

MUNICIPALITY: **NEW TECUMSETH**

1. SUPPLY		
A. Total Supply	Non-developable (Env)	41
	Occupied	380
	Underutilized Gross Vacant	65
	Gross Vacant	428
<b>Total Supply</b>		<b>914</b>
B. Gross Developable Supply	Underutilized + Vacant	493
C. Net Vacant Developable Supply	Net-to-Gross Adjustment (Refer to notes)	82%
<b>Net Vacant Developable Supply (ha)</b>		<b>403</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			
A. Forecast Total Place of Work Employment (Based on Growth Plan Schedule 7)		2011	18,219
		2031 Forecast	26,500
		<b>11-31 Growth</b>	<b>8,281</b>
B. Forecast Employment Growth by Type	Employment Type	Share (%)	Job Growth by Type
	Population-Related Employment	41%	3,382
	Rural-based Employment	5%	394
	Employment Land Employment	54%	4,506
<b>Total Check</b>		<b>100%</b>	<b>8,281</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%	338	90%	3,044	100%	3,382
	Rural-based Employment	2%	8	98%	386	100%	394
	Employment Land Employment	95%	4,280	5%	225	100%	4,506
<b>TOTAL</b>			<b>4,627</b>	<b>TOTAL</b>	<b>3,655</b>		<b>8,281</b>

D. Employment Land Demand (Ha)	Number of jobs on Employment Lands	4,627
	Estimated Average Density (jobs / net ha)	20
	<b>Employment Land Need (ha)</b>	<b>231</b>

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

3. EMPLOYMENT LAND BUDGET RESULTS		
A. Supply	Net vacant developable supply	403
	Adjustment for long-term vacancy and underutilization	0.85
	Long-term development supply (ha)	343
B. Demand	Employment Land Need (ha)	231
C. Results (Supply - Demand)	<b>Sufficiency of supply: Excess vs (shortage) ha</b>	<b>111</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 its Schedule 7 employment forecast.

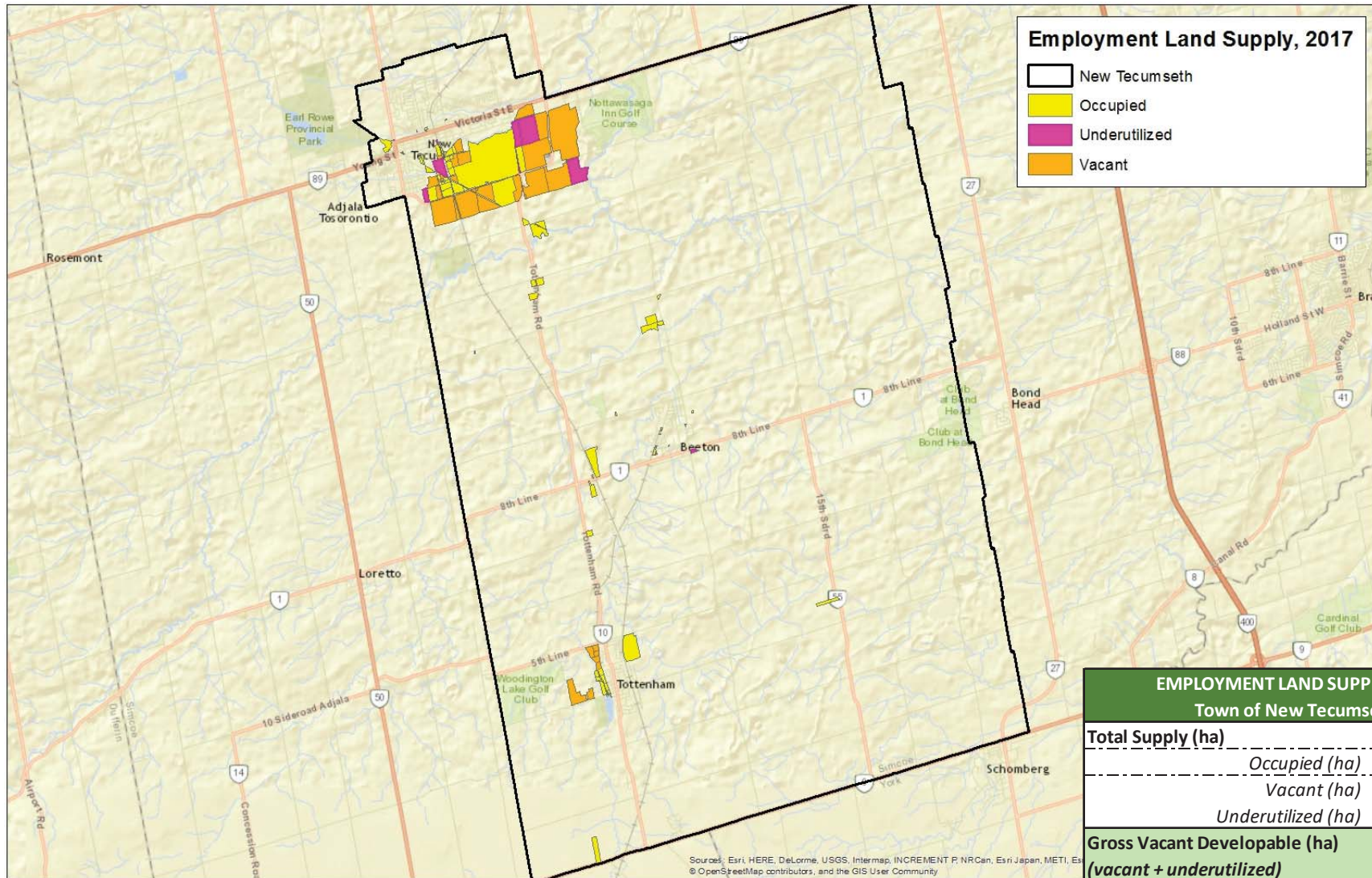
**Note(s):**  
1. A net-to-gross adjustment of 80% is made on parcels larger than 5 ha to account for roads and utilities if it is subdivided. For those parcels under 5 ha, no adjustment is made. The overall net-to-gross thus varies by local municipality consistent with the parcel size characteristics 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)	Year	Population	Work at Home Jobs	% of Population
		2011	31,106	860
	2031	56,000	1400	3%
	<b>11-31 Growth</b>	<b>24,894</b>	<b>540</b>	
B. Population-Related Employment (PRE) 2011-2031 Growth by Location	Location		Share of PRE Growth <sup>2</sup>	Jobs
	Work at Home		16%	540
	Employment Lands		10%	338
	Institutional		25%	858
	Commercial		49%	1,646
<b>Total</b>			<b>100%</b>	<b>3,382</b>
C. Est. Commercial Land Need	Number of PRE Jobs on Commercial Lands			1,646
	Estimated Average Density (jobs/ ha)			50
	<b>Estimated Commercial Land Need (ha)</b>			<b>33</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 Town of New Tecumseth	
<b>Total Supply (ha)</b>	<b>872.8</b>
<i>Occupied (ha)</i>	379.6
<i>Vacant (ha)</i>	427.8
<i>Underutilized (ha)</i>	65.4
<b>Gross Vacant Developable (ha) (vacant + underutilized)</b>	<b>493.2</b>
<b>Net Vacant Developable (ha)</b>	<b>403.2</b>