

MUNICIPALITY: SPRINGWATER

| 1. SUPPLY | | |
|----------------------------------|---|------------|
| A. Total Supply | Non-developable (Env) | 10 |
| | Occupied | 227 |
| | Underutilized Gross Vacant | 90 |
| | Gross Vacant | 134 |
| | Total Supply | 461 |
| B. Gross Developable Supply | Underutilized + Vacant | 224 |
| C. Net Vacant Developable Supply | Net-to-Gross Adjustment (Refer to notes) | 84% |
| | Net Vacant Developable Supply (ha) | 189 |

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) | | | Jobs |
| | 2011 | | 5,811 |
| | 2031 Forecast | | 7,190 |
| | 11-31 Growth | | 1,379 |
| B. Forecast Employment Growth by Type | Employment Type | Share (%) | Job Growth by Type |
| | Population-Related Employment | 39% | 539 |
| | Rural-based Employment | 5% | 73 |
| | Employment Land Employment | 56% | 767 |
| | Total Check | 100% | 1,379 |

| 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 | 5% | 27 | 95% | 512 | 100% | 539 |
| Rural-based Employment | 2% | 1 | 98% | 71 | 100% | 73 |
| Employment Land Employment | 95% | 729 | 5% | 38 | 100% | 767 |
| | TOTAL | | 757 | TOTAL | | 622 |
| | | | | | | 1,379 |

| | | |
|--------------------------------|---|-----------|
| D. Employment Land Demand (Ha) | Number of jobs on Employment Lands | 757 |
| | Estimated Average Density (jobs / net ha) | 20 |
| | Employment Land Need (ha) | 38 |

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

| 3. EMPLOYMENT LAND BUDGET RESULTS | | |
|-----------------------------------|---|------------|
| A. Supply | Net vacant developable supply | 189 |
| | Adjustment for long-term vacancy and underutilization | 0.85 |
| | Long-term development supply (ha) | 160 |
| B. Demand | Employment Land Need (ha) | 38 |
| C. Results (Supply - Demand) | Sufficiency of supply: Excess vs (shortage) ha | 123 |

*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.

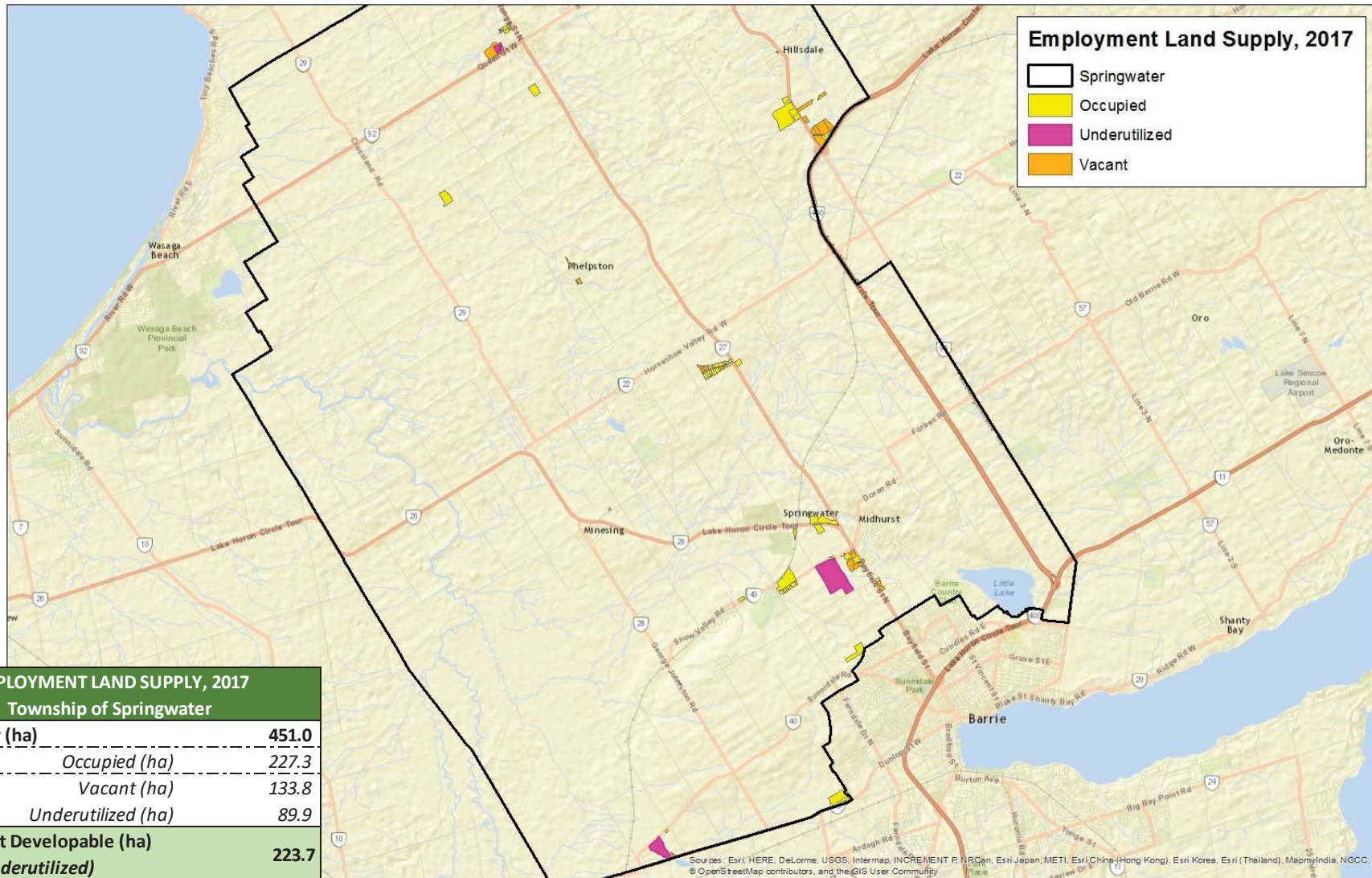
| Note(s): | |
|--|--|
| 1. A net-to-gross adjustment of 80% is made on parcels larger than 5 ha to account for roads and utilities if it is subdivided. For those parcels under 5 ha, no adjustment is made. The overall net-to-gross thus varies by local municipality consistent with the parcel size characteristics 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 somewhat high proportion of institutional employment within the population-related employment forecast is attributable to the County of Simcoe Administrative Centre and the Simcoe County District School Board. | |

| 4. Commercial Land Need ¹ | | | | |
|--|--|--------------|----------------------------------|-----------------|
| A. Estimated Work at Home Employment (based on population) | Year | Population | Work at Home Jobs | % of Population |
| | | 2011 | 18,749 | 830 |
| 2031 | | 24,000 | 879 | 4% |
| 11-31 Growth | | 5,251 | 49 | |
| B. Population-Related Employment (PRE) 2011-2031 Growth by Location | Location | | Share of PRE Growth ² | Jobs |
| | Work at Home | | 9% | 49 |
| | Employment Lands | | 5% | 26.95 |
| | Institutional | | 48% | 259 |
| | Commercial | | 38% | 205 |
| Total | | 100% | 539 | |
| C. Est. Commercial Land Need | Number of PRE Jobs on Commercial Lands | | | 205 |
| | Estimated Average Density (jobs/ ha) | | | 50 |
| | Estimated Commercial Land Need (ha) | | | 4 |

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 Springwater

| | |
|---|--------------|
| Total Supply (ha) | 451.0 |
| Occupied (ha) | 227.3 |
| Vacant (ha) | 133.8 |
| Underutilized (ha) | 89.9 |
| Gross Vacant Developable (ha) (vacant + underutilized) | 223.7 |
| Net Vacant Developable (ha) | 188.8 |

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community