

**SCHEDULE 1
TOWNSHIP OF SOUTHGATE
RESIDENTIAL GROWTH FORECAST SUMMARY**

Year		Population (Excluding Census Undercount)	Housing Units					Person Per Unit (PPU)
			Singles & Semi Detached	Multiple Dwellings ¹	Apartments ²	Other	Total Households	
Historical	Mid 2001	6,905	2,250	45	100	20	2,415	2.86
	Mid 2006	7,167	2,445	20	95	10	2,570	2.79
	Mid 2011	7,190	2,390	30	110	95	2,625	2.74
	Mid 2016	7,354	2,473	31	111	95	2,710	2.71
Forecast	Mid 2017	7,413	2,496	31	111	95	2,733	2.71
	Mid 2027	9,352	3,105	202	111	95	3,513	2.66
	Mid 2037	10,794	3,586	341	111	95	4,133	2.61
Incremental	Mid 2001 - Mid 2006	262	195	-25	-5	-10	155	
	Mid 2006 - Mid 2011	23	-55	10	15	85	55	
	Mid 2011 - Mid 2016	164	83	1	1	0	85	
	Mid 2016 - Mid 2017	59	23	0	0	0	23	
	Mid 2017 - Mid 2027	1,939	609	171	0	0	780	
	Mid 2017 - Mid 2037	3,381	1,090	310	0	0	1,400	

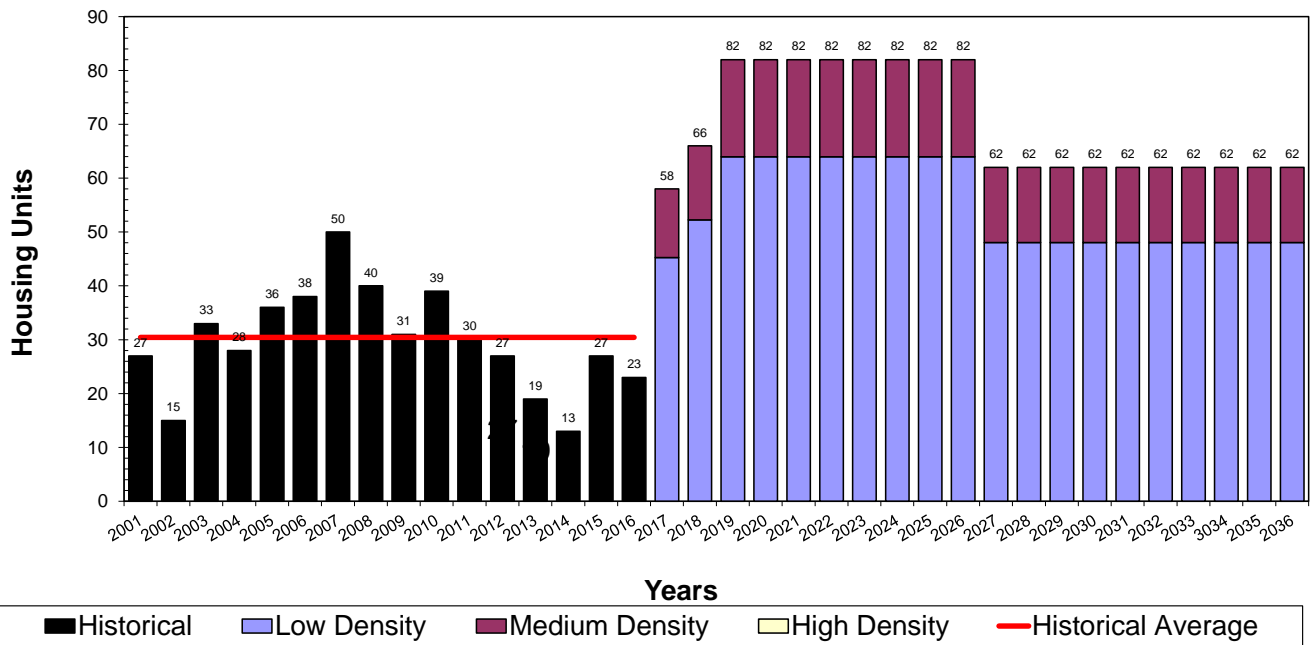
Source: Watson & Associates Economists Ltd., 2017. in conjunction with Township staff.

1. Includes townhomes and apartments in duplexes.

2. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

FIGURE A-1

ANNUAL HOUSING FORECAST¹



Source: Historical housing activity (2001-2016) based on Statistics Canada building permits.

1. Growth Forecast represents calendar year.

SCHEDULE 2
TOWNSHIP OF SOUTHGATE
ESTIMATE OF THE ANTICIPATED AMOUNT, TYPE AND LOCATION OF
RESIDENTIAL DEVELOPMENT FOR WHICH DEVELOPMENT CHARGES CAN BE IMPOSED

DEVELOPMENT LOCATION	TIMING	SINGLES & SEMI- DETACHED	MULTIPLES ¹	APARTMENTS ²	TOTAL RESIDENTIAL UNITS	GROSS POPULATION IN NEW UNITS	EXISTING UNIT POPULATION CHANGE	NET POPULATION INCREASE
Dundalk	2017 - 2027	504	171	-	675	1,874	(75)	1,799
	2017 - 2037	920	310	-	1,230	3,415	(163)	3,251
Remaining Urban	2017 - 2027	25	-	-	25	75	(25)	50
	2017 - 2037	50	-	-	50	149	(54)	95
Rural	2017 - 2027	80	-	-	80	240	(150)	90
	2017 - 2037	120	-	-	120	361	(327)	34
Township of Southgate	2017 - 2027	609	171	-	780	2,189	(250)	1,939
	2017 - 2037	1,090	310	-	1,400	3,926	(545)	3,381

Source: Watson & Associates Economists Ltd., 2017

Residential distribution based on a combination of historical permit activity, available housing supply and discussions with Township staff regarding future development prospects.

1. Includes townhomes and apartments in duplexes.

2. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

**SCHEDULE 3
TOWNSHIP OF SOUTHGATE
CURRENT YEAR GROWTH FORECAST
MID 2016 TO MID 2017**

		POPULATION
Mid 2016 Population		7,354
Occupants of New Housing Units, Mid 2016 to Mid 2017	<i>Units (2)</i>	23
	<i>multiplied by persons per unit (3)</i>	2.58
	<i>gross population increase</i>	59
Decline in Housing Unit Occupancy, Mid 2016 to Mid 2017	<i>Units (4)</i>	2,625
	<i>multiplied by ppu decline rate (5)</i>	0.0001
	<i>total decline in population</i>	0
Population Estimate to Mid 2017		7,413
<i>Net Population Increase, Mid 2016 to Mid 2017</i>		59

(1) 2016 population based on StatsCan Census unadjusted for Census Undercount.

(2) Estimated residential units constructed, Mid 2016 to the beginning of the growth period, assuming a six month lag between construction and occupancy.

(3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit ¹	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.58	100%	2.58
<i>Multiples (6)</i>	2.10	0%	0.00
<i>Apartments (7)</i>	1.76	0%	0.00
Total		100%	2.58

¹ Based on 2011 Census custom database

² Based on Building permit/completion activity

(4) 2016 households taken from StatsCan Census.

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhomes and apartments in duplexes.

(7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

**SCHEDULE 4
TOWNSHIP OF SOUTHGATE
TEN YEAR GROWTH FORECAST
MID 2017 TO MID 2027**

		POPULATION
Mid 2017 Population		7,413
Occupants of New Housing Units, Mid 2017 to Mid 2027	<i>Units (2)</i>	780
	<i>multiplied by persons per unit (3)</i>	2.81
	<i>gross population increase</i>	2,189
Decline in Housing Unit Occupancy, Mid 2017 to Mid 2027	<i>Units (4)</i>	2,710
	<i>multiplied by ppu decline rate (5)</i>	-0.0923
	<i>total decline in population</i>	-250
Population Estimate to Mid 2027		9,352
Net Population Increase, Mid 2017 to Mid 2027		1,939

(1) Mid 2017 Population based on:

2016 Population (7,354) + Mid 2016 to Mid 2017 estimated housing units to beginning of forecast period (23 x 2.58 = 59) + (2,625 x 0.0001 =) = 7,413

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit ¹	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.01	78%	2.35
<i>Multiples (6)</i>	2.10	22%	0.46
<i>Apartments (7)</i>	1.76	0%	0.00
<i>one bedroom or less</i>	1.24		
<i>two bedrooms or more</i>	1.93		
Total		100%	2.81

¹ Persons per unit based on adjusted Statistics Canada Custom 2011 Census database.

² Forecast unit mix based upon historical trends and housing units in the development process.

(4) Mid 2017 households based upon 2,625 (2016 Census) + 23 (Mid 2016 to Mid 2017 unit estimate) = 2,733

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhomes and apartments in duplexes.

(7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

**SCHEDULE 5
TOWNSHIP OF SOUTHGATE
TWENTY YEAR GROWTH FORECAST
MID 2017 TO MID 2037**

		POPULATION
Mid 2017 Population		7,413
Occupants of New Housing Units, Mid 2017 to Mid 2037	<i>Units (2)</i>	1,400
	<i>multiplied by persons per unit (3)</i>	2.80
	<i>gross population increase</i>	3,926
Decline in Housing Unit Occupancy, Mid 2017 to Mid 2037	<i>Units (4)</i>	2,710
	<i>multiplied by ppu decline rate (5)</i>	-0.2011
	<i>total decline in population</i>	-545
Population Estimate to Mid 2037		10,794
Net Population Increase, Mid 2017 to Mid 2037		3,381

(1) Mid 2017 Population based on:

2016 Population (7,354) + Mid 2016 to Mid 2017 estimated housing units to beginning of forecast period (23 x 2.58 = 59) + (2,625 x 0.0001 =) = 7,413

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit ¹	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.01	78%	2.34
<i>Multiples (6)</i>	2.10	22%	0.46
<i>Apartments (7)</i>	1.76	0%	0.00
<i>one bedroom or less</i>	1.24		
<i>two bedrooms or more</i>	1.93		
Total		100%	2.80

¹ Persons per unit based on adjusted Statistics Canada Custom 2011 Census database.

² Forecast unit mix based upon historical trends and housing units in the development process.

(4) Mid 2017 households based upon 2,625 (2016 Census) + 23 (Mid 2016 to Mid 2017 unit estimate) = 2,733

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhomes and apartments in duplexes.

(7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

SCHEDULE 6
TOWNSHIP OF SOUTHGATE
SUMMARY OF UNITS IN THE DEVELOPMENT PROCESS

Developer Name	Development Timing	Single or Semi-detached	Townhomes	Total
Highway #10 property owned by Southgate	2027-2046	39	25	64
Flato East - (10 yr)	2018-2028	310	90	400
Flato East - (20 yr)		0	100	100
Flato North	2018-2026	267	0	267
Keating Property	20127-2036	30	0	30
Flato West	2017	70	0	70
Breamore Street	2027-2036	30	10	40
Gilas Development - (10 yr)	2020-2030	45	0	45
Gilas Development - (20 yr)		55	30	85
White Rose Park	2017-2020	54	12	66
Chan Property	2027-2036	10	0	10
Young Street infill project	2017-2026	10	0	10
Flato Eco Park Lands	2018-2036	0	43	43
Southgate - Village of Dundalk		920	310	1,230

Source: Derived by Watson & Associates Economists Ltd. based on Township of Southgate Building Department.

Represents units expected to be completed construction within long-term forecast period.

SCHEDULE 7

TOWNSHIP OF SOUTHGATE HISTORICAL RESIDENTIAL BUILDING PERMITS YEARS 2007 - 2016

Year	RESIDENTIAL BUILDING PERMITS			
	Singles & Semi Detached	Multiples ¹	Apartments ²	Total
2007	50	0	0	50
2008	40	0	0	40
2009	31	0	0	31
2010	39	0	0	39
2011	28	1	1	30
Sub-total	188	1	1	190
Average (2007 - 2011)	38	0	0	38
% Breakdown	98.9%	0.5%	0.5%	100.0%
2012	27	0	0	27
2013	19	0	0	19
2014	13	0	0	13
2015	27	0	0	27
2016	23	0	0	23
Sub-total	109	0	0	109
Average (2012 - 2016)	22	0	0	22
% Breakdown	100.0%	0.0%	0.0%	100.0%
2007 - 2016 Total	297	1	1	299
Average	30	0	0	30
% Breakdown	99.3%	0.3%	0.3%	100.0%

Sources:

Building Permits - Statistics Canada Publication.

Township of Southgate Building Department.

1. Includes townhomes and apartments in duplexes.

2. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

SCHEDULE 8a

TOWNSHIP OF SOUTHGATE PERSONS PER UNIT BY AGE AND TYPE OF DWELLING (2011 CENSUS)

Age of Dwelling	SINGLES AND SEMI-DETACHED						20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	-	2.556	-	2.556	
6-10	-	-	-	2.600	5.333	3.103	
11-15	-	-	3.000	3.481	-	3.260	
16-20	-	-	-	3.063	3.286	3.103	3.01
20-25	-	-	-	2.677	-	2.677	
25-35	-	-	-	3.526	-	3.526	
35+	-	-	1.786	2.659	4.036	2.621	
Total	-	-	2.139	2.807	4.098	2.802	

1. The Census PPU has been adjusted to account for the downward PPU trend which has been recently experienced in both new and older units, largely due to the aging of the population.

2. Includes townhomes and apartments in duplexes.

3. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

Note: Does not include Statistics Canada data classified as 'Other'

PPU Not calculated for samples less than or equal to 50 dwelling units, and does not include institutional population.

SCHEDULE 8b

GREY COUNTY PERSONS PER UNIT BY AGE AND TYPE OF DWELLING (2011 CENSUS)

Age of Dwelling	SINGLES AND SEMI-DETACHED						Adjusted PPU ¹	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.982	2.684	3.125	2.620	2.56	
6-10	-	-	2.205	2.494	3.814	2.613	2.58	
11-15	-	-	2.207	2.793	3.240	2.702	2.69	
16-20	-	-	1.821	2.893	3.115	2.795	2.79	2.65
20-25	-	-	2.255	2.564	3.411	2.602	2.60	
25-35	-	-	1.900	2.608	4.136	2.530	2.53	
35+	0.786	1.581	2.030	2.559	3.374	2.500	2.50	
Total	0.606	1.628	2.045	2.599	3.412	2.553		

Age of Dwelling	MULTIPLES ²						Adjusted PPU ¹	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.378	1.769	-	1.519	1.45	
6-10	-	-	1.417	-	-	1.609	1.57	
11-15	-	-	1.357	-	-	2.111	2.09	
16-20	-	-	1.923	2.417	-	3.290	3.27	2.10
20-25	-	-	-	2.286	-	2.025	2.02	
25-35	-	-	-	3.077	-	2.818	2.81	
35+	0.431	1.429	3.250	2.756	-	1.899	1.90	
Total	0.793	1.414	2.039	2.583	-	2.015		

Age of Dwelling	APARTMENTS ³						Adjusted PPU ¹	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.474	-	-	-	1.957	2.19	
6-10	-	-	2.667	-	-	1.842	1.95	
11-15	-	-	1.545	-	-	1.438	1.48	
16-20	-	1.344	1.500	-	-	1.424	1.44	1.76
20-25	-	-	1.722	-	-	1.723	1.74	
25-35	-	1.080	1.926	-	-	1.449	1.45	
35+	1.643	1.145	1.782	2.371	-	1.523	1.53	
Total	0.921	1.175	1.795	2.658	-	1.535		

Age of Dwelling	ALL DENSITY TYPES					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.548	1.737	2.653	3.179	2.417
6-10	-	-	2.028	2.456	3.814	2.525
11-15	-	-	2.000	2.767	3.259	2.564
16-20	-	1.268	1.667	2.815	3.633	2.587
20-25	-	1.500	1.981	2.505	3.411	2.467
25-35	-	1.136	1.939	2.547	3.957	2.304
35+	1.063	1.233	1.914	2.548	3.294	2.315
Total	1.059	1.251	1.909	2.573	3.396	2.374

1. The Census PPU has been adjusted to account for the downward PPU trend which has been recently experienced in both new and older units, largely due to the aging of the population.

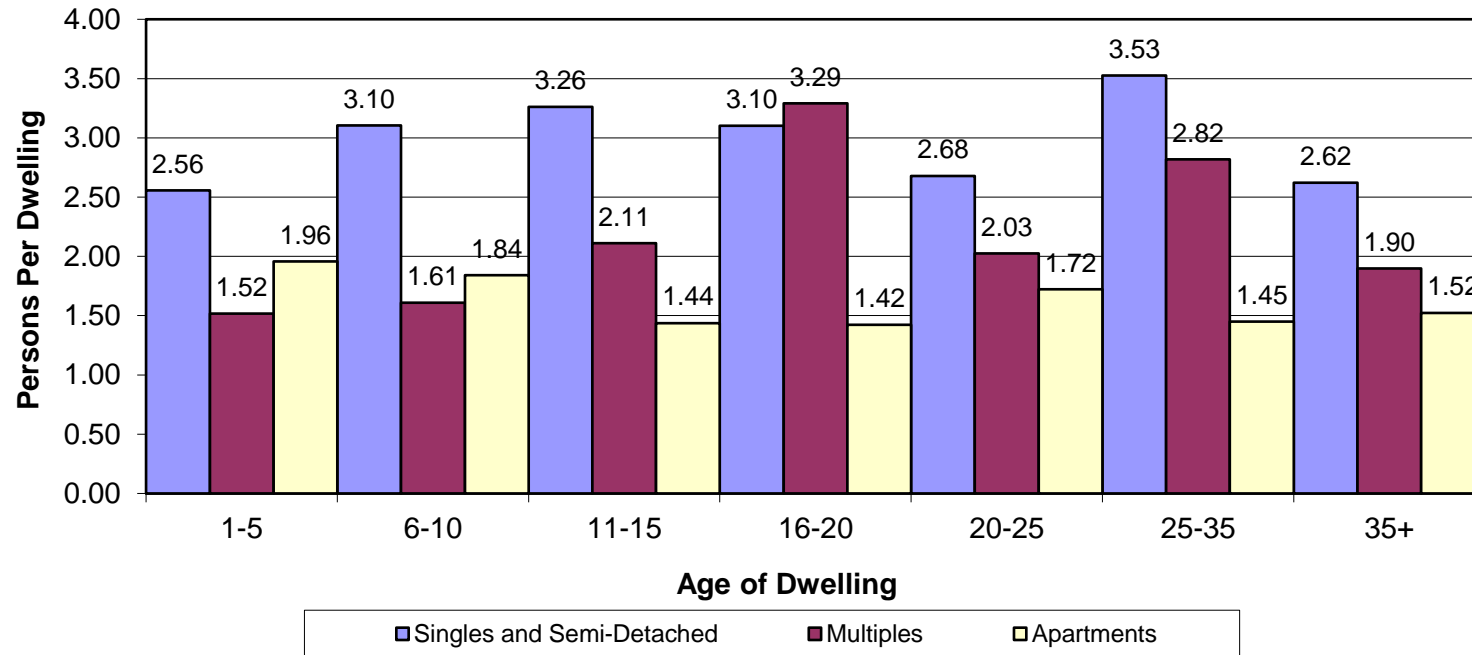
2. Includes townhomes and apartments in duplexes.

3. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

Note: Does not include Statistics Canada data classified as 'Other'

PPU Not calculated for samples less than or equal to 50 dwelling units, and does not include institutional population.

**SCHEDULE 9
TOWNSHIP OF SOUTHGATE
PERSONS PER UNIT BY STRUCTURAL TYPE AND AGE OF DWELLING
(2011 CENSUS)**



Multiple and Apartment PPUs are based on Grey County .

**SCHEDULE 10a
TOWNSHIP OF SOUTHGATE
EMPLOYMENT FORECAST, 2017 - Mid 2037**

Period	Population	Activity Rate						Employment					
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total Employment
Mid 2001	6,905	0.008	0.106	0.054	0.038	0.020	0.228	55	735	376	266	140	1,571
Mid 2006	7,167	0.015	0.076	0.049	0.036	0.017	0.193	110	545	348	258	120	1,381
Mid 2011 ¹	7,190	0.022	0.028	0.041	0.047	0.015	0.152	156	204	294	336	106	1,095
Mid 2016 ²	7,354	0.021	0.029	0.048	0.037	0.015	0.000	156	216	356	275	108	1,111
Mid 2017	7,413	0.022	0.029	0.051	0.037	0.015	0.154	156	217	378	275	108	1,134
Mid 2027	9,352	0.020	0.030	0.042	0.059	0.016	0.167	190	278	388	554	151	1,561
Mid 2037	10,794	0.020	0.029	0.039	0.075	0.016	0.180	216	315	421	815	172	1,939
Incremental Change													
Mid 2001 - Mid 2006	262	0.007	-0.030	-0.006	-0.002	-0.004	-0.035	55	-190	-28	-8	-20	-190
Mid 2006 - Mid 2011	23	0.0063	-0.0477	-0.0077	0.0107	-0.0020	-0.0404	46	-341	-54	78	-14	-286
Mid 2011 - Mid 2016	164	-0.0004	0.0010	0.0076	-0.0093	0.0000	-0.1523	0	12	62	-61	2	16
Mid 2016 - Mid 2017	59	0.0000	0.0009	0.0102	-0.0096	-0.0002	0.0013	0	13	84	-61	2	39
Mid 2017 - Mid 2027	1,939	-0.0013	0.0004	-0.0095	0.0221	0.0016	0.0133	34	61	10	279	43	427
Mid 2017 - Mid 2037	3,381	-0.0016	-0.0001	-0.0120	0.0383	0.0014	0.0261	60	98	43	540	64	805
Annual Average													
Mid 2001 - Mid 2006	52	0.00148	-0.00608	-0.00117	-0.00049	-0.00071	-0.00697	11	-38	-6	-2	-4	-38
Mid 2006 - Mid 2011	5	0.0013	-0.0095	-0.0015	0.0021	-0.0004	-0.0081	9	-68	-11	16	-3	-57
Mid 2011 - Mid 2016	33	-0.0001	0.0002	0.0015	-0.0019	0.0000	-0.0305	0	2	12	-12	0	3
Mid 2016 - Mid 2017	10	0.0000	0.0001	0.0017	-0.0016	0.0000	0.0002	0	2	14	-10	0	6
Mid 2017 - Mid 2027	194	-0.00013	0.00004	-0.00095	0.00221	0.00016	0.00133	3	6	1	28	4	43
Mid 2017 - Mid 2037	169	-0.00008	0.00000	-0.00060	0.00192	0.00007	0.00130	3	5	2	27	3	40

Source: Watson & Associates Economists Ltd., 2017. in conjunction with Township staff.

1. Derived from EMSI 2014 data for the Township of Southgate.

2. Derived from EMSI 2014 data for the Township of Southgate adjusted for recent non-residential development activity.

SCHEDULE 10b
TOWNSHIP OF SOUTHGATE
EMPLOYMENT (Excluding Work at Home) & GROSS FLOOR AREA (GFA) FORECAST, 2015 TO 2035

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ³			
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2001	6,905	55	376	266	140	836				
Mid 2006	7,167	110	348	258	120	836				
Mid 2011 ¹	7,190	156	294	336	106	891				
Mid 2016 ²	7,354	156	356	275	108	895				
Mid 2017	7,413	156	378	275	108	917				
Mid 2027	9,352	190	388	554	151	1,283				
Mid 2037	10,794	216	421	815	172	1,624				
Incremental Change										
Mid 2001 - Mid 2006	262	55	-28	-8	-20	0				
Mid 2006 - Mid 2011	23	46	-54	78	-14	55				
Mid 2011 - Mid 2016	164	0	62	-61	2	4				
Mid 2016 - Mid 2017	59	0	22	-61	2	26	26,500	0	0	26,500
Mid 2017 - Mid 2027	1,939	34	10	279	43	366	11,900	153,400	30,100	195,400
Mid 2017 - Mid 2037	3,381	60	43	540	64	707	51,500	297,000	44,800	393,300
Annual Average										
Mid 2001 - Mid 2006	52	11	-6	-2	-4	0				
Mid 2006 - Mid 2011	5	9	-11	16	-3	11				
Mid 2011 - Mid 2016	33	0	12	-12	0	1				
Mid 2016 - Mid 2017	10	0	4	-10	0	4	26,500	0	0	26,500
Mid 2017 - Mid 2027	194	3	1	28	4	37	1,190	15,340	3,010	19,540
Mid 2017 - Mid 2037	169	3	2	27	3	35	2,575	14,850	2,240	19,665

Source: Watson & Associates Economists Ltd., 2017. in conjunction with Township staff.

1. Derived from EMSI 2014 data for the Township of Southgate.

2. Derived from EMSI 2014 data for the Township of Southgate adjusted for recent non-residential development activity.

3. Square Foot Per Employee Assumptions

Industrial	1,300
Commercial/ Population Related	550
Institutional	700

SCHEDULE 10c

**ESTIMATE OF THE ANTICIPATED AMOUNT, TYPE AND LOCATION OF
NON-RESIDENTIAL DEVELOPMENT FOR WHICH DEVELOPMENT CHARGES CAN BE IMPOSED**

DEVELOPMENT LOCATION	TIMING	INDUSTRIAL GFA S.F.	COMMERCIAL GFA S.F.	INSTITUTIONAL GFA S.F.	TOTAL NON-RES GFA S.F.	EMPLOYMENT INCREASE ¹
Dundalk	2017 - 2027	11,900	139,100	30,100	181,100	306
	2017 - 2037	51,500	275,500	44,800	371,800	608
Remaining Urban	2017 - 2027	-	5,600	-	5,600	10
	2017 - 2037	-	12,200	-	12,200	22
Rural	2017 - 2027	-	8,800	-	8,800	50
	2017 - 2037	-	9,400	-	9,400	77
Township of Southgate	2017 - 2027	11,900	153,400	30,100	195,400	366
	2017 - 2037	51,500	297,000	44,800	393,300	707

Source: Watson & Associates Economists Ltd., 2017

1. Employment Increase does not include No Fixed Place of Work.

2. Square feet per employee assumptions:

Industrie	1,200
Comme	550
Institutu	700

SCHEDULE 11
TOWNSHIP OF SOUTHGATE
NON-RESIDENTIAL CONSTRUCTION VALUE
YEARS 2002 - 2013
(000's 2014 \$)

YEAR	Industrial				Commercial				Institutional				Total			
	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total
2002	2,278	684	0	2,962	148	122	0	270	685	253	0	938	3,111	1,059	0	4,170
2003	3,051	661	0	3,711	305	265	0	570	53	17	0	70	3,409	943	0	4,352
2004	556	38	0	594	950	145	0	1,095	0	0	0	0	1,506	183	0	1,690
2005	0	0	0	0	3,032	601	0	3,634	6	12	0	18	3,039	614	0	3,652
2006	0	0	389	389	2,217	487	0	2,705	52	5	0	57	2,269	492	389	3,150
2007	285	0	0	285	2,105	335	0	2,441	25	285	0	310	2,415	621	0	3,036
2008	70	0	0	70	3,266	446	0	3,713	0	0	0	0	3,337	446	0	3,783
2009	3,742	76	0	3,818	1,351	1,777	0	3,128	846	43	0	889	5,940	1,896	0	7,836
2010	2,460	226	0	2,686	231	59	0	290	624	64	0	688	3,315	349	0	3,664
2011	891	131	261	1,283	2,580	381	0	2,961	6	0	0	6	3,478	512	261	4,250
2012	10,803	321	0	11,124	187	46	0	233	204	31	0	235	11,193	398	0	11,591
2013	7,440	714	400	8,554	865	0	0	865	200	0	0	200	8,505	714	400	9,619
2014	9,819	228	0	10,047	0	0	0	0	100	250	0	350	9,919	478	0	10,397
2015	5,662	675	0	6,337	0	0	0	0	0	0	0	0	5,662	675	0	6,337
Subtotal	47,058	3,753	1,050	51,862	17,239	4,665	0	21,904	2,801	961	0	3,763	67,099	9,380	1,050	77,528
Percent of Total	91%	7%	2%	100%	79%	21%	0%	100%	74%	26%	0%	100%	87%	12%	1%	100%
Average	3,361	268	75	3,704	1,231	333	0	1,565	200	69	0	269	4,793	670	75	5,538
2002 - 2015																
Period Total				51,862				21,904				3,763				77,528
2002-2013 Average				3,704				1,565				269				5,538
% Breakdown				66.9%				28.3%				4.9%				100.0%

Source: Statistics Canada Publication.

Note: Inflated to year-end 2013 (January, 2014) dollars using Reed Construction Cost Index.

SCHEDULE 12
TOWNSHIP OF SOUTHGATE

EMPLOYMENT TO POPULATION RATIO BY MAJOR EMPLOYMENT SECTOR, 2001 TO 2011

NAICS		Year			Change		Comments
		2001	2006	2011	01-06	06-11	
Employment by industry							Categories which relate to local land-based resources.
	<u>Primary Industry Employment</u>						
11	Agriculture, forestry, fishing and hunting	520	390	173	-130	-217	
21	Mining and oil and gas extraction	0	0	10	0	10	
Sub-total		520	390	183	-130	-207	
	<u>Industrial and Other Employment</u>						Categories which relate primarily to industrial land supply and demand.
22	Utilities	10	0	11	-10	11	
23	Construction	85	40	62	-45	22	
31-33	Manufacturing	255	245	81	-10	-164	
41	Wholesale trade	65	35	108	-30	73	
48-49	Transportation and warehousing	85	85	127	0	42	
56	Waste management and remediation services	13	18	5	5	-13	
Sub-total		513	423	394	-90	-29	
	<u>Population Related Employment</u>						Categories which relate primarily to population growth within the municipality.
44-45	Retail trade	110	65	205	-45	140	
51	Information and cultural industries	15	20	10	5	-10	
52	Finance and insurance	25	30	61	5	31	
53	Real estate and rental and leasing	35	15	19	-20	4	
54	Professional, scientific and technical services	40	80	11	40	-69	
55	Management of companies and enterprises	10	0	0	-10	0	
56	Administrative and support	13	18	5	5	-13	
71	Arts, entertainment and recreation	20	10	10	-10	0	
72	Accommodation and food services	50	30	22	-20	-8	
81	Other services (except public administration)	55	135	44	80	-91	
Sub-total		373	403	387	30	-16	
	<u>Institutional</u>						
61	Educational services	70	65	75	-5	10	
62	Health care and social assistance	50	65	19	15	-46	
91	Public administration	45	35	37	-10	2	
Sub-total		165	165	131	0	-34	
Total Employment		1,571	1,381	1,095	-190	-286	
Population		6,905	7,167	7,190	262	23	
<u>Employment to Population Ratio</u>							
Industrial and Other Employment		0.07	0.06	0.05	-0.02	0.00	
Population Related Employment		0.05	0.06	0.05	0.00	0.00	
Institutional Employment		0.02	0.02	0.02	0.00	0.00	
Primary Industry Employment		0.08	0.05	0.03	-0.02	-0.03	
Total		0.23	0.19	0.15	-0.03	-0.04	

Source: Statistics Canada Employment by Place of Work.

Note: 2001-2011 employment figures are classified by North American Industry Classification System (NAICS) Code.