

MUNICIPALITY: CLEARVIEW

1. SUPPLY		
		ha
A. Total Supply	Non-developable (Env)	38
	Occupied	430
	Underutilized Gross Vacant	18
	Gross Vacant	283
	<b>Total Supply</b>	<b>768</b>
B. Gross Developable Supply	Underutilized + Vacant	301
C. Net Vacant Developable Supply	Net-to-Gross Adjustment (Refer to notes)	81%
	<b>Net Vacant Developable Supply (ha)</b>	<b>245</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			
			Jobs
A. Forecast Total Place of Work Employment (Based on Growth Plan Schedule 7)		2011	3,700
		2031 Forecast	5,109
		<b>11-31 Growth</b>	<b>1,400</b>
B. Forecast Employment Growth by Type	Employment Type	Share (%)	Job Growth by Type
	Population-Related Employment	45%	632
	Rural-based Employment	10%	146
	Employment Land Employment	44%	623
	<b>Total Check</b>	<b>100%</b>	<b>1,400</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%	63	90%	568	100%	632
	Rural-based Employment	2%	3	98%	143	100%	146
	Employment Land Employment	95%	592	5%	31	100%	623
	<b>TOTAL</b>		<b>658</b>	<b>TOTAL</b>	<b>742</b>		<b>1,400</b>

D. Employment Land Demand (Ha)	Number of jobs on Employment Lands	658
	Estimated Average Density (jobs / net ha)	20
	<b>Employment Land Need (ha)</b>	<b>33</b>

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

3. EMPLOYMENT LAND BUDGET RESULTS		
A. Supply	Net vacant developable supply	245
	Adjustment for long-term vacancy and underutilization	0.85
	Long-term development supply (ha)	208
B. Demand	Employment Land Need (ha)	33
C. Results (Supply - Demand)	<b>Sufficiency of supply: Excess vs (shortage) ha</b>	<b>175</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. Work at Home Employment (based on population)		Population	Work at Home Jobs	% of Population	
		2011	14,130	760	5%
		2031	19,700	1060	5%
		<b>11-31 Growth</b>	<b>5,570</b>	<b>300</b>	
B. Population-Related Employment (PRE) 11-31 Growth by Location	Location	Share of PRE Growth <sup>2</sup>		Jobs	
	Work at Home	47%		300	
	Employment Lands	10%		63	
	Institutional	15%		95	
	Commercial	28%		175	
	<b>Total</b>	<b>100%</b>		<b>632</b>	
C. Commercial Land Need	Number of PRE Jobs on Commercial Lands			175	
	Estimated Average Density (jobs/ ha)			50	
	<b>Estimated Commercial Land Need (ha)</b>			<b>3</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).

