

# Proposed Official Plan Changes

## Townsend

**Townsend Population and Households Forecast**

Years	Population	Households
2016	1,000	480
2041	1,200	570
Growth 2016-2041	200	90
2046	1,300	580
Growth 2016-2046	300	100

Population includes the census undercount  
Source: Watson & Associates, Population, Housing and Employment Forecast Update and Land Needs Assessment, Haldimand County, 2019

**Townsend Forecast of Housing Units by Density Type, 2041 and 2046**

Years		Low Density	Medium Density	High Density	Total
2016	# of Units	410	10	50	480
	% of Total	85.4	2.1	10.4	100.0
2041	# of Units	470	30	70	570
	% of Total	82.5	5.3	12.3	100.0
2046	# of Units	470	40	70	580
	% of Total	81.0	6.9	12.1	100.0

Source: Watson & Associates, Population, Housing and Employment Forecast Update and Land Needs Assessment, Haldimand County, 2019  
Note: Numbers may not add up precisely due to rounding.

**Townsend Housing Needs by Planning Area and Alternative Intensification Targets – 2041**

Planning Area	Intensification Target	Total New Units
Built-Up Area	20%	18
Greenfield Area		72
<b>Total</b>		<b>90</b>
Built-Up Area	32%	29
Greenfield Area		61
<b>Total</b>		<b>90</b>

**Townsend Housing Needs by Planning Area and Alternative Intensification Targets – 2046**

Planning Area	Intensification Target	Total New Units
Built-Up Area	20%	20
Greenfield Area		80
<b>Total</b>		<b>100</b>
Built-Up Area	34%	34
Greenfield Area		66
<b>Total</b>		<b>100</b>

**Townsend Greenfield Land Needs - 2046**

Year	Intensification Target	Density Target	Land Use	Land Availability (Surplus/Deficit [ha])
2046	20%	40 persons & jobs/hectare	Residential	146
			Community Employment	10
			<b>Total</b>	<b>156</b>