



 **Watson
& Associates**
ECONOMISTS LTD.

Growth Management and Employment Lands Strategy

King Township

Addendum Report

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Table of Contents

| | Page |
|---|------------|
| 1. Background..... | 1-1 |
| 2. Township of King Population and Housing Growth Forecast and Urban Land Needs by Village, 2024 to 2051 | 2-1 |
| 2.1 Updates to Population Base by Village | 2-1 |
| 2.2 Township-Wide Population And Housing Growth | 2-2 |
| 2.3 Population and Housing Growth Forecast by Village | 2-3 |
| 2.4 D.G.A. Community Area Land Needs | 2-7 |
| 3. Urban Location Options to 2051 in Nobleton Village | 3-1 |
| 3.1 Potential Location Options for Community Area Expansion..... | 3-1 |
| 4. Conclusion | 4-1 |
| Appendix A King Township Population and Housing Forecast, 2021 to 2051 | A-1 |
| Appendix B Population and Housing Growth by Village in Five-Year Increments, 2025 to 2051 | B-1 |



1. Background

In January 2024, Watson & Associates Economists Ltd., (Watson) were retained to conduct an Employment Lands Strategy (E.L.S.) for King Township. Subsequently, the Township retained Watson in March of 2024 to conduct a Growth Management Strategy (G.M.S.). Watson submitted the final combined report for these studies in February 2025 (hereafter referred to as the G.M.S. report), which was endorsed by Council with slight modifications regarding densities in Nobleton.

In Winter 2024, Watson was also engaged by King Township to prepare population, housing, and employment forecasts at the traffic zone (T.Z.) level to 2051. This work is based on the growth forecast allocations developed by Watson as part of the G.M.S. report. After the completion of the G.M.S. report, Watson leveraged newly-ordered, custom Statistics Canada data to examine the 2021 population, housing, and employment base in more detail spatially.

Building on the 2021 custom order dataset by Village, building permit information by Village between 2021 and 2024, and the 2024 Statistics Canada post-censal population estimates, a revised mid-2025 population base was created by Village through the T.Z. forecast. The mid-2025 population and housing base differs from the estimates established through the G.M.S. and E.L.S., which results in changes to the overall forecast and land needs by Village – the impacts are largely observed within Nobleton. Furthermore, in alignment with the above-mentioned Council direction from the February 24, 2025 meeting, this addendum report also explores an alternate Designated Growth Area (D.G.A.) density of 35 people and jobs/ha in the Nobleton Village urban expansion areas, as opposed to the currently utilized density of 50 people & jobs / gross ha.



2. Township of King Population and Housing Growth Forecast and Urban Land Needs by Village, 2024 to 2051

2.1 Updates to Population Base by Village

Figure 2-1 summarizes the population base in the G.M.S. report and the corresponding updates prepared as a part of the T.Z. forecast.^[1] The following are some key observations:

- The G.M.S. initially estimated King Township's mid-2024 population at 29,800, including the census undercount; however, based on the results of the T.Z. forecast, it was concluded that this population estimate of 29,800 is more reflective of a mid-2025 base. Furthermore, the estimated number of occupied housing units increased from 9,545 in mid-2024 (with a person per unit (P.P.U.) ratio of 3.12) to 9,700 in mid-2025 (P.P.U. of 3.07). This shift slightly increased the projected 2051 housing target from 17,370 to 17,530 units, though the incremental housing forecast was consistent at approximately 7,825 new households.
- The mid-2024 population for Nobleton was estimated at 7,050 through the G.M.S., and an updated mid-2025 population was estimated for Nobleton of 7,580, which reflects both the existing Nobleton urban boundary and the Village Reserve.
- The population base for King City has been updated from a mid-2024 estimate of 9,690 in the G.M.S., to a mid-2025 estimate of 9,990 through the T.Z. forecast.
- The population base in Schomberg has also been subject to slight adjustments. The King G.M.S. provided a mid-2024 estimate of 2,620 people and this has been revised to a mid-2025 estimate of 2,540 people through the T.Z. forecast.
- Lastly, the Remaining Rural areas of the Township have been subject to a larger variance in the base. In the King Township G.M.S., the Remaining

^[1] King Township Traffic Zone Forecast, March 11, 2025 by Watson & Associates Economists Ltd.



Rural areas of the Township were estimated to have a mid-2024 population base of 10,440. Through this exercise, the Remaining Rural base is now estimated at 9,690 people by mid-2025.

Figure 2-1
King Township G.M.S.
Population Base by Village and Remaining Rural Areas – 2024 and 2025

| Village | 2024 Population (In G.M.S. Report) | 2025 Population (Updated as per T.Z. Forecast) |
|----------------------------|---------------------------------------|---|
| Nobleton ^[1] | 7,050 | 7,580 |
| King City | 9,690 | 9,990 |
| Schomberg | 2,620 | 2,540 |
| Remaining Rural | 10,440 | 9,690 |
| King Township Total | 29,800 | 29,800 |

^[1] Includes both the Nobleton Urban Area and the Nobleton Village Reserve lands.

Source: King Township G.M.S. forecast by Watson & Associates Economists Ltd., 2025.

2.2 Township-Wide Population And Housing Growth

As presented in the G.M.S. report, by 2051, King Township's population is projected to grow to approximately 51,000, which is an increase of about 21,200 people between 2025 to 2051. To support this growth, the Township will require about 7,800 additional households, averaging 300 new homes each year. Appendix A provides more details of the updated population and housing growth in five-year increments – this replaces Appendix A from the G.M.S. report.

The following section provides an update to the population and housing growth forecast by Village and the corresponding Designated Greenfield Area (D.G.A.) land needs analysis.^[2]

^[2] See sections 4.2, 4.4 and 4.5 of the February 14, 2025 G.M.S. report for the original forecast and land needs analysis.



2.3 Population and Housing Growth Forecast by Village

Figures 2-2 and 2-3 compare the base population, projected 2051 population, and population growth for each Village and the Remaining Rural areas, based on the G.M.S. Report and its recent updates.

As shown in Figures 2-2 and 2-3, the 2051 population targets for Schomberg and King City have been maintained in this update. Furthermore, the incremental population forecast for the Remaining Rural areas has been maintained. Given the above changes, the resulting forecast for Nobleton has been increased. Accordingly, Nobleton is forecast to increase by an additional 220 people over the forecast period compared to the G.M.S. forecast. In addition, the difference noted in the existing population base results in an increased 2051 population forecast for Nobleton. As shown in Figure 2-3, Nobleton is now forecast to achieve 14,330 people by 2051, compared to 13,580 previously forecast in the G.M.S. This increase will result in additional urban land needed in Nobleton by 2051, which will be discussed later in this Addendum Report. Appendix B provides additional details regarding the growth forecast by Village – this replaces Appendix B provided in the G.M.S. report.

Figure 2-2
King Township
Population by Village and Remaining Rural Areas – 2024 to 2051 (According to G.M.S.)

| Village | 2024 Population | 2024 to 2051 | 2051 Population | 2051 Population Share |
|----------------------------|-----------------|--------------|-----------------|-----------------------|
| Nobleton | 7,050 | 6,530 | 13,580 | 27% |
| King City | 9,690 | 13,530 | 23,220 | 45% |
| Schomberg | 2,620 | 720 | 3,340 | 7% |
| Remaining Rural | 10,440 | 420 | 10,860 | 21% |
| King Township Total | 29,800 | 21,200 | 51,000 | |

Note: Percentage figures may not add up precisely due to rounding.

Source: Forecast by Watson & Associates Economists Ltd., 2025.



Figure 2-3
King Township
Revised Population by Village and Remaining Rural Areas – 2025 to 2051

| Village | 2025 Population | 2025 to 2051 | 2051 Population | 2051 Population Share |
|----------------------------|-----------------|--------------|-----------------|-----------------------|
| Nobleton | 7,580 | 6,750 | 14,330 | 28% |
| King City | 9,990 | 13,230 | 23,220 | 45% |
| Schomberg | 2,540 | 800 | 3,340 | 7% |
| Remaining Rural | 9,690 | 420 | 10,110 | 20% |
| King Township Total | 29,800 | 21,200 | 51,000 | |

Note: Percentage figures may not add up precisely due to rounding.

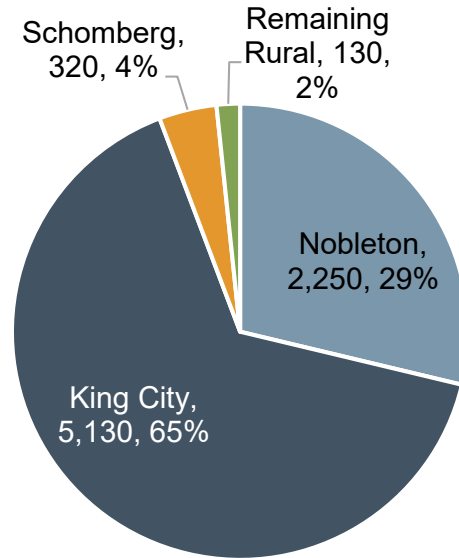
Source: Forecast by Watson & Associates Economists Ltd., 2025.

Figure 2-4 presents the incremental household forecast by Village within King Township. As shown in the figure, between 2025 and 2051, approximately 5,130 households (65% of all new households) are expected to be accommodated in King City, 2,250 households (29%) in Nobleton, 320 households (4%) in Schomberg, and a small portion in the Remaining Rural areas of the Township.^[3] Figure 2-5 also provides a breakdown of the revised housing forecast for each Village by density type (low, medium, and high). King City and Schomberg are still forecast to have the majority of new units be higher density, while Nobleton is still forecast to have a majority of new units as low-density development (i.e., single detached dwellings).

^[3] Comparatively according to the G.M.S. report, approximately 5,210 households (68% of all new households) were forecast to be accommodated in King City, 2,190 households (28%) in Nobleton, 300 households (4%) in Schomberg, and a small portion in the Remaining Rural areas of the Township.

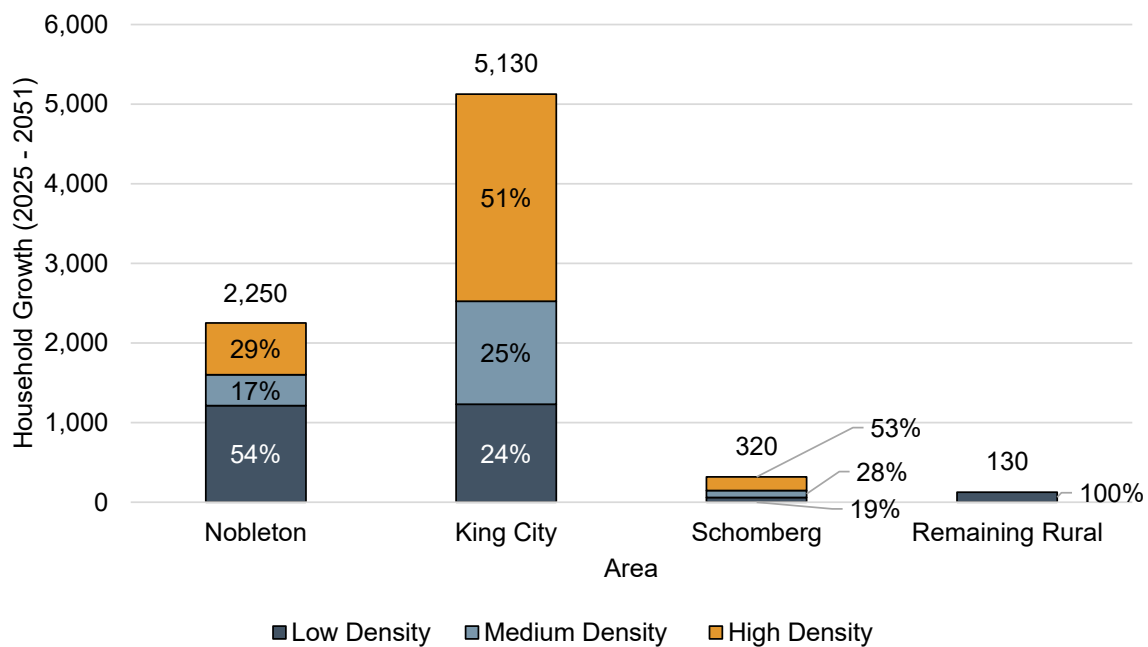


Figure 2-4
King Township
Household Forecast by Village and Remaining Rural Areas – 2025 to 2051



Source: Forecast by Watson & Associates Economists Ltd., 2025.

Figure 2-5
King Township
Household Forecast by Village and Remaining Rural Areas – 2025 to 2051

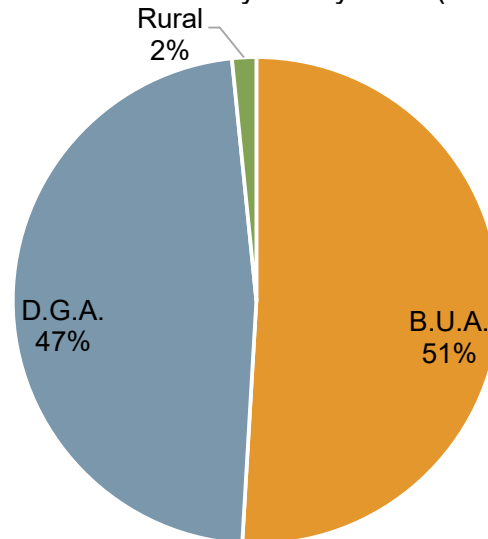


Source: Forecast by Watson & Associates Economists Ltd., 2025.



The changes to the residential base and forecast by Village have not resulted in a change to the intensification target at the Township-wide level. Figure 2-6 shows the housing growth by policy area between 2025 and 2051 and Figure 2-7 highlights the intensification and greenfield housing growth by Village over the forecast period. As shown, the Township is forecast to increase by nearly 4,000 units within the B.U.A. Although the split between intensification and greenfield development for Nobleton remains consistent with the figures in the G.M.S. report, the intensification shares for King City and Schomberg have been slightly revised to 56% and 81%, respectively, compared to 55% and 84% in the G.M.S. report.

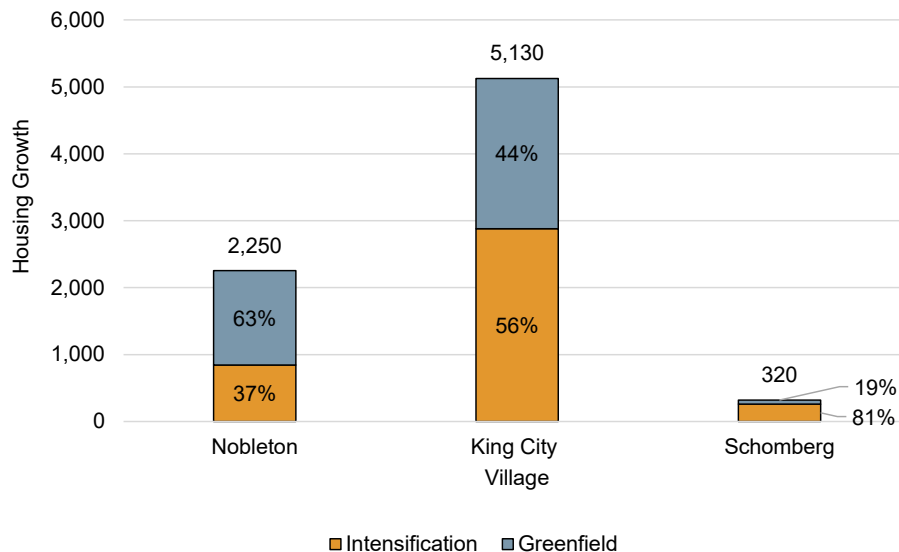
Figure 2-6
Township of King
Housing Growth Allocation by Policy Area (2025 to 2051)



Source: Watson & Associates Economists Ltd., 2025.



Figure 2-7
Township of King
Housing Growth by Village and Policy Area (2025 to 2051)



Source: Watson & Associates Economists Ltd., 2025.

2.4 D.G.A. Community Area Land Needs

The February G.M.S. report identifies a D.G.A. density of approximately 35 people and jobs at a Township-wide level. A land requirement of 8 ha was identified for Nobleton through that report, which was based on an assumed density of 50 people and jobs per hectare for the additional urban lands required. Based on these results, Council requested that a lower D.G.A. density target be explored for the additional urban lands required in Nobleton. Accordingly, the revised land needs analysis shown in Figure 2-8 is based on the revised growth forecast by Village identified in the previous subsection of this Addendum report, as well as the revised density of 35 people and jobs per ha for the additional urban lands required in Nobleton.

Figure 2-8 highlights the land needs for each of the Villages in the Township.^[4] Similar to the findings in the G.M.S. report, while a deficit is forecast in Nobleton, the King City and Schomberg D.G.A. are anticipated to be built out over the forecast period. Considering forecast growth, available land area, and density targets of 35 people &

^[4] Figure 2-8 updates the D.G.A. Community Area land need presented in the G.M.S. report by providing updated estimates for people and jobs within the D.G.A. in 2024 and 2051, along with revised density assumptions for each Village.



jobs per ha, it is estimated that the Township will have a deficit of about 30 gross developable ha of D.G.A. lands in Nobleton.^[5]

Figure 2-8
King Township
D.G.A. Community Area Land Needs by Village Area at 2051

| DGA Land Need - 2051 | | | | | |
|---|---------|-------------|------------|-----------|---------------|
| | | Nobleton | King City | Schomberg | King Township |
| Estimated DGA People and Jobs - 2025 | A | 4,224 | 5,645 | 875 | 10,744 |
| Estimated DGA Population and Jobs in 2051 | B | 9,240 | 12,660 | 1,070 | 22,970 |
| Existing DGA Area | C | 210 | 367 | 30 | 608 |
| Added Area (Employment Area Conversion) | D | 20 | | | 20 |
| Total DGA Area | E = C+D | 230 | 367 | 30 | 628 |
| DGA Density | F | 35 | 35 | 35 | 35 |
| DGA Land Demand | G = B/F | 261 | 367 | 30 | 658 |
| Surplus / Deficit DGA Lands | H= E-G | (30) | 0 | 0 | (30) |

Note: D.G.A. means Designated Growth Area.
Source: Watson & Associates Economists Ltd., 2025.

It is important to note that no changes have been made to the employment forecast by Village and corresponding land needs. Accordingly, the following is a summary of future land needs and urban expansion requirements by Village:

- **Nobleton:** As stated in Chapters 4 and 5 of the G.M.S. report and this Addendum report, Nobleton is forecast to experience a deficit of about 30 ha of Community Area land and 39 gross ha of Employment Area land by 2051.
- **Schomberg:** Based on the Employment Area land needs calculation in Chapter 5 of the G.M.S. report, Schomberg is forecast to require a 10-ha Employment Area expansion by 2051.
- **King City:** As established in Chapter 5 of the G.M.S. report, King City is forecast to experience a 10-ha deficit of retail commercial land by 2051.

^[5] In alignment with the assumptions of the G.M.S., it is noted that this deficit has been identified after including the additional 20 ha of lands currently designated employment in the south end of the Village which are proposed to be converted to Community Areas. These lands have an active application and portion of the site will be converted to accommodate a secondary school and the remaining lands are expected to accommodate residential, commercial or mixed uses.



3. Urban Location Options to 2051 in Nobleton Village

3.1 Potential Location Options for Community Area Expansion

The G.M.S. report identified an 8 ha D.G.A. Community Area land need in Nobleton Village. To accommodate this land need, three potential locations were considered for redesignation from the current Village Reserve designation:

- Site 1 (11 gross ha): West of the existing urban area, north of King Road.
- Site 2 (10 gross ha): Southwest of the existing urban area.
- Site 3 (10 gross ha): South of the existing urban area, along Highway 27.

All three locations were found to have benefits which have been evaluated in more detail in the G.M.S. report and are summarized below:

- The proposed parcels have proximity and connection to major transportation corridors (Highway 27 and/or King Road).
- The proposed lands are contiguous with existing designated Community Area lands in the Township's O.P.
- The identified areas are close to the existing B.U.A. boundary of the Village and would potentially provide efficiencies regarding the extension of services to these areas.
- The areas also offer proximity to commercial uses in Nobleton's downtown core.

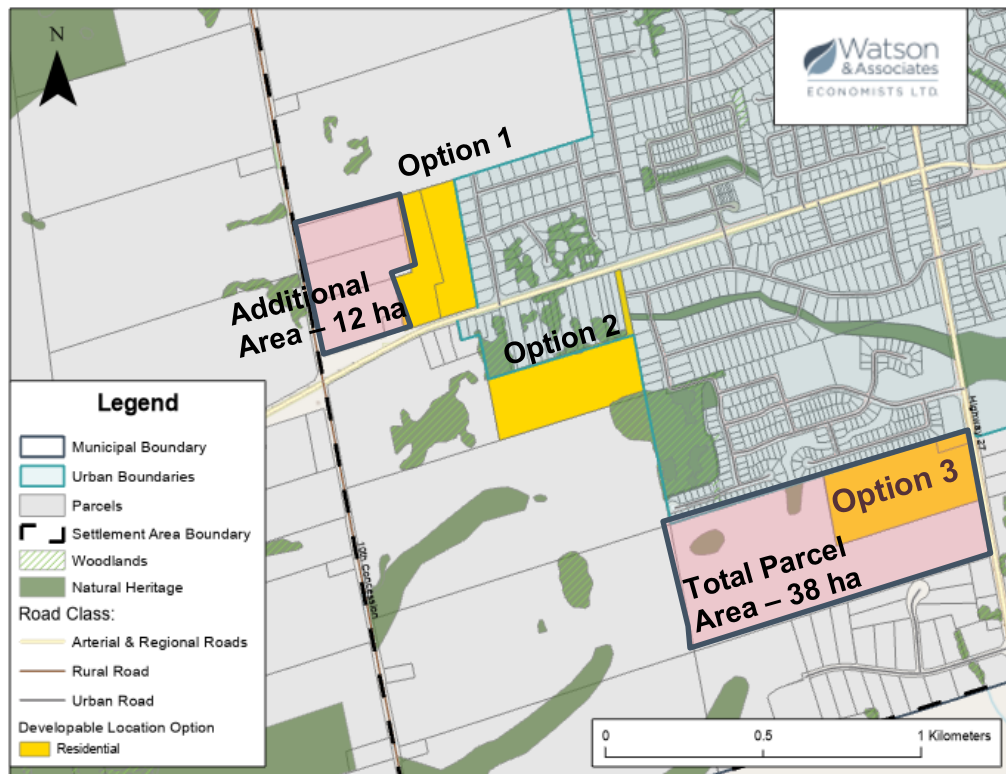
As outlined earlier, the updated urban land needs analysis indicates that the Township now requires approximately 30 ha of urban Community Area lands (excluding environmental features) by 2051. This entire 30-ha requirement has been identified in Nobleton and can be incorporated within the existing Village boundary by redesignating lands within the Nobleton Village Reserve.

Based on the need and evaluation of sites, the following are the options for the Township's consideration to accommodate the D.G.A. land need in Nobleton (refer to Figure 3-1):



- Consider baseline Options 1 and 2 together, along with extending Option 1 to the west (up to the Village boundary).
 - Extending Option 1, which had an original area of about 11 ha, to the Settlement Area boundary will provide the Township with an additional 12 hectares of land. This will result in a total land of approximately 23 ha.
- Consider all three original site options together, which can accommodate the 30-ha shortfall for Community Area land in Nobleton Village.
- The Township can also consider extending Option 3 (which had an original area of about 10 ha) to account for 30 gross ha. For reference, the total area of the Option 3 parcel is 38 gross ha.

Figure 3-1
Village of Nobleton
Location Options for Urban Community Area Expansion

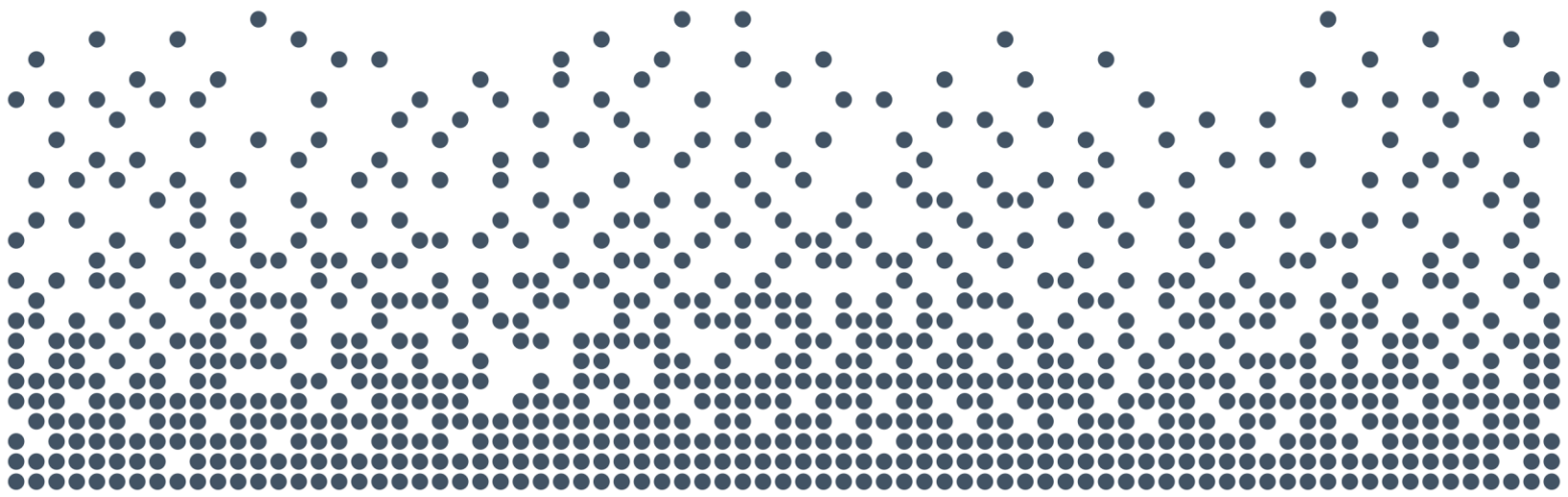


Source: Base mapping data from King Township. Location options presented by Watson & Associates Economists Ltd., 2025.



4. Conclusion

This report serves as an addendum to the King Township Growth Management Strategy and Employment Lands Strategy report dated February 14, 2025. Based on updated analysis through the TZ forecast exercise, the Township's population in 2025 has been revised to 29,800 people, which is generally consistent with the 2024 estimate presented in the original G.M.S. report. The 2051 population targets for Schomberg and King City remain unchanged. However, updates to the 2025 residential base by Village and within the Remaining Rural areas have resulted in a higher population forecast for Nobleton. The revisions have also led to minor adjustments to the projected growth shares between intensification and greenfield areas within King City and Schomberg. Consequently, the Community Area Land Need for Nobleton has increased to 30 hectares, up from 8 hectares in the G.M.S. report. Despite this increase, the foundational locations identified for future expansion remain largely consistent with those proposed in the G.M.S. report, with the ability for the Township to explore expanded configurations.



Appendices



Appendix A

King Township Population and Housing Forecast, 2021 to 2051



Appendix A: King Township Population and Housing Forecast, 2021 to 2051

| | Year | Population (Including Census Undercount) ¹ | Excluding Census Undercount | | | Housing Units | | | | | Person Per Unit (P.P.U.): Total Population/ Total Households |
|-------------|---------------------|--|-----------------------------|-----------------------------|--|--------------------------------|------------------------------------|-------------------------|---------------------|---|--|
| | | | Population | Institutional Population | Population Excluding Institutional Population | Singles & Semi- Detached | Multiple Dwellings ² | Apartments ³ | Total Households | Equivalent Institutional Households | |
| Historical | Mid 2011 | 19,290 | 18,533 | 149 | 18,384 | 6,245 | 155 | 225 | 6,645 | 135 | 2.79 |
| | Mid 2016 | 20,280 | 19,487 | 147 | 19,340 | 7,185 | 435 | 500 | 8,135 | 134 | 2.40 |
| | Mid 2021 | 28,440 | 27,333 | 128 | 27,205 | 7,980 | 470 | 525 | 8,975 | 116 | 3.05 |
| Forecast | Mid 2025 | 29,800 | 28,641 | 134 | 28,507 | 8,215 | 542 | 826 | 9,583 | 122 | 2.99 |
| | Mid 2026 | 31,700 | 30,463 | 143 | 30,320 | 8,841 | 564 | 846 | 10,251 | 130 | 2.97 |
| | Mid 2031 | 36,100 | 34,691 | 162 | 34,529 | 9,672 | 816 | 1,408 | 11,896 | 147 | 2.92 |
| | Mid 2036 | 40,900 | 39,304 | 184 | 39,120 | 10,288 | 1,233 | 2,160 | 13,696 | 167 | 2.87 |
| | Mid 2041 | 44,800 | 43,051 | 202 | 42,849 | 10,628 | 1,614 | 2,885 | 15,127 | 184 | 2.85 |
| | Mid 2046 | 48,100 | 46,223 | 216 | 46,007 | 10,792 | 1,971 | 3,579 | 16,357 | 196 | 2.83 |
| | Mid 2051 | 51,000 | 49,009 | 230 | 48,779 | 10,849 | 2,281 | 4,240 | 17,370 | 209 | 2.82 |
| Incremental | Mid 2011 - Mid 2016 | 990 | 954 | -2 | 956 | 940 | 280 | 275 | 1,490 | -1 | |
| | Mid 2016 - Mid 2021 | 8,160 | 7,846 | -19 | 7,865 | 795 | 35 | 25 | 840 | -18 | |
| | Mid 2021 - Mid 2025 | 1,360 | 1,308 | 6 | 1,302 | 235 | 72 | 301 | 608 | 6 | |
| | Mid 2025 - Mid 2031 | 6,300 | 6,050 | 28 | 6,022 | 1,457 | 274 | 582 | 2,313 | 25 | |
| | Mid 2025 - Mid 2041 | 15,000 | 14,410 | 68 | 14,342 | 2,413 | 1,072 | 2,059 | 5,544 | 62 | |
| | Mid 2025 - Mid 2051 | 21,200 | 20,368 | 96 | 20,272 | 2,634 | 1,739 | 3,414 | 7,787 | 87 | |

[1] Includes net Census undercount of 4.1%.

[2] Includes townhouses and apartments in duplexes.

[3] Includes accessory apartments, bachelor, 1-bedroom, and 2-bedroom+ apartments.

Source: Watson & Associates Economists Ltd., 2025.



Appendix B

Population and Housing Growth by Village in Five-Year Increments, 2025 to 2051



Appendix B: Population and Housing Growth by Village in Five-Year Increments, 2025 to 2051

| Development Location | Timing | Single & Semi-Detached | Multiples ¹ | Apartments ² | Total Residential Units | Net Population Increase (Inc UC) | |
|----------------------|-----------------|------------------------|------------------------|-------------------------|-------------------------|----------------------------------|-------|
| Nobleton | BUA | 2025 - 2026 | 2 | 9 | 6 | 18 | -32 |
| | | 2025 - 2031 | 11 | 54 | 106 | 170 | 264 |
| | | 2025 - 2036 | 17 | 138 | 240 | 395 | 780 |
| | | 2025 - 2041 | 23 | 198 | 352 | 572 | 1,215 |
| | | 2025 - 2046 | 25 | 233 | 458 | 716 | 1,576 |
| | | 2025 - 2051 | 31 | 258 | 553 | 842 | 1,926 |
| | Existing DGA | 2025 - 2026 | 259 | 4 | 0 | 264 | 893 |
| | | 2025 - 2031 | 678 | 21 | 19 | 718 | 2,448 |
| | | 2025 - 2036 | 941 | 35 | 42 | 1,018 | 3,470 |
| | | 2025 - 2041 | 954 | 46 | 44 | 1,044 | 3,566 |
| | | 2025 - 2046 | 976 | 48 | 46 | 1,070 | 3,686 |
| | | 2025 - 2051 | 992 | 51 | 48 | 1,091 | 3,804 |
| | DGA Expansion | 2025 - 2026 | 0 | 0 | 0 | 0 | 0 |
| | | 2025 - 2031 | 0 | 0 | 0 | 0 | 0 |
| | | 2025 - 2036 | 0 | 0 | 0 | 0 | 0 |
| | | 2025 - 2041 | 112 | 16 | 18 | 146 | 485 |
| | | 2025 - 2046 | 180 | 55 | 35 | 270 | 879 |
| | | 2025 - 2051 | 190 | 80 | 50 | 320 | 1,018 |
| | Village Reserve | 2025 - 2026 | 0 | 0 | 0 | 0 | 0 |
| | | 2025 - 2031 | 0 | 0 | 0 | 0 | 0 |
| | | 2025 - 2036 | 0 | 0 | 0 | 0 | 0 |
| | | 2025 - 2041 | 0 | 0 | 0 | 0 | 0 |
| | | 2025 - 2046 | 0 | 0 | 0 | 0 | 0 |
| | | 2025 - 2051 | 0 | 0 | 0 | 0 | 0 |
| Total | 2025 - 2026 | 261 | 14 | 6 | 281 | 861 | |
| | 2025 - 2031 | 689 | 75 | 124 | 889 | 2,712 | |
| | 2025 - 2036 | 958 | 174 | 282 | 1,413 | 4,250 | |
| | 2025 - 2041 | 1,089 | 259 | 414 | 1,762 | 5,266 | |
| | 2025 - 2046 | 1,181 | 336 | 539 | 2,056 | 6,141 | |
| | 2025 - 2051 | 1,213 | 390 | 651 | 2,253 | 6,748 | |
| King City | BUA | 2025 - 2026 | 8 | 15 | 19 | 42 | 10 |
| | | 2025 - 2031 | 20 | 85 | 376 | 481 | 870 |
| | | 2025 - 2036 | 24 | 202 | 859 | 1,086 | 2,141 |
| | | 2025 - 2041 | 29 | 311 | 1,350 | 1,690 | 3,449 |
| | | 2025 - 2046 | 30 | 415 | 1,815 | 2,260 | 4,707 |
| | | 2025 - 2051 | 31 | 543 | 2,308 | 2,882 | 6,126 |
| | DGA | 2025 - 2026 | 315 | 22 | 3 | 340 | 1,123 |
| | | 2025 - 2031 | 651 | 128 | 56 | 835 | 2,688 |
| | | 2025 - 2036 | 953 | 304 | 128 | 1,385 | 4,424 |
| | | 2025 - 2041 | 1,132 | 467 | 202 | 1,801 | 5,718 |
| | 2025 - 2046 | 1,187 | 622 | 271 | 2,080 | 6,558 | |



| Development Location | Timing | Single & Semi-Detached | Multiples ¹ | Apartments ² | Total Residential Units | Net Population Increase (Inc UC) | |
|-----------------------|-------------|------------------------|------------------------|-------------------------|-------------------------|----------------------------------|--------|
| | | 2025 - 2051 | 1,200 | 750 | 294 | 2,244 | 7,103 |
| | Total | 2025 - 2026 | 323 | 37 | 22 | 382 | 1,134 |
| | | 2025 - 2031 | 671 | 213 | 432 | 1,316 | 3,558 |
| | | 2025 - 2036 | 977 | 506 | 988 | 2,471 | 6,565 |
| | | 2025 - 2041 | 1,161 | 778 | 1,552 | 3,491 | 9,168 |
| | | 2025 - 2046 | 1,217 | 1,037 | 2,086 | 4,340 | 11,265 |
| | | 2025 - 2051 | 1,231 | 1,293 | 2,602 | 5,126 | 13,229 |
| Schomberg | BUA | 2025 - 2026 | 3 | 3 | 2 | 7 | -22 |
| | | 2025 - 2031 | 8 | 15 | 33 | 56 | 59 |
| | | 2025 - 2036 | 12 | 35 | 69 | 116 | 195 |
| | | 2025 - 2041 | 15 | 53 | 97 | 165 | 325 |
| | | 2025 - 2046 | 17 | 70 | 130 | 217 | 471 |
| | | 2025 - 2051 | 22 | 74 | 164 | 261 | 608 |
| | DGA | 2025 - 2026 | 5 | 1 | 0 | 6 | 16 |
| | | 2025 - 2031 | 15 | 4 | 2 | 21 | 60 |
| | | 2025 - 2036 | 23 | 9 | 4 | 36 | 107 |
| | | 2025 - 2041 | 28 | 13 | 6 | 48 | 145 |
| | | 2025 - 2046 | 32 | 18 | 8 | 58 | 180 |
| | | 2025 - 2051 | 38 | 14 | 7 | 59 | 193 |
| | Total | 2025 - 2026 | 8 | 3 | 2 | 13 | -7 |
| | | 2025 - 2031 | 23 | 18 | 36 | 77 | 120 |
| | | 2025 - 2036 | 35 | 43 | 74 | 152 | 302 |
| | | 2025 - 2041 | 43 | 66 | 103 | 213 | 471 |
| | | 2025 - 2046 | 49 | 88 | 138 | 275 | 651 |
| | | 2025 - 2051 | 60 | 89 | 171 | 320 | 801 |
| Remaining Rural Areas | 2025 - 2026 | 30 | 0 | 0 | 30 | -87 | |
| | 2025 - 2031 | 70 | 0 | 0 | 70 | -90 | |
| | 2025 - 2036 | 99 | 0 | 0 | 99 | -17 | |
| | 2025 - 2041 | 116 | 0 | 0 | 116 | 95 | |
| | 2025 - 2046 | 126 | 0 | 0 | 126 | 243 | |
| | 2025 - 2051 | 126 | 0 | 0 | 126 | 421 | |
| King Township Total | 2025 - 2026 | 622 | 54 | 30 | 706 | 1,900 | |
| | 2025 - 2031 | 1,453 | 306 | 592 | 2,351 | 6,300 | |
| | 2025 - 2036 | 2,069 | 723 | 1,344 | 4,136 | 11,100 | |
| | 2025 - 2041 | 2,409 | 1,104 | 2,069 | 5,582 | 14,999 | |
| | 2025 - 2046 | 2,573 | 1,461 | 2,763 | 6,797 | 18,300 | |
| | 2025 - 2051 | 2,630 | 1,771 | 3,424 | 7,825 | 21,199 | |

^[1] Includes townhouses and apartments in duplexes.

^[2] Includes accessory apartments, bachelor, 1-bedroom, and 2-bedroom+ apartments.

Source: Watson & Associates Economists Ltd., 2025