

MUNICIPALITY:

ADJALA-TOSORONTIO

1. SUPPLY		
		ha
A. Total Supply	Non-developable (Env)	37
	Occupied	47
	Underutilized Gross Vacant	46
	Gross Vacant	43
	<b>Total Supply</b>	<b>174</b>
B. Gross Developable Supply	Underutilized + Vacant	89
C. Net Vacant Developable Supply	Net-to-Gross Adjustment (Refer to notes)	82%
	<b>Net Vacant Developable Supply (ha)</b>	<b>73</b>

Final supply verified by County and local municipal staff.  
Municipal-specific data/assumption.

Source: Hemson Consulting based on information from the County of Simcoe.

2. DEMAND			
			Jobs
A. Forecast Total Place of Work Employment (Based on Growth Plan Schedule 7)	2011		1,627
	2031 Forecast		1,800
		<b>11-31 Growth</b>	
B. Forecast Employment Growth by Type	<b>Employment Type</b>	<b>Share (%)</b>	<b>Job Growth by Type</b>
	Population-Related Employment	34%	58
	Rural-based Employment	25%	44
	Employment Land Employment	41%	71
	<b>Total Check</b>	<b>100%</b>	<b>173</b>

C. Number of Jobs to be Accommodated on Employment Lands	Employment Type	Employment Growth by Type by Location					
		Designated Employment Lands		Not on "Industrial" Employment Lands		Total Check	
		Share (%)	Number of Jobs	Share (%)	Number of Jobs		
	Population-Related Employment	10%	6	90%	52	100%	58
	Rural-based Employment	2%	1	98%	43	100%	44
	Employment Land Employment	95%	68	5%	4	100%	71
	<b>TOTAL</b>		<b>74</b>	<b>TOTAL</b>	<b>99</b>		<b>173</b>

D. Employment Land Demand (Ha)	Number of jobs on Employment Lands	74
	Estimated Average Density (jobs / net ha)	20
	<b>Employment Land Need (ha)</b>	<b>4</b>

Source: Hemson Consulting based on Statistics Canada, Growth Plan Schedule 7.

3. EMPLOYMENT LAND BUDGET RESULTS		
		ha
A. Supply	Net vacant developable supply	73
	Adjustment for long-term vacancy and underutilization	0.85
	Long-term development supply (ha)	62
B. Demand	Employment Land Need (ha)	4
C. Results (Supply - Demand)	<b>Sufficiency of supply: Excess vs (shortage) ha</b>	<b>59</b>

\*If the result indicated is a positive figure, there is sufficient currently designated employment land supply to accommodate forecast demand for employment lands under Schedule 7.  
If a (negative) figure is indicated, the municipality may require additional employment lands to meet it's Schedule 7 employment forecast.

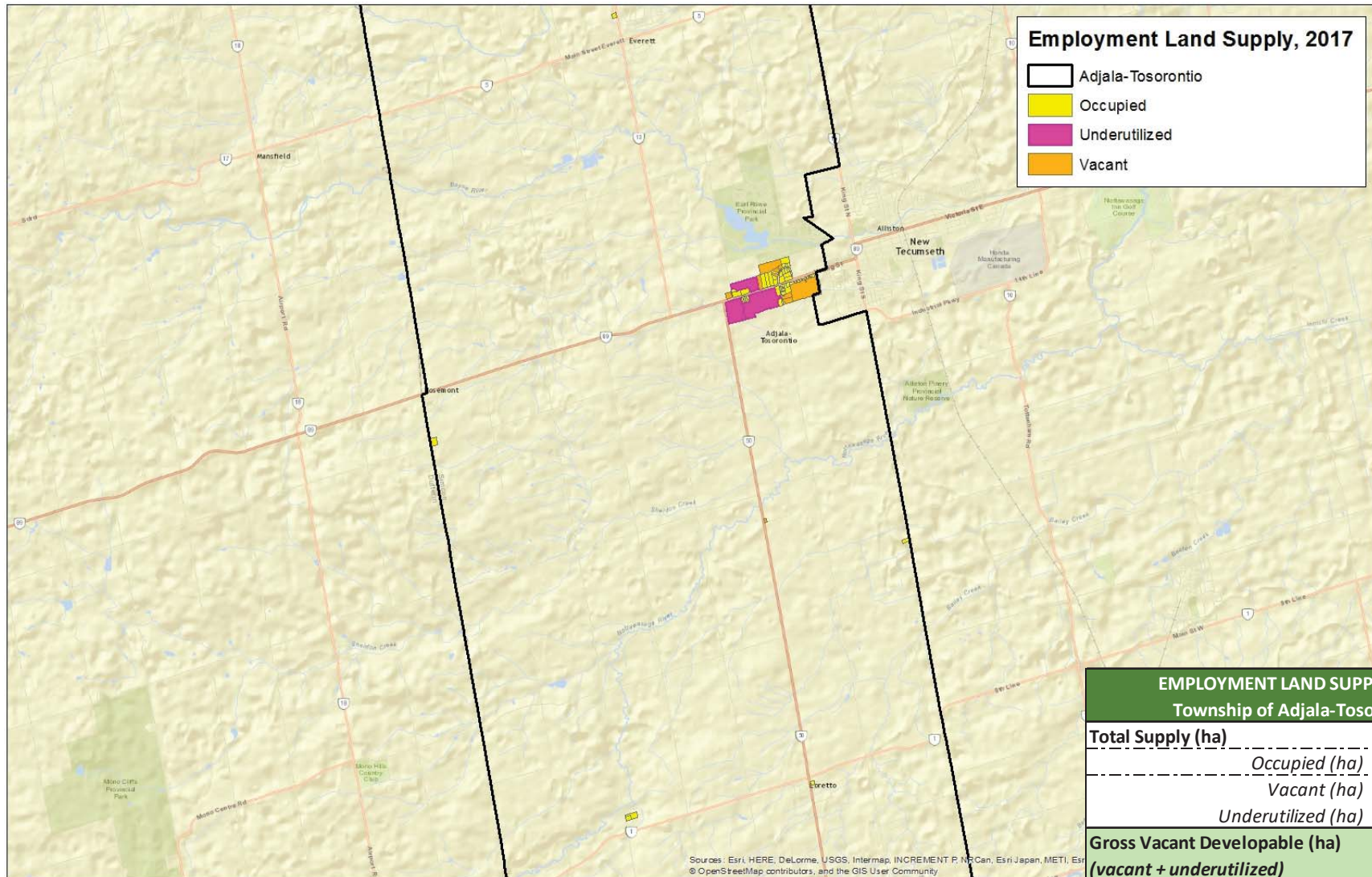
Note(s):	
1. A net-to-gross adjustment of 80% is made on parcels larger than 5 ha to account for roads and utilities if it is subdivided. For those parcels under 5 ha, no adjustment is made. The overall net-to-gross thus varies by local municipality consistent with the parcel size characteristics of the supply. A greater prevalence of smaller parcels results in a higher net-to-gross factor (> 80%) because smaller (<5 ha) parcels are not adjusted.	

4. Commercial Land Need <sup>1</sup>				
A. Estimated Work at Home Employment (based on population)		Population	Work at Home Jobs	% of Population
	2011	10,909	565	5%
	2031	13,000	585	5%
	11-31 Growth	2,091	20	
B. Population-Related Employment (PRE) 2011-2031 Growth by Location	<b>Location</b>	<b>Share of PRE Growth<sup>2</sup></b>	<b>Jobs</b>	
	Work at Home	34%	20	
	Employment Lands	10%	6	
	Institutional	15%	9	
	Commercial	41%	23	
	<b>Total</b>	<b>100%</b>	<b>58</b>	
C. Est. Commercial Land Need	Number of PRE Jobs on Commercial Lands			23
	Estimated Average Density (jobs/ ha)			50
	<b>Estimated Commercial Land Need (ha)</b>			<b>0.5</b>

Source: Hemson Consulting based on Statistics Canada, Growth Plan Schedule 7.

<sup>1</sup>The approach taken here estimates commercial land demand tied to the Schedule 7 employment forecast. It provides a rough estimate of land need for commercial uses only and is not intended to take the place of a more specific retail-based analysis for commercial land need.

<sup>2</sup>Shares based on Statistics Canada 2011 National Household Survey information by North American Industry Classification (NAICS).



**Employment Land Supply, 2017**

- Adjala-Tosorontio
- Occupied
- Underutilized
- Vacant

EMPLOYMENT LAND SUPPLY, 2017 Township of Adjala-Tosorontio	
<b>Total Supply (ha)</b>	<b>136.5</b>
<i>Occupied (ha)</i>	<i>47.5</i>
<i>Vacant (ha)</i>	<i>43.0</i>
<i>Underutilized (ha)</i>	<i>46.0</i>
<b>Gross Vacant Developable (ha) (vacant + underutilized)</b>	<b>89.0</b>
<b>Net Vacant Developable (ha)</b>	<b>73.3</b>

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri  
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