

MUNICIPALITY: INNISFIL

1. SUPPLY		
		ha
A. Total Supply	Non-developable (Env)	13
	Occupied	194
	Underutilized Gross Vacant	6
	Gross Vacant	152
	Total Supply	365
B. Gross Developable Supply	Underutilized + Vacant	158
C. Net Vacant Developable Supply	Net-to-Gross Adjustment (Refer to notes)	86%
	Net Vacant Developable Supply (ha)	136

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	Jobs
		2031 Forecast	7,800
			13,100
		11-31 Growth	5,300
B. Forecast Employment Growth by Type	Employment Type	Share (%)	Job Growth by Type
	Population-Related Employment	45%	2,385
	Rural-based Employment	3%	159
	Employment Land Employment	52%	2,756
	Total Check	100%	5,300

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%	239	90%	2,147	100%	2,385
	Rural-based Employment	2%	3	98%	156	100%	159
	Employment Land Employment	95%	2,618	5%	138	100%	2,756
	TOTAL		2,860	TOTAL	2,440		5,300

D. Employment Land Demand (ha)	Number of jobs on Employment Lands	2,860
	Estimated Average Density (jobs / net ha)	20
	Employment Land Need (ha)	143

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

3. EMPLOYMENT LAND BUDGET RESULTS		
A. Supply	Net vacant developable supply	ha
	Adjustment for long-term vacancy and underutilization	136
	Long-term development supply (ha)	0.85
		115
B. Demand	Employment Land Need (ha)	143
C. Results (Supply - Demand)	Sufficiency of supply: Excess vs (shortage) ha	(28)

*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.

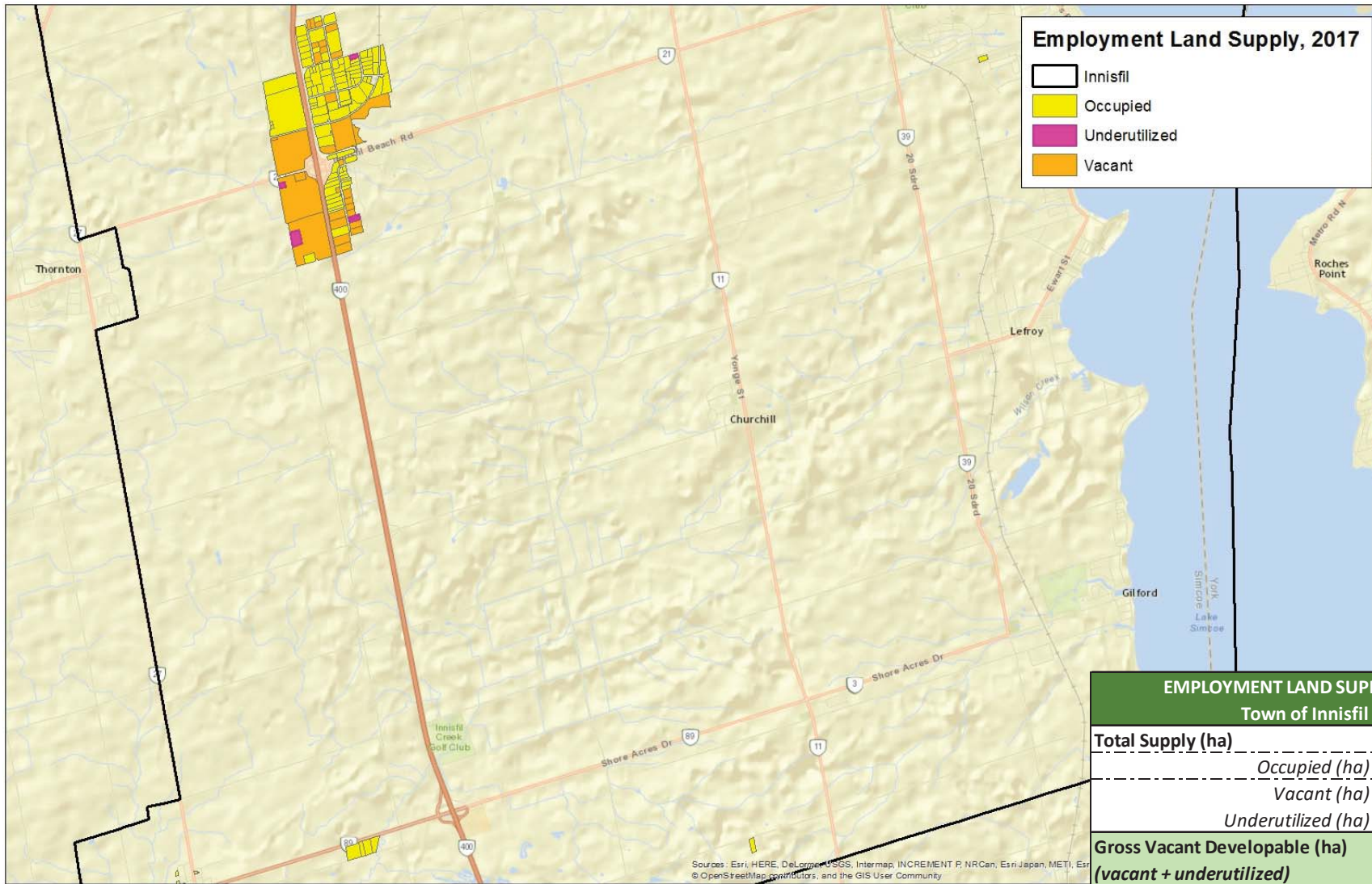
****Note(s):**
1. A net-to-gross adjustment of 80% is made on parcels larger than 5 ha to account for roads and utilities if it is subdivided. For those parcels under 5 ha, no adjustment is made. The overall net-to-gross thus varies by local municipality consistent with the parcel size characteristics 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. The 900 jobs proposed for the Friday Harbour development could be accommodated in the population-related employment growth outlook.

4. Commercial Land Need ¹					
A. Work at Home Employment (based on population)		Population		Work at Home Jobs	% of Population
		2011	33,671	1380	4%
	2031	56,000	2112	4%	
	11-31 Growth	22,329	732		
B. Population-Related Employment (PRE) 11-31 Growth by Location	Location		Share of PRE Growth ²	Jobs	
	Work at Home		31%	732	
	Employment Lands		5%	119	
	Institutional		15%	358	
	Commercial		49%	1,176	
	Total		100%	2,385	
C. Commercial Land Need	Number of PRE Jobs on Commercial Lands			1,176	
	Estimated Average Density (jobs/ ha)			50	
	Estimated Commercial Land Need (ha)			24	

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

- Innisfil
- Occupied
- Underutilized
- Vacant

EMPLOYMENT LAND SUPPLY, 2017	
Town of Innisfil	
Total Supply (ha)	351.6
<i>Occupied (ha)</i>	193.5
<i>Vacant (ha)</i>	152.5
<i>Underutilized (ha)</i>	5.6
Gross Vacant Developable (ha) (vacant + underutilized)	158.1
Net Vacant Developable (ha)	135.6

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri/Japan, METI, Esri/© OpenStreetMap contributors, and the GIS User Community