

MUNICIPALITY: TAY

1. SUPPLY		
		ha
A. Total Supply	Non-developable (Env)	13
	Occupied	20
	Underutilized Gross Vacant	4
	Gross Vacant	48
	Total Supply	86
B. Gross Developable Supply	Underutilized + Vacant	53
C. Net Vacant Developable Supply	Net-to-Gross Adjustment (Refer to notes)	84%
	Net Vacant Developable Supply (ha)	44

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		1,598
	2031 Forecast		1,801
	11-31 Growth		203
B. Forecast Employment Growth by Type	Employment Type	Share (%)	Job Growth by Type
	Population-Related Employment	32%	65
	Rural-based Employment	48%	97
	Employment Land Employment	20%	41
	Total Check	100%	203

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%	6	90%	58	100%	65
	Rural-based Employment	2%	2	98%	95	100%	97
	Employment Land Employment	95%	39	5%	2	100%	41
	TOTAL		47	TOTAL	156		203

D. Employment Land Demand (Ha)	Number of jobs on Employment Lands	47
	Estimated Average Density (jobs / net ha)	20
	Employment Land Need (ha)	2

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

3. EMPLOYMENT LAND BUDGET RESULTS		
		ha
A. Supply	Net vacant developable supply	44
	Adjustment for long-term vacancy and underutilization	0.85
	Long-term development supply (ha)	38
B. Demand	Employment Land Need (ha)	2
C. Results (Supply - Demand)	Sufficiency of supply: Excess vs (shortage) ha	35

*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):

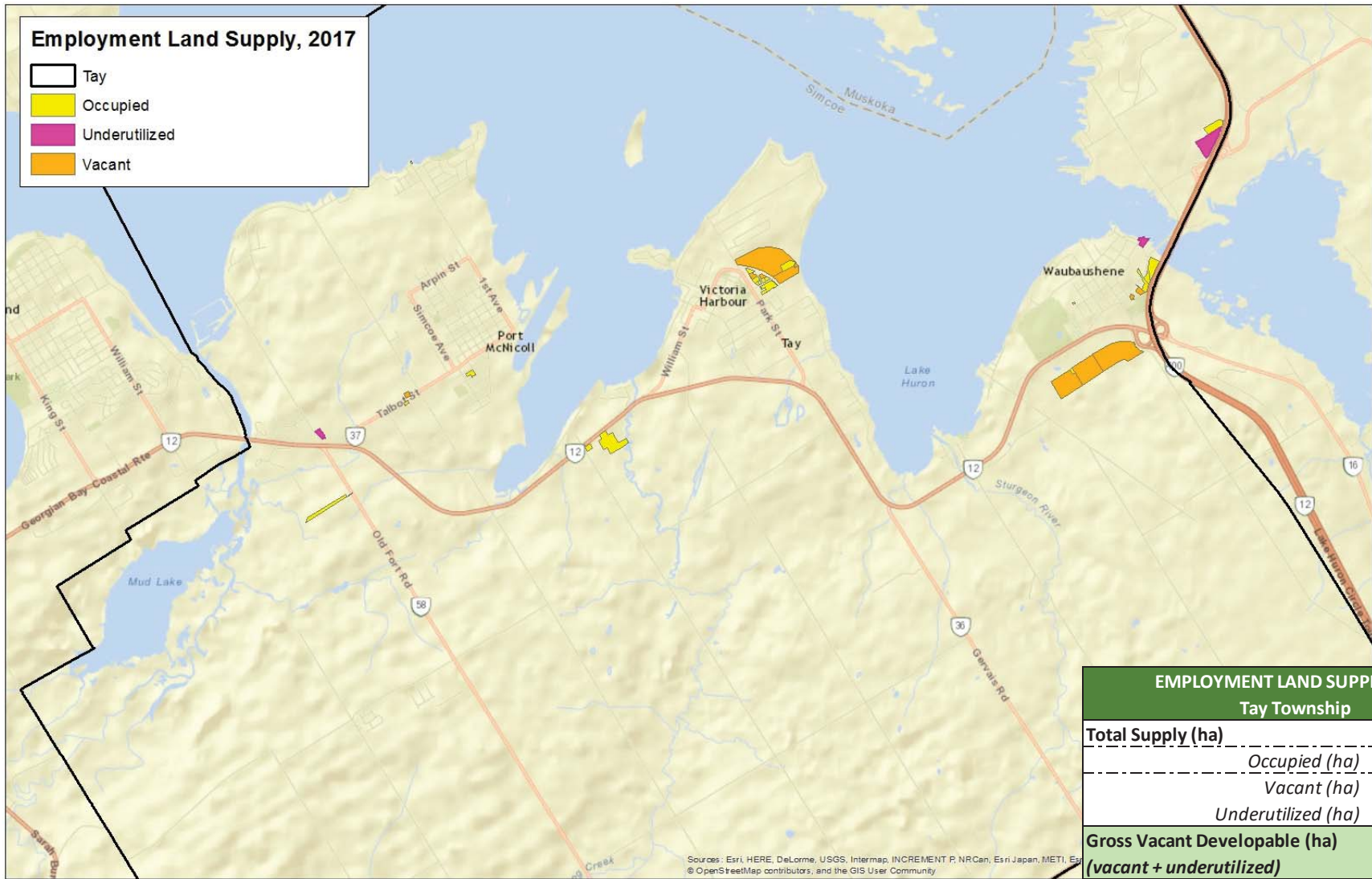
1. A net-to-gross adjustment of 80% is made on parcels larger than 5 ha to account for roads and utilities if it is subdivided. For those parcels under 5 ha, no adjustment is made. The overall net-to-gross thus varies by local municipality consistent with the parcel size characteristics of the supply. 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	10,017	245
	2031	11,400	252	2%
	11-31 Growth	1,383	7	
B. Population-Related Employment (PRE) 2011-2031 Growth by Location	Location		Share of PRE Growth ²	Jobs
	Work at Home		10%	7
	Employment Lands		10%	6.49
	Institutional		25%	16
	Commercial		55%	36
	Total	100%	65	
C. Est. Commercial Land Need	Number of PRE Jobs on Commercial Lands			36
	Estimated Average Density (jobs/ ha)			50
	Estimated Commercial Land Need (ha)			0.7

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 Tay Township	
Total Supply (ha)	72.5
Occupied (ha)	19.7
Vacant (ha)	48.5
Underutilized (ha)	4.2
Gross Vacant Developable (ha) (vacant + underutilized)	52.7
Net Vacant Developable (ha)	44.1