

BWOG

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ECONOMIC DEVELOPMENT

DATA REPORT

March 2021

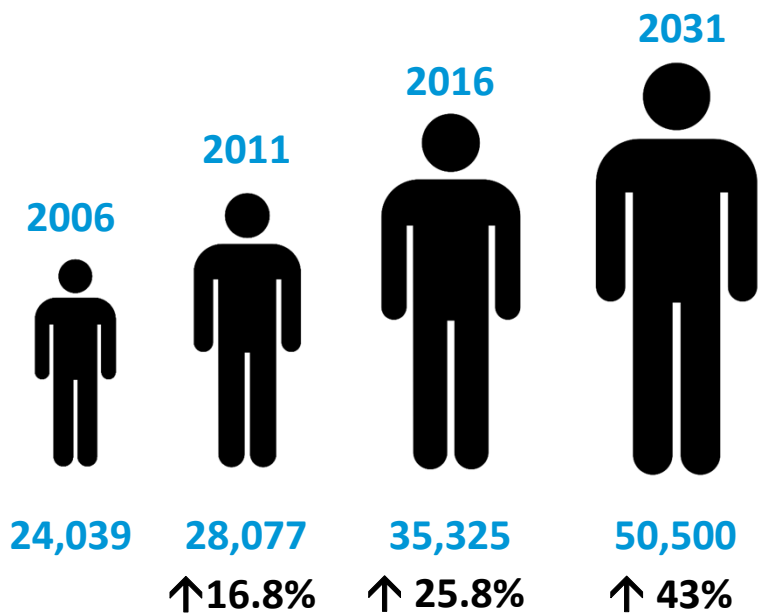
Town of Bradford West Gwillimbury

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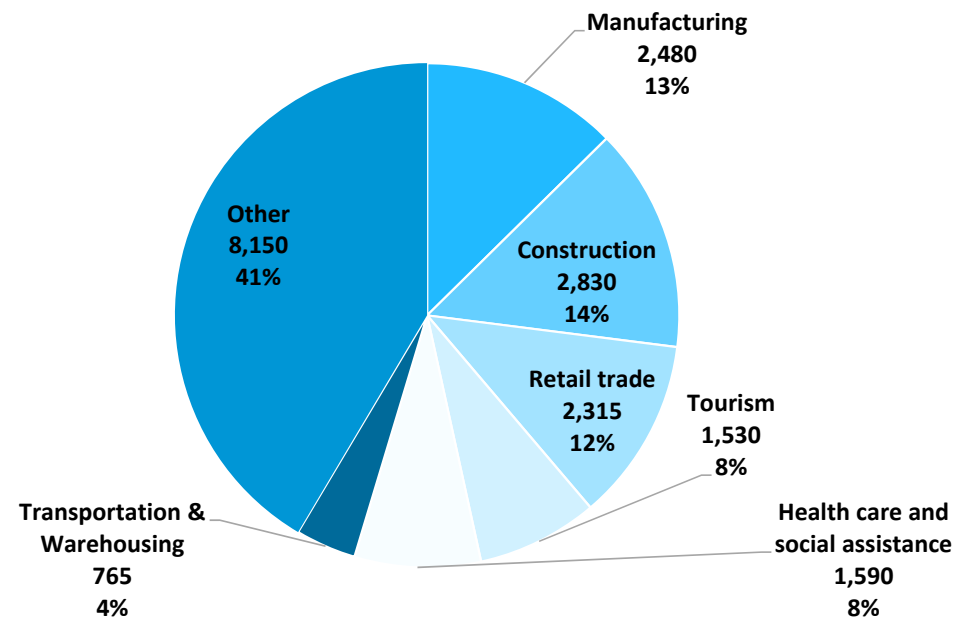
Population & Key Sectors

“Fastest Growing Municipality in Simcoe County & Second-Fastest Growing Municipality in Ontario”



Sources: 1) Census 2011, 2016
2) Growth Plan for the Greater Golden Horseshoe

Labour Force Population by Industry



Other category includes: Agriculture, forestry, fishing and hunting, Mining, quarrying, and oil and gas extraction, Utilities, Wholesale Trade, Information and cultural industries, Finance and insurance, Real estate and rental and leasing, Professional, scientific and technical services, Management of companies and enterprises, Administrative and support, waste management and remediation services, Educational services, Other services (except public administration), and Public administration

Ontario's Greater Golden Horseshoe Growth Plan (Places to Grow)

Quick Facts about the Greater Golden Horseshoe (GGH) Region

The GGH has one of the most vibrant and thriving economies in the world, is the largest urban region in Canada

Generating upwards of 25 per cent of Canada's Gross Domestic Product (GDP)

Close proximity to major United States markets

Recognized for its highly educated workforce and uniquely multicultural population

By 2041, this area is forecast to grow to 13.5 million people and 6.3 million jobs

Vision for the GGH

The *GGH* will offer a wide variety of choices for living. Thriving, livable, vibrant and productive urban and rural areas will foster community health and individual well-being.

Getting around will be easy. An integrated transportation network will allow people choices for easy travel both within and between urban centres throughout the region.

A healthy natural environment with clean air, land and water will characterize the *GGH*.


Natural areas and agricultural lands will provide a significant contribution to the region's resilience and our ability to adapt to a changing climate.

Population, Age, Average Income & Average Wage


POPULATION

	2011	2016	2031(Forecasted)
	28,077	35,325	50,500

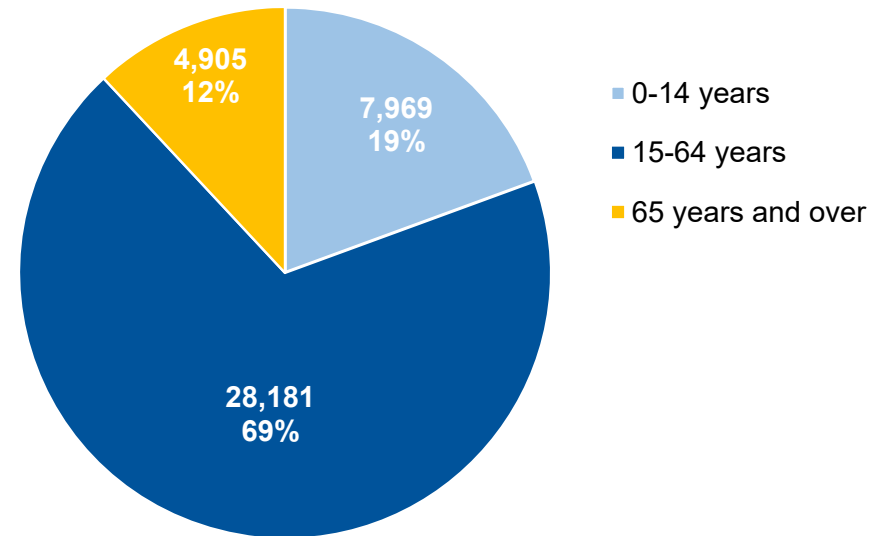
AVERAGE HOUSEHOLD INCOME

	2010	2015	2019
	\$92,290	\$105,218	\$126,733

AVERAGE WAGE

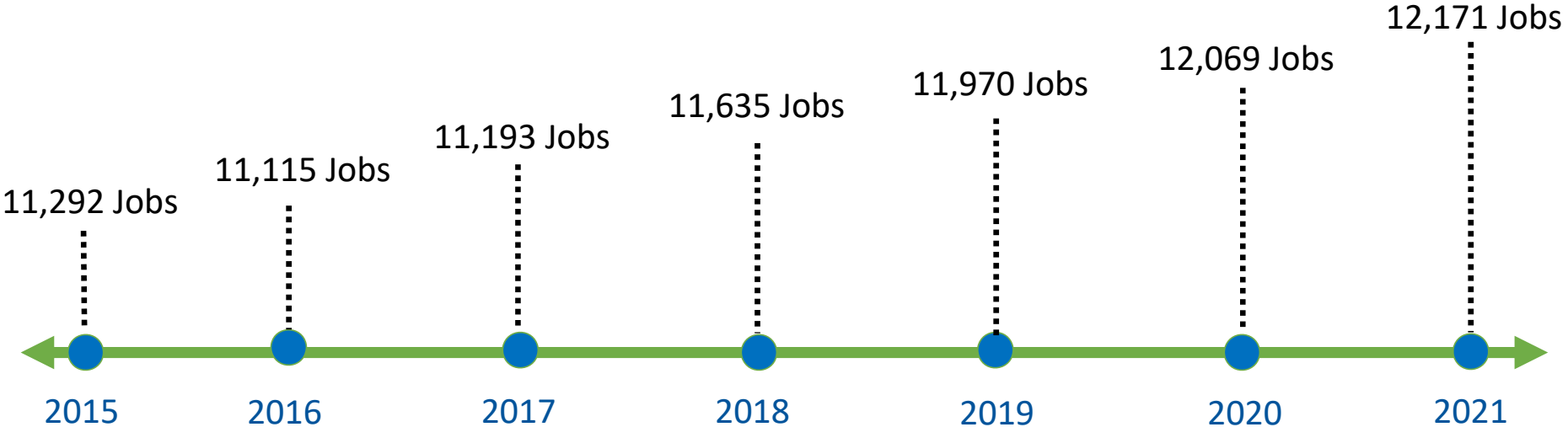
	2019 \$43,307 (81% of national average)
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AGE GROUPS (2019)



Sources: 1) Census 2011, 2016
 2) Growth Plan for the Greater Golden Horseshoe 2017 (Note 2020 update does not include Simcoe County CSDs)
 3) EMSI Analyst, Dataset 2020.3, Industry Overview, Demographic Overview 4) Environics Analytics, Accessed February 2021.

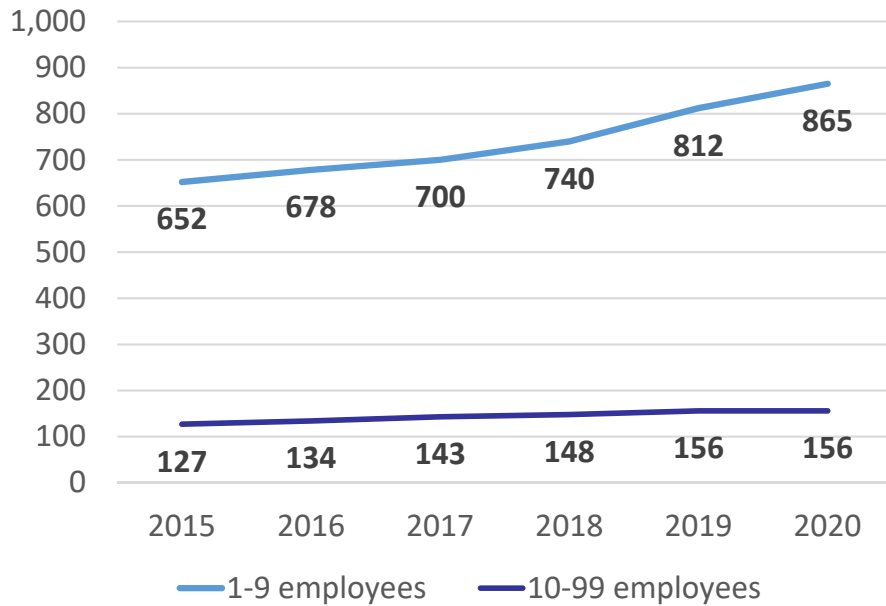
Local Job Trends



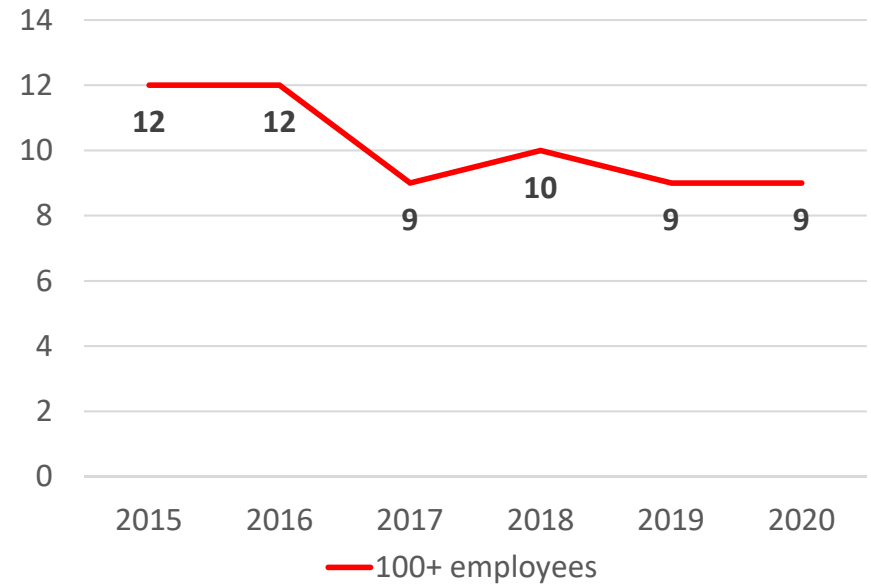
8% from 2015-2021

Number of Employers 2015-2020

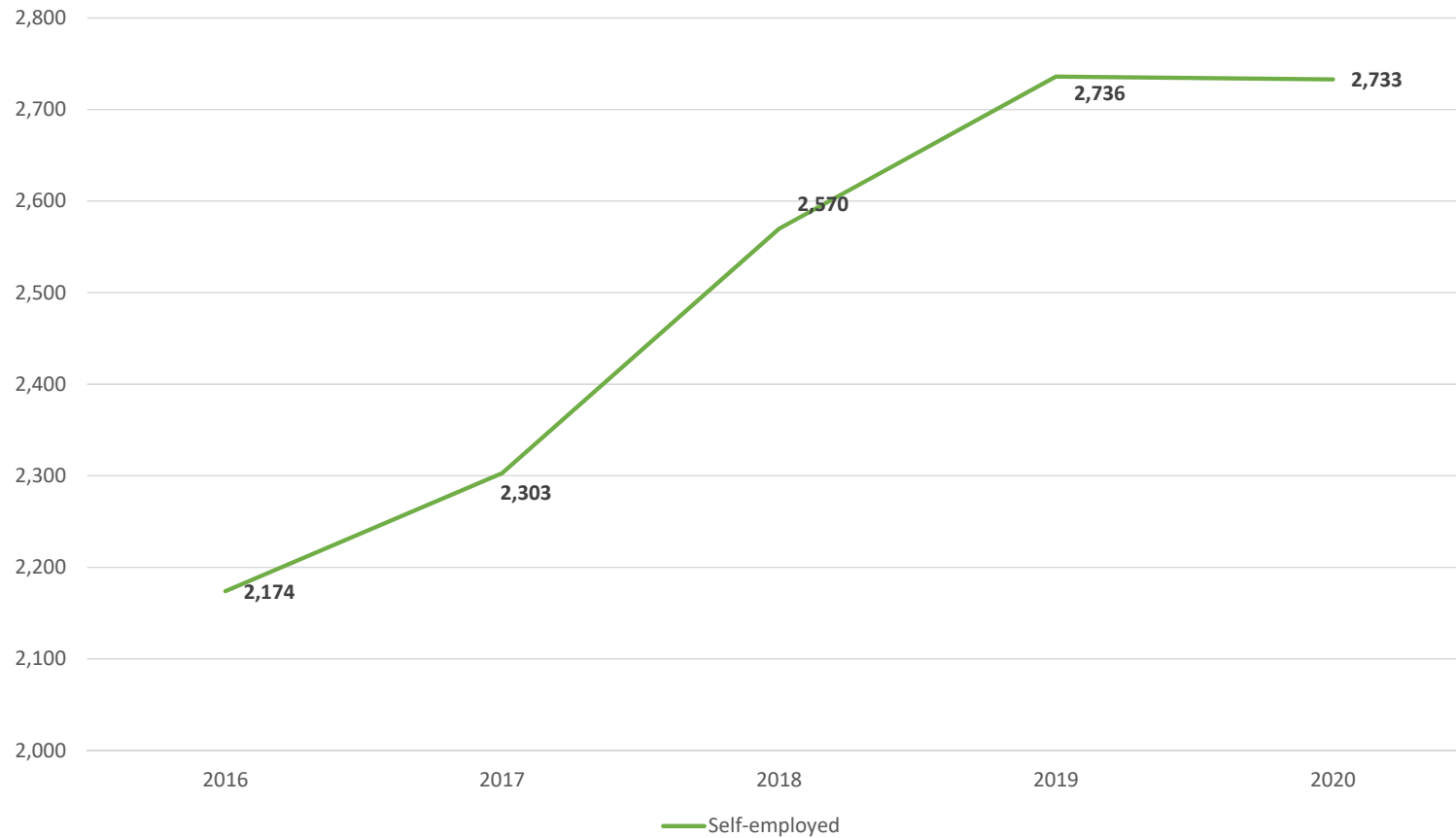
Employers with 1-99 employees



Employers with 100+ employees



Number of Self-Employed Businesses 2016-2020

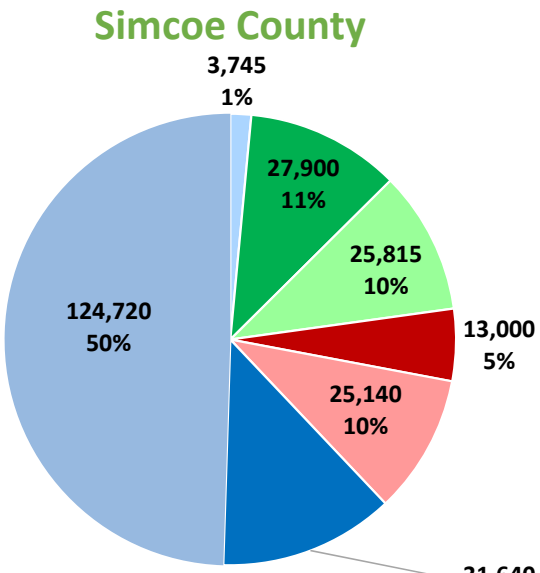
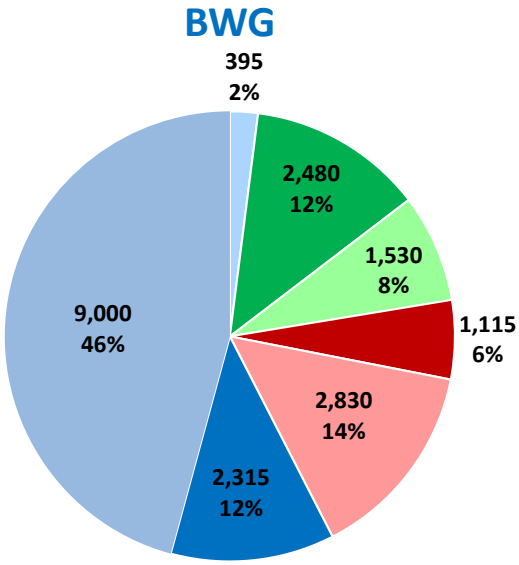


Source: Statistics Canada, June 2016-2020 Canadian Business Patterns by establishment
Please note fluctuations in these figures can come from methodological changes.

2018-2020 Building Permits Value

Occupancy Type	Value (2020)	Value (2019)	Value (2018)
Assembly Occupancy	\$ 156,500.00	\$ 2,376,731.00	\$ 7,482,750.00
Business And Personal Service	\$ 52,614.82	\$ 3,304,500.00	\$ 1,474,800.00
Farm Building	\$ 1,405,000.00	\$ 3,083,000.00	\$ 2,657,000.00
Industrial Occupancy	\$ 10,089,530.00	\$ 97,808,075.00	\$ 31,928,659.00
Mercantile Occupancy	\$ 264,956.00	\$ 2,618,999.00	\$ 6,627,750.91
Residential Occupancy	\$ 15,817,140.00	\$ 55,281,583.62	\$ 24,614,561.29

Sectors of Interest by Job Numbers

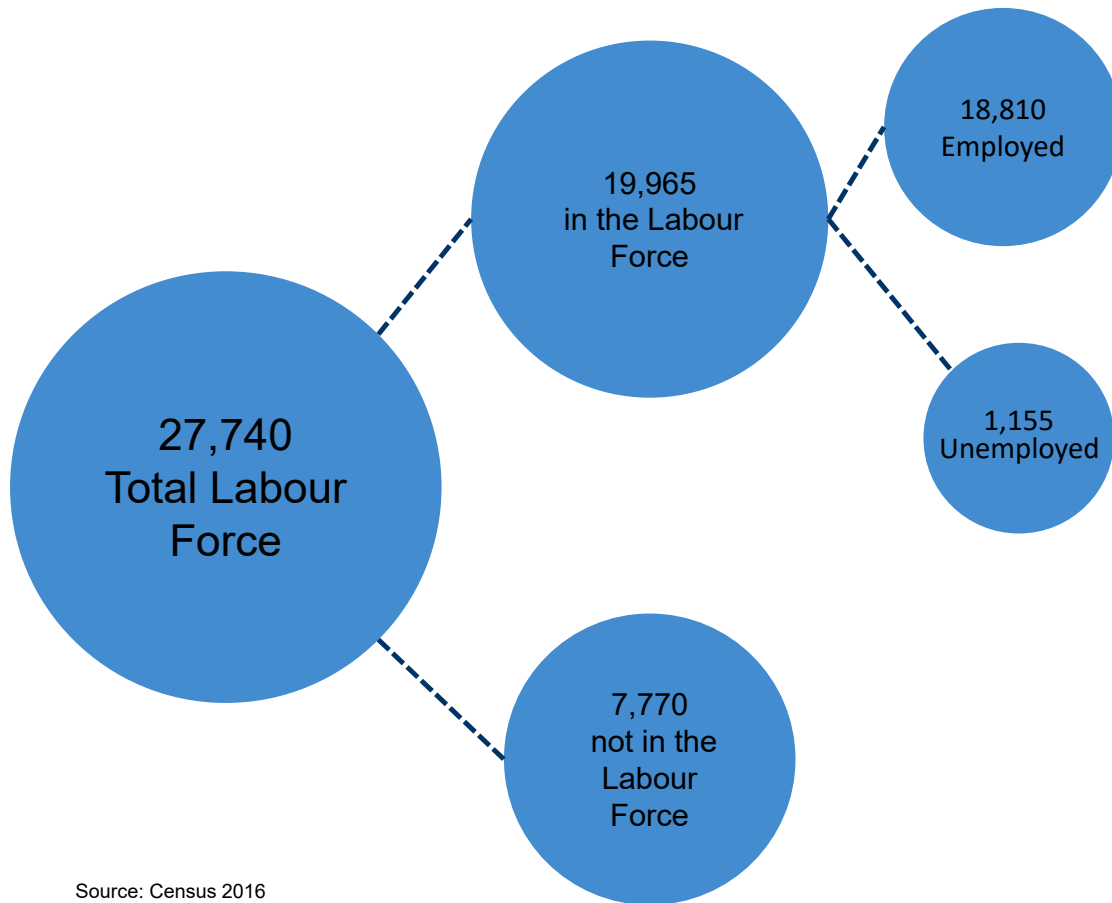


- Tourism
- Agriculture, forestry, fishing and hunting
- Manufacturing
- Other
- Construction
- Retail Trade
- Professional, scientific and technical services

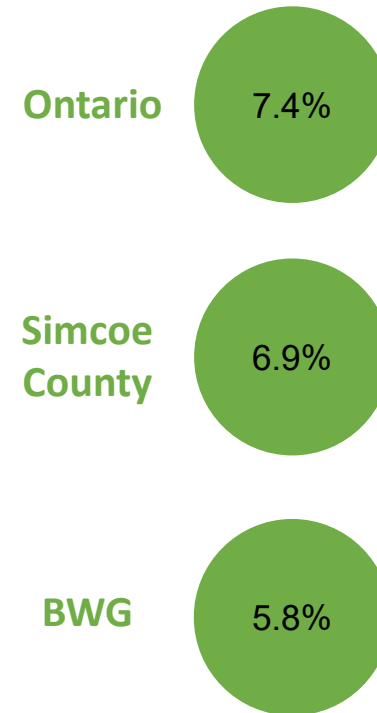
Other: Mining, quarrying, and oil and gas extraction; Utilities; Wholesale trade; Transportation and warehousing; Information and cultural industries; Finance and insurance; Real estate and rental and leasing; Management of companies and enterprises; Administrative and support, waste management and remediation services; Educational services; Other services (except public administration); and, Public administration.

Please note Tourism includes: Arts, entertainment and recreation, + Accommodation and food services.

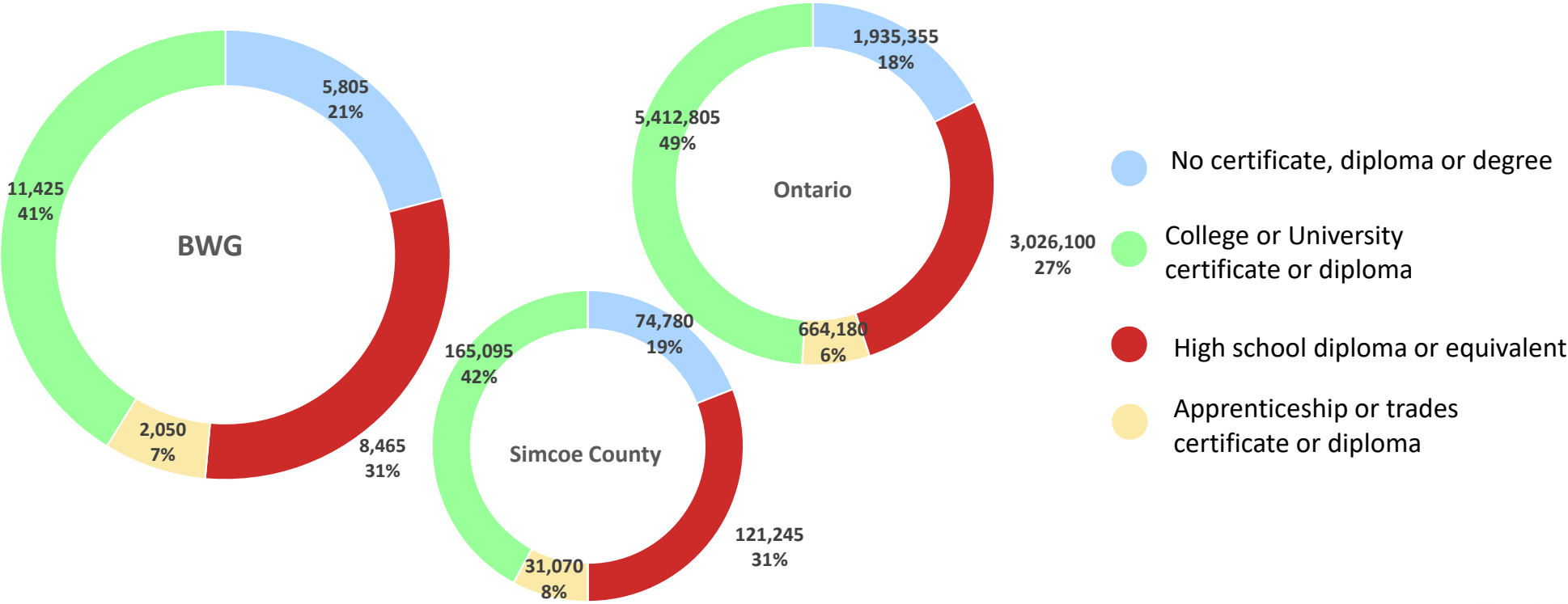
Labour Force Overview



Unemployment Rate

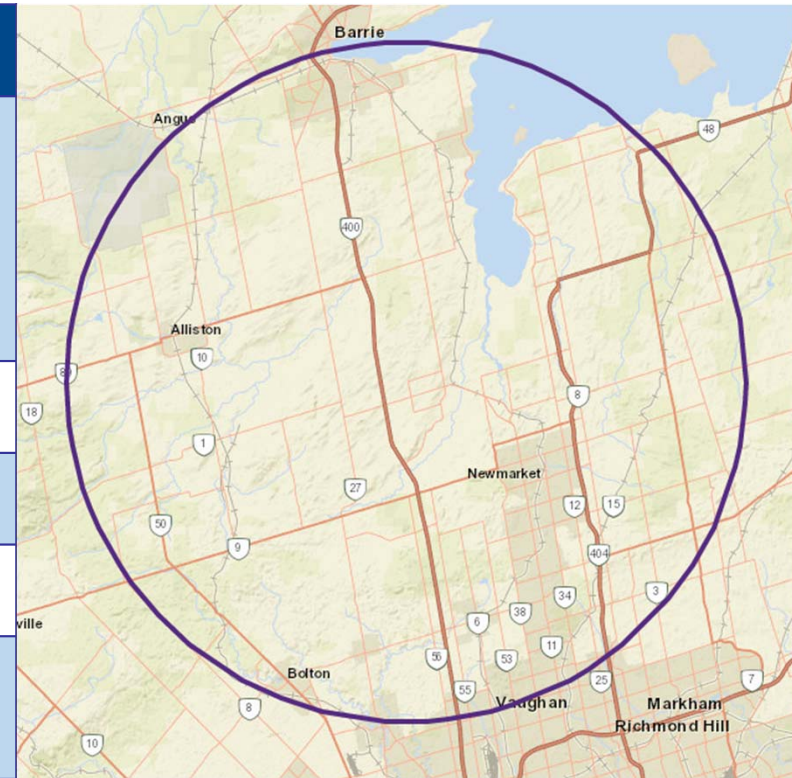


Education Level



Population & Labour Force within 30km (2019)

Total Population	762,367
Household population 15 years or over for labour force	621,884
In the labour force	405,443
Employed	380,926
Unemployed	24,517
Not in the labour force	216,442



Source: Environics Analytics - Data Vintage 2021,
Ranking Variables Trade Area – Demo Stats 2019 & Highlights Demo Stats – Trade Area

Proximity to Market

“Growing marketplace with close to **9 million** people within a 200 km radius. **130 million** people (US & Canada) live within a one-day drive”

Location	Distance to BWG (km)	Distance to BWG (miles)
Toronto, ON	53.4	33.2
Barrie, ON	32.2	20.0
Ottawa, ON	338.3	210.2
Montreal, QC	499.1	310.1
New York, NY	595.4	369.9
Chicago, IL	702.0	436.2



180 km
Queenston / Lewiston
US/Canada Border

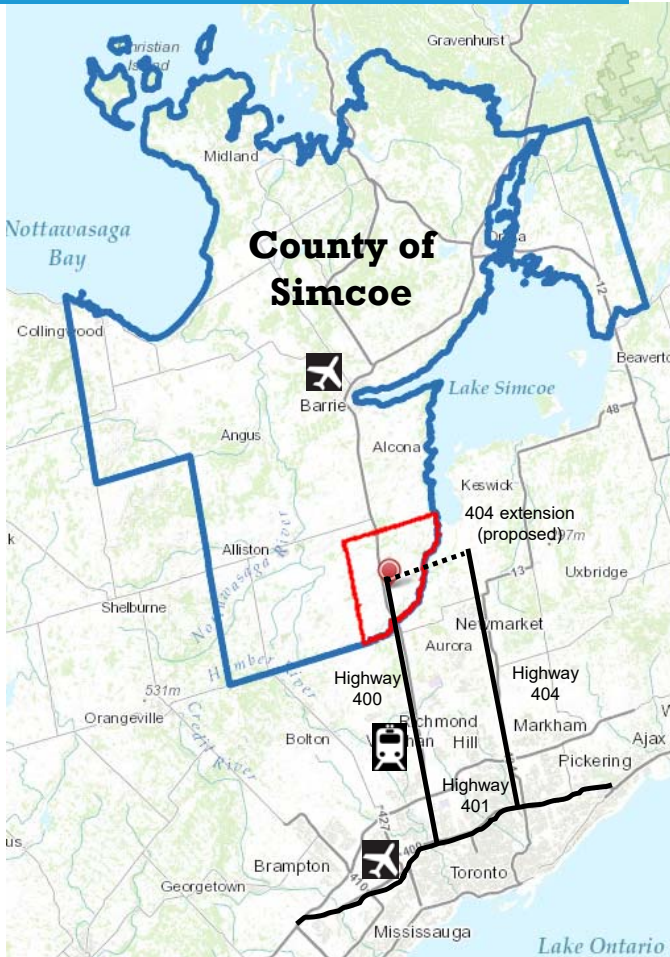


209 km
Fort Erie / Buffalo
US/Canada Border



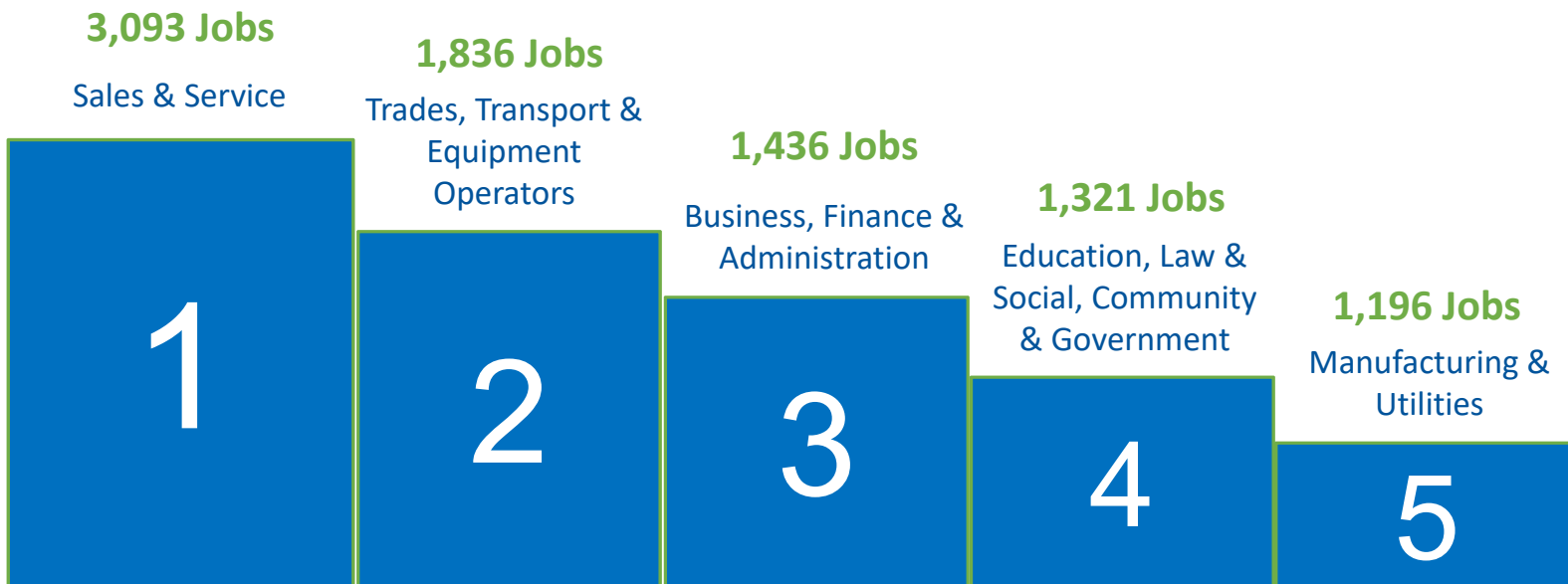
405 km
Windsor / Detroit
US/Canada Border

Transportation



- 3 airports within 30 km and 2 international airports within a 1-hour drive, including [Pearson International Airport](#) in Toronto
- [Lake Simcoe Regional Airport](#) maintains a Commercial Port-Of-Entry status, which allows the airport to accommodate both international passengers and freight
- Minutes from Highway 400 which connects to other major highways including [407](#), [401](#), and [403](#)
- Highway [400-404](#) connector is being planned
- 40 km from the [CP Railway Vaughan Intermodal Terminal](#)
- 70 weekly [GO trains](#) on the Barrie line will increase to more than 200 over next five years

Largest Occupations in 2021



Occupation Growth

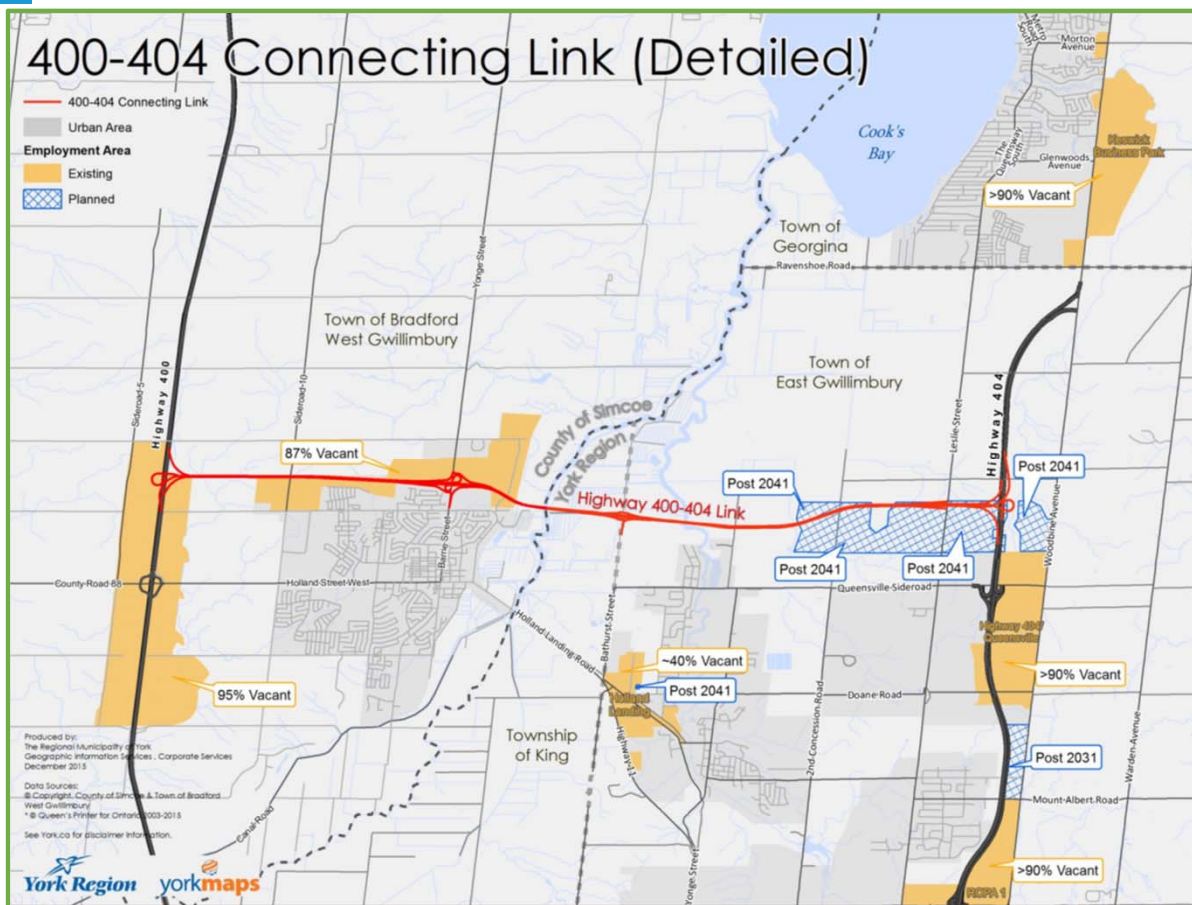
Occupation	Jobs (2019)	Jobs (2021)	Change in Jobs (2019-21)	Change (%)
Sales & Service	3,003	3,093	90	3%
Health	573	606	33	6%
Education, Law, Social, Community & Government	1,288	1,321	33	3%
Management	1,164	1,193	29	3%
Art, Culture, Recreation & Sport	403	430	26	7%
Natural Resources, Agriculture & Related Production	325	329	4	1%
Unclassified	183	187	3	2%
Natural & Applied Sciences	542	544	2	0%
Business, Finance & Administration	1,437	1,436	-1	0%
Manufacturing & Utilities	1,200	1,196	-3	0%

Labour Flows

- **3,380** Residents of Bradford West Gwillimbury work within their own community
- **10,815** Residents of Bradford West Gwillimbury leave their own community each day for work
- **9,890** work in non-County communities
- **925** work in other communities in the County
- **1,720** non-County residents commute into the Town of Bradford West Gwillimbury each day for work

Data Limitation: These figures do not include persons who do not have a usual place of work. As a result, persons who work from home, outside of Canada or that have no fixed workplace address are not included.

Proposed Highway 400-404 Connecting Link (Bradford Bypass)

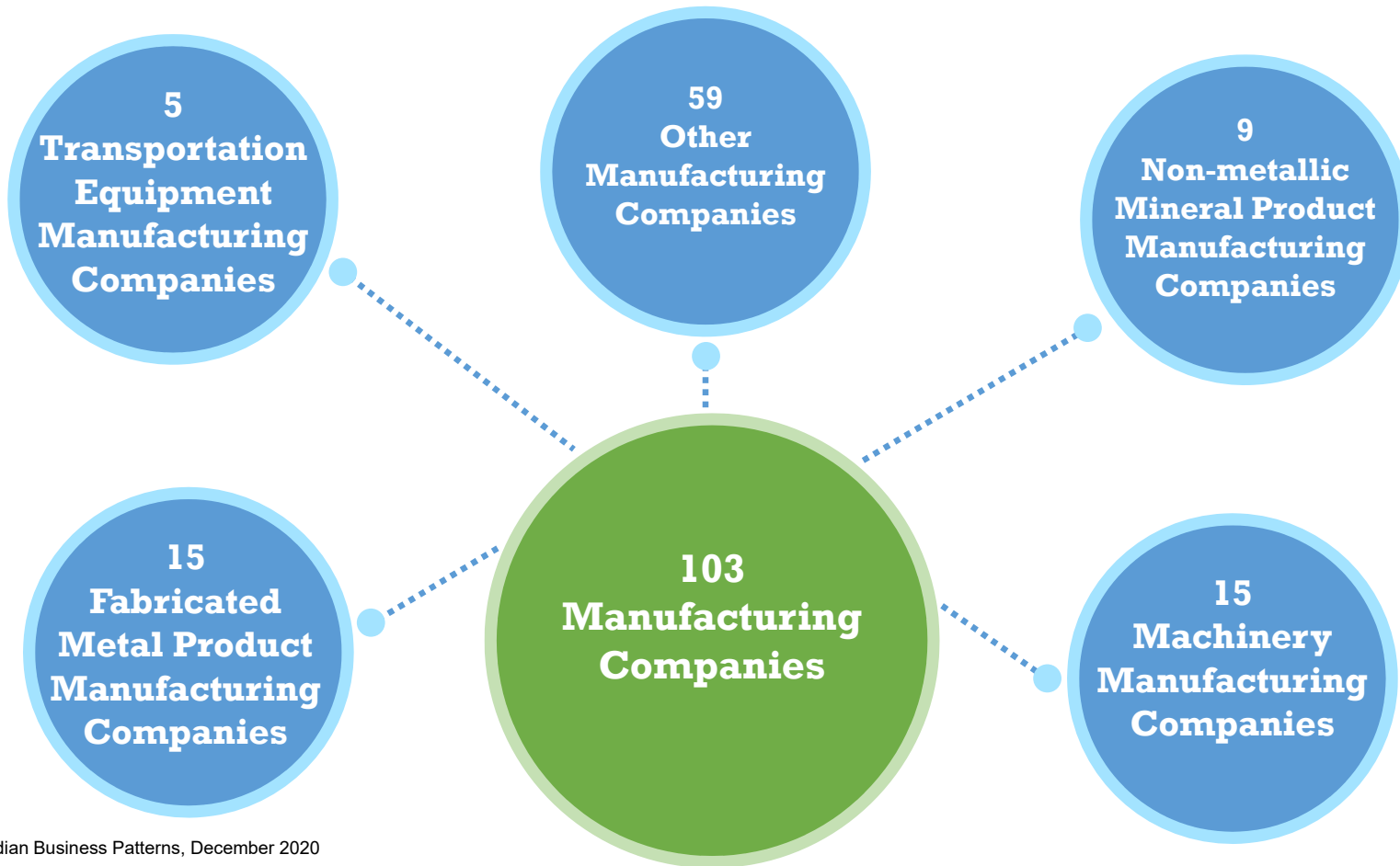


This is a proposed 16.2 km, four-lane controlled-access highway that will provide an east-west connection between Highway 400 in Bradford West Gwillimbury and Highway 404 in East Gwillimbury.

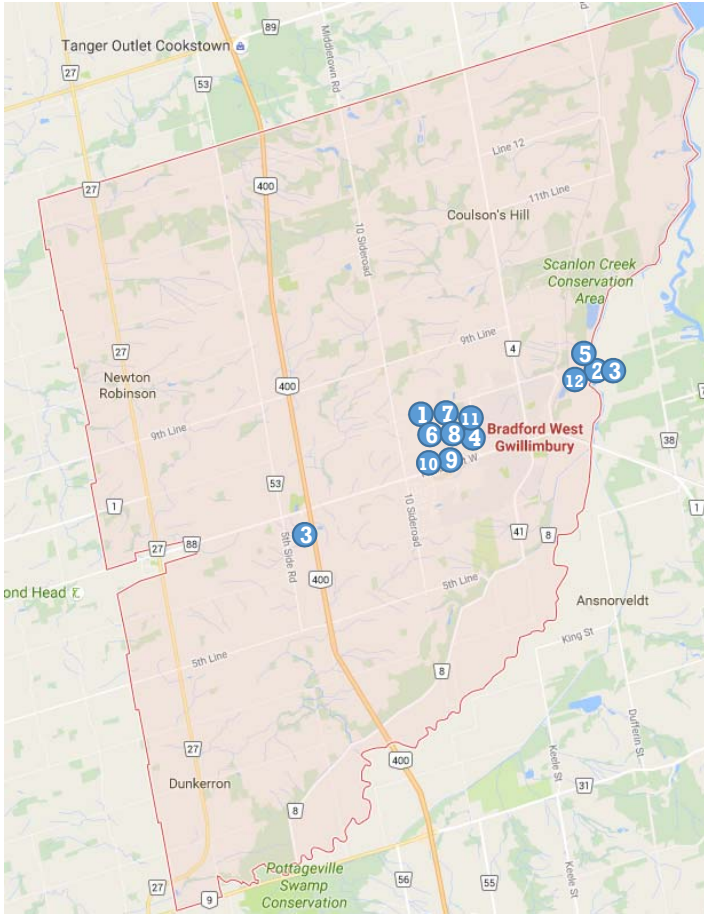
Bradford Bypass Project Team

- 1-877-247-6036
- www.bradfordbypass.ca
- projectteam@bradfordbypass.ca

Manufacturing Industry



Key Manufacturing Companies



1

Dortec Industries
(Magna)

2

Royal Woodworking

3

Mitek Canada

4

Maple Leaf
Foods

5

AGC Automotive
Canada

6

Flex-N-Gate (Ventra)

7

Channel Industrial
Group

8

Spectra Aluminum
Products

9

Kumi Canada
Corporation

10

Galata
Chemicals Inc.

11

Aurora River

12

Vins Plastics



Average Hourly Earnings

Distribution, tracking and scheduling co-ordination occupations (NOC 15)	\$22.55 / HR
Labourers in processing, manufacturing and utilities (NOC 96)	\$18.79 / HR
Processing, manufacturing and utilities supervisors and central control operators (NOC 92)	\$31.25 / HR
Trades helpers, construction labourers and related occupations (NOC 76)	\$23.43 / HR
Transport and heavy equipment operation and related maintenance occupations (NOC 75)	\$22.78 / HR
Office support occupations (NOC 14)	\$21.02 / HR
Middle management occupations in trades, transportation, production utilities (NOC 07-09)	\$39.39 / HR

Taxes & Development Charges

Taxes

	2020
New Construction Industrial - Full	2.101367 %
OR	
Industrial: Full	1.939043 %
+	
Provincial Education Portion	1.250000 %

Development Charges

	BWG	County	Education	TOTAL
BWG Strategic Settlement Employment Area (Highway 400 Lands)	\$16.26	\$3.51	\$0.55	\$20.32
Bradford Settlement Area	\$18.22	\$3.51	\$0.55	\$22.28

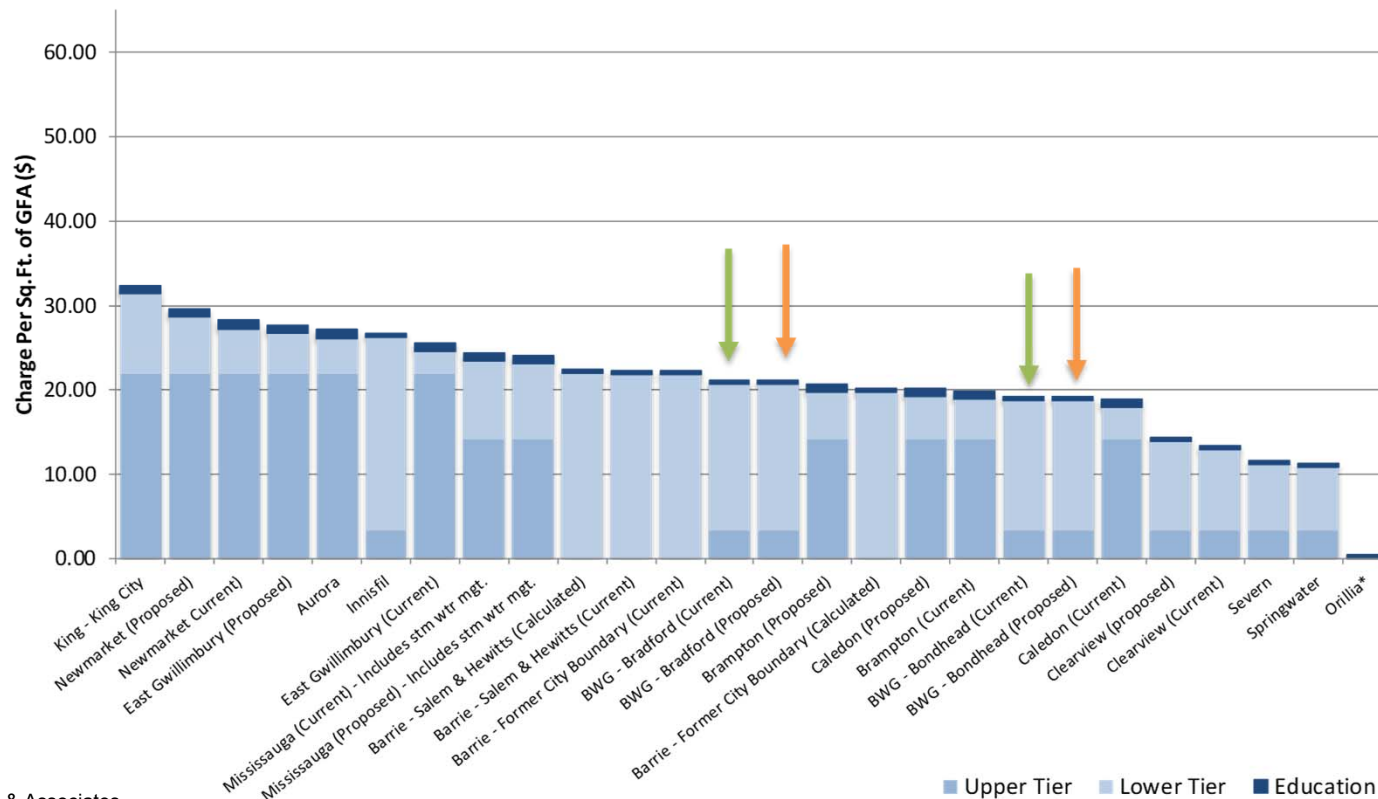
per ft² of Gross Floor Area – as of January 1, 2021

Sources: 1) Town of Bradford West Gwillimbury website
2) Ontario Ministry of Finance,
<https://www.ontario.ca/laws/regulation/980400>.

Property taxes are calculated using the Current Value Assessment of a property, as determined by the Municipal Property Assessment Corporation (MPAC), and multiplying it by the combined municipal and education tax rates for the applicable class of property.

Industrial Development Charges Comparison

Development Charge Rates for Bradford West Gwillimbury and Surrounding Municipalities
 Industrial Per Square Foot of GFA
 (As of May 28, 2019)



Here for all your business needs

- Help find potential suppliers, business partners and brokers
- Assist with site selection process
- Assist with permit & approval process
- Provide information on labour, economic and government funding programs
- Facilitate area tour program
- Assist with hiring needs
- Connect with both federal and provincial governments



BUILD • WORK • GROW

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Office of Economic Development

Town of Bradford West Gwillimbury