

# *Community Information*

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# New Tecumseth Community Profile



Nottawasaga Futures

Updated May, 2006

<http://www.town.newtecumseth.on.ca>

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# Community Profile

## About the community profile

The Community Profile provides a quick overview of the Town of New Tecumseth. The information has been compiled for: businesses interested in relocating to New Tecumseth; new and existing business in New Tecumseth; and for local citizens and community partners. A majority of information has been obtained from Statistics Canada Census 2001. Other information has been provided by the Town of New Tecumseth or from information Nottawasaga Futures has gathered from its community partners.

## About the Town of New Tecumseth

The Town of New Tecumseth is a new municipality in central Ontario drawing together the four communities of Alliston, Beeton, Tottenham and Tecumseth. Graced with the meandering Nottawasaga River, magnificent scenery and an extensive history, New Tecumseth is structured for development yet still retains it's rural, small town charm. Over 82% of the businesses here, believe the quality of life is an advantage to doing business in this area.

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# Contact Information

## The Town of New Tecumseth

Theresa Caron Chief Administrative Officer

Town of New Tecumseth

P.O. Box 910

10 Wellington St. E.

Alliston, ON., L9R 1A1

Phone: (705) 435-6219/(905) 729-0057

Fax: (705) 435-2873

[tcaron@town.newtecumseth.on.ca](mailto:tcaron@town.newtecumseth.on.ca)

## Community Economic Development Office

Valerie Ryan CEO

Nottawasaga Futures

P.O. Box 184

233 Church St. S.

Alliston, ON. L9R 1V5

Phone: (705) 435-1540

Fax: (705) 435-6907

[ced@nottawasaga.com](mailto:ced@nottawasaga.com)

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Population by Age Cohort

Forecasted Population

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# Population

## Yearly Population Growth

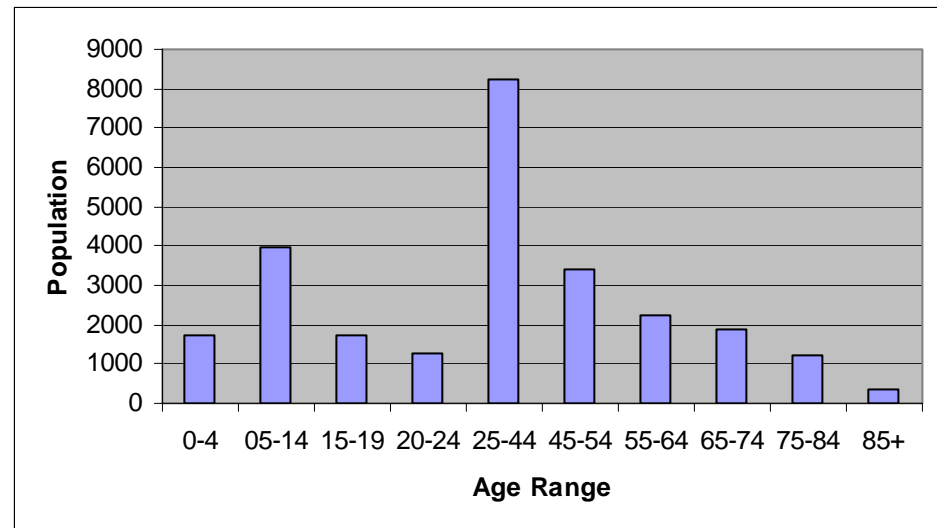
(Source: 2001 Census)

The 2001 Census reported New Tecumseth's population to be 26,141, an increase of 14.1 % since the last census was completed in 1996.

Since 1990, New Tecumseth has experienced a population growth rate of more than double the provincial average.

## Population by Age Cohort

(Source: 2001 Census)



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# Population

## Forecasted Population

(Source: C.N. Watson & Associates Ltd  
2002 Town of New Tecumseth Growth Management Study)

Community	2001	2011	2021
Alliston	9,700	13,300	17,400
Beeton	3,400	4,400	5,600
Tottenham	5,000	7,000	9,200
Briar Hill Development	1,900	2,800	3,700
Rest of Tecumseth	5,800	6,400	7,000
<b>TOTAL</b>	<b>25,800</b>	<b>33,900</b>	<b>42,900</b>

The County of Simcoe projects that the population of New Tecumseth will grow at the rate of 41% in the twenty year period between 1996 and 2016.

A new population forecast is presently being prepared by the County of Simcoe and will be available later in 2004.

Source: "Economic Impact of Agriculture on the Economy of Simcoe County", Harry Cummings & Associates: Oct 15, 1998.

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Pop. 15-24 By Attendance

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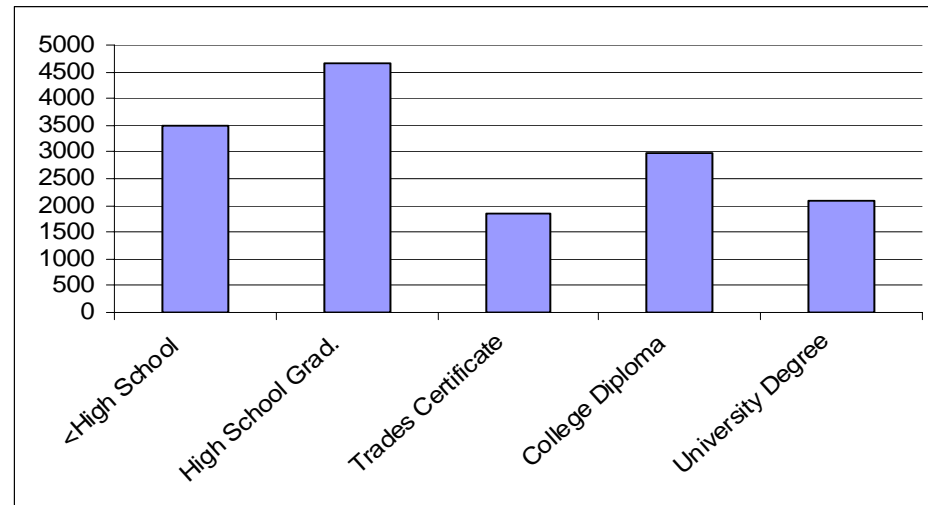
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# Education

## Educational Achievements (Source: 2001 Census)

77% of the population 20 years and over has a high school diploma or higher

University Degree	14%
College Diploma	20%
Trades Certificate	12%
High School Graduate	31%
Less Than H.S. Diploma	23%



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# Education

## Population By Major Field of Study

(Source: 1996 Census)

Major Field of Study	No. of Males	% of Males	No. of Females	% of Females
Engineering and applied science technologies and trades	1,630	49%	120	4%
Commerce, management and business administration	525	16%	1,040	32%
Health professions, sciences and technologies	105	3%	630	19%
Education, recreational and counselling services	150	5%	525	16%
Fine and applied arts	95	3%	285	9%
Social sciences and related fields	180	5%	270	8%
Agricultural and biological sciences/technologies	215	7%	130	4%
Humanities and related fields	140	4%	185	6%
Engineering and applied sciences	180	5%	10	0.50%
Mathematics and physical sciences	85	3%	45	1%

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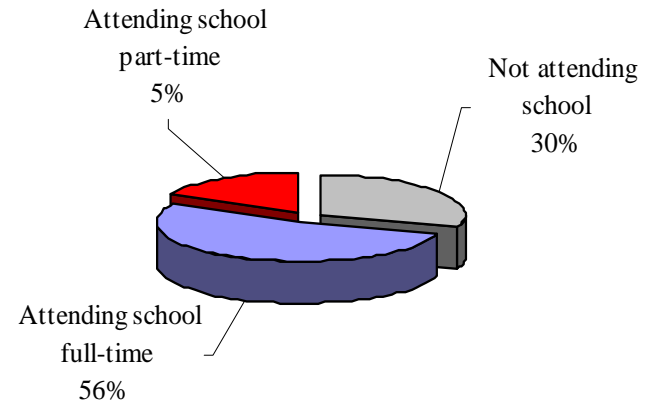
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# Education

## Population 15-24 By School Attendance

(Source: 2001 Census)



## Educational Facilities

Georgian College	Barrie
Alliston Learning Centre	Adult Learning
Banting Memorial High School	Public High School
St. Thomas Aquinas Catholic High School	Catholic High School
Alliston Union School	Public Elementary School
Ernest Cumberland Elementary	Public Elementary School
Tecumseth North Central School	Public Elementary School
Tecumseth Central (Beeton) School	Public Elementary School
Tecumseth South Central School	Public Elementary School
Tottenham Public School	Public Elementary School
Monsignor Ronan School	Catholic Elementary School
Father F.X. O'Reilly School	Catholic Elementary School
Holy Family School	Catholic Elementary School
St. Paul's School	Catholic Elementary School
Alliston Community Christian School	Other Area School
Country Wonderland Day Nursery	Nursery School
Tottenham Day Nursery Co-operative	Nursery School
Junior Garden of Learning	Nursery School
Wellington Street & Day Care	Day Care

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# Labour

## Labour Force Activity

(Source: 2001 Census)

In Labour Force	14,720
Employed	13,880
Participation Rate	70
Unemployment Rate	4%

Although New Tecumseth has a relatively low unemployment rate at 4%, there are significant differences in the rates by gender. The unemployment rate for males in New Tecumseth is 2.5% while the unemployment rate for females is 5.1%. The participation rates for each gender are 76.2 and 63.4 respectively.

## Classes of Workers

(Source: 2001 Census)

Classes of Workers	No.	%	% Male	% Female
All	11,895	100	55	45
Employees	10,325	87	53	47
Self-employed (incorporated)	490	4	72	28
Self Employed (unincorporated)	1,025	9	62	38
Unpaid family workers	55	1	0	100

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# Labour

## Place of Work

(Source: 2001 Census)

- 83% of New Tecumseth's residents have a usual place of work while;
- 7% of the residents work at home;
- 9% have no fixed workplace;
- and 40 people, less than one percent, work outside of Canada.
- The majority of residents, 64%, work outside of New Tecumseth and only 11% of those work inside Simcoe County. According to a recent study entitled the "Economic Impact of Agriculture on the Economy of Simcoe County", 63% of New Tecumseth's male workforce and 51% of its female workforce works outside of Simcoe County.
- 42% of female residents work in New Tecumseth
- 31% of male residents work in New Tecumseth.

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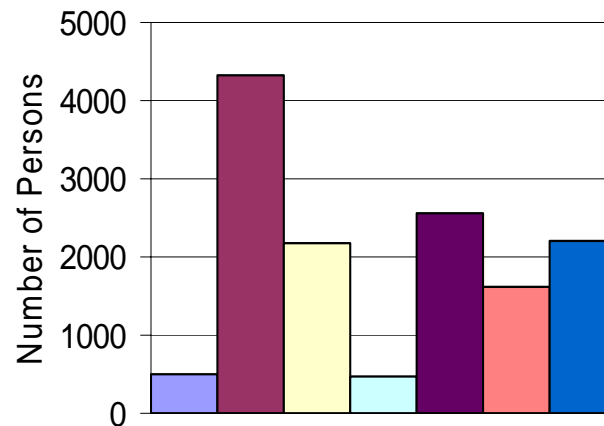
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# Labour

## Type of Industries Employing New Tecumseth Residents

(Source: 2001 Census)



■ Agriculture

■ Wholesale & Retail Trade

■ Business Services

■ Other Service Industries

■ Manufacturing & Construction

■ Finance & Real Estate

■ Health & Education

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# Labour

## Occupations of the Residents

(Source: 2001 Census)

Total labour force	13880	100%
Sales and services	2895	21%
Trades, transport and equipment operators	2595	19%
Business, finance and administrative	2355	17%
Processing, manufacturing and utilities	1575	11%
Management	1590	11%
Social science, education, government service and religion	915	7%
Health	470	3%
Primary	550	4%
Natural and applied science	655	5%
Art, culture, recreation and sport	280	2%

## Employment Centres

Focus Community Development Corporation	Employment Services	Alliston
NT Temps Inc.(a subsidiary of Nottawasaga CED Corp.)	Temporary Employment	Alliston

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## Labour Costs

(Source: Barrie HRDC  
2002)

Job name	Low	High	Average
Financial Auditors and Accountants	\$18.75	\$32.81	\$23.63
Human resource managers	\$14.59	\$33.61	\$22.59
Sales, marketing & advertising managers	\$21.63	\$44.71	\$36.10
Facility Operation & Maintenance managers	\$18.13	\$36.06	\$30.93
Manufacturing managers	\$11.37	\$34.23	\$23.74
Secretaries (except legal and medical)	\$12.00	\$17.00	\$14.39
General office clerks	\$12.00	\$19.00	\$16.00
Data entry clerks	\$8.00	\$11.50	\$9.75
Customer service, information & related clerks	\$11.00	\$19.00	\$15.22
Shipper & receivers	\$10.00	\$18.00	\$13.37
Electrical & Electronic Engineering Technologists	\$18.00	\$36.00	\$23.67
Information Systems Manager	\$27.88	\$31.25	\$21.15
Industrial Engineering and Mfg. Technologists	\$15.00	\$25.00	\$19.31
Sales representative, wholesale trade	\$12.02	\$27.88	\$20.59
Machinists and machining and tooling inspectors	\$17.00	\$28.00	\$22.40
Tool and die makers	\$19.00	\$28.00	\$24.00
Industrial electricians	\$17.00	\$25.00	\$20.85
Welders	\$10.00	\$14.00	\$12.65
Construction millwrights and industrial mechanics	\$21.00	\$30.00	\$25.50
Truck drivers	\$14.00	\$18.00	\$16.50
Material handlers/forklift truck drivers	\$10.00	\$18.00	\$14.00
Construction Trades Helpers & Labourers	\$17.50	\$25.00	\$14.00
Motor vehicle assemblers, inspectors, testers	\$10.00	\$19.00	\$15.08
Machining assemblers and inspectors	\$17.00	\$28.00	\$22.40
Machining tool operators	\$12.00	\$19.00	\$15.50
Labourers in metal fabrication	\$10.08	\$18.04	\$13.85
Labourers in Food, Beverage & Tobacco Processing	\$8.50	\$14.00	\$11.50
Other labourers in processing, mfg. and utilities	\$8.00	\$14.00	\$10.47

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# Cost of Living

## Income

(Source: 2001 Census)

- average income - \$46,655 per year
- the average income for full time male worker is \$52,527 and for full time female workers it is \$36,818
- the average income for part time male workers is \$19,800 and for part time female workers it is \$12,432

## Housing Costs

- the average value of a private dwelling in New Tecumseth is \$182,308

### **Executive Detached Two-Story** (September 2003)

- Purchase - \$275,000
- Taxes - \$2,700
- Rental - \$1,500 per month
- specifications:
  - 4 bedrooms; 2½ bathrooms
  - attached 2 car garage with full basement
  - 2,000 sq. ft. (186 sq. m.) exterior dimensions
  - fully-serviced, 4,222 sq. ft. (415 sq. m.) lot

## Rental Costs

(Source: 2001 Census)

- 20% of occupied private dwellings in New Tecumseth are rented
- average gross rent is \$760

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# Housing Characteristics

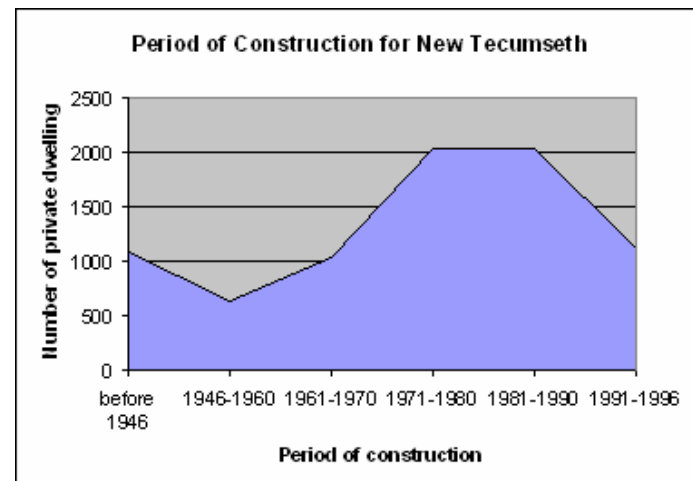
## Housing Characteristics (2001 census)

Total number of occupied dwellings	9,280
Percentage of dwellings owned	84%
Percentage of dwellings rented	16%
Average value of dwelling	\$182,308

The average mortgage payment is \$1,030 while the average gross rent is \$760. Based on 1995 statistics, 20% of home owners and 46% of tenants spent more than 30% of their household income to cover the cost of shelter.

- the average number of rooms per dwelling is 6.9
- the average number of bedrooms per dwelling is 2.9

## Period of Construction



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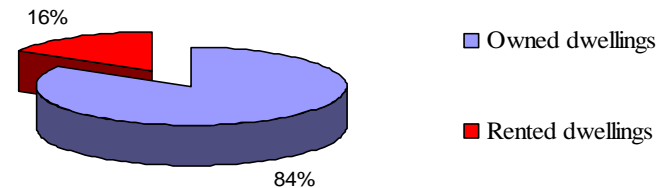
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# Housing Characteristics

## Types of Dwellings

(Source: 2001 Census)

Types of Dwellings	
Owned Dwellings	7755
Rented Dwellings	1525



## Household Size

(Source: 2001 Census)

1 person	1,635	18%
Couples without children	2,990	32%
Couples with children	3,410	37%
Other households	1,235	13%

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# Housing Starts

## Residential Permits

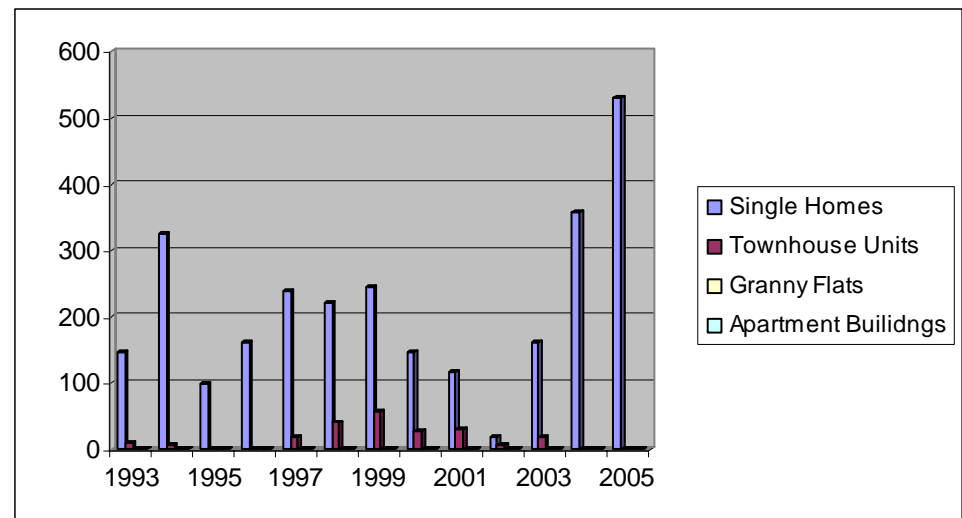
Source: Municipal Office

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Single Homes	324	98	162	239	220	245	146	117	20	162	359	531
Townhouse Units	8	0	0	18	41	57	28	32	6	20	0	0
Granny Flats	n/a	n/a	n/a	1	2	2	0	0	1	1	2	0
Apartment Buildings	0	0	0	0	1	0	0	0	0	0	0	1

Building Permits for Q1 of 2006 have increased by 137% over Q1 2005

## New Homes Built /Year

Source: Municipal Office



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# Housing Starts

## Commercial Permits

	2000	2001	2002	2003	2004	2005
<b>All Projects</b>	7	2	11	41	30	52

## Industrial Permits

	2000	2001	2002	2003	2004	2005
<b>All Projects</b>	8	6	15	8	24	28

Total 2005 Industrial Building Permits represent a total construction value of \$8,566,774.00.

## Agricultural/Institutional Permits

	2000	2001	2002	2003	2004	2005
<b>Institutional</b>	4	3	6	1	5	4
<b>Agriculture</b>	1	0	0	18	11	16

## Draft Plan Approved Residential Units

<b>Alliston</b>	2,331
<b>Beeton</b>	104
<b>Tottenham</b>	1,795

## Proposed Units

<b>Alliston</b>	800 units
<b>Tottenham</b>	645 units
<b>Beeton</b>	is presently undergoing a secondary plan to expand the urban boundary to provide for a further 300-400 acres of residential growth.

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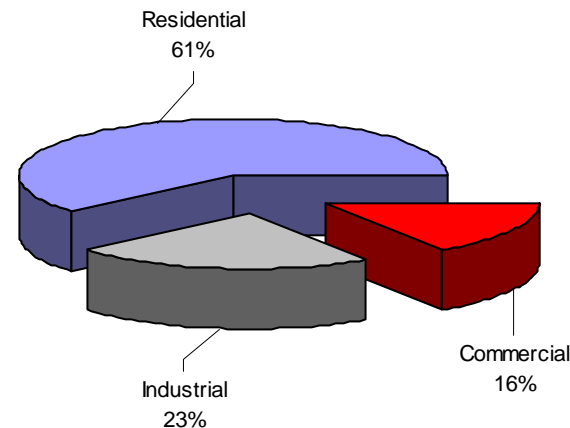
# Business Costs

## Municipal Finances

### Tax Rates for 2004

Commercial	2.852449% x assessment
Industrial	4.206968% x assessment
Residential	1.150463% x assessment

## Share of Property Tax Revenue for 2001



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# Business Costs

## 2003 Water and Sewer Rates

MUNICIPAL	WATER
<b>Consumption</b>	
0 – 30 cu. m	\$36.90
Over 30 cu. m	\$1.23/cu. m

MUNICIPAL	SEWAGE
<b>Water Consumption</b>	
0 – 30 cu. m	\$34.80
Over 30 cu. M	\$1.16/cu. m

## Water Treatment

Rated capacity                      14,000 cubic m/day

## Sewage Treatment

There are 3 sewage treatment facilities. The rated hydraulic capacity is 14,800 cubic meters.

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# Business Costs

## Gas Prices Enbridge Home Services Central Region - Customer Service

1-800-268-5467

www.cg.enbridge.com (as of December, 2003)

Charge	Residential	Commercial/ Industrial	
Customer Charge per meter per month	\$ 11.25		\$ 22.00
Gas Supply Charge per cubic metre	\$ 0.310561		\$ 0.311656
Buy/ Sell Sales Gas Supply Charge	\$ 0.310388		\$ 0.311483
<b>Delivery Charge</b>			
For first 30 cubic metres (per cubic metre)	\$ 0.152627	First 500	\$ 0.143998
For the next 55	\$ 0.146508	Next 1,050	\$ 0.123942
For the next 85	\$ 0.141712	Next 4,500	\$ 0.109902
For all over 170 cubic metres	\$ 0.138143	Next 7,000	\$ 0.100877
		Next 15,250	\$ 0.096866
		Over 28,300	\$ 0.095863

## Electricity Prices

**Barrie Hydro Distribution Inc.**

**Customer Accounts (705) 722-7222**

(Projected April, 2004 rates when market opens up)

Charge	Residential	Business (Less than 50kW)	
Distribution Monthly Service Charge	\$ 17.03	\$ 17.03	(per month)
Distribution Volumetric Charge	\$ 0.0104	\$ 0.0155	(per kWh)
Network Service Rate	\$ 0.0057	\$ 0.0052	(per kWh)
Line and Transformation Connection Service Rate	\$ 0.0050	\$ 0.0045	(per kWh)
Wholesale Market Service Rate	\$ 0.0062	\$ 0.0062	(per kWh)
Administration Charge	\$ 0.25	\$ 0.25	(per month)
Debt Retirement Charge	\$ 0.007	\$ 0.007	(per kWh)

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# Business Costs

## Building and Other Permits

Information regarding zoning and building permits should be obtained through the Town of New Tecumseth.

Municipal Administration Centre

Address: 10 Wellington Street E.

Box 910

Alliston, ON L9R 1A1

Telephone: (705) 435-6219 / (905) 729-0057

Fax: (705) 435-2873

Hours: 8:30 a.m. to 4:30 p.m. Weekdays

E-Mail: [info@town.newtecumseth.on.ca](mailto:info@town.newtecumseth.on.ca)

## Permit Costs

Industrial	0.36¢ per sq. ft. 3.89 per m sq
Commercial	0.45¢ per sq. ft. 4.86 per m sq
Residential	0.55¢ per sq. ft. 5.94 per m sq

## Development Charges (including water & wastewater)

**Non-residential** \$119.43 per square meter

**Industrial** \$15.00 per square meter

## Real Estate Range

**Residential** \$50,000 to \$75,000 per acre

**Industrial** \$100,000 to \$125,000 per acre

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[Available Industrial lands](#)

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# Business Costs

## **Available Industrial Lands**

### **Alliston**

#### **Zoned, fully serviced vacant land**

14 acres on west side of Church Street South, just north of Industrial Parkway

11 acres on west side of Church Street South at Industrial Parkway

#### **Zoned, unserviced vacant land**

100 acres on south side of Industrial Parkway

### **Industrial Park Secondary Plan**

A 700-acre industrial park located at Hwy. 89 and County Rd. 10 has been approved. This industrial park will provide an industrial node for future industrial investment and activity within the Town.

### **Tottenham**

#### **Zoned, fully serviced vacant land**

4.35 acres on County Rd. 14 at County Rd. 10

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# Business Services

## Transportation

### Airport Facilities

Lester B. Pearson	80 km from New Tecumseth
	Custom service available
	Domestic and international service
Volks private airport	two runways: 3500 and 2700 feet
Simcoe airport	within 60 km drive / 5000 ft runway

**Rail** – CN Rail service within municipality

**Port Facilities** - Collingwood, 70 km from New Tecumseth

### Highway Access

Highway	#400	#9	#89	#50
Distance to (km)	20	0	0	5
No. of lanes (+ = passing lanes)	6	2+	2+	2+

## Communication

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

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# Business Services

## Business Support Services

## Financial Institutions

Bank of Montreal	2 Victoria St. W. Alliston
CIBC	55 Queen St. S., Tottenham
	35 Yonge St., Alliston
National Bank of Canada	5 Victoria St. W., Alliston
Royal Bank	2 Queen St. S., Tottenham
	12 Main St., Beeton
Scotia Bank	13 Victoria St. W., Alliston
TD Bank	6 Victoria St. W., Alliston

Business Development Bank of Canada in Barrie services the South Simcoe communities

### **Business Excellence Resource Centre**

Nottawasaga Futures

233 Church St. S., Alliston (705) 435-1540

Provides business resources; on-line business registrations and name searches; business consulting; and programs designed to assist existing and new businesses with start up.

### **Chambers & Business Associations**

Alliston & District Chamber of Commerce (705) 435-7921

Beeton Business Association (905) 729-8944

Tottenham & District Chamber of Commerce (905) 936-4100

Alliston Downtown Improvement Area (705) 435-1527

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Cost of Living

Housing Characteristics

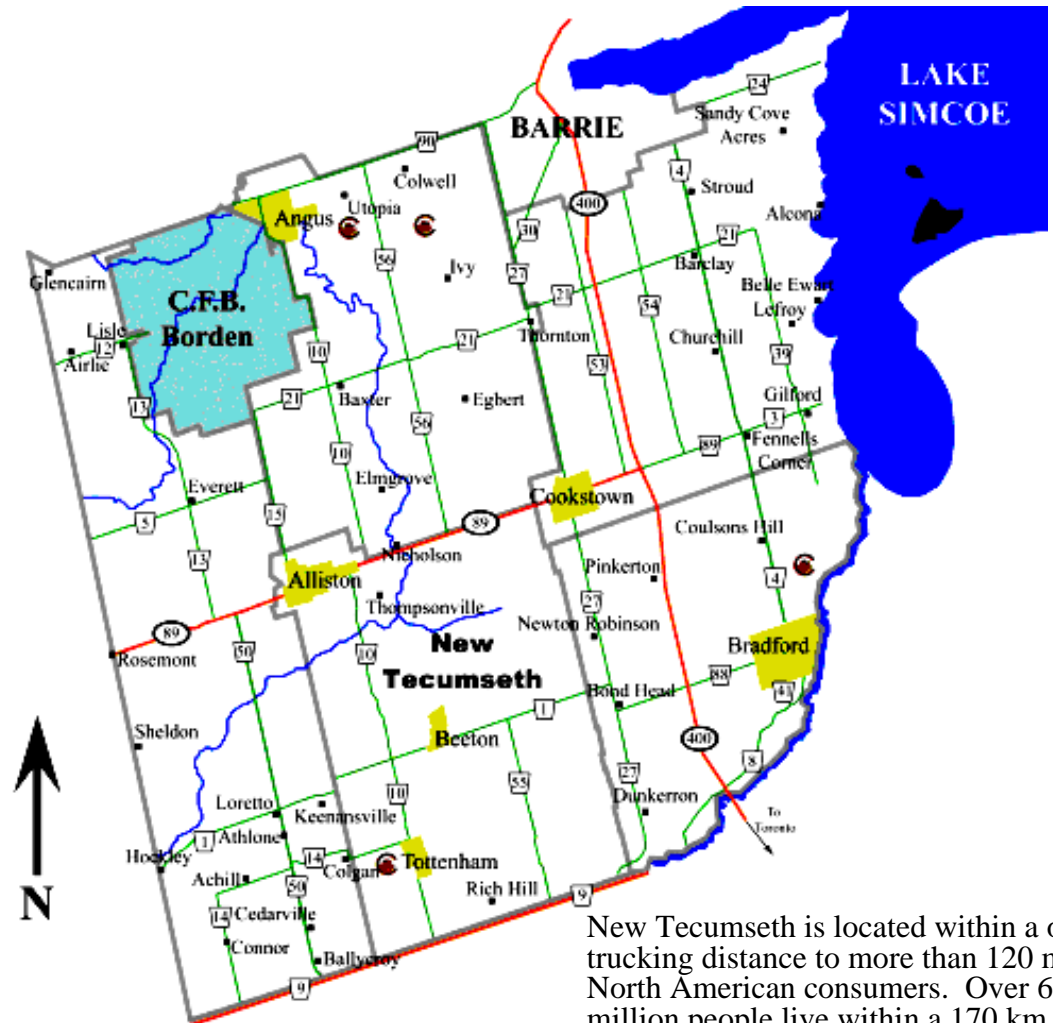
Housing Starts

Business Costs

Business Services

Map

# Map



New Tecumseth is located within a one day trucking distance to more than 120 million North American consumers. Over 6.2 million people live within a 170 km radius of the Town, representing 40% of Canada's total buying power.