

MUNICIPALITY: WASAGA BEACH

1. SUPPLY		
		Ha
A. Total Supply	Non-developable (Env)	-
	Occupied	10
	Underutilized Gross Vacant	15
	Gross Vacant	46
	Total Supply	71
B. Gross Developable Supply	Underutilized + Vacant	61
C. Net Vacant Developable Supply	Net-to-Gross Adjustment (Refer to notes)	83%
	Net Vacant Developable Supply (ha)	51

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		3,742
	2031 Forecast		5,402
	11-31 Growth		1,660
B. Forecast Employment Growth by Type	Employment Type	Share (%)	Job Growth by Type
	Population-Related Employment	82%	1,369
	Rural-based Employment	0%	-
	Employment Land Employment	18%	292
	Total Check	100%	1,660

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	20%	274	80%	1,095	100%	1,369
Rural-based Employment	0%	-	100%	-	100%	-
Employment Land Employment	90%	262	10%	29	100%	292
	TOTAL		536	TOTAL		1,124
						1,660

D. Employment Land Demand (Ha)	Number of jobs on Employment Lands	536
	Estimated Average Density (jobs / net ha)	20
	Employment Land Need (ha)	27

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

3. EMPLOYMENT LAND BUDGET RESULTS		
A. Supply		ha
	Net vacant developable supply	51
	Adjustment for long-term vacancy and underutilization	0.85
	Long-term development supply (ha)	30
B. Demand	Employment Land Need (ha)	27
C. Results (Supply - Demand)	Sufficiency of supply: Excess vs (shortage) ha	3

*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.	A high proportion of forecast population-related employment growth forecast is owing to the recreational and tourism-base nature of Wasaga Beach employment.

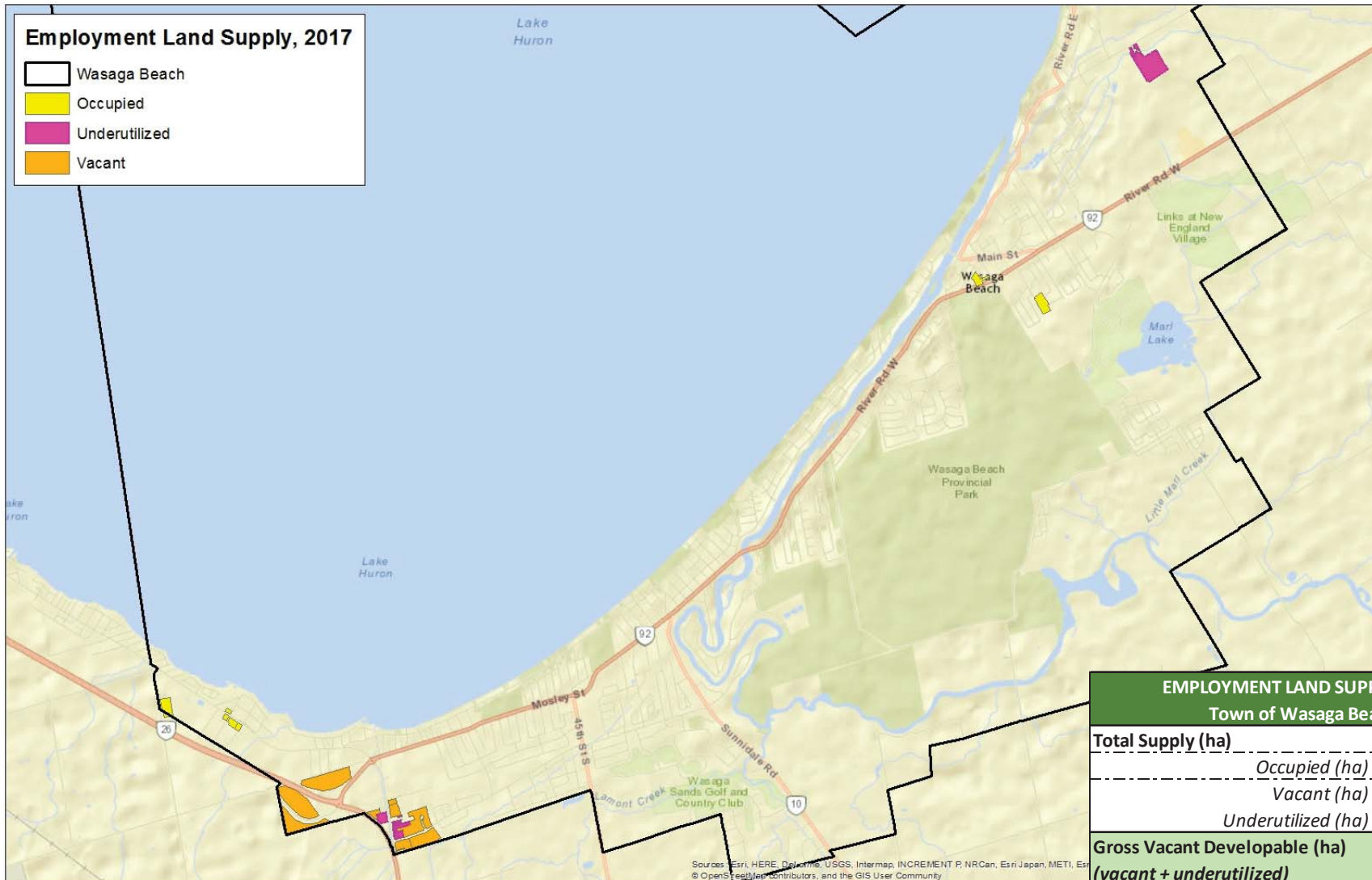
4. Commercial Land Need ¹				
A. Estimated Work at Home Employment (based on population)	Year	Population	Work at Home Jobs	% of Population
	2011	18,043	500	3%
	2031	27,500	762	3%
	11-31 Growth	9,457	262	
B. Population-Related Employment (PRE) 2011-2031 Growth by Location	Location	Share of PRE Growth²	Jobs	
	Work at Home	19%	262	
	Employment Lands	20%	274	
	Institutional	15%	211	
	Commercial	45%	622	
	Total	100%	1,369	
C. Est. Commercial Land Need	Number of PRE Jobs on Commercial Lands			622
	Estimated Average Density (jobs/ ha)			50
	Estimated Commercial Land Need (ha)			12

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 Town of Wasaga Beach	
Total Supply (ha)	70.5
<i>Occupied (ha)</i>	<i>9.8</i>
<i>Vacant (ha)</i>	<i>45.6</i>
<i>Underutilized (ha)</i>	<i>15.1</i>
Gross Vacant Developable (ha) (vacant + underutilized)	60.7
Net Vacant Developable (ha)	50.6