

MUNICIPALITY: ORO-MEDONTE

1. SUPPLY		
		ha
A. Total Supply	Non-developable (Env)	58
	Occupied	359
	Underutilized Gross Vacant	111
	Gross Vacant	162
	Total Supply	690
B. Gross Developable Supply	Underutilized + Vacant	273
C. Net Vacant Developable Supply	Net-to-Gross Adjustment (Refer to notes)	83%
	Net Vacant Developable Supply (ha)	226

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		4,592
	2031 Forecast		6,000
	11-31 Growth		1,408
B. Forecast Employment Growth by Type	Employment Type	Share (%)	Job Growth by Type
	Population-Related Employment	45%	634
	Rural-based Employment	15%	211
	Employment Land Employment	40%	563
	Total Check	100%	1,408

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%	63	90%	570	100%	634
	Rural-based Employment	2%	4	98%	207	100%	211
	Employment Land Employment	95%	535	5%	28	100%	563
	TOTAL		603	TOTAL	806		1,408

D. Employment Land Demand (Ha)	Number of jobs on Employment Lands	603
	Estimated Average Density (jobs / net ha)	20
	Employment Land Need (ha)	30

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

3. EMPLOYMENT LAND BUDGET RESULTS		
		ha
A. Supply	Net vacant developable supply	226
	Adjustment for long-term vacancy and underutilization	0.85
	Long-term development supply (ha)	192
B. Demand	Employment Land Need (ha)	30
C. Results (Supply - Demand)	Sufficiency of supply: Excess vs (shortage) ha	162

*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):

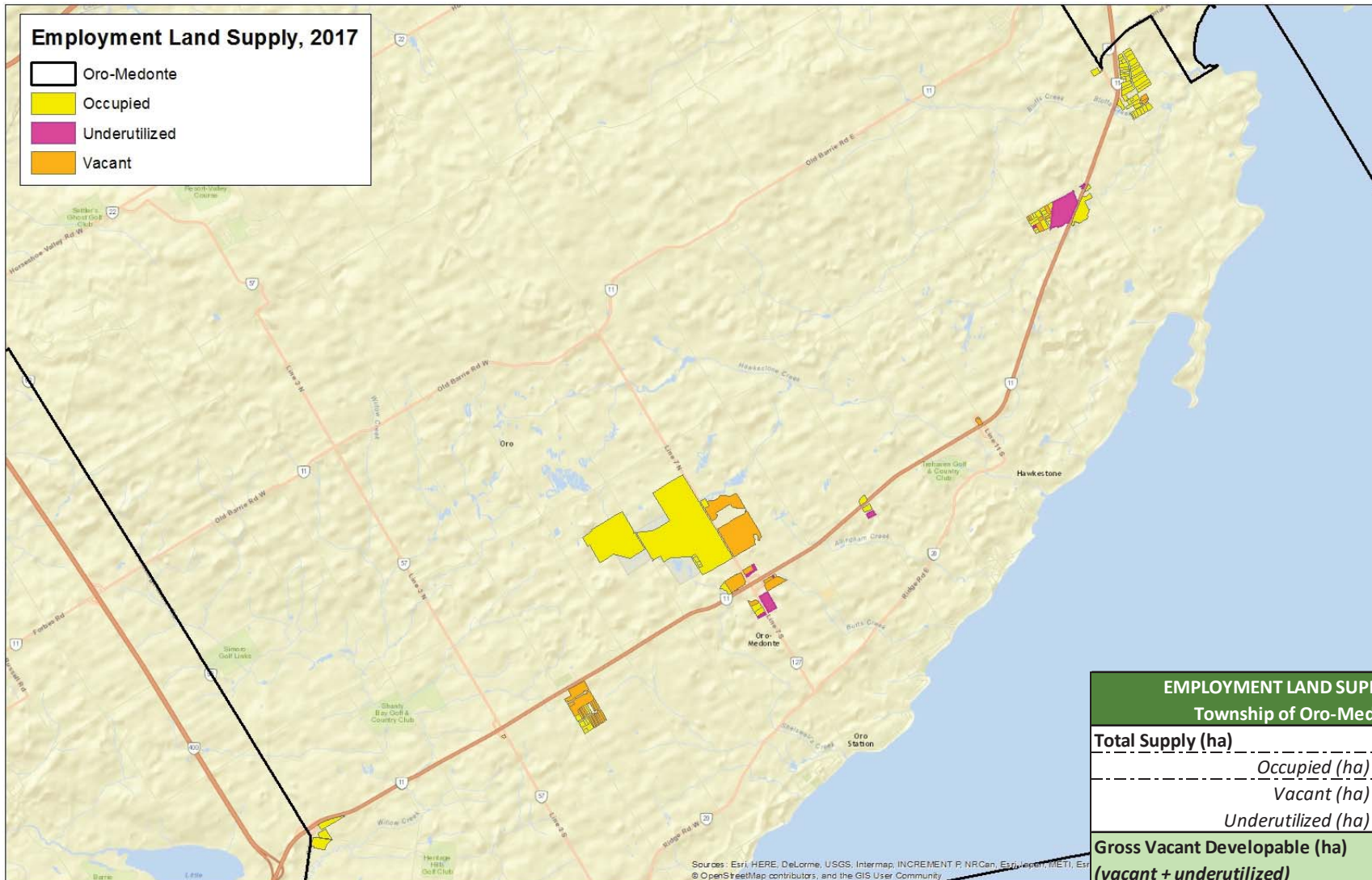
1. A net-to-gross adjustment of 80% is made on parcels larger than 5 ha to account for roads and utilities if it is subdivided. For those parcels under 5 ha, no adjustment is made. The overall net-to-gross thus varies by local municipality consistent with the parcel size characteristics of the supply. 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 ¹				
A. Estimated Work at Home Employment (based on population)	Year	Population	Work at Home Jobs	% of Population
		2011	20,657	1210
	2031	27,000	1350	5%
	11-31 Growth	6,343	140	
B. Population-Related Employment (PRE) 2011-2031 Growth by Location	Location		Share of PRE Growth ²	Jobs
	Work at Home		22%	140
	Employment Lands		10%	63
	Institutional		25%	158
	Commercial		43%	272
	Total	100%	634	
C. Est. Commercial Land Need	Number of PRE Jobs on Commercial Lands			272
	Estimated Average Density (jobs/ ha)			50
	Estimated Commercial Land Need (ha)			5

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

¹The 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.

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



EMPLOYMENT LAND SUPPLY, 2017 Township of Oro-Medonte	
Total Supply (ha)	632.1
<i>Occupied (ha)</i>	<i>359.0</i>
<i>Vacant (ha)</i>	<i>162.5</i>
<i>Underutilized (ha)</i>	<i>110.7</i>
Gross Vacant Developable (ha) (vacant + underutilized)	273.1
Net Vacant Developable (ha)	225.5