877 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 17,100 |
| | 2031 Capacity (A+B) | | | | 24,977 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 30,200 |
| | Surplus or (Shortage) of Capacity | | | | (5,223) |
| Essa | Total Housing Unit Potential | 1,337 | 304 | - | 1,641 |
| | 2016 Persons Per Unit | 2.61 | 2.25 | 1.82 | 2.54 |
| | Estimated Household Population Capacity | 3,484 | 684 | - | 4,167 |
| | Factor for Non-Household Population | | | | 3.34% |
| | Household and Non Household Population | | | | 4,311 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 4,491 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 16,720 |
| | 2031 Capacity (A+B) | | | | 21,211 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 22,900 |
| | Surplus or (Shortage) of Capacity | | | | (1,689) |
| Innisfil | Total Housing Unit Potential | 3,110 | 686 | 190 | 3,986 |
| | 2016 Persons Per Unit | 2.44 | 2.55 | 1.83 | 2.43 |
| | Estimated Household Population Capacity | 7,575 | 1,746 | 348 | 9,669 |
| | Factor for Non-Household Population | | | | 0.25% |
| | Household and Non Household Population | | | | 9,693 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 10,097 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 30,780 |
| | 2031 Capacity (A+B) | | | | 40,877 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 65,000 |
| | Surplus or (Shortage) of Capacity | | | | (24,123) |

| Municipality | Category | Single and Semi-Detached | Rowhouse | Apartments | Total |
|--|--|------------------------------|----------|------------|----------------|
| Midland | Total Housing Unit Potential | 1,228 | 997 | 560 | 2,785 |
| | 2016 Persons Per Unit | 2.43 | 1.88 | 1.74 | 2.09 |
| | Estimated Household Population Capacity | 2,981 | 1,874 | 974 | 5,830 |
| | Factor for Non-Household Population | | | | 2.11% |
| | Household and Non Household Population | | | | 5,956 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 6,204 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 16,055 |
| | 2031 Capacity (A+B) | | | | 22,259 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 19,700 |
| | Surplus or (Shortage) of Capacity | | | | 2,559 |
| | New Tecumseth | Total Housing Unit Potential | 4,681 | 884 | 1,208 |
| 2016 Persons Per Unit | | 2.55 | 2.42 | 1.65 | 2.37 |
| Estimated Household Population Capacity | | 11,945 | 2,136 | 1,995 | 16,076 |
| Factor for Non-Household Population | | | | | 1.52% |
| Household and Non Household Population | | | | | 16,325 |
| Census Undercount | | | | | 4% |
| Total Population Potential (A) | | | | | 17,005 |
| 2031 Total Population in Currently Built Areas (B) | | | | | 27,360 |
| 2031 Capacity (A+B) | | | | | 44,365 |
| 2031 County of Simcoe Official Plan Allocation | | | | | 49,000 |
| Surplus or (Shortage) of Capacity | | | | | (4,635) |
| Oro-Medonte | | Total Housing Unit Potential | 1,976 | 175 | - |
| | 2016 Persons Per Unit | 2.66 | 1.50 | 2.14 | 2.57 |
| | Estimated Household Population Capacity | 5,259 | 263 | - | 5,522 |
| | Factor for Non-Household Population | | | | 0.33% |
| | Household and Non Household Population | | | | 5,540 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 5,771 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 19,760 |
| | 2031 Capacity (A+B) | | | | 25,531 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 28,100 |
| | Surplus or (Shortage) of Capacity | | | | (2,569) |

| Municipality | Category | Single and Semi-Detached | Rowhouse | Apartments | Total |
|------------------------|--|-----------------------------|----------|------------|----------------|
| Penetanguishene | Total Housing Unit Potential | 302 | 80 | 266 | 648 |
| | 2016 Persons Per Unit | 2.60 | 1.81 | 1.77 | 2.16 |
| | Estimated Household Population Capacity | 786 | 145 | 471 | 1,401 |
| | Factor for Non-Household Population | | | | 8.05% |
| | Household and Non Household Population | | | | 1,524 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 1,588 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 9,215 |
| | 2031 Capacity (A+B) | | | | 10,803 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 12,300 |
| | Surplus or (Shortage) of Capacity | | | | (1,497) |
| Ramara | Total Housing Unit Potential | 692 | - | - | 692 |
| | 2016 Persons Per Unit | 2.45 | 1.59 | 2.64 | 2.45 |
| | Estimated Household Population Capacity | 1,694 | - | - | 1,694 |
| | Factor for Non-Household Population | | | | 0.26% |
| | Household and Non Household Population | | | | 1,698 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 1,769 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 9,310 |
| | 2031 Capacity (A+B) | | | | 11,079 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 15,500 |
| | Surplus or (Shortage) of Capacity | | | | (4,421) |
| Severn | Total Housing Unit Potential | 576 | 56 | 50 | 682 |
| | 2016 Persons Per Unit | 2.54 | 2.62 | 1.78 | 2.49 |
| | Estimated Household Population Capacity | 1,461 | 147 | 89 | 1,697 |
| | Factor for Non-Household Population | | | | 0.73% |
| | Household and Non Household Population | | | | 1,710 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 1,781 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 11,875 |
| | 2031 Capacity (A+B) | | | | 13,656 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 20,200 |
| | Surplus or (Shortage) of Capacity | | | | (6,544) |

| Municipality | Category | Single and Semi-Detached | Rowhouse | Apartments | Total |
|--------------------|--|-----------------------------|----------|------------|----------------|
| Springwater | Total Housing Unit Potential | 982 | 157 | 48 | 1,187 |
| | 2016 Persons Per Unit | 2.86 | 2.78 | 1.74 | 2.80 |
| | Estimated Household Population Capacity | 2,809 | 436 | 83 | 3,329 |
| | Factor for Non-Household Population | | | | 0.51% |
| | Household and Non Household Population | | | | 3,346 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 3,486 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 17,195 |
| | 2031 Capacity (A+B) | | | | 20,681 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 26,500 |
| | Surplus or (Shortage) of Capacity | | | | (5,819) |
| Tay | Total Housing Unit Potential | 607 | 88 | - | 695 |
| | 2016 Persons Per Unit | 2.45 | 2.62 | 1.99 | 2.47 |
| | Estimated Household Population Capacity | 1,488 | 231 | - | 1,718 |
| | Factor for Non-Household Population | | | | 1.04% |
| | Household and Non Household Population | | | | 1,737 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 1,809 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 9,595 |
| | 2031 Capacity (A+B) | | | | 11,404 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 11,300 |
| | Surplus or (Shortage) of Capacity | | | | 104 |
| Tiny | Total Housing Unit Potential | 2,438 | - | - | 2,438 |
| | 2016 Persons Per Unit | 2.38 | 2.62 | 2.47 | 2.38 |
| | Estimated Household Population Capacity | 5,802 | - | - | 5,802 |
| | Factor for Non-Household Population | | | | 0.95% |
| | Household and Non Household Population | | | | 5,858 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 6,102 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 10,640 |
| | 2031 Capacity (A+B) | | | | 16,742 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 13,900 |
| | Surplus or (Shortage) of Capacity | | | | 2,842 |

| Municipality | Category | Single and Semi-Detached | Rowhouse | Apartments | Total |
|--------------|--|-----------------------------|----------|------------|-----------------|
| Wasaga Beach | Total Housing Unit Potential | 1,609 | 398 | 182 | 2,189 |
| | 2016 Persons Per Unit | 2.31 | 1.94 | 1.50 | 2.18 |
| | Estimated Household Population Capacity | 3,719 | 772 | 272 | 4,763 |
| | Factor for Non-Household Population | | | | 1.22% |
| | Household and Non Household Population | | | | 4,821 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 5,022 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 14,820 |
| | 2031 Capacity (A+B) | | | | 19,842 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 35,000 |
| | Surplus or (Shortage) of Capacity | | | | (15,158) |

| | | | | | |
|---------------|--|--------|--------|-------|-----------------|
| Simcoe County | Total Housing Unit Potential | 26,645 | 5,158 | 3,260 | 35,063 |
| | 2016 Persons Per Unit* | 2.54 | 2.20 | 1.71 | 2.42 |
| | Estimated Household Population Capacity | 67,811 | 11,368 | 5,583 | 84,761 |
| | Factor for Non-Household Population | | | | |
| | Household and Non Household Population | | | | 86,037 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 89,622 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 258,590 |
| | 2031 Capacity (A+B) | | | | 348,212 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 439,500 |
| | Surplus or (Shortage) of Capacity | | | | (91,288) |

*Note: 2016 Persons Per Unit for Simcoe County is calculated.

Estimate of Population Capacity
Simcoe County, by Local Municipality, Adjusted to a 2006 Base
Population Capacity In Registered, Draft Approved & Proposed Plans Compared to County of Simcoe Official Plan

| Municipality | Category | Single and Semi-Detached | Rowhouse | Apartments | Total |
|----------------------------------|--|-----------------------------|----------|------------|-----------------|
| Adjala-Tosorontio | Total Housing Unit Potential | 1,123 | 63 | - | 1,186 |
| | 2016 Persons Per Unit | 2.67 | 2.47 | 2.22 | 2.66 |
| | Estimated Household Population Capacity | 3,002 | 156 | - | 3,158 |
| | Factor for Non-Household Population | | | | 1.15% |
| | Household and Non Household Population | | | | 3,194 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 3,327 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 10,545 |
| | 2031 Capacity (A+B) | | | | 13,872 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 14,200 |
| | Surplus or (Shortage) of Capacity | | | | (328) |
| Bradford West Gwillimbury | Total Housing Unit Potential | 4,070 | 473 | 317 | 4,860 |
| | 2016 Persons Per Unit | 2.78 | 2.29 | 2.10 | 2.68 |
| | Estimated Household Population Capacity | 11,301 | 1,084 | 664 | 13,049 |
| | Factor for Non-Household Population | | | | 1.05% |
| | Household and Non Household Population | | | | 13,188 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 13,738 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 23,750 |
| | 2031 Capacity (A+B) | | | | 37,488 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 49,700 |
| | Surplus or (Shortage) of Capacity | | | | (12,212) |
| Clearview | Total Housing Unit Potential | 3,024 | 589 | 1,088 | 4,701 |
| | 2016 Persons Per Unit | 2.67 | 2.37 | 1.90 | 2.46 |
| | Estimated Household Population Capacity | 8,077 | 1,397 | 2,071 | 11,545 |
| | Factor for Non-Household Population | | | | 2.51% |
| | Household and Non Household Population | | | | 11,843 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 12,336 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 13,870 |
| | 2031 Capacity (A+B) | | | | 26,206 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 26,000 |
| | Surplus or (Shortage) of Capacity | | | | 206 |

| Municipality | Category | Single and Semi-Detached | Rowhouse | Apartments | Total |
|--|--|------------------------------|----------|------------|-----------------|
| Collingwood | Total Housing Unit Potential | 2,484 | 1,106 | 575 | 4,165 |
| | 2016 Persons Per Unit | 2.43 | 2.15 | 1.56 | 2.24 |
| | Estimated Household Population Capacity | 6,036 | 2,375 | 899 | 9,310 |
| | Factor for Non-Household Population | | | | 2.31% |
| | Household and Non Household Population | | | | 9,531 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 9,928 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 17,100 |
| | 2031 Capacity (A+B) | | | | 27,028 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 30,200 |
| | Surplus or (Shortage) of Capacity | | | | (3,172) |
| | Essa | Total Housing Unit Potential | 1,627 | 304 | - |
| 2016 Persons Per Unit | | 2.61 | 2.25 | 1.82 | 2.55 |
| Estimated Household Population Capacity | | 4,239 | 684 | - | 4,923 |
| Factor for Non-Household Population | | | | | 3.34% |
| Household and Non Household Population | | | | | 5,093 |
| Census Undercount | | | | | 4% |
| Total Population Potential (A) | | | | | 5,305 |
| 2031 Total Population in Currently Built Areas (B) | | | | | 16,720 |
| 2031 Capacity (A+B) | | | | | 22,025 |
| 2031 County of Simcoe Official Plan Allocation | | | | | 22,900 |
| Surplus or (Shortage) of Capacity | | | | | (875) |
| Innisfil | | Total Housing Unit Potential | 4,318 | 1,135 | 582 |
| | 2016 Persons Per Unit | 2.44 | 2.55 | 1.83 | 2.40 |
| | Estimated Household Population Capacity | 10,517 | 2,890 | 1,065 | 14,472 |
| | Factor for Non-Household Population | | | | 0.25% |
| | Household and Non Household Population | | | | 14,508 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 15,113 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 30,780 |
| | 2031 Capacity (A+B) | | | | 45,893 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 65,000 |
| | Surplus or (Shortage) of Capacity | | | | (19,107) |

| Municipality | Category | Single and Semi-Detached | Rowhouse | Apartments | Total |
|------------------------|--|-----------------------------|----------|------------|----------------|
| Penetanguishene | Total Housing Unit Potential | 302 | 80 | 274 | 656 |
| | 2016 Persons Per Unit | 2.60 | 1.81 | 1.77 | 2.16 |
| | Estimated Household Population Capacity | 786 | 145 | 485 | 1,415 |
| | Factor for Non-Household Population | | | | 8.05% |
| | Household and Non Household Population | | | | 1,539 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 1,604 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 9,215 |
| | 2031 Capacity (A+B) | | | | 10,819 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 12,300 |
| | Surplus or (Shortage) of Capacity | | | | (1,481) |
| Ramara | Total Housing Unit Potential | 692 | - | - | 692 |
| | 2016 Persons Per Unit | 2.45 | 1.59 | 2.64 | 2.45 |
| | Estimated Household Population Capacity | 1,694 | - | - | 1,694 |
| | Factor for Non-Household Population | | | | 0.26% |
| | Household and Non Household Population | | | | 1,698 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 1,769 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 9,310 |
| | 2031 Capacity (A+B) | | | | 11,079 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 15,500 |
| | Surplus or (Shortage) of Capacity | | | | (4,421) |
| Severn | Total Housing Unit Potential | 1,766 | 71 | 128 | 1,965 |
| | 2016 Persons Per Unit | 2.54 | 2.62 | 1.78 | 2.49 |
| | Estimated Household Population Capacity | 4,480 | 186 | 228 | 4,894 |
| | Factor for Non-Household Population | | | | 0.73% |
| | Household and Non Household Population | | | | 4,930 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 5,135 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 11,875 |
| | 2031 Capacity (A+B) | | | | 17,010 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 20,200 |
| | Surplus or (Shortage) of Capacity | | | | (3,190) |

| Municipality | Category | Single and Semi-Detached | Rowhouse | Apartments | Total |
|--------------------|--|-----------------------------|----------|------------|--------------|
| Springwater | Total Housing Unit Potential | 2,237 | 444 | 263 | 2,944 |
| | 2016 Persons Per Unit | 2.86 | 2.78 | 1.74 | 2.75 |
| | Estimated Household Population Capacity | 6,400 | 1,234 | 457 | 8,091 |
| | Factor for Non-Household Population | | | | 0.51% |
| | Household and Non Household Population | | | | 8,132 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 8,471 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 17,195 |
| | 2031 Capacity (A+B) | | | | 25,666 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 26,500 |
| | Surplus or (Shortage) of Capacity | | | | (834) |
| Tay | Total Housing Unit Potential | 889 | 245 | 40 | 1,174 |
| | 2016 Persons Per Unit | 2.45 | 2.62 | 1.99 | 2.47 |
| | Estimated Household Population Capacity | 2,179 | 642 | 80 | 2,901 |
| | Factor for Non-Household Population | | | | 1.04% |
| | Household and Non Household Population | | | | 2,931 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 3,053 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 9,595 |
| | 2031 Capacity (A+B) | | | | 12,648 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 11,300 |
| | Surplus or (Shortage) of Capacity | | | | 1,348 |
| Tiny | Total Housing Unit Potential | 2,511 | - | - | 2,511 |
| | 2016 Persons Per Unit | 2.38 | 2.62 | 2.47 | 2.38 |
| | Estimated Household Population Capacity | 5,976 | - | - | 5,976 |
| | Factor for Non-Household Population | | | | 0.95% |
| | Household and Non Household Population | | | | 6,033 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 6,285 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 10,640 |
| | 2031 Capacity (A+B) | | | | 16,925 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 13,900 |
| | Surplus or (Shortage) of Capacity | | | | 3,025 |

| Municipality | Category | Single and Semi-Detached | Rowhouse | Apartments | Total |
|--------------|--|-----------------------------|----------|------------|----------------|
| Wasaga Beach | Total Housing Unit Potential | 3,521 | 1,334 | 1,036 | 5,891 |
| | 2016 Persons Per Unit | 2.31 | 1.94 | 1.50 | 2.08 |
| | Estimated Household Population Capacity | 8,137 | 2,587 | 1,550 | 12,274 |
| | Factor for Non-Household Population | | | | 1.22% |
| | Household and Non Household Population | | | | 12,426 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 12,943 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 14,820 |
| | 2031 Capacity (A+B) | | | | 27,763 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 35,000 |
| | Surplus or (Shortage) of Capacity | | | | (7,237) |

| | | | | | |
|---------------|--|--------|--------|--------|-----------------|
| Simcoe County | Total Housing Unit Potential | 38,527 | 8,291 | 6,116 | 52,934 |
| | 2016 Persons Per Unit* | 2.55 | 2.24 | 1.72 | 2.41 |
| | Estimated Household Population Capacity | 98,313 | 18,569 | 10,547 | 127,429 |
| | Factor for Non-Household Population | | | | |
| | Household and Non Household Population | | | | 129,261 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 134,647 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 258,590 |
| | 2031 Capacity (A+B) | | | | 393,237 |
| | 2031 County of Simcoe Official Plan Allocation | | | | 439,500 |
| | Surplus or (Shortage) of Capacity | | | | (46,263) |

*Note: 2016 Persons Per Unit for Simcoe County is calculated.

Estimate of Population Capacity
Simcoe County, by Local Municipality, Adjusted to a 2006 Base
Total Population Capacity Compared to Provincial Vision For Growth

| Municipality | Category | Single and Semi-Detached | Rowhouse | Apartments | Total |
|----------------------------------|--|-----------------------------|----------|------------|----------------|
| Adjala-Tosorontio | Total Housing Unit Potential | 1,499 | 63 | - | 1,562 |
| | 2016 Persons Per Unit | 2.67 | 2.47 | 2.22 | 2.66 |
| | Estimated Household Population Capacity | 4,007 | 156 | - | 4,163 |
| | Factor for Non-Household Population | | | | 1.15% |
| | Household and Non Household Population | | | | 4,211 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 4,387 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 10,545 |
| | 2031 Capacity (A+B) | | | | 14,932 |
| | 2031 Proposed Provincial Allocation | | | | 13,000 |
| | Surplus or (Shortage) of Capacity | | | | 1,932 |
| Bradford West Gwillimbury | Total Housing Unit Potential | 7,001 | 1,156 | 1,047 | 9,204 |
| | 2016 Persons Per Unit | 2.78 | 2.29 | 2.10 | 2.64 |
| | Estimated Household Population Capacity | 19,439 | 2,648 | 2,194 | 24,281 |
| | Factor for Non-Household Population | | | | 1.05% |
| | Household and Non Household Population | | | | 24,540 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 25,562 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 23,750 |
| | 2031 Capacity (A+B) | | | | 49,312 |
| | 2031 Proposed Provincial Allocation | | | | 52,000 |
| | Surplus or (Shortage) of Capacity | | | | (2,688) |
| Clearview | Total Housing Unit Potential | 4,820 | 819 | 1,258 | 6,897 |
| | 2016 Persons Per Unit | 2.67 | 2.37 | 1.90 | 2.50 |
| | Estimated Household Population Capacity | 12,873 | 1,943 | 2,394 | 17,211 |
| | Factor for Non-Household Population | | | | 2.51% |
| | Household and Non Household Population | | | | 17,655 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 18,391 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 13,870 |
| | 2031 Capacity (A+B) | | | | 32,261 |
| | 2031 Proposed Provincial Allocation | | | | 18,800 |
| | Surplus or (Shortage) of Capacity | | | | 13,461 |

| Municipality | Category | Single and Semi-Detached | Rowhouse | Apartments | Total |
|--|--|------------------------------|----------|------------|----------------|
| Collingwood | Total Housing Unit Potential | 4,078 | 2,781 | 1,651 | 8,510 |
| | 2016 Persons Per Unit | 2.43 | 2.15 | 1.56 | 2.17 |
| | Estimated Household Population Capacity | 9,910 | 5,972 | 2,581 | 18,463 |
| | Factor for Non-Household Population | | | | 2.31% |
| | Household and Non Household Population | | | | 18,899 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 19,687 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 17,100 |
| | 2031 Capacity (A+B) | | | | 36,787 |
| | 2031 Proposed Provincial Allocation | | | | 33,400 |
| | Surplus or (Shortage) of Capacity | | | | 3,387 |
| | Essa | Total Housing Unit Potential | 2,039 | 411 | 22 |
| 2016 Persons Per Unit | | 2.61 | 2.25 | 1.82 | 2.54 |
| Estimated Household Population Capacity | | 5,312 | 924 | 39 | 6,275 |
| Factor for Non-Household Population | | | | | 3.34% |
| Household and Non Household Population | | | | | 6,492 |
| Census Undercount | | | | | 4% |
| Total Population Potential (A) | | | | | 6,762 |
| 2031 Total Population in Currently Built Areas (B) | | | | | 16,720 |
| 2031 Capacity (A+B) | | | | | 23,482 |
| 2031 Proposed Provincial Allocation | | | | | 21,500 |
| Surplus or (Shortage) of Capacity | | | | | 1,982 |
| Innisfil | | Total Housing Unit Potential | 7,200 | 1,736 | 1,448 |
| | 2016 Persons Per Unit | 2.44 | 2.55 | 1.83 | 2.37 |
| | Estimated Household Population Capacity | 17,537 | 4,418 | 2,651 | 24,607 |
| | Factor for Non-Household Population | | | | 0.25% |
| | Household and Non Household Population | | | | 24,668 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 25,696 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 30,780 |
| | 2031 Capacity (A+B) | | | | 56,476 |
| | 2031 Proposed Provincial Allocation | | | | 58,000 |
| | Surplus or (Shortage) of Capacity | | | | (1,524) |

| Municipality | Category | Single and Semi-Detached | Rowhouse | Apartments | Total |
|----------------------|--|-----------------------------|----------|------------|----------------|
| Midland | Total Housing Unit Potential | 2,286 | 1,375 | 892 | 4,552 |
| | 2016 Persons Per Unit | 2.43 | 1.88 | 1.74 | 2.13 |
| | Estimated Household Population Capacity | 5,550 | 2,584 | 1,551 | 9,685 |
| | Factor for Non-Household Population | | | | 2.11% |
| | Household and Non Household Population | | | | 9,895 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 10,307 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 16,055 |
| | 2031 Capacity (A+B) | | | | 26,362 |
| | 2031 Proposed Provincial Allocation | | | | 19,000 |
| | Surplus or (Shortage) of Capacity | | | | 7,362 |
| New Tecumseth | Total Housing Unit Potential | 7,180 | 1,222 | 1,208 | 9,610 |
| | 2016 Persons Per Unit | 2.55 | 2.42 | 1.65 | 2.42 |
| | Estimated Household Population Capacity | 18,322 | 2,952 | 1,995 | 23,269 |
| | Factor for Non-Household Population | | | | 1.52% |
| | Household and Non Household Population | | | | 23,629 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 24,614 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 27,360 |
| | 2031 Capacity (A+B) | | | | 51,974 |
| | 2031 Proposed Provincial Allocation | | | | 60,000 |
| | Surplus or (Shortage) of Capacity | | | | (8,026) |
| Oro-Medonte | Total Housing Unit Potential | 3,339 | 175 | - | 3,514 |
| | 2016 Persons Per Unit | 2.66 | 1.50 | 2.14 | 2.60 |
| | Estimated Household Population Capacity | 8,886 | 263 | - | 9,150 |
| | Factor for Non-Household Population | | | | 0.33% |
| | Household and Non Household Population | | | | 9,180 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 9,562 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 19,760 |
| | 2031 Capacity (A+B) | | | | 29,322 |
| | 2031 Proposed Provincial Allocation | | | | 27,000 |
| | Surplus or (Shortage) of Capacity | | | | 2,322 |

| Municipality | Category | Single and Semi-Detached | Rowhouse | Apartments | Total |
|------------------------|--|-----------------------------|----------|------------|---------------|
| Penetanguishene | Total Housing Unit Potential | 1,053 | 306 | 542 | 1,901 |
| | 2016 Persons Per Unit | 2.60 | 1.81 | 1.77 | 2.24 |
| | Estimated Household Population Capacity | 2,739 | 553 | 960 | 4,252 |
| | Factor for Non-Household Population | | | | 8.05% |
| | Household and Non Household Population | | | | 4,625 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 4,817 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 9,215 |
| | 2031 Capacity (A+B) | | | | 14,032 |
| | 2031 Proposed Provincial Allocation | | | | 10,500 |
| | Surplus or (Shortage) of Capacity | | | | 3,532 |
| Ramara | Total Housing Unit Potential | 2,460 | - | - | 2,460 |
| | 2016 Persons Per Unit | 2.45 | 1.59 | 2.64 | 2.45 |
| | Estimated Household Population Capacity | 6,020 | - | - | 6,020 |
| | Factor for Non-Household Population | | | | 0.26% |
| | Household and Non Household Population | | | | 6,036 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 6,287 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 9,310 |
| | 2031 Capacity (A+B) | | | | 15,597 |
| | 2031 Proposed Provincial Allocation | | | | 13,000 |
| | Surplus or (Shortage) of Capacity | | | | 2,597 |
| Severn | Total Housing Unit Potential | 6,061 | 153 | 350 | 6,564 |
| | 2016 Persons Per Unit | 2.54 | 2.62 | 1.78 | 2.50 |
| | Estimated Household Population Capacity | 15,376 | 402 | 623 | 16,401 |
| | Factor for Non-Household Population | | | | 0.73% |
| | Household and Non Household Population | | | | 16,521 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 17,210 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 11,875 |
| | 2031 Capacity (A+B) | | | | 29,085 |
| | 2031 Proposed Provincial Allocation | | | | 17,000 |
| | Surplus or (Shortage) of Capacity | | | | 12,085 |

| Municipality | Category | Single and Semi-Detached | Rowhouse | Apartments | Total | |
|--|--|------------------------------|----------|------------|--------------|-------|
| Springwater | Total Housing Unit Potential | 3,044 | 444 | 263 | 3,751 | |
| | 2016 Persons Per Unit | 2.86 | 2.78 | 1.74 | 2.77 | |
| | Estimated Household Population Capacity | 8,708 | 1,234 | 457 | 10,399 | |
| | Factor for Non-Household Population | | | | 0.51% | |
| | Household and Non Household Population | | | | 10,453 | |
| | Census Undercount | | | | 4% | |
| | Total Population Potential (A) | | | | 10,888 | |
| | 2031 Total Population in Currently Built Areas (B) | | | | 17,195 | |
| | 2031 Capacity (A+B) | | | | 28,083 | |
| | 2031 Proposed Provincial Allocation | | | | 24,000 | |
| | Surplus or (Shortage) of Capacity | | | | 4,083 | |
| | Tay | Total Housing Unit Potential | 3,836 | 253 | 40 | 4,129 |
| | | 2016 Persons Per Unit | 2.45 | 2.62 | 1.99 | 2.46 |
| Estimated Household Population Capacity | | 9,400 | 663 | 80 | 10,143 | |
| Factor for Non-Household Population | | | | | 1.04% | |
| Household and Non Household Population | | | | | 10,250 | |
| Census Undercount | | | | | 4% | |
| Total Population Potential (A) | | | | | 10,678 | |
| 2031 Total Population in Currently Built Areas (B) | | | | | 9,595 | |
| 2031 Capacity (A+B) | | | | | 20,273 | |
| 2031 Proposed Provincial Allocation | | | | | 10,750 | |
| Surplus or (Shortage) of Capacity | | | | | 9,523 | |
| Tiny | | Total Housing Unit Potential | 3,350 | - | - | 3,350 |
| | | 2016 Persons Per Unit | 2.38 | 2.62 | 2.47 | 2.38 |
| | Estimated Household Population Capacity | 7,973 | - | - | 7,973 | |
| | Factor for Non-Household Population | | | | 0.95% | |
| | Household and Non Household Population | | | | 8,049 | |
| | Census Undercount | | | | 4% | |
| | Total Population Potential (A) | | | | 8,385 | |
| | 2031 Total Population in Currently Built Areas (B) | | | | 10,640 | |
| | 2031 Capacity (A+B) | | | | 19,025 | |
| | 2031 Proposed Provincial Allocation | | | | 11,750 | |
| | Surplus or (Shortage) of Capacity | | | | 7,275 | |

| Municipality | Category | Single and Semi-Detached | Rowhouse | Apartments | Total |
|--|--|------------------------------|----------|------------|---------------|
| Wasaga Beach | Total Housing Unit Potential | 5,791 | 1,565 | 1,135 | 8,491 |
| | 2016 Persons Per Unit | 2.31 | 1.94 | 1.50 | 2.13 |
| | Estimated Household Population Capacity | 13,384 | 3,035 | 1,698 | 18,116 |
| | Factor for Non-Household Population | | | | 1.22% |
| | Household and Non Household Population | | | | 18,340 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 19,104 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 14,820 |
| | 2031 Capacity (A+B) | | | | 33,924 |
| | 2031 Proposed Provincial Allocation | | | | 26,300 |
| | Surplus or (Shortage) of Capacity | | | | 7,624 |
| | Simcoe County | Total Housing Unit Potential | 65,036 | 12,458 | 9,856 |
| 2016 Persons Per Unit* | | 2.54 | 2.23 | 1.75 | 2.41 |
| Estimated Household Population Capacity | | 165,436 | 27,749 | 17,224 | 210,408 |
| Factor for Non-Household Population | | | | | 1.42% |
| Household and Non Household Population | | | | | 213,442 |
| Census Undercount | | | | | 4.00% |
| Total Population Potential (A) | | | | | 222,336 |
| 2031 Total Population in Currently Built Areas (B) | | | | | 258,590 |
| 2031 Capacity (A+B) | | | | | 480,926 |
| 2031 Proposed Provincial Allocation | | | | | 416,000 |
| Surplus or (Shortage) of Capacity | | | | | 64,926 |

*Note: 2016 Persons Per Unit for Simcoe County is calculated.

Estimate of Population Capacity
Simcoe County, by Local Municipality, Adjusted to a 2006 Base
Population Capacity In Registered & Draft Approved Plans Compared to Provincial Vision For Growth

| Municipality | Category | Single and Semi-Detached | Rowhouse | Apartments | Total |
|----------------------------------|--|-----------------------------|----------|------------|-----------------|
| Adjala-Tosorontio | Total Housing Unit Potential | 560 | - | - | 560 |
| | 2016 Persons Per Unit | 2.67 | 2.47 | 2.22 | 2.67 |
| | Estimated Household Population Capacity | 1,497 | - | - | 1,497 |
| | Factor for Non-Household Population | | | | 1.15% |
| | Household and Non Household Population | | | | 1,514 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 1,577 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 10,545 |
| | 2031 Capacity (A+B) | | | | 12,122 |
| | 2031 Proposed Provincial Allocation | | | | 13,000 |
| | Surplus or (Shortage) of Capacity | | | | (878) |
| Bradford West Gwillimbury | Total Housing Unit Potential | 2,974 | 199 | 17 | 3,190 |
| | 2016 Persons Per Unit | 2.78 | 2.29 | 2.10 | 2.74 |
| | Estimated Household Population Capacity | 8,258 | 456 | 36 | 8,749 |
| | Factor for Non-Household Population | | | | 1.05% |
| | Household and Non Household Population | | | | 8,843 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 9,211 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 23,750 |
| | 2031 Capacity (A+B) | | | | 32,961 |
| | 2031 Proposed Provincial Allocation | | | | 52,000 |
| | Surplus or (Shortage) of Capacity | | | | (19,039) |
| Clearview | Total Housing Unit Potential | 1,544 | 189 | 466 | 2,199 |
| | 2016 Persons Per Unit | 2.67 | 2.37 | 1.90 | 2.48 |
| | Estimated Household Population Capacity | 4,124 | 448 | 887 | 5,459 |
| | Factor for Non-Household Population | | | | 2.51% |
| | Household and Non Household Population | | | | 5,600 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 5,833 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 13,870 |
| | 2031 Capacity (A+B) | | | | 19,703 |
| | 2031 Proposed Provincial Allocation | | | | 18,800 |
| | Surplus or (Shortage) of Capacity | | | | 903 |

| Municipality | Category | Single and Semi-Detached | Rowhouse | Apartments | Total |
|--|--|------------------------------|----------|------------|-----------------|
| Collingwood | Total Housing Unit Potential | 2,029 | 945 | 273 | 3,247 |
| | 2016 Persons Per Unit | 2.43 | 2.15 | 1.56 | 2.27 |
| | Estimated Household Population Capacity | 4,931 | 2,029 | 427 | 7,387 |
| | Factor for Non-Household Population | | | | 2.31% |
| | Household and Non Household Population | | | | 7,562 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 7,877 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 17,100 |
| | 2031 Capacity (A+B) | | | | 24,977 |
| | 2031 Proposed Provincial Allocation | | | | 33,400 |
| | Surplus or (Shortage) of Capacity | | | | (8,423) |
| | Essa | Total Housing Unit Potential | 1,337 | 304 | - |
| 2016 Persons Per Unit | | 2.61 | 2.25 | 1.82 | 2.54 |
| Estimated Household Population Capacity | | 3,484 | 684 | - | 4,167 |
| Factor for Non-Household Population | | | | | 3.34% |
| Household and Non Household Population | | | | | 4,311 |
| Census Undercount | | | | | 4% |
| Total Population Potential (A) | | | | | 4,491 |
| 2031 Total Population in Currently Built Areas (B) | | | | | 16,720 |
| 2031 Capacity (A+B) | | | | | 21,211 |
| 2031 Proposed Provincial Allocation | | | | | 21,500 |
| Surplus or (Shortage) of Capacity | | | | | (289) |
| Innisfil | | Total Housing Unit Potential | 3,110 | 686 | 190 |
| | 2016 Persons Per Unit | 2.44 | 2.55 | 1.83 | 2.43 |
| | Estimated Household Population Capacity | 7,575 | 1,746 | 348 | 9,669 |
| | Factor for Non-Household Population | | | | 0.25% |
| | Household and Non Household Population | | | | 9,693 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 10,097 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 30,780 |
| | 2031 Capacity (A+B) | | | | 40,877 |
| | 2031 Proposed Provincial Allocation | | | | 58,000 |
| | Surplus or (Shortage) of Capacity | | | | (17,123) |

| Municipality | Category | Single and Semi-Detached | Rowhouse | Apartments | Total | |
|--|--|------------------------------|----------|------------|-----------------|-------|
| Midland | Total Housing Unit Potential | 1,228 | 997 | 560 | 2,785 | |
| | 2016 Persons Per Unit | 2.43 | 1.88 | 1.74 | 2.09 | |
| | Estimated Household Population Capacity | 2,981 | 1,874 | 974 | 5,830 | |
| | Factor for Non-Household Population | | | | 2.11% | |
| | Household and Non Household Population | | | | 5,956 | |
| | Census Undercount | | | | 4% | |
| | Total Population Potential (A) | | | | 6,204 | |
| | 2031 Total Population in Currently Built Areas (B) | | | | 16,055 | |
| | 2031 Capacity (A+B) | | | | 22,259 | |
| | 2031 Proposed Provincial Allocation | | | | 19,000 | |
| | Surplus or (Shortage) of Capacity | | | | 3,259 | |
| | New Tecumseth | Total Housing Unit Potential | 4,681 | 884 | 1,208 | 6,773 |
| | | 2016 Persons Per Unit | 2.55 | 2.42 | 1.65 | 2.37 |
| Estimated Household Population Capacity | | 11,945 | 2,136 | 1,995 | 16,076 | |
| Factor for Non-Household Population | | | | | 1.52% | |
| Household and Non Household Population | | | | | 16,325 | |
| Census Undercount | | | | | 4% | |
| Total Population Potential (A) | | | | | 17,005 | |
| 2031 Total Population in Currently Built Areas (B) | | | | | 27,360 | |
| 2031 Capacity (A+B) | | | | | 44,365 | |
| 2031 Proposed Provincial Allocation | | | | | 60,000 | |
| Surplus or (Shortage) of Capacity | | | | | (15,635) | |
| Oro-Medonte | | Total Housing Unit Potential | 1,976 | 175 | - | 2,151 |
| | | 2016 Persons Per Unit | 2.66 | 1.50 | 2.14 | 2.57 |
| | Estimated Household Population Capacity | 5,259 | 263 | - | 5,522 | |
| | Factor for Non-Household Population | | | | 0.33% | |
| | Household and Non Household Population | | | | 5,540 | |
| | Census Undercount | | | | 4% | |
| | Total Population Potential (A) | | | | 5,771 | |
| | 2031 Total Population in Currently Built Areas (B) | | | | 19,760 | |
| | 2031 Capacity (A+B) | | | | 25,531 | |
| | 2031 Proposed Provincial Allocation | | | | 27,000 | |
| | Surplus or (Shortage) of Capacity | | | | (1,469) | |

| Municipality | Category | Single and Semi-Detached | Rowhouse | Apartments | Total |
|------------------------|--|-----------------------------|----------|------------|----------------|
| Penetanguishene | Total Housing Unit Potential | 302 | 80 | 266 | 648 |
| | 2016 Persons Per Unit | 2.60 | 1.81 | 1.77 | 2.16 |
| | Estimated Household Population Capacity | 786 | 145 | 471 | 1,401 |
| | Factor for Non-Household Population | | | | 8.05% |
| | Household and Non Household Population | | | | 1,524 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 1,588 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 9,215 |
| | 2031 Capacity (A+B) | | | | 10,803 |
| | 2031 Proposed Provincial Allocation | | | | 10,500 |
| | Surplus or (Shortage) of Capacity | | | | 303 |
| Ramara | Total Housing Unit Potential | 692 | - | - | 692 |
| | 2016 Persons Per Unit | 2.45 | 1.59 | 2.64 | 2.45 |
| | Estimated Household Population Capacity | 1,694 | - | - | 1,694 |
| | Factor for Non-Household Population | | | | 0.26% |
| | Household and Non Household Population | | | | 1,698 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 1,769 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 9,310 |
| | 2031 Capacity (A+B) | | | | 11,079 |
| | 2031 Proposed Provincial Allocation | | | | 13,000 |
| | Surplus or (Shortage) of Capacity | | | | (1,921) |
| Severn | Total Housing Unit Potential | 576 | 56 | 50 | 682 |
| | 2016 Persons Per Unit | 2.54 | 2.62 | 1.78 | 2.49 |
| | Estimated Household Population Capacity | 1,461 | 147 | 89 | 1,697 |
| | Factor for Non-Household Population | | | | 0.73% |
| | Household and Non Household Population | | | | 1,710 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 1,781 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 11,875 |
| | 2031 Capacity (A+B) | | | | 13,656 |
| | 2031 Proposed Provincial Allocation | | | | 17,000 |
| | Surplus or (Shortage) of Capacity | | | | (3,344) |

| Municipality | Category | Single and Semi-Detached | Rowhouse | Apartments | Total |
|--------------------|--|-----------------------------|----------|------------|----------------|
| Springwater | Total Housing Unit Potential | 982 | 157 | 48 | 1,187 |
| | 2016 Persons Per Unit | 2.86 | 2.78 | 1.74 | 2.80 |
| | Estimated Household Population Capacity | 2,809 | 436 | 83 | 3,329 |
| | Factor for Non-Household Population | | | | 0.51% |
| | Household and Non Household Population | | | | 3,346 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 3,486 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 17,195 |
| | 2031 Capacity (A+B) | | | | 20,681 |
| | 2031 Proposed Provincial Allocation | | | | 24,000 |
| | Surplus or (Shortage) of Capacity | | | | (3,319) |
| Tay | Total Housing Unit Potential | 607 | 88 | - | 695 |
| | 2016 Persons Per Unit | 2.45 | 2.62 | 1.99 | 2.47 |
| | Estimated Household Population Capacity | 1,488 | 231 | - | 1,718 |
| | Factor for Non-Household Population | | | | 1.04% |
| | Household and Non Household Population | | | | 1,737 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 1,809 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 9,595 |
| | 2031 Capacity (A+B) | | | | 11,404 |
| | 2031 Proposed Provincial Allocation | | | | 10,750 |
| | Surplus or (Shortage) of Capacity | | | | 654 |
| Tiny | Total Housing Unit Potential | 2,438 | - | - | 2,438 |
| | 2016 Persons Per Unit | 2.38 | 2.62 | 2.47 | 2.38 |
| | Estimated Household Population Capacity | 5,802 | - | - | 5,802 |
| | Factor for Non-Household Population | | | | 0.95% |
| | Household and Non Household Population | | | | 5,858 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 6,102 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 10,640 |
| | 2031 Capacity (A+B) | | | | 16,742 |
| | 2031 Proposed Provincial Allocation | | | | 11,750 |
| | Surplus or (Shortage) of Capacity | | | | 4,992 |

| Municipality | Category | Single and Semi-Detached | Rowhouse | Apartments | Total |
|--------------|--|-----------------------------|----------|------------|----------------|
| Wasaga Beach | Total Housing Unit Potential | 1,609 | 398 | 182 | 2,189 |
| | 2016 Persons Per Unit | 2.31 | 1.94 | 1.50 | 2.18 |
| | Estimated Household Population Capacity | 3,719 | 772 | 272 | 4,763 |
| | Factor for Non-Household Population | | | | 1.22% |
| | Household and Non Household Population | | | | 4,821 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 5,022 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 14,820 |
| | 2031 Capacity (A+B) | | | | 19,842 |
| | 2031 Proposed Provincial Allocation | | | | 26,300 |
| | Surplus or (Shortage) of Capacity | | | | (6,458) |

| | | | | | |
|---------------|--|--------|--------|-------|-----------------|
| Simcoe County | Total Housing Unit Potential | 26,645 | 5,158 | 3,260 | 35,063 |
| | 2016 Persons Per Unit* | 2.54 | 2.20 | 1.71 | 2.42 |
| | Estimated Household Population Capacity | 67,811 | 11,368 | 5,583 | 84,761 |
| | Factor for Non-Household Population | | | | |
| | Household and Non Household Population | | | | 86,037 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 89,622 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 258,590 |
| | 2031 Capacity (A+B) | | | | 348,212 |
| | 2031 Proposed Provincial Allocation | | | | 416,000 |
| | Surplus or (Shortage) of Capacity | | | | (67,788) |

*Note: 2016 Persons Per Unit for Simcoe County is calculated.

Estimate of Population Capacity
Simcoe County, by Local Municipality, Adjusted to a 2006 Base
Population Capacity In Registered, Draft Approved & Proposed Plans Compared to Provincial Vision For Growth

| Municipality | Category | Single and Semi-Detached | Rowhouse | Apartments | Total |
|----------------------------------|--|-----------------------------|----------|------------|-----------------|
| Adjala-Tosorontio | Total Housing Unit Potential | 1,123 | 63 | - | 1,186 |
| | 2016 Persons Per Unit | 2.67 | 2.47 | 2.22 | 2.66 |
| | Estimated Household Population Capacity | 3,002 | 156 | - | 3,158 |
| | Factor for Non-Household Population | | | | 1.15% |
| | Household and Non Household Population | | | | 3,194 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 3,327 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 10,545 |
| | 2031 Capacity (A+B) | | | | 13,872 |
| | 2031 Proposed Provincial Allocation | | | | 13,000 |
| | Surplus or (Shortage) of Capacity | | | | 872 |
| Bradford West Gwillimbury | Total Housing Unit Potential | 4,070 | 473 | 317 | 4,860 |
| | 2016 Persons Per Unit | 2.78 | 2.29 | 2.10 | 2.68 |
| | Estimated Household Population Capacity | 11,301 | 1,084 | 664 | 13,049 |
| | Factor for Non-Household Population | | | | 1.05% |
| | Household and Non Household Population | | | | 13,188 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 13,738 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 23,750 |
| | 2031 Capacity (A+B) | | | | 37,488 |
| | 2031 Proposed Provincial Allocation | | | | 52,000 |
| | Surplus or (Shortage) of Capacity | | | | (14,512) |
| Clearview | Total Housing Unit Potential | 3,024 | 589 | 1,088 | 4,701 |
| | 2016 Persons Per Unit | 2.67 | 2.37 | 1.90 | 2.46 |
| | Estimated Household Population Capacity | 8,077 | 1,397 | 2,071 | 11,545 |
| | Factor for Non-Household Population | | | | 2.51% |
| | Household and Non Household Population | | | | 11,843 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 12,336 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 13,870 |
| | 2031 Capacity (A+B) | | | | 26,206 |
| | 2031 Proposed Provincial Allocation | | | | 18,800 |
| | Surplus or (Shortage) of Capacity | | | | 7,406 |

| Municipality | Category | Single and Semi-Detached | Rowhouse | Apartments | Total |
|--|--|------------------------------|----------|------------|-----------------|
| Collingwood | Total Housing Unit Potential | 2,484 | 1,106 | 575 | 4,165 |
| | 2016 Persons Per Unit | 2.43 | 2.15 | 1.56 | 2.24 |
| | Estimated Household Population Capacity | 6,036 | 2,375 | 899 | 9,310 |
| | Factor for Non-Household Population | | | | 2.31% |
| | Household and Non Household Population | | | | 9,531 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 9,928 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 17,100 |
| | 2031 Capacity (A+B) | | | | 27,028 |
| | 2031 Proposed Provincial Allocation | | | | 33,400 |
| | Surplus or (Shortage) of Capacity | | | | (6,372) |
| | Essa | Total Housing Unit Potential | 1,627 | 304 | - |
| 2016 Persons Per Unit | | 2.61 | 2.25 | 1.82 | 2.55 |
| Estimated Household Population Capacity | | 4,239 | 684 | - | 4,923 |
| Factor for Non-Household Population | | | | | 3.34% |
| Household and Non Household Population | | | | | 5,093 |
| Census Undercount | | | | | 4% |
| Total Population Potential (A) | | | | | 5,305 |
| 2031 Total Population in Currently Built Areas (B) | | | | | 16,720 |
| 2031 Capacity (A+B) | | | | | 22,025 |
| 2031 Proposed Provincial Allocation | | | | | 21,500 |
| Surplus or (Shortage) of Capacity | | | | | 525 |
| Innisfil | | Total Housing Unit Potential | 4,318 | 1,135 | 582 |
| | 2016 Persons Per Unit | 2.44 | 2.55 | 1.83 | 2.40 |
| | Estimated Household Population Capacity | 10,517 | 2,890 | 1,065 | 14,472 |
| | Factor for Non-Household Population | | | | 0.25% |
| | Household and Non Household Population | | | | 14,508 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 15,113 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 30,780 |
| | 2031 Capacity (A+B) | | | | 45,893 |
| | 2031 Proposed Provincial Allocation | | | | 58,000 |
| | Surplus or (Shortage) of Capacity | | | | (12,107) |

| Municipality | Category | Single and Semi-Detached | Rowhouse | Apartments | Total |
|--|--|------------------------------|----------|------------|----------------|
| Midland | Total Housing Unit Potential | 1,228 | 1,050 | 605 | 2,883 |
| | 2016 Persons Per Unit | 2.43 | 1.88 | 1.74 | 2.08 |
| | Estimated Household Population Capacity | 2,981 | 1,974 | 1,053 | 6,008 |
| | Factor for Non-Household Population | | | | 2.11% |
| | Household and Non Household Population | | | | 6,137 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 6,393 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 16,055 |
| | 2031 Capacity (A+B) | | | | 22,448 |
| | 2031 Proposed Provincial Allocation | | | | 19,000 |
| | Surplus or (Shortage) of Capacity | | | | 3,448 |
| | New Tecumseth | Total Housing Unit Potential | 6,633 | 1,222 | 1,208 |
| 2016 Persons Per Unit | | 2.55 | 2.42 | 1.65 | 2.41 |
| Estimated Household Population Capacity | | 16,926 | 2,952 | 1,995 | 21,874 |
| Factor for Non-Household Population | | | | | 1.52% |
| Household and Non Household Population | | | | | 22,212 |
| Census Undercount | | | | | 4% |
| Total Population Potential (A) | | | | | 23,138 |
| 2031 Total Population in Currently Built Areas (B) | | | | | 27,360 |
| 2031 Capacity (A+B) | | | | | 50,498 |
| 2031 Proposed Provincial Allocation | | | | | 60,000 |
| Surplus or (Shortage) of Capacity | | | | | (9,502) |
| Oro-Medonte | | Total Housing Unit Potential | 2,102 | 175 | - |
| | 2016 Persons Per Unit | 2.66 | 1.50 | 2.14 | 2.57 |
| | Estimated Household Population Capacity | 5,594 | 263 | - | 5,857 |
| | Factor for Non-Household Population | | | | 0.33% |
| | Household and Non Household Population | | | | 5,877 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 6,122 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 19,760 |
| | 2031 Capacity (A+B) | | | | 25,882 |
| | 2031 Proposed Provincial Allocation | | | | 27,000 |
| | Surplus or (Shortage) of Capacity | | | | (1,118) |

| Municipality | Category | Single and Semi-Detached | Rowhouse | Apartments | Total |
|------------------------|--|-----------------------------|----------|------------|----------------|
| Penetanguishene | Total Housing Unit Potential | 302 | 80 | 274 | 656 |
| | 2016 Persons Per Unit | 2.60 | 1.81 | 1.77 | 2.16 |
| | Estimated Household Population Capacity | 786 | 145 | 485 | 1,415 |
| | Factor for Non-Household Population | | | | 8.05% |
| | Household and Non Household Population | | | | 1,539 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 1,604 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 9,215 |
| | 2031 Capacity (A+B) | | | | 10,819 |
| | 2031 Proposed Provincial Allocation | | | | 10,500 |
| | Surplus or (Shortage) of Capacity | | | | 319 |
| Ramara | Total Housing Unit Potential | 692 | - | - | 692 |
| | 2016 Persons Per Unit | 2.45 | 1.59 | 2.64 | 2.45 |
| | Estimated Household Population Capacity | 1,694 | - | - | 1,694 |
| | Factor for Non-Household Population | | | | 0.26% |
| | Household and Non Household Population | | | | 1,698 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 1,769 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 9,310 |
| | 2031 Capacity (A+B) | | | | 11,079 |
| | 2031 Proposed Provincial Allocation | | | | 13,000 |
| | Surplus or (Shortage) of Capacity | | | | (1,921) |
| Severn | Total Housing Unit Potential | 1,766 | 71 | 128 | 1,965 |
| | 2016 Persons Per Unit | 2.54 | 2.62 | 1.78 | 2.49 |
| | Estimated Household Population Capacity | 4,480 | 186 | 228 | 4,894 |
| | Factor for Non-Household Population | | | | 0.73% |
| | Household and Non Household Population | | | | 4,930 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 5,135 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 11,875 |
| | 2031 Capacity (A+B) | | | | 17,010 |
| | 2031 Proposed Provincial Allocation | | | | 17,000 |
| | Surplus or (Shortage) of Capacity | | | | 10 |

| Municipality | Category | Single and Semi-Detached | Rowhouse | Apartments | Total |
|--|--|------------------------------|----------|------------|--------------|
| Springwater | Total Housing Unit Potential | 2,237 | 444 | 263 | 2,944 |
| | 2016 Persons Per Unit | 2.86 | 2.78 | 1.74 | 2.75 |
| | Estimated Household Population Capacity | 6,400 | 1,234 | 457 | 8,091 |
| | Factor for Non-Household Population | | | | 0.51% |
| | Household and Non Household Population | | | | 8,132 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 8,471 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 17,195 |
| | 2031 Capacity (A+B) | | | | 25,666 |
| | 2031 Proposed Provincial Allocation | | | | 24,000 |
| | Surplus or (Shortage) of Capacity | | | | 1,666 |
| | Tay | Total Housing Unit Potential | 889 | 245 | 40 |
| 2016 Persons Per Unit | | 2.45 | 2.62 | 1.99 | 2.47 |
| Estimated Household Population Capacity | | 2,179 | 642 | 80 | 2,901 |
| Factor for Non-Household Population | | | | | 1.04% |
| Household and Non Household Population | | | | | 2,931 |
| Census Undercount | | | | | 4% |
| Total Population Potential (A) | | | | | 3,053 |
| 2031 Total Population in Currently Built Areas (B) | | | | | 9,595 |
| 2031 Capacity (A+B) | | | | | 12,648 |
| 2031 Proposed Provincial Allocation | | | | | 10,750 |
| Surplus or (Shortage) of Capacity | | | | | 1,898 |
| Tiny | | Total Housing Unit Potential | 2,511 | - | - |
| | 2016 Persons Per Unit | 2.38 | 2.62 | 2.47 | 2.38 |
| | Estimated Household Population Capacity | 5,976 | - | - | 5,976 |
| | Factor for Non-Household Population | | | | 0.95% |
| | Household and Non Household Population | | | | 6,033 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 6,285 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 10,640 |
| | 2031 Capacity (A+B) | | | | 16,925 |
| | 2031 Proposed Provincial Allocation | | | | 11,750 |
| | Surplus or (Shortage) of Capacity | | | | 5,175 |

| Municipality | Category | Single and Semi-Detached | Rowhouse | Apartments | Total |
|--------------|--|-----------------------------|----------|------------|--------------|
| Wasaga Beach | Total Housing Unit Potential | 3,521 | 1,334 | 1,036 | 5,891 |
| | 2016 Persons Per Unit | 2.31 | 1.94 | 1.50 | 2.08 |
| | Estimated Household Population Capacity | 8,137 | 2,587 | 1,550 | 12,274 |
| | Factor for Non-Household Population | | | | 1.22% |
| | Household and Non Household Population | | | | 12,426 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 12,943 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 14,820 |
| | 2031 Capacity (A+B) | | | | 27,763 |
| | 2031 Proposed Provincial Allocation | | | | 26,300 |
| | Surplus or (Shortage) of Capacity | | | | 1,463 |

| | | | | | |
|---------------|--|--------|--------|--------|-----------------|
| Simcoe County | Total Housing Unit Potential | 38,527 | 8,291 | 6,116 | 52,934 |
| | 2016 Persons Per Unit* | 2.55 | 2.24 | 1.72 | 2.41 |
| | Estimated Household Population Capacity | 98,325 | 18,569 | 10,547 | 127,441 |
| | Factor for Non-Household Population | | | | |
| | Household and Non Household Population | | | | 129,273 |
| | Census Undercount | | | | 4% |
| | Total Population Potential (A) | | | | 134,659 |
| | 2031 Total Population in Currently Built Areas (B) | | | | 258,590 |
| | 2031 Capacity (A+B) | | | | 393,249 |
| | 2031 Proposed Provincial Allocation | | | | 416,000 |
| | Surplus or (Shortage) of Capacity | | | | (22,751) |

*Note: 2016 Persons Per Unit for Simcoe County is calculated.

**Summary of Additional Analysis
In Relation to the Growth Plan for the Greater Golden Horseshoe
Simcoe County, by Local Municipality**
All Area Data in Hectares

| Municipality | Category | Total Area of All Applications | Total Area Before June 16, 2006 | Total Area After June 16, 2006 | Total Number of Units by Type | | | | | | | | | | |
|---------------------------|--------------------|--------------------------------|---------------------------------|--------------------------------|-------------------------------|--------------|--------------|--------------|--------------|---------------------|------------|------------|------------|--------------|--------------|
| | | | | | Before June 16, 2006 | | | | | After June 16, 2006 | | | | | |
| | | | | | Singles | Semis | Rows | Apts | Total | Singles | Semis | Rows | Apts | Total | |
| Adjala-Tosorontio | Registered | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | Draft Approved | 95.96 | 48.19 | 47.77 | 121 | - | - | - | - | 121 | 400 | 39 | - | - | 439 |
| | Proposed & Pending | 103.98 | 68.63 | 35.35 | 315 | - | - | - | - | 315 | 248 | - | 63 | - | 311 |
| | Total | 199.94 | 116.82 | 83.12 | 436 | - | - | - | - | 436 | 648 | 39 | 63 | - | 750 |
| Bradford West Gwillimbury | Registered | 314.04 | 291.96 | 22.08 | 509 | - | 144 | - | - | 653 | 150 | 15 | - | - | 165 |
| | Draft Approved | 321.47 | 186.98 | 134.49 | 1,231 | 6 | 55 | 17 | 1,309 | 929 | 134 | - | - | - | 1,063 |
| | Proposed & Pending | 99.06 | 11.05 | 88.01 | - | - | 274 | 300 | 574 | 1,096 | - | - | - | - | 1,096 |
| | Total | 734.57 | 489.99 | 244.58 | 1,740 | 6 | 473 | 317 | 2,536 | 2,175 | 149 | - | - | - | 2,324 |
| Clearview | Registered | 118.50 | 109.00 | 9.50 | 656 | 64 | 115 | 306 | 1,141 | 101 | - | - | - | - | 101 |
| | Draft Approved | 244.03 | 242.22 | 1.81 | 557 | 166 | 74 | 88 | 885 | - | - | - | - | 72 | 72 |
| | Proposed & Pending | 92.50 | 91.20 | 1.30 | 1,480 | - | 400 | 600 | 2,480 | - | - | - | - | 22 | 22 |
| | Total | 455.03 | 442.42 | 12.61 | 2,693 | 230 | 589 | 994 | 4,506 | 101 | - | - | - | 94 | 195 |
| Collingwood | Registered | 187.17 | 170.83 | 16.34 | 1,262 | - | 923 | 51 | 2,236 | 125 | - | 167 | 84 | 376 | |
| | Draft Approved | 92.56 | 86.88 | 5.68 | 460 | - | 831 | - | 1,291 | 137 | - | 165 | 273 | 575 | |
| | Proposed & Pending | 48.48 | 3.80 | 44.68 | 12 | - | 28 | 7 | 47 | 344 | - | 83 | 140 | 567 | |
| | Total | 328.21 | n/a | 66.70 | 1,734 | - | 1,782 | 58 | 3,574 | 606 | - | 415 | 497 | 1,518 | |
| Essa | Registered | 116.16 | 116.16 | - | 121 | 138 | 98 | - | 357 | - | - | - | - | - | |
| | Draft Approved | 128.87 | 128.87 | - | 752 | 490 | 288 | - | 1,530 | - | - | - | - | - | |
| | Proposed & Pending | 41.56 | 8.30 | 33.26 | 15 | 40 | - | - | 55 | 250 | - | - | - | 250 | |
| | Total | 286.59 | 253.33 | 33.26 | 888 | 668 | 386 | - | 1,942 | 250 | - | - | - | 250 | |
| Innisfil | Registered | 207.30 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | |
| | Draft Approved | 242.88 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | |
| | Proposed & Pending | 195.08 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | |
| | Total | 645.26 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | |
| Midland* | Registered | 42.47 | 38.09 | 4.38 | 165 | - | - | 104 | 269 | - | - | 37 | - | 37 | |
| | Draft Approved | 200.42 | 181.23 | 19.19 | 841 | - | 577 | 126 | 1,544 | 119 | 40 | 206 | - | 365 | |
| | Proposed & Pending | 3.72 | - | 3.72 | - | - | - | - | - | - | - | - | 45 | 45 | |
| | Total | 246.61 | 219.32 | 27.29 | 1,006 | - | 577 | 230 | 1,813 | 119 | 40 | 243 | 45 | 447 | |
| New Tecumseth | Registered | 111.70 | 111.70 | - | 1,084 | 150 | 179 | 100 | 1,513 | - | - | - | - | - | |
| | Draft Approved | 287.10 | 287.10 | - | 2,795 | 652 | 705 | 1,108 | 5,260 | - | - | - | - | - | |
| | Proposed & Pending | 203.77 | 155.57 | 48.20 | 1,298 | 358 | 338 | - | 1,994 | 296 | - | - | - | 296 | |
| | Total | 602.57 | 554.37 | 48.20 | 5,177 | 1,160 | 1,222 | 1,208 | 8,767 | 296 | - | - | - | 296 | |
| Oro-Medonte* | Registered | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| | Draft Approved | 743.25 | 726.38 | 16.87 | 1,959 | - | 175 | - | 2,134 | 17 | - | - | - | 17 | |
| | Proposed & Pending | 34.22 | 20.82 | 13.40 | 97 | - | - | - | 97 | 29 | - | - | - | 29 | |
| | Total | 777.47 | 747.20 | 30.27 | 2,056 | - | 175 | - | 2,231 | 46 | - | - | - | 46 | |
| Penetanguishene | Registered | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | |
| | Draft Approved | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | |
| | Proposed & Pending | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | |
| | Total | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | |

*Note: Date of applications provided by Town are by year, therefore, for the purposes of this Land Budget, only applications 2007 and later are being included in the Post Growth Plan column, all others will be considered Pre Growth Plan.

| Municipality | Category | Total Area of All Applications | Total Area Before June 16, 2006 | Total Area After June 16, 2006 | Total Number of Units by Type | | | | | | | | | | |
|-----------------|--------------------|--------------------------------|---------------------------------|--------------------------------|-------------------------------|--------------|--------------|--------------|---------------|---------------------|------------|------------|------------|--------------|------------|
| | | | | | Before June 16, 2006 | | | | | After June 16, 2006 | | | | | |
| Ramara | Registered | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| | Draft Approved | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| | Proposed & Pending | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| | Total | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Severn* | Registered | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | Draft Approved | 225.02 | 208.34 | 16.68 | 555 | - | 56 | - | 611 | 45 | - | - | 50 | 95 | |
| | Proposed & Pending | 202.02 | 55.75 | 63.12 | 454 | - | 15 | - | 469 | 109 | - | - | 78 | 187 | |
| | Total | 427.04 | 264.09 | 79.80 | 1,009 | - | 71 | - | 1,080 | 154 | - | - | 128 | 282 | |
| Springwater | Registered | 264.82 | 261.86 | 2.96 | 260 | - | - | - | 260 | 4 | - | - | - | 4 | |
| | Draft Approved | 157.30 | 149.68 | 7.62 | 643 | - | 157 | - | 800 | 75 | - | - | 48 | 123 | |
| | Proposed & Pending | 359.00 | 230.00 | 39.93 | 737 | - | 198 | 215 | 1,150 | 518 | - | 89 | - | 607 | |
| | Total | 781.12 | 641.54 | 50.51 | 1,640 | - | 355 | 215 | 2,210 | 597 | - | 89 | 48 | 734 | |
| Tay | Registered | 136.71 | 136.71 | - | 198 | 4 | 78 | - | 280 | - | - | - | - | - | |
| | Draft Approved | 89.12 | 88.78 | 0.34 | 405 | - | - | - | 405 | - | - | 10 | - | 10 | |
| | Proposed & Pending | 61.71 | 60.70 | 1.01 | 263 | 4 | 157 | 40 | 464 | 15 | - | - | - | 15 | |
| | Total | 287.54 | 286.19 | 1.35 | 866 | 8 | 235 | 40 | 1,149 | 15 | - | 10 | - | 25 | |
| Tiny | Registered | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| | Draft Approved | 74.31 | 60.11 | 14.20 | 89 | - | - | - | 89 | 23 | - | - | - | 23 | |
| | Proposed & Pending | 79.27 | 17.57 | 61.70 | 22 | - | - | - | 22 | 51 | - | - | - | 51 | |
| | Total | 153.58 | 77.68 | 75.90 | 111 | - | - | - | 111 | 74 | - | - | - | 74 | |
| Wasaga Beach | Registered | 479.41 | 404.92 | 74.49 | 439 | - | 167 | 100 | 706 | 119 | - | 8 | - | 127 | |
| | Draft Approved | 128.59 | 48.23 | 80.36 | 389 | - | 33 | - | 422 | 576 | 44 | 140 | 82 | 842 | |
| | Proposed & Pending | 389.88 | 22.76 | 367.12 | - | - | 122 | 646 | 768 | 1,830 | 82 | 814 | 208 | 2,934 | |
| | Total | 997.88 | 475.91 | 521.97 | 828 | - | 322 | 746 | 1,896 | 2,525 | 126 | 962 | 290 | 3,903 | |
| Simcoe County** | Registered | 1,713.46 | 803.62 | 35.96 | 2,993 | 356 | 614 | 510 | 4,473 | 255 | 15 | 37 | - | 307 | |
| | Draft Approved | 2,873.58 | 2,158.20 | 251.35 | 9,948 | 1,314 | 2,087 | 1,339 | 14,688 | 1,608 | 213 | 216 | 170 | 2,207 | |
| | Proposed & Pending | 1,555.25 | 489.59 | 349.07 | 4,681 | 402 | 1,382 | 1,155 | 7,620 | 2,612 | - | 152 | 145 | 2,909 | |
| | Total | 6,142.29 | 3,451.41 | 636.38 | 17,622 | 2,072 | 4,083 | 3,004 | 26,781 | 4,475 | 228 | 405 | 315 | 5,423 | |
| | | | | | Shares | 65.80% | 7.74% | 15.25% | 11.22% | 100.00% | 82.52% | 4.21% | 7.47% | 5.81% | 100.00% |

*Note: Total area of all applications includes specific applications that have not been dated and therefore will not show up in the corresponding Pre and Post Growth Plan columns.
**Note: Some municipalities have provided the area of all applications, but failed to provide dates, therefore, the total Land Area is not a sum of the Pre and Post Growth Plan columns.

| Municipality | Category | Total Area of All Applications | | | Total Number of Units by Type | | | | | | | | | | | | | | |
|---------------|--------------------|--------------------------------|-----------------------|-----------------|-------------------------------|--------------|--------------|--------------|-----------------------|--------------|------------|--------------|----------------|--------------|---------------|--------------|--------------|--------------|---------------|
| | | Within Settlement Area | Within Built Boundary | With Servicing | Within Settlement Area | | | | Within Built Boundary | | | | With Servicing | | | | | | |
| Ramara | Registered | n/a | n/a | n/a | 597 | - | - | - | 597 | - | - | - | - | - | 121 | - | - | - | 121 |
| | Draft Approved | n/a | n/a | n/a | 95 | - | - | - | 95 | - | - | - | - | - | 95 | - | - | - | 95 |
| | Proposed & Pending | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| | Total | n/a | n/a | n/a | 692 | - | - | - | 692 | - | - | - | - | - | 216 | - | - | - | 216 |
| Severn | Registered | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| | Draft Approved | 32.72 | 28.86 | 7.19 | 111 | - | - | 50 | 161 | 73 | - | - | 50 | 123 | 47 | - | - | 50 | 97 |
| | Proposed & Pending | 107.30 | 55.26 | 107.30 | 1,053 | - | 15 | 78 | 1,146 | 105 | - | 15 | 78 | 198 | 1,053 | - | 15 | 78 | 1,146 |
| | Total | 140.02 | 84.12 | 114.49 | 1,164 | - | 15 | 128 | 1,307 | 178 | - | 15 | 128 | 321 | 1,100 | - | 15 | 128 | 1,243 |
| Springwater | Registered | 150.12 | 9.95 | 118.78 | 179 | - | - | - | 179 | 5 | - | - | - | 5 | 173 | - | - | - | 173 |
| | Draft Approved | 109.47 | 1.42 | 109.47 | 597 | - | 157 | 48 | 802 | - | - | 12 | 48 | 60 | 675 | - | 157 | 48 | 880 |
| | Proposed & Pending | 262.68 | 0.10 | 359.00 | 775 | - | 139 | 43 | 957 | - | - | - | 6 | 6 | 1,255 | - | 287 | 215 | 1,757 |
| | Total | 522.27 | 11.47 | 587.25 | 1,551 | - | 296 | 91 | 1,938 | 5 | - | 12 | 54 | 71 | 2,103 | - | 444 | 263 | 2,810 |
| Tay | Registered | 18.94 | 15.69 | 18.94 | 99 | 4 | 78 | - | 181 | 72 | 4 | 78 | - | 154 | 99 | 4 | 78 | - | 181 |
| | Draft Approved | 44.85 | 0.34 | 44.85 | 355 | - | 10 | - | 365 | - | - | 10 | - | 10 | 355 | - | 10 | - | 365 |
| | Proposed & Pending | 61.71 | 30.42 | 61.71 | 278 | 4 | 157 | 40 | 479 | 23 | 4 | 30 | 40 | 97 | 278 | 4 | 157 | 40 | 479 |
| | Total | 125.50 | 46.45 | 125.50 | 732 | 8 | 245 | 40 | 1,025 | 95 | 8 | 118 | 40 | 261 | 732 | 8 | 245 | 40 | 1,025 |
| Tiny | Registered | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| | Draft Approved | 19.01 | 19.01 | 19.01 | 15 | - | - | - | 15 | 15 | - | - | - | 15 | 15 | - | - | - | 15 |
| | Proposed & Pending | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| | Total | 19.01 | 19.01 | 19.01 | 15 | - | - | - | 15 | 15 | - | - | - | 15 | 15 | - | - | - | 15 |
| Wasaga Beach | Registered | 479.41 | 461.49 | 215.83 | 600 | - | 225 | 100 | 925 | 461 | - | 225 | 100 | 786 | 501 | - | 225 | 100 | 826 |
| | Draft Approved | 128.59 | 23.83 | 128.59 | 965 | 44 | 173 | 82 | 1,264 | 120 | - | 33 | 36 | 189 | 965 | 44 | 173 | 82 | 1,264 |
| | Proposed & Pending | 389.88 | 44.62 | 389.88 | 1,830 | 82 | 936 | 854 | 3,702 | 174 | - | 220 | 9 | 403 | 1,830 | 82 | 936 | 854 | 3,702 |
| | Total | 997.88 | 529.94 | 734.30 | 3,395 | 126 | 1,334 | 1,036 | 5,891 | 755 | - | 478 | 145 | 1,378 | 3,296 | 126 | 1,334 | 1,036 | 5,792 |
| Simcoe County | Registered | 1,298.33 | 802.54 | 937.07 | 6,048 | 221 | 2,172 | 1,250 | 9,691 | 1,430 | 142 | 1,006 | 760 | 3,338 | 6,040 | 371 | 2,172 | 1,350 | 9,933 |
| | Draft Approved | 2,344.17 | 286.60 | 2,383.20 | 13,598 | 1,571 | 3,591 | 1,932 | 20,692 | 1,248 | 141 | 970 | 236 | 2,595 | 14,149 | 1,571 | 3,899 | 2,193 | 21,812 |
| | Proposed & Pending | 1,216.78 | 295.41 | 1,352.78 | 9,438 | 126 | 2,647 | 2,676 | 14,887 | 1,742 | 4 | 763 | 641 | 3,150 | 11,170 | 484 | 3,133 | 2,826 | 17,613 |
| | Total | 4,859.28 | 1,384.55 | 4,673.05 | 29,084 | 1,918 | 8,410 | 5,858 | 45,270 | 4,420 | 287 | 2,739 | 1,637 | 9,083 | 31,359 | 2,426 | 9,204 | 6,369 | 49,358 |

Shares 64.25% 4.24% 18.58% 12.94% 100.00% 48.66% 3.16% 30.16% 18.02% 100.00% 63.53% 4.92% 18.65% 12.90% 100.00%

*Note: Total land area within the Built Boundary includes all areas identified as undelineated.

Township of Adjala-Tosorontio
Residential Unit Potential as of February 2009

| A. Units Under Application (Registered & Draft Approved) | | | | | | | | B. Additional Information on Registered and Draft Approved Developments | | | | | | | |
|---|------------------|----------------|------------|-----------|----------|-----------|------------|---|------------|------------|------------------------|-----------------------|-----------|----------------------------|-----------------|
| Application # | Development Name | Status | Single | Semi | Row | Apartment | Total | Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adoptdion | D.P. Extensions |
| Glencairn | | | | | | | | | | | | | | | |
| AT-T-0102 | | Draft Approved | 17 | - | - | - | 17 | 23-Feb-01 | No | No | Yes | Yes | 8.60 | 17-Apr-07 | n/a |
| Lisle | | | | | | | | | | | | | | | |
| No vacant unit potential in registered or draft approved plans | | | n/a | n/a | n/a | n/a | n/a | | | | | | | | |
| Tioga | | | | | | | | | | | | | | | |
| AT-T-0501 | | Draft Approved | 22 | - | - | - | 22 | 21-Feb-05 | No | Yes (Well) | Yes | Yes | 22.47 | 7-Dec-06 | n/a |
| Everett | | | | | | | | | | | | | | | |
| AT-T-0103 | | Draft Approved | 51 | - | - | - | 51 | 2-May-05 | Yes | Yes | Yes | Yes | 6.96 | 18-Aug-05 | n/a |
| AT-T-0502* | | Draft Approved | 400 | 39 | - | - | 439 | 28-Jun-07 | Yes | Yes | Yes | Yes | 47.77 | 27-Oct-08 | n/a |
| Rosemont | | | | | | | | | | | | | | | |
| Information not available on unit potential in registered or draft approved plans | | | n/a | n/a | n/a | n/a | n/a | | | | | | | | |
| Loretto | | | | | | | | | | | | | | | |
| AT-T-95004** | | Draft Approved | 31 | - | - | - | 31 | 22-May-87 | No | Yes | Yes | Yes | 10.16 | 15-May-01 | 5 |
| Hockley | | | | | | | | | | | | | | | |
| Information not available on unit potential in registered or draft approved plans | | | n/a | n/a | n/a | n/a | n/a | | | | | | | | |
| Colgan | | | | | | | | | | | | | | | |
| Information not available on unit potential in registered or draft approved plans | | | n/a | n/a | n/a | n/a | n/a | | | | | | | | |
| Rural | | | | | | | | | | | | | | | |
| Information not available on unit potential in registered or draft approved plans | | | n/a | n/a | n/a | n/a | n/a | | | | | | | | |
| Subtotal - Units Under Application | | | 521 | 39 | - | - | 560 | | | | | | | | |

*Note: Information provided by Township shows single and semi detached units combined. Supply potential assumes approximately 90% single detached units.

**Currently before the Ontario Municipal Board (OMB). Depending on OMB hearing outcome, not all units may be approved for development.

| C. Proposed or Pending Developments | | | | | | | |
|---|-------------------------------|----------|------------|----------|-----------|-----------|------------|
| Location | Development Name | Status | Single | Semi | Row | Apartment | Total |
| Colgan | | | | | | | |
| AT-T-0601 ¹ | Wayland Farms | Proposed | 315 | - | - | - | 315 |
| AT-T-0701* ¹ | Manors of Colgan ² | Proposed | 248 | - | 63 | - | 311 |
| Subtotal - Proposed Developments | | | 563 | - | 63 | - | 626 |

| D. Additional Information on Proposed & Pending Developments | | | | | | | | |
|--|------------|-------|------------------------|-----------------------|-----------|----------------------------|-----------------|--|
| Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adoptdion | D.P. Extensions | |
| 27-Apr-06 | Yes | Yes | Yes | Yes | 68.63 | OMB | n/a | |
| 27-Nov-06 | Yes | Yes | Yes | Yes | 35.35 | OMB | n/a | |

*Note: Information provided by Township shows single and town (row) units combined. Supply potential assumes approximately 90% single detached units.

¹ Currently before the Ontario Municipal Board (OMB). Depending on OMB hearing outcome, not all units may be approved for development.

² A 137 bed retirement facility is also planned within this development. For the purposes of this analysis, it is treated as non-household population.

| E. Unit Potential on Designated Greenfield Lands With No Application | | | | | | |
|--|----------|-----------------------|---------------------------|----------------------------------|--|----------------------|
| Community | Location | Total Designated Area | Non Developable Land Area | Gross Developable Land Area (ha) | Gross Density, All Unit Types, Units Per Ha (Municipal Estimate) | Potential Unit Yield |
| Glencairn | n/a | n/a | n/a | 4.50 | 5 | 23 |
| Lisle | n/a | n/a | n/a | 6.80 | 5 | 34 |
| Everett | n/a | n/a | n/a | 9.00 | 10 | 90 |
| Rosemont | n/a | n/a | n/a | - | - | - |
| Loretto | n/a | n/a | n/a | 18.10 | 5 | 91 |
| Hockley | n/a | n/a | n/a | 9.40 | 3 | 28 |
| Colgan | n/a | n/a | n/a | 4.00 | 8 | 32 |
| Sub-Total | | | | 51.80 | 6 | 297 |
| Greenfield Housing Unit Potential By Unit Type | | | 297 | - | - | 297 |

| F. Additional Information on Designated Greenfield Lands Developments with No Application | | | | | | | | |
|---|------------|---------|------------------------|-----------------------|-----------|---------------------------|-----------------|--|
| Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adoption | D.P. Extensions | |
| n/a | No | No | Yes | Yes | n/a | n/a | n/a | |
| n/a | No | Partial | Yes | Yes | n/a | n/a | n/a | |
| n/a | Partial | Yes | Yes | Yes | n/a | n/a | n/a | |
| n/a | No | Partial | Yes | Yes | n/a | n/a | n/a | |
| n/a | No | Partial | Yes | Yes | n/a | n/a | n/a | |
| n/a | No | Partial | Yes | Yes | n/a | n/a | n/a | |

*Note: Greenfield unit potential assumed to be entirely in a single detached form.

| G. Total Residential Unit Potential | | | | | |
|--|--------------|-----------|-----------|-----------|--------------|
| | Single | Semi | Row | Apartment | Total |
| A. Units Under Application (Registered & Draft Approved) | 521 | 39 | - | - | 560 |
| C. Proposed or Pending Developments | 563 | - | 63 | - | 626 |
| E. Unit Potential on Designated Greenfield Lands With No Application | 297 | - | - | - | 297 |
| Grand Total Residential Unit Capacity Before Intensification | 1,381 | 39 | 63 | - | 1,483 |

| H. Residential Unit Potential Restated to Census Day 2006 | | | | | |
|--|--------------|-----------|-----------|-----------|--------------|
| | Single | Semi | Row | Apartment | Total |
| Residential Unit Potential at February 2009 | 1,381 | 39 | 63 | - | 1,483 |
| Residential Units Completed, Mid-2006 to February 2009 | 79 | - | - | - | 79 |
| Estimated Residential Unit Supply, Census Day 2006 | 1,460 | 39 | 63 | - | 1,562 |

| I. Identified Intensification Opportunities | | | | | |
|--|----------|----------|----------|-----------|----------|
| Location | Single | Semi | Row | Apartment | Total |
| No intensification opportunities identified | - | - | - | - | - |
| Subtotal - Intensification | - | - | - | - | - |

Town of Bradford West Gwillimbury
Residential Unit Potential as of February 2009

| A. Units Under Application (Registered & Draft Approved) | | | | | | | | B. Additional Information on Registered and Draft Approved Developments | | | | | | | |
|--|------------------------------|----------------|--------------|------------|------------|-----------|--------------|---|------------|-------|------------------------|-----------------------|-----------|----------------------------|-----------------|
| Application # | Development Name | Status | Single | Semi | Row | Apartment | Total | Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adoptdion | D.P. Extensions |
| Urban | | | | | | | | | | | | | | | |
| 51M-930 | Bronze Court | Registered | 13 | - | - | - | 13 | Post GP | Yes | Yes | Yes | Yes | 1.18 | Mar 13/09 | n/a |
| 51M-927 | FNB Phase 1 | Registered | 123 | - | 116 | - | 239 | Pre GP | Yes | Yes | Yes | No | 32.91 | Feb 6/09 | n/a |
| 51M-911 | Brookfield Phase 3 | Registered | 198 | - | - | - | 198 | Pre GP | Yes | Yes | Yes | No | 14.44 | Jul 25/08 | n/a |
| 51M-907* | Great Gulf Phase 1 | Registered | 137 | 15 | - | - | 152 | Post GP | Yes | Yes | Yes | No | 20.90 | Jun 19/08 | n/a |
| 51M-904 | Southfield 4 | Registered | 22 | - | - | - | 22 | Pre GP | Yes | Yes | Yes | No | 3.49 | May 15/08 | n/a |
| 51M-893 | Brookfield Phase 2 | Registered | 46 | - | - | - | 46 | Pre GP | Yes | Yes | Yes | No | 18.51 | Nov 29/07 | n/a |
| 51M-885 | Christina Homes | Registered | - | - | 17 | - | 17 | Pre GP | Yes | Yes | Yes | Yes | 4.05 | Oct 10/07 | n/a |
| 51M-827 | Countryside Phase 2, Stage 2 | Registered | 2 | - | - | - | 2 | Pre GP | Yes | Yes | Yes | Yes | 2.59 | Sep 21/05 | n/a |
| 51M-770 | Countryside Phase 2, Stage 1 | Registered | 2 | - | - | - | 2 | Pre GP | Yes | Yes | Yes | Yes | 5.40 | May 7/04 | n/a |
| 51M-708 | Countryside Phase 1 | Registered | 1 | - | - | - | 1 | Pre GP | Yes | Yes | Yes | Yes | 27.27 | Mar 18/02 | n/a |
| 51M-610 | Noble Drive Extension | Registered | 2 | - | - | - | 2 | Pre GP | Yes | Yes | Yes | Yes | 10.54 | Jun 1/98 | n/a |
| 51M-571 | Wilbak | Registered | 1 | - | - | - | 1 | Pre GP | Yes | Yes | Yes | Yes | 0.66 | Sep 12/96 | n/a |
| 51M-301 | Hulst/Gres | Registered | 3 | - | - | - | 3 | Pre GP | Yes | Yes | Yes | Yes | 8.79 | Jul 8/87 | n/a |
| | Bradview Homes | Registered | - | - | 11 | - | 11 | Pre GP | Yes | Yes | Yes | Yes | 0.23 | Jun 23/98 | n/a |
| | Lormel | Draft Approved | 277 | - | - | - | 277 | Pre GP | Yes | Yes | Yes | No | 26.11 | Jan 8/08 | n/a |
| | Great Gulf | Draft Approved | 789 | 134 | - | - | 923 | Post GP | Yes | Yes | Yes | No | 125.22 | May 8/07 | n/a |
| | FNB | Draft Approved | 254 | - | 55 | - | 309 | Pre GP | Yes | Yes | Yes | No | 61.69 | Apr 18/06 | n/a |
| | Brookfield | Draft Approved | 394 | 6 | - | - | 400 | Pre GP | Yes | Yes | Yes | No | 74.88 | Dec 13/05 | n/a |
| | Ferragine | Draft Approved | - | - | - | 17 | 17 | Pre GP | Yes | Yes | Yes | Yes | 0.25 | Dec 5/05 | n/a |
| | Dykie | Draft Approved | 306 | - | - | - | 306 | Pre GP | Yes | Yes | Yes | No | 24.05 | Sep 25/07 | n/a |
| | National Homes | Draft Approved | 140 | - | - | - | 140 | Post GP | Yes | Yes | Yes | No | 9.27 | Dec 16/08 | n/a |
| Rural | | | | | | | | | | | | | | | |
| 51M-937 | Marlucor | Registered | 28 | - | - | - | 28 | Pre GP | No | No | No | No | 20.62 | Aug 27/09 | n/a |
| 51M-900 | Polaris Restorations II | Registered | 6 | - | - | - | 6 | Pre GP | No | No | No | No | 4.92 | Apr 3/08 | n/a |
| 51M-888 | Emery & SJJP | Registered | 62 | - | - | - | 62 | Pre GP | No | No | No | No | 46.16 | Oct 25/07 | n/a |
| 51M-576 | Golfview Phase 2 | Registered | 4 | - | - | - | 4 | Pre GP | No | No | Yes | Yes | 12.76 | Dec 12/96 | n/a |
| 51M-515 | Polaris Restorations I | Registered | 1 | - | - | - | 1 | Pre GP | No | No | No | No | 41.50 | Nov 23/93 | n/a |
| 51M-460 | Arthur Evans | Registered | 1 | - | - | - | 1 | Pre GP | No | No | No | No | 6.65 | Dec 10/90 | n/a |
| 51M-423 | Golfview Phase 1 | Registered | 5 | - | - | - | 5 | Pre GP | No | No | Yes | Yes | 10.26 | Jan 9/90 | n/a |
| 51M-337 | Grandview Estates | Registered | 2 | - | - | - | 2 | Pre GP | No | No | No | Yes | 20.21 | Jun 22/88 | n/a |
| Subtotal - Units Under Application | | | 2,819 | 155 | 199 | 17 | 3,190 | | | | | | | | |

*Note: Information provided by Town shows single and semi detached units combined. Supply potential assumes approximately 90% single detached units.

Note: GP = Growth Plan for the Greater Golden Horseshoe.

| C. Proposed or Pending Developments | | | | | | | |
|--|----------------------------|----------|--------------|----------|------------|------------|--------------|
| Location | Development Name | Status | Single | Semi | Row | Apartment | Total |
| Urban | | | | | | | |
| BWG-T-0001 | Southglen Holdings | Proposed | | - | 99 | - | 99 |
| | Northgate Heights | Proposed | - | - | 175 | 300 | 475 |
| | Bearsfield/Triple-R-Ranch | Proposed | 765 | - | - | - | 765 |
| Rural | | | | | | | |
| | Bond Head Properties 2 & 3 | Proposed | 331 | - | - | - | 331 |
| Subtotal - Proposed or Pending Developments | | | 1,096 | - | 274 | 300 | 1,670 |

| D. Additional Information on Proposed & Pending Developments | | | | | | | | |
|--|------------|-------|------------------------|-----------------------|-----------|----------------------------|-----------------|--|
| Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adoptdion | D.P. Extensions | |
| Pre GP | Yes | Yes | Yes | Yes | 3.30 | n/a | n/a | |
| Pre GP | Yes | Yes | Yes | No | 7.75 | n/a | n/a | |
| Post GP | Yes | Yes | Yes | No | 50.32 | n/a | n/a | |
| Post GP | Yes | Yes | Yes | No | 37.69 | n/a | n/a | |

| E. Unit Potential on Designated Greenfield Lands With No Application | | | | | | | |
|--|-------------------------------------|-----------------------|---------------------------|----------------------------------|---|----------------------|--------------|
| Community | Location | Total Designated Area | Non Developable Land Area | Gross Developable Land Area (ha) | Gross Density, All Unit Types, Units Per Ha (Calculated From Municipal Information) | Potential Unit Yield | |
| | CPA 5 | | | 17.40 | 17 | 300 | |
| | CPA 3 | | | 3.40 | 12 | 40 | |
| | CPA 1 | | | 116.00 | 8 | 870 | |
| | Walker | | | 2.80 | 11 | 30 | |
| | Bond Head (Subject to OMB Approval) | | | 107.00 | 9 | 1,169 | |
| Sub-Total | | | | 246.60 | 10 | 2,409 | |
| Sub-Total Excluding Bond Head | | | | 139.60 | 9 | 1,240 | |
| Greenfield Housing Unit Potential By Unit Type | | | 1,812 | 296 | 181 | 120 | 2,409 |

| F. Additional Information on Designated Greenfield Lands Developments with No Application | | | | | | | | |
|---|------------|-------|------------------------|-----------------------|-----------|---------------------------|-----------------|--|
| Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adoption | D.P. Extensions | |
| n/a | n/a | n/a | Yes | No | n/a | n/a | n/a | |
| n/a | n/a | n/a | Yes | No | n/a | n/a | n/a | |
| n/a | n/a | n/a | Yes | No | n/a | n/a | n/a | |
| n/a | n/a | n/a | Yes | Yes | n/a | n/a | n/a | |
| n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | |

*Note: Unit potential includes Bond Head. Unit potential by type based on unit distribution of total approved, draft approved and pending developments.
Note: Refer to Appendix A

| G. Total Residential Unit Potential | | | | | |
|--|--------------|------------|------------|------------|--------------|
| | Single | Semi | Row | Apartment | Total |
| A. Units Under Application (Registered & Draft Approved) | 2,819 | 155 | 199 | 17 | 3,190 |
| C. Proposed or Pending Developments | 1,096 | - | 274 | 300 | 1,670 |
| E. Unit Potential on Designated Greenfield Lands With No Application | 1,812 | 296 | 181 | 120 | 2,409 |
| Grand Total Residential Unit Capacity Before Intensification | 5,727 | 451 | 654 | 437 | 7,269 |

| H. Residential Unit Potential Restated to Census Day 2006 | | | | | |
|--|--------------|------------|------------|------------|--------------|
| | Single | Semi | Row | Apartment | Total |
| Residential Unit Supply, as of February 2009 | 5,727 | 451 | 654 | 437 | 7,269 |
| Residential Units Completed, Mid-2006 to February 2009 | 469 | 8 | - | 45 | 522 |
| Estimated Residential Unit Supply, Census Day 2006 | 6,196 | 459 | 654 | 482 | 7,791 |

| I. Identified Intensification Opportunities | | | | | |
|---|------------|-----------|------------|------------|--------------|
| Location | Single | Semi | Row | Apartment | Total |
| Town-wide estimate to 2031 based on potential residential intensification sites identified in a report prepared by Sorensen Gravel Lowes in August 2005 (the SGL report)* | 275 | 71 | 502 | 565 | 1,413 |
| Subtotal - Intensification | 275 | 71 | 502 | 565 | 1,413 |

*Note: Unit potential is a Hemson estimate based on the August 2005 SGL report, which showed a total intensification unit potential of 2,200 units. The Hemson estimate excludes the approximately 260 units currently under application for development that were originally identified as intensification potential in the SGL report, as well as approximately 500 units identified in the SGL report as intensification potential over the very long term (beyond 2031). Housing unit mix is based on achieving the density classifications of low, medium and high density intensification sites identified in the SGL report that are not under application or beyond 2031. Refer to Appendix A.

Note: Refer to Appendix A

Township of Clearview
Residential Unit Potential as of February 2009

| A. Units Under Application (Registered & Draft Approved) | | | | | | | | B. Additional Information on Registered and Draft Approved Developments | | | | | | | |
|--|------------------------|----------------|--------------|------------|------------|------------|--------------|---|------------|-------|------------------------|-----------------------|-----------|----------------------------|-----------------|
| Application # | Development Name | Status | Single | Semi | Row | Apartment | Total | Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adoptdion | D.P. Extensions |
| Creemore | | | | | | | | | | | | | | | |
| SD-2004-004 | Alliance | Draft Approved | 231 | 166 | 74 | 27 | 498 | 5-Jan-05 | Yes | Yes | Yes | No | 37.70 | April 2008 | n/a |
| SD-2005-005 | MacIntosh | Draft Approved | - | - | - | 72 | 72 | 25-May-07 | Yes | Yes | Yes | Yes | 1.81 | February 2007 | n/a |
| Stayner | | | | | | | | | | | | | | | |
| SD-2004-011 | Dancor | Registered | 615 | 64 | 115 | 306 | 1,100 | 9-Jun-06 | Yes | Yes | Yes | No | 74.60 | March 2009 | n/a |
| SD-2003-020 | Emerald Estates | Draft Approved | 99 | - | - | 61 | 160 | 10-Feb-04 | Yes | Yes | Yes | Yes | 18.10 | March 2005 | October 2007 |
| SD-2004-009 | Regina | Draft Approved | 55 | - | - | - | 55 | 20-Feb-06 | Yes | Yes | Yes | No | 7.60 | October 2007 | n/a |
| SD-2008-002 | Ridgeview | Registered | 101 | - | - | - | 101 | 28-Nov-07 | Yes | Yes | Yes | Yes | 9.50 | Registered | n/a |
| SD-2002-005 | Aspen Ridge Phase II | Draft Approved | 32 | - | - | - | 32 | 24-Feb-05 | Yes | Yes | Yes | No | 43.90 | September 2007 | n/a |
| SD-2005-003 | Zancor Village Green I | Draft Approved | 110 | - | - | - | 110 | 28-Oct-05 | Yes | Yes | Yes | No | 2.60 | March 2008 | n/a |
| Brentwood | | | | | | | | | | | | | | | |
| 43T-90004 | Capuccitti* | Draft Approved | 30 | - | - | - | 30 | 16-Nov-94 | No | No | Yes | n/a | 14.32 | 21-Jun-96 | n/a |
| New Lowell | | | | | | | | | | | | | | | |
| SD-2003-011 | Rice Group* | Draft Approved | - | - | - | - | - | 24-Nov-03 | No | Yes | Yes | n/a | 118.00 | | |
| Rural | | | | | | | | | | | | | | | |
| SD-2004-05 | Osler Bluff Estates* | Registered | 41 | - | - | - | 41 | July 1996 | No | Yes | No | n/a | 34.40 | Registered | n/a |
| Subtotal - Units Under Application | | | 1,314 | 230 | 189 | 466 | 2,199 | | | | | | | | |

*Note: Approved by Province (no lapse dates).

| C. Proposed or Pending Developments | | | | | | | |
|---|-------------------------|---------|--------------|----------|------------|------------|--------------|
| Location | Development Name | Status | Single | Semi | Row | Apartment | Total |
| Stayner | | | | | | | |
| SD-2002-005a | Cortel Village Green Ia | DAA | 71 | - | - | - | 71 |
| New Lowell | | | | | | | |
| SD-2006-002 | Del Zotto - New Lowell* | DAA | 700 | - | 200 | 300 | 1,200 |
| Nottawa | | | | | | | |
| SP-2006-040 | Melville Estates | DAA | - | - | - | 22 | 22 |
| SP-2006-003 | Del Zotto - Nottawa* | OPA/DAA | 700 | - | 200 | 300 | 1,200 |
| Rural | | | | | | | |
| SD-2004-016 | Atkinson | DAA | 9 | - | - | - | 9 |
| Subtotal - Proposed Developments | | | 1,480 | - | 400 | 622 | 2,502 |

*Note: New services proposed.

| D. Additional Information on Proposed & Pending Developments | | | | | | | |
|--|------------|-------|------------------------|-----------------------|-----------|---------------------------|-----------------|
| Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adoption | D.P. Extensions |
| 24-Feb-05 | Yes | Yes | Yes | No | 43.90 | n/a | n/a |
| 26-May-06 | Yes | Yes | Yes | n/a | 20.60 | n/a | n/a |
| 20-Nov-06 | No | No | Yes | Yes | 1.30 | n/a | n/a |
| 30-May-06 | Yes | Yes | Yes | Yes | 21.80 | n/a | n/a |
| 3-Mar-05 | Yes | Yes | Yes | n/a | 4.90 | n/a | n/a |

| E. Unit Potential on Designated Greenfield Lands With No Application | | | | | | | |
|--|------------|----------------------------|--------------------------------|----------------------------------|--|----------------------|--------------|
| Community | Location | Total Designated Area (ha) | Non Developable Land Area (ha) | Gross Developable Land Area (ha) | Gross Density, All Unit Types, Units Per Ha (Municipal Estimate) | Potential Unit Yield | |
| Main Urban Areas | | | | | | | |
| | Creemore | | | - | - | - | |
| | New Lowell | | | - | - | - | |
| | Nottawa | | | - | - | - | |
| | Stayner | 130.00 | 26.00 | 104.00 | 12 | 1,196 | |
| | | | Single | Semi | Row | Apartment | Total |
| Greenfield Housing Unit Potential By Unit Type* | | | 1,063 | 33 | 30 | 70 | 1,196 |

*Note: Unit potential by type for the main urban areas is based on the unit distribution of total approved, draft approved and pending developments.

| F. Additional Information on Designated Greenfield Lands Developments with No Application | | | | | | | |
|---|------------|-------|------------------------|-----------------------|-----------|---------------------------|-----------------|
| Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adoption | D.P. Extensions |
| | Yes | Yes | n/a | n/a | n/a | n/a | n/a |

| G. Total Residential Unit Potential | | | | | |
|--|---------------|-------------|------------|------------------|--------------|
| | Single | Semi | Row | Apartment | Total |
| A. Units Under Application (Registered & Draft Approved) | 1,314 | 230 | 189 | 466 | 2,199 |
| C. Proposed or Pending Developments | 1,480 | - | 400 | 622 | 2,502 |
| E. Unit Potential on Designated Greenfield Lands With No Application | 1,063 | 33 | 30 | 70 | 1,196 |
| Grand Total Residential Unit Capacity* | 3,857 | 263 | 619 | 1,158 | 5,897 |

*Note: Based on County yield target.

| H. Residential Unit Potential Restated to Census Day 2006 | Single | Semi | Row | Apartment | Total |
|--|---------------|-------------|------------|------------------|--------------|
| Residential Unit Potential at February 2009 | 3,857 | 263 | 619 | 1,158 | 5,897 |
| Estimated Residential Unit Supply, Census Day 2006 | 3,857 | 263 | 619 | 1,158 | 5,897 |

*Note: Information on unit completions since mid-2006 still needs to be confirmed.

Recreational/seasonal residential not incorporated - not considered part of permanent residential growth targets/forecasts.

| I. Identified Intensification Opportunities | | | | | |
|--|---------------|-------------|------------|------------------|--------------|
| Location | Single | Semi | Row | Apartment | Total |
| Creemore | 130 | 10 | 40 | 20 | 200 |
| Stayner | 520 | 40 | 160 | 80 | 800 |
| Subtotal - Intensification | 650 | 50 | 200 | 100 | 1,000 |

Note: Refer to Appendix A

Town of Collingwood
Residential Unit Potential as of July 2006

| A. Units Under Application (Registered & Draft Approved) | | | | | | | |
|--|-------------------------------|----------------|--------------|----------|------------|------------|--------------|
| Map ID | Development Name | Status | Single | Semi | Row | Apartment | Total |
| <i>Within Built Boundary (Units are considered to be intensification potential and are shown in Section E Below)</i> | | | | | | | |
| C | Tanglewood (Block 10A) | Registered | - | - | 107 | 18 | 125 |
| I | Brandy Lane Homes | Registered | - | - | 136 | - | 136 |
| N | Shipyards (Minnesota Block) | Registered | - | - | 23 | - | 23 |
| P | Regency Heights | Registered | - | - | 32 | - | 32 |
| Q | Affordable Housing | Registered | - | - | - | 30 | 30 |
| Y | Raglan Village Seniors | Registered | - | - | 12 | 51 | 63 |
| aa | Blue Shores | Registered | 35 | - | - | - | 35 |
| bb | Secondary Plan | Registered | 101 | - | - | - | 101 |
| B | Cranberry | Draft Approved | - | - | 657 | - | 657 |
| M | Shipyards | Registered | - | - | 172 | 525 | 697 |
| A | Silver Creek/Forest Drive | n/a | 20 | - | - | - | 20 |
| cc | St. Paul Street | Registered | - | - | - | 36 | 36 |
| ee | 57 Trott Blvd Georgian Trad.* | n/a | - | - | - | - | - |
| <i>Outside Built Boundary</i> | | | | | | | |
| 3 | Georgian Green | Registered | - | - | 174 | - | 174 |
| 5 | Eden Oak - Lakeside Pointe | Registered | 72 | - | - | - | 72 |
| 10 | Mair Mills Estates | Registered | 125 | - | 28 | - | 153 |
| 11 | Georgian Meadows | Registered | 271 | - | - | - | 271 |
| 14 | Black Ash Meadows | Registered | 200 | - | 64 | - | 264 |
| 18 | | Registered | 42 | - | - | - | 42 |
| 21 | Tepco* | Registered | 374 | - | - | - | 374 |
| 23 | Findlay Drive | Registered | 119 | - | - | - | 119 |
| 28 | Riverside | Registered | 140 | - | 340 | - | 480 |
| 2 | Consulate | Draft Approved | 71 | - | 87 | 162 | 320 |
| 6 | Charis Developments | Draft Approved | 24 | - | - | - | 24 |
| 8 | Todcoe | Draft Approved | 109 | - | 80 | - | 189 |
| 26 | Pretty River Estates | Draft Approved | 217 | - | - | - | 217 |
| 9 | Mair Mills Village | Draft Approved | 110 | - | 94 | - | 204 |
| 16 | Helen Court | Draft Approved | 66 | - | 78 | 111 | 255 |
| 1 | Longpoint | n/a | 5 | - | - | - | 5 |
| 19 | Denbok Charleston Homes** | File Closed | 84 | - | - | - | 84 |
| Subtotal - Units Under Application | | | 2,029 | - | 945 | 273 | 3,247 |

| B. Additional Information on Registered and Draft Approved Developments | | | | | | | |
|---|------------|-------|------------------------|-----------------------|-----------|----------------------------|-----------------|
| Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adoptdion | D.P. Extensions |
| 20-Nov-06 | Yes | Yes | Yes | Yes | 4.36 | 4-Jul-08 | n/a |
| 26-Apr-06 | Yes | Yes | Yes | Yes | 4.75 | 20-Nov-06 | n/a |
| 15-Dec-05 | Yes | Yes | Yes | Yes | 1.48 | 15-May-07 | n/a |
| 1-Jun-07 | Yes | Yes | Yes | Yes | 0.77 | 13-May-09 | n/a |
| 23-Nov-07 | Yes | Yes | Yes | Yes | 0.36 | 17-Feb-09 | n/a |
| 14-Dec-05 | Yes | Yes | Yes | Yes | 1.69 | 6-Jul-06 | n/a |
| Pre-1999 | Yes | Yes | Yes | Yes | 2.60 | 1999 | n/a |
| n/a | No | Yes | Yes | Yes | 18.00 | n/a | n/a |
| 1994 | Yes | Yes | Yes | Yes | 15.96 | 16-Jun-95 | n/a |
| 19-Jan-06 | Yes | Yes | Yes | Yes | 14.10 | 9-Jan-09 | n/a |
| n/a | No | Yes | Yes | Yes | 8.60 | n/a | n/a |
| 23-May-08 | Yes | Yes | Yes | Yes | 0.47 | 26-Aug-09 | n/a |
| n/a | n/a | Yes | Yes | Yes | n/a | n/a | n/a |
| <i>Outside Built Boundary</i> | | | | | | | |
| 17-Oct-05 | Yes | Yes | Yes | No | 5.95 | 16-Nov-06 | n/a |
| 9-May-05 | Yes | Yes | Yes | No | 6.80 | 7-May-08 | n/a |
| 18-Jan-07 | Yes | Yes | Yes | No | 19.00 | 3-Oct-07 | n/a |
| Pre-2000 | Yes | Yes | Yes | No | 17.30 | 6-Oct-00 | n/a |
| 22-Jul-04 | Yes | Yes | Yes | No | 20.14 | 30-Oct-07 | n/a |
| n/a | Yes | Yes | Yes | No | 8.20 | n/a | n/a |
| 15-Sep-04 | Yes | Yes | Yes | No | 28.90 | 11-Jan-06 | n/a |
| n/a | Yes | Yes | Yes | No | 21.50 | n/a | n/a |
| 26-Oct-04 | Yes | Yes | Yes | No | 24.90 | 11-Dec-06 | n/a |
| 29-Sep-06 | Yes | Yes | Yes | No | 11.08 | 14-Sep-07 | n/a |
| 1991 | No | Yes | Yes | No | 13.00 | Jun-93 | n/a |
| 11-Jun-05 | Yes | Yes | Yes | No | 20.06 | 2-May-96 | n/a |
| 2001 | Yes | Yes | Yes | No | 18.36 | 26-Oct-06 | n/a |
| 25-Nov-05 | Yes | Yes | Yes | No | 19.50 | 19-May-09 | n/a |
| 6-Dec-06 | Yes | Yes | Yes | No | 9.29 | 20-Oct-08 | n/a |
| 20-Oct-08 | No | No | Yes | No | 3.70 | 29-Jan-09 | n/a |
| 22-Oct-01 | Yes | Yes | Yes | No | 14.30 | 30-Nov-08 | n/a |

*Note: 57 Trott Blvd is a 36 suite addition to a retirement home. For the purposes of this analysis it is treated as non-household population.
Unit potential by type for Tepco based on data provided for Simcoe Area Growth Plan; Tepco is registered in part.

**Note: Denbok Charleston Homes' application has closed, however, the land remains designated and will eventually contain +-84 single detached units, therefore, the units and land area are still included in the calculations.
Refer to Appendix B for Map.

| C. Proposed or Pending Developments | | | | | | | |
|---|----------------------------|----------|------------|----------|------------|------------|------------|
| Map ID | Development Name | Status | Single | Semi | Row | Apartment | Total |
| Within Built Boundary | | | | | | | |
| D | Anchorage Developments | Proposed | - | - | 28 | - | 28 |
| E | Cranberry Marsh Estates | Proposed | - | - | 32 | - | 32 |
| H | Nordala Enterprise inc. | Proposed | 71 | - | 18 | - | 89 |
| J | Waterstone Developments | Proposed | - | - | 55 | - | 55 |
| L | Balsam Street Townhouses | Proposed | - | - | 3 | - | 3 |
| R | Victoria Annex | Proposed | 12 | - | - | 7 | 19 |
| V | Admiral Collingwood Place | Proposed | - | - | - | 140 | 140 |
| | Tanglewood (Block 10B) | Proposed | - | - | 25 | - | 25 |
| ff | Scott Strandholt | Proposed | - | - | - | 7 | 7 |
| T | Affordable Seniors Housing | Pending | - | - | - | 38 | 38 |
| Outside Built Boundary | | | | | | | |
| 2 | Consulate | Pending | 28 | - | - | 110 | 138 |
| 25 | Eden Oak (McNabb) | Proposed | 344 | - | - | - | 344 |
| Subtotal - Proposed Developments | | | 455 | - | 161 | 302 | 918 |

*Note: Refer to Appendix B for Map.

| D. Additional Information on Proposed & Pending Developments | | | | | | | |
|--|------------|-------|------------------------|-----------------------|-----------|----------------------------|-----------------|
| Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adoptdion | D.P. Extensions |
| 4-Jan-06 | Yes | Yes | Yes | Yes | 3.20 | n/a | n/a |
| n/a | Yes | Yes | Yes | Yes | 1.26 | n/a | n/a |
| n/a | Yes | Yes | Yes | Yes | 5.50 | n/a | n/a |
| 23-Nov-07 | Yes | Yes | Yes | Yes | 2.48 | n/a | n/a |
| 1-Feb-07 | Yes | Yes | Yes | Yes | 0.12 | n/a | n/a |
| 2-Jun-06 | Yes | Yes | Yes | Yes | 0.60 | n/a | n/a |
| 6-Jul-06 | Yes | Yes | Yes | Yes | 1.40 | 25-Jul-08 | n/a |
| 28-Jul-09 | Yes | Yes | Yes | Yes | 1.27 | n/a | n/a |
| n/a | n/a | n/a | n/a | n/a | 0.31 | n/a | n/a |
| n/a | n/a | n/a | n/a | Yes | 0.45 | n/a | n/a |
| n/a | Yes | Yes | Yes | No | 6.79 | n/a | n/a |
| 14-Aug-06 | Yes | Yes | Yes | No | 25.10 | n/a | n/a |

| E. Unit Potential on Designated Greenfield Lands With No Application | | | | | | | |
|--|----------|-----------------------|---------------------------|-----------------------------|---|---|--------------|
| Community | Location | Total Designated Area | Non Developable Land Area | Gross Developable Land Area | Gross Density, All Unit Types, Units Per Ha (Calculated From Municipal Information) | Potential Unit Yield (Municipal Estimate) | |
| Within Built Boundary | | | | 26.44 | 27 | 709 | |
| Outside Built Boundary | | | | 133.60 | 13 | 1,681 | |
| Total Designated Greenfield Area | | | | 160.04 | 15 | 2,390 | |
| Greenfield Housing Unit Potential By Unit Type | | | | | | | |
| | | | Single | Semi | Row | Apartment | Total |
| Within Built Boundary | | | 142 | 35 | 284 | 248 | 709 |
| Outside Built Boundary | | | 1,177 | 84 | 252 | 168 | 1,681 |
| Greenfield Housing Unit Potential By Unit Type | | | 1,319 | 120 | 536 | 416 | 2,390 |

*Note: Unit potential by type within built boundary based on achieving an overall density of 27 units per gross ha and outside built boundary a density of 13 units per gross ha.;

Note: Refer to Appendix A

| F. Additional Information on Designated Greenfield Lands Developments with No Application | | | | | | | |
|---|------------|-------|------------------------|-----------------------|-----------|---------------------------|-----------------|
| Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adoption | D.P. Extensions |
| n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |

| G. Total Residential Unit Potential | | | | | |
|--|--------------|------------|--------------|------------|--------------|
| | Single | Semi | Row | Apartment | Total |
| A. Units Under Application (Registered & Draft Approved) | 2,029 | - | 945 | 273 | 3,247 |
| B. Proposed Developments | 455 | - | 161 | 302 | 918 |
| C. Unit Potential on Designated Greenfield Lands With No Application | 1,319 | 120 | 536 | 416 | 2,390 |
| Grand Total Residential Unit Capacity | 3,803 | 120 | 1,642 | 991 | 6,555 |

| H. Residential Unit Potential Restated to Census Day 2006 | | | | | |
|--|--------------|------------|--------------|------------|--------------|
| | Single | Semi | Row | Apartment | Total |
| Residential Unit Potential at July 2006 | 3,803 | 120 | 1,642 | 991 | 6,555 |
| Residential Units Completed, Mid-2006 to February 2009* | | | | | |
| Estimated Residential Unit Supply, Census Day 2006 | 3,803 | 120 | 1,642 | 991 | 6,555 |

*Note: Residential unit supply does not need to be restated to Census Day 2006, because information is provided as of mid-year 2006.

| I. Identified Intensification Opportunities | | | | | |
|--|------------|----------|--------------|------------|--------------|
| Location | Single | Semi | Row | Apartment | Total |
| Registered and draft approved units within the built boundary are considered to be intensification by the City of Collingwood. | 156 | - | 1,139 | 660 | 1,955 |
| Subtotal - Intensification | 156 | - | 1,139 | 660 | 1,955 |

Township of Essa
Residential Unit Potential as of January 2009

| A. Units Under Application (Registered & Draft Approved) | | | | | | | |
|--|---------------------|----------------|------------|------------|------------|-----------|--------------|
| Application # | Development Name | Status | Single | Semi | Row | Apartment | Total |
| Thornton | | | | | | | |
| ET-0502 | Sardelis-Thornton | Draft Approved | 17 | - | - | - | 17 |
| Angus | | | | | | | |
| 43T-91011 | Stonemount Phase 3 | Draft Approved | 59 | 126 | - | - | 185 |
| | Nottawasaga Village | Registered | 82 | 82 | 82 | - | 246 |
| | Riverview Phase 1 | Registered | 39 | 56 | 16 | - | 111 |
| Et-96006 | Riverview Phase 2 | Draft Approved | 136 | 62 | 60 | - | 258 |
| ET-0401 | Brownley Meadows | Draft Approved | 201 | 118 | 54 | - | 373 |
| ET-0503 | Queensgate | Draft Approved | 163 | - | - | - | 163 |
| 43T-94007 | Victoria Village | Draft Approved | 68 | 70 | 39 | - | 177 |
| ET-0701 | Essa Developments | Draft Approved | 95 | 114 | 40 | - | 249 |
| Rural | | | | | | | |
| ET-0201 | Guergis-Baxter | Draft Approved | 13 | - | - | - | 13 |
| ET-0603 | Aramis | Draft Approved | - | - | 95 | - | 95 |
| Sub Total Units Under Application | | | 873 | 628 | 386 | - | 1,887 |
| Less Nottawaga Village, currently under construction | | | 82 | 82 | 82 | - | 246 |
| Subtotal - Units Under Application* | | | 791 | 546 | 304 | - | 1,641 |

*Note: Municipal information does not show remaining vacant lots within registered plans. Unit potential may be overstated.

| B. Additional Information on Registered and Draft Approved Developments | | | | | | | |
|---|------------|-------|------------------------|-----------------------|-----------|----------------------------|-----------------|
| Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adopttion | D.P. Extensions |
| 9-Feb-05 | No | Yes | Yes | No | 7.92 | 26-May-06 | 1 |
| 1991 | Yes | Yes | Yes | No | 11.59 | 5-Jun-95 | OMB |
| 1991 | Yes | Yes | Yes | Yes | 90.00 | 5-Jun-95 | OMB |
| 11-Dec-95 | Yes | Yes | Yes | Yes | 26.16 | 24-Apr-98 | 3 |
| 11-Dec-95 | Yes | Yes | Yes | Yes | 26.16 | 24-Apr-98 | 3 |
| 27-Apr-04 | Yes | Yes | Yes | No | 28.16 | 28-Apr-06 | 0 |
| 29-Oct-91 | Yes | Yes | Yes | No | 15.55 | 28-Jan-97 | 3 |
| 1994 | Yes | Yes | Yes | No | 11.03 | 11-Jul-97 | 3 |
| 25-Oct-05 | Yes | Yes | Yes | No | 13.80 | 7-Nov-07 | 0 |
| 10-Aug-04 | No | No | No | No | 11.03 | 29-Jul-05 | 2 |
| 28-Apr-00 | Yes | Yes | Yes | Yes | 3.63 | 14-Jan-10 | 0 |

| C. Proposed or Pending Developments | | | | | | | |
|--|-------------------------------------|----------|------------|-----------|----------|-----------|------------|
| Location | Development Name | Status | Single | Semi | Row | Apartment | Total |
| Thornton | | | | | | | |
| | No proposed or pending developments | | n/a | n/a | n/a | n/a | n/a |
| Angus | | | | | | | |
| | Maple Lane | Proposed | - | 40 | - | - | 40 |
| Rural | | | | | | | |
| ET-0702 | Egbert Estates** | Proposed | 15 | - | - | - | 15 |
| ET-0702 | Marshall | Proposed | 250 | - | - | - | 250 |
| Sub Total Proposed or Pending Developments | | | 265 | 40 | - | - | 305 |
| Less Egbert Estates, located outside of a Settlement Area and Requires OPA | | | 15 | - | - | - | 15 |
| Subtotal - Proposed Developments | | | 250 | 40 | - | - | 290 |

**Note: Subject to OPA application.

| D. Additional Information on Proposed & Pending Developments | | | | | | | |
|--|------------|-------|------------------------|-----------------------|-----------|----------------------------|-----------------|
| Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adopttion | D.P. Extensions |
| 1-May-05 | Yes | Yes | Yes | No | 2.82 | n/a | n/a |
| 7-Feb-06 | No | No | No | No | 5.48 | 20-Jan-10 | n/a |
| 19-Jun-06 | Yes | Yes | Yes | No | 33.26 | 20-Jan-10 | n/a |

| E. Unit Potential on Designated Greenfield Lands With No Application | | | | | | | |
|--|----------|-----------------------|---------------------------|-----------------------------|---|---|------------|
| Community | Location | Total Designated Area | Non Developable Land Area | Gross Developable Land Area | Gross Density, All Unit Types, Units Per Ha (Calculated From Municipal Information) | Potential Unit Yield (Municipal Estimate) | |
| Essa | Roth | | | 4.30 | 2 | 8 | |
| | Vernon A | | | 2.80 | 13 | 35 | |
| | Vernon B | | | 15.00 | 12 | 185 | |
| Subtotal - Units on Designated Lands with No Application | | | | 22 | 10 | 228 | |
| | | | Single | Semi | Row | Apartment | Total |
| Greenfield Housing Unit Potential By Unit Type | | | 148 | 11 | 68 | - | 228 |

Note: Unit potential by type based on achieving an overall density of 10 units per gross ha, including rowhousing as observed in current applications.

Note: Refer to Appendix A

| G. Total Residential Unit Potential | | | | | |
|--|--------------|------------|------------|-----------|--------------|
| | Single | Semi | Row | Apartment | Total |
| A. Units Under Application (Registered & Draft Approved) | 791 | 546 | 304 | - | 1,641 |
| C. Proposed or Pending Developments | 250 | 40 | - | - | 290 |
| E. Unit Potential on Designated Greenfield Lands With No Application | 148 | 11 | 68 | - | 228 |
| Grand Total Residential Unit Capacity | 1,189 | 597 | 372 | - | 2,159 |

| H. Residential Unit Potential Restated to Census Day 2006 | Single | Semi | Row | Apartment | Total |
|---|--------------|------------|------------|-----------|--------------|
| Residential Unit Potential at January 2009 | 1,189 | 597 | 372 | - | 2,159 |
| Residential Units Completed, 2008 | 198 | - | 6 | - | 204 |
| Estimated Residential Unit Supply, Census Day 2006 | 1,387 | 597 | 378 | - | 2,363 |

*Note: Information on unit completions since mid-2006 still needed.

| I. Identified Intensification Opportunities | | | | | |
|---|-----------|----------|-----------|-----------|------------|
| Location | Single | Semi | Row | Apartment | Total |
| Township-wide | 49 | 5 | 32 | 22 | 108 |
| Subtotal - Intensification | 49 | 5 | 32 | 22 | 108 |

Note: Unit potential by type based on achieving an overall of 19 units per gross ha.

Note: Refer to Appendix A

| F. Additional Information on Designated Greenfield Lands Developments with No Application | | | | | | | | |
|---|------------|-------|------------------------|-----------------------|-----------|---------------------------|------|------------|
| Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adoption | D.P. | Extensions |
| n/a | Yes | Yes | Yes | Yes | 4.30 | n/a | | n/a |
| n/a | Yes | Yes | Yes | Yes | 2.80 | n/a | | n/a |
| n/a | Yes | Yes | Yes | No | 15.00 | n/a | | n/a |

Town of Innisfil
Residential Unit Potential as of August 2008

| A. Units Under Application (Registered & Draft Approved) | | | | | | | | B. Additional Information on Registered and Draft Approved Developments | | | | | | | |
|--|--------------------------------|----------------|--------------|----------|------------|------------|--------------|---|------------|-------|------------------------|-----------------------|-----------|---------------------------|-----------------|
| Application # | Development Name | Status | Single | Semi | Row | Apartment | Total | Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adoption | D.P. Extensions |
| Cookstown | | | | | | | | | | | | | | | |
| 43T-T-98005 | Bellpark Construction | Draft Approved | 88 | - | - | - | 88 | n/a | Yes | Yes | Yes | No | 7.91 | 24-Sep-02 | n/a |
| | Letizia Homes | Draft Approved | 24 | - | - | - | 24 | n/a | Yes | Yes | Yes | Yes | 2.70 | 24-Sep-02 | n/a |
| | Cooks Hill North | Draft Approved | 37 | - | - | - | 37 | n/a | Yes | Yes | Yes | Yes | 3.83 | 24-Sep-02 | n/a |
| | Cooks Hill South | Draft Approved | 85 | - | - | - | 85 | n/a | Yes | Yes | Yes | No | 10.23 | 24-Sep-02 | n/a |
| Stroud | | | | | | | | | | | | | | | |
| | Robertson | Draft Approved | 30 | - | - | - | 30 | n/a | No | Yes | Yes | Undelinated | 17.53 | 1989 | 29-Jun-12 |
| Lefroy-Belle Ewart | | | | | | | | | | | | | | | |
| | LSAMI Phase 2 | Draft Approved | 134 | - | - | - | 134 | n/a | Yes | Yes | Yes | No | 32.06 | 27-Jun-08 | n/a |
| | LSAMI Phase 4 | Draft Approved | 275 | - | 105 | - | 380 | n/a | Yes | Yes | Yes | No | 29.01 | 27-Jun-08 | n/a |
| | LSAMI Phase 1 | Draft Approved | 491 | - | 174 | - | 665 | n/a | Yes | Yes | Yes | No | 42.39 | 27-Jun-08 | n/a |
| Alcona | | | | | | | | | | | | | | | |
| 51M-866 | Woodland Park | Registered | 240 | - | 77 | - | 317 | n/a | Yes | Yes | Yes | No | 20.65 | 18-Dec-06 | n/a |
| 51M-712,753,713,852 | Previn Court | Registered | 144 | - | 17 | 80 | 241 | n/a | Yes | Yes | Yes | No | 25.20 | 31-Aug-06 | n/a |
| 51M786 | Green Acres Ph1 | Registered | 65 | - | - | - | 65 | n/a | Yes | Yes | Yes | Yes | 6.70 | 26-Aug-04 | n/a |
| 51M-836 | Tepco/Monarch | Registered | 146 | - | - | - | 146 | n/a | Yes | Yes | Yes | No | 17.49 | 30-Jan-06 | n/a |
| 43T-96004 | Beacon Ridge Homes | Registered | 9 | - | - | - | 9 | n/a | Yes | Yes | Yes | No | 0.84 | 26-Mar-08 | n/a |
| 43T-90014 | Innisfil by the Lake | Draft Approved | 12 | - | - | - | 12 | n/a | Yes | Yes | Yes | Yes | 1.29 | 29-Jan-93 | n/a |
| I-T-0003 | Previn Court | Draft Approved | 372 | - | 107 | 110 | 589 | n/a | Yes | Yes | Yes | No | 47.80 | 5-May-03 | 05-May-11 |
| D12-38 I-T-03003 | Pratt Alcona North | Registered | 219 | - | 76 | - | 295 | n/a | Yes | Yes | Yes | No | 21.22 | 23-Nov-07 | n/a |
| I-T-96005 | Pratt Alcona East / D'Amico | Draft Approved | 65 | - | 48 | - | 113 | n/a | Yes | Yes | Yes | No | 10.51 | 8-Mar-99 | 10-Jul-09 |
| I-T-0401 | Pratt Alcona South | Draft Approved | 205 | - | 20 | - | 225 | n/a | Yes | Yes | Yes | No | 17.54 | 11-Sep-06 | 11-Sep-10 |
| I-T-91049 | Alcona Downs Ph.1 | Draft Approved | 139 | - | 24 | - | 163 | n/a | Yes | Yes | Yes | No | 16.65 | 16-Mar-99 | 10-Nov-08 |
| 51M-854 & 879 | Maple Lanes Ph 3/Wallace | Registered | 8 | - | 38 | - | 46 | n/a | Yes | Yes | Yes | No | 3.10 | 19-Jul-07 | n/a |
| I-T-02003 | Innisbrook Ph2 | Registered | 86 | - | - | - | 86 | n/a | Yes | Yes | Yes | Yes | 6.70 | 16-May-08 | n/a |
| | Sandy Trail | Draft Approved | 33 | - | - | - | 33 | n/a | Yes | Yes | Yes | Yes | 3.43 | 7-Jan-09 | n/a |
| Gilford | | | | | | | | | | | | | | | |
| | Neilly | Draft Approved | 16 | - | - | - | 16 | n/a | No | No | Yes | Undelinated | 9.91 | 29-Dec-06 | 29-Dec-10 |
| | Inisgreen Estates (rural area) | Draft Approved | 50 | - | - | - | 50 | n/a | No | No | No | No | 74.66 | 19-Feb-91 | n/a |
| Churchill | | | | | | | | | | | | | | | |
| | Top Hill Estates | Registered | 6 | - | - | - | 6 | n/a | No | Yes | Yes | Undelinated | 3.40 | 22-Apr-98 | n/a |
| Leonards Beach | | | | | | | | | | | | | | | |
| | Rirob McKee | Registered | 67 | - | - | - | 67 | n/a | Yes | Yes | No | No | 6.90 | 13-Sep-99 | n/a |
| Kempfenfelt Bay | | | | | | | | | | | | | | | |
| | Dalkab / Reaves S. Shore Woods | Registered | 52 | - | - | - | 52 | n/a | No | No | No | No | 80.70 | 30-Aug-04 | n/a |
| | Wilkinson Subdivision / Kevmik | Registered | 12 | - | - | - | 12 | n/a | No | No | No | No | 14.40 | 3-May-04 | n/a |
| Subtotal - Units Under Application* | | | 3,110 | - | 686 | 190 | 3,986 | | | | | | | | |

Note: Municipal information does not show remaining vacant lots within registered plans. Unit potential may be overstated.

| C. Proposed or Pending Developments | | | | | | | |
|---|-------------------------|----------|--------------|----------|------------|------------|--------------|
| Location | Development Name | Status | Single | Semi | Row | Apartment | Total |
| Cookstown | | | | | | | |
| | Victoria Street | Proposed | 53 | - | - | - | 53 |
| Churchill | | | | | | | |
| | Churchill Downs | Proposed | 20 | - | - | - | 20 |
| Alcona | | | | | | | |
| D12-12 & 32 | Alcona Downs Ph. 2&3 | Proposed | 276 | - | 151 | - | 427 |
| D12-23 | Estates of Alcona | Proposed | 37 | - | - | - | 37 |
| | ORSI / M. Konczewski | Proposed | 308 | - | 46 | 50 | 404 |
| | Alonzi Property South | Proposed | 57 | - | 49 | 23 | 129 |
| Lefroy-Belle Ewart | | | | | | | |
| | LSAMI Phase 3 | Proposed | 82 | - | 46 | 81 | 209 |
| | Kirsh Alfred Street | Proposed | 18 | - | - | - | 18 |
| | Lakeview Estates | Proposed | 19 | - | - | - | 19 |
| Sandy Cove | | | | | | | |
| | Mika Centre West & East | Proposed | 338 | - | 157 | 238 | 733 |
| Subtotal - Proposed Developments | | | 1,208 | - | 449 | 392 | 2,049 |

| D. Additional Information on Proposed & Pending Developments | | | | | | | | |
|--|------------|-------|------------------------|-----------------------|-----------|--------------------------|-----------------|--|
| Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adopton | D.P. Extensions | |
| 2005 | Yes | Yes | Yes | No | 6.10 | n/a | n/a | |
| 1990 | No | Yes | Yes | Undelinated | 12.24 | n/a | n/a | |
| 19-Mar-07 | Yes | Yes | Yes | No | 20.33 | n/a | n/a | |
| 20-Sep-05 | Yes | Yes | Yes | Yes | 4.33 | n/a | n/a | |
| 24-Jan-08 | Yes | Yes | Yes | No | 32.66 | n/a | n/a | |
| July 2007 | Yes | Yes | Yes | No | 17.70 | n/a | n/a | |
| Dec 2007 | Yes | Yes | Yes | No | 31.35 | n/a | n/a | |
| 1994 | Yes | Yes | Yes | Yes | 1.70 | n/a | n/a | |
| Nov 2005 | Yes | Yes | Yes | Yes | 1.32 | n/a | n/a | |
| Nov 2006 | Yes | Yes | Yes | No | 67.35 | n/a | n/a | |

| E. Unit Potential on Designated Greenfield Lands With No Application | | | | | | | |
|--|--------------------------|-----------------------|---------------------------|-----------------------------|---|---|--------------|
| Community | Location | Total Designated Area | Non Developable Land Area | Gross Developable Land Area | Gross Density, All Unit Types, Units Per Ha (Calculated From Municipal Information) | Potential Unit Yield (Municipal Estimate) | |
| Innisfil | | | | | | | |
| | Sandy Cove | | | 112.82 | 10 | 1,105 | |
| | Alcona | | | 1.69 | 14 | 24 | |
| | Lefroy-Belle Ewart | | | 14.93 | 16 | 239 | |
| | Cookstown | | | 16.28 | 14 | 228 | |
| | Leonards Beach | | | 4.79 | 8 | 39 | |
| | Kempenfelt Bay Shoreline | | | 19.60 | 2 | 47 | |
| | Big Cedar Point | | | 1.62 | 9 | 15 | |
| | Big Bay Point Shoreline | | | 21.87 | 8 | 185 | |
| Subtotal - Units on Designated Lands with No Application | | - | - | 193.60 | 10 | 1,882 | |
| | | | Single | Semi | Row | Apartment | Total |
| | | | 1,882 | - | - | - | 1,882 |

| F. Additional Information on Designated Greenfield Lands Developments with No Application | | | | | | | | |
|---|------------|-------|------------------------|-----------------------|-----------|---------------------------|-----------------|--|
| Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adoption | D.P. Extensions | |
| n/a | Yes | Yes | Yes | No | 112.82 | n/a | n/a | |
| n/a | Yes | Yes | Yes | No | 1.69 | n/a | n/a | |
| n/a | Yes | Yes | Yes | No | 14.93 | n/a | n/a | |
| n/a | Yes | Yes | Yes | No | 16.28 | n/a | n/a | |
| n/a | Yes | Yes | No | n/a | 4.79 | n/a | n/a | |
| n/a | No | No | No | n/a | 19.60 | n/a | n/a | |
| n/a | Yes | Yes | No | n/a | 1.62 | n/a | n/a | |
| n/a | Yes | Yes | No | n/a | 21.87 | n/a | n/a | |

*Note: Unit potential by type on Greenfield lands is assumed to be entirely singles, based on analysis undertaken for the Town by Sorensen Gravely Lowes Planning Associates Inc.

Rural areas are included in the Greenfield unit potential, although they may not be considered designated Greenfields within the meaning of Provincial policy. Not all units may be developed.

| G. Total Residential Unit Potential | | | | | |
|--|--------------|----------|--------------|------------|--------------|
| | Single | Semi | Row | Apartment | Total |
| A. Units Under Application (Registered & Draft Approved) | 3,110 | - | 686 | 190 | 3,986 |
| C. Proposed or Pending Developments | 1,208 | - | 449 | 392 | 2,049 |
| E. Unit Potential on Designated Greenfield Lands With No Application | 1,882 | - | - | - | 1,882 |
| Grand Total Residential Unit Capacity | 6,200 | - | 1,135 | 582 | 7,917 |

| H. Residential Unit Potential Restated to Census Day 2006 | | | | | |
|--|--------------|----------|--------------|------------|--------------|
| | Single | Semi | Row | Apartment | Total |
| Residential Unit Potential at August 2008 | 6,200 | - | 1,135 | 582 | 7,917 |
| Residential Units Completed, Mid-2006 to August 2008 | 517 | 2 | 23 | - | 542 |
| Estimated Residential Unit Supply, Census Day 2006 | 6,717 | 2 | 1,158 | 582 | 8,459 |

| I. Identified Intensification Opportunities | | | | | |
|---|------------|----------|------------|------------|--------------|
| Location | Single | Semi | Row | Apartment | Total |
| Town-wide, additional vacant or underutilized lots within the Built Boundary | 481 | - | 578 | 866 | 1,925 |
| Subtotal - Intensification | 481 | - | 578 | 866 | 1,925 |

*Note: Unit potential by type based on achieving an overall density of 20 units per gross ha, calculated from a total anticipated 1,925 units on approximately 94 ha, as provided by the Town. Unit mix is a Hemson estimate, based on achieving the calculated density for intensification sites, by Settlement Area, based on information provided by the Town. Refer to Appendix A

Town of Midland
Residential Unit Potential as of January 2009

| A. Units Under Application (Registered & Draft Approved) | | | | | | | |
|--|--------------------------------|----------------|--------------|-----------|------------|------------|--------------|
| Application # | Development Name | Status | Single | Semi | Row | Apartment | Total |
| Midland | | | | | | | |
| | J. Stollar Construction (West) | Registered | 57 | - | - | - | 57 |
| | J. Stollar Construction (East) | Registered | 18 | - | - | - | 18 |
| | Little Lake Village Homes | Registered | - | - | 31 | - | 31 |
| | Helicon properties | Registered | - | - | 6 | - | 6 |
| | Captain's Cove | Registered | 35 | - | - | 104 | 139 |
| | Tiffin Phase 3 | Registered | 55 | - | - | - | 55 |
| | LRG Midland | Draft Approved | 8 | 40 | 115 | - | 163 |
| | Bay Port Village | Draft Approved | 63 | - | 177 | 330 | 570 |
| | Midland Bay Estates | Draft Approved | 79 | - | 21 | - | 100 |
| | Hanson Development | Draft Approved | 570 | - | 556 | - | 1,126 |
| | Midland Shores | Draft Approved | 145 | - | - | - | 145 |
| | Tiffin By the Lake | Draft Approved | 47 | - | - | - | 47 |
| | Sunrise Pier | Draft Approved | - | - | - | 126 | 126 |
| | Pratt Homes | Draft Approved | 111 | - | 91 | - | 202 |
| Subtotal - Units Under Application | | | 1,188 | 40 | 997 | 560 | 2,785 |

| B. Additional Information on Registered and Draft Approved Developments | | | | | | | |
|---|------------|-------|------------------------|-----------------------|-----------|----------------------------|-----------------|
| Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adoptdion | D.P. Extensions |
| 1995 | Yes | Yes | Yes | No | 10.10 | Jul-06 | n/a |
| 1994 | Yes | Yes | Yes | No | 2.90 | Dec-02 | n/a |
| 2008 | Yes | Yes | Yes | Yes | 4.20 | n/a | n/a |
| 2009 | Yes | Yes | Yes | Yes | 0.18 | Jul-09 | 2010 |
| 2004 | Yes | Yes | Yes | No | 7.19 | Feb-09 | n/a |
| 1999 | Yes | Yes | Yes | No | 17.90 | Nov-04 | n/a |
| 2008 | Yes | Yes | Yes | Yes | 6.70 | Sep-09 | 0-11 |
| 2006 | Yes | Yes | Yes | No | 23.90 | Feb-07 | 1-13 |
| 2000 | Yes | Yes | Yes | No | 21.89 | May-07 | 1-10 |
| 1995 | Yes | Yes | Yes | No | 113.50 | Jun-98 | 0-11 |
| 2005 | Yes | Yes | Yes | No | 13.66 | Jun-05 | 1-10 |
| 2006 | Yes | Yes | Yes | No | 7.47 | Mar-06 | 1-12 |
| 2006 | Yes | Yes | Yes | No | 0.81 | Jun-06 | 1-12 |
| 2008 | Yes | Yes | Yes | No | 12.49 | Apr-09 | 0-12 |

| C. Proposed or Pending Developments | | | | | | | |
|--|---------------------------|----------|----------|----------|-----------|-----------|-----------|
| Location | Development Name | Status | Single | Semi | Row | Apartment | Total |
| | Sayward Investments | Proposed | - | - | - | 30 | 30 |
| | Hugel Lofts | Proposed | - | - | - | 15 | 15 |
| | Georgian Landing Phase II | Proposed | - | - | 41 | - | 41 |
| | Mundy's Harbour Phase II | Proposed | - | - | 12 | - | 12 |
| Subtotal - Proposed or Pending Developments | | | - | - | 53 | 45 | 98 |

| D. Additional Information on Proposed & Pending Developments | | | | | | | |
|--|------------|-------|------------------------|-----------------------|-----------|----------------------------|-----------------|
| Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adoptdion | D.P. Extensions |
| 2008 | Yes | Yes | Yes | Yes | 0.49 | Pending | n/a |
| 2009 | Yes | Yes | Yes | Yes | 0.09 | Pending | n/a |
| n/a | Yes | Yes | Yes | No | 1.49 | n/a | n/a |
| n/a | Yes | Yes | Yes | No | 1.65 | n/a | n/a |

| E. Unit Potential on Designated Greenfield Lands With No Application | | | | | | | |
|--|-----------------------------------|-----------------------|---------------------------|----------------------------------|---|----------------------|--------------|
| Community | Location | Total Designated Area | Non Developable Land Area | Gross Developable Land Area (ha) | Gross Density, All Unit Types, Units Per Ha (Hemson Estimate) | Potential Unit Yield | |
| | Vindin St (RT and RA Zoning) | 6.60 | - | 6.60 | 30 | 198 | |
| | Yonge St (R1 Zoning) | 4.40 | - | 4.40 | 20 | 88 | |
| | Yonge St & Keller Dr (R1 Zoning) | 4.20 | - | 4.20 | 10 | 42 | |
| | County Road 93 (R1 Zoning) | 17.40 | 9.50 | 7.90 | 10 | 79 | |
| | King St & McMurtry Rd (R1 Zoning) | 6.50 | 2.20 | 4.30 | 30 | 129 | |
| | (Institutional Zoning) | 0.50 | - | 0.50 | - | - | |
| Subtotal (excludes institutional zoned land) | | 39.10 | 11.70 | 27.40 | 20 | 536 | |
| | | | Single | Semi | Row | Apartment | Total |
| Greenfield Housing Unit Potential By Unit Type | | | 121 | - | 207 | 208 | 536 |

| F. Additional Information on Designated Greenfield Lands Developments with No Application | | | | | | | |
|---|------------|-------|------------------------|-----------------------|-----------|---------------------------|-----------------|
| Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adoption | D.P. Extensions |
| n/a | Yes | Yes | Yes | No | n/a | n/a | n/a |
| n/a | Yes | Yes | Yes | No | n/a | n/a | n/a |
| n/a | Yes | Yes | Yes | No | n/a | n/a | n/a |
| n/a | Yes | Yes | Yes | No | n/a | n/a | n/a |
| n/a | Yes | Yes | Yes | No | n/a | n/a | n/a |
| n/a | Yes | Yes | Yes | No | n/a | n/a | n/a |

*Note: Unit potential and unit mix by type provided by the Town of Midland
Note: Refer to Appendix A

| G. Total Residential Unit Potential | | | | | |
|--|--------------|-----------|--------------|------------|--------------|
| | Single | Semi | Row | Apartment | Total |
| A. Units Under Application (Registered & Draft Approved) | 1,188 | 40 | 997 | 560 | 2,785 |
| C. Proposed or Pending Developments | - | - | 53 | 45 | 98 |
| E. Unit Potential on Designated Greenfield Lands With No Application | 121 | - | 207 | 208 | 536 |
| Grand Total Residential Unit Capacity Before Intensification | 1,309 | 40 | 1,257 | 813 | 3,419 |

| H. Residential Unit Potential Restated to Census Day 2006 | | | | | |
|--|--------------|-----------|--------------|------------|--------------|
| | Single | Semi | Row | Apartment | Total |
| Residential Unit Potential at January 2009 | 1,309 | 40 | 1,257 | 813 | 3,419 |
| Residential Units Completed, Mid-2006 to January 2009* | 296 | 12 | 39 | - | 347 |
| Estimated Residential Unit Supply, Census Day 2006 | 1,605 | 52 | 1,296 | 813 | 3,766 |

*Note: Town staff have raised some concerns about the accuracy of the CMHC data with respect to housing unit completions since Census day 2006. To retain consistency in approach with other communities, the CMHC data is used. Further analysis may be required to clarify the differences between CMHC data and the Town's information, however, the differences do not substantially change the conclusion of the analysis.

| I. Identified Intensification Opportunities | | | | | |
|--|------------|----------|-----------|-----------|------------|
| Location | Single | Semi | Row | Apartment | Total |
| Town-wide estimate | 629 | - | 79 | 79 | 786 |
| Subtotal - Intensification | 629 | - | 79 | 79 | 786 |

Note: Refer to Appendix A

Town of New Tecumseth
Residential Unit Potential as of December 2009

| A. Units Under Application (Registered & Draft Approved) | | | | | | | |
|--|-----------------------------------|----------------|--------------|------------|------------|--------------|--------------|
| Application # | Development Name | Status | Single | Semi | Row | Apartment | Total |
| Alliston | | | | | | | |
| 51M-833 | Mattamy Phase 1 | Registered | 147 | - | - | - | 147 |
| 51M-895 | Mattamy Phase 2 | Registered | 150 | - | - | - | 150 |
| 51M-922 | Mattamy Phase 3 | Registered | 92 | - | 59 | - | 151 |
| 51M-922 | Mattamy Phase 3 (remaining units) | Draft Approved | 125 | - | - | - | 125 |
| 51M-821 | Schickedanz Phase 1 | Registered | 50 | - | 58 | - | 108 |
| 51M-864 | Schickedanz Phase 2&3 | Registered | 171 | - | 62 | - | 233 |
| 51M-864 | Schickedanz Phase 2&3 (remaining) | Draft Approved | 2 | - | - | - | 2 |
| (43T)NT-T-97013 | Rivers Edge Phase 2 | Draft Approved | 347 | - | 18 | - | 365 |
| (43T)NT-T-99012 | Rizzardo (west) | Draft Approved | 309 | - | 51 | 411 | 771 |
| NT-T-00004 | Town + Nautica Lands | Draft Approved | 134 | - | 26 | 75 | 235 |
| NT-T-03001 | Alliston Horizons | Draft Approved | 21 | - | - | - | 21 |
| NT-T-03004 | Beamish | Draft Approved | 60 | - | - | - | 60 |
| NT-T-06001 & 03006 | Rizzardo (east) | Draft Approved | 133 | 122 | 100 | - | 355 |
| NT-T-05002 | Copperglen Estates Inc. | Draft Approved | 195 | - | 16 | - | 211 |
| NT-T-05003 | Schickedanz | Draft Approved | 20 | - | - | - | 20 |
| Briar Hill Area | | | | | | | |
| 43T-95030 | Briar Hill | Registered | 474 | 150 | - | 100 | 724 |
| 43T-95030 | Briar Hill | Draft Approved | 117 | - | - | 79 | 196 |
| (43T)NT-T-99009 | Briar Hill West | Draft Approved | 510 | - | 308 | 182 | 1,000 |
| Beeton | | | | | | | |
| 43T-97012 & 98015 | DiPoce | Draft Approved | 104 | - | - | - | 104 |
| Tottenham | | | | | | | |
| 43T-95011 | Six Nights | Draft Approved | 294 | 72 | 85 | 108 | 559 |
| 43T-95012 | Nordstar | Draft Approved | 200 | 234 | 60 | 110 | 604 |
| 43T-95017 | Mod-Aire/Interphase | Draft Approved | 224 | 224 | 41 | 143 | 632 |
| Subtotal - Units Under Application | | | 3,879 | 802 | 884 | 1,208 | 6,773 |

Note: Municipal information does not show remaining vacant lots within registered plans. Unit potential may be overstated.

| B. Additional Information on Registered and Draft Approved Developments | | | | | | | | | |
|---|------------|---------|------------------------|-----------------------|-----------|----------------------------|-----------------|--|--|
| Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adoptdion | D.P. Extensions | | |
| Jul-97 | Yes | Yes | Yes | Yes | 19.00 | Aug-04 | Oct-08 | | |
| Jul-97 | Yes | Yes | Yes | Half | 38* | Aug-04 | Oct-08 | | |
| Jul-97 | Yes | Yes | Yes | No | 38* | Aug-04 | Oct-08 | | |
| Jul-97 | Yes | Yes | Yes | No | 38* | Aug-04 | Oct-08 | | |
| Jul-97 | Yes | Yes | Yes | Yes | 7.00 | May-02 | n/a | | |
| Jul-97 | Yes | Yes | Yes | No | 12.70 | May-02 | n/a | | |
| Jul-97 | Yes | Yes | Yes | No | n/a | May-02 | n/a | | |
| Sep-99 | Yes | Yes | Yes | No | 30.70 | May-08 | May-11 | | |
| Jun-99 | Yes | Yes | Yes | No | 28.00 | Jan-06 | Dec-11 | | |
| Feb-00 | Yes | Yes | Yes | No | 14.00 | May-02 | May-10 | | |
| Jan-03 | Yes | Yes | Yes | No | 1.90 | Jun-03 | Jun-09 | | |
| Mar-03 | Yes | Yes | Yes | No | 13.00 | Sep-05 | n/a | | |
| Oct-03 | Yes | Yes | Yes | No | 18.90 | Mar-04 | Feb-10 | | |
| Jul-05 | Yes | Yes | Yes | No | 13.50 | Jun-08 | n/a | | |
| Dec-05 | Yes | Yes | Yes | Yes | 0.90 | Feb-07 | n/a | | |
| Briar Hill Area | | | | | | | | | |
| Jul-97 | Private | Private | No | No | 35** | Sep-97 | n/a | | |
| Jul-97 | Private | Private | No | No | 35** | Jun-00 to Dec-08 | n/a | | |
| May-99 | Private | Private | No | No | 35.00 | Nov-01 | | | |
| Beeton | | | | | | | | | |
| Mar-97 | Yes | Yes | Yes | Yes | 6.40 | Jun-99 | Jun-04 | | |
| Tottenham | | | | | | | | | |
| Aug-96 | Yes | Yes | Yes | No | 45.30 | Jun-98 | Jun-11 | | |
| Aug-96 | Yes | Yes | Yes | No | 40.90 | Jun-98 | Jun-11 | | |
| Aug-96 | Yes | Yes | Yes | No | 38.60 | Jun-98 | Mar-12 | | |

Note: Mattamy phases 2 & 3 have a combined area of 38 ha.
Briar Hill has a combined area of 35 ha.

| C. Proposed or Pending Developments | | | | | | | |
|---|-------------------------|----------|--------------|------------|------------|-----------|--------------|
| Location | Development Name | Status | Single | Semi | Row | Apartment | Total |
| Alliston | | | | | | | |
| NT-T-04001 | Mattamy (Alliston) Ltd. | Proposed | 35 | - | - | - | 35 |
| Belterra Secondary Plan Area (outside Settlement Area) | | | | | | | |
| NT-T-03002 | Belterra | Proposed | 1,252 | 358 | 338 | - | 1,948 |
| Beeton | | | | | | | |
| NT-T-0901 | | Proposed | 148 | - | - | - | 148 |
| NT-T-0902 | | Proposed | 148 | - | - | - | 148 |
| Rural (outside Settlement Area) | | | | | | | |
| NT-T-05001 | Beeton Creek Estates | Proposed | 11 | - | - | - | 11 |
| Subtotal - Proposed or Pending Developments | | | 1,594 | 358 | 338 | - | 2,290 |

| D. Additional Information on Proposed & Pending Developments | | | | | | | | |
|--|------------|-------|------------------------|-----------------------|-----------|---------------------------|-----------------|--|
| Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adoption | D.P. Extensions | |
| Feb-04 | Yes | Yes | Yes | No | 3.27 | n/a | n/a | |
| Jan-03 | Yes | Yes | No | No | 137.30 | n/a | n/a | |
| Apr-09 | Yes | Yes | Yes | No | 12.60 | n/a | n/a | |
| May-09 | Yes | Yes | Yes | No | 35.60 | n/a | n/a | |
| Jun-05 | No | No | No | No | 15.00 | n/a | n/a | |

| E. Unit Potential on Designated Greenfield Lands With No Application | | | | | | |
|--|----------|-----------------------|---------------------------|--|---|----------------------|
| Community | Location | Total Designated Area | Non Developable Land Area | Gross Developable Land Area (ha) (Hemson Estimate) | Gross Density, All Unit Types, Units Per Ha (Hemson Estimate) | Potential Unit Yield |
| Beeton | | n/a | n/a | 39.06 | 14 | 547 |
| Greenfield Housing Unit Potential By Unit Type | | | 520 | 27 | - | 547 |

| F. Additional Information on Designated Greenfield Lands Developments with No Application | | | | | | | | |
|---|------------|-------|------------------------|-----------------------|-----------|---------------------------|-----------------|--|
| Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adoption | D.P. Extensions | |
| n/a | No | No | Yes | No | 39.06 | n/a | n/a | |

Note: Greenfield unit potential based on achieving an overall density of approximately 14 units per gross ha, provided by the Town.

Greenfield units assumed to be entirely single and semi detached.

Note: Refer to Appendix A

| G. Total Residential Unit Potential | | | | | |
|--|--------------|--------------|--------------|--------------|--------------|
| | Single | Semi | Row | Apartment | Total |
| A. Units Under Application (Registered & Draft Approved) | 3,879 | 802 | 884 | 1,208 | 6,773 |
| C. Proposed or Pending Developments | 1,594 | 358 | 338 | - | 2,290 |
| E. Unit Potential on Designated Greenfield Lands With No Application | 520 | 27 | - | - | 547 |
| Grand Total Residential Unit Capacity Before Intensification | 5,993 | 1,187 | 1,222 | 1,208 | 9,610 |

| H. Residential Unit Potential Restated to Census Day 2006 | | | | | |
|--|--------------|--------------|--------------|--------------|--------------|
| | Single | Semi | Row | Apartment | Total |
| Residential Unit Potential at December 2009 | 5,993 | 1,187 | 1,222 | 1,208 | 9,610 |
| Residential Units Completed, Mid-2006 to December 2008* | - | - | - | - | - |
| Estimated Residential Unit Supply, Census Day 2006 | 5,993 | 1,187 | 1,222 | 1,208 | 9,610 |

Note: Unit potential already includes units completed from Census Day 2006.

| I. Identified Intensification Opportunities | | | | | |
|--|----------|----------|----------|-----------|----------|
| Location | Single | Semi | Row | Apartment | Total |
| Information not available | na | na | na | na | na |
| Subtotal - Intensification | - | - | - | - | - |

Township of Oro-Medonte
Residential Unit Potential as of February 2009

| A. Units Under Application (Registered & Draft Approved) | | | | | | | |
|--|------------------------|----------|--------------|----------|------------|-----------|--------------|
| Application # | Development Name | Status | Single | Semi | Row | Apartment | Total |
| Oro-Medonte | | | | | | | |
| | Homire Development | Approved | 28 | - | - | - | 28 |
| | Thatcher | Approved | 21 | - | - | - | 21 |
| | Drury | Approved | 15 | - | - | - | 15 |
| | Houben | Approved | 26 | - | - | - | 26 |
| | Country Lane Estates | Approved | 22 | - | - | - | 22 |
| | Moon Point | Approved | 14 | - | - | - | 14 |
| | Buffalo Springs | Approved | 230 | - | - | - | 230 |
| | Keyzer | Approved | 55 | - | - | - | 55 |
| | Horseshoe Timber Ridge | Approved | 250 | - | - | - | 250 |
| | Johnson Construction | Approved | 30 | - | - | - | 30 |
| | CRA Developments | Approved | 6 | - | - | - | 6 |
| | Goosens | Approved | 3 | - | - | - | 3 |
| | UCCI | Approved | 40 | - | - | - | 40 |
| | Diamond Valley | Approved | 137 | - | - | - | 137 |
| | Capobianco (Sabiston) | Approved | 83 | - | - | - | 83 |
| | Crooks | Approved | 7 | - | - | - | 7 |
| | HRC Lifestyle | Approved | 480 | - | - | - | 480 |
| | Craighurst* | Approved | 525 | - | 175 | - | 700 |
| | 1198677 Ontario Ltd. | Approved | 4 | - | - | - | 4 |
| Subtotal - Units Under Application | | | 1,976 | - | 175 | - | 2,151 |

*Note: Unit potential for Craighurst based on provided land area at overall density of all approved applications.

| B. Additional Information on Registered and Draft Approved Developments | | | | | | | |
|---|------------|-------|------------------------|-----------------------|-----------|----------------------------|-----------------|
| Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adoptdion | D.P. Extensions |
| 1990 | No | Yes | Yes | n/a | 15.77 | 18-Jun-08 | Yes |
| 2004 | No | Yes | Yes | n/a | 8.47 | 28-Oct-09 | n/a |
| 2006 | No | No | Yes | n/a | 9.02 | 8-Oct-08 | n/a |
| 1994 | No | No | No | n/a | 17.50 | 10-Mar-97 | n/a |
| 1991 | No | No | No | n/a | 20.80 | 2-Mar-95 | Yes |
| 2006 | No | No | No | n/a | 25.01 | 22-Jun-05 | n/a |
| 1991 | No | Yes | Yes | n/a | 185.63 | 14-Oct-94 | Yes |
| 1990 | No | Yes | Yes | n/a | 31.70 | 30-Aug-93 | Yes |
| 1993 | Yes | Yes | Yes | n/a | 27.92 | 15-Sep-95 | Yes |
| 1993 | No | No | Yes | n/a | 37.70 | 5-Aug-97 | Yes |
| 2008 | No | No | No | n/a | 9.30 | 15-May-08 | n/a |
| 2005 | No | No | No | n/a | 4.20 | 15-May-08 | n/a |
| 2001 | Yes | Yes | No | n/a | 110.51 | 12-Mar-07 | n/a |
| 1993 | No | Yes | Yes | n/a | 59.00 | 26-Oct-94 | n/a |
| 1993 | No | Yes | Yes | n/a | 51.85 | 26-Oct-94 | Yes |
| 2008 | No | No | Yes | n/a | 1.40 | 7-Jul-08 | n/a |
| 2000 | Yes | Yes | Yes | n/a | 85.30 | 28-Feb-01 | Yes |
| 1999 | Yes | Yes | Yes | n/a | 36.00 | 20-May-09 | n/a |
| 2009 | No | Yes | Yes | n/a | 6.17 | 23-Jul-09 | n/a |

| C. Proposed or Pending Developments | | | | | | | |
|---|----------------------|----------|------------|----------|----------|-----------|------------|
| Location | Development Name | Status | Single | Semi | Row | Apartment | Total |
| | Anderson Development | Proposed | 22 | - | - | - | 22 |
| | Stonehedge | Proposed | 7 | - | - | - | 7 |
| | Kellwat | Proposed | 97 | - | - | - | 97 |
| Subtotal - Proposed Developments | | | 126 | - | - | - | 126 |

| D. Additional Information on Proposed & Pending Developments | | | | | | | |
|--|------------|-------|------------------------|-----------------------|-----------|----------------------------|-----------------|
| Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adoptdion | D.P. Extensions |
| 2008 | No | Yes | Yes | n/a | 6.70 | n/a | n/a |
| 2007 | No | No | No | n/a | 6.70 | n/a | n/a |
| 2006 | Yes | Yes | Yes | n/a | 20.82 | n/a | n/a |

| G. Total Residential Unit Potential | | | | | |
|--|---------------|-------------|------------|------------------|--------------|
| | Single | Semi | Row | Apartment | Total |
| A. Units Under Application (Registered & Draft Approved) | 1,976 | - | 175 | - | 2,151 |
| C. Proposed or Pending Developments | 126 | - | - | - | 126 |
| E. Unit Potential on Designated Greenfield Lands With No Application | 410 | 500 | - | - | 910 |
| Grand Total Residential Unit Capacity | 2,512 | 500 | 175 | - | 3,187 |

| H. Residential Unit Potential Restated to Census Day 2006 | | | | | |
|--|---------------|-------------|------------|------------------|--------------|
| | Single | Semi | Row | Apartment | Total |
| Residential Unit Potential at February 2009 | 2,512 | 500 | 175 | - | 3,187 |
| Residential Units Completed, Mid-2006 to February 2009 | 327 | - | - | - | 327 |
| Estimated Residential Unit Supply, Census Day 2006 | 2,839 | 500 | 175 | - | 3,514 |

**Note: Information on unit completions since mid-2006 still needed.*

| I. Identified Intensification Opportunities | | | | | |
|--|---------------|-------------|------------|------------------|--------------|
| Location | Single | Semi | Row | Apartment | Total |
| Information not available | na | na | na | na | na |
| Subtotal - Intensification | - | - | - | - | - |

Town of Penetanguishene
Residential Unit Potential as of December 2008

| A. Units Under Application (Registered & Draft Approved) | | | | | | | | B. Additional Information on Registered and Draft Approved Developments | | | | | | | |
|---|-------------------------------|----------------|------------|----------|-----------|------------|------------|---|------------|-------|------------------------|-----------------------|-----------|----------------------------|-----------------|
| Application # | Development Name | Status | Single | Semi | Row | Apartment | Total | Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adoptdion | D.P. Extensions |
| Penetanguishene | | | | | | | | | | | | | | | |
| Plan 1536 | Brule Heights, Phase 1 | Registered | 1 | - | - | - | 1 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Plan 1681 | Brule Heights, Phase 2 | Registered | 5 | - | - | - | 5 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Plan 51M-113 | Rolling Sands Estates | Registered | 2 | - | - | - | 2 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Plan 51M-226 | Tannery Cove | Registered | 5 | - | - | - | 5 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Plan 51M-328 | Martin Marchildon Phase 1 & 2 | Registered | 10 | - | - | - | 10 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| 51M-356 | Bridlewood Meadows | Registered | 4 | - | - | - | 4 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| 51M-376 | Gilbert Robillard | Registered | 3 | - | - | - | 3 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| 51M-424 | Cosher Properties | Registered | 3 | - | - | - | 3 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| 51M-653 | John Fink | Registered | 4 | - | - | 33 | 37 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| 51M-887 | Bellisle Heights (SHERCO) | Registered | 41 | - | - | - | 41 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| 51R-27538 | Previously owned by Town | Registered | 4 | - | - | - | 4 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| 51M-555 | Block 49 (Boardwalk) | Registered | - | - | - | 60 | 60 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| OPA 1/2006 & Z.A. 1/2006 | Park Bridge Communities Inc. | Approved | 61 | - | 44 | - | 105 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Sub Total of Land Budget Review Information From Town | | | 143 | - | 44 | 93 | 280 | | | | | | | | |
| Additional Housing Unit Potential Identified in Annual Report | | | | | | | | | | | | | | | |
| 51M-387 | Odd Jobbers Subdivision | Registered | 3 | - | - | - | 3 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| 51M-392 | Forestdale Estates | Registered | 8 | - | - | - | 8 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| 51M-441 | Gilwood | Registered | 6 | - | - | - | 6 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| PEN-SUB-2004-01 | Sherco Properties Inc. | Draft Approved | 106 | - | - | - | 106 | n/a | n/a | n/a | No | No | n/a | 20-Jul-06 | n/a |
| 43T-92012 | Champlain Woods | Draft Approved | 36 | - | - | 173 | 209 | n/a | No | No | No | No | n/a | 1992 | n/a |
| Z.A. 4/2005 | White Water Holdings Ltd. | Draft Approved | - | - | 36 | - | 36 | n/a | Yes | Yes | Yes | No | n/a | 25-Oct-06 | Oct-12 |
| Sub Total of Land Budget Review Information From Town | | | 159 | - | 36 | 173 | 368 | | | | | | | | |
| Subtotal - Units Under Application | | | 302 | - | 80 | 266 | 648 | | | | | | | | |

| C. Proposed or Pending Developments | | | | | | | |
|--|-----------------------------|----------------|----------|----------|----------|-----------|----------|
| Location | Development Name | Status | Single | Semi | Row | Apartment | Total |
| <i>Penetanguishene</i> | | | | | | | |
| PEN-CDM-06-3374 | Desrochers Development Ltd. | Draft Approved | - | - | - | 8 | 8 |
| Subtotal - Proposed or Pending Developments | | | - | - | - | 8 | 8 |

| D. Additional Information on Proposed & Pending Developments | | | | | | | |
|--|------------|-------|------------------------|-----------------------|-----------|----------------------------|-----------------|
| Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adoptdion | D.P. Extensions |
| n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |

| E. Unit Potential on Designated Greenfield Lands With No Application | | | | | | | |
|--|----------------|-----------------------|---------------------------|----------------------------------|---|----------------------|--------------|
| Community | Location | Total Designated Area | Non Developable Land Area | Gross Developable Land Area (ha) | Gross Density, All Unit Types, Units Per Ha (Hemson Estimate) | Potential Unit Yield | |
| <i>Penetanguishene</i> | Community-wide | | | 76.00 | 10 | 760 | |
| Share | | | 65% | 5% | 10% | 20% | |
| | | | Single | Semi | Row | Apartment | Total |
| Greenfield Housing Unit Potential By Unit Type | | | 494 | 38 | 76 | 152 | 760 |

| F. Additional Information on Designated Greenfield Lands Developments with No Application | | | | | | | |
|---|------------|-------|------------------------|-----------------------|-----------|----------------------------|-----------------|
| Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adoptdion | D.P. Extensions |
| n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |

*Note: Designated land area based on Town Growth Management Strategy Background Report, January 2008.

Total unit potential based on an overall density of 10 units per gross ha, consistent with recent subdivisions as indicated in the Town's Growth Management Strategy.

An overall density of 10 units per gross ha is also similar to the density estimated for the Town of Midland, which has similar density provisions in the official plan.

Unit potential by type based on existing Town-wide unit distribution as shown in the Town's Growth Management Strategy, adjusted to account for an increased share of rowhouse and apartment units observed in existing applications.

| G. Total Residential Unit Potential | | | | | |
|--|------------|-----------|------------|------------|--------------|
| | Single | Semi | Row | Apartment | Total |
| A. Units Under Application (Registered & Draft Approved) | 302 | - | 80 | 266 | 648 |
| C. Proposed or Pending Developments | - | - | - | 8 | 8 |
| E. Unit Potential on Designated Greenfield Lands With No Application | 494 | 38 | 76 | 152 | 760 |
| Grand Total Residential Unit Capacity Before Intensification | 796 | 38 | 156 | 426 | 1,416 |

| H. Residential Unit Potential Restated to Census Day 2006 | | | | | |
|--|------------|-----------|------------|------------|--------------|
| | Single | Semi | Row | Apartment | Total |
| Residential Unit Potential at December 2008 | 796 | 38 | 156 | 426 | 1,416 |
| Residential Units Completed, Mid-2006 to December 2008 | 72 | 12 | 29 | - | 113 |
| Estimated Residential Unit Supply, Census Day 2006 | 868 | 50 | 185 | 426 | 1,529 |

| I. Identified Intensification Opportunities | | | | | |
|--|------------|----------|------------|------------|------------|
| Location | Single | Semi | Row | Apartment | Total |
| Town-wide intensification estimate | 135 | - | 121 | 116 | 372 |
| Subtotal - Intensification | 135 | - | 121 | 116 | 372 |

Note: Intensification opportunities provided by Town staff.

Township of Ramara
Residential Unit Potential as of March 2009

| A. Units Under Application (Registered & Draft Approved) | | | | | | | | B. Additional Information on Registered and Draft Approved Developments | | | | | | | |
|--|--------------------------|----------------|------------|----------|----------|-----------|------------|---|------------|-------|------------------------|-----------------------|-----------|----------------------------|-----------------|
| Location | Development Name | Status | Single | Semi | Row | Apartment | Total | Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adoptdion | D.P. Extensions |
| Atherley-Uptergrove | | | | | | | | | | | | | | | |
| | Lakepoint Village | Registered | 300 | - | - | - | 300 | n/a | No | No | Yes | No | n/a | n/a | n/a |
| | Vacant Lots | Registered | 58 | - | - | - | 58 | n/a | No | No | Yes | No | n/a | n/a | n/a |
| Lagoon City | | | | | | | | | | | | | | | |
| | Vacant Lots | Registered | 104 | - | - | - | 104 | n/a | Yes | Yes | Yes | No | n/a | n/a | n/a |
| Brechin Village | | | | | | | | | | | | | | | |
| | Vacant lots | Registered | 14 | - | - | - | 14 | n/a | Yes | Yes | Yes | No | n/a | n/a | n/a |
| | Vacant lots (O'Neil St.) | Registered | 3 | - | - | - | 3 | n/a | Yes | Yes | Yes | No | n/a | n/a | n/a |
| | Veltri | Draft Approved | 95 | - | - | - | 95 | n/a | Yes | Yes | Yes | No | n/a | n/a | n/a |
| Washago | | | | | | | | | | | | | | | |
| | Vacant lots | Registered | 94 | - | - | - | 94 | n/a | No | No | Yes | No | n/a | n/a | n/a |
| Sebright | | | | | | | | | | | | | | | |
| | Vacant lots | Registered | 15 | - | - | - | 15 | n/a | No | No | Yes | No | n/a | n/a | n/a |
| Gamebridge | | | | | | | | | | | | | | | |
| | Vacant lots | Registered | 3 | - | - | - | 3 | n/a | No | No | Yes | No | n/a | n/a | n/a |
| Udney | | | | | | | | | | | | | | | |
| | Vacant lots | Registered | 1 | - | - | - | 1 | n/a | No | No | Yes | No | n/a | n/a | n/a |
| Cooper's Falls | | | | | | | | | | | | | | | |
| | Vacant lots | Registered | 5 | - | - | - | 5 | n/a | No | No | Yes | No | n/a | n/a | n/a |
| Subtotal - Units Under Application | | | 692 | - | - | - | 692 | | | | | | | | |

Note: Some registered lots may not be buildable due to flooding or hazard constraints. Unit potential may be overstated; The Township plans to undertake a more detailed evaluation of vacant lots.

| C. Proposed or Pending Developments | | | | | | | |
|---|------------------|--------|--------|------|-----|-----------|-------|
| Location | Development Name | Status | Single | Semi | Row | Apartment | Total |
| No proposed or pending developments. | | | | | | | |
| Subtotal - Proposed Developments | | | - | - | - | - | - |

| D. Additional Information on Proposed & Pending Developments | | | | | | | | |
|--|------------|-------|------------------------|-----------------------|-----------|---------------------------|-----------------|-----|
| Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adoption | D.P. Extensions | |
| n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |

| E. Unit Potential on Designated Greenfield Lands With No Application | | | | | | | |
|--|--------------------------------|-----------------------|---------------------------|----------------------------------|---|----------------------|--------------|
| Community | Location | Total Designated Area | Non Developable Land Area | Gross Developable Land Area (ha) | Gross Density, All Unit Types, Units Per Ha (Hemson Estimate) | Potential Unit Yield | |
| Ramara | (serviced) Atherley-Uptergrove | 700.00 | | 199.00 | 5 | 995 | |
| | (serviced) Lagoon City | 288.00 | | 51.00 | 5 | 255 | |
| | (serviced) Brechin Village | 180.00 | | 70.00 | 5 | 350 | |
| | (not serviced) Washago | 325.00 | | - | - | - | |
| | (not serviced) Sebright | 50.00 | | 15.00 | 1.4 | 21 | |
| | (not serviced) Gamebridge | 82.00 | | 8.00 | 1.4 | 11 | |
| | (not serviced) Udney | 35.00 | | 6.00 | 1.4 | 8 | |
| | (not serviced) Cooper's Falls | 23.00 | | - | - | - | |
| Subtotal - Units on Designated Lands with No Application | | | | 349.00 | 4.70 | 1,641 | |
| | | | Single | Semi | Row | Apartment | Total |
| Greenfield Housing Unit Potential By Unit Type | | | 1,641 | - | - | - | 1,641 |

| F. Additional Information on Designated Greenfield Lands Developments with No Application | | | | | | | | |
|---|------------|-------|------------------------|-----------------------|-----------|---------------------------|-----------------|-----|
| Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adoption | D.P. Extensions | |
| n/a | No | No | Yes | No | n/a | n/a | n/a | n/a |
| n/a | Yes | Yes | Yes | No | n/a | n/a | n/a | n/a |
| n/a | Yes | Yes | Yes | No | n/a | n/a | n/a | n/a |
| n/a | No | No | Yes | Yes | n/a | n/a | n/a | n/a |
| n/a | No | No | Yes | Yes | n/a | n/a | n/a | n/a |
| n/a | No | No | Yes | Yes | n/a | n/a | n/a | n/a |
| n/a | No | No | Yes | Yes | n/a | n/a | n/a | n/a |

*Note: Unit potential for unserviced lands estimated using estate residential density of approximately 1.4 units per gross ha.

Unit potential for serviced lands based on a density of 5 units per gross ha, which is based on large lot (90 by 140 foot) lot development.

Assumes Greenfield unit potential will be entirely single detached.

May include lands designated for other purposes, such as industrial, commercial and mixed use. Unit potential may be overstated.

| G. Total Residential Unit Potential | | | | | |
|---|--------------|----------|----------|-----------|--------------|
| | Single | Semi | Row | Apartment | Total |
| A. Units Under Application (Registered & Draft Approved) | 692 | - | - | - | 692 |
| C. Proposed or Pending Developments | - | - | - | - | - |
| E. Unit Potential on Designated Greenfield Lands With No Applicator | 1,641 | - | - | - | 1,641 |
| Grand Total Residential Unit Capacity | 2,333 | - | - | - | 2,333 |

| H. Residential Unit Potential Restated to Census Day 2006 | | | | | |
|--|--------------|----------|----------|-----------|--------------|
| | Single | Semi | Row | Apartment | Total |
| Residential Unit Potential at March 2009 | 2,333 | - | - | - | 2,333 |
| Residential Units Completed, Mid-2006 to March 2009 | 127 | - | - | - | 127 |
| Estimated Residential Unit Supply, Census Day 2006 | 2,460 | - | - | - | 2,460 |

| I. Identified Intensification Opportunities | | | | | |
|--|----------|----------|----------|-----------|----------|
| Location | Single | Semi | Row | Apartment | Total |
| No intensification opportunities identified | na | na | na | na | na |
| Subtotal - Intensification | - | - | - | - | - |

Township of Severn
Residential Unit Potential as of February 2009

| A. Units Under Application (Registered & Draft Approved) | | | | | | | |
|--|----------------------------|----------------|------------|----------|-----------|-----------|------------|
| Application # | Development Name | Status | Single | Semi | Row | Apartment | Total |
| Severn | | | | | | | |
| West Shore | West Shore Crescent | Draft Approved | 9 | - | - | - | 9 |
| West Shore | Wood Avenue Simcoe Estates | Draft Approved | 12 | - | - | - | 12 |
| West Shore | Woodlee Meadows | Draft Approved | 26 | - | - | - | 26 |
| Coldwater | Shaw Street | Draft Approved | - | - | - | 50 | 50 |
| Bass Lake & Marchmont | Royal Heights II | Draft Approved | 24 | - | - | - | 24 |
| Bass Lake & Marchmont | Bass Lake Estates | Draft Approved | 40 | - | - | - | 40 |
| Outside Port Severn | | | | | | | |
| | Narrows Marina | Draft Approved | 7 | - | - | - | 7 |
| | Pilkington Island | Draft Approved | 5 | - | - | - | 5 |
| South of Division Road Secondary Plan | | | | | | | |
| | Area 1, Phase 2 and 3 | OMB Approved | 63 | - | - | - | 63 |
| | Area 2 | OMB Approved | 285 | - | - | - | 285 |
| | Areas 3 | OMB Approved | 105 | - | 56 | - | 161 |
| Subtotal - Units Under Application | | | 576 | - | 56 | 50 | 682 |

Note: Plans under construction not included in unit potential.

| B. Additional Information on Registered and Draft Approved Developments | | | | | | | | |
|---|------------|-------|------------------------|-----------------------|-----------|----------------------------|-----------------|--|
| Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adoptdion | D.P. Extensions | |
| Jul-06 | Yes | Yes | Yes | Yes | 0.86 | Jun-09 | n/a | |
| Feb-05 | Yes | Yes | Yes | No | 1.35 | Oct-08 | n/a | |
| Jun-05 | Yes | Yes | Yes | No | 2.51 | OMB Order - 2009 | n/a | |
| Dec-07 | Yes | Yes | Yes | Yes | 2.47 | Jun-09 | n/a | |
| May-06 | No | No | Yes | UD | 10.53 | Mar-07 | n/a | |
| Jan-90 | No | No | Yes | UD | 15.00 | Dec-07 | n/a | |
| Outside Port Severn | | | | | | | | |
| Nov-08 | No | No | No | No | 10.33 | Apr-09 | n/a | |
| Aug-06 | No | No | No | No | 3.02 | Pending | n/a | |
| South of Division Road Secondary Plan | | | | | | | | |
| Pre-2000 | No | No | No | No | 60.95 | 2000 | 2 | |
| Pre-2000 | No | No | No | No | 86.00 | 2000 | 2 | |
| Pre-2000 | No | No | No | No | 32.00 | 2000 | 2 | |

| C. Proposed or Pending Developments | | | | | | | |
|---|----------------------------|----------|--------------|----------|-----------|-----------|--------------|
| Location | Development Name | Status | Single | Semi | Row | Apartment | Total |
| Severn | | | | | | | |
| West Shore | West Shore Cove | Proposed | - | - | - | 78 | 78 |
| West Shore | Menoke Beach Road | Proposed | 271 | - | - | - | 271 |
| West Shore | Menoke Beach Road | Proposed | 480 | - | - | - | 480 |
| West Shore | Bayou Developments | Proposed | 22 | - | - | - | 22 |
| Ardrea | Rimkey | Proposed | 40 | - | - | - | 40 |
| West Shore | Turnbull Drive | Proposed | 162 | - | - | - | 162 |
| Coldwater | Gray Street | Proposed | - | - | 15 | - | 15 |
| Coldwater | Coldwater Subdivision | Proposed | 111 | - | - | - | 111 |
| Coldwater | John Street | Proposed | 7 | - | - | - | 7 |
| Bass Lake & Marchmont | Locke Simcoe Estates | Proposed | 40 | - | - | - | 40 |
| Bass Lake & Marchmont | Wassenar | Proposed | 18 | - | - | - | 18 |
| Washago | Riverdale Estates | Proposed | 21 | - | - | - | 21 |
| Fesserton | Georgian Heights (Phase 2) | Proposed | 18 | - | - | - | 18 |
| Subtotal - Proposed Developments | | | 1,190 | - | 15 | 78 | 1,283 |

| D. Additional Information on Proposed & Pending Developments | | | | | | | | |
|--|------------|-------|------------------------|-----------------------|-----------|----------------------------|-----------------|--|
| Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adoptdion | D.P. Extensions | |
| Dec-07 | Yes | Yes | Yes | Yes | 2.73 | n/a | n/a | |
| Feb-05 | Yes | Yes | Yes | No | 20.40 | n/a | n/a | |
| n/a | Yes | Yes | Yes | No | 45.30 | n/a | n/a | |
| Apr-09 | Yes | Yes | Yes | Yes | 5.86 | n/a | n/a | |
| Jul-07 | No | No | No | No | 34.60 | n/a | n/a | |
| Apr-05 | Yes | Yes | Yes | No | 20.00 | n/a | n/a | |
| Jan-00 | Yes | Yes | Yes | Yes | 0.41 | n/a | n/a | |
| n/a | Yes | Yes | Yes | No | 11.52 | n/a | n/a | |
| Nov-09 | Yes | Yes | Yes | Yes | 1.08 | n/a | n/a | |
| Jul-07 | No | No | Yes | ND | 18.85 | n/a | n/a | |
| n/a | No | No | Yes | ND | 16.11 | n/a | n/a | |
| Mar-04 | No | No | No | No | 14.94 | n/a | Dec-08 | |
| n/a | No | No | Yes | ND | 10.22 | n/a | n/a | |

| E. Unit Potential on Designated Greenfield Lands With No Application | | | | | | | |
|--|----------------------------------|-----------------------|---------------------------|-----------------------------|---|---|--------------|
| Community | Location | Total Designated Area | Non Developable Land Area | Gross Developable Land Area | Gross Density, All Unit Types, Units Per Ha (Hemson Estimate) | Potential Unit Yield (Municipal Estimate) | |
| Severn | | | | | | | |
| | serviced Coldwater | 79.40 | 9.20 | 70.20 | 15 | 1,053 | |
| | serviced Washago | 12.00 | 1.20 | 10.80 | 15 | 162 | |
| | serviced West Shore | 100.00 | 10.00 | 90.00 | 15 | 1,350 | |
| | unserviced Port Severn | 16.00 | 1.60 | 14.40 | 2 | 29 | |
| | unserviced Ardtrea | 24.00 | 2.40 | 21.60 | 2 | 43 | |
| | unserviced Bass Lake & Marchmont | 65.00 | 6.50 | 58.50 | 2 | 117 | |
| | unserviced Fesserton | 15.00 | 1.50 | 13.50 | 2 | 27 | |
| | unserviced Severn Falls | 3.00 | 0.30 | 2.70 | 2 | 5 | |
| Subtotal - Units on Designated Lands with No Application | | 314.40 | 31.44 | 281.70 | 10 | - | 2,786 |
| Share | | | 95% | - | - | 5% | 100% |
| | | | Single | Semi | Row | Apartment | Total |
| Greenfield Housing Unit Potential By Unit Type | | | 2,647 | - | - | 139 | 2,786 |

| F. Additional Information on Designated Greenfield Lands Developments with No Application | | | | | | | | |
|---|------------|-------|------------------------|-----------------------|-----------|---------------------------|-----------------|--|
| Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adoption | D.P. Extensions | |
| n/a | Yes | Yes | Yes | n/a | 19.20 | n/a | n/a | |
| n/a | No | Yes | Yes | n/a | ND | n/a | n/a | |
| n/a | Yes | Yes | Yes | n/a | 27.24 | n/a | n/a | |
| n/a | No | No | Yes | n/a | ND | n/a | n/a | |
| n/a | No | No | Yes | n/a | ND | n/a | n/a | |
| n/a | No | No | Yes | n/a | ND | n/a | n/a | |
| n/a | No | No | Yes | n/a | ND | n/a | n/a | |

*Note: A reduction of 10% was applied to the total designated area to allow for non-developable lands. More detailed analysis is required to identify exact areas.

Unit potential for serviced areas based on achieving an overall density 15 units per gross h.

Unit potential for unserviced areas based on achieving an overall density of 2 units per gross ha.

Greenfield unit potential assumed to be mostly single detached, with a small component of apartments reflecting current applications.

Note: Refer to Appendix A

| G. Total Residential Unit Potential | | | | | |
|--|--------------|----------|-----------|------------|--------------|
| | Single | Semi | Row | Apartment | Total |
| A. Units Under Application (Registered & Draft Approved) | 576 | - | 56 | 50 | 682 |
| C. Proposed or Pending Developments | 1,190 | - | 15 | 78 | 1,283 |
| E. Unit Potential on Designated Greenfield Lands With No Application | 2,647 | - | - | 139 | 2,786 |
| Grand Total Residential Unit Capacity | 4,413 | - | 71 | 267 | 4,751 |

| H. Residential Unit Potential Restated to Census Day 2006 | | | | | |
|--|--------------|----------|-----------|------------|--------------|
| | Single | Semi | Row | Apartment | Total |
| Residential Unit Potential at February 2009 | 4,413 | - | 71 | 267 | 4,751 |
| Residential Units Completed, Mid-2006 to February 2009 | 166 | - | - | - | 166 |
| Estimated Residential Unit Supply, Census Day 2006 | 4,579 | - | 71 | 267 | 4,917 |

| I. Identified Intensification Opportunities | | | | | |
|--|--------------|----------|-----------|-----------|--------------|
| Location | Single | Semi | Row | Apartment | Total |
| Share by Unit Type | 90% | 0% | 5% | 5% | 100% |
| Township-wide estimate | 1,482 | - | 82 | 82 | 1,647 |
| Subtotal - Intensification | 1,482 | - | 82 | 82 | 1,647 |

Note: Intensification opportunities provided by Township staff.

Township of Springwater
Residential Unit Potential as of March 2009

| A. Units Under Application (Registered & Draft Approved) | | | | | | | |
|--|------------------------------------|--------------------|------------|----------|------------|-----------|--------------|
| Application # | Development Name | Status | Single | Semi | Row | Apartment | Total |
| <i>Springwater</i> | | | | | | | |
| | Pinehurst Lane | Registered | 6 | - | - | - | 6 |
| | Pinehill Estates | Registered | 2 | - | - | - | 2 |
| | Snow Valley Highlands (Phase 1) | Registered | 4 | - | - | - | 4 |
| | Snow Valley Highlands (Phase 2) | Registered | 6 | - | - | - | 6 |
| | Snow Valley Highlands (Phase 3) | Registered | 10 | - | - | - | 10 |
| | Apto Estates | Registered | 51 | - | - | - | 51 |
| | Elmvale Meadows (Phase 2 Stage 1) | Registered | 5 | - | - | - | 5 |
| | Minesing Meadows | Registered | 22 | - | - | - | 22 |
| | Ravines of Matheson Creek | Registered | 32 | - | - | - | 32 |
| | Shamrock Meadows (Phase 2) | Registered | 6 | - | - | - | 6 |
| | Carson Ridge Estates | Registered | 32 | - | - | - | 32 |
| | Snow Valley Highlands (Phase 4) | Registered | 2 | - | - | - | 2 |
| | Snow Valley Landing | Registered | 40 | - | - | - | 40 |
| | Seadon Road Extension | Registered | 4 | - | - | - | 4 |
| | Elmvale Meadows (Phase 2 Stage 2) | Registered | 42 | - | - | - | 42 |
| | Scarlett Line | Draft Approved | 15 | - | - | - | 15 |
| | Heritage Village of Hillside | Draft Approved | 346 | - | 127 | - | 473 |
| | Tenac Ridge Estates | Draft Approved | 15 | - | - | - | 15 |
| | Woods/Beacock | Draft Approved | - | - | 12 | - | 12 |
| | Stone/Coughlin | Draft Approved | - | - | 18 | - | 18 |
| | Wye River Estates (Phase 1) | Draft Approved | 43 | - | - | - | 43 |
| | Wye River Estates (Phase 2) | Draft Approved | 28 | - | - | - | 28 |
| | Gallo I | Draft Approved | 78 | - | - | - | 78 |
| | Kay-Ci Farms Estate | Draft Approved | 11 | - | - | - | 11 |
| | Fergusonvale Estates | Draft Approved | 12 | - | - | - | 12 |
| | Estates of Elmvale Glen | Draft Approved | 75 | - | - | - | 75 |
| | Maple Ridge | Draft Approved | 20 | - | - | - | 20 |
| | Gallo Springwater Meadows Phase II | Draft Approved | 75 | - | - | - | 75 |
| | Maplecrest Court | Site Plan Approved | - | - | - | 48 | 48 |
| Subtotal - Units Under Application | | | 982 | - | 157 | 48 | 1,187 |

| B. Additional Information on Registered and Draft Approved Developments | | | | | | | | | | |
|---|------------|-------|------------------------|-----------------------|-----------|----------------------------|-----------------|--|--|--|
| Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adopttion | D.P. Extensions | | | |
| 16-Jan-89 | No | No | Yes | No | 11.65 | 14-Apr-98 | n/a | | | |
| 11-Mar-92 | No | No | No | No | 22.40 | 3-Jan-95 | n/a | | | |
| Pre-2005 | Yes | Yes | Yes | No | 43.45 | 27-Jan-03 | n/a | | | |
| Pre-2005 | Yes | Yes | Yes | No | * | 27-Jan-03 | n/a | | | |
| Pre-2005 | Yes | Yes | Yes | No | * | 27-Jan-03 | n/a | | | |
| Pre-2005 | No | No | No | No | 64.18 | 17-Mar-92 | n/a | | | |
| 27-Feb-98 | Yes | Yes | Yes | Yes | 9.95 | 12-Mar-99 | 17-Nov-08 | | | |
| 21-Jun-00 | No | Yes | Yes | No | 19.69 | 15-Mar-02 | 17-Feb-07 | | | |
| 9-Jan-02 | No | No | No | No | 28.12 | 31-May-04 | n/a | | | |
| 18-May-04 | No | Yes | Yes | No | 23.47 | 21-Sep-05 | n/a | | | |
| 14-Feb-04 | No | Yes | Yes | No | 18.93 | 30-Jan-06 | n/a | | | |
| 15-Mar-04 | Yes | Yes | Yes | No | 3.27 | 3-Oct-07 | n/a | | | |
| 14-Nov-03 | Yes | Yes | Yes | No | 16.75 | 22-Jul-04 | n/a | | | |
| 6-Jun-07 | Yes | Yes | Yes | No | 2.96 | By Sev | n/a | | | |
| 27-Feb-98 | Yes | Yes | Yes | No | * | 12-Mar-99 | Requested | | | |
| Feb-98 | No | Yes | Yes | No | 5.62 | 20-Feb-07 | Requested | | | |
| 21-Apr-04 | Yes | Yes | Yes | No | 53.11 | 30-Apr-08 | n/a | | | |
| 15-Aug-05 | No | Yes | Yes | No | 4.62 | 26-Oct-06 | 26-Oct-10 | | | |
| 9-Mar-92 | Yes | Yes | Yes | Yes | 0.50 | n/a | n/a | | | |
| 31-Jul-96 | Yes | Yes | Yes | No | 1.70 | n/a | n/a | | | |
| 11-Aug-93 | Yes | Yes | Yes | No | 10.90 | 27-Sep-99 | n/a | | | |
| 11-Aug-93 | Yes | Yes | Yes | No | * | 27-Sep-99 | n/a | | | |
| 14-Mar-05 | Yes | Yes | Yes | No | 17.80 | 17-Jun-04 | 17-Jun-10 | | | |
| 16-Sep-04 | No | No | No | No | 8.06 | 19-Oct-06 | 8-Jul-10 | | | |
| 15-Jun-06 | No | No | No | No | 15.94 | 21-Oct-08 | n/a | | | |
| 20-May-04 | Yes | Yes | Yes | No | 7.60 | 23-Jun-06 | Requested | | | |
| 18-Apr-06 | No | No | No | No | 23.83 | 21-Oct-08 | n/a | | | |
| 18-Apr-08 | Yes | Yes | Yes | No | 6.70 | 4-Aug-09 | n/a | | | |
| 9-Jun-08 | Yes | Yes | Yes | Yes | 0.92 | 11-Nov-08 | n/a | | | |

*Note: Land area breakdown is unknown for each phase, therefore only the total is included once.

| C. Proposed or Pending Developments | | | | | | | |
|--|-------------------------------|----------|--------------|----------|------------|------------|--------------|
| Location | Development Name | Status | Single | Semi | Row | Apartment | Total |
| <i>Springwater</i> | | | | | | | |
| | Heritage Village | Proposed | - | - | 50 | 14 | 64 |
| | Vespra Valley Estates | Proposed | 51 | - | - | - | 51 |
| | Spring Lakes ALC | Proposed | 480 | - | 148 | 172 | 800 |
| | Centre Vespra Yorkwood | Proposed | 467 | - | 89 | - | 556 |
| | Snow Valley "Community Lands" | Proposed | 8 | - | - | - | 8 |
| | Kerr St. | Proposed | - | - | - | 6 | 6 |
| | Train Avenue | Proposed | - | - | - | 23 | 23 |
| (Phase 2B, 3B, 4B) | Snow Valley Secondary Plan | Proposed | 249 | 0 | 0 | 0 | 249 |
| Subtotal - Proposed or Pending Developments | | | 1,255 | - | 287 | 215 | 1,757 |

| D. Additional Information on Proposed & Pending Developments | | | | | | | |
|--|------------|-------|------------------------|-----------------------|-----------|----------------------------|-----------------|
| Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adoptioin | D.P. Extensions |
| 4-Jan-05 | Yes | Yes | Yes | No | 2.43 | 2-May-08 | n/a |
| 17-Dec-08 | Yes | Yes | Yes | No | 21.00 | n/a | n/a |
| 30-Jan-97 | Yes | Yes | No | No | 96.32 | 9-Nov-05 | n/a |
| 22-Dec-08 | Yes | Yes | Yes | No | 108.00 | n/a | n/a |
| 22-Feb-06 | Yes | Yes | Yes | No | 4.80 | n/a | n/a |
| 9-Mar-92 | Yes | Yes | Yes | Yes | 0.10 | n/a | n/a |
| 21-Nov-02 | Yes | Yes | Yes | No | 1.70 | n/a | n/a |
| Pre-2005 | Yes | Yes | Yes | No | 124.65 | 27-Jan-03 | n/a |

| E. Unit Potential on Designated Greenfield Lands With No Application | | | | | | | |
|--|---------------|-----------------------|---------------------------|----------------------------------|---|----------------------|--------------|
| Community | Location | Total Designated Area | Non Developable Land Area | Gross Developable Land Area (ha) | Gross Density, All Unit Types, Units Per Ha | Potential Unit Yield | |
| <i>Springwater</i> | | | | | | | |
| | Anten Mills | | | 5.35 | 4.30 | 23 | |
| | Centre Vespra | | | - | - | 169 | |
| | Elmvale | | | 2.71 | 12.40 | 34 | |
| | Hillsdale | | | 1.37 | 9.00 | 12 | |
| | Midhurst | | | 17.31 | 13.00 | 225 | |
| | Minesing | | | 1.36 | 5.60 | 8 | |
| | Phelpston | | | 1.88 | 3.30 | 6 | |
| | Snow Valley | | | - | - | | |
| | | | Single | Semi | Row | Apartment | Total |
| Greenfield Housing Unit Potential By Unit Type | | | 532 | - | - | - | 532 |

| F. Additional Information on Designated Greenfield Lands Developments with No Application | | | | | | | |
|---|------------|-------|------------------------|-----------------------|-----------|----------------------------|-----------------|
| Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adoptioin | D.P. Extensions |
| n/a | No | Yes | Yes | No | 945.00 | n/a | n/a |
| n/a | No | Yes | Yes | No | 212.00 | n/a | n/a |
| n/a | Yes | Yes | Yes | No | 274.00 | n/a | n/a |
| n/a | Yes | Yes | Yes | No | 697.00 | n/a | n/a |
| n/a | Yes | Yes | Yes | No | 2,792.00 | n/a | n/a |
| n/a | No | No | Yes | No | 90.00 | n/a | n/a |
| n/a | No | No | Yes | No | 171.00 | n/a | n/a |
| n/a | n/a | n/a | n/a | n/a | 1,683.00 | n/a | n/a |

*Note: Unit potential by type based on Township data.

| G. Total Residential Unit Potential | | | | | |
|--|--------------|----------|------------|------------|--------------|
| | Single | Semi | Row | Apartment | Total |
| A. Units Under Application (Registered & Draft Approved) | 982 | - | 157 | 48 | 1,187 |
| C. Proposed or Pending Developments | 1,255 | - | 287 | 215 | 1,757 |
| E. Unit Potential on Designated Greenfield Lands With No Application | 532 | - | - | - | 532 |
| Grand Total Residential Unit Capacity Before Intensification | 2,769 | - | 444 | 263 | 3,476 |

| H. Residential Unit Potential Restated to Census Day 2006 | | | | | |
|--|--------------|----------|------------|------------|--------------|
| | Single | Semi | Row | Apartment | Total |
| Residential Unit Potential at March 2009 | 2,769 | - | 444 | 263 | 3,476 |
| Residential Units Completed, Mid-2006 to March 2009 | 275 | - | - | - | 275 |
| Estimated Residential Unit Supply, Census Day 2006 | 3,044 | - | 444 | 263 | 3,751 |

| I. Identified Intensification Opportunities | | | | | |
|--|----------|----------|----------|-----------|----------|
| Location | Single | Semi | Row | Apartment | Total |
| Information not available | na | na | na | na | na |
| Subtotal - Intensification | - | - | - | - | - |

Township of Tay
Residential Unit Potential as of March 2009

| A. Units Under Application (Registered & Draft Approved) | | | | | | | | B. Additional Information on Registered and Draft Approved Developments | | | | | | | |
|--|-----------------------------|----------------|------------|----------|-----------|-----------|------------|---|------------|-------|------------------------|-----------------------|-----------|---------------------------|-----------------|
| Application # | Development Name | Status | Single | Semi | Row | Apartment | Total | Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adoption | D.P. Extensions |
| Port McNicoll | | | | | | | | | | | | | | | |
| | Skyline Port McNicoll | Registered | 60 | - | - | - | 60 | 28-Feb-06 | Yes | Yes | Yes | Yes | 10.77 | 26-Feb-09 | No |
| Victoria Harbour | | | | | | | | | | | | | | | |
| | Huron Bay Estates | Registered | 23 | - | - | - | 23 | 7-Apr-93 | Yes | Yes | Yes | No | 2.88 | 22-Oct-93 | 11-Mar-11 |
| | Wycliffe Georgian Landing | Registered | - | 4 | 78 | - | 82 | 6-Feb-04 | Yes | Yes | Yes | Yes | 4.01 | 22-Jan-96 | No |
| | Riverdale | Registered | 4 | - | - | - | 4 | 18-Jun-91 | Yes | Yes | Yes | No | 0.37 | 1993 | 11-Mar-11 |
| | Huron Bay Estates | Draft Approved | 36 | - | - | - | 36 | 4-Jul-93 | Yes | Yes | Yes | No | 4.23 | 22-Oct-93 | 11-Mar-11 |
| | Heights of Victoria Harbour | Draft Approved | 118 | - | - | - | 118 | 1990 | Yes | Yes | Yes | No | 14.77 | 16-Aug-90 | 14-Jan-11 |
| | Riverdale | Draft Approved | 17 | - | - | - | 17 | 18-Jun-91 | Yes | Yes | Yes | No | 2.87 | 1993 | 11-Mar-11 |
| | Victoria Glen | Draft Approved | 81 | - | - | - | 81 | 1993 | Yes | Yes | Yes | No | 9.94 | 22-Jan-96 | 14-Jan-12 |
| | Victoria Woods | Draft Approved | 103 | - | - | - | 103 | 1993 | Yes | Yes | Yes | No | 12.70 | 30-May-94 | 14-Aug-12 |
| | Victoria Landing | Registered | 12 | - | - | - | 12 | 20-Dec-88 | Yes | Yes | Yes | Yes | 0.91 | 17-Apr-89 | No |
| | Maple Park | Draft Approved | - | - | 10 | - | 10 | 27-Mar-08 | Yes | Yes | Yes | Yes | 0.34 | 11-Jun-08 | No |
| Rural | | | | | | | | | | | | | | | |
| | Forest Harbour | Registered | 56 | - | - | - | 56 | 1992 | No | No | No | No | 94.41 | 27-Sep-93 | No |
| | Windemere | Registered | 43 | - | - | - | 43 | 5-Sep-90 | No | No | No | No | 23.36 | 17-Jan-94 | No |
| Waverley | Cole | Draft Approved | 32 | - | - | - | 32 | 25-Jul-91 | No | No | No | No | 19.29 | 1993 | 12-Jan-12 |
| Waverley | Waverley Estates | Draft Approved | 18 | - | - | - | 18 | 11-Mar-91 | No | No | No | No | 24.98 | 22-Oct-93 | Expired |
| Subtotal - Units Under Application | | | 603 | 4 | 88 | - | 695 | | | | | | | | |

| C. Proposed or Pending Developments | | | | | | | |
|---|-------------------------|----------|------------|----------|------------|-----------|------------|
| Location | Development Name | Status | Single | Semi | Row | Apartment | Total |
| Port McNicoll | | | | | | | |
| | Skyline Port McNicoll | Proposed | 8 | 4 | 30 | 40 | 82 |
| | Ninth Avenue/Richardson | Proposed | 15 | - | - | - | 15 |
| Victoria Harbour | | | | | | | |
| | Sterling Rose | Proposed | 69 | - | - | - | 69 |
| | Town Founders/Veranda's | Proposed | 186 | - | 127 | - | 313 |
| Waubashen | | | | | | | |
| | None | | - | - | - | - | - |
| Rural | | | | | | | |
| | None | | - | - | - | - | - |
| Subtotal - Proposed Developments | | | 278 | 4 | 157 | 40 | 479 |

| D. Additional Information on Proposed & Pending Developments | | | | | | | | |
|--|------------|-------|------------------------|-----------------------|-----------|----------------------------|-----------------|--|
| Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adoptdion | D.P. Extensions | |
| 28-Feb-06 | Yes | Yes | Yes | Yes | 29.41 | n/a | n/a | |
| 25-Jun-08 | Yes | Yes | Yes | Yes | 1.01 | n/a | n/a | |
| 15-Dec-05 | Yes | Yes | Yes | No | 7.01 | n/a | n/a | |
| 28-Aug-03 | Yes | Yes | Yes | No | 24.28 | n/a | n/a | |

| E. Unit Potential on Designated Greenfield Lands With No Application | | | | | | | |
|--|------------------|-----------------------|---------------------------|-----------------------------|---|---|--------------|
| Community | Location | Total Designated Area | Non Developable Land Area | Gross Developable Land Area | Gross Density (all unit types) (Municipal Estimate) | Potential Unit Yield (Municipal Estimate) | |
| Tay | | | | | | | |
| | Victoria Harbour | | | 21.26 | 20 | 434 | |
| | Port McNicoll | | | 107.44 | 20 | 2,176 | |
| | Waubashene | | | 15.51 | 5 | 71 | |
| | Waverley | | | 21.27 | 5 | 97 | |
| Subtotal - Units on Designated Lands with No Applicator | | - | - | 165.48 | 17 | 2,778 | |
| | | | Single | Semi | Row | Apartment | Total |
| Greenfield Housing Unit Potential By Unit Type | | | 2,778 | - | - | - | 2,778 |

| F. Additional Information on Designated Greenfield Lands Developments with No Application | | | | | | | | |
|---|------------|-------|------------------------|-----------------------|-----------|---------------------------|-----------------|--|
| Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adoption | D.P. Extensions | |
| n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | |
| n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | |
| n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | |
| n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | |

Note: Assume all Greenfield units will be single detached.

Note: Refer to Appendix A

| G. Total Residential Unit Potential | | | | | |
|--|--------------|----------|------------|-----------|--------------|
| | Single | Semi | Row | Apartment | Total |
| A. Units Under Application (Registered & Draft Approved) | 603 | 4 | 88 | - | 695 |
| C. Proposed or Pending Developments | 278 | 4 | 157 | 40 | 479 |
| E. Unit Potential on Designated Greenfield Lands With No Application | 2,778 | - | - | - | 2,778 |
| Grand Total Residential Unit Capacity | 3,659 | 8 | 245 | 40 | 3,952 |

| H. Residential Unit Potential Restated to Census Day 2006 | | | | | |
|--|--------------|-----------|------------|-----------|--------------|
| | Single | Semi | Row | Apartment | Total |
| Residential Unit Potential at March 2009 | 3,659 | 8 | 245 | 40 | 3,952 |
| Residential Units Completed, Mid-2006 to March 2009 | 110 | 2 | 8 | - | 120 |
| Estimated Residential Unit Supply, Census Day 2006 | 3,769 | 10 | 253 | 40 | 4,072 |

| I. Identified Intensification Opportunities | | | | | |
|--|-----------|----------|----------|-----------|-----------|
| Location | Single | Semi | Row | Apartment | Total |
| Tay | | | | | |
| Victoria Harbour | 57 | - | - | - | 57 |
| Subtotal - Intensification | 57 | - | - | - | 57 |

Note: Intensification opportunities provided by Township staff.

Township of Tiny
Residential Unit Potential as of January 2009

| A. Units Under Application (Registered & Draft Approved) | | | | | | | |
|--|-----------------------------------|----------------|--------------|----------|----------|-----------|--------------|
| Application # | Development Name | Status | Single | Semi | Row | Apartment | Total |
| Settlement Area | | | | | | | |
| | Vacant Lots | Registered | 191 | - | - | - | 191 |
| | Ontario Potato Dist. Inc. | Draft Approved | 15 | - | - | - | 15 |
| Country Residential | | | | | | | |
| | Vacant Lots | Registered | 75 | - | - | - | 75 |
| Shoreline | | | | | | | |
| | Vacant Lots | Registered | 2,060 | - | - | - | 2,060 |
| | Blairhampton Properties Ltd. | Draft Approved | 23 | - | - | - | 23 |
| | Montebello Beach Development Ltd. | Draft Approved | 66 | - | - | - | 66 |
| | Downer & Sokol | Draft Approved | 8 | - | - | - | 8 |
| Subtotal - Units Under Application | | | 2,438 | - | - | - | 2,438 |

| B. Additional Information on Registered and Draft Approved Developments | | | | | | | |
|---|------------|-------|------------------------|-----------------------|-----------|---------------------------|-----------------|
| Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adoption | D.P. Extensions |
| n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| 12-Feb-91 | No | Yes | Yes | Yes | 19.01 | 2-Sep-97 | n/a |
| n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| 17-May-08 | No | No | No | No | 14.20 | 16-Mar-09 | n/a |
| 16-Feb-90 | No | No | No | No | 33.50 | 18-Jan-93 | n/a |
| 13-May-63 | No | No | No | No | 7.60 | 26-Sep-90 | n/a |

| C. Proposed or Pending Developments | | | | | | | |
|---|------------------|---------|-----------|----------|----------|-----------|-----------|
| Location | Development Name | Status | Single | Semi | Row | Apartment | Total |
| Country Residential | | | | | | | |
| | Copeland South | Pending | 22 | - | - | - | 22 |
| Shoreline | | | | | | | |
| | McMahan Woods | Pending | 51 | - | - | - | 51 |
| Subtotal - Proposed Developments | | | 73 | - | - | - | 73 |

| D. Additional Information on Proposed & Pending Developments | | | | | | | |
|--|------------|---------|------------------------|-----------------------|-----------|---------------------------|-----------------|
| Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adoption | D.P. Extensions |
| 23-May-95 | No | No | No | No | 17.57 | n/a | n/a |
| 8-Sep-08 | No | Unknown | No | No | 61.70 | n/a | n/a |

| E. Unit Potential on Designated Greenfield Lands With No Application | | | | | | |
|--|-----------|-----------------------|---------------------------|----------------------------------|--|----------------------|
| Community | Location | Total Designated Area | Non Developable Land Area | Gross Developable Land Area (ha) | Gross Density, All Unit Types, Units Per Ha (Municipal Estimate) | Potential Unit Yield |
| Toanche, Perkinsfield, Wyeve Settlement Area | | 112.30 | - | - | - | 114 |
| Part Lot 9 & 10, Concession Country Residential | | 38.10 | - | - | - | 23 |
| Shoreline Community | Shoreline | 695.62 | - | - | - | 410 |
| Greenfield Housing Unit Potential By Unit Type | | | 547 | - | - | 547 |

| F. Additional Information on Designated Greenfield Lands Developments with No Application | | | | | | | |
|---|------------|-------|------------------------|-----------------------|-----------|---------------------------|-----------------|
| Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adoption | D.P. Extensions |
| n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |

Note: Unit potential based on New County Official Plan, as per municipal information and assumed to be entirely single detached.

| G. Total Residential Unit Potential | | | | | |
|--|--------------|----------|----------|-----------|--------------|
| | Single | Semi | Row | Apartment | Total |
| A. Units Under Application (Registered & Draft Approved) | 2,438 | - | - | - | 2,438 |
| C. Proposed or Pending Developments | 73 | - | - | - | 73 |
| E. Unit Potential on Designated Greenfield Lands With No Application | 547 | - | - | - | 547 |
| Grand Total Residential Unit Capacity | 3,058 | - | - | - | 3,058 |

| H. Residential Unit Potential Restated to Census Day 2006 | | | | | |
|--|--------------|----------|----------|-----------|--------------|
| | Single | Semi | Row | Apartment | Total |
| Residential Unit Potential at January 2009 | 3,058 | - | - | - | 3,058 |
| Residential Units Completed, Mid-2006 to January 2009 | 292 | - | - | - | 292 |
| Estimated Residential Unit Supply, Census Day 2006 | 3,350 | - | - | - | 3,350 |

*Note: Unit completions since Mid-2006 provided by Township.

| I. Identified Intensification Opportunities | | | | | |
|--|----------|----------|----------|-----------|----------|
| Location | Single | Semi | Row | Apartment | Total |
| Information not available | na | na | na | na | - |
| Subtotal - Intensification | - | - | - | - | - |

Town of Wasaga Beach
Residential Unit Potential as of August 2009

| A. Units Under Application (Registered & Draft Approved) | | | | | | | | B. Additional Information on Registered and Draft Approved Developments | | | | | | | |
|--|------------------------------------|----------------|--------------|-----------|------------|------------|--------------|---|------------|-------|------------------------|-----------------------|-----------|----------------------------|-----------------|
| Application # | Development Name | Status | Single | Semi | Row | Apartment | Total | Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adoptdion | D.P. Extensions |
| <i>Wasaga Beach</i> | | | | | | | | | | | | | | | |
| 51M-192 | Sunward Estates | Registered | 40 | - | - | - | 40 | 1983 | No | No | Yes | Yes | 29.15 | 1983 | n/a |
| 51M-352 | Blueberry Trails Phase 1 | Registered | 4 | - | - | - | 4 | 1988 | Yes | Yes | Yes | Yes | 15.23 | 31-Jul-06 | n/a |
| 51M-399-51M-400 | Blueberry Trails Phase 2 | Registered | 4 | - | - | - | 4 | n/a | Yes | Yes | Yes | Yes | 4.28 | 20-Dec-88 | n/a |
| 51M-385 | Country Club Estates | Registered | 8 | - | - | - | 8 | 1987 | Yes | Yes | Yes | Yes | 20.14 | 1989 | n/a |
| 51M-520 | Wasaga Sands Phase 1 | Registered | 6 | - | - | - | 6 | n/a | No | No | Yes | Yes | 11.21 | Pre-1989 | n/a |
| 51M-299 | Wasaga Sands Phase 2 | Registered | 24 | - | - | - | 24 | 1989 | No | No | Yes | Yes | 120.90 | Pre-1989 | n/a |
| 51M-398 | Wasaga Sands Phase 3 | Registered | 5 | - | - | - | 5 | 1989 | No | No | Yes | Yes | 9.82 | 1989 | n/a |
| 51M-496 | McIntyre Creek | Registered | 24 | - | - | - | 24 | 9-Feb-90 | No | No | Yes | Partial | 92.50 | 26-Mar-93 | n/a |
| 51M-440 | Riverdale Woods | Registered | 3 | - | - | - | 3 | 28-Apr-89 | Yes | Yes | Yes | Yes | 4.26 | 5-Jun-89 | n/a |
| 51M-442 | Across Golf Course Road | Registered | 9 | - | - | - | 9 | 28-Apr-89 | Yes | Yes | Yes | Yes | 6.59 | 1990 | n/a |
| 51M-636 | Coral Sunrise | Registered | 32 | - | - | - | 32 | n/a | Yes | Yes | Yes | Yes | 25.40 | 20-Dec-88 | n/a |
| 51M-761 | Ann Arbour - Knox Rd W | Registered | 6 | - | - | - | 6 | 1-Sep-99 | Yes | Yes | Yes | Yes | 18.44 | 4-Jan-02 | n/a |
| 51M-795 | Pine Valley Phase 1 & 2 | Registered | - | - | - | - | - | n/a | Yes | Yes | Yes | Yes | 10.41 | 19-Jun-01 | n/a |
| 51M-796 | Marl Lake Village (Pacific Homes) | Registered | 55 | - | - | - | 55 | 12-Jun-02 | Yes | Yes | Yes | Yes | 11.18 | 23-Jul-03 | n/a |
| 51M-798 | Blueberry Village Phase 1 | Registered | - | - | 41 | - | 41 | 31-Jul-01 | Yes | Yes | Yes | Yes | 3.79 | 22-Jul-02 | n/a |
| 51M-847 | Pine Valley West Phase 3 (Tetamax) | Registered | 3 | - | - | - | 3 | Aug, 1997 | Yes | Yes | Yes | Yes | 10.27 | 20-Sep-00 | n/a |
| 51M-914 | Westbury Subdivision (Berkley) | Registered | 111 | - | - | - | 111 | 15-Mar-04 | Yes | Yes | Yes | Yes | 13.16 | 17-Jan-07 | n/a |
| | Park Place (Phase 5) | Registered | 76 | - | - | - | 76 | 3-Mar-05 | Yes | Yes | Yes | Yes | 8.20 | 16-Jan-06 | n/a |
| WA-CD-0401 | Blue Water Canoe Club | Registered | 115 | - | - | - | 115 | 10-Sep-08 | Yes | Yes | Yes | No | 13.70 | 5-Feb-09 | n/a |
| | Wasaga Country Life Phase 4B | Registered | - | - | - | - | - | 3-Mar-05 | | | | | | 4-Jan-06 | |
| | Beaver Run Estates | Registered | - | - | 50 | - | 50 | n/a | Yes | Yes | Yes | Yes | 8.36 | 16-Sep-87 | n/a |
| | Skydale Condos | Registered | - | - | - | - | - | | | | | | | | |
| 51R-4471 | Parkbridge Communities | Registered | 4 | - | - | - | 4 | 22-Mar-07 | Yes | Yes | Yes | Yes | 0.91 | 16-Jul-08 | n/a |
| SP08.07 | Wasaga Country Life Phase 4C | Registered | - | - | - | - | - | 5-Jun-07 | | | | | | 28-Mar-08 | |
| WA-T-0402 | Donato - Ramblewood Phase 2 | Registered | 24 | - | - | - | 24 | 8-Aug-04 | Yes | Yes | Yes | No | 4.22 | 30-Aug-06 | n/a |
| 43T-90039 | Bremont Homes | Registered | 43 | - | - | - | 43 | 24-Mar-98 | Yes | Yes | Yes | Yes | 4.36 | 27-Jun-07 | n/a |
| WA-T-0501 | Stonebridge (Hamont) | Registered | 4 | - | 112 | 100 | 216 | 31-Jan-05 | Yes | Yes | Yes | Yes | 32.32 | 6-Dec-06 | n/a |
| SP15.07 | Beach House Resort | Registered | - | - | 8 | - | 8 | 11-Sep-07 | Yes | Yes | Yes | Yes | 0.22 | No | n/a |
| | Greenhill Homes | Registered | - | - | 14 | - | 14 | 4-Nov-99 | Yes | Yes | Yes | Yes | 0.39 | 21-Jan-03 | n/a |
| WA-T-0101 | Pine Valley Phase 4 | Draft Approved | 30 | - | - | - | 30 | 5-Sep-01 | Yes | Yes | Yes | Yes | 13.16 | 22-Sep-03 | n/a |
| WA-T-0503 | Iantorno | Draft Approved | 12 | - | - | - | 12 | 30-May-05 | Yes | Yes | Yes | Yes | 1.13 | 25-Nov-09 | n/a |
| WA-T-0301 | Regency Homes | Draft Approved | 56 | - | - | - | 56 | 2-Oct-02 | Yes | Yes | Yes | Yes | 4.50 | 17-Sep-03 | n/a |
| WA-T-0602 | Marocco Ramblewood | Draft Approved | 163 | - | - | - | 163 | 20-Mar-06 | Yes | Yes | Yes | No | 14.83 | 25-Jun-07 | n/a |
| WA-T-0601 | Ansley Grove | Draft Approved | 22 | - | - | - | 22 | 20-Jun-06 | Yes | Yes | Yes | Yes | 2.59 | 19-Jun-07 | n/a |
| WA-T-0401 | Blueberry Village Phase 2 | Draft Approved | - | - | 17 | - | 17 | 5-Feb-04 | Yes | Yes | Yes | Yes | 0.68 | 28-Jul-06 | n/a |
| WA-T-0605 | Train Subdivision | Draft Approved | 128 | - | - | - | 128 | 11-Apr-05 | Yes | Yes | Yes | No | 13.12 | 21-Dec-07 | n/a |
| | Aqua Beach Residences | Draft Approved | - | - | - | 36 | 36 | 21-Sep-07 | Yes | Yes | Yes | Yes | 0.96 | No | n/a |
| | Sergautis | Draft Approved | - | - | 16 | - | 16 | 11-May-05 | Yes | Yes | Yes | Yes | 0.81 | No | n/a |
| WA-T-0606 | Sunnidale Trails-Pacific (Phase 1) | Draft Approved | 431 | 44 | 35 | 46 | 556 | 4-Oct-07 | Yes | Yes | Yes | No | 58.49 | 6-Jul-09 | n/a |
| WA-T-0703 | Trillium Forest North-Zancor | Draft Approved | 123 | - | 105 | 0 | 228 | 17-May-07 | Yes | Yes | Yes | No | 18.32 | 25-Jun-08 | n/a |
| Subtotal - Units Under Application | | | 1,565 | 44 | 398 | 182 | 2,189 | | | | | | | | |

| C. Proposed or Pending Developments | | | | | | | | D. Additional Information on Proposed & Pending Developments | | | | | | | |
|--|-----------------------------------|----------|--------------|-----------|------------|------------|--------------|--|------------|-------|------------------------|-----------------------|-----------|----------------------------|-----------------|
| Location | Development Name | Status | Single | Semi | Row | Apartment | Total | Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adoptdion | D.P. Extensions |
| Wasaga Beach | | | | | | | | | | | | | | | |
| | Skydale Condominium (River Rd. E) | Proposed | - | - | 22 | - | 22 | 27-Mar-06 | Yes | Yes | Yes | Yes | 0.59 | n/a | n/a |
| | Spence/Marocco | Proposed | - | - | - | - | - | No Application | n/a | n/a | n/a | n/a | 10.59 | n/a | n/a |
| WA-T-0302 | Donato | Proposed | 39 | - | - | - | 39 | 6-Jul-09 | Yes | Yes | Yes | Yes | 5.50 | n/a | n/a |
| WA-T-0704 | Optima Homes | Proposed | 39 | - | - | - | 39 | 14-Aug-07 | Yes | Yes | Yes | Yes | 9.80 | n/a | n/a |
| WA-T-0603 | Golf View Estates | Proposed | 78 | - | - | - | 78 | 19-Oct-06 | Yes | Yes | Yes | Yes | 10.00 | n/a | n/a |
| WA-T-0701 | Morgan Road | Proposed | 296 | - | 71 | - | 367 | 22-Dec-06 | Yes | Yes | Yes | No | 45.81 | n/a | n/a |
| WA-T-0702 | Devlin | Proposed | 18 | - | 42 | - | 60 | 14-May-07 | Yes | Yes | Yes | Yes | 3.50 | n/a | n/a |
| | River's Edge | Proposed | 728 | 70 | 93 | 49 | 940 | 29-Jul-08 | Yes | Yes | Yes | No | 103.75 | n/a | n/a |
| | Klondike Park | Proposed | - | - | 156 | - | 156 | 28-Aug-09 | Yes | Yes | Yes | Yes | 15.00 | n/a | n/a |
| | Marocco 45th Street | Proposed | - | - | 20 | - | 20 | 26-Nov-07 | Yes | Yes | Yes | No | 3.03 | n/a | n/a |
| | Pier 24 | Proposed | - | - | - | 9 | 9 | 19-Apr-05 | Yes | Yes | Yes | Yes | 0.23 | n/a | n/a |
| | West Wasaga Development | Proposed | - | - | 100 | 245 | 345 | Sep-05 | Yes | Yes | Yes | No | 16.64 | n/a | n/a |
| | Marocco Sunnidale | Proposed | - | - | - | 392 | 392 | 23-Apr-04 | Yes | Yes | Yes | No | 5.30 | n/a | n/a |
| | New England Village Phase 1 | Proposed | - | 12 | 84 | - | 96 | 10-Jul-07 | Yes | Yes | Yes | No | 4.78 | n/a | n/a |
| | Baywood - New England Village | Proposed | 632 | - | 348 | 159 | 1,139 | 17-Apr-08 | Yes | Yes | Yes | No | 155.36 | n/a | n/a |
| Subtotal - Proposed or Pending Developments | | | 1,830 | 82 | 936 | 854 | 3,702 | | | | | | | | |

| E. Unit Potential on Designated Greenfield Lands With No Application | | | | | | | |
|--|---|-----------------------|---------------------------|----------------------------------|---|----------------------|----------------------|
| Status | Location | Total Designated Area | Non Developable Land Area | Gross Developable Land Area (ha) | Gross Density, All Unit Types, Units Per Ha | Existing Vacant Lots | Potential Unit Yield |
| Town-wide designated Greenfield with no application* | | | | | | | 1,574 |
| Vacant | 137 Fairgrounds Road | 7.66 | | 3.10 | | n/a | |
| Vacant | West Side of George St | 10.36 | | 4.19 | | n/a | |
| Vacant | 9027 Highway 26 | 2.39 | | 0.97 | | n/a | |
| Vacant | 68 George Ave | 2.98 | | 1.21 | | n/a | |
| Vacant | 8859 Highway 26 | 30.25 | | 12.24 | | n/a | |
| Vacant | MTO Lands | 7.00 | | 2.83 | | n/a | |
| Vacant | Shore Lane | 15.53 | | 6.28 | | n/a | |
| Vacant | 8835 Highway 26 | 10.10 | | 4.09 | | n/a | |
| Vacant | 8813 Highway 26 | 17.29 | | 7.00 | | n/a | |
| Vacant | 8540 Highway 26 | 31.42 | | 12.72 | | n/a | |
| Existing Lots (Created) | Bay Sands Subdivision | 43.20 | | 17.48 | | 94 | |
| Vacant | Ramblewood & 58th Street | 7.90 | | 3.20 | | n/a | |
| Existing Lots (Created) | Plan 1700 (Joanne Cres) | 10.80 | | 4.37 | | 32 | |
| Existing Lots (Created) | Plans 1695 & 1696 (Robinson Road) | 47.90 | | 19.39 | | 186 | |
| Vacant | 8919, 8923, 8933 Highway 26 | 4.35 | | 1.76 | | n/a | |
| Concept Plan, SPA | Pacific Homes - Sunnidale Trails Phase II | 100.00 | | 40.47 | | n/a | |
| Concept Plan, SPA | Marocco - Sunnidale Trails | 27.03 | | 10.94 | | n/a | |
| Concept Plan, SPA | Freethy - Sunnidale Trails | 9.51 | | 3.85 | | n/a | |
| Existing Lots (Created) | Plan 1697 and Part Plans 1695 & 1696 | 18.20 | | 7.37 | | 53 | |
| Existing Lots (Created) | Wasaga Sands Subdivision | 15.70 | | 6.35 | | 18 | |
| Existing Lots (Created) | McIntyre Creek Subdivision | n/a | | n/a | | 24 | |
| Existing Lots (Created) | Robertson Street | 6.90 | | 2.79 | | 17 | |
| | | Single | Semi | Row | Apartment | Total | |
| Greenfield Housing Unit Potential By Unit Type | | 1,314 | 96 | 124 | 40 | 1,574 | |

| F. Additional Information on Designated Greenfield Lands Developments with No Application | | | | | | | | |
|---|------------|---------|------------------------|-----------------------|-----------|---------------------------|-----------------|--|
| Date of Application | Sani Sewer | Water | Within Settlement Area | Within Built Boundary | Area (Ha) | Date of Approval/Adoption | D.P. Extensions | |
| n/a | No | No | Yes | No | 3.10 | n/a | n/a | |
| n/a | Yes | Yes | Yes | No | 4.19 | n/a | n/a | |
| n/a | Yes | Yes | Yes | No | 0.97 | n/a | n/a | |
| n/a | Yes | Yes | Yes | No | 1.21 | n/a | n/a | |
| n/a | No | No | Yes | No | 12.24 | n/a | n/a | |
| n/a | No | No | Yes | No | 2.83 | n/a | n/a | |
| n/a | Yes | Yes | Yes | No | 6.28 | n/a | n/a | |
| n/a | No | No | Yes | No | 4.09 | n/a | n/a | |
| n/a | No | No | Yes | No | 7.00 | n/a | n/a | |
| n/a | Yes | Yes | Yes | No | 12.72 | n/a | n/a | |
| n/a | No | No | Yes | No | 17.48 | n/a | n/a | |
| n/a | Yes | Yes | Yes | No | 3.20 | n/a | n/a | |
| n/a | No | No | Yes | No | 4.37 | n/a | n/a | |
| n/a | No | No | Yes | No | 19.39 | n/a | n/a | |
| n/a | Yes | Yes | Yes | No | 1.76 | n/a | n/a | |
| n/a | No | No | Yes | No | 40.47 | n/a | n/a | |
| n/a | No | No | Yes | No | 10.94 | n/a | n/a | |
| n/a | No | No | Yes | No | 3.85 | n/a | n/a | |
| n/a | Partial | Partial | Yes | No | 7.37 | n/a | n/a | |
| n/a | No | No | Yes | No | 6.35 | n/a | n/a | |
| n/a | No | No | Yes | No | n/a | n/a | n/a | |
| n/a | Yes | Yes | Yes | No | 2.79 | n/a | n/a | |

*Note: Total unit potential and unit potential by type provided by Town of Wasaga Beach staff (See explanation below).

There are three different categories within this section - identified in the first status column. Existing lots created are vacant lots of records occurring on a large scale due to lack of municipal roads and services. Concept plans have been received for three properties within Sunnidale Trails Secondary Plan Area and those total unit counts have been included. All vacant lands are designated Low Density and are assumed to be developed at the density of 10.1 units per gross hectare. This density has been determined by averaging a number of recently approved and registered plans of subdivisions in Wasaga Beach.

| G. Total Residential Unit Potential | | | | | |
|--|--------------|------------|--------------|--------------|--------------|
| | Single | Semi | Row | Apartment | Total |
| A. Units Under Application (Registered & Draft Approved) | 1,565 | 44 | 398 | 182 | 2,189 |
| C. Proposed or Pending Developments | 1,830 | 82 | 936 | 854 | 3,702 |
| E. Unit Potential on Designated Greenfield Lands With No Application | 1,314 | 96 | 124 | 40 | 1,574 |
| Grand Total Residential Unit Capacity Before Intensification | 4,709 | 222 | 1,458 | 1,076 | 7,465 |

| H. Residential Unit Potential Restated to Census Day 2006 | | | | | |
|--|--------------|------------|--------------|--------------|--------------|
| | Single | Semi | Row | Apartment | Total |
| Residential Unit Potential at January 2009 | 4,709 | 222 | 1,458 | 1,076 | 7,465 |
| Residential Units Completed, Mid-2006 to July 2009 | 732 | - | 96 | 48 | 876 |
| Estimated Residential Unit Supply, Census Day 2006 | 5,441 | 222 | 1,554 | 1,124 | 8,341 |

| I. Identified Intensification Opportunities | | | | | | |
|--|-------|------------|----------|-----------|-----------|------------|
| Location | Share | 80% | 5% | 8% | 8% | 100% |
| | | Single | Semi | Row | Apartment | Total |
| Community wide | | 128 | 0 | 11 | 11 | 150 |
| Subtotal - Intensification | | 128 | 0 | 11 | 11 | 150 |

Note: Unit potential by type based on overall unit distribution provided by Town of 85% singles and semis and 15% rows and apartments, distributed evenly between the two types.

**CURRENT RESIDENTIAL HOUSING MIX
SIMCOE COUNTY AND AREA MUNICIPALITIES**

As of the 2006 Census & 2006 to YTD 2009 using CMHC Housing Completions

| | Census 2006 | | | | | CMHC (July 2006 - YTD 2009) | | | | | UPDATED CURRENT HOUSING MIX | | | | |
|---------------------------|---------------|--------------|--------------|--------------|---------------|-----------------------------|--------------|---------------|--------------|--------------|-----------------------------|--------------|--------------|--------------|----------------|
| | SFD | SEMI | ROW | APTS | TOTAL | SFD | SEMI | ROW | APTS | TOTAL | SFD | SEMI | ROW | APTS | TOTAL |
| Adjala-Tosorontio | 3,265 | 125 | 5 | 145 | 3,540 | 89 | - | - | - | 89 | 3,354 | 125 | 5 | 145 | 3,629 |
| Bradford West Gwillimbury | 6,000 | 495 | 205 | 1,250 | 7,950 | 587 | 38 | - | 45 | 670 | 6,587 | 533 | 205 | 1,295 | 8,620 |
| Clearview | 4,530 | 90 | 170 | 215 | 5,005 | - | - | - | - | - | 4,530 | 90 | 170 | 215 | 5,005 |
| Collingwood | 4,555 | 420 | 575 | 1,770 | 7,320 | 463 | 32 | 221 | 51 | 767 | 5,018 | 452 | 796 | 1,821 | 8,087 |
| Essa | 4,745 | 505 | 130 | 300 | 5,680 | - | - | - | - | - | 4,745 | 505 | 130 | 300 | 5,680 |
| Innisfil | 10,780 | 35 | 275 | 315 | 11,405 | 646 | 2 | 99 | - | 747 | 11,426 | 37 | 374 | 315 | 12,152 |
| Midland | 4,570 | 280 | 270 | 1,780 | 6,900 | 397 | 20 | 53 | 2 | 472 | 4,967 | 300 | 323 | 1,782 | 7,372 |
| New Tecumseth | 7,255 | 670 | 675 | 1,445 | 10,045 | 569 | 34 | 194 | 75 | 872 | 7,824 | 704 | 869 | 1,520 | 10,917 |
| Oro-Medonte | 7,045 | 40 | 25 | 210 | 7,320 | - | - | - | - | - | 7,045 | 40 | 25 | 210 | 7,320 |
| Penetanguishene | 2,365 | 165 | 65 | 895 | 3,490 | 108 | 16 | 43 | - | 167 | 2,473 | 181 | 108 | 895 | 3,657 |
| Ramara | 3,360 | 80 | 245 | 100 | 3,785 | - | - | - | - | - | 3,360 | 80 | 245 | 100 | 3,785 |
| Severn | 4,350 | 30 | 5 | 250 | 4,635 | 198 | - | 7 | 2 | 207 | 4,548 | 30 | 12 | 252 | 4,842 |
| Springwater | 5,560 | 55 | 10 | 305 | 5,930 | 310 | - | - | - | 310 | 5,870 | 55 | 10 | 305 | 6,240 |
| Tay | 3,645 | 40 | - | 155 | 3,840 | 135 | 4 | 8 | - | 147 | 3,780 | 44 | 8 | 155 | 3,987 |
| Tiny | 4,220 | 20 | - | 105 | 4,345 | - | - | - | - | - | 4,220 | 20 | - | 105 | 4,345 |
| Wasaga Beach | 5,760 | 160 | 95 | 230 | 6,245 | 900 | - | 115 | 74 | 1,089 | 6,660 | 160 | 210 | 304 | 7,334 |
| Simcoe County | 82,005 | 3,210 | 2,750 | 9,470 | 97,435 | 4,402 | 146 | 740 | 249 | 5,537 | 86,407 | 3,356 | 3,490 | 9,719 | 102,972 |
| <i>Shares</i> | 84.16% | 3.29% | 2.82% | 9.72% | 100% | 79.50% | 2.64% | 13.36% | 4.50% | 100% | 83.91% | 3.26% | 3.39% | 9.44% | 100% |

Simcoe County Summary
Employment Land Supply

| Municipality | Total Designated Land Area (ha) | Non Developable Land Area (ha) | Developable Land Area (ha) | Occupied Area (ha) | Gross Vacant Area (ha)* | Net Vacant Area (ha) | Plans to Provide Services to 2031 (Net Vacant ha) |
|----------------------------|---------------------------------|--------------------------------|----------------------------|--------------------|-------------------------|----------------------|---|
| Adjala-Tosorontio | 208 | - | 208 | 140 | 65 | 52 | 52 |
| Bradford West Gwillimbury | 987 | 264 | 723 | 173 | 550 | 440 | 270 |
| Clearview | 259 | - | 259 | 70 | 189 | 152 | n/a |
| Collingwood | 426 | - | 426 | 257 | 169 | 148 | 66 |
| Essa | 204 | 0 | 204 | 54 | 150 | 120 | - |
| Innisfil | 429 | - | 429 | 205 | 223 | 179 | - |
| Midland | 446 | - | 446 | 306 | 140 | 112 | n/a |
| New Tecumseth | 885 | - | 885 | 487 | 398 | 391 | 390 |
| Oro-Medonte | 347 | - | 347 | 195 | 154 | 123 | - |
| Penetanguishene | 90 | - | 90 | 27 | 63 | 51 | - |
| Ramara | 370 | 9 | 361 | 26 | 344 | 335 | 285 |
| Severn | 407 | - | 407 | 253 | 155 | 129 | 23 |
| Springwater | n/a | n/a | n/a | n/a | n/a | 73 | n/a |
| Tay | 57 | 9 | 48 | 43 | 5 | 5 | - |
| Tiny | 40 | - | 40 | n/a | 40 | 32 | - |
| Wasaga Beach | 44 | - | 45 | n/a | 45 | 36 | 36 |
| Simcoe County Total | 5,199 | 274 | 4,927 | 2,209 | 2,718 | 2,341 | 1,122 |

*Note: Gross vacant land supply may be somewhat overstated as a result of the varying methods and definitions used by the local municipalities to measure land areas. Further analysis may be required to confirm the above estimates.

In any event, these differences do not substantially change the conclusions of the analysis, which is that Simcoe County has an ample supply of designated employment land to accommodate forecast growth to 2031. As described in Appendix F to the Simcoe Area Growth Plan (Hemson Consulting Ltd., May 2008) between 700 and 900 net ha of employment land will be required in the southern Simcoe Area communities, including the Towns of Innisfil, Bradford West Gwillimbury and New Tecumseth. As can be seen above, the current vacant land supply is sufficient to meet this need.

Township of Adjala-Tosorontio
Employment Land Supply

| Industrial Area | Within Settlement Area | Total Designated Land Area (ha) | Non Developable Land Area (ha) | Developable Land Area (ha) | Occupied Area (ha) | Gross to Net* | | Servicing | Plans to Provide Services to 2031 |
|--|------------------------|---------------------------------|--------------------------------|----------------------------|--------------------|------------------------|----------------------|----------------------------|-----------------------------------|
| | | | | | | Gross Vacant Area (ha) | Net Vacant Area (ha) | | |
| Employment Corridor (Hwy 89) | No | 153 | - | 153 | 88 | 65 | 52 | Unserviced | Yes |
| Colgan | Yes | 3 | - | 3 | - | - | - | Partial Servicing | Yes |
| Hockley | Yes | 1 | - | 1 | 0.83 | - | - | Partial Servicing | No |
| Loretto | Yes | 1 | - | 1 | 1.25 | - | - | Partial Servicing | No |
| Rosemont | Yes | 2 | - | 2 | 2.35 | - | - | Partial Servicing | No |
| Everett | Yes | 4 | - | 4 | 3.67 | - | - | Serviced - Municipal Water | Yes |
| Lisle | Yes | 1 | - | 1 | 0.80 | - | - | Partial Servicing | No |
| Glencarin | Yes | 3 | - | 3 | 2.86 | - | - | Unserviced | No |
| Rural | n/a | - | - | - | - | - | - | Unserviced | n/a |
| Commercial/Industrial Uses in other Designations | No | 40 | - | 40 | 40 | - | - | Unserviced | No |
| Total | | 208 | - | 208 | 140.4 | 65 | 52 | | |

*Note: Gross-to-Net Factor of 80% applied to parcels greater than 10 gross vacant ha in size.

Town of Bradford West Gwillimbury
Employment Land Supply

| Industrial Area** | Gross to Net* | | | | | | Servicing | Plans to Provide Services to 2031 |
|---------------------|---------------------------------|--------------------------------|----------------------------|--------------------|------------------------|----------------------|-----------|-----------------------------------|
| | Total Designated Land Area (ha) | Non Developable Land Area (ha) | Developable Land Area (ha) | Occupied Area (ha) | Gross Vacant Area (ha) | Net Vacant Area (ha) | | |
| Bradford Urban Area | 464 | 93 | 371 | 158 | 213 | 170 | Yes | n/a |
| Highway 400 | 517 | 170 | 347 | 10 | 337 | 270 | No | Yes |
| Bond Head | 6 | 1 | 5 | 5 | - | - | No | Yes |
| Total | 987 | 264 | 723 | 173 | 550 | 440 | | |

*Note: Gross-to-Net Factor of 80% applied to parcels greater than 10 gross vacant ha in size.

**Notes:
 Bradford Urban Area includes land added by OPA 9 and deleted by OPA 14. According to staff, the Town has committed to "freezing" approximately 230 net ha as part of implementing OPA 15.
 Highway 400 excludes MZ03
 Bond head is an existing area, however subject to OPA 16, which is not yet approved.

**Township of Clearview
Employment Land Supply**

| Industrial Area | Total Designated Land Area (ha) | Non Developable Land Area (ha) | Developable Land Area (ha) | Occupied Area (ha) | Gross to Net* | | Area Servicing | Plans to Provide Services to 2031 | Notes |
|-----------------|---------------------------------|--------------------------------|----------------------------|--------------------|------------------------|----------------------|----------------|-----------------------------------|---|
| | | | | | Gross Vacant Area (ha) | Net Vacant Area (ha) | | | |
| Creemore | 53 | - | 53 | 7 | 47 | 37 | n/a | n/a | 1.53 of Occupied Land is Underutilized |
| New Lowell | 14 | - | 14 | 9 | 5 | 5 | n/a | n/a | |
| Nottawa | 1 | - | 1 | 1 | - | - | n/a | n/a | |
| Stayner | 183 | - | 183 | 48 | 135 | 108 | n/a | n/a | 24.06 of Occupied Land is Underutilized |
| Rural | 7 | - | 7 | 5 | 2 | 2 | n/a | n/a | 1.67 of Occupied Land is Underutilized |
| Total | 259 | - | 259 | 70 | 189 | 152 | | | |

*Note: Gross-to-Net Factor of 80% applied to parcels greater than 10 gross vacant ha in size.

Town of Collingwood
Employment Land Supply

| | | Gross to Net* | | 80% | | | | | | |
|--------------------|------------------------|---------------------------------|--------------------------------|----------------------------|--------------------|------------------------|----------------------|----------------|-----------------------------------|-----------------------------------|
| Industrial Area | Within Settlement Area | Total Designated Land Area (ha) | Non Developable Land Area (ha) | Developable Land Area (ha) | Occupied Area (ha) | Gross Vacant Area (ha) | Net Vacant Area (ha) | Area Servicing | Plans to Provide Services to 2031 | Notes |
| Parcels Identified | | | | | | | | | | |
| a | Yes | | | | n/a | 3 | 3 | No | Yes? | |
| b | Yes | | | | n/a | 2 | 2 | Yes | n/a | Environmental Issues |
| c | Yes | | | | n/a | 7 | 7 | Yes | n/a | Michelle's Topsoil - Now Complete |
| d | Yes | | | | n/a | 24 | 19 | Yes | n/a | n/a |
| e | Yes | | | | n/a | 10 | 10 | Yes | n/a | n/a |
| f | Yes | | | | n/a | 3 | 3 | Yes | n/a | n/a |
| g | Yes | | | | n/a | 3 | 3 | Yes | n/a | n/a |
| h | Yes | | | | n/a | 2 | 2 | Yes | n/a | Storage Unit Application - 1.1 ha |
| i | Yes | | | | n/a | 0 | 0 | Yes | n/a | n/a |
| j | Yes | | | | n/a | 2 | 2 | Yes | n/a | Storage Unit Application |
| k | Yes | | | | n/a | 3 | 3 | Yes | n/a | n/a |
| l | Yes | | | | n/a | 5 | 5 | Yes | n/a | Proposed Car Dealership - 0.8 ha |
| m | Yes | | | | n/a | 2 | 2 | Yes | n/a | n/a |
| n | Yes | | | | n/a | 7 | 7 | Yes | n/a | n/a |
| o | Yes | | | | n/a | 2 | 2 | Yes | n/a | n/a |
| p | Yes | | | | n/a | 5 | 5 | Yes | n/a | O'Donnell - Under Construction |
| q | Yes | | | | n/a | 7 | 7 | Yes | n/a | n/a |
| r | Yes | | | | n/a | 1 | 1 | Yes | n/a | n/a |
| s | Yes | | | | n/a | 1 | 1 | Yes | n/a | Drago - Current Application |
| t | Yes | | | | n/a | 2 | 2 | Yes | n/a | n/a |
| u | Yes | | | | n/a | 1 | 1 | Yes | n/a | n/a |
| 1 | Yes | | | | n/a | 11 | 8 | No | Yes | n/a |
| 2 | Yes | | | | n/a | 54 | 43 | No | Yes | n/a |
| 3 | Yes | | | | n/a | 14 | 12 | No | Yes | n/a |
| Total | | 426 | - | 426 | 257 | 169 | 148 | | | |

*Note: Gross-to-Net Factor of 80% applied to parcels greater than 10 gross vacant ha in size.

Total occupied area estimated based on total area of designated employment lands, as measured by Hemson Consulting, less stated gross vacant supply.

Township of Essa
Employment Land Supply

| | | Gross to Net* 80% | | | | | | | | |
|-----------------|------------------------|---------------------------------|--------------------------------|----------------------------|--------------------|------------------------|----------------------|--|-----------------------------------|--|
| Industrial Area | Within Settlement Area | Total Designated Land Area (ha) | Non Developable Land Area (ha) | Developable Land Area (ha) | Occupied Area (ha) | Gross Vacant Area (ha) | Net Vacant Area (ha) | Area Servicing | Plans to Provide Services to 2031 | |
| Angus | Yes | 52 | - | 52 | 8 | 44 | 35 | Serviced - Municipal Water and Sewer | n/a | |
| Utopia | No | 111 | 0 | 110 | 45 | 66 | 52 | Unserviced | No | |
| Baxter | No | 40 | - | 40 | - | 40 | 32 | Unserviced** | No | |
| Thornton | Yes | 2 | - | 2 | 1 | 1 | 1 | Partial Services Available - Municipal Water | No for Sewer | |
| Total | | 204 | 0 | 204 | 54 | 150 | 120 | | | |

*Note: Gross-to-Net Factor of 80% applied to parcels greater than 10 gross vacant ha in size.

**Note: Alliston pipeline borders properties.

Town of Innisfil
Employment Land Supply

| Industrial Area | Within Settlement Area | Total Designated Land Area (ha) | Non Developable Land Area (ha) | Developable Land Area (ha) | Occupied Area (ha) | Gross to Net* | | Area Servicing | Plans to Provide Services to 2031 |
|---------------------------------------|------------------------|---------------------------------|--------------------------------|----------------------------|--------------------|------------------------|----------------------|----------------------------|-----------------------------------|
| | | | | | | Gross Vacant Area (ha) | Net Vacant Area (ha) | | |
| Innisfil Heights - Business Park | Yes | 190 | - | 190 | 80 | 110 | 88 | Serviced - Water only | No |
| Innisfil Heights - General Industrial | Yes | 77 | - | 77 | 49 | 28 | 22 | Serviced - Water only | No |
| Innisfil Heights - Special Highway | Yes | 54 | - | 54 | 27 | 28 | 22 | Serviced - Water only | No |
| Cookstown - Light Industrial Service | Yes | 0 | - | 0 | 0 | - | - | Serviced - Water and Sewer | No |
| Rural - Extractive Industrial | No | 86 | - | 86 | 30 | 55 | 44 | Unserviced | No |
| Rural - Industrial | No | 22 | - | 22 | 20 | 3 | 3 | Unserviced | No |
| Total | | 429 | - | 429 | 205 | 223 | 179 | | |

*Note: Gross-to-Net Factor of 80% applied to parcels greater than 10 gross vacant ha in size.

**Town of Midland
Employment Land Supply**

Gross to Net* 80%

| Industrial Area | Total Designated Land Area (ha) | Non Developable Land Area (ha) | Developable Land Area (ha) | Occupied Area (ha) | Gross Vacant Area (ha) | Net Vacant Area (ha) | Area Servicing | Plans to Provide Services to 2031 | Notes |
|-----------------|---------------------------------|--------------------------------|----------------------------|--------------------|------------------------|----------------------|----------------|-----------------------------------|-------|
| Midland | 446 | - | 446 | 306 | 140 | 112 | Partial | n/a | |
| Total | 446 | - | 446 | 306 | 140 | 112 | | | |

*Note: Gross-to-Net Factor of 80% applied to parcels greater than 10 gross vacant ha in size.

Town of New Tecumseth
Employment Land Supply

| Industrial Area | Within Settlement Area | Total Designated Land Area (ha) | Non Developable Land Area (ha) | Developable Land Area (ha) | Occupied Area (ha) | Gross to Net* | | Area Servicing | Plans to Provide Services to 2031 | |
|-----------------|------------------------|---------------------------------|--------------------------------|----------------------------|--------------------|------------------------|----------------------|----------------|-----------------------------------|-----|
| | | | | | | Gross Vacant Area (ha) | Net Vacant Area (ha) | | | |
| Alliston | Yes | 642 | - | 642 | 277 | 365 | 80% | 364 | Yes** | Yes |
| Tottenham | Yes | 91 | - | 91 | 59 | 32 | | 26 | No*** | Yes |
| Beeton | Yes | 5 | - | 5 | 4 | 1 | | 1 | Yes | n/a |
| Non-Urban | No | 148 | - | 148 | 148 | - | | - | No | No |
| Total | | 885 | - | 885 | 487 | 398 | | 391 | | |

*Note: Gross-to-Net Factor of 80% applied to parcels greater than 10 gross vacant ha in size.

**Note: Site #114 (21ha) has all services except for sanitation.

***Note: Sites 100, 101, 102, 105 and 106 (31.8ha) have no services. Site #103 (2.5ha) has only sanitation.

Township of Oro-Medonte
Employment Land Supply

| Industrial Area | Within Settlement Area | Total Designated Land Area (ha) | Non Developable Land Area (ha) | Developable Land Area (ha) | Occupied Area (ha) | Gross to Net* | | Area Servicing | Plans to Provide Services to 2031 | |
|--------------------------|------------------------|---------------------------------|--------------------------------|----------------------------|--------------------|------------------------|----------------------|----------------|-----------------------------------|-----|
| | | | | | | Gross Vacant Area (ha) | Net Vacant Area (ha) | | | |
| Map Nos 3&4 | Yes | 31 | - | 31 | - | - | - | - | No | n/a |
| Remainder | No | 316 | - | 316 | - | - | - | - | No | n/a |
| Industrial | | 347 | - | 347 | 195 | 154 | 123 | | No | n/a |
| Horseshoe (Map No 1 & 2) | Yes | 86 | - | 86 | 22 | - | - | - | No | n/a |
| Remainder | No | 100 | - | 100 | - | - | - | - | Yes | n/a |
| Commercial | | 186 | - | 186 | 136 | 50 | 40 | | No | n/a |
| Total | | 347 | - | 347 | 195 | 154 | 123 | | | |

Note: Commercial lands excluded.

*Note: Gross-to-Net Factor of 80% applied to parcels greater than 10 gross vacant ha in size.

Town of Penetanguishene
Employment Land Supply

| Industrial Area | Total Designated Land Area (ha) | Non Developable Land Area (ha) | Developable Land Area (ha) | Gross to Net* | | | Area (ha) | Servicing | Plans to Provide Services to 2031 | Notes |
|--|------------------------------------|-----------------------------------|-------------------------------|-----------------------|---------------------------|------------|--------------|-----------|--------------------------------------|--------------------------------|
| | | | | Occupied Area (ha) | Gross Vacant Area (ha) | Net Vacant | | | | |
| Area 23 - North of Robert St. East | | | 29 | 28 | 1 | | 1 | Yes | n/a | |
| Area 22 - South of Robert St. East | | | 30 | 4 | 26 | | 21 | n/a | n/a | Requires extension of services |
| OPA 24 (Potential) East Side of Fuller | | | 31 | - | 31 | | 25 | n/a | n/a | Requires extension of services |
| Total | 90 | - | 90 | 27 | 63 | | 51 | | | |

*Note: Gross-to-Net Factor of 80% applied to parcels greater than 10 gross vacant ha in size.

**Note: Data provided by Town.

Township of Ramara
Employment Land Supply

| Industrial Area | Total Designated Land Area (ha) | Non Developable Land Area (ha) | Developable Land Area (ha) | Occupied Area (ha) | Gross to Net* | | Servicing | Plans to Provide Services to 2031 | Notes |
|--------------------|------------------------------------|-----------------------------------|-------------------------------|-----------------------|---------------------------|-------------------------|-----------|--------------------------------------|-------|
| | | | | | Gross Vacant Area (ha) | Net Vacant Area (ha) | | | |
| Brechin | 63 | - | 63 | 13 | 50 | 50 | Yes | n/a | |
| Rama Road Corridor | 307 | 9 | 298 | 13 | 294 | 285 | No | Yes | |
| Total | 370 | 9 | 361 | 26 | 344 | 335 | | | |

*Note: Gross-to-Net Factor of 80% applied to parcels greater than 10 gross vacant ha in size.

Township of Severn
Employment Land Supply

| | | Gross to Net* | | 80% | | | | | |
|--------------------------|------------------------|---------------------------------|--------------------------------|----------------------------|--------------------|------------------------|----------------------|-----------------------------|-----------------------------------|
| Industrial Area | Within Settlement Area | Total Designated Land Area (ha) | Non Developable Land Area (ha) | Developable Land Area (ha) | Occupied Area (ha) | Gross Vacant Area (ha) | Net Vacant Area (ha) | Servicing | Plans to Provide Services to 2031 |
| Coldwater | Yes | 45 | - | 45 | 39 | 5 | 5 | Yes for 14 ha, no for 31 ha | Yes |
| Washago | Yes | 8 | - | 8 | 7 | 2 | 2 | 8 ha serviced | Yes |
| West Shore | Yes | 120 | - | 120 | 101 | 20 | 16 | 42 ha unserviced | Yes |
| Port Severn | Yes | 23 | - | 23 | 10 | 13 | 10 | No | n/a |
| Ardtree | Yes | 17 | - | 17 | 16 | 1 | 1 | No | No |
| Bass Lake & Marchmount | Yes | 16 | - | 16 | 10 | 6 | 6 | No | No |
| Fesserton | Yes | 6 | - | 6 | 5 | 2 | 2 | No | No |
| Severn Falls | Yes | 1 | - | 1 | 1 | - | - | No | No |
| Outside Settlement Areas | No | 24 | - | 24 | 15 | 9 | 9 | No | No |
| South of Division Rd. | No** | 147 | - | 147 | 50 | 97 | 78 | No | No |
| Total | | 407 | - | 407 | 253 | 155 | 129 | | |

*Note: Gross-to-Net Factor of 80% applied to parcels greater than 10 gross vacant ha in size.

**Note: Within Secondary Plan.

**Township of Springwater
Employment Land Supply**

| | | | | | Gross to Net* | 80% | | | |
|---------------------------|------------------------------------|-----------------------------------|-------------------------------|-----------------------|---------------------------|-------------------------|-----------|--------------------------------------|--|
| Industrial Area | Total Designated Land Area (ha) | Non Developable Land Area (ha) | Developable Land Area (ha) | Occupied Area (ha) | Gross Vacant Area (ha) | Net Vacant Area (ha) | Servicing | Plans to Provide Services to 2031 | Notes |
| Information not available | | | | | 91 | 73 | n/a | n/a | Information from 2007 <i>Directions Report</i> Hemson Consulting Ltd. |
| Total | | | | n/a | | | 73 | | |

*Note: Gross-to-Net Factor of 80% applied to parcels greater than 10 gross vacant ha in size.

Township of Tay
Employment Land Supply

| Industrial Area | Within Settlement Area | Total Designated Land Area (ha) | Non Developable Land Area (ha) | Developable Land Area (ha) | Occupied Area (ha) | Gross to Net* | | Servicing | Plans to Provide Services to 2031 |
|------------------|------------------------|---------------------------------|--------------------------------|----------------------------|--------------------|------------------------|----------------------|----------------------------------|-----------------------------------|
| | | | | | | Gross Vacant Area (ha) | Net Vacant Area (ha) | | |
| Port McNicoll | No | 1 | - | 1 | 1 | - | - | Part Serviced** | No |
| Victoria Harbour | Yes | 16 | 9 | 6 | 6 | 1 | 1 | EP overlay and no access to land | n/a |
| Waubauskene | No | 32 | - | 32 | 29 | 3 | 3 | Unserviced - Sewer*** | No |
| Waverley | No | 9 | - | 9 | 8 | 1 | 1 | No | No |
| Total | | 57 | 9 | 48 | 43 | 5 | 5 | | |

*Note: Gross-to-Net Factor of 80% applied to parcels greater than 10 gross vacant ha in size.

**Note: Serviced with Municipal water. No sewer or sanitary services

***Note: Water may be extended under Highway 12.

**Township of Tiny
Employment Land Supply**

| Industrial Area | Within Settlement Area | Total Designated Land Area (ha) | Non Developable Land Area (ha) | Developable Land Area (ha) | Occupied Area (ha) | Gross to Net* | | Servicing | Plans to Provide Services to 2031 |
|----------------------|------------------------|---------------------------------|--------------------------------|----------------------------|--------------------|------------------------|----------------------|-----------|-----------------------------------|
| | | | | | | Gross Vacant Area (ha) | Net Vacant Area (ha) | | |
| Concession 7, Lot 10 | No | 20 | - | 20 | - | 20 | 16 | No | No |
| Concession 7, Lot 10 | No | 20 | - | 20 | - | 20 | 16 | No | No |
| Total | | 40 | - | 40 | - | 40 | 32 | | |

*Note: Gross-to-Net Factor of 80% applied to parcels greater than 10 gross vacant ha in size.

Town of Wasaga Beach
Employment Land Supply

| Industrial Area | Within Settlement Area | Total Designated Land Area (ha) | Non Developable Land Area (ha) | Developable Land Area (ha) | Occupied Area (ha) | Gross to Net* | | Plans to Provide Services to 2031 | |
|---|---------------------------|------------------------------------|-----------------------------------|-------------------------------|-----------------------|---------------------------|-------------------------|--------------------------------------|-----|
| | | | | | | Gross Vacant Area (ha) | Net Vacant Area (ha) | | |
| Wasagan Beach Business Park** | No | | | 16 | - | 16 | 12 | Yes | Yes |
| Parcels Abutting Wasaga Beach Business Park | Yes | | | 12 | - | 12 | 10 | Partial | Yes |
| Lands South of Airport Road | No | | | 18 | - | 18 | 14 | Partial | Yes |
| Total | | 44 | - | 45 | - | 45 | 36 | | |

*Note: Gross-to-Net Factor of 80% applied to parcels greater than 10 gross vacant ha in size. As requested by Town Staff, the approximately 1.8 net ha Macdonalds Furniture site has been included in the vacant employment land supply

**Note: Information from 2006 Employment Land Needs Analysis, Hemson Consulting Ltd.

APPENDIX A

Town of Bradford West Gwillimbury

Estimate of Residential Intensification Potential

Estimate based on SGL Analysis Dated August 2005

| Total SGL Area Identified For Intensification | | | | | |
|--|------------|-----------|--------------|-----------|--|
| | Properties | Area (HA) | Units | Density | |
| Short Term (2006-2015) | 22 | 30 | 646 | 21 | |
| Medium Term (2016-2026) | 51 | 9 | 493 | 53 | |
| Long Term (2026 and beyond) | 31 | 21 | 1,065 | 52 | |
| Total | 104 | 60 | 2,204 | 37 | |

| Total SGL Area Adjusted to Remove Parcels CUA | | | | | |
|--|------------|-----------|--------------|-----------|--|
| | Properties | Area (HA) | Units | Density | |
| Short Term (2006-2015) | 9 | 10 | 387 | 39 | |
| Medium Term (2016-2026) | 51 | 9 | 493 | 53 | |
| Long Term (2027 and beyond) | 31 | 21 | 1,065 | 51 | |
| Total | 91 | 40 | 1,945 | 49 | |

Note: 259 Units currently under application (CUA).

| Unit Mix of Intensification by Period | Single | Semi | Row | Apartment | Total |
|--|---------------|-------------|------------|------------------|--------------|
| Short Term (2006-2015) | 25% | 5% | 30% | 40% | 100% |
| Medium Term (2016-2026) | 20% | 5% | 35% | 40% | 100% |
| Long Term (2027 and beyond) | 15% | 5% | 40% | 40% | 100% |

| Intensification to 2031 by Unit Type | Single | Semi | Row | Apartment | Total |
|---|---------------|-------------|------------|------------------|--------------|
| Short Term (2006-2015) | 97 | 19 | 116 | 155 | 387 |
| Medium Term (2016-2026) | 99 | 25 | 173 | 197 | 493 |
| Long Term (2027 and beyond) | 80 | 27 | 213 | 213 | 533 |
| Total | 275 | 71 | 502 | 565 | 1,413 |

| Unit Distribution by Type Based on SGL Analysis | | | | |
|--|-------------|------------|-----------|--|
| | Area | Units | Density | |
| Short Term Density | 1.61 | 31 | 19 | |
| | 1.62 | 39 | 24 | |
| | 1.62 | 39 | 24 | |
| | 1.16 | 28 | 24 | |
| | 0.24 | 17 | 71 | |
| | 0.60 | 44 | 73 | |
| | 0.34 | 30 | 88 | |
| | 0.69 | 28 | 40 | |
| | 0.27 | 11 | 41 | |
| | 0.61 | 76 | 125 | |
| | 1.10 | 44 | 40 | |
| | 9.86 | 387 | 39 | |

Note: Remaining short term and medium term opportunities included; Half of Long-Term potential included for purposes of planning to 2031; Short Term Unit Distribution set to achieve an overall density of 40 units per gross ha, with a net to gross of 90 % to account for internal roads including small lot singles (40 foot front); Shares of singles decreased and rows increased over time to account for shift to higher density forms, as per SGL analysis. Share of apartment units maintained at 40% over the forecast period.

Township of Clearview

Estimate of Residential Intensification Potential

| Estimate of Residential Intensification Potential | | | | | | | | |
|--|-------|---------|--------|--------|------|-----|-----|-------|
| | Ha | Density | Units | Single | Semi | Row | Apt | Total |
| Creemore | 9.04 | 9 | 81 | 53 | 4 | 16 | 8 | 81 |
| Stayner | 59.15 | 9 | 532 | 346 | 27 | 106 | 53 | 532 |
| Total | 68.19 | 9 | 614 | 399 | 31 | 123 | 61 | 614 |
| Identified Intensification Areas | | | Shares | 65% | 5% | 20% | 10% | 100% |

Note: Estimate of residential intensification by type based on achieving an overall density of 9 units per ha as indicated by the Township, including large lot (90 foot front) Singles.;

Most of the identified intensification areas are within Stayner;

Many fairly large lots, 0.1 ha at least, are shown.

Town of Collingwood

Density Calculations

| Recent Housing Development By Unit Type | | | | |
|---|---------------|------------|------------|--------------|
| | Singles/Semis | Row | Apts | Total |
| 1998 | 61 | 54 | 0 | 115 |
| 1999 | 103 | 91 | 1 | 195 |
| 2000 | 84 | 110 | 2 | 196 |
| 2001 | 38 | 45 | 12 | 95 |
| 2002 | 124 | 52 | 1 | 177 |
| 2003 | 161 | 19 | 0 | 180 |
| 2004 | 246 | 169 | 2 | 417 |
| 2005 | 96 | 38 | 0 | 134 |
| 2006 | 116 | 65 | 121 | 302 |
| 2007 | 173 | 32 | 0 | 205 |
| 2008 | 158 | 148 | 30 | 336 |
| Total | 1,360 | 823 | 169 | 2,352 |
| | 58% | 35% | 7% | 100% |

| | | | | |
|--|-------------|------------|------------|--------------|
| Inside Built Boundary Unit Total Check | 3,180 | | | |
| Outside Built Boundary Check | 5,305 | | | |
| 1,091 Rows under application or pending | | | | |
| 4,100 Total units | | | | |
| 27% 40% of all units under application. | | | | |
| 40% Share of rows estimated inside built boundary | | | | |
| 15% Share of rows estimated outside built boundary | | | | |
| Within Built Boundary Unit Distribution set to equal an overall density of approximately 27 upgh, including small lot (40 foot front) singles. | | | | |
| Single | Semi | Row | Apt | Total |
| 20% | 5% | 40% | 35% | 100% |
| Outside Built Boundary Unit Distribution set to equal an overall density of approximately 13 upgh, including larger lot (60 foot front) singles. | | | | |
| Single | Semi | Row | Apt | Total |
| 70% | 5% | 15% | 10% | 100% |

| Greenfield Inside Built Boundary | | | | Greenfield Outside Built Boundary | | | |
|----------------------------------|---------------|------------|--------------|-----------------------------------|--------------|-------------|-------------|
| Area | Ha | Units | Density | Area | Ha | Units | Density |
| F | 1.60 | 78 | 48.75 | 4 | 1.1 | 10 | 9.1 |
| G | 1.06 | 17 | 16.04 | 7 | 68.36 | 634 | 9.3 |
| K | 0.98 | 22 | 22.45 | 12 | 3.59 | 56 | 15.6 |
| O | 17.00 | 459 | 27.00 | 13 | 6.14 | 125 | 20.4 |
| S | 1.27 | 9 | 7.09 | 15 | 8.8 | 178 | 20.2 |
| T | 0.45 | 12 | 26.67 | 17 | 1.56 | 43 | 27.6 |
| U | 1.57 | 21 | 13.38 | 20 | 23.6 | 307 | 13.0 |
| W | 0.98 | 36 | 36.73 | 22 | 4.2 | 57 | 13.6 |
| X | 0.28 | 4 | 14.18 | 24 | 6 | 81 | 13.5 |
| Z | 0.38 | 11 | 28.95 | 27 | 1.35 | 18 | 13.3 |
| dd | 0.87 | 40 | 45.98 | 29 | 8.9 | 172 | 19.3 |
| Total | 26.442 | 709 | 26.81 | Total | 133.6 | 1681 | 12.6 |

Working Sheet

| | Unit Mix | Units | Net Density | Net ha | Net-Gross Factor | Gross Ha | Gross Density | Net Density Calculation | | | | |
|------------------|-------------|--------------|-------------|--------------|------------------|-------------|---------------|-------------------------|------------|--------|-----|-----|
| | | | | | | | | front (ft) | depth (ft) | sq.ft. | sqm | uph |
| Singles and Semi | 25% | 250 | 30 | 8.36 | n/a | n/a | n/a | 40 | 90 | 3,600 | 334 | 30 |
| Row | 40% | 400 | 44 | 9.03 | n/a | n/a | n/a | 27 | 90 | 2,430 | 226 | 44 |
| Apartment | 35% | 350 | 75 | 4.67 | n/a | n/a | n/a | | | | | |
| TOTAL | 100% | 1,000 | 45 | 22.06 | 60% | 36.8 | 27.2 | | | | | |

Working Sheet

| | Unit Mix | Units | Net Density | Net ha | Net-Gross Factor | Gross Ha | Gross Density | Net Density Calculation | | | | |
|------------------|-------------|--------------|-------------|--------------|------------------|-------------|---------------|-------------------------|------------|--------|-----|-----|
| | | | | | | | | front (ft) | depth (ft) | sq.ft. | sqm | uph |
| Singles and Semi | 75% | 750 | 18 | 41.81 | n/a | n/a | n/a | 60 | 100 | 6,000 | 557 | 18 |
| Row | 15% | 150 | 44 | 3.39 | n/a | n/a | n/a | 27 | 90 | 2,430 | 226 | 44 |
| Apartment | 10% | 100 | 75 | 1.33 | n/a | n/a | n/a | | | | | |
| TOTAL | 100% | 1,000 | 21 | 46.52 | 60% | 77.5 | 12.9 | | | | | |

TEPCO application is at 60 feet.

Likewise Pretty River (26)

Township of Essa

Estimate of Residential Intensification Potential

Density Calculations

Unit distribution based on achieving and overall density of 10 units per gross ha, including large lot (90 foot front) singles

| Single | Semi | Row | Apartment | Total |
|--------|------|-----|-----------|-------|
| 65% | 5% | 30% | 0% | 100% |

Working Sheet

| | Unit Mix | Units | Net Density | Net ha | Net-Gross Factor | Gross Ha | Gross Density | Net Density Calculation | | | | |
|------------------|-------------|--------------|-------------|--------------|------------------|-------------|---------------|-------------------------|------------|--------|-----|-----|
| | | | | | | | | front (ft) | depth (ft) | sq.ft. | sqm | uph |
| Singles and Semi | 70% | 700 | 13 | 52.67 | n/a | n/a | n/a | 90 | 90 | 8,100 | 752 | 13 |
| Row | 30% | 300 | 44 | 6.77 | n/a | n/a | n/a | 27 | 90 | 2,430 | 226 | 44 |
| Apartment | 0% | - | 75 | 0.00 | n/a | n/a | n/a | | | | | |
| TOTAL | 100% | 1,000 | 17 | 59.45 | 60% | 99.1 | 10.1 | | | | | |

| Intensification Estimate | | | | |
|---------------------------------|------------|--------------|-----------|--|
| | Area (ha) | Units | Density | |
| Rainbow Dev. | 0.8 | 28.0 | 35 | |
| Wildflower | 1.5 | 50.0 | 33 | |
| Balogh | 3.4 | 30.0 | 9 | |
| Total | 5.7 | 108.0 | 19 | |

| Single | Semi | Row | Apartment | Total |
|--------|------|-----|-----------|-------|
| 45% | 5% | 30% | 20% | 100% |

Unit distribution set to achieve an overall density of 19 units per gross ha, including larger lot (50 foot front) singles

| Single | Semi | Row | Apartment | Total |
|--------|------|------|-----------|-------|
| 48.6 | 5.4 | 32.4 | 21.6 | 108.0 |

Town of Innisfil

Estimate of Residential Intensification Potential

Unit Distribution for Greenfields

| Total Units Under Application | | | | | |
|-------------------------------|------|-------|-----------|-------|----|
| Single | Semi | Row | Apartment | Total | |
| 4,318 | - | 1,135 | 582 | 6,035 | |
| 72% | 0% | 19% | 10% | 100% | |
| 831 | | 208 | 80 | | |
| 92 | | 478 | 110 | | |
| 131 | | 449 | 392 | | |
| 1854 | | | | | |
| 119 | | | | | |
| 50 | | | | | |
| 1,114 | | | | | |
| 145 | | | | | |
| 4,336 | | 1,135 | 582 | 6,053 | 18 |

| Intensification Estimate By Unit Type | | | | | | | |
|---------------------------------------|-------|---------|-----------------|----|-----|-------|-----|
| ha | Units | Density | | SS | Row | Apt | |
| Sandy Cov | 20 | 362 | 18 60 footers | | 362 | | |
| Alcona | 15 | 972 | 65 Rows and Apt | | | 583.2 | 389 |
| Lefroy | 2 | 205 | 88 Rows and Apt | | | 82 | 123 |
| Cookstown | 1 | 245 | 223 Apts | | | | 245 |
| Gilford | 21 | 57 | 3 Estate | | 57 | | |
| Stroud | 26 | 65 | 2 Estate | | 65 | | |
| Churchill | 8 | 20 | 2 Estate | | 20 | | |
| Fennels Cc | - | 1 | | | 1 | | |
| Total | 94 | 1,927 | | 20 | 505 | 665 | 757 |

| Single | Semi | Row | Apt | Total |
|--------|------|-----|-----|-------|
| 505 | 665 | 757 | | 1,927 |
| 26% | 35% | 39% | | |

| Single | Semi | Row | Apt | Total |
|--------|------|-----|-----|-------|
| 25% | 0% | 30% | 45% | 100% |

Set to an overall density of 20 upgh, with large lot singles, and reflecting row density count from municipal data

Town of Midland

Estimate of Residential Intensification Potential
Density Calculations

Estimated Gross Density of Registered and Draft Approved Plan

New lots typically around

| | | ft |
|-------|-------------|-------|
| Front | 40 m | 131.2 |
| Depth | 70 m | 229.6 |
| Area | 2800 meters | 9184 |

30139.94

So looking at 130 by 230 foot lots, large in the new stuff.
and at this mix.

| Single | Semi | Row | Apartment | Total |
|--------|------|-------|-----------|-------|
| 1,188 | 40 | 1,050 | 605 | 2,883 |
| 41% | 1% | 36% | 21% | 100% |

Looking at an overall density of 5 upgh
Mainly because of very large lot singles

Or Going by the Zoning By Law
For R1 zone

Minimum lot area of 610 m2 is about a 60 by 100 foot lot, at 100% singles
works out to a gross density of about 10 upgh.
This is consistent with average density in Essa.

For Towns, zoning shows a range of

| | |
|----------|----------------------|
| 150 m2 | For Townhouse Block |
| 220 m2 | For Street Townhouse |
| 66.66667 | Units Per Ha |
| 45.45455 | Units Per Ha |

So a net density of between 45 and 67, so say
56.06061

Which translates into a gross density of about 30upgh, using a net to gross of 60%

Intensification Estimate By Unit Type

Total Area identified by Town 604,908.40 square meters

Area converted to ha 60.5

Predominantly zoned residential, single family R1 R2 and R3.
Range of densities from 11 to 15,

For estimation, assume overall density of 13
Mainly singles but some rows 786.3809
75% Singles, 5% Rows and 20% Apt.

| Single | Semi | Row | Apt | Total |
|--------|------|-------|-----|-------|
| 1,188 | 40 | 1,050 | 605 | 2,883 |
| 41% | 1% | 36% | 21% | 100% |

Considering zoning, say mostly singles but also some rows to account for existing distribution

| Single | Semi | Row | Apartment | Total |
|--------|------|-----|-----------|-------|
| 80% | 0% | 10% | 10% | 100% |

Working Sheet

| | Unit Mix | Units | Net Density | Net ha | Net-Gross Factor | Gross Ha | Gross Density | Net Density Calculation | | | | |
|------------------|-------------|--------------|-------------|--------------|------------------|--------------|---------------|-------------------------|------------|--------|-----|-----|
| | | | | | | | | front (ft) | depth (ft) | sq.ft. | sqm | uph |
| Singles and Semi | 100% | 1,000 | 17 | 60.39 | n/a | n/a | n/a | 65 | 100 | 6,500 | 604 | 17 |
| Row | 0% | - | 44 | 0.00 | n/a | n/a | n/a | 27 | 90 | 2,430 | 226 | 44 |
| Apartment | 0% | - | 75 | 0.00 | n/a | n/a | n/a | | | | | |
| TOTAL | 100% | 1,000 | 17 | 60.39 | 60% | 100.6 | 9.9 | | | | | |

Working Sheet

| | Unit Mix | Units | Net Density | Net ha | Net-Gross Factor | Gross Ha | Gross Density | Net Density Calculation | | | | |
|------------------|-------------|--------------|-------------|--------------|------------------|-------------|---------------|-------------------------|------------|--------|-----|-----|
| | | | | | | | | front (ft) | depth (ft) | sq.ft. | sqm | uph |
| Singles and Semi | 0% | - | 12 | 0.00 | n/a | n/a | n/a | 90 | 100 | 9,000 | 836 | 12 |
| Row | 60% | 600 | 44 | 13.54 | n/a | n/a | n/a | 27 | 90 | 2,430 | 226 | 44 |
| Apartment | 40% | 400 | 75 | 5.33 | n/a | n/a | n/a | | | | | |
| TOTAL | 100% | 1,000 | 53 | 18.88 | 60% | 31.5 | 31.8 | | | | | |

Town of New Tecumseth
Density Calculations

Working Sheet

| | Unit | Units | Net | Net | Net-Gross | Gross | Gross | Net Density Calculation | | | | |
|------------------|-------------|--------------|-----------|--------------|------------|--------------|------------|-------------------------|------------|--------|-----|-----|
| | Mix | | Density | ha | Factor | Ha | Density | front (ft) | depth (ft) | sq.ft. | sqm | uph |
| Singles and Semi | 100% | 1,000 | 14 | 71.07 | n/a | n/a | n/a | 85 | 90 | 7,650 | 711 | 14 |
| Row | 0% | - | 44 | 0.00 | n/a | n/a | n/a | 27 | 90 | 2,430 | 226 | 44 |
| Apartment | 0% | - | 75 | 0.00 | n/a | n/a | n/a | | | | | |
| TOTAL | 100% | 1,000 | 14 | 71.07 | 60% | 118.4 | 8.4 | | | | | |

| Single | Semi | Row | Apartment | Total |
|--------|-------|-------|-----------|-------|
| 5,473 | 1,160 | 1,222 | 1,208 | 9,063 |
| 60% | 13% | 13% | 13% | 100% |

Township of Oro-Medonte

Density Calculations

| ha | Units | Density | Ha | Units | Density | ha | units | |
|--------|-------|---------|--------|-------|---------|--------|-------|--------|
| 15.77 | 28 | 1.8 | | | | | | |
| 8.47 | 21 | 2.5 | | | | | | |
| 9.02 | 15 | 1.7 | 33.26 | 64 | 1.9242 | 177.21 | 346 | 1.9525 |
| 17.5 | 26 | 1.5 | | | | | | |
| 20.8 | 22 | 1.1 | | | | | | |
| 25.01 | 14 | 0.6 | | | | | | |
| 185.63 | 230 | 1.2 | | | | | | |
| 31.7 | 55 | 1.7 | 31.7 | 55 | 1.7350 | | | |
| 27.92 | 250 | 9.0 | | | | | | |
| 37.7 | 30 | 0.8 | | | | | | |
| 9.3 | 6 | 0.6 | | | | | | |
| 4.2 | 3 | 0.7 | | | | | | |
| 110.51 | 40 | 0.4 | | | | | | |
| 59 | 137 | 2.3 | | | | | | |
| 51.85 | 83 | 1.6 | | | | | | |
| 1.4 | 7 | 5.0 | 112.25 | 227 | 2.0223 | | | |
| 85.3 | 480 | 5.6 | | | | | | |
| 36 | 700 | 19.4 | | | | | | |
| 6.17 | 4 | 0.6 | | | | | | |
| 146.9 | 246 | 1.7 | | | | | | |
| 890 | 2,397 | 2.7 | | | | | | |

| Craighurst | |
|-------------------|-------|
| Area | 36 |
| Density | 2.7 |
| Units | 38.7 |
| Hawkestone | |
| Area | 146.9 |
| Density | 2.7 |
| Units | 395.6 |

Township of Severn

Density Calculations

| | | | | | |
|-------------------|-------|----|----|-----|-------|
| Census 2006 Units | 4,325 | 30 | 5 | 250 | 4,610 |
| | 94% | 1% | 0% | 5% | 100% |

serviced
 unserviced

Three Washago, West Shore and Coldwater
 Estate res, or rural res.
 Typically between half acre and an acre.

Minimum 18m front 670 m2 total, but most are 15 m

Density of Serviced Greenfields at above mix and 50 foot singles

| | Unit | Units | Net | Net | Net-Gross | Gross | Gross | Net Density Calculation | | | | |
|------------------|-------------|--------------|-----------|--------------|------------|-------------|-------------|-------------------------|------------|--------|-----|-----|
| | Mix | | Density | ha | Factor | Ha | Density | front (ft) | depth (ft) | sq.ft. | sqm | uph |
| Singles and Semi | 95% | 950 | 24 | 39.71 | n/a | n/a | n/a | 50 | 90 | 4,500 | 418 | 24 |
| Row | 0% | - | 44 | 0.00 | n/a | n/a | n/a | 27 | 90 | 2,430 | 226 | 44 |
| Apartment | 5% | 50 | 75 | 0.67 | n/a | n/a | n/a | | | | | |
| TOTAL | 100% | 1,000 | 25 | 40.38 | 60% | 67.3 | 14.9 | | | | | |

Density of Unserviced Greenfields at Estate Residential Density

| | Unit | Units | Net | Net | Net-Gross | Gross | Gross | Net Density Calculation | | | | |
|------------------|-------------|--------------|----------|---------------|------------|--------------|------------|-------------------------|------------|--------|-------|-----|
| | Mix | | Density | ha | Factor | Ha | Density | front (ft) | depth (ft) | sq.ft. | sqm | uph |
| Singles and Semi | 100% | 1,000 | 2 | 404.12 | n/a | n/a | n/a | 145 | 300 | 43,500 | 4,041 | 2.5 |
| Row | 0% | - | 40 | 0.00 | n/a | n/a | n/a | 30 | 90 | 2,700 | 251 | 40 |
| Apartment | 0% | - | 75 | 0.00 | n/a | n/a | n/a | | | | | |
| TOTAL | 100% | 1,000 | 2 | 404.12 | 85% | 475.4 | 2.1 | | | | | |

| Area | Total Ha |
|---------------------|--------------|
| | Ha |
| Coldwater | 23 |
| Washago | 11 |
| West Shore | 10 |
| Port Severn | 2.5 |
| Ardtree | 32 |
| Bass Lake & Marchmo | 11 |
| Fesserton | 18 |
| Severn Falls | 2.3 |
| Total | 109.8 |
| Density | 15 |
| Units | 1,647.00 |

Township of Tay

Density Calculations

433.84 3.9 ha constrained due to EP3 Overlay 23.4 5.382131
 33.24 ha constrained due to EP3 Overlay 11.3

 0.75 ha constrained due to woodlot

Scenario 1: Low Density Rural Setting

Estate Residential Lots on Private Services

| | Unit | Net Density | Net ha | Net-Gross Factor | Gross Ha | Gross Density | Net Density Calculation | | | | |
|------------------|-------------|----------------|---------------|---------------------|--------------|------------------|-------------------------|------------|------------|--------|-----|
| | Mix | | | | | | Units | front (ft) | depth (ft) | sq.ft. | sqm |
| Singles and Semi | 100% | 5 | 185.80 | n/a | n/a | n/a | 100 | 200 | 20,000 | 1,858 | 5.4 |
| Row | 0% | 40 | 0.00 | n/a | n/a | n/a | 30 | 90 | 2,700 | 251 | 40 |
| Apartment | 0% | 75 | 0.00 | n/a | n/a | n/a | | | | | |
| TOTAL | 100% | 5 | 185.80 | 85% | 218.6 | 4.6 | | | | | |

APPENDIX B

(Maps to be included in the next submission to the Province).