

Community Profile Town of LAKESHORE

Population	1996	2001	2006*	10 Yr. Change
	26,127	28,746	32,424	24.10%

Source: Statistics Canada (1996, 2001) & Financial Post (2006) *Projections

Average Growth per Year	2.41%
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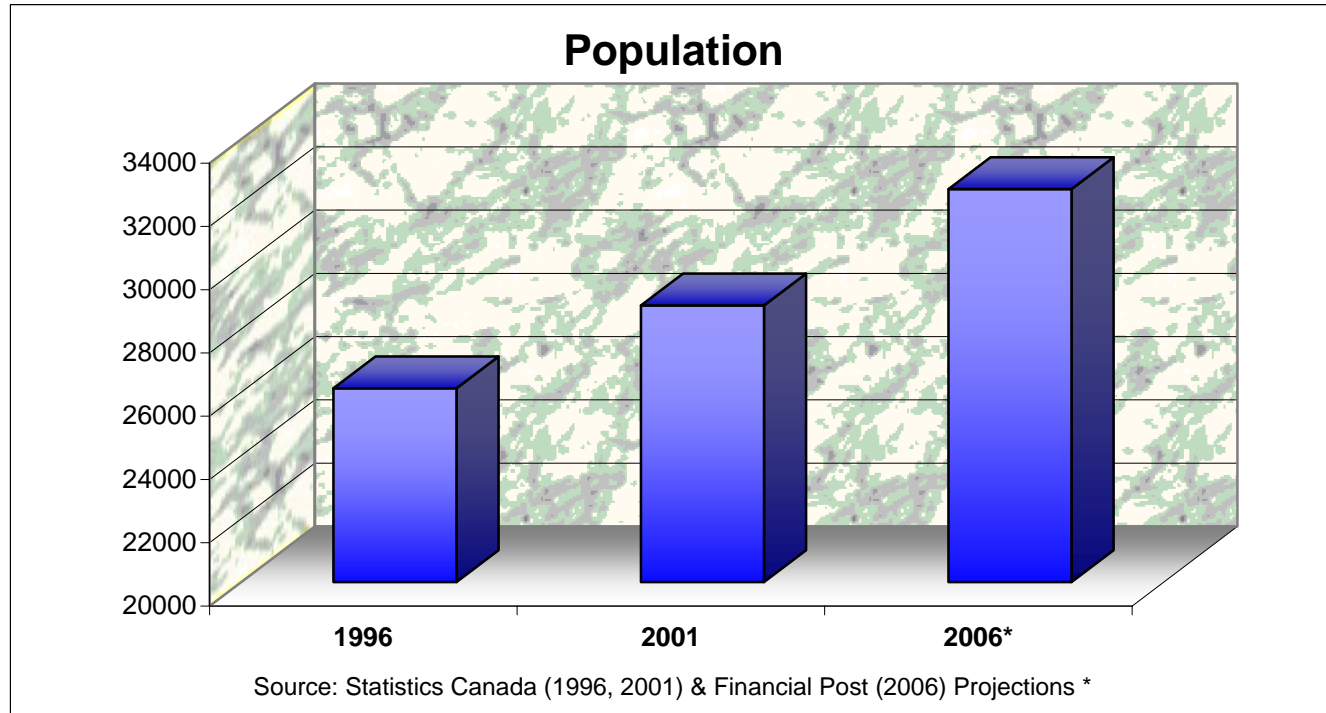


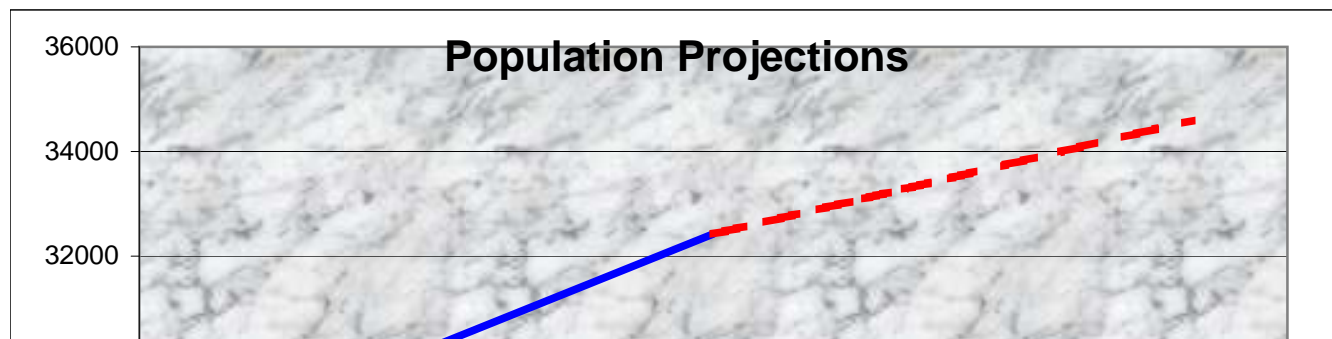
Table 1: Population by Age	Male 2001	Female 2001	Total 2001	2006*
Total - All Persons	14,515	14,230	28,745	32,424

0-4	955	935	1,890	1,932
5-9	1,145	1,105	2,250	2,210
10-14	1,215	1,095	2,310	2,279
15-19	1,090	995	2,085	2,198
20-24	910	775	1,685	2,159
25-29	760	830	1,590	2,172
30-34	980	1,030	2,010	2,262
35-39	1,280	1,315	2,595	2,521
40-44	1,345	1,245	2,590	2,913
45-49	1,130	1,100	2,230	2,763
50-54	1,045	1,015	2,060	2,356
55-59	845	785	1,630	2,047
60-64	555	525	1,080	1,418
65-69	455	430	885	1,038
70-74	380	370	750	865
75-79	245	325	570	657
75-79	120	200	320	369
85+	80	150	230	265

Source: Statistics Canada (1996, 2001) & Financial Post (2006) * Projections

Table 2: Population Projections	2006	2008	2011	Change %
Population	32,424	33,288	34,593	6.69%
Number of households	11,698	12,370	13,381	14.39%

Source: Financial Post



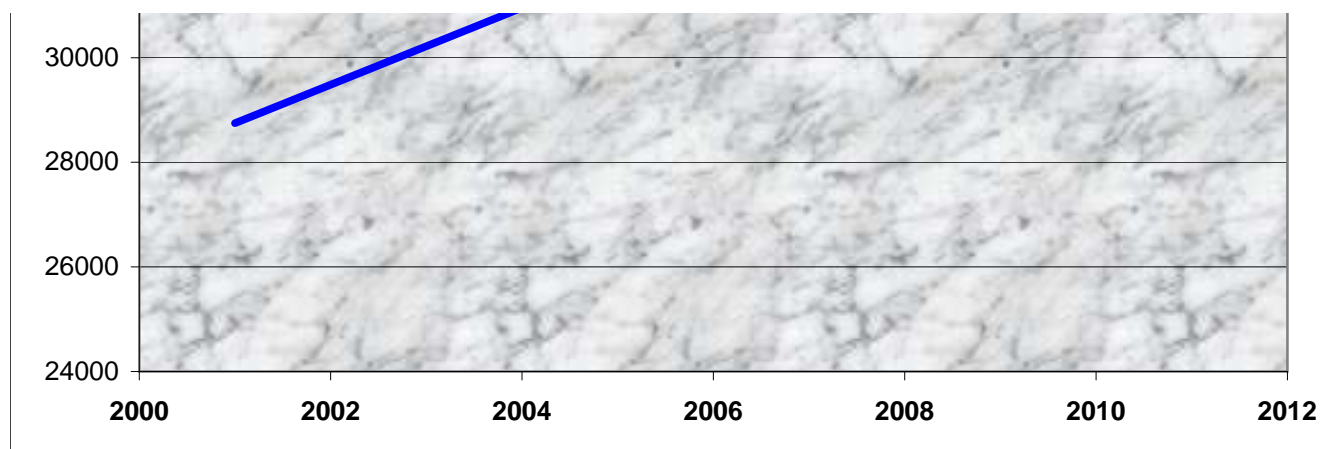


Table 3: Population Density	1996	2001	2006*	10 Yr. Change
Population	26,127	28,746	32,424	24.10%
Land area (sq. km)		530.67		
Number of households	8,795	9,890	11,698	33.01%
Population density per sq. km	49	54	61	24.10%

Source: Statistics Canada (1996, 2001) & Financial Post (2006) * Projections

Table 4: Ethnic Origin	2001	% of Total /06	2006
Single responses	14,505		16,361
Canadian	6,065	41.81%	6,841
French	2,545	17.55%	2,871
English	1,295	8.93%	1,461
Italian	830	5.72%	936
Irish	535	3.69%	603
Scottish	530	3.65%	598
German	460	3.17%	519
Polish	230	1.59%	259
Lebanese	60	0.41%	68
Chinese	10	0.07%	11
Other	1,945	13.41%	2,194
Multiple responses	14,060		15,859

Source: Statistics Canada (2001) & Financial Post (2006) *WECDC Projections

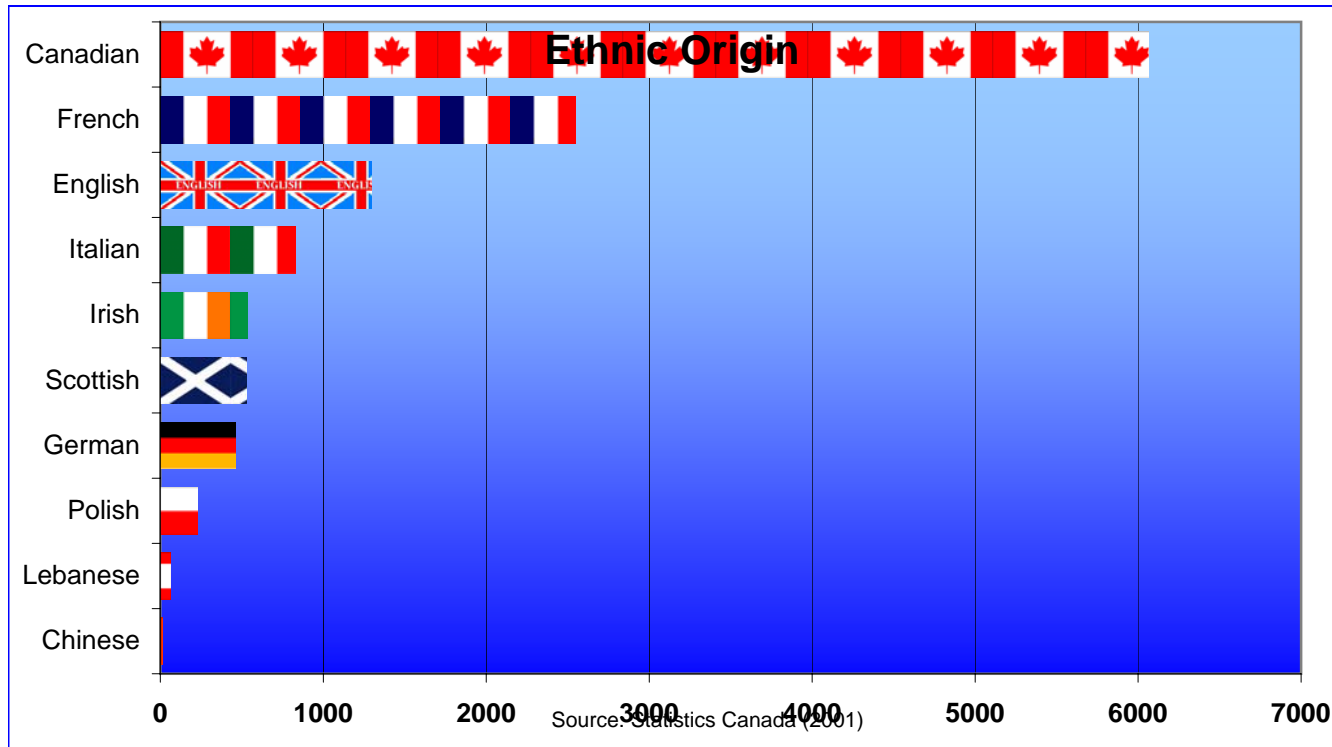


Table 5: Knowledge of Official Languages	2001	2006*
Total population	28,570	32,225
English only	22,820	25,740
English and French	5,600	6,317
French only	100	113
Non-English/French	45	56

Source: Statistics Canada (2001) & WECD (2006) *Projections

Table 6: Knowledge of Non-Official Languages	2001	2006*	% of Total /06
Italian	610	688	2.12%

German	360	406	1.25%
Polish	180	203	0.63%
Spanish	110	124	0.38%
Macedonian	90	102	0.31%
Hungarian	85	96	0.30%
Hindi	80	90	0.28%
Tagalog (Pilipino)	75	85	0.26%
Dutch	75	85	0.26%
Croatian	70	79	0.24%
Serbian	70	79	0.24%

Source: Statistics Canada (2001) & WECD (2006) *Projections

Table 7: Highest Lvl. of Schooling	2001	% of Total /01	2006*	% of Total /06
Total population 20 years and over	20,010		23,535	
Less than grade 9	1,340	6.70%	1,567	6.66%
Grades 9 to 13				
Without high school grad. cert.	3,675	18.37%	4,197	17.83%
With high school grad. cert.	3,690	18.44%	4,320	18.36%
Trades certificate or diploma	2,570	12.84%	2,949	12.53%
Other non-university education				
Without certificate or diploma	1,560	7.80%	1,893	8.04%
With certificate or diploma	3,405	17.02%	4,066	17.28%
University				
Without degree, cert. or diploma	905	4.52%	1,324	5.63%
With certificate or diploma	245	1.22%	284	1.21%
With bachelor's degree or higher	2,630	13.14%	3,219	13.68%

Source: Statistics Canada (2001) & Financial Post (2006) *Projections

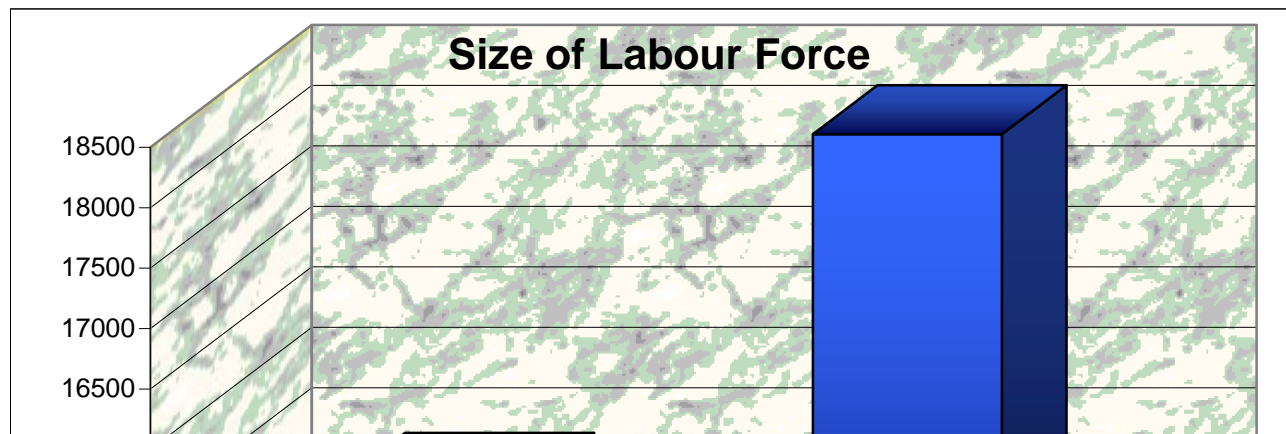
Table 8: Major Field of Study	2001	% of Total /06	2006*
Total population	8,895		10,033
Educational, recreational and counselling services	735	8.26%	829
Fine and applied arts	500	5.62%	564
Humanities and related fields	380	4.27%	429
Social sciences and related fields	825	9.27%	931

Commerce, management and business administration	1,640	18.44%	1,850
Agricultural, biological, nutritional, and food sciences	260	2.92%	293
Engineering and applied sciences	300	3.37%	338
Applied science technologies and trades	2,765	31.08%	3,119
Health professions and related technologies	1,275	14.33%	1,438
Mathematics, computer and physical sciences	220	2.47%	248
No specialization	0	0.00%	0

Source: Statistics Canada (2001) & Financial Post (2006) *WECDC Projections

Table 9: Occupation	2001	% of Total /06	2006*
Labour force 15 years and over	15,570	100.00%	18,523
All occupations	15,430	98.82%	18,305
A Management occupations	1,670	10.73%	1,987
B Business, finance and administration	2,270	14.75%	2,733
C Natural and applied sciences and related	525	3.68%	682
D Health occupations	875	5.83%	1,079
E Occupations in social science, education, gov't	750	4.85%	899
F Occupations in art, culture, recreation and sport	155	0.98%	181
G Sales and service occupations	3,030	19.24%	3,563
H Trades, transport and equipment operators and	2,920	18.23%	3,376
I Occupations unique to primary industry	535	4.43%	820
J Occupations unique to processing, Mfg. & utilities	1,675	16.12%	2,985

Source: Statistics Canada (2001) & Financial Post (2006) *Projections



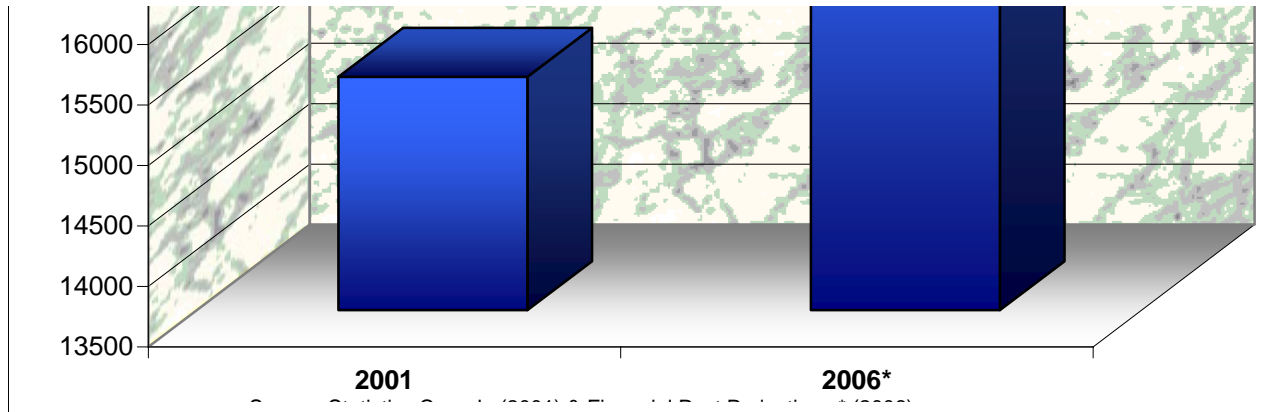


Table 10: Employment by Industry Division	2001	% of Total /06	2006*
All industries	15,425		17,399
11 Agriculture, forestry, fishing and hunting	550	3.57%	620
21 Mining and oil and gas extraction	40	0.26%	45
22 Utilities	120	0.78%	135
23 Construction	880	5.71%	993
31-33 Manufacturing	4,960	32.16%	5,595
41 Wholesale trade	455	2.95%	513
44-45 Retail trade	1,545	10.02%	1,743
48-49 Transportation and warehousing	855	5.54%	964
51 Information and cultural industries	160	1.04%	180
52 Finance and insurance	345	2.24%	389
53 Real estate and rental and leasing	155	1.00%	175
54 Professional, scientific and technical services	470	3.05%	530
55 Management of companies and enterprises	0	0.00%	0
56 Administrative and support, waste management ar	465	3.01%	524
61 Educational services	785	5.09%	885
62 Health care and social assistance	1,365	8.85%	1,540
71 Arts, entertainment and recreation	485	3.14%	547
72 Accommodation and food services	670	4.34%	756
81 Other services (except public administration)	695	4.51%	784
91 Public administration	435	2.82%	491

Source: Statistics Canada (2001) & Financial Post (2006) *WECCDC Projections

Table 11: Mode of Transportation	2001	% of Total /06	2006*
Total Employed	13,475		16,723
Car, truck, van, as driver	12,220	90.69%	15,165
Car, truck, van, as passenger	775	5.75%	962
Public transit	20	0.15%	25
Walked	340	2.52%	422
Bicycle	40	0.30%	50
Motorcycle	0	0.00%	0
Taxicab	0	0.00%	0
Other method	45	0.33%	56

Source: Statistics Canada (2001) & Financial Post (2006) *WECDL Projections

Table 12: Income and Wealth Characteristics	2006*
Average household income	\$90,400
% above or below national average	24.00%
Average family income	\$97,296
Per capita income	\$32,610
% of households with income \$100,000 or more.	38.41%
Disposable income / household	\$65,586
Total assets per household (2004 est.)	\$239,094
Total liabilities per household (2004)	\$115,149
Average expenditures (2004 est.)	\$83,840

Source: Financial Post *Projections

Table 13: Housing Starts	2004	2005	% change
Singles	414	312	-24.64%
Multiples	58	31	-46.55%
Total	472	343	-27.33%

Source: Canada Mortgage and Housing Corporation

Table 14: Average Single Family Dwelling Sale Price - 2005 (\$CDN)	Sale Price
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\$245,000

Source: WECD

Table 15: Value of Building Permits (\$CDN)	2002	2003	2004	2005
Residential	\$81,563,334	\$86,593,803	\$86,449,012	\$68,924,474
Institutional	\$2,025,000	\$1,318,600	\$200,000	\$45,570,480
Industrial	\$15,817,891	\$28,545,290	\$5,415,000	\$6,113,385
Commercial	\$7,361,895	\$10,370,700	\$10,370,700	\$4,545,520
Total	\$106,768,120	\$126,828,393	\$102,434,712	\$125,153,859

Source: Lakeshore Building Department

Table 16: Retail Sales**	2006*	2008*	2011*
Total retail sales (\$ CDN)	\$118,929,000	\$138,102,000	\$170,573,000
Per capita retail sales (\$ CDN)	\$3,668	\$4,149	\$4,931
% above/below national average	-70%	-68%	-67%

Source: Financial Post *Projections

Table 17: Tax Rate	Tax Rate*
Commercial	0.0244992
Shopping Centre	0.02669142
Industrial	0.04021715
Large Industrial	0.05561284

Source: Town of Lakeshore * including school rates

Table 18: Development Charges	Amount (\$ CDN)
Single Family Detached	\$5,208 to \$9,000 as of Jan. 1, 2006
Industrial	\$1.20/SF as of Jan. 1, 2006
Commercial (Retail)	\$1.70/SF as of Jan. 1, 2006
Commercial (Non-Retail)	\$1.20/SF as of Jan. 1, 2006

Source: Town of Lakeshore

Table 19: Major Employers	Employees*
Quality Safety Systems Company	950
Integram - Windsor Seating	850
Schukra Of North America	500
Flex N Gate Canada	381
Veltri Canada Ltd. - Lakeshore Division	250
Quality Models Ltd.	204
Can Art Aluminum Extrusion Inc.	140
Town Of Lakeshore	100
Cyr, R. J. Co. Inc.	60
Btm Tooling Inc.	60

* Data obtained from multiple sources and may be rounded.

Table 20: Commuting	Total 2001	% of Total /06	2006*
Total Employed	14,885	100.00%	16,790
Usual place of work	12,525	84.15%	14,128
In Lakeshore	2,360	15.85%	2,662
In different community	10,175	68.36%	11,477
In Essex County	9,090	61.07%	10,253
At home	1,035	6.95%	1,167
Outside Canada	375	2.52%	423
No fixed workplace address	945	6.35%	1,066

Source: Statistics Canada (2001) & Financial Post (2006) *WECDC Projections

Table 21: Place of Work & Place of Residence	Place of Work for Lakeshore Residents		Place of Residence for Lakeshore Workers	
	Number	% of Total	Number	% of Total
Municipality				
Windsor	6,895	55.58%	2,090	33.28%
Tecumseh	1,345	10.84%	595	9.47%
Leamington	240	1.93%	195	3.11%
LaSalle	25	0.20%	170	2.71%
Lakeshore	2,360	19.02%	2,360	37.58%
Kingsville	130	1.05%	215	3.42%

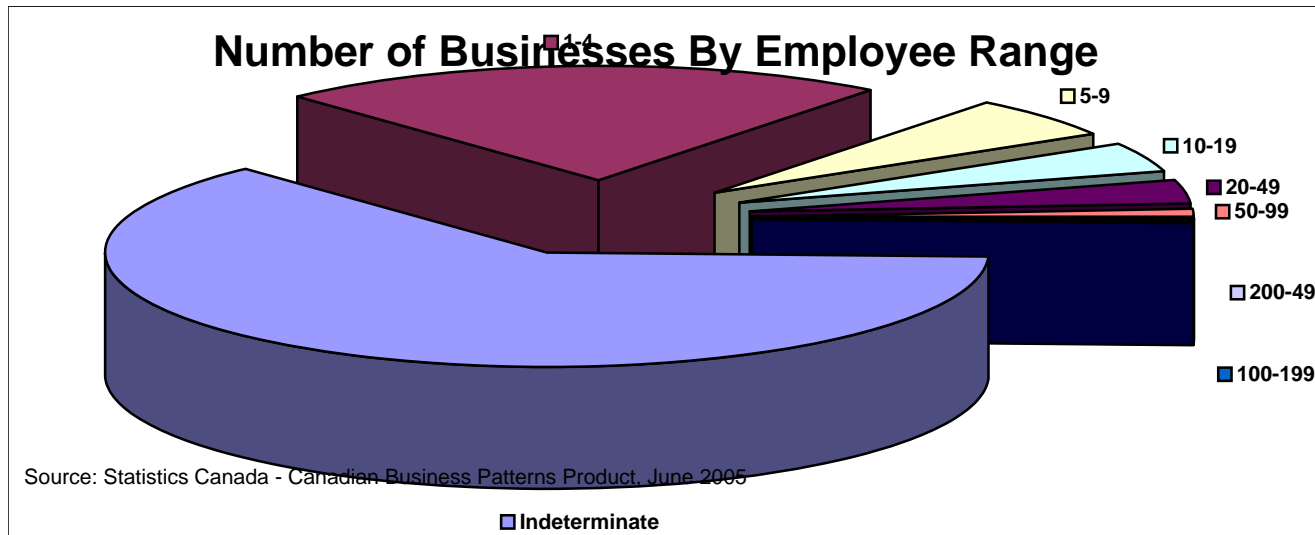
Essex	385	3.10%	230	3.66%
Amherstburg	60	0.48%	120	1.91%
Other	965	7.78%	305	4.86%
Total	12,405	100.00%	6,280	100.00%

Source: Statistics Canada, 2001

Table 22: # of Businesses By Employee Range	# of Businesses	% of Total
Indeterminate	927	62.64%
1-4	331	22.36%
5-9	88	5.95%
10-19	58	3.92%
20-49	50	3.38%
50-99	16	1.08%
100-199	6	0.41%
200-499	2	0.14%
500+	2	0.14%
Total	1,480	100.00%

Source: Statistics Canada - Canadian Business Patterns Product June 2005

* Establishments in the "Indeterminate" category do not maintain an employee payroll but may have a workforce, which consists of contracted workers, family members or business owners.



■ Indeterminate

Table 23: Number of Businesses by Sector	# of Businesses	% of Total
11 - Agriculture, forestry, fishing and hunting	244	16.49%
21 - Mining and oil and gas extraction	1	0.07%
22 - Utilities	0	0.00%
23 - Construction	299	20.20%
31-33 - Manufacturing	53	3.58%
41 - Wholesale trade	42	2.84%
44-45 - Retail trade	112	7.57%
48-49 - Transportation and warehousing	99	6.69%
51 - Information and cultural industries	6	0.41%
52 - Finance and insurance	49	3.31%
53 - Real estate and rental and leasing	112	7.57%
54 - Professional, scientific and technical services	118	7.97%
55 - Management of companies and enterprises	65	4.39%
56 - Admin. and support, waste management and remediation services	73	4.93%
61 - Educational services	7	0.47%
62 - Health care and social assistance	57	3.85%
71 - Arts, entertainment and recreation	23	1.55%
72 - Accommodation and food services	43	2.91%
81 - Other services (except public administration)	76	5.14%
91 - Public administration	1	0.07%
Total	1,480	100.00%

Source: Statistics Canada - Canadian Business Patterns Product June 2005

Table 24: Quality of Life-2006	Total	Pop. Served
Number of doctors	6	4,791
Number of public pools	0 NA	
Number of golf courses	6	4,791
Number of public elementary schools	4	7,186
Number of Catholic elementary schools	5	5,749

Number of French schools	2	14,373
Number of public secondary schools	1	28,745
Number of Catholic secondary schools	1	28,745
Total number of schools (Does not include private)	13	2,211

Sources: Essex County Medical Society, phone book, 411.ca and school board web sites