

MUNICIPALITY: SEVERN

1. SUPPLY		
A. Total Supply	Non-developable (Env)	83
	Occupied	74
	Underutilized Gross Vacant	95
	Gross Vacant	198
	<b>Total Supply</b>	<b>450</b>
B. Gross Developable Supply	Underutilized + Vacant	293
C. Net Vacant Developable Supply	Net-to-Gross Adjustment (Refer to notes)	86%
	<b>Net Vacant Developable Supply (ha)</b>	<b>252</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	3,435
		2031 Forecast	4,398
		<b>11-31 Growth</b>	<b>963</b>
B. Forecast Employment Growth by Type	Employment Type	Share (%)	Job Growth by Type
	Population-Related Employment	54%	517
	Rural-based Employment	25%	243
	Employment Land Employment	21%	203
	<b>Total Check</b>	<b>100%</b>	<b>963</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%	52	90%	465	100%	517
	Rural-based Employment	2%	5	98%	238	100%	243
	Employment Land Employment	95%	193	5%	10	100%	203
	<b>TOTAL</b>		<b>250</b>	<b>TOTAL</b>	<b>714</b>		<b>963</b>

D. Employment Land Demand (Ha)	Number of jobs on Employment Lands	250
	Estimated Average Density (jobs / net ha)	20
	<b>Employment Land Need (ha)</b>	<b>12</b>

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

3. EMPLOYMENT LAND BUDGET RESULTS		
A. Supply	Net vacant developable supply	252
	Adjustment for long-term vacancy and underutilization	0.85
	Long-term development supply (ha)	214
B. Demand	Employment Land Need (ha)	12
C. Results (Supply - Demand)	<b>Sufficiency of supply: Excess vs (shortage) ha</b>	<b>201</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):**

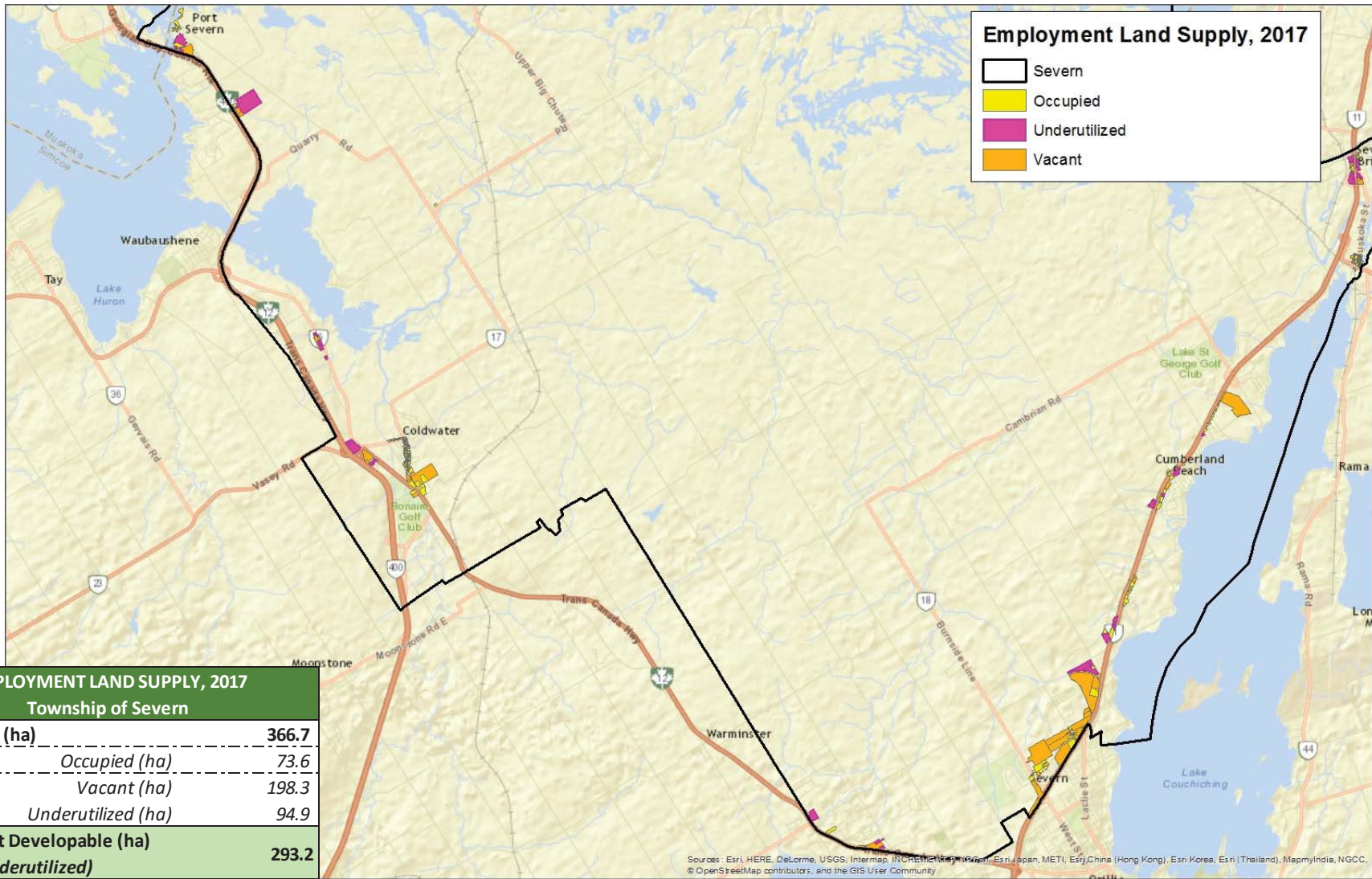
1. A net-to-gross adjustment of 80% is made on parcels larger than 5 ha to account for roads and utilities if it is subdivided. For those parcels under 5 ha, no adjustment is made. The overall net-to-gross thus varies by local municipality consistent with the parcel size characteristics of the supply. 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	12,734	495
	2031	17,000	612	4%
	<b>11-31 Growth</b>	<b>4,266</b>	<b>117</b>	
B. Population-Related Employment (PRE) 2011-2031 Growth by Location	Location		Share of PRE Growth <sup>2</sup>	Jobs
	Work at Home		23%	117
	Employment Lands		10%	52
	Institutional		25%	129
	Commercial		42%	219
	<b>Total</b>	<b>100%</b>	<b>517</b>	
C. Est. Commercial Land Need	Number of PRE Jobs on Commercial Lands			219
	Estimated Average Density (jobs/ ha)			50
	<b>Estimated Commercial Land Need (ha)</b>			<b>4</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**

- Severn
- Occupied
- Underutilized
- Vacant

EMPLOYMENT LAND SUPPLY, 2017 Township of Severn	
<b>Total Supply (ha)</b>	<b>366.7</b>
<i>Occupied (ha)</i>	<i>73.6</i>
<i>Vacant (ha)</i>	<i>198.3</i>
<i>Underutilized (ha)</i>	<i>94.9</i>
<b>Gross Vacant Developable (ha) (vacant + underutilized)</b>	<b>293.2</b>
<b>Net Vacant Developable (ha)</b>	<b>251.5</b>

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