MUNICIPALITY: PENETANGUISHENE

1. SUPPLY

A. Total Supply		ha
	Non-developable (Env)	-
	Occupied	62
	Underutilized Gross Vacant	7
	Gross Vacant	73
	Total Supply	**142**
B. Gross Developable Supply	Underutilized + Vacant	80
C. Net Vacant Developable Supply	Net-to-Gross Adjustment (Refer to notes)	83%
	Net Vacant Developable Supply (ha)	**66**

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			Jobs
(Based on Growth Plan Schedule 7)		2011	4,304
		2031 Forecast	5,363
		11-31 Growth	**1,059**

B. Forecast Employment Growth by Type	Employment Type	Share (%)	Job Growth by Type
	Population-Related Employment	50%	530
	Rural-based Employment	5%	53
	Employment Land Employment	45%	477
	Total Check	*100%*	*1,059*

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	3%	16	97%	514	100%	530
	Rural-based Employment	2%	1	98%	52	100%	53
	Employment Land Employment	95%	453	5%	24	100%	477
		TOTAL	470	TOTAL	589		*1,059*

D. Employment Land Demand (Ha)	Number of jobs on Employment Lands	470
	Estimated Average Density (jobs / net ha)	20
	Employment Land Need (ha)	**23**

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

3. EMPLOYMENT LAND BUDGET RESULTS

A. Supply		ha
	Net vacant developable supply	66
	Adjustment for long-term vacancy and underutilization	0.85
	Long-term development supply (ha)	56
B. Demand	Employment Land Need (ha)	23
C. Results (Supply - Demand)	*Sufficiency of supply: Excess vs (shortage) ha*	**32.7**

*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.
2. A high proportion of forecast population-related employment growth forecast owing to the recreational and tourism-base nature of Collingwood employment.

3. The proportion of population-related employment is relatively high in Penetanguishene owing to employment at the Central North Correctional Centre and the Waypoint Centre for Mental Healthcare.

4. Commercial Land Need[1]

A. Estimated Work at Home Employment (based on population)	Year	Population	Work at Home Jobs	% of Population
	2011	9,374	145	2%
	2031	11,000	170	2%
	11-31 Growth	1,626	**25**	

B. Population-Related Employment (PRE) 2011-2031 Growth by Location	Location	Share of PRE Growth[2]	Jobs
	Work at Home	5%	25
	Employment Lands	3%	16
	Institutional	63%	334
	Commercial	29%	155
	Total	*100%*	*530*

C. Est.Commercial Land Need	Number of PRE Jobs on Commercial Lands	155
	Estimated Average Density (jobs/ ha)	50
	Estimated Commercial Land Need (ha)	**3**

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

[1]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.

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

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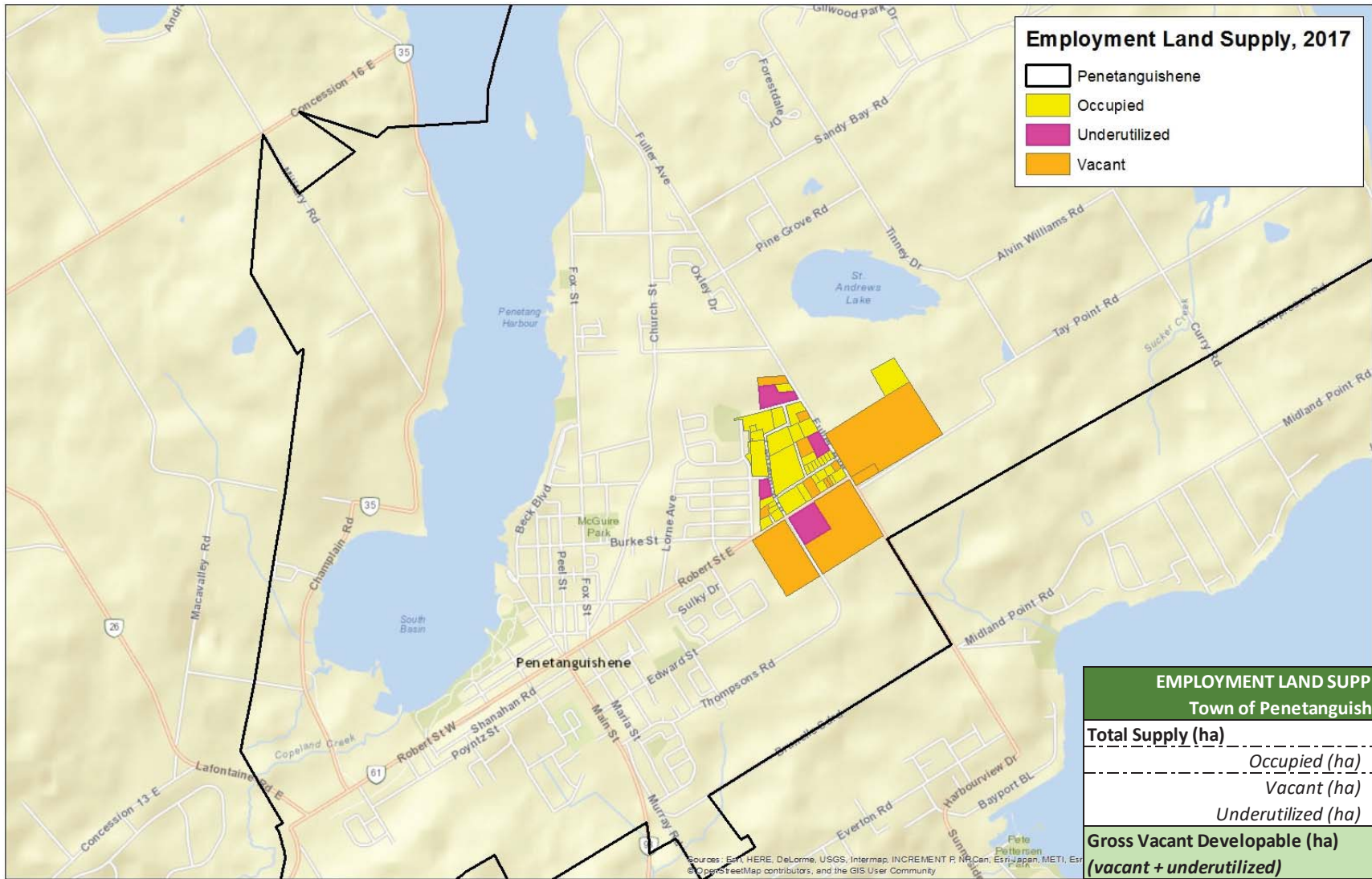
Employment Land Supply, 2017

- ☐ Penetanguishene
- 🟨 Occupied
- 🟪 Underutilized
- 🟧 Vacant

EMPLOYMENT LAND SUPPLY, 2017 Town of Penetanguishene	
Total Supply (ha)	**141.6**
Occupied (ha)	*61.9*
Vacant (ha)	*72.9*
Underutilized (ha)	*6.8*
Gross Vacant Developable (ha) *(vacant + underutilized)*	**79.7**
Net Vacant Developable (ha)	**66.1**

6/21/2017