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Updated: January, 2007



Where Town and Country Meet



Nottawasaga Futures

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About the Community Profile

The Community Profile provides a quick overview of the Township. The information provided has been compiled for use by businesses, both existing and those interested in possibility relocating to the area, as well as for local citizens and community partners. The majority of the information was obtained from the census data through Stats Canada, information provided by the Township of Essa, as well as from other community partners, organizations and agencies.

About the Township of Essa

The Township of Essa is older than Canada itself. Named after the daughter of an Indian Chief, Essa was first surveyed in 1820. 2000 marked the 150th Anniversary of the Township. Essa is an urban/rural mix and truly a place where Town and Country meet. It is located in the heart of the County of Simcoe, about an hour drive north of Toronto.

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Township of Essa

Greg Murphy,

CAO

Township of Essa

5786 County Road #21

Utopia, Essa Township

LOM 1TO

Phone: (705) 424-9917 ext. 109

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Community Economic Development Office

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Mission Statement To promote progressive growth in Essa's commercial and industrial sectors while maintaining strong support for existing businesses

Economic Goals The main economic goals are to:

- provide additional opportunities for Township residents to live and work within their own community;
- preserve and protect the agricultural industry;
- encourage development that is compatible with the Township's resource base; and
- develop the retail and personal service sectors in order to retain and attract consumers.

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Economic Activities

Historically, the primary economic activity of the Township was agriculture. Although in recent years the local economy has diversified to include a thriving commercial retail and service industry sector, farming and a rural based economy remains important to the overall economic wellbeing of the municipality.

The Canadian Armed Forces Base Borden is located in Essa and adds substantially to the tax base. The approximate 10,000 residents and employees on the Base significantly support local businesses, particularly in Angus.

Angus has available municipal services to support development and as such has become the commercial and retail hub for the municipality.

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Yearly Population Growth

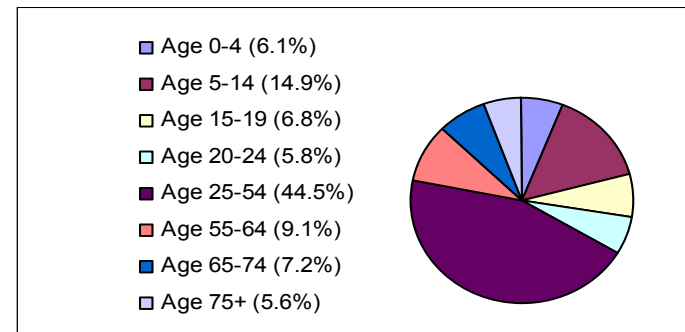
(Stats Canada, 2006)

The 2006 Census reported the total population of Essa at 18,831. A change of 12 % over 2001 figures. Historically, between 1990 and 2001, the population increased by 11.4%. This rate was faster than the overall population growth rate for the province of Ontario which stood at only 6.6%.

There are currently 1,500 draft approved residential lots in Angus where building has begun and will continue throughout 2007. Growth projections will increase significantly and will more than likely surpass the building levels experienced in the late eighties. In fact, 2005 building statistics reached an all-time high. Again, the housing boom shows no sign of slowing down in Angus given that the Municipality has recently completed major infrastructure improvements providing for additional servicing.

Population by Age Cohort

(Stats Canada, 2006)



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Population Details

Assessment records showed the following break down of Essa's population:

Angus	7,037
Baxter	340
Thornton	1,550
Colwell	339
Ivy	117
Egbert	93
Utopia	72
Base Borden	3,175
Remaining Rural	4,967

Population Projections

According to a recent study (2006), the area's population is anticipated to grow by an additional 275,000 people over the next 30 years.

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Pop. By Field of Study

Pop. 15-24 By Attendance

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Education

Educational Achievements

Sixty-five percent of the population over the age of 15 have obtained at least a high school certificate.

The following data illustrates the level of education achieved by the residents of Essa over the age of 15 at the time of the 2001 Census:

Some High School Education	2376
Secondary School Graduation Certificate	3074
Trade certificates, diploma	1400
College certificate, diploma	2303
Bachelor's Degree or higher	1047

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Population By Major Field of Study

	No. of Males	% Males	No. of Females	% Females
Postsecondary qualifications by major field of study	2300	100%	2105	100%
Educational, recreational and counselling services	80	3%	255	12%
Fine and applied arts	25	1%	185	9%
Humanities and related fields	95	4%	105	5%
Social sciences and related fields	190	8%	250	12%
Commerce, management and business administration	245	11%	560	27%
Agricultural and biological sciences/technologies	170	7%	110	5%
Engineering and applied sciences	160	7%	10	0%
Engineering and applied science technologies and trades	1195	52%	150	7%
Health professions, sciences and technologies	70	3%	440	21%
Mathematics and physical sciences	60	3%	30	1%

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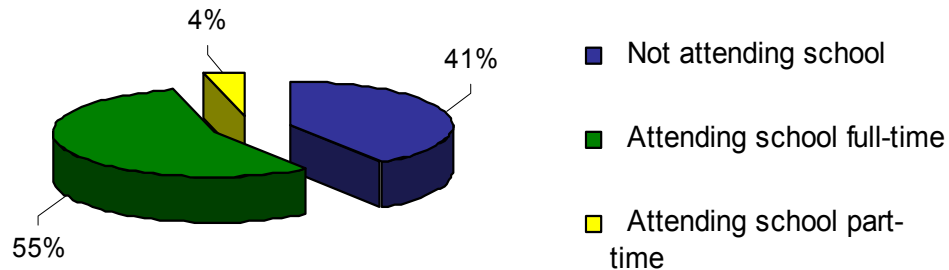
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Education

Population 15-24 By School Attendance

(Source: 2001 Census)



Educational Facilities

The Township is well serviced by public and separate elementary schools. Secondary school students travel by bus to either Barrie or Alliston for their education. Essa also has available within its boundaries educational facilities which provide French instruction at the elementary levels in both the public and separate school systems.

Post secondary education is available nearby in Barrie through Georgian College as well as a variety of institutions in the Toronto area within a short drive to the south of Essa.

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Labour Force Activity

(Stats Canada, 2001)

In the labour force	9370
Employed	6746
Unemployed	468
Participation rate	75%
Employment rate	72%
Unemployment rate	5%

A relatively low unemployment rate is found throughout the Essa area.

Worker Classification

	Males		Females	
All classes of worker	4780	55%	3870	45%
Employees	4055	85%	3420	88%
Self-employed (incorporated)	160	3%	55	1%
Self-employed (unincorporated)	550	12%	330	9%
Unpaid family workers	25	29%	65	76%

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Labour

Place of Work

In “The Economic Impact of Agriculture on the Economy of Simcoe County”, it is reported that 28% of Essa’s male workforce and 16% of the female workforce are employed outside of Simcoe County.

Occupations of Residents

(Stats Canada, 2001)

Total labour force	9370	100%
Sales and service occupations	3,055	32%
Trades, transport and equipment operators	1,590	17%
Business, finance and administrative occupations	1,270	14%
Management occupations	895	10%
Processing, manufacturing and utilities	790	8%
Primary industry	375	4%
Health occupations	425	5%
Natural and applied sciences	365	4%
Social science, education, government service and religion	455	5%
Art, culture, recreation and sport	150	2%

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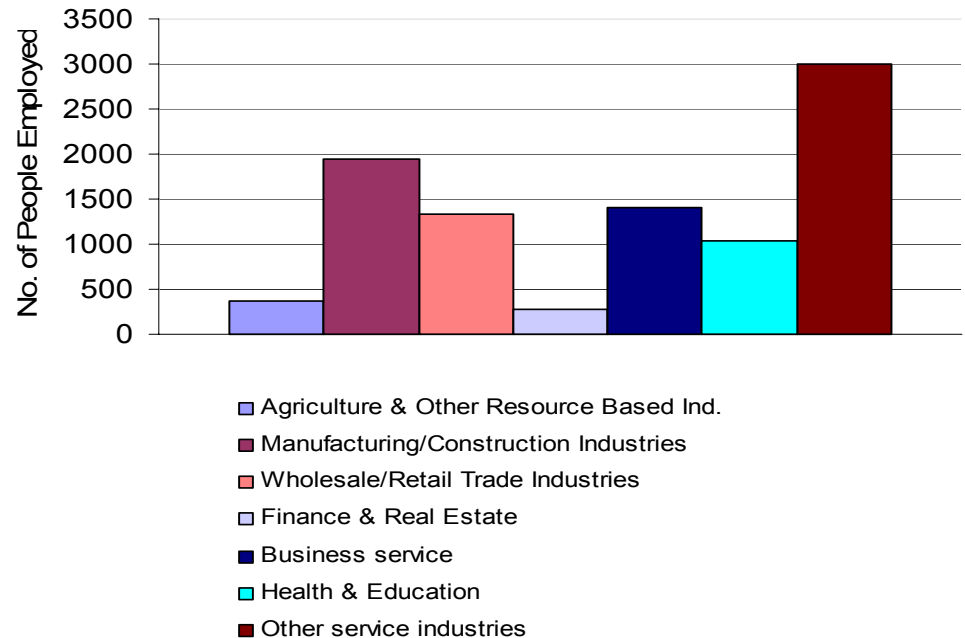
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Type of Industries Employing Essa Residents (Stats Canada, 2001)



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Labour Costs (Source: Barrie HRDC)

Job name	Low	Average	High	Per
Financial Auditors and Accountants	\$44,191.00	\$51,907.00	\$64,974.00	Yr
Human resource managers	\$18.68	\$23.62	\$27.74	Hr
Retail Salespersons and Sales Clerks	\$7.36	\$10.40	\$17.25	Hr
Security Guards and Related Occupations	\$7.82	\$9.59	\$13.11	Hr
Labourers in Metal Fabrication	\$9.45	\$11.68	\$16.69	Hr
Secretaries (except legal and medical)	\$417.00	\$620.00	\$760.00	W
General office clerks	\$9.03	\$13.39	\$18.74	Hr
Data entry clerks	\$9.65	\$12.77	\$16.65	Hr
Customer service, information & related clerks	\$9.17	\$12.61	\$18.56	Hr
Shipper & receivers	\$9.79	\$12.57	\$16.39	Hr
Electricians (Except Industrial and Power System)	\$18.72	\$27.28	\$34.54	Hr
Community and Social Service Workers	\$457.00	\$637.00	\$816.00	W
Civil Engineering Technologists & Technicians	\$12.88	\$18.23	\$23.18	Hr
Sales representative, wholesale trade	\$10.50	\$17.40	\$23.00	Hr
Machinists and machining and tooling inspectors	\$10.41	\$17.05	\$20.83	Hr
Tool and die makers	\$11.55	\$19.94	\$26.25	Hr
Heavy Equipment Operators (Except Crane)	\$16.68	\$24.25	\$33.63	Hr
Welders	\$13.62	\$15.80	\$19.20	Hr
Construction millwrights and industrial mechanics	\$17.75	\$23.22	\$30.13	Hr
Truck drivers	\$13.06	\$17.30	\$23.82	Hr
Material handlers/forklift truck drivers	\$9.14	\$13.41	\$18.16	Hr
Motor Vehicle Mechanics, Tech. & Repairers	\$13.13	\$18.21	\$21.66	Hr
Motor vehicle assemblers, inspectors, testers	\$12.36	\$16.55	\$21.18	Hr
Machining assemblers and inspectors	\$10.41	\$17.05	\$20.83	Hr
Machining tool operators	\$12.91	\$17.27	\$21.38	Hr
Metalworking Machine Operators	\$11.36	\$13.41	\$15.06	Hr
Construction Trades Helpers and Labourers	\$11.03	\$16.28	\$25.28	Hr
Other labourers/processing, manufacturing and utilities	\$8.73	\$14.15	\$22.21	Hr

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Cost of Living

Income

- average income - \$32,582 per year
- average family income - \$52,481
- the average income for male is \$47,671 and for full time female workers it is \$33,327

Rental Costs

- the average gross rent is \$652
- 25% of tenants spend more than 30% of their household income to cover the cost of shelter
- 28% of occupied private dwellings in Essa are rented

Housing Costs

- the average value of a private dwelling in Essa is \$178,894
- average mortgage payment is \$956
- 22% of home owners spend more than 30% of their household income to cover the cost of shelter

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Housing Characteristics

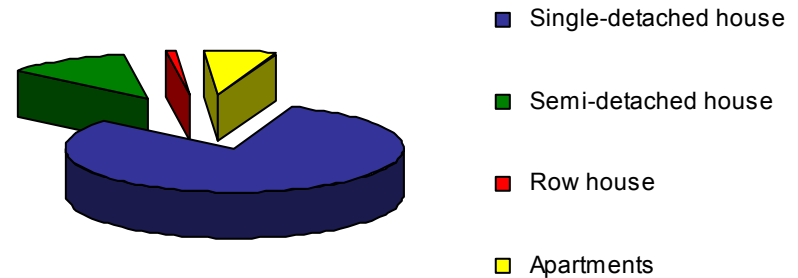
Home Ownership

Rented 1,545

Owned 3,995

- the average number of rooms per dwelling is 6.8
- the average number of bedrooms per dwelling is 3

Types of Dwellings



Household Size

1 person	695	13%
2 persons	1575	29%
3 persons	1045	20%
4 - 5 persons	1845	34%
6 or more persons	195	4%

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Residential Permits

Description	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Singles	46	44	35	30	88	77	57	76	148	128	195	161
Medium	0	0	0	0	0	0	0	0	0	0	0	0
Apartments	0	0	0	0	0	0	0	0	0	0	0	0

Building Permits

DESCRIPTION	2002	2003	2004	2005	2006
Residential	76	148	128	195	161
New Commercial Buildings	5	5	4	7	4
Additions, Alternations and Renovations	42	52	136	171	13
Farm Buildings	15	19	9	10	11

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Building Permits and Applications

Information regarding zoning and building permits should be obtained through the Township of Essa, at:

5786 County Road #21

Utopia, Essa Township

LOM 1TO

Phone: (705) 424-9770 Fax: (705) 424-2367

hrutherford@essatownship.on.ca

Permit Costs

Building permits fees for Residential/Commercial/Industrial Projects - each \$1,000 in value is \$7.50 (minimum of \$40.00)

Development Charges:	Residential Charges	Non-Residential Charges
Education	\$812 per dwelling	\$0.19 per sq. ft of Gross Floor Area
Angus (Water and Sewers)	\$19,826 per dwelling	\$45.22 per sq. metre years 1-3
Thornton (Water)	\$114,621 per dwelling	\$36.29 per sq. metre years 1-3
Other Areas	\$6,037 per dwelling	\$13.97 per sq. metre years 1-3

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Municipal Finances

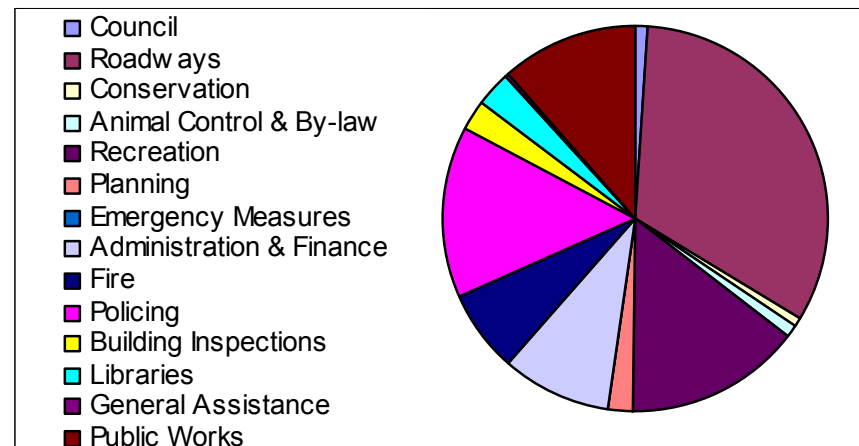
Tax Rates for 2006

Residential	0.832894% x assessment
Commercial	2.300436% x assessment
Industrial	3.332569% x assessment

Total Budget in 2006 - \$13 Million

Total Tax Levy in 2006 - \$3.8 Million

Allocation of Taxes in 2006



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Water Treatment

Angus, Thornton, and Baxter all have municipal water systems. Municipal water is also available for commerce or industry on County Road 10 between Angus and Alliston.

Water Service Rates Per Annum

Fixed Part	
5/8 "	\$56.08
1"	\$78.51
1.5"	\$100.94
2"	\$162.63
3"	\$616.86

Volumetric - per M3 \$1.18

Rate Stabilization Fund
– per month \$1.00

Connection Fees

\$75 for water connection permit, and \$75 for sewer connection permits

Pollution Control

Within Essa, only the community of Angus has available both municipal water and sewage facilities.

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Gas Prices

Enbridge Homes Services Central Region
1-888-447-4911
(as of Jan. 2007)

Charge	Residential	Commercial/Industrial	
Customer Charge per metre per month	\$11.25		\$22.00
Gas Supply Charge per cubic metre	\$31.4844		\$31.6267
Buy / Sell Sales Gas Supply Charge	n/a		\$31.6088
Delivery Charge			
For first 30 cubic metres (per cubic metre)	\$14.3051	First 500	\$13.3248
For the next 55	\$13.6778	Next 1,050	\$11.2812
For the next 85	\$13.1863	Next 4,500	\$9.8507
For all over 170 cubic metres	\$12.8203	Next 7,000	\$8.9311
		Next 15,250	\$8.5224
		Over 28,300	\$8.4202

Electricity Prices

Hydro One Customer Communications Centre
1-888-664-9376

Charge	(First 750 kWh \$5.50/month) Additional \$6.40 after 750 kWh	Residential	Business	
Delivery:				
Distribution Monthly Service Charge		\$13.60	\$15.06	(per month)
Distribution Volumetric Charge		\$2.07	\$2.79	(per kWh)
Network Service Rate		\$0.52	\$0.52	(per kWh)
Line and Transformation Connection Service Rate		\$0.42	\$0.33	(per kWh)
Wholesale Market Service Rate		\$0.52	\$0.52	(per kWh)
Administration Charge		\$0.25	\$0.25	(per month)
Debt Retirement Charge		\$0.70	\$0.70	(per kWh)

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Transportation Airport Facilities:

Lester B. Pearson	80 km from Essa
	Customs service available
	Domestic and international service
Simcoe Airport	within 20 km drive / 5000 ft runway
Base Borden	within the Municipality

Rail: Freight service available, Barrie-Collingwood Railway & CPR

Port Facilities: Collingwood, 30 km from Essa

Road: Highway 89 forms the southern boundary of the Township. County Roads 15, 27, and 90 define the western, eastern and northern boundaries respectively. County Roads 10 and 56 traverse Essa in a north/south direction, while 21 travels east/west across the municipality. Highway 89 and County Roads 21, 27, and 90 provide connections onto Highway 400, located only minutes away.

Communication

Access to Internet Service Provider	Yes
Digital Switching	Yes
Access to Fibre Optic Service	Yes

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Small Business Centres

Essa Economic Development Centre

18 King Street, Angus, ON

Phone: (705) 424-4054; Fax: (705) 424-6609

www.essatownship.on.ca

edc@essatownship.on.ca

Nottawasaga Futures

233 Church St. South, Alliston, ON

Phone: (705) 435-1540; Fax: (705) 435-6907

www.nottawasaga.com ced@nottawasaga.com

Provides business resources; business consulting; programs designed to assist existing and new businesses with start up; access to meeting rooms, and on-line business registration.

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Other map resources can be found at:

www.discoversimcoe.com & www.mapquest.com