County of Simcoe's On-Line Land Inventory
&
Request for Information Process

simcoe.ca

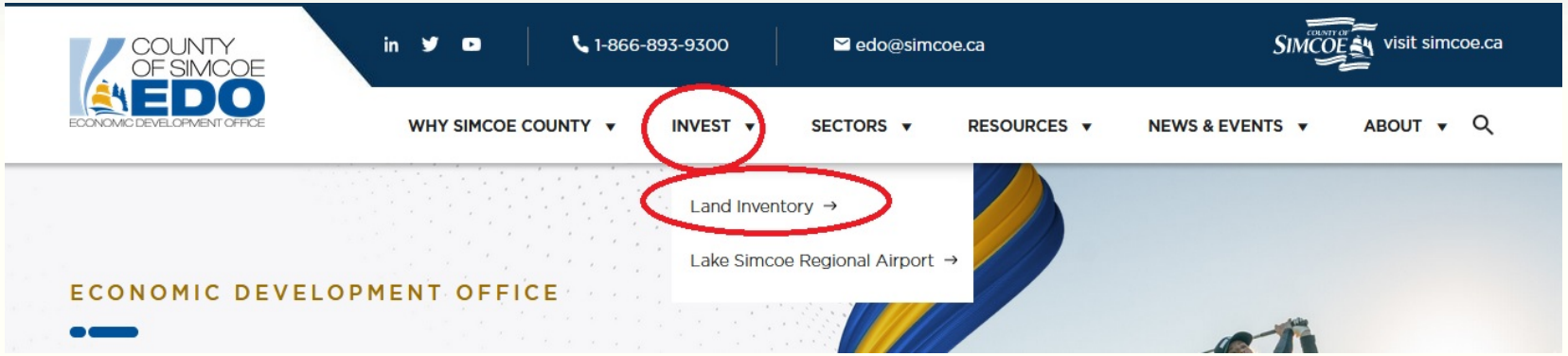
Background

In today's global economy, opportunities for potential expansion or new locations/relocations can be identified at any time. Without the ability to respond immediately with location options, a region can be at a severe disadvantage.

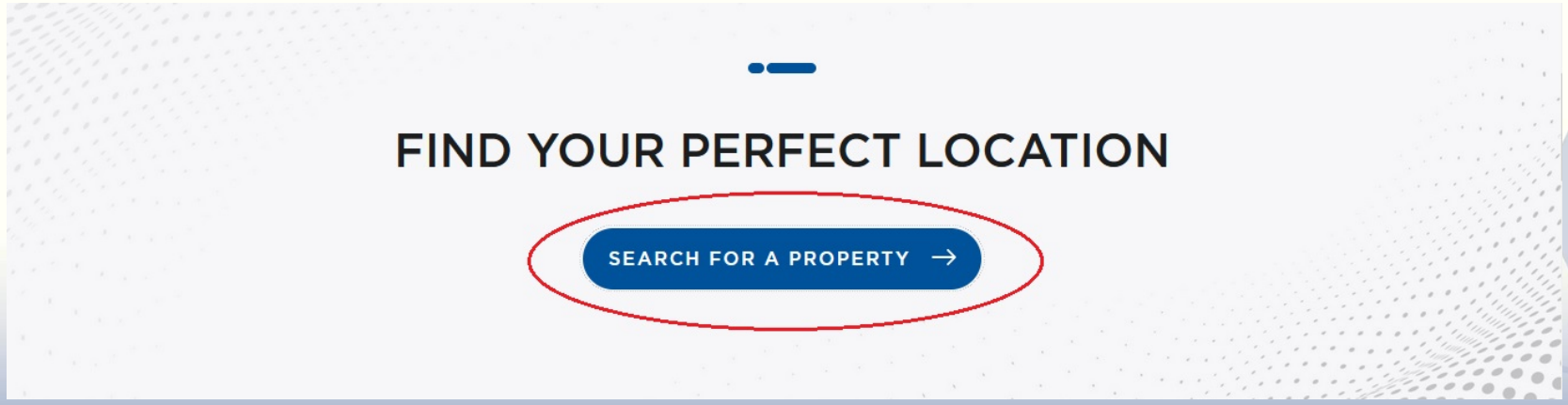
Site selectors and potential investors do a lot of their research online, so it is critical to have information on options available online to help attract investment.

To improve the investment readiness of Simcoe County, the County has developed an online land inventory of available commercial, industrial and farm properties.

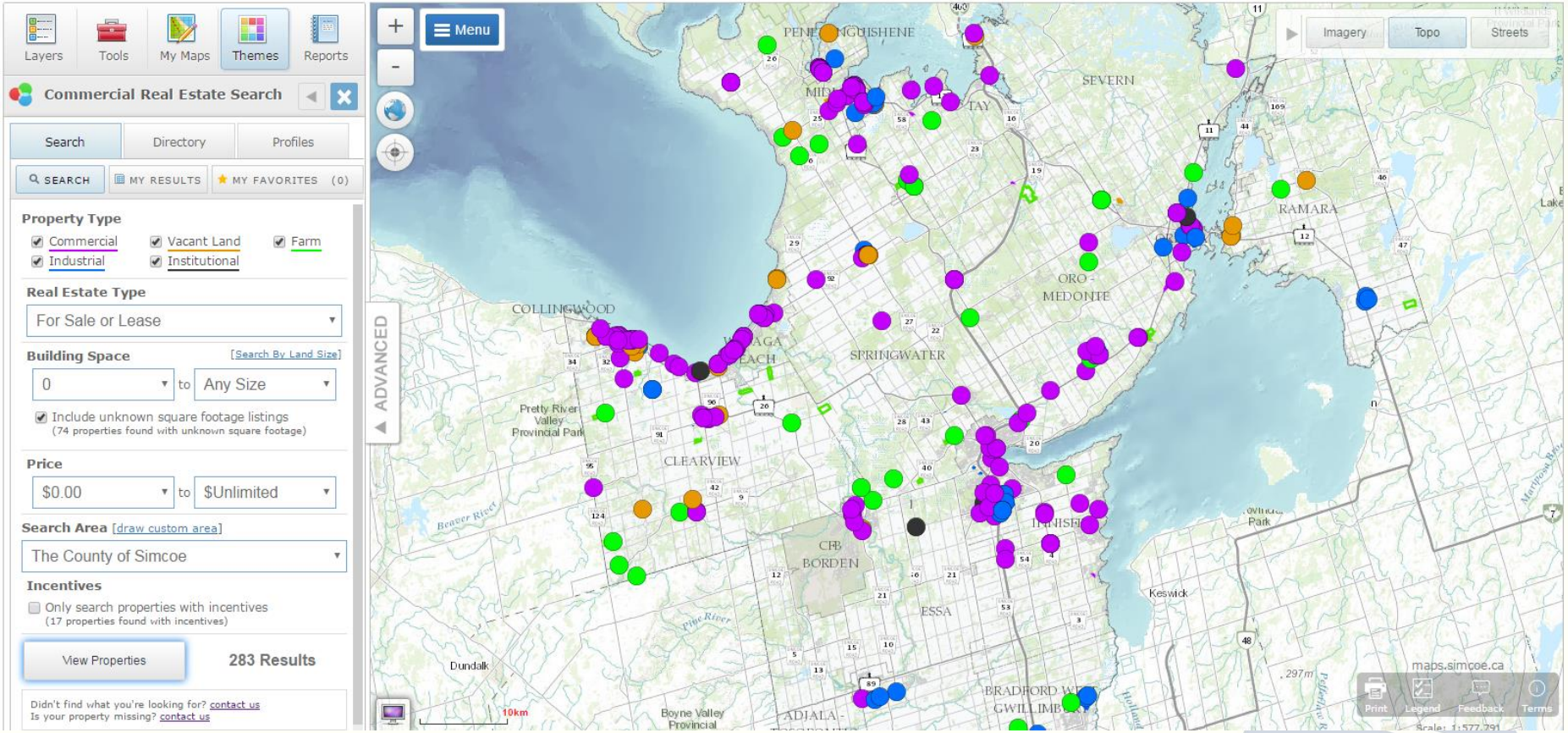
How to Access Inventory



To access the land inventory, please visit edo.simcoe.ca and hover the “Invest” tab and then click on the "Land Inventory" subcategory, find "Search for a property" button ans click on it.



Overview of the Land Inventory



Populating the Land Inventory

As realtors from participating boards update listings, updates are added to the aggregated land inventory on a daily basis.

Participating Boards: Barrie & District Association of Realtors, Lakelands Association of Realtors and Southern Georgian Bay Association of Realtors.

For properties not represented by a participating board, the owner or property representative can submit a form to the Economic Development Office (EDO) and staff can add manually.

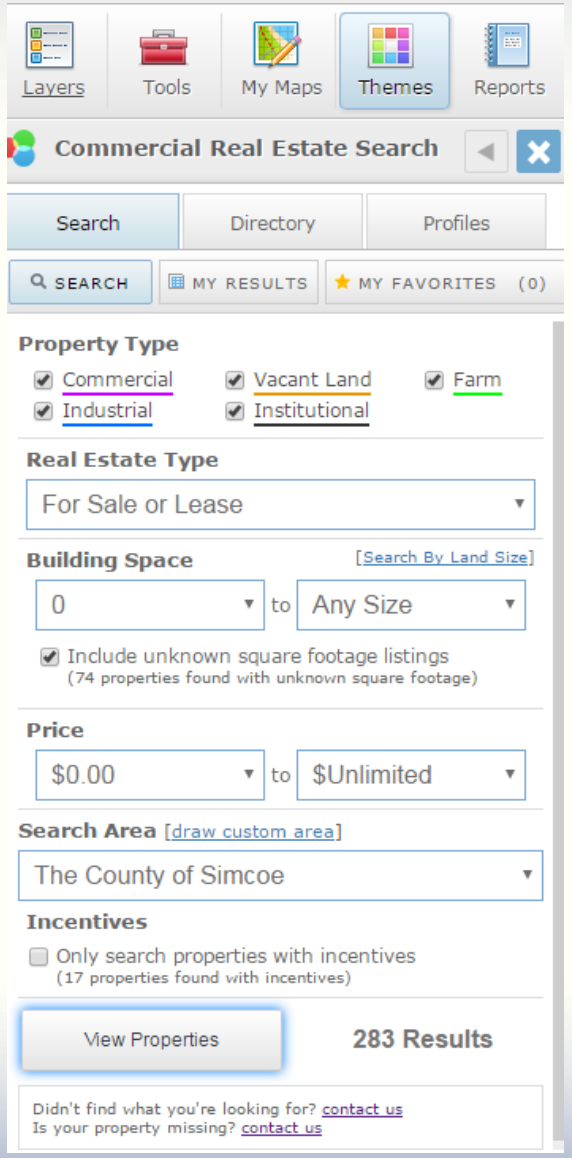
The County will continue to try to obtain agreements with additional boards that represent property in Simcoe County.

Only commercial, industrial, farm, institutional and non-residential vacant land properties are included.

Additional Features

Additional site features include:

- Ability to conduct a property search by property type, square footage, price and municipality
- Ability to save “Favourite” properties
- Property detail documents in .html and .pdf format
- A “Draw Function” to focus searches on a particular area
- Map layers with additional information (e.g. boundaries for hydro distributors)
- Community Profile data
- Business Directory

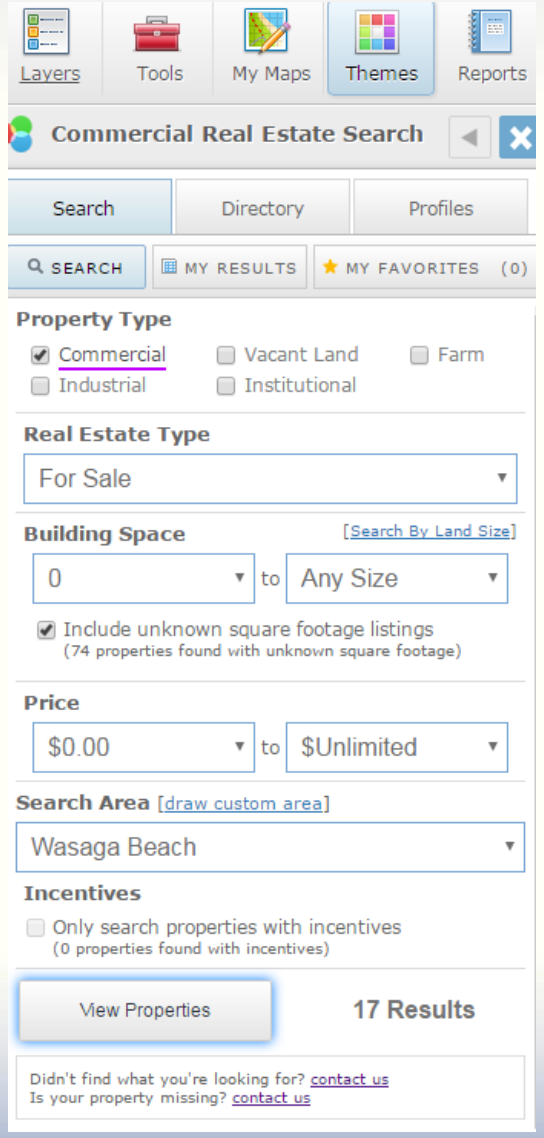


Searching for a Property

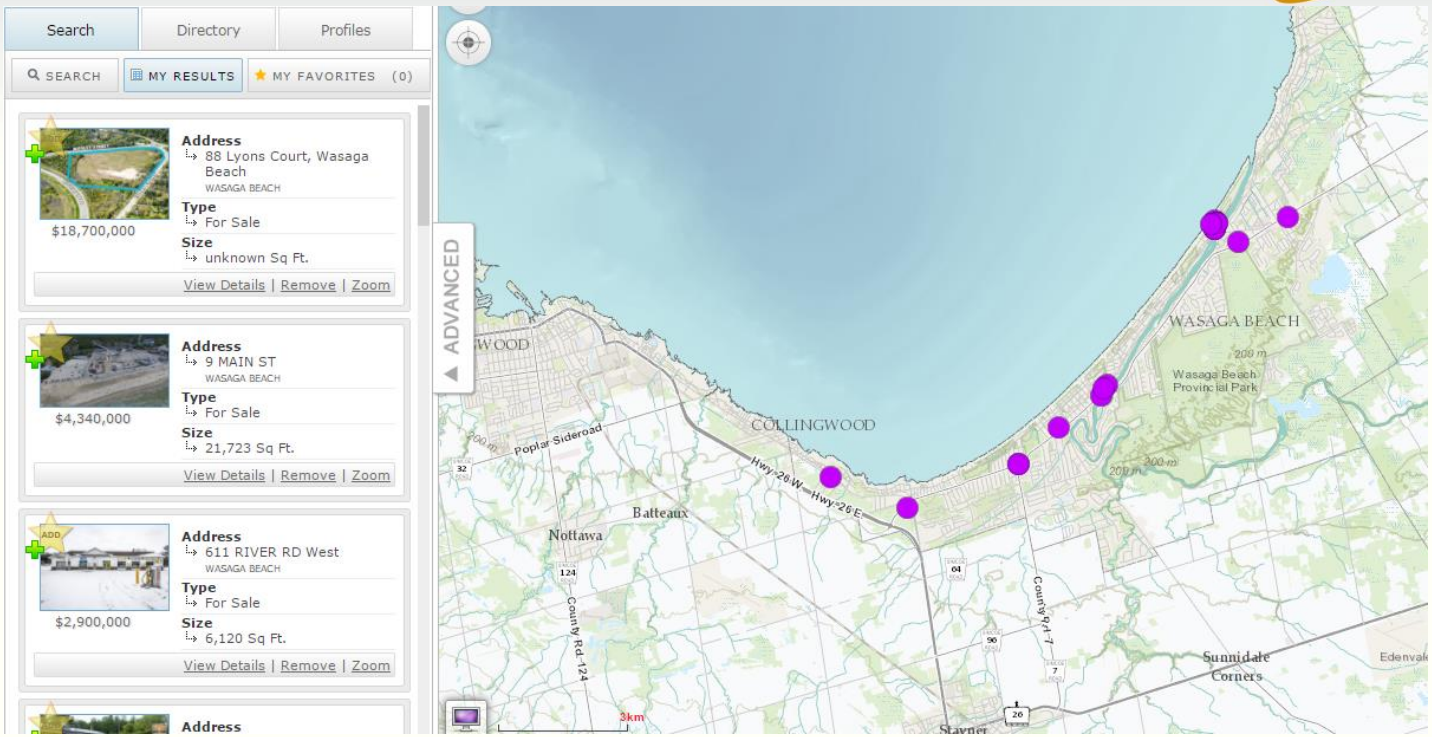
Users are able to customize searches.

Example:

- Town of Wasaga Beach
- “Commercial” property only
- Unknown square footage
- Unknown price limit
- Property must be for sale

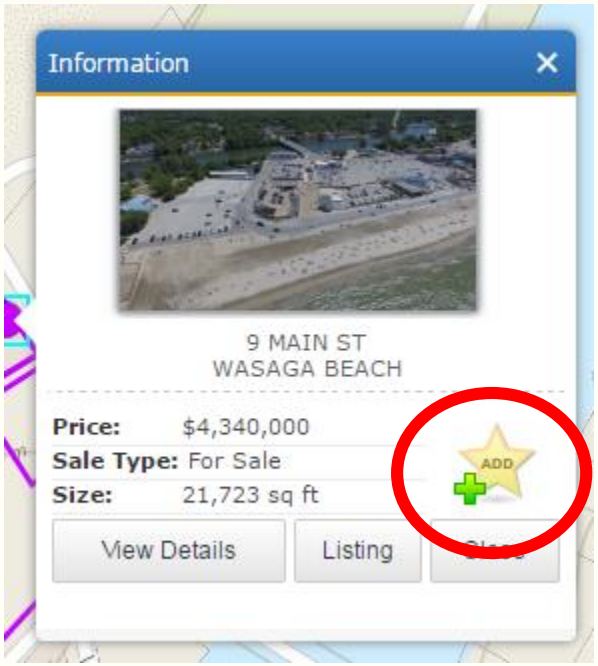


Search Results



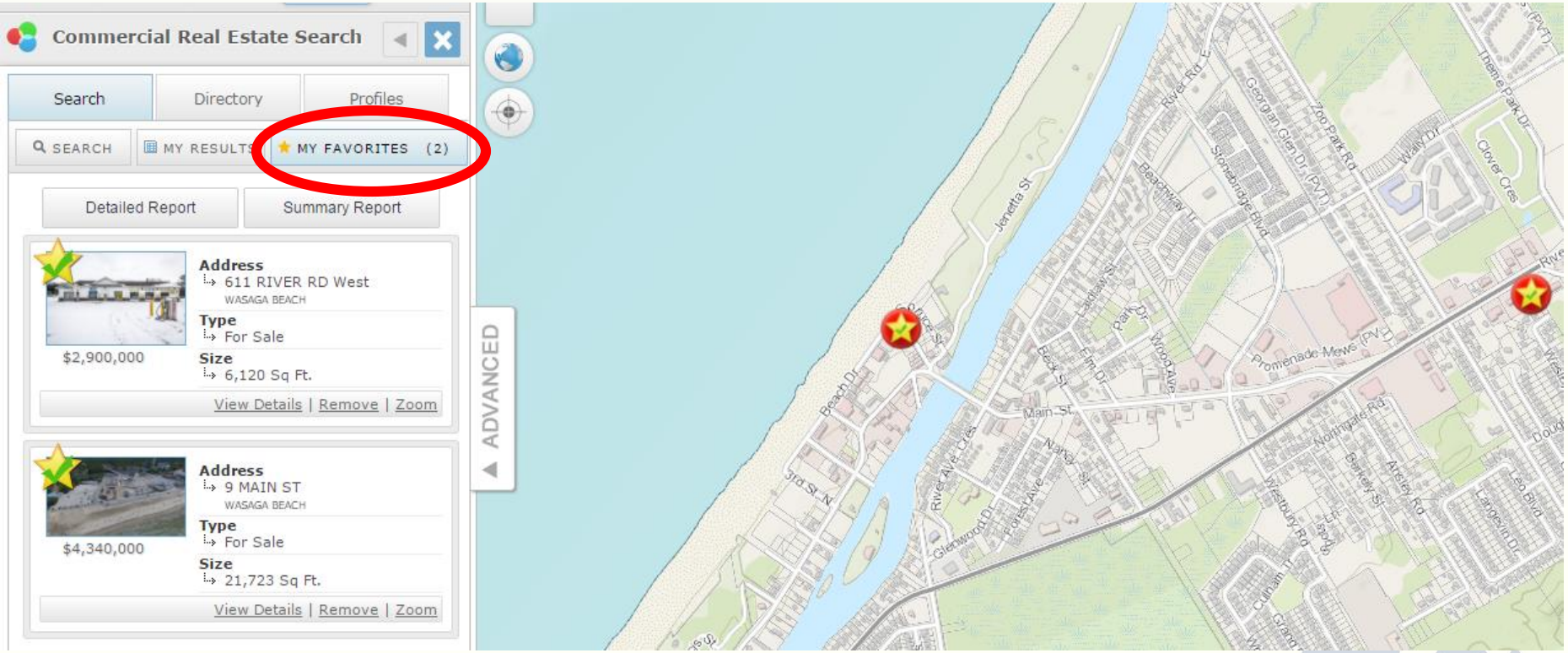
- The inventory located 17 “Commercial” properties for sale in Wasaga Beach (as of May 17, 2017).
- Identified properties will appear on a map while the side panel will provide basic property information including address, photo, price and square footage.

Adding to Favourites

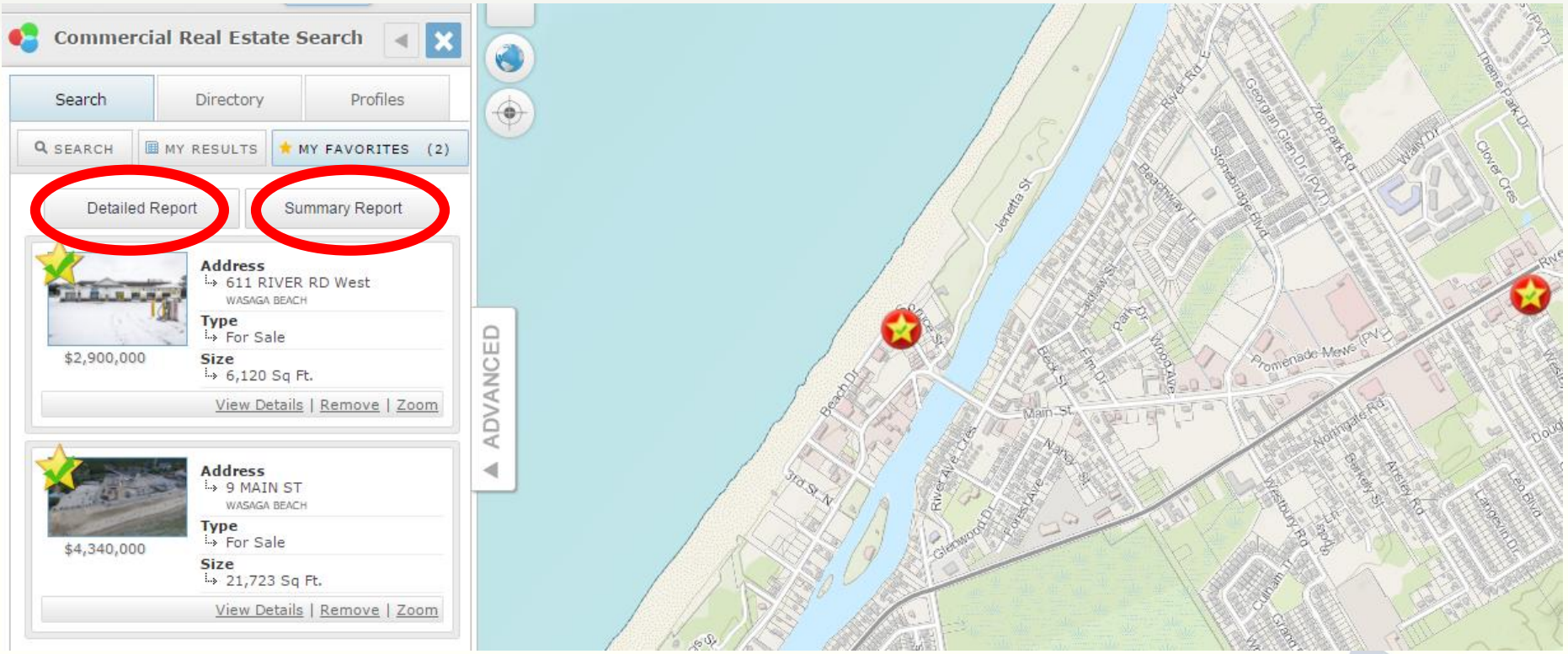


- Users can save their “Favourite” properties to be printed or reviewed at a later date by selecting the add function.
- “Favourites” are saved in the user’s browser history and can be accessed as long the MLS listings are still active.

Favourite Properties



Property Reports



Users are able to create either a “Detailed” or “Summary” Report for all properties identified in “Favourites” (.pdf format).

Detailed Report

"Detailed Reports" include:

- General information about the property;
- Realtor contact information;
- Location advantage information (nearest cities, airports, etc.);
- Some local municipal contacts;
- Local Hydro distributor;
- Additional photos; and
- A map of Simcoe County identifying the property.

ECONOMIC DEVELOPMENT
PROPERTY REPORT
PROVIDED BY: THE COUNTY OF SIMCOE

9 MAIN ST
WASAGA BEACH
Page: 1

General Information

Address:	9 MAIN ST
Municipality:	WASAGA BEACH
Roll Number (ARN):	436401000665710
Property Type:	Commercial
Sale Type:	For Sale
Square Footage:	21723 sq ft.
MLS Number:	1703020
Realtor Link:	View this properties website
Incentive Area:	No
List Price:	$4,340,000
Vacant Com/Ind Land:	No
Brochure:	N/A

Realtor Information

Name:	NADENE MILNES
Phone:	705-716-0001
Brokerage:	Royal LePage Locations North (Wasaga Beach), Brokerage

Transportation

AIRPORTS:

Billy Bishop International:	126 km *
Pearson International:	109 km *
Collingwood Regional:	15 km *
Huronia Regional:	24 km *

Local Advantage

CITIES:

Toronto:	120 km *
Oshawa:	154 km *
Barrie:	37 km *
Hamilton:	166 km *

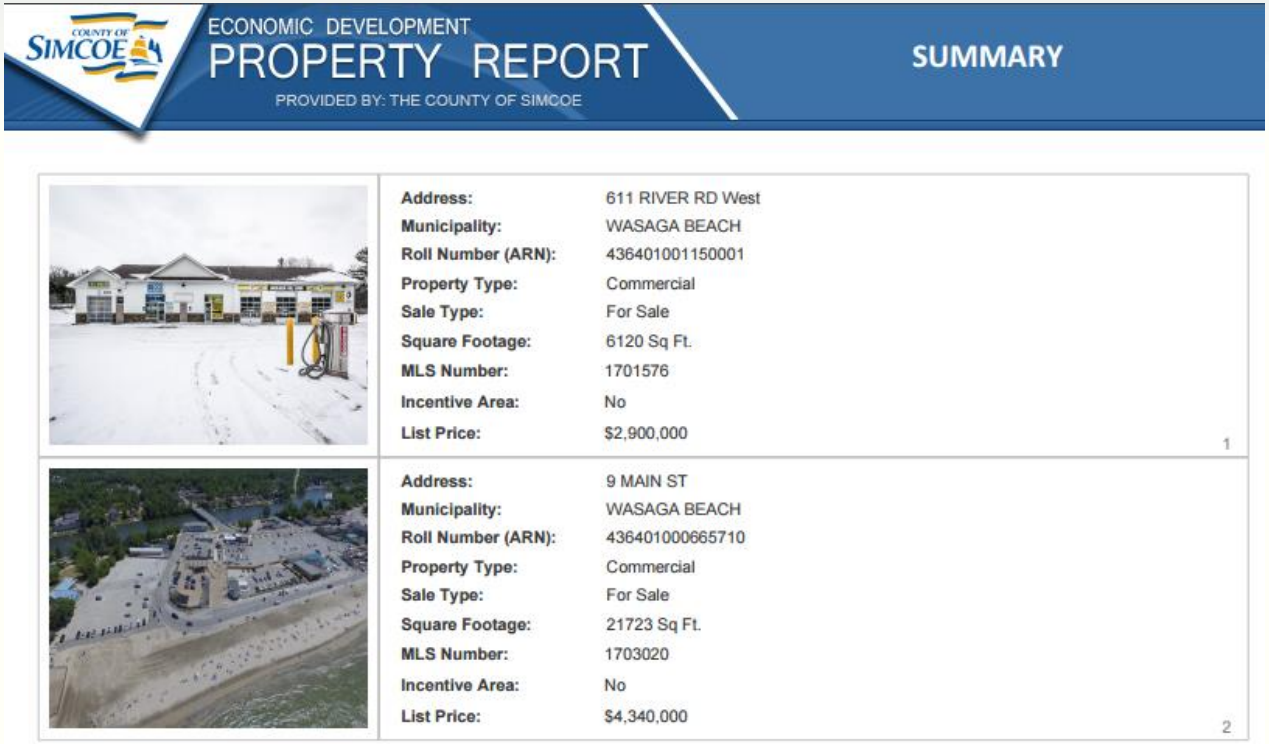
BORDER CROSSINGS:

Cornwall:
Seaway International Bridge: 509 km *

Niagara:
Queenston-Lewiston Bridge: 226 km *
Peace Bridge: 253 km *

Prescott:
Ogdensburg-Prescott International Bridge: 444 km *

Summary Report



ECONOMIC DEVELOPMENT
PROPERTY REPORT
PROVIDED BY: THE COUNTY OF SIMCOE

SUMMARY

Address:	611 RIVER RD West
Municipality:	WASAGA BEACH
Roll Number (ARN):	436401001150001
Property Type:	Commercial
Sale Type:	For Sale
Square Footage:	6120 Sq Ft.
MLS Number:	1701576
Incentive Area:	No
List Price:	$2,900,000

1

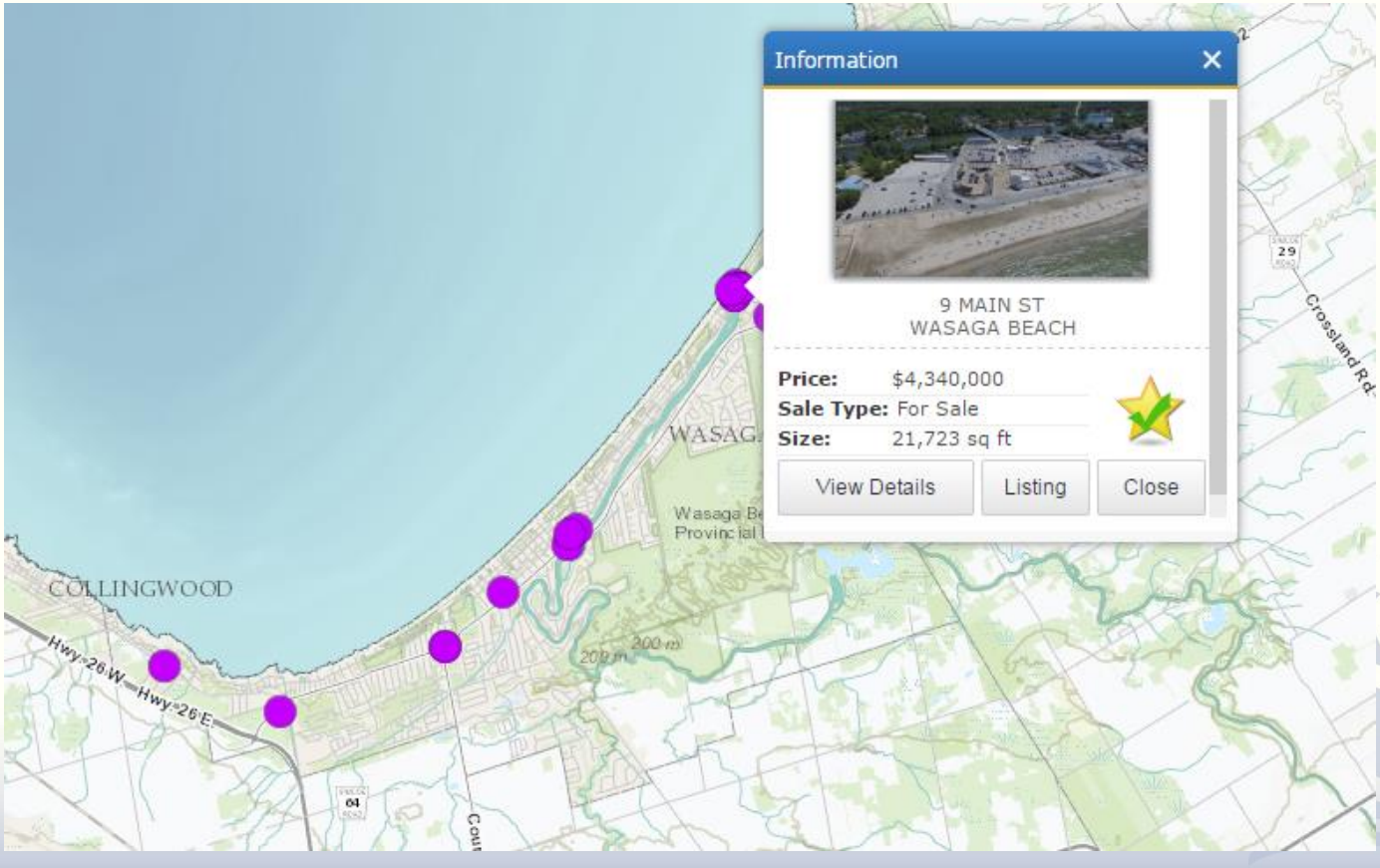
Address:	9 MAIN ST
Municipality:	WASAGA BEACH
Roll Number (ARN):	436401000665710
Property Type:	Commercial
Sale Type:	For Sale
Square Footage:	21723 Sq Ft.
MLS Number:	1703020
Incentive Area:	No
List Price:	$4,340,000

2

- “Summary Reports” provide high level property details including address, property type, sale type, size and price.

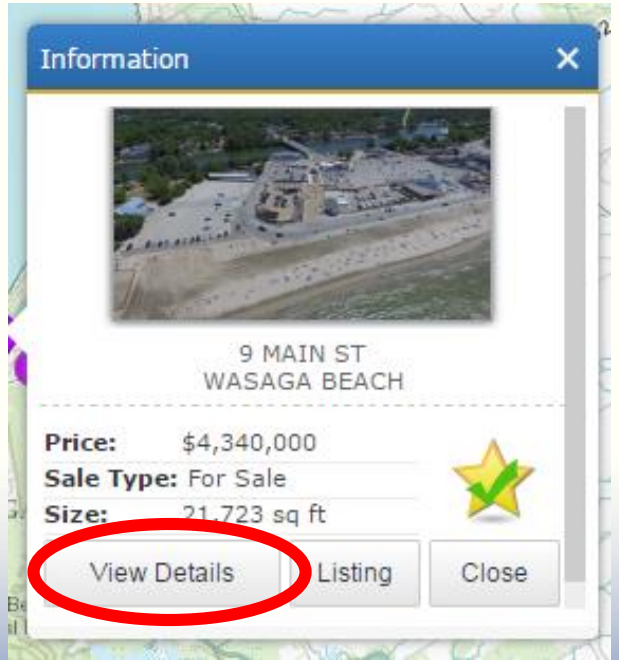
Quick Views

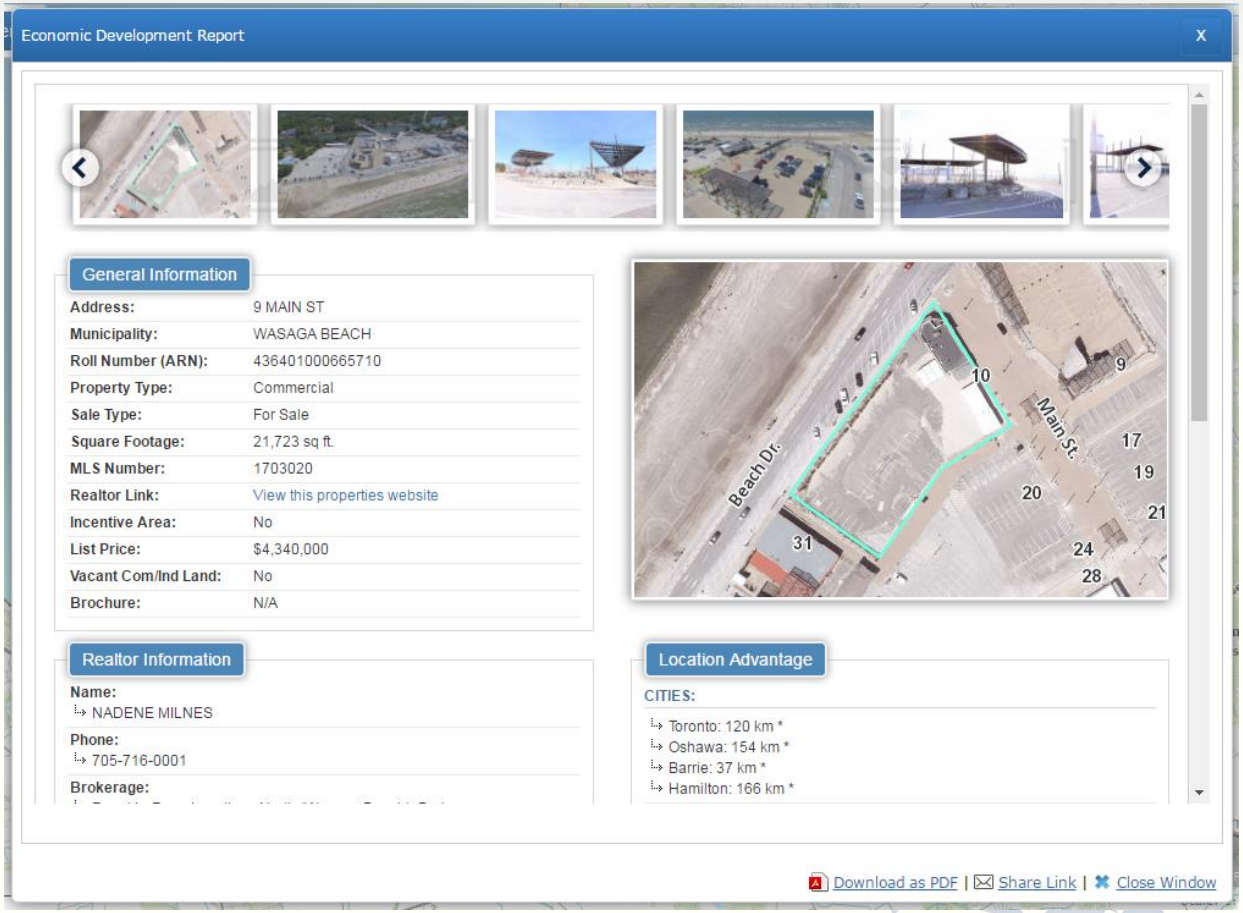
Users can also select a spot on the map to get a “Quick View” which provides the same information found on the side panel.



Additional Property Views

Property details can also be accessed by selecting the “View Details” option.

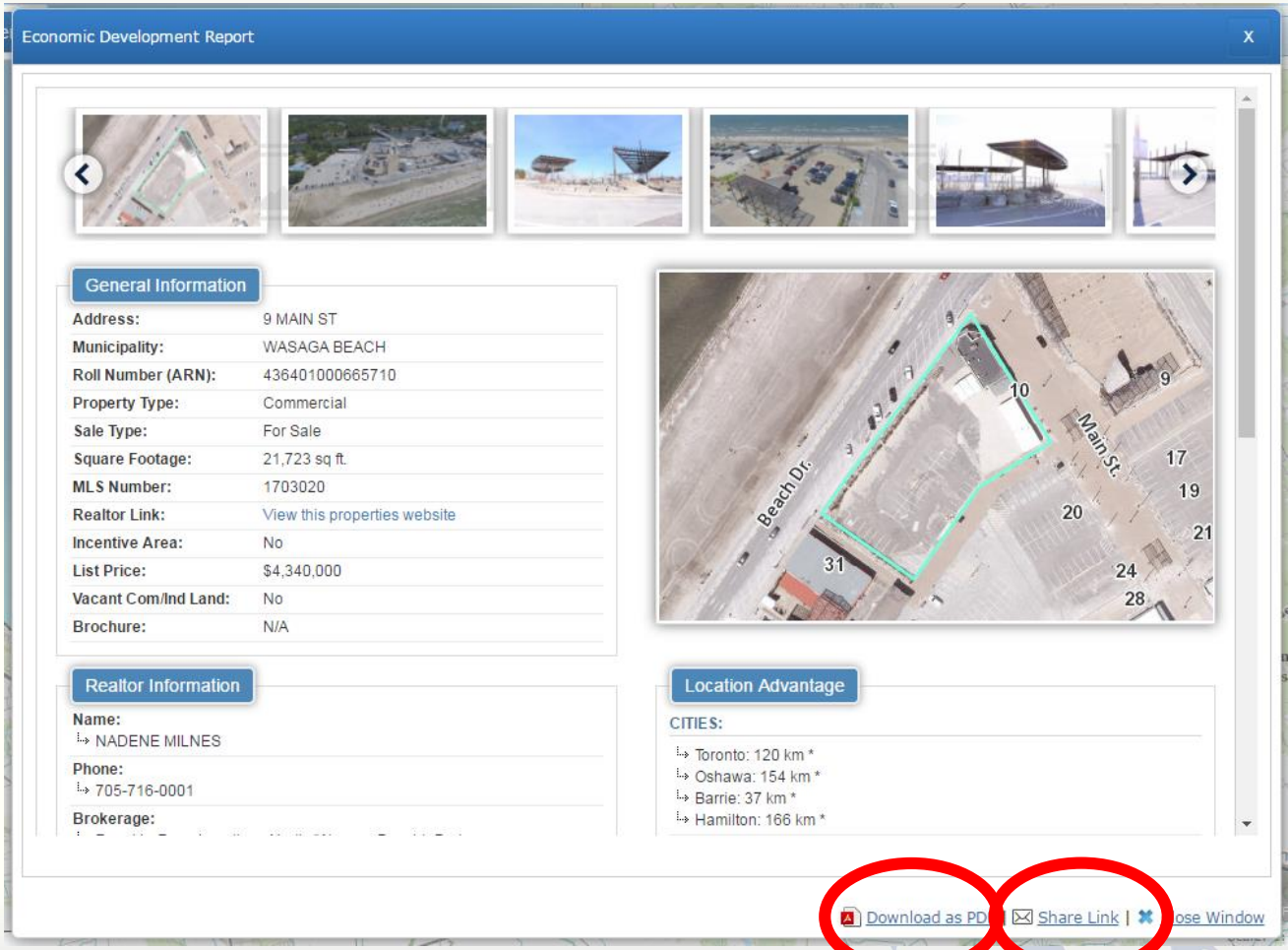




Additional Features

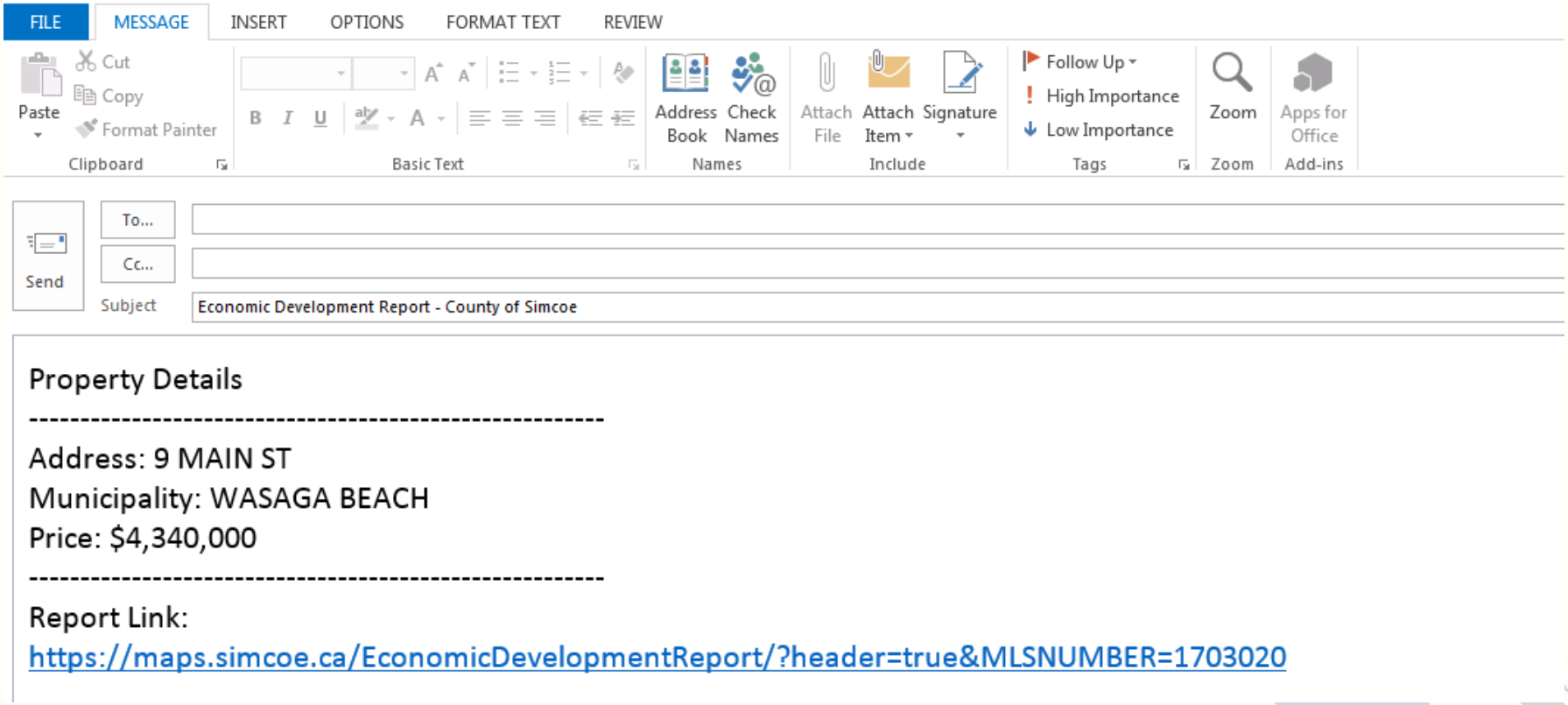
"Detailed Reports" (referenced above) can also be accessed from this page.

Option to share link to property with others.

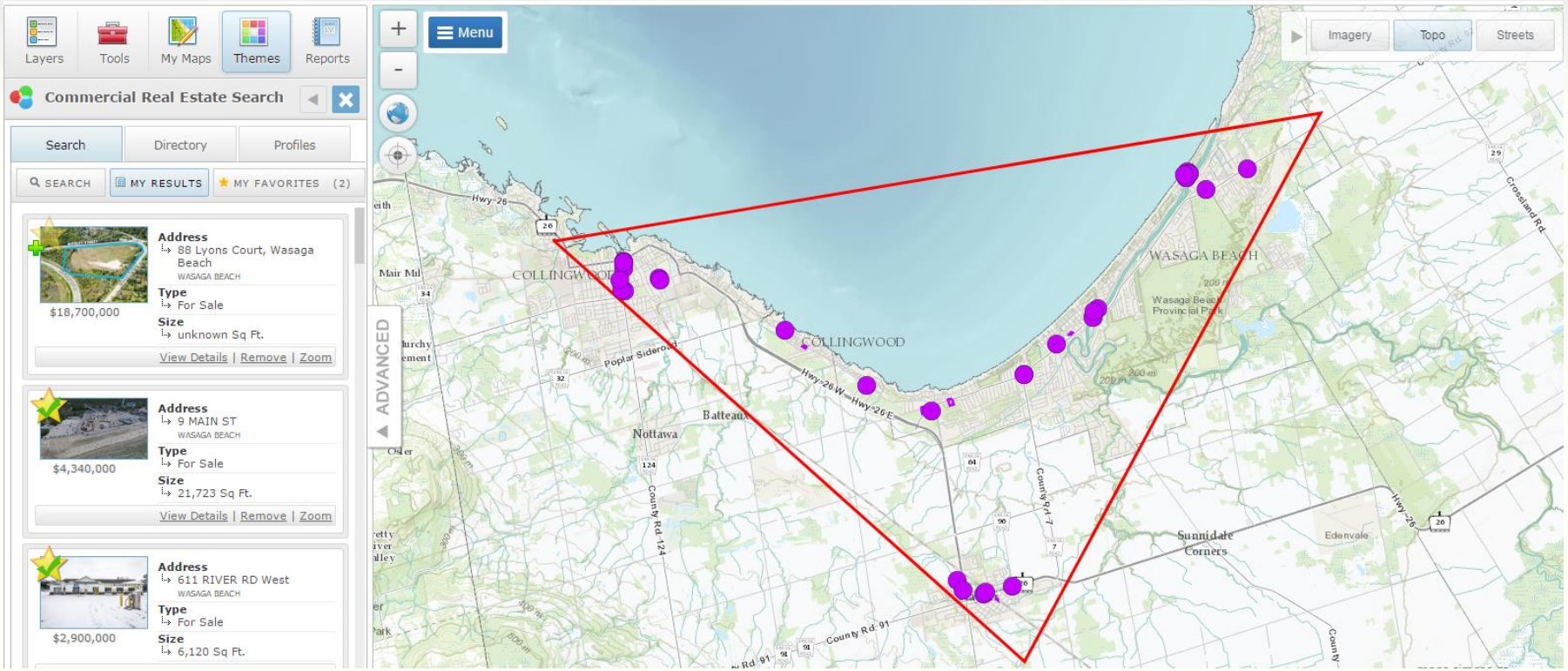


Share Links

All property profiles can be shared via email

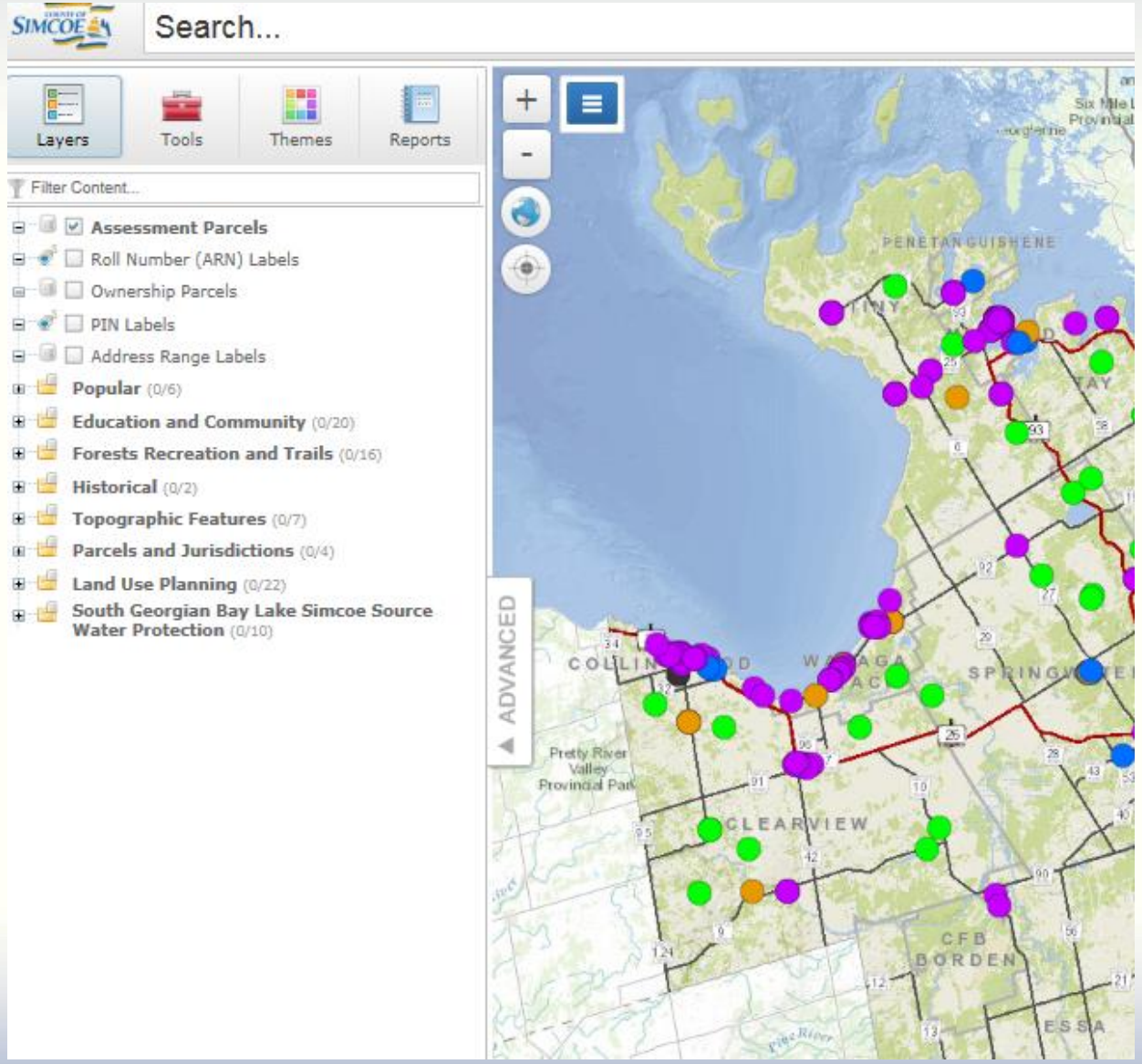


The Draw Function



The “Draw Function” allows users to look at specific areas within a municipality or an area where multiple municipalities intersect.

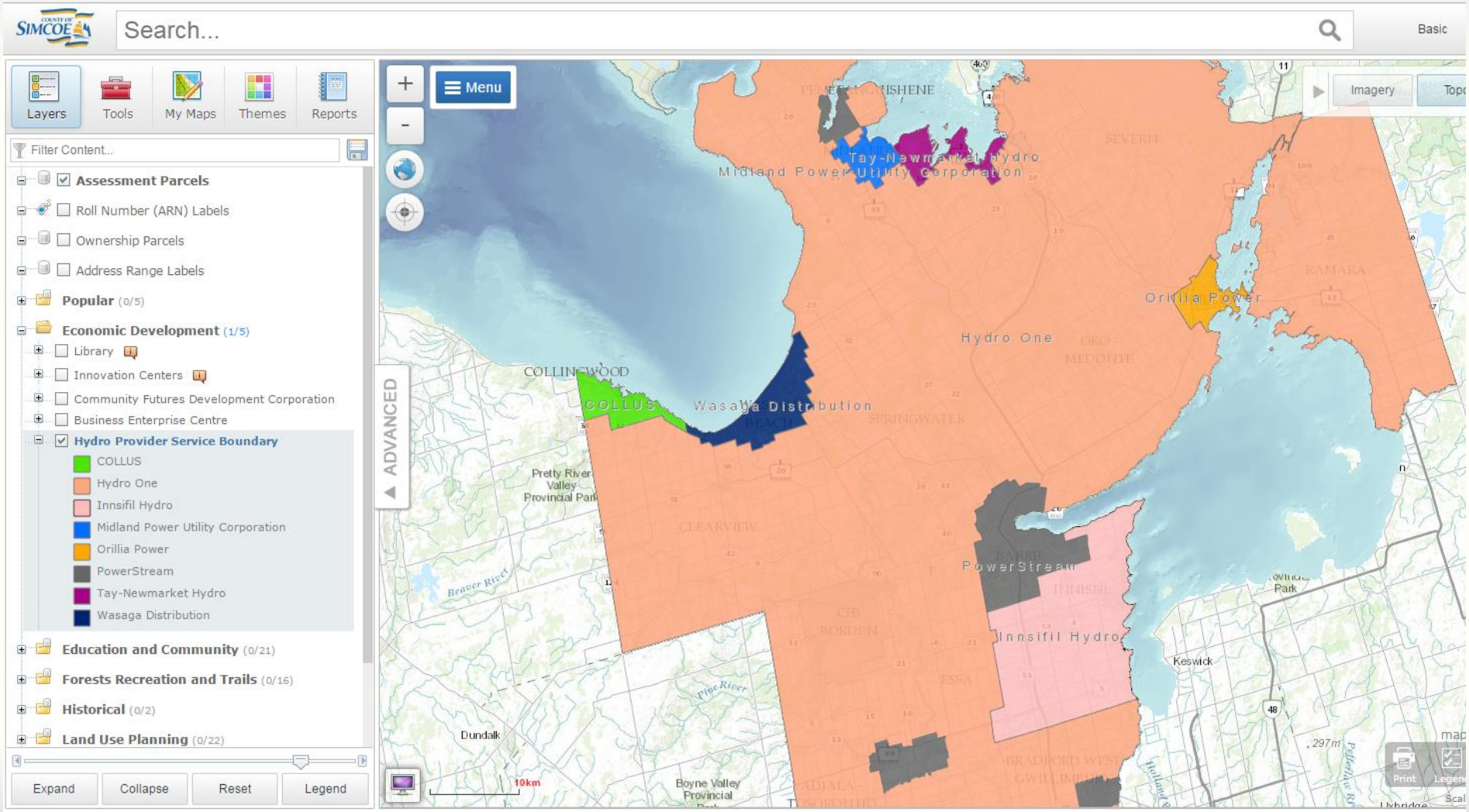
Layers



Users are also able to apply various ‘layers’ to their search.

As information becomes available, additional layers can be added.

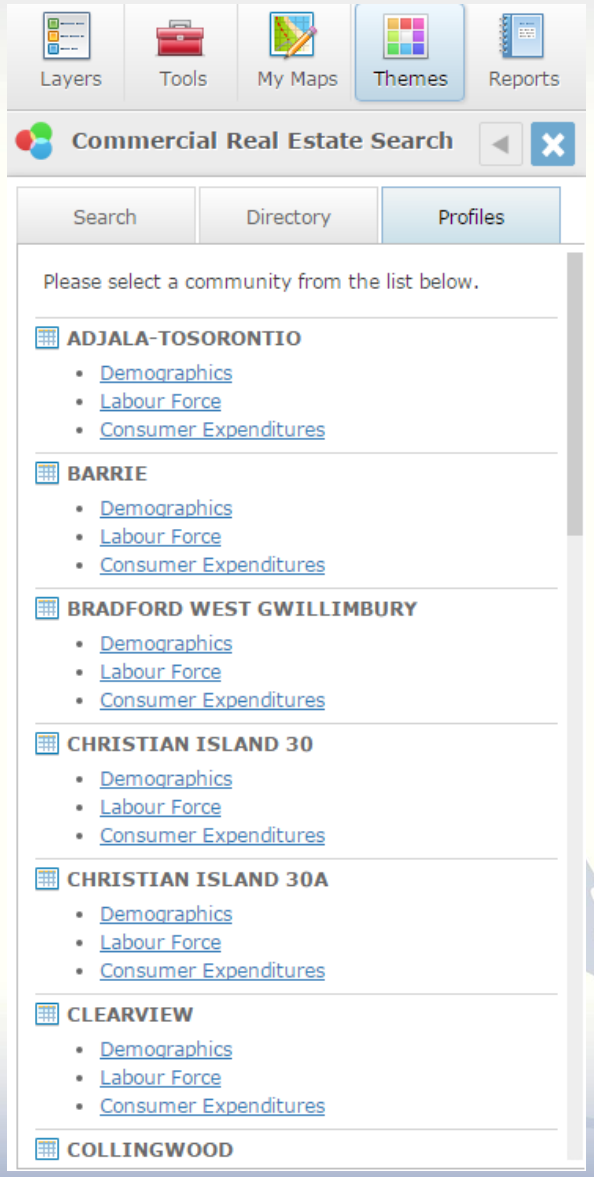
Layers: Ex. Hydro Distributors



Community Profile Feature

"Community Profile" data for area municipalities provides information to common questions including information on:

- Demographics
- Labour Force
- Consumer Expenditures



Demographics

Demographics Report

Census Demographics Report

Census Subdivision : Wasaga Beach (3543064)

SHARE PRINT PAGE

- Total Population
- Age Distribution
- Total Households
- Total Families
- Household Income Distribution
- Household Income
- Occupied Private Dwellings by Tenure
- Marital Status
- Education Attainment
- Size of Household
- Household Population by Mother Tongue
- Household Population by Immigration Status
- Household Population by Visible Minority Status

TOTAL POPULATION

	Total (2015)	Percent (2015)	Total (2020)	Percent (2020)
Total Population	19,431	100%	20,826	100%

TOP

AGE DISTRIBUTION

	Total (2015)	Percent (2015)	Total (2020)	Percent (2020)
Total Population	19,431	100%	20,826	100%
Total Population 0 to 4	684	3.52%	667	3.2%
Total Population 5 to 9	757	3.9%	738	3.54%
Total Population 10 to 14	771	3.97%	788	3.78%
Total Population 15 to 19	883	4.54%	819	3.93%

Labour Force

Labour Force Report

Census Labour Force Report

Census Subdivision : Wasaga Beach (3543064)

SHARE PRINT PAGE

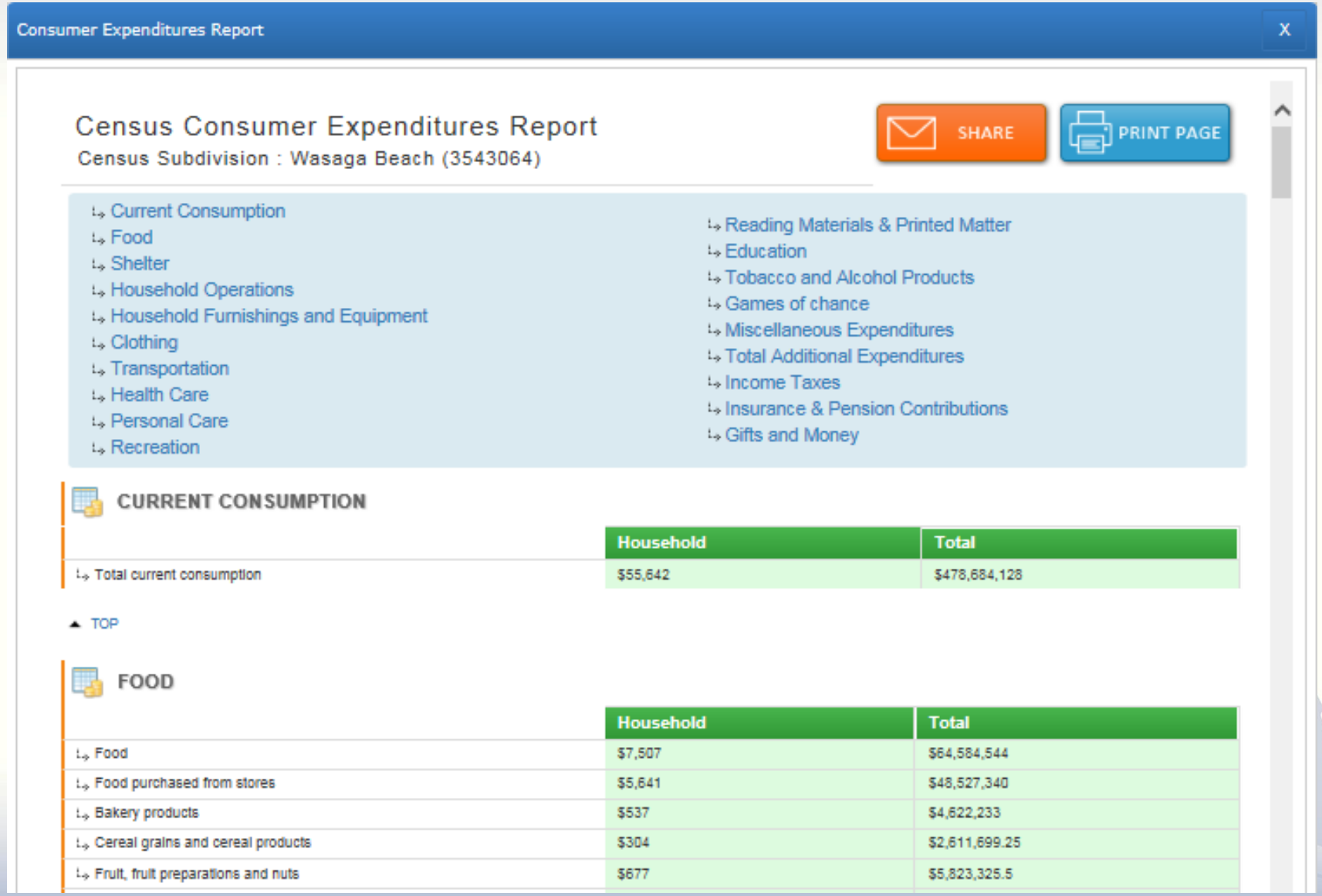
LABOUR FORCE

	Total (2015)	Percent (2015)
Household Population 15 Years or Over for Occupation	17,078	100%
↳ All occupations	8,382	49.08%
↳ Management occupations	726	4.25%
↳ Business, finance and administration occupations	1,136	6.65%
↳ Natural and applied sciences and related occupations	359	2.1%
↳ Health occupations	437	2.56%
↳ Occupations in education, law and social, community and government services	1,007	5.9%
↳ Occupations in art, culture, recreation and sport	184	1.08%
↳ Sales and service occupations	2,552	14.94%
↳ Trades, transport and equipment operators and related occupations	1,537	9%
↳ Natural resources, agriculture and related production occupations	124	0.73%
↳ Occupations in manufacturing and utilities	320	1.87%

▲ TOP

Data Sourced From: Environics Analytics

Consumer Expenditures



Consumer Expenditures Report

Census Consumer Expenditures Report

Census Subdivision : Wasaga Beach (3543064)

SHARE PRINT PAGE

- Current Consumption
- Food
- Shelter
- Household Operations
- Household Furnishings and Equipment
- Clothing
- Transportation
- Health Care
- Personal Care
- Recreation
- Reading Materials & Printed Matter
- Education
- Tobacco and Alcohol Products
- Games of chance
- Miscellaneous Expenditures
- Total Additional Expenditures
- Income Taxes
- Insurance & Pension Contributions
- Gifts and Money

CURRENT CONSUMPTION

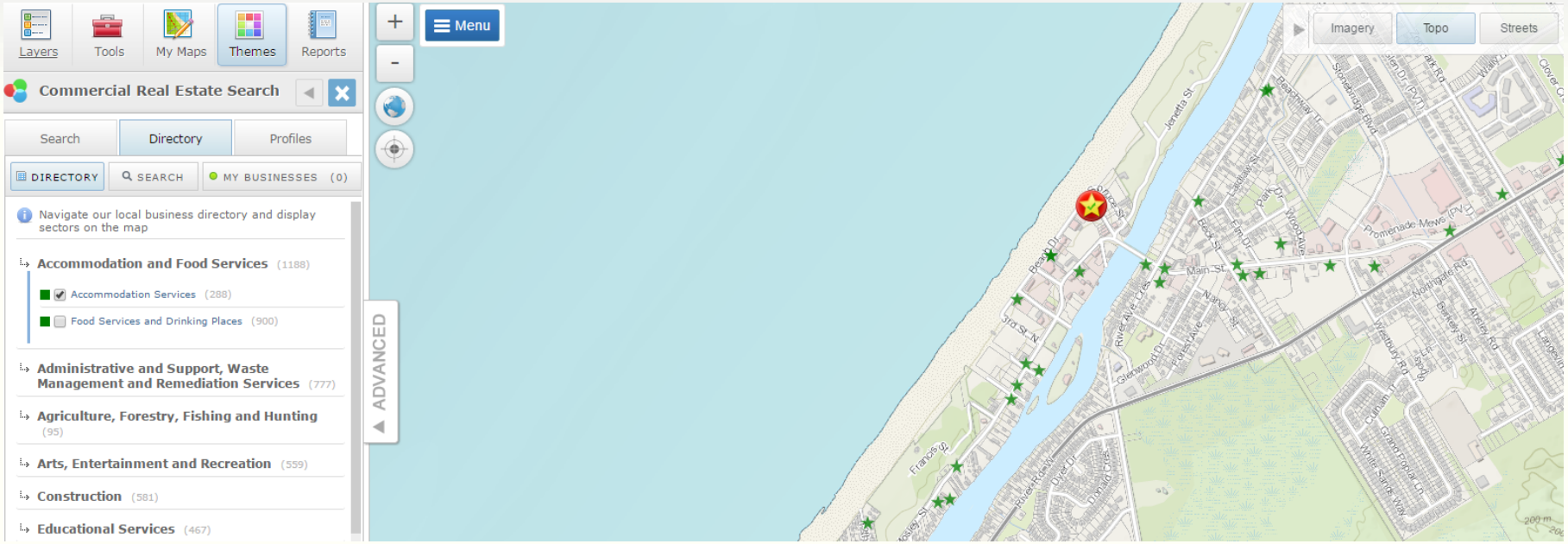
	Household	Total
Total current consumption	$55,642	$478,684,128

TOP

FOOD

	Household	Total
Food	$7,507	$64,584,544
Food purchased from stores	$5,641	$48,527,340
Bakery products	$537	$4,622,233
Cereal grains and cereal products	$304	$2,611,699.25
Fruit, fruit preparations and nuts	$677	$5,823,325.5

Business Directory



"Business Directory" data for the area municipalities provides information about what complementary or competitive businesses that may be located within the vicinity of the for sale/lease property.

Management of the Inventory

The EDO is able to review all properties aggregated by the site and ‘hide’ listings that are not zoned as commercial, industrial, institutional, non-residential vacant land or farms.

A daily email is sent to the EDO providing information on all of the properties that were added to the inventory within the last 24 hours.

EDO works with local planning officials to verify the correct zoning for each property.

Request for Information

A Request for Information process was established to handle investment related inquiries received by the Economic Development Office to respond in a regional and coordinated manner.

When the County receives an inquiry from site selector / stakeholder / business:

- Check credibility and accuracy of lead;
- Send completed RFI template to 18 municipalities in Simcoe County and identified commercial real estate agents detailing requested information;
- Compile the submissions from various municipalities/realtors and ensures it meets requested information; and
- Send one (1) completed, comprehensive package back to requesting party.

Request for Information

CS EDO – RFI – 2017 - XX	
Company	ACME Automotive
Industry	Automotive
Origin	Japan
Background	The County of Simcoe has been approached by a leading site selector who is working on an automotive project. The site selector is currently investigating industrial property options that meet the project criteria below.
Requested Information	**1. Geographic Region of Consideration** a. Restricted to properties located in selected Ontario jurisdictions. **2. Physical Site** a. **Site Size:** 50-70 acres of contiguous developable area. **3. Zoning and Permitted Uses** a. **Zoning:** Medium industrial – M2 b. **Permitted Uses:** outside storage, trailer parking, moderate noise during night-time and weekend shifts. **4. Utilities**: a. Hydro: Above average industrial electrical loads anticipated. b. Fully serviced with all utilities (water, wastewater, electricity, natural gas, and telecommunications) or can be serviced within 6 months or less. **5. Transportation:** a. Rail spur on-site strongly preferred, must have rail spur potential. **Please respond with the following for each facility:** **6.** Industrial Site Information (list of information requirements attached) **7.** Marketing brochures (if available) **8.** Aerial photographs **9.** Boundary and topographic surveys **10.** Zoning and complete list of permitted uses **11.** Record of Site condition issued by MOECC, if applicable **12.** A list of all completed environmental studies (copies of the actual studies not required at this time) **13.** Community Profile
RFI Submission Terms	• Deadline: **Thursday May 25, 2017 @ 4:30 PM**