

2025 Growth Management Strategy and Development Activity

Projection Type	Impact of Change	2051 Forecast
Population	48,800 people increase	130,000 people City-wide
Employment	16,500 jobs increase	40,600 jobs City-wide
Land	Lindsay	329 ha over supply
	Lindsay Employment	41 ha under supply
	Omemee	50 ha over supply
	Bobcaygeon	23 ha under supply
	Fenelon Falls	38 ha under supply
		No additional land needed ¹
		Expansion needed
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Development Activity | Lindsay Underway: 3,923 units (to 2031)

Developer		Location	Units	Status
Lindsay 2017 Developments Inc. (Craft) Sugarwood	Phase 1	North of Colborne Street West East of Hwy 35	200	Occupancy
	Phase 2		134	69 Occupancy
	Phase 3		156	Permit targets Q3 2025
	Phase 4+		325	Draft Approved
	Total		815	
Tribute South Lindsay Heights	Phase 1	North of 'Craft' Development East of Hwy 35	270	6 Model Homes built 45 Under construction (occupancy Q4 2025) 35 permit targets 2025
	Phase 2		100 180,000 sq ft	Units Commercial space
	Phase 3+		641	Draft Approved
	Total		1011	
Tribute North	All phases	South of Thunder Bridge Road East of Hwy 35	1832	Draft Approved
Total			1832	
Fernbrook Hygge	Single phase	Lindsay Street North North of Cottingham Crescent	155	Under construction
Total			155	
Muskoka D&M	Single phase	William Street North Wellington Street (NW corner)	110	Under construction
Total			110	

¹ Lands subject to MZOs need to be incorporated into Lindsay's urban area and will accommodate the population beyond 2051

Development Activity | Lindsay Planned: 979 units (to 2031)

Developer	Location	Units	Status
Kemp & Sweeney	61-75 Logie Street	17	Pending site plan application submission
Skyline	Logie Street (Block 39)	158	Pending site plan registration
Oxnard (formerly Lepha)	331 Logie Street	45	Draft Approved Site plan application under review
Prestige Builders	Logie Street (Block 72)	41	Site plan application under review
J Eighteen Developments	William Street North Wellington Street (SE corner)	207	Rezoning application under review
Laz Developments	139 Verulam Road (Hwy 36) South of Dobson Street	88	Pending draft approval
Ashmere Developments	Verulam Road (Hwy 36) North of Dobson Street	62	Pending draft approval
Burgess & Garavito	100 Chadwin Drive South of Colborne Street West	128	Pending amending agreement
Wilson Developments Union Station	21 Victoria Avenue South	48 2,045 sq ft	Pending construction
J. Stollar Construction Pearson Farm Phase 5	East of McLaughlin Road South of Mary Street West	185	Pending re-instatement of lapsed draft approval
Total		979	

Development Activity | MZOs: 10,590 units (to 2051+)

Developer		Location	Units	Status
Bromont	Gateway	Lindsay Street South / Hwy 7	540	Preservicing
	Finnie	Angeline Street South, Ops	591	Subdivision application under review
	Callaghan	Verulam Road (Hwy 36), Ops	1,119	Subdivision application under review
Total			2,250	
Flato	Phase 1	East of Verulam Road (Hwy 36) South of Pigeon Lake Road, Ops	113	Preservicing
	Phase 2	East of Verulam Road (Hwy 36) North of Pigeon Lake Road, Ops	1,111	Subdivision application under review
	Phases 3+	East of Verulam Road (Hwy 36) North and South of Pigeon Lake Road, Ops	7,116	Pending submission of applications
Total			8,340	

Development Activity | Fenelon Falls: 924 units (to 2031)

Developer	Location	Units	Status
Digram Developments	808 County Road 121, Fenelon	894	Applications under review
KLHHC	106 Murray Street	30	Under construction
Total		924	

Development Activity | Bobcaygeon: 282 units (to 2031)

Developer	Location	Units	Status
Apex Riverside Heights (Iris Grove)	Hemlock Crescent North of Cedartree Lane	61	Pending development agreement registration
Three Lakes Development Inc. (Rokeby)	West of West Street North of Front Street West	221	Under construction
Total		282	