

Township of Essa Community Profile



(705) 424-9770

www.essatownship.on.ca

5786 Simcoe County Road 21
Utopia, Essa Twp., Ontario L0M 1T0



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The Essa Township Economic Development Committee is ready to facilitate the economic, social and business connections you require.

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Community Overview

Essa Township is a mixed rural and urban area, located in the heart of Simcoe County. It lies directly southwest of the City of Barrie and is roughly 100 kilometers north of the City of Toronto. Essa Township's borders are County Road 90 to the north, County Road 27 to the east, Highway 89 to the south and County Road 10 to the west.

Essa Township consists of the three major communities of Angus, Baxter and Thornton as well as the smaller hamlets of Colwell, Egbert, Ivy and Utopia. Canada's largest Canadian Forces training base, CFB Borden, is located inside Essa Township, just west of Angus, and impacts the economy of Essa Township positively.

Primarily an agricultural area, Essa Township also has a bustling service industry as well as some industrial manufacturing plants within its borders. With many beautiful rivers, picturesque landscapes and convenient access to major cities, Essa Township provides a great place to live and work for its 18,505 residents.

Essa Township is policed by the OPP with a satellite office in the newly opened Nottawasaga Pines Secondary School. Although the population of Essa is growing, crime has decreased and is lower than the Provincial five year average. A proactive approach to crime and traffic has contributed to these lower numbers.

A true sense of pride is felt by all who live in Essa Township. This is reflected in the many volunteer projects taken on by residents. Sustaining pristine river conditions is a common focal point of volunteer activities, highlighted by the annual Community Tree Plant. Annual festivals, such as the Angus Salmon Festival and Derby, bring visitors from across Central Ontario to take part in the wonderful fishing conditions, and also to enjoy the friendly atmosphere that Essa Township is known for. Our great scenery mixed with excellent business opportunities truly makes Essa Township a place "where Town and Country meet."



Coming into Angus on Mill Street from the South

Community Overview

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 be employed within their own community
- Preserve and protect the agricultural industry, and expand upon this
- Encourage development that is compatible with the Township's resource base
- Develop retail and personal service sectors in order to retain and attract new consumers

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, agri-business and a rural-based economy remains important to the overall economic well-being of the Municipality. Base Borden is located in Essa and adds substantially to the economy. 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.



Angus Arena



Farm Land in Essa



Cenotaph in Angus

Community Overview

Base Borden

According to National Defence, Canadian Forces Base (CFB) Borden employs approximately 3,250 military personnel and approximately 1,500 civilians. The Base also trains some 15,000 military personnel annually. The Base provides the greatest amount of employment opportunities for residents in this area of Simcoe County. It has been recently announced that CFB Borden will be receiving \$210 million in funding for an upgrade to the Base. Of the funding, it is expected that approximately \$180 million will be going towards construction of a new Military Police Academy, a new school for mechanical and electrical engineering, and for additional training buildings as well. This expansion will provide additional retail inflow potential to Angus and Essa, which is located within the heart of Simcoe County.



Planning for the Future

- Essa is located 100 km north of the Greater Toronto Area (population in excess of 5 million people) and immediately southwest of the City of Barrie.
- Pearson International Airport (Canada's largest airport) is only a 100 km drive from Essa. Lake Simcoe Regional Airport is less than 40 km.
- Essa is located within a one-day trucking distance of more than 120 million North American consumers. Over 6.2 million people live within a 170 km radius of Essa, representing 40% of Canada's total buying power.
- Essa Township offers a sound network infrastructure providing high-speed fiber optics connecting urban centres with a broadband width of 100 MB.
- The Canadian Pacific Railway runs directly through the middle of Essa by way of Alliston. The CPR is undertaking an expansion of this railway to accommodate additional traffic flow (to be complete in the fall of 2011).
- As well, Royal Victoria Hospital is located in the City of Barrie and now provides a new, state-of-the-art Cancer-care Facility. Moreover, RVH has just finished a large expansion. It is a 440,000 square foot, \$450 million project and will double the size of the existing hospital.
- Stevenson Memorial Hospital is located in Alliston to the south. It is a growing community hospital, equipped with state-of-the-art facilities.

Demographics

Yearly Population Growth (Stats Canada, 2011)

According to the 2011 Census, the total population of Essa Township is 18,505. This figure is an increase of 9.5% from the previous 2006 Census figures.

Population Projections

According to a population growth study conducted in 2006, the area's population is anticipated to grow by an additional 275,000 people over the next 20 years (Simcoe County).

Population and Dwelling Counts (Stats Canada, 2011)

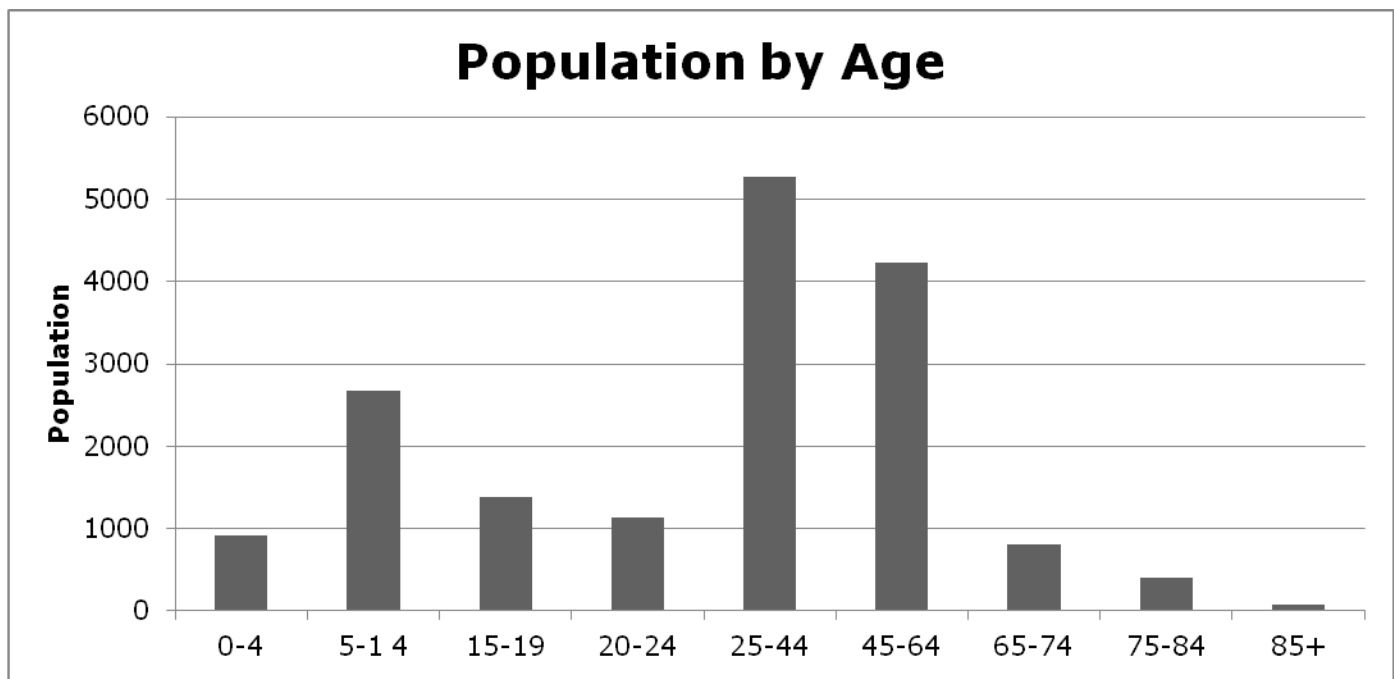
Category	Total Number
Population in 2011	18,505
Population in 2006	16,901
2006 to 2011 population change (%)	9.5
Total private dwellings	6,930
Private dwellings occupied by usual residents	6,408
Population density per square kilometre	66.1
Land area (square km)	280.07



Angus Community Park, flowers on every corner & our “New” Trail.

Demographics

Population Details (Stats Canada, 2011)



Family Characteristics

Total number of families	5325	100%
Married-couple families	3765	71%
Common-law families	840	16%
Single-parent families	720	14%
Average Family Size	3	-

Household Size

Total private households	6410	100%
Couples with children	2460	38%
Couples without children	1630	25%
One person households	1105	17%
Other households	1215	19%

Education

Educational Facilities

The Township is well serviced by public and separate elementary schools. Essa is proud to announce its first secondary school which opened its doors in the fall of 2011. The Nottawasaga Pines Secondary School is located at 8505 County Rd. 10, Angus. Essa also has available, within its boundaries, schools which provide French language instruction at the elementary level in both the public and separate school systems.

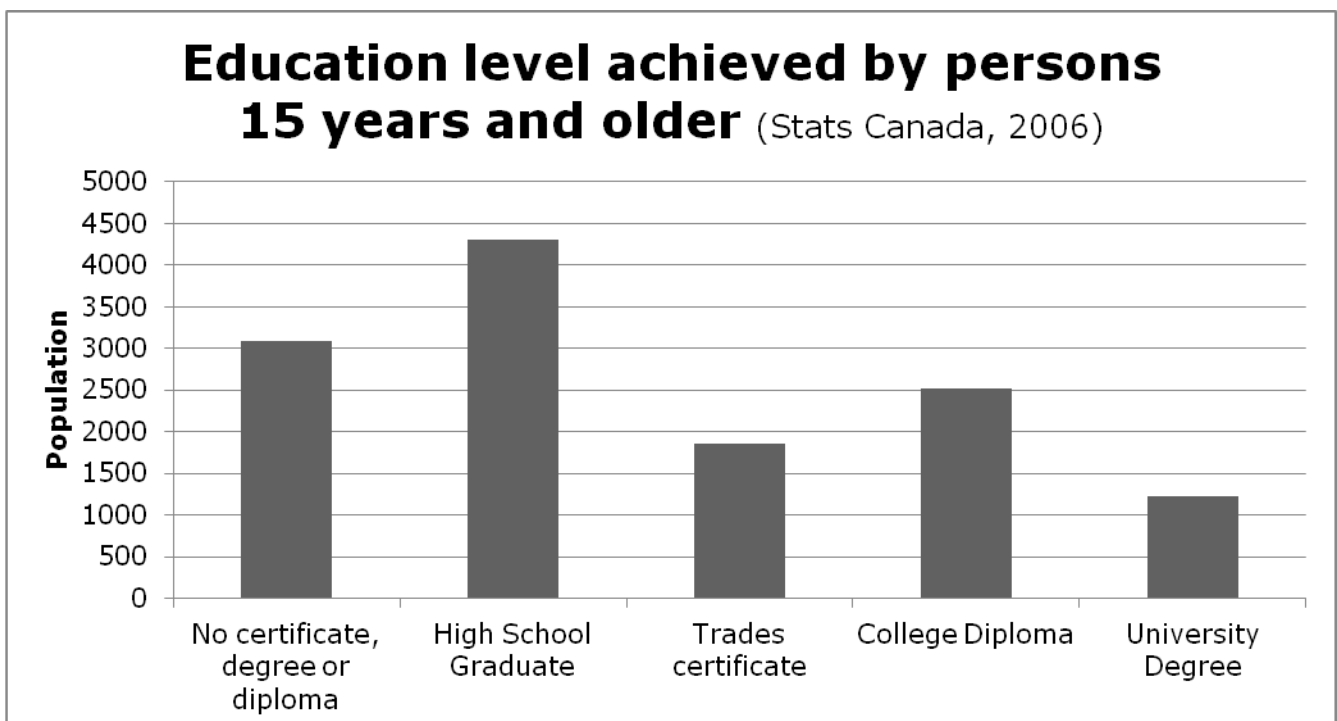
Post-secondary education is available nearby in Barrie through Georgian College as well as a variety of institutions in the Toronto area.



“Nottawasaga Pines Secondary School”

Educational Attainment

Thirty-three percent of the population over the age of 15 have obtained at least a high school diploma.



Education

Population by Major Field of Study (Stats Canada, 2006) **NEW figures coming out 2013.**

Major Field of Study	Total	Male	Female
Total population 15 years and over	13,235	6,855	6,380
No post secondary certificate, diploma or degree	7,400	3,870	3,530
Education	345	60	285
Visual and performing arts, and communications technologies	220	130	90
Humanities	240	85	155
Social and behavioural sciences and law	625	120	505
Business, management and public administration	965	285	680
Physical and life sciences and technologies	65	40	20
Mathematics, computer and information sciences	185	110	75
Architecture, engineering, and related technologies	1,605	1,545	60
Agriculture, natural resources and conservation	140	90	50
Health, parks, recreation and fitness	820	135	690
Personal, protective and transportation services	620	375	245



Two of the elementary schools in Essa

Workforce

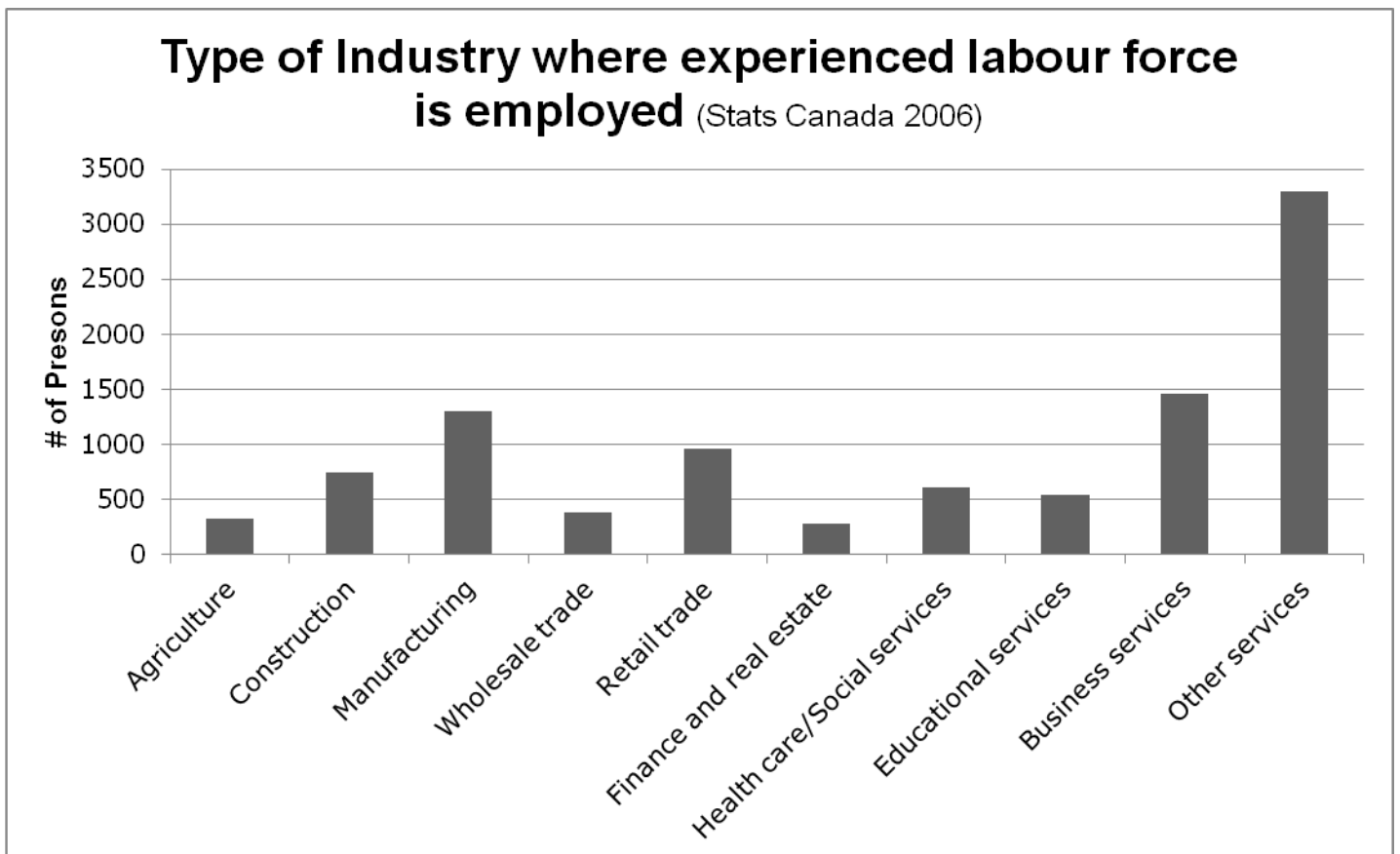
Labour Force (Stats Canada, 2006) **NEW figures coming out 2013.**

Total population 15 years and over	13,235
In the labour force	10,005
Employed	9,380
Participation rate	75.6%
Unemployment rate	6.2%

Essa Township's unemployment rate is lower than that of Ontario at 6.4%.

Type of Industry

Essa Township's total experienced labour force, 15 years and over consists of 9,910 persons.



CFB Borden employs approximately 3,250 military personnel and approximately 1,500 civilians. The military Base provides the greatest percentage of employment opportunities for residents in this area of Simcoe County.

Workforce

The largest employment sector in the South Simcoe area is manufacturing which reported 10,590 jobs in 2006 or 28% of all jobs. In 2006, the auto sector accounted for 74% of all manufacturing jobs, an obvious need for our area to diversify. With economic downturn, sales of Honda vehicles from the Alliston plants dropped 37% in January 2009 and approximately 1,000 contract workers were bought out by Honda by the end of February 2009 (Alliston Herald, Jan. 27 and Feb. 3, 2009).

Honda confirms it has approximately 4,200 employees presently, significantly down from the anticipated number of 4,640 projected by Honda at the opening of its third plant. In the retail sector, there are 40 empty retail locations in Alliston alone.

Simcoe County has seen a steady increase in Ontario Works caseload since the fall of 2009, resulting in a 31.8% increase in January 2010 and by January 2011 another 11.09%. The unemployment rate increased to 8.9% in October of 2012, higher than the Ontario rate of 8.1%. Even worse is the unemployment rate for youth aged 15-24, 16.8%, up from 15.4% in July 2011.

Occupation by Population (Stats Canada, 2006) **NEW figures coming out 2013.**

Total experienced labour force 15 years and over	9,910	100%
Management occupations	820	8%
Business, finance and administration occupations	1,335	13%
Natural and applied sciences and related occupations	335	3%
Health occupations	380	4%
Occupations in social science, education, government service and religion	670	7%
Occupations in art, culture, recreation and sport	200	2%
Sales and service occupations	3,155	32%
Trades, transport and equipment operators and related occupations	1,835	19%
Occupations unique to primary industry	410	4%
Occupations unique to processing, manufacturing and utilities	760	8%

Labour Costs

Expected Earnings **NEW figures coming out 2013.**

Job Name	Average (\$)	High (\$)	Low (\$)
Human Resource Managers	27.40	41.35	13.73
Sales, Marketing & Advertising Managers	22.79	38.49	13.85
Construction Managers	26.58	41.85	15.00
Manufacturing Managers	23.93	39.85	15.00
Facility Operation & Maintenance Managers	17.56	26.92	11.44
Bookkeepers	15.86	21.80	10.50
General Office Clerks	15.63	22.55	10.38
Telephone Operators	12.24	18.46	9.25
Shippers & Receivers	14.25	19.23	9.75
Industrial & Manufacturing Engineers	29.28	41.94	19.38
Tool & Dye Makers	20.23	41.94	19.38
Industrial Electricians	26.38	36.88	20.00
Welders	17.34	30.00	12.15
Construction Trades Helpers & Labourers	15.90	24.87	11.00
Material Handlers	14.27	19.04	10.25
Motor Vehicle Assemblers & Inspectors	24.03	36.88	14.80
Labourers in Metal Fabrication	14.72	21.29	10.14
Labourers in Food, Beverage & Tobacco Processing	14.77	22.61	9.50
Truck Drivers	17.04	21.22	13.75
Machine Fitters	22.47	30.00	10.30
Information Systems Analysts & Consultants	27.01	41.93	17.48

Cost of Living

Income (Stats Canada, 2006) **NEW figures coming out 2013.**

- Median income for persons 15 years and over - \$31,127 per year
- Median family income - \$76,011 per year
- Median income for single person household - \$37,886

Rental Costs

- Median monthly payments for rented dwellings is \$849 per month
- 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

- Median monthly payments for owner-occupied dwellings is \$1,166
- Average value of owned dwelling in Essa is \$273,048
- 22% of home owners spend more than 30% of their household income to cover the cost of shelter



Housing in Essa

Building & Development

Building Permits and Applications

Information regarding zoning and building permits should be obtained through the Township of Essa Municipal office.

Essa Township Municipal Office

5786 County Road 21
Utopia, ON

Phone: (705) 424-9770 Fax: (705) 424-2367
e-mail: chealey@essatownship.on.ca

Building Permits Issued

	2007	2008	2009	2010	2011
New Residential Building	149	204	119	191	142
New Commercial Building	17	9	3	0	0
Alterations, Additions and Renovations	158	142	242	194	166
Farm Buildings	15	10	7	2	2
Demolition	27	19	19	13	13
Other	180	115	24	139	149



Housing in Essa

VACANT LAND IN ESSA as of October 2012.

ADDRESS	SIZE	ZONING	PRICE
128 Cecil St., Angus	5 Lots	Residential	\$59,900. - \$84,900. per Lot or \$289,900 for all five.
5752 30th SR, Essa	26 acre parcel	M1	\$65,000. per acre
	16 acres	M1	\$35,000. per acre
	12 acres	M1	\$80,000. per acre
	42 acres		\$65,000. per acre
6562 25th. SR, Essa	almost 1.75 acres	Residential/ Agricultural	\$ 77,500.00
49 Brentwood Rd.	19.93 X 80 m	Residential	\$ 79,900.00
6930 Cty. Rd. 21	235' X 2007'	Residential	\$ 99,900.00
Pt Lot 5 Con 6	14 Acre	Recreation	\$ 129,900.00
1 Fraser Street, Angus		Residential	\$ 139,900.00
Lot 2 Ninth Line, Essa			\$195,000.00
5182 25th SR, Essa	18.8 acres		\$348,000.00
7510 Cty Rd. 27	320.10 X 850.00 ft		\$359,000.00
3 Trillium Lane			\$399,000.00
Pt Lot 1 Con 5	560.00 X 1042.43 ft		\$588,000.00
7054 Cty Rd. 10	181.42 acres	Rural/Environmental Protection	\$999,900.00
150-160 Mill St., Angus	1.8 acres fronting on main street in Angus		\$1,950,000.00
2 Alma St., Angus		Residential	\$2,100,000.00
24 Vernon St., Angus		Residential	\$2,250,000.00
6648 Hwy 27			\$2,300,000.00
7428 Cty Rd 27	1600.00 X 2200.00 ft	100+ acres	\$5,000,000.00

Retail Space Available as of October 2012.

Address	Name & Contact	Type of Building	No. of Units	Size of Units	Price
Angus Plaza 17 King St. Angus	simon@thebehargroup.com 416-636-8898 x 232	Strip Plaza outdoor entry	5 available, total of 12. Can be divided to suit everyone.	500-5,050 sq. ft.	\$14.50 per sq. ft. plus MIT
Commerce Plaza 7 Commerce Rd. Angus	Sergio Molella (owner) 416-616-7216	Strip Plaza outdoor entry	NO vacancies	1053 sq. ft.	Approximately \$16.00 per sq. ft. plus MIT
KFC Plaza Mill St. Angus	E & G Investments, Newmarket	Strip Plaza outdoor entry	1 available, total of 4.		
Pine River Plaza 4 Pine River Rd. Angus	Angela Roy Century 21 705-424-2121	Strip Plaza outdoor entry	NO vacancies	will sub divide to fit up to 3000 sq. ft.	Approximately \$12.00 per sq. ft. plus MIT
Pine View Plaza 223 Mill Street, Angus	Royal LePage Linda Knight 705-424-4188	Strip Plaza outdoor entry	3 available, total of 9	882-969 sq. ft.	Starting at \$14.00 per sq. ft. plus MIT
Rainbow Plaza 3 Massey St. Angus	James Gray 416-222-5040 jg@sympatico.ca	Strip Plaza		800-1600 sq. ft.	\$9.00-\$12.00 per sq. ft. plus \$7.00 MIT
Rainbow Mall 6 Massey Street	Karem Guergis 705-424-2251 Cell 705-627-8814	Free standing building		8000 sq. ft. Ready to go. Will accommodate 1200 sq. ft.	\$10.00 per sq. ft. plus MIT
Thornton Crossing Plaza Thornton, ON	Shannon MacIntyre 705-735-2245	Strip Plaza outdoor entry	4 available	1 @ 2000 sq ft 3 @ 1250 sq ft	\$13.50 per sq. ft. plus \$5.75 MIT

Retail and Service Space Inventory

(August 2010)

RETAIL CATEGORY	Angus Area	% of Total
FOOD STORE RETAIL (FSR)		
Supermarkets	64,200	18.1%
Convenience and Specialty Food Stores	17,500	4.9%
SUBTOTAL	81,700	23.0%
NON-FOOD STORE RETAIL (NFSR)		
Health and Personal Care Stores	22,300	6.3%
Building and Outdoor Home Supplies Stores	16,000	4.5%
Sub-TOTAL NON-GAFO	38,300	10.8%
Furniture, Home Furnishings and Electronics Stores	0	0.0%
Miscellaneous GAFO	18,800	5.3%
Clothing and Accessories Stores	600	0.2%
General Merchandise Stores	28,300	8.0%
Sub-TOTAL GAFO	47,700	13.4%
SUBTOTAL	86,000	24.2%
BEER, WINE, LEQUOR STORES		
Beer/Wine/Liquor Stores	11,200	3.2%
SUBTOTAL	11,200	3.2%
SERVICES		
Banks/Other Financial Services	10,650	3.0%
Insurance and Real Estate Services	7,200	2.0%
Professional, Scientific & Technical Services	11,600	3.3%
Selected Educational Services	1,600	0.5%
Health Care Services	13,700	3.9%
Civic and Social Organizations	3,700	1.0%
Cultural, Entertainment and Recreation	2,300	0.6%
Food Services and Drinking Places	44,400	12.5%
Personal Care Services	18,600	5.2%
Administrative Services	0	0.0%
Postal Services	1,200	0.3%
SUBTOTAL	114,950	32.3%
OCCUPIED RETAIL AND SERVICE SPACE	293,850	82.7%
VACANT SPACE	61,500	17.3%
TOTAL RETAIL, SERVICE AND VACANT SPACE	355,350	100.0%

Vacancy Rate

17%

Building & Development

Permit Fees (Subject to annual review and changes accordingly)

Solid Fuel Permits (<i>woodstoves</i>)	\$50.00
Agricultural/Farm Permits	
-Post and metal frame construction & eng. material covered steel framed construction	\$0.10/sf
-All other farm buildings	\$0.19/sf
Pools (<i>By-law 2002-56</i>)	
-In-ground (includes all necessary fencing permit)	\$100.00
-Above ground (includes all necessary fencing permit)	\$75.00
Residential Projects	
-New dwelling (including plumbing)	\$.85/sf
-All other structures	\$.38/sf
-Attached garages and unfinished basements	\$.25/sf
Commercial Projects	\$.60/sf
Industrial Projects	\$.40/sf
Renovations/Alterations/Floor Layout	\$.25/sf
Institutional/Assembly	\$.75/sf
Decks/Sheds up to 200 sq.ft.	\$.11/sf
Lot Grading Deposits	
-New residential dwellings	\$1,000.00
Minimum fee per permit	\$70.00
Demolition Permits	\$40.00
Plan Re-Examination per application	\$50.00
Designated Structures/Tents/Suppression Systems/Paint Booths	\$50.00
Moving/Relocating Building Permit	\$40.00
Churches	50% of regular permit fee minimum \$30.00
Park Model Trailers, Mobile and Modular Homes	
-Mobile home	\$150.00
-Modular home / park model trailer	\$100.00

Business Costs

2012 Tax Rates (Subject to annual review and changes accordingly)

PROPERTY CLASS	TOTAL TAX RATE
Residential / Farm	0.703806%
Multi-Residential	0.963796%
Commercial Occupied	1.864521%
Commercial Vacant	1.305165%
Industrial Occupied	2.332796%
Industrial Vacant	1.516318%
Pipelines	2.111486%
Farmlands	0.175952%
Managed Forest	0.175952%

Budget and Tax Facts

2013 Total Budget - \$13,640,685

2013 Total Tax Levy - \$4,369,165

2013 County Waste Charge – Included in County Levy

2013 Tax Levy Increase = 5.0% Less Growth 2.0% – 3.0%

2013 Water/Sewer Operations Budget - \$3,064,631

2013 Water/Sewer Capital Expansion Budget - \$242,500

Business Costs

Water Treatment

Water is supplied by the Municipality, inside the communities of Angus, Thornton, and Baxter. Municipal water is also available for commercial or industrial uses along County Road 10 between Angus and Alliston.

Water Service Rates – By-law 2011-15 (Fees subject to annual review and changes accordingly)

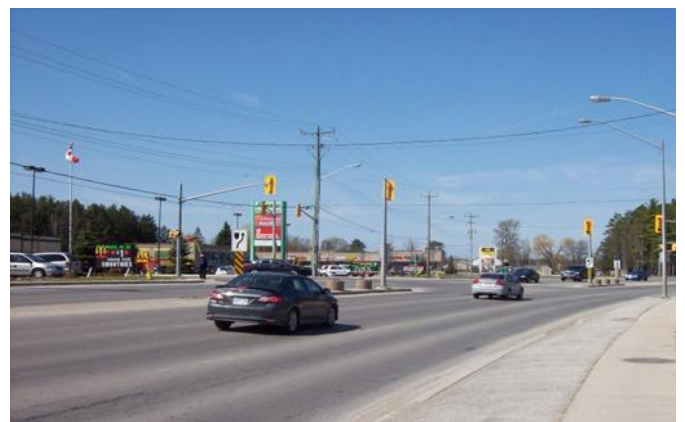
Fixed Part	By-law 2011-15
5/8"	\$56.08
1"	\$78.51
1.5"	\$100.94
2"	\$162.63
3"	\$616.86
Water supply rate per m ³ - \$1.23	

Connection Fees

Both water and sewer connection permits are \$75 each.

Pollution Control

Municipal water and sewage treatment facilities are available in the community of Angus.



Main Street in Angus

Business Services

Communication – Internet

Essa Township is a modern municipality with access to a full range of communication solutions. Digital signal for cell phones is available throughout the Township, as well as internet service and access to Fibre Optic internet service.

Airport Facilities

Lester B. Pearson Airport – Located 80km from Essa Township and is easily accessible by Highway 400 or Airport Road. Pearson Airport provides both international and domestic flight service as well as Customs service.

Lake Simcoe Regional Airport – Located within 30km of Essa Township, easily accessible from Highway 11 in Oro-Medonte. Airport offers a full range of flight services including accommodations for both international passengers and freight.

Rail Service

Freight service available from the Barrie-Collingwood Railway & Canadian Pacific Railway.

Port Facilities:

Available in Collingwood which lies within 40 km of Essa.

Road Access

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 County Road 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 to accommodate any shipping and travel needs.



Business Services

Business Support Services

Support for small business and economic development in Essa Township is provided by the Essa Economic Development Committee and Nottawasaga Futures by way of the South Simcoe Economic Alliance. These organizations provide business resources and consulting. They also make available programs designed to assist, existing and new businesses with access to meeting rooms, and on-line business registration.

Essa Economic Development Centre

8529 County Rd. 10, Angus, ON
Phone: (705) 424-4054; Fax: (705) 424-6609
Web: www.essatownship.on.ca
e-mail: edc@essatownship.on.ca

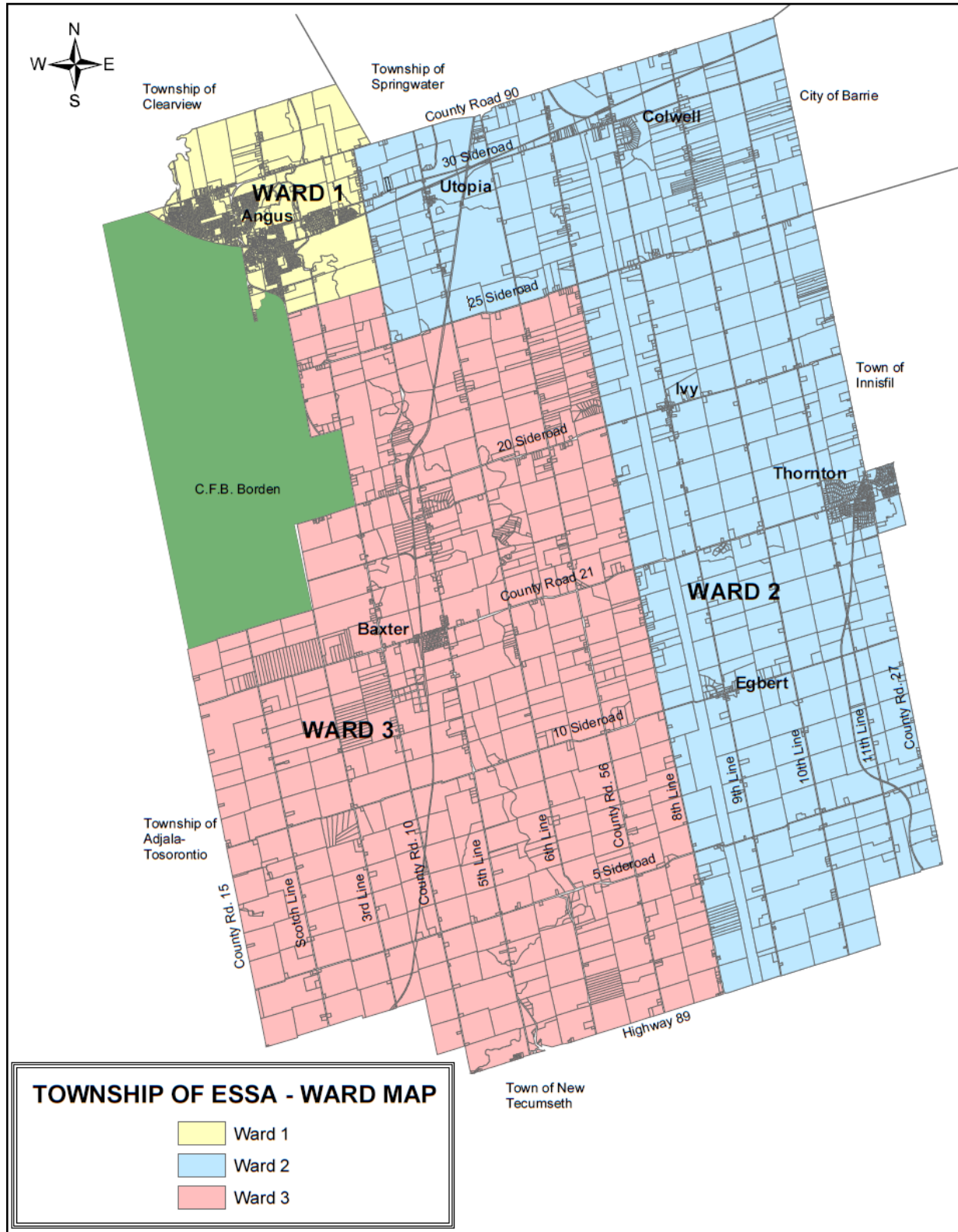


Nottawasaga Futures

233 Church St. South, Alliston, ON
Phone: (705) 435-1540; Fax: (705) 435-6907
Web: www.nottawasaga.com
e-mail: ced@nottawasaga.com



Township Map



Views of Essa Township



Plazas in Angus



Farm Land in Essa



Bell's Gristmill in Utopia



Building in Essa



MUNRO Concrete Products Ltd.

www.essatownship.on.ca

Views of Essa Township



Peacekeepers Park in Angus



Seed Plant in Angus



Nicolston Dam on Line 5, Essa

Views of Essa Township



Thornton Fire Hall & Library



Beautiful Open Spaces



Peacekeepers Park



Fire Hall in Angus



The Nottawasaga River

