

MUNICIPALITY: RAMARA

1. SUPPLY		
		ha
A. Total Supply	Non-developable (Env)	65
	Occupied	29
	Underutilized Gross Vacant	87
	Gross Vacant	106
	Total Supply	287
B. Gross Developable Supply	Underutilized + Vacant	193
C. Net Vacant Developable Supply	Net-to-Gross Adjustment (Refer to notes)	81%
	Net Vacant Developable Supply (ha)	156

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		2,413
	2031 Forecast		2,601
	11-31 Growth		188
B. Forecast Employment Growth by Type	Employment Type	Share (%)	Job Growth by Type
	Population-Related Employment	5%	9
	Rural-based Employment	52%	97
	Employment Land Employment	43%	81
	Total Check	100%	188

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%	1	90%	8	100%	9
	Rural-based Employment	2%	2	98%	95	100%	97
	Employment Land Employment	95%	77	5%	4	100%	81
	TOTAL		80	TOTAL	108		188

D. Employment Land Demand (Ha)	Number of jobs on Employment Lands	80
	Estimated Average Density (jobs / net ha)	20
	Employment Land Need (ha)	4

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

3. EMPLOYMENT LAND BUDGET RESULTS		
A. Supply		ha
	Net vacant developable supply	156
	Adjustment for long-term vacancy and underutilization	0.85
	Long-term development supply (ha)	132
B. Demand	Employment Land Need (ha)	4
C. Results (Supply - Demand)	Sufficiency of supply: Excess vs (shortage) ha	128

*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 2011 employment and forecast does not include jobs at Casino Rama on the Chippewa of Rama First Nation reserve lands.	
3. Rama Road Economic Employment District' lands are excluded from the designated employment land supply based on the range of permitted uses being restricted to those of a population-related employment nature.	

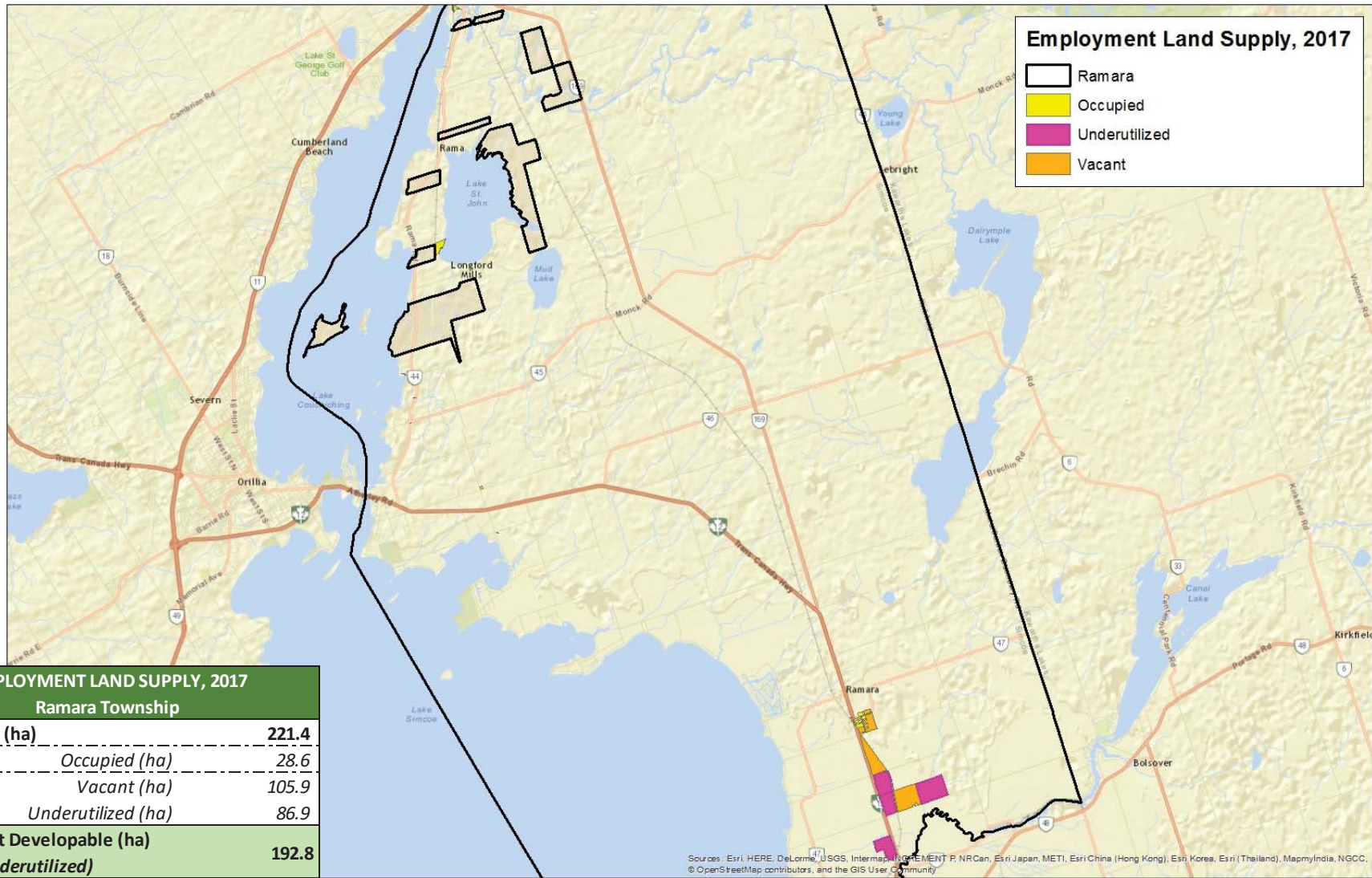
4. Commercial Land Need ¹				
A. Estimated Work at Home Employment (based on population)	Year	Population	Work at Home Jobs	% of Population
		2011	9,543	745
	2031	13,000	747	6%
	11-31 Growth	3,457	2	
B. Population-Related Employment (PRE) 2011-2031 Growth by Location	Location		Share of PRE Growth ²	Jobs
	Work at Home		21%	2
	Employment Lands		10%	1
	Institutional		29%	3
	Commercial		40%	4
Total		100%	9	
C. Est. Commercial Land Need	Number of PRE Jobs on Commercial Lands			4
	Estimated Average Density (jobs/ ha)			50
	Estimated Commercial Land Need (ha)			0.1

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).

HEMSON



Employment Land Supply, 2017

- Ramara
- Occupied
- Underutilized
- Vacant

EMPLOYMENT LAND SUPPLY, 2017	
Ramara Township	
Total Supply (ha)	221.4
<i>Occupied (ha)</i>	28.6
<i>Vacant (ha)</i>	105.9
<i>Underutilized (ha)</i>	86.9
Gross Vacant Developable (ha) (vacant + underutilized)	192.8
Net Vacant Developable (ha)	155.8

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