York Region
Employment and Industry Report
2007

Highlights

Employment and Industry Report Highlights

The York Region Employment and Industry Report 2007 includes sections on the national and provincial overview, an outlook for the economy in 2008, as well as a detailed summary of the 2007 York Region Employment Survey. Key findings from these analyses are included below:

National and Provincial Overview

- The Canadian economy continued to respond well to ongoing economic challenges in 2007, resulting in an increase in economic growth. As a result, the national Real Gross Domestic Product grew at a rate of 2.6% annually.

- This growth in GDP was higher than the U.S economy-our closest North American neighbour, which experienced a 2.2% increase in GDP (as illustrated below).

- According to RBC Financial, the Province of Ontario had a modest 1.8% increase in the Real Gross Domestic Product in 2007. This increase is below the Canadian national rate of 2.6%.

- Employment in Ontario increased by an estimated 1.6% (or 101,000 jobs) in 2007. Strong employment gains were seen in health care and social assistance (+32,800 jobs), accommodation and food services (+26,500 jobs), professional, scientific and technical services (+24,000 jobs), education (+21,600 jobs) and construction trade (+7,400 jobs) and other services. Since 2002, 84% of the 456,800 jobs created in Ontario were full-time.

- Ontario's unemployment rate is estimated at 6.4%.

Outlook for 2008

- Canadian economic growth will be tempered by a weaker U.S economy with Gross Domestic Product (GDP) expanding 1.6% in 2008 (RBC Economics, April 2008).

- In York Region, a number of projects are currently under construction across the Region (with industrial and commercial construction valued at $868,763,000 in 2007), which will provide local employment opportunities both in the construction phase and upon completion. This level of building permit activity (using existing ratios) is expected to generate approximately 19,500 jobs.

- A large stock of new residential housing units under construction and scheduled for occupancy in 2008 will also increase the demand for population-based employment such as health care, education, retail and personal services in the coming months.

York Region 2007 Employment Survey Highlights

- There were an estimated 485,000 jobs in York Region, representing an average annual employment growth rate of 3.5% between 1998 and 2007. This growth rate has outpaced both the national and provincial growth rates over the past nine years.

- All service-oriented jobs account for approximately 73% of total employment in York Region. This represents the greatest proportion of employment in the Region, which is consistent with an urban setting.

- While the rate of employment growth (in the surveyed areas) varied among York Region's local municipalities, some general trends were evident:

- Among York Region industry sectors, manufacturing remained the largest employer in the Region (20.7% of the total employment), and grew at a healthy 15% between 1998 and 2007. Despite this employment growth, the proportion of manufacturing employment decreased within the survey area from 24% (or 76,329 jobs) in 1998 to 21% (or 87,801 jobs) in 2007.

- The decrease in the proportion of manufacturing employment is the result of rapid growth in service-producing industries such as business and personal services, public administration, health care & social assistance and retail trade. During the past nine years, service producing jobs have increased 91,292 jobs, while goods-producing industries (such as manufacturing) have increased 12,594 jobs.

- Between 2006 and 2007, manufacturing employment in York Region declined 4% or 3,600 jobs. These jobs losses were the result of existing manufacturers downsizing and the closure of a small number of businesses in the sector. Despite the recent declines, the manufacturing sector has added 11,500 jobs over the past nine years.

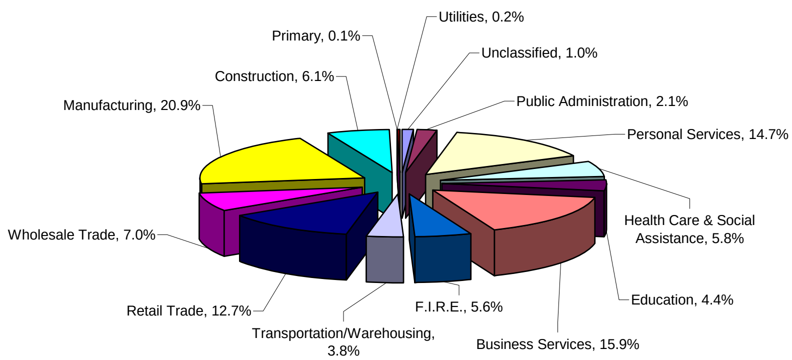
- The largest manufacturing employment subsectors in York Region were:
    - Motor Vehicle Parts Manufacturing (approximately 13% of manufacturing)
    - Printing and Related Support Activities (approximately 7% of manufacturing)
    - Plastic Product Manufacturing (approximately 7% of manufacturing)
    - Computer and Peripheral Equipment Manufacturing (approximately 5% of manufacturing)

- Strong employment growth was evident in a number of sectors with the business services, retail trade, education and health care and social assistance sectors each recording growth rates in excess of 5% yearly since 1998.

- The increase in personal services (information, culture & recreation; accommodation & food services; and other services) and retail trade can be attributed to the increased demands of a rapidly expanding population.

- A full account of the 2007 employment by industry is available in Chart 1 (below).

Chart 1: Employment by Industry, 2007



Source: York Region Planning and Development Services

- Employment in York Region is predominately comprised of full time workers. According to the 2007 York Region Employment Survey approximately 76% of employment (in the Region) was full time.

- Approximately 6% of surveyed firms reported involvement in exporting activities. Approximately 83% of firms did not report export activities, and 11% were unsure of their exporting activities.

- The vast majority (85.2%) of firms in the Region employ less than 20 employees. In turn, medium sized firms (20 to 99 employees) represent 12.2% of firms and large (100 to 499 employees) and very large firms (500+ employees) account for 2.4% (or 644 businesses) and 0.2% (or 58 businesses), respectively.

- The number of large and very large firms in York Region has grown significantly since 1998, with increases of 34% to 644 firms in large businesses (100 to 499 employees) and 71% to 58 firms in very large businesses (over 500 employees).

- Business mobility (the rate at which businesses in a given area have closed or relocated outside of the survey area as a percentage of total firms) was estimated at 13% in York Region in 2007.

Contents

Introduction

The Employment and Industry Report 2007 provides analysis of the information gathered in the 2007 York Region Employment Survey. The survey monitors the location, type and characteristics of businesses in York Region, in support of the Regional Official Plan policies aimed at "creating a competitive and adaptable economic environment that encourages investment and diversity of employment opportunities".

The York Region Employment Survey provides insight into the business and employment opportunities across the Region, and monitors global economic trends and their impacts on the Regional economy. The survey provides data for the York Region Business Directory, sectoral analysis, employment area profiles, and promotional activities.

The information collected through the survey is also used as background data for various purposes, such as land use planning, forecasting, infrastructure planning and co-ordinating services.

Report can be used as a monitoring tool

The Employment and Industry Report 2007 can be used as a tool to monitor employment trends in York Region supporting the theme area of Economic Vitality outlined in Vision 2026 and the York Region Sustainability Strategy. It provides information on the current employment and economic trends enabling York Region to better respond to emerging trends and specific industry requirements.

Background Methodology

This report is based on business information collected in the York Region Employment Survey conducted between May and August 2007. The primary method of data collection was through door-to-door interviews, with supplemental information obtained through e-mail, phone, and fax submissions. Where data could not be updated for a particular business, data was supplemented with the most recent information available from previous surveys.

The 2007 survey was a comprehensive Region-wide survey of all businesses across York Region (excluding both farm and home-based businesses). Focussing on employment at the traffic zone level allows for a detailed examination of local trends and provides information about employment areas at a level that is useful for investment and economic development decisions. At the aggregated level, this analysis offers an indication of how the York Region economy is performing and helps determine whether the economic development goals of York Region are being met. In particular, the overall analysis helps us see whether an adequate number of jobs are being generated in the Region for the growing population.

The last comprehensive Region-wide employment survey of all businesses was conducted in 1998, with over 21,000 businesses surveyed. Between 1998 and 2006, the Survey has targeted high-growth areas, designated employment areas and Regional centres. With the assistance of area municipalities, 2007 featured a comprehensive Region-wide survey of all businesses contacting approximately 27,000 firms.

National Economic & Employment Overview

Canadian Economy Performs Well, While Adjusting to Various Economic Factors

The slower economic growth in the U.S economy helped trigger a deceleration in Canadian output growth. As in recent years, the Canadian economy continues to be fuelled by strong domestic demand for consumer products. This is supported by continued strength in the labour markets and real personal income.

The combination of high commodity prices, an appreciating dollar and a rising share of imports from lower-cost producers has boosted Canada's purchasing power and directly increased national income. The price of Canadian exports rose 22% over the past 5 years, which is more than the prices of the goods that Canada is importing. The result has been that Canada's gross domestic income has risen strongly over the past five years, supporting increases in consumer spending, business investment and import demand, and domestic demand growth has averaged 4% during that period, the fastest pace of increase since the late 1980's.

The aggregate result of the above mentioned factors contributed to a 2.6% increase in Gross Domestic Product over the previous year (as shown in Table 1). This growth is slightly higher than the U.S economy-our closest North American neighbour, which experienced a 2.2% increase in GDP (as illustrated below).

Table 1:
GDP Growth

Year	2005	2006	2007	2008*
Canada	2.9	2.7	2.6	1.4
U.S	3.6	3.4	2.2	1.2

Source: Conference board of Canada, 2007, BMO Capital 2008, Bank of Canada
* Forecast

The Contributors to the Increase in Real GDP

In 2007, the increases in Real GDP can be attributed primarily to domestic consumption, which experienced an increase of 2.2 percentage points. Strong growth was also seen in business fixed investment and government, which both experienced gains of 0.6%. These factors contributed to a net gain of 2.6% in real GDP, which was moderated primarily by import activity. Net exports (Exports – Imports) were -1.1%, indicating that the value of imported goods exceeded the value of exports. A full account of the contributors to annual Real GDP growth can be found in Table 2.

Table 2:
Contributors to Annual Real GDP Growth

Contributions to Annual Real GDP Growth Percentage points	
	2007
Consumption	2.2
Housing	0.2
Government	0.6
Business Fixed Investment	0.6
Subtotal: Final Domestic Demand	**3.6**
Exports	0.6
Imports	-1.7
Subtotal: Net Exports	**-1.1**
Inventories	-0.1
GDP	**2.6**

Source: Bank of Canada, January 2007

Canadian Dollar at or near parity in 2007

The Canadian dollar began 2007 at approximately 85 cents U.S. and peaked at 109 U.S cents in November 2007. By years end, the currency had returned to levels that are closer to parity, trading at 101 cents U.S. There is a strong recent correlation between the value of the Canadian dollar and crude oil prices and a high Canadian dollar has had significant effects, including a loss of competitiveness for manufacturers.

The Prime Lending Rate ends 2007 listed at 4.25%

The Bank of Canada continued to regulate the prime lending rate in order to control spending, and maintain a reasonable rate of inflation. The Bank of Canada left interest rates unchanged in the first half of 2007 and began to moderately increase interest rates by mid year to help elevate inflationary pressures. As of year end 2007, the Bank of Canada's overnight rate was listed at 4.25%, the level at which it had started the year (Bank of Canada, 2007).

Canadian employment growth strong in 2007

The Canadian economy experienced strong job growth in 2007. Over the year, employment increased by an estimated 2.2 per cent, adding approximately 370,000 jobs. This rate of employment growth is similar to 2006 (2.1 percent) and represents the fifteenth consecutive year of employment growth. Full time employment accounted for approximately 75 per cent of the growth. The continued strength in Canadian employment resulted in an estimated average hourly wage of approximately $21 per hour, increasing 4.9% from year end 2006. These gains helped to maintain a historically low unemployment rate hovering at approximately 6 percent (5.9% at year end 2007) (Figure 1) ((Statistics Canada, Labour Force Survey, December 2007).

Figure 1:
Canadian Unemployment Rate

A large proportion of the employment growth was in service-producing sectors, which rose an estimated 3.3 per cent (or 417,000 jobs). Particularly strong growth occurred in public administration (9.4%), information, culture and recreation (8.9%), professional, scientific and technical services (5.7%), transportation and warehousing (4.8%) and 'other' services (4.8%).

In 2007, employment among goods-producing sectors declined by 1.2 per cent, despite strength in both construction and utilities. The strong growth seen in the construction sector can be attributed to a relatively robust Canadian housing market. Factors such as a strong Canadian dollar, increasing energy and raw material costs and stiff foreign competition were responsible for substantial losses in manufacturing employment in 2007. During this time, Canadian manufacturers shed 132,000 jobs (or -6.2%), bringing the total manufacturing employment losses since 2002 to -348,000 jobs. The declines in the manufacturing sector may be the result of a trend towards increased mechanization in manufacturing and the strength of the Canadian dollar. In 2007, the losses in manufacturing employment were seen primarily in Ontario and Quebec.

In 2007, robust employment growth was observed among older workers, with employment growth of 7.7%. Youth employment also increased by 2.1%, resulting in the highest rate of youth employment since 2002.

Domestic sales strong in 2007

Canadian vehicle sales were strong in 2007, reporting the second highest sales of new motor vehicles on record. Canadian full-year sales increased over 2006, advancing 1.5% to 1,690,548 units. This growth was dominated by new truck sales, which grew by 3.5% to 831,869 units. Conversely, passenger car sales were down slightly (-0.5%) to 858,679 units. (Statistics Canada, the Daily, 2008).

In terms of new home construction, housing starts were strong in 2007 with an estimated 228,300 starts, which is slightly higher than in 2006 (Statistics Canada, 2008). Retail sales increased steadily in 2007 with gains of 5.8%, the second highest since 2002. In total, retails sales in Canada in 2007 accounted for approximately $412.2 billion. This increase was due to factors such as low interest rates, relatively stable inflation, and strong job creation (Statistics Canada, the Daily, 2007).

Consumer Price Index within the control range

According to the Bank of Canada, "total CPI inflation was quite volatile in 2007 because of movements in energy prices and changes to the GST. Nevertheless, it remained within the 1 to 3 per cent control range, averaging 2.1 per cent and ending the year at 2.4 percent (Bank of Canada, 2008)." The consumer price index (C.P.I) provides a broad measure of the cost of living in Canada. An increase in the consumer price index indicates that the average Canadian cost of living has increased.

Provincial Economic & Employment Overview

Ontario Economy Modest, but Remained Positive in 2007

The Province of Ontario recorded modest growth in 2007 with a 1.8% increase in the Real Gross Domestic Product. This increase is below the Canadian national rate of 2.7%. The modest growth is primarily the result of the Ontario economy's reliance on export activity, which is very much linked to the rise of the Canadian dollar. As mentioned earlier, the strength of the currency produced a loss of trade competitiveness in several export-oriented industries such as manufacturing, tourism, and mining (RBC Financial Group, 2007).

Employment increased by an estimated 1.6% (or 101,000 jobs) over 2006. Strong employment gains were seen in health care and social assistance (+32,800 jobs), accommodation and food services (+26,500 jobs), professional, scientific and technical services (+24,000 jobs), education (+21,600 jobs) and construction trade (+7,400 jobs) and other services. Since 2002, 84% of the 456,800 jobs created in Ontario were full-time. Ontario's unemployment rate is estimated at 6.4%.

Since 2002, approximately 180,000 manufacturing jobs (or roughly one in six) have been eliminated in Ontario. The declines in manufacturing employment have also bee observed at the national level as well as internationally in the U.S, U.K, Japan and among European nations (on average).

The Province also experienced relatively modest inflation (increasing 1.4%), which is below several other provinces and the Canadian average (RBC Financial Group, 2007). Table 3 below outlines the major economic determinants in Ontario in both 2007 and 2008.

Table 3:
Ontario Economic Outlook

Ontario Economic Outlook

	2007	**2008**
Real GDP Growth (%)	2.1	1.8
Inflation (% change)	1.8	1.8
Unemployment Rate (%)	6.3	6.4

Source: RBC Financial

Short Term Economic Outlook

The softening in the U.S Economy points to slower global GDP growth this year, with the International Monetary Fund trimming their 2008 forecast to 4.1%. According to RBC Economics, the trend towards slower GDP growth will translate to the Canadian economy, which is expected to grow by 1.6% (outperforming the U.S economy in 2008).

As in recent years, it is expected that there will be regional differences in GDP Growth. Based on the expected strength in energy resources, real economic growth in Alberta and Saskatchewan is expected to top 3%, whereas Ontario's Real GDP is expected to dip below 1%. This weaker growth in the Ontario economy is the result of its heavy reliance on U.S demand for its products as well as a high proportion of its products focussed in the auto and forestry sectors. Ontario's exports to the United States account for roughly 84% of its total exports and 40% of Ontario's GDP (RBC Economics).

Business investment in construction is likely to post a gain in 2008 as falling interest rates support spending on structures and a strong currency keeps the prices of imported machinery low. Spending on equipment is expected to be strong in 2008 as the strong currency exerts downward pressure on the price of U.S made machinery. Three-quarters of the machinery and equipment purchased in Canada is imported and the majority of these imports are from the United States.

In the first two months of 2008, the strong momentum in employment continued with approximately 45,000 jobs created. The strong growth in employment helped to boost wage growth, which increased 4.7% from the previously year (February 2008). The tight labour market and rising wages will support consumption in 2008. RBC Economics also expects the Bank of Canada to continue to lower interest rates, easing the tightening credit market, to 2.75% by mid-year 2008.

The fastest growing industries over the next few years are expected to be construction, aerospace and parts, wholesale trade, administrative services and retail trade. A complete list of the expected top 10 industry performers in 2008 are in Table 4 below.

Table 4:
Expected Out-performing Canadian Industries in 2008

Out-performing Industries in 2008

Industry Sector	2008
Non-residential Construction & Engineering	7.9
Construction	6.1
Aerospace and Parts	5.0
Wholesale Trade	4.0
Administrative Services	3.9
Retail Trade	3.8
Information & Cultural Industries	3.5
Finance, Insurance & Real Estate	3.0
Service Industries	2.8
Professional Services	2.7

Source: TD Economics, Industrial Outlook, February 2008

Locally, short term hiring intention among York Region businesses appears to be positive. In 2007, approximately 14% of survey respondents indicated that they would be hiring additional staff (see Table 5).

Table 5:
York Region Business Hiring Intentions, 2006 & 2007

"Are You Hiring Within the Next Three Months?"	2006	2007
Yes	0.2%	14.3%
No	0.6%	41.4%
Unsure	99.2%	44.4%
Total	**100.0%**	**100.0%**

Source: York Region Planning & Development Services Department

Going forward into 2008, the business outlook appears positive for York Region. A number of projects are currently under construction across the Region (with industrial and commercial construction valued at $868,763,000 in 2007), which will provide local employment opportunities both in the construction phase and upon completion. This level of building permit activity (using existing ratios) is expected to generate approximately 19,500 jobs.

York Region Employment Analysis

Employment Growth Has Followed Population Growth Since 1971

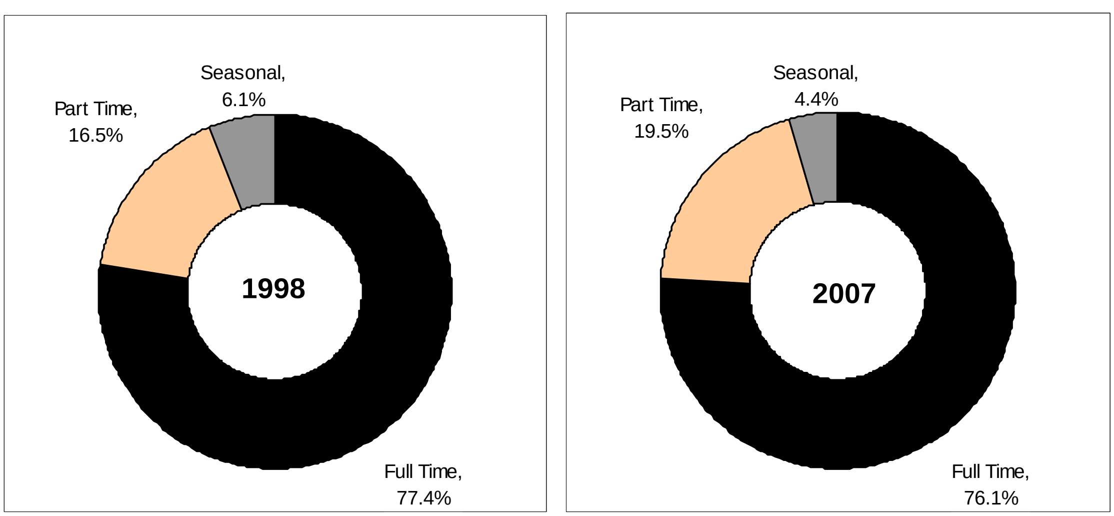
Employment growth in York Region has followed population growth, since the Regions conception in 1971. In fact, recent data suggests that between 1998 and 2007, employment grew at an annual average rate of 3.5%, which is slower than population growth averaging 5.1% annually. As of year-end 2007, there were approximately 485,000 jobs in 29,000 businesses in York Region.

This is on target with Regional Official Plan forecasted employment levels, which were anticipated to reach 460,000 by 2006. This is further supported by positive job growth between 1998 and 2007 for all nine area municipalities.

Employment in York Region is predominately Full-Time

Employment in York Region is predominately comprised of full-time workers. According to the 2007 York Region Employment Survey approximately 76.1% of employment (in the Region) was full-time. This supports the long term Regional trend of predominately full-time employment, which is evidenced in a relatively stable percentage of full-time jobs between 1998 and 2007. In contrast, 19.5 % of employment was comprised of part-time workers, which represents an increase from 16.5 % observed in the 1998 employment survey. Moreover, the proportion of seasonal employment dropped from 6.1% in 1998 to 4.5% in 2007 (see Figure 2).

Figure 2:
Employment by Type of Worker, York Region, 1998 & 2007



Source: York Region Planning and Development Services Department

The sustained strength in full-time employment continues to bode well for York Region, since these positions normally provide increased stability, income, and opportunities for growth. Moreover, it is a good indication that the employment growth experienced in York Region is the result of a vibrant Regional economy.

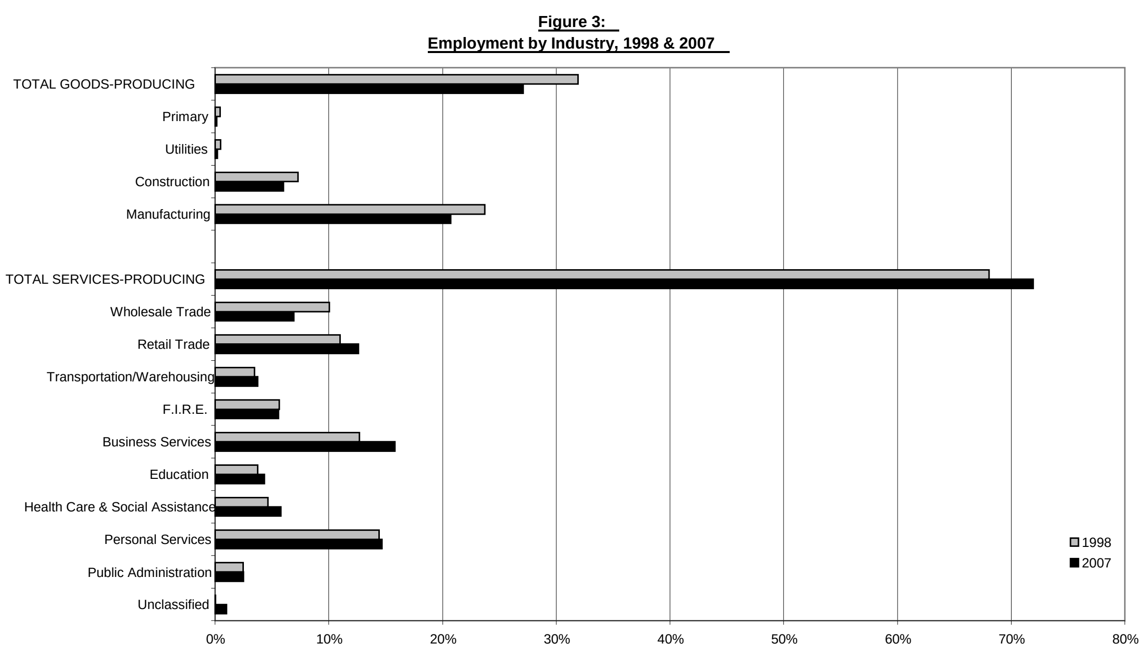
However, part-time has experienced strong growth, increasing its proportion of total employment to 19.5%. This growth is likely closely related to the strong population growth in York Region, which has produced increased demand for service-producing industries such as retail trade. Moreover, strong national consumer confidence, created an atmosphere that encouraged domestic spending, and subsequently demand for goods and services.

The decrease in the proportion of seasonal employment is primarily the result of strong growth in traditionally non-seasonal industries such as retail trade and professional, scientific, and technical services. Therefore, the result has been a greater proportion of employment focused on non-seasonal industries, but not an overall decrease in the number of seasonal jobs.

A Service-Oriented employment base in York Region

Service-oriented jobs account for approximately 73% of total employment in York Region. This represents the greatest proportion of employment in the area, which is consistent with a traditional urban setting. This may be attributed to the existence of a highly skilled workforce in York Region, which is able to respond to complex business needs and applications. Moreover, mechanization and productivity increases have reduced the need for a large number of employees in the goods-producing sectors. The most prevalent sectors within service-oriented employment include retail and wholesale trade and personal and business services (Figure 3).

Figure 3:
Employment by Industry, York Region, 1998 & 2007



F.I.R.E.: Finance, insurance, real estate & leasing.
Business Services: Professional, Scientific & Technical Services and Management, Administration and Other Support Services.
Personal Services: Information, Culture & Recreation; Accommodation & Food Services; and Other Services.
Unclassified: Insufficient data available to classify industry.

Note: Data based on comparable areas surveyed in 1998 and 2007 York Region Employment Surveys.
Excludes most home and farm-based businesses.
Source: York Region Planning & Development Services Department

Source: York Region Planning and Development Services Department

Manufacturing remains the largest employment sector

Manufacturing remains the largest employment sector in York Region accounting for 20.7% of total employment. This represents a decrease from 1998, when manufacturing employment accounted for 23.7 % of total employment. Manufacturing was followed by business services, personal services, retail trade, and wholesale trade, which accounted for 15.8%, 14.6%, 12.6%, and 6.9% of total employment, respectively.

The job growth in the manufacturing sector between 1998 and 2007 was unexpected based on the national and provincial economic outlooks, which portrayed continued weakness in manufacturing employment over the past several years and a slowdown in export oriented industries. These declines were more than offset by the 11,700 jobs created in the sector between 1998 and 2007. However, York Region's manufacturers did experience a decline in employment between 2006 and 2007 of 4.0% or 3500 jobs. York Region staff will continue to monitor manufacturing employment trends and report periodically on key findings.

Personal services (information, culture & recreation; accommodation & food services; and other services) and retail trade experienced significant increases in employment. These increases can be attributed to the increased demands of the region's rapidly expanding population.

Based on the areas surveyed, slight employment decreases were seen in primary (-770 jobs), utilities (-696 jobs), wholesale trade (-2875 jobs) from 1998 to 2007. A full account of employment by industry can be seen in Table 6 below:

Table 6:
Percentage Increase by Industry Sector

Industry Sector	% Change 2006 - 2007	% Change 1998 - 2007
SERVICES-PRODUCING	**6.1%**	**41.8%**
Public Administration	2.5%	37.5%
Personal Services	1.0%	34.1%
Health Care & Social Assistance	21.1%	65.4%
Education	0.7%	53.2%
Business Services	2.0%	65.0%
F.I.R.E.	5.1%	30.2%
Transportation/Warehousing	24.0%	44.5%
Retail Trade	6.1%	52.2%
Wholesale Trade	-1.4%	-8.9%
GOODS-PRODUCING	**-1.8%**	**12.5%**
Manufacturing	-4.0%	15.5%
Construction	6.3%	10.6%
Utilities	2.8%	-45.9%
Primary	0.5%	-56.7%
TOTAL	**3.1%**	**28.5%**

Small businesses most prevalent in York Region

The vast majority (85%) of firms in the Region employ less than 20 employees, down slightly since 1998 (see Table 7). This prevalence of small firms is indicative of the importance of the small business entrepreneur in the regional economy.

Table 7:
Businesses by Size, York Region, 1998 & 2007

Business Size Category	1998	2007
Small (1-19 employees)	85.0%	85.2%
Medium (20-99 employees)	12.5%	12.2%
Large (100-499 employees)	2.3%	2.4%
Very Large (500+ employees)	0.2%	0.2%
Total	**100.0%**	**100.0%**

Note: Based on businesses located in the 2007 survey coverage area.
Source: York Region Planning & Development Services Department.

The number of large and very large firms in York Region has grown significantly since 1998, with increases of 34% to 644 firms in large businesses (100 to 499 employees) and 71% to 58 firms in very large businesses (over 500 employees). This strong growth reflects both the successful expansion of existing firms, and the overall attractiveness of York Region as a place to do business. Table 8 below provides a listing of the top private sector (i.e. excluding the public sector) employers in York Region:

Table 8:
Top Employers in York Region 2007

Top Employers in York Region 2007
(Table 8)

Rank	Name	Location	# of Employees	Industry Description
1	Magna International Inc.	York Region	10,700*	Manufacturer of automotive components and systems
2	IBM Canada Ltd.	Markham	8,500	Computer Systems Design and Related Services
3	Amex Canada Inc. - Canadian Solution Centre	Markham	4,500	Management Consulting Services
4	Paramount Canada's Wonderland	Vaughan	3,600**	Amusement and Theme Parks
5	AMD Technologies Inc.	Markham	2,200	Computer and Peripheral Equipment Manufacturing
6	CGI Information Systems & Management Consultants Inc.	Markham	2,000	Independent Adjusters for Insurance Claims
7	United Parcel Service Ltd.	Vaughan	2,000	Courier Services
8	Royal Group Inc.	Vaughan	1,700	Manufactures Polymer-based Home Improvement, Consumer & Construction Products
9	Miller Paving Ltd.	Markham	1,700**	Road Construction Engineering Services, Paving & manufacture Asphalt
10	Con Drain Co. (1983) Ltd.	Vaughan	1,350	Water and Sewer Line and Related Structures Construction
11	TD Waterhouse Inc.	Markham	1,350	Banking
12	Quebecor World	Aurora, Richmond Hill, Vaughan	1,100	Printing
13	State Farm Insurance	Aurora	1,000	Insurance Agencies and Brokerages
14	Progressive Moulded Products Ltd.	Vaughan	1,000	Plastics Packaging Materials and Unlaminated Film and Sheet Manufacturing
15	Ganz	Vaughan	1,000	Distribution Centre for Giftware and Accessories
16	Canadian National Railways	Vaughan	970	Rail Transportation
17	Adastra Corporation	Markham	920	Computer Systems Design and Related Services
18	Canac Kitchens	Markham	880	Manufacture Kitchen Cabinets & Countertops
19	Showbiz Marketing	Vaughan	800	Advertising Agencies
20	Sears Canada National Service Centre	Vaughan	760	Warehouse Distribution and Transportation Maintenance
21	Allstate Insurance	Markham	760	Insurance Agencies and Brokerages
22	Apotex	Richmond Hill	760	Pharmaceutical and Medicine Manufacturing
23	Allied International Credit	Newmarket	750	Collection Agencies
24	Nova Services Group Inc	Vaughan	720	Janitorial Services
25	Grand & Toy	Vaughan	700	Distribution Centre for Office Supplies
26	The Linkage Group Inc.	Markham	700	Advertising Material Distribution Services
27	AC Nielsen Canada	Markham	690	Marketing Research and Diagnostic Services
28	Manpower Services	Markham	650	Employment Placement Agencies
29	407 ETR	Vaughan	630	Office Administrative Services
30	Scholatic Canada Ltd.	Markham	620	Publishes and Distributes Children's Books & Educational Materials
31	Rogers Cable	Richmond Hill	600	Wired Telecommunications Carriers
32	Toromont Industries Ltd.	Vaughan	580	Construction and Forestry Machinery, Equipment and Supplies Wholesaler-Distributors
33	MDS Sciex	Vaughan	570	Navigational, Measuring, Medical and Control Instruments Manufacturing
34	Kohl & Frisch Ltd.	Vaughan	540	Pharmaceuticals and Pharmacy Supplies Wholesaler-Distributors
35	Acklands - Grainger	Richmond Hill	530	All Other Miscellaneous Store Retailers
36	The Toronto Star Press Centre	Vaughan	530	Printing
37	Steelcase	Markham	520	Office and Institutional Furniture Manufacturing
38	Homelife Bayview Realty Inc.	Markham	520	Real Estate Services
39	TS Tech Canada Inc.	Newmarket	510	Motor Vehicle Interior Manufacturing
40	CAA South Central Ontario	Markham	510	Other Support Activities for Transportation

Source: York Region Planning and Development Services, 2007 & 2008.
Note: This table represents rounded numerical data for private sector employers with 500 or more employees working in York Region.
*Includes employees of subsidiary companies located in York Region.
**This includes seasonal employees.

Employees per business relatively stable

Analysis suggests that the number of employees employed at a business has remained relatively stable between 1998 and 2007. In both 1998 and 2007, the average York Region business employed approximately 16 people. The most significant increase was observed in the transportation and warehousing and manufacturing sectors, which is likely the result of an increase in both large and very large businesses in these categories. Significant declines in the average number of employees per business were observed the utilities and primary sectors, which is consistent with the employment losses in these sectors between 1998 and 2007. A full account of York Region Employees per Business by industry is available in Table 9 below:

Table 9:
York Region Employees per Business by Industry

York Region Employees per Business by Industry

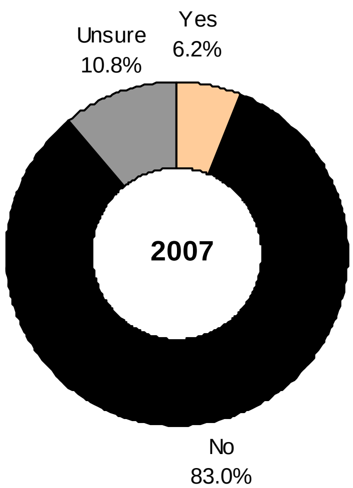
	Condensed Sectoral Groupings	Growth (%) Employment (1998-2007)	Average # Employees per Business (1998)	Average # Employees per Business (2007)
91	Public Administration	11.9%	66.7	53.4
51, 71, 72, 81	Personal Services	33.5%	10.4	10.9
62	Health Care & Social Assistance	63.7%	12.3	13.5
61	Education	53.0%	23.7	23.4
54, 55, 56	Business Services	64.4%	17.6	20.6
52-53	F.I.R.E.	28.9%	15.5	15.5
48-49	Transportation/Warehousing	42.7%	29.9	38.0
44-45	Retail Trade	51.1%	9.1	11.0
41	Wholesale Trade	-8.9%	15.8	14.6
	SERVICES-PRODUCING	**0.4**	**13.6**	**14.8**
31-33	Manufacturing	15.4%	27.9	32.9
23	Construction	8.9%	19.0	19.2
22	Utilities	-46.0%	75.7	35.5
11, 21	Primary	-56.7%	31.6	10.9
	GOODS-PRODUCING	**0.1**	**25.5**	**28.1**
	TOTAL	**31.4%**	**16.0**	**16.3**

Source: York Region Planning and Development Services, 2008.

Moderate Export Activity Among York Region Businesses

Approximately 6.2% of surveyed firms reported involvement in exporting activities. Approximately 83% of firms did not report export activities, and 10.8% were unsure of their exporting activities (see Figure 4 below). However, in terms of 2004 Regional GDP, approximately 1/3 of all Regional GDP is the result of exporting activity. This indicates that many of the larger Regional producers are involved in exporting activity.

Figure 4:
Percentage of York Region Firms Exporting, 2007



Source: York Region Planning and Development Services Department

Moreover, the moderate number of firms involved in export activity should not come as a surprise, given the strength of service-oriented firms in York Region. It should further be noted that this survey does not take into account components manufactured locally which are then shipped to another supplier further down the supply chain and assembled before being exported as a finished product.

Business Mobility at 13.0% in 2007

Business mobility (the rate at which businesses have closed or relocated outside of the survey area as a percentage of total firms) was estimated at 13.0% in York Region in 2007. The majority of business closures in York Region were smaller businesses that did not carry a large number of employees. Moreover, the seemingly large percentage of business mobility in smaller businesses is somewhat expected, since smaller businesses are often more volatile. This is also consistent with the description on business by size, which shows the vast majority of Regional businesses employing less than 20 employees.

In addition, the 2007 was the first comprehensive Region-wide survey since 1998. As expected, the business mobility rate in areas that were not surveyed since 1998 was high, since several years of business activity were accounted for. Nonetheless, the addition of new firms and/or the expansion of existing firms resulted in a positive net increase of 1,859 businesses.

Conclusions

Employment growth in York Region has shown resilience to the challenges faced during the year and has maintained a fairly stable rate of employment. This has been sustained primarily by the domestic economy and subsequently the strength of the service-producing sectors.

There were an estimated 485,000 jobs in York Region, representing an average annual employment growth rate of 3.5 % between 1998 and 2007.

While the rate of employment growth (in the surveyed areas) varied among York Region's local municipalities, some general trends were evident:

- Manufacturing remained the primary employer in the Region (20.7% of the total employment), and grew at a healthy 15.5% between 1998 and 2007. Despite this employment growth, the proportion of manufacturing employment decreased within the survey area from 24% (or 75,993 jobs) in 1998 to 21% (or 87,796 jobs) in 2007.

- The decrease in the proportion of manufacturing employment is the result of rapid growth in service-producing industries such as business and personal services, public administration, health care & social assistance and retail trade. During the past nine years, service producing jobs have increased 91,159 jobs, while goods-producing industries (such as manufacturing) have increased 12,807 jobs.

- The largest manufacturing employment subsectors in York Region were:

    - Motor Vehicle Parts Manufacturing (approximately 13% of manufacturing)
    - Printing and Related Support Activities (approximately 7% of manufacturing)
    - Plastic Product Manufacturing (approximately 7% of manufacturing)
    - Computer and Peripheral Equipment Manufacturing (approximately 5% of manufacturing)

- Strong employment growth was evident in a number of sectors with the business services, retail trade, education and health care and social assistance sectors each recording growth rates in excess of 5% yearly since 1998.

- The increase in personal services (information, culture & recreation; accommodation & food services; and other services) and retail trade can be attributed to the increased demands of a rapidly expanding population.

With strong population growth expected for the Region and a diversified economy, the Region can continue to expect strong employment growth. Moreover, the short term economic outlook for growth seems promising with a number of non-residential developments expected to be completed by years end.

AREA MUNICIPAL PROFILES

Aurora

Aurora Highlights:	Annual employment growth (2006-2007):	1.9%
• Population in 2007: 50,520	Annual business growth (2006-2007):	-3.6%
• Jobs in survey area in 2007: 17,951*	Annual employment growth (1998-2007):	6.9%
• Businesses in survey area in 2007: 1,050	Annual business growth (1998-2007):	2.4%

- Major employment sector in 2007: Manufacturing, 24.7%
- Fastest-growing employment sector 1998-2007: Construction, 189.9%

*Excludes Farm and home-based businesses
Note: Employment growth is calculated within the 2007 Survey Areas.

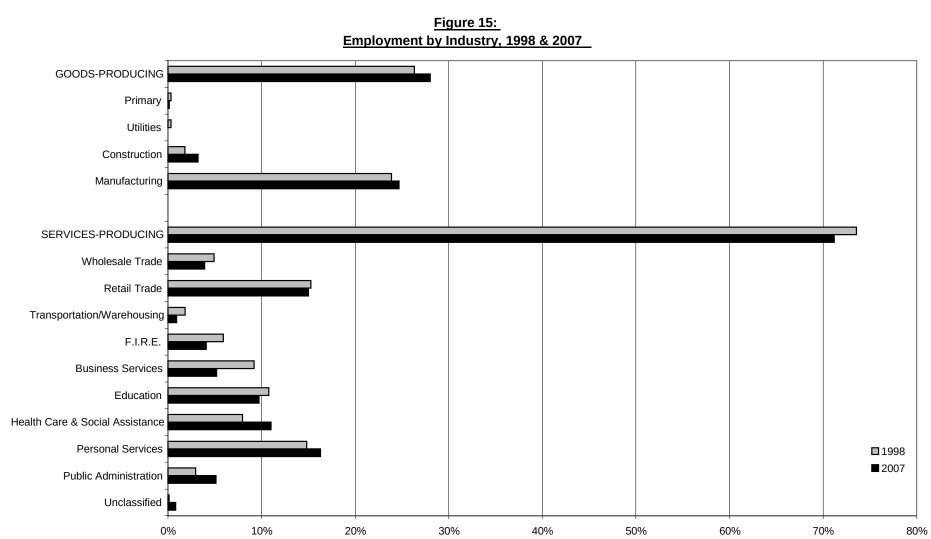
Employment Overview

The 2007 employment survey contacted businesses within all non-residential traffic zones in the Town of Aurora. These areas accounted for an estimated 10,977 jobs in 1998, and have grown to an estimated 17,951 jobs in 2007. This increase represents an increase of 6,974 jobs or approximately 62.2% during the nine year span. The majority of the jobs in the Town of Aurora are full time, which accounted for 12,825 of the total jobs in the area.

Employment by Sector

Sectoral employment in Aurora has remained relatively uniform during the period between 1998 and 2007. The most prevalent sectors in Aurora are service-producing businesses, which account for 71% of all Aurora employment and 86.4 % of all businesses. Within this grouping, major employment sectors include personal services (16.3%), retail trade (15.0%) and health care and social assistance (11.0%) (Figure 5).

Figure 5:
Employment by Industry, Aurora, 1998 & 2007



F.I.R.E.: Finance, insurance, real estate & leasing.
Business Services: Professional, Scientific & Technical Services and Management, Administration and Other Support Services.
Personal Services: Information, Culture & Recreation; Accommodation & Food Services; and Other Services.
Unclassified: Insufficient data available to classify industry.

Note: Data based on comparable areas surveyed in 1998 and 2007 York Region Employment Surveys.
Excludes most home and farm-based businesses.
Source: York Region Planning & Development Services Department

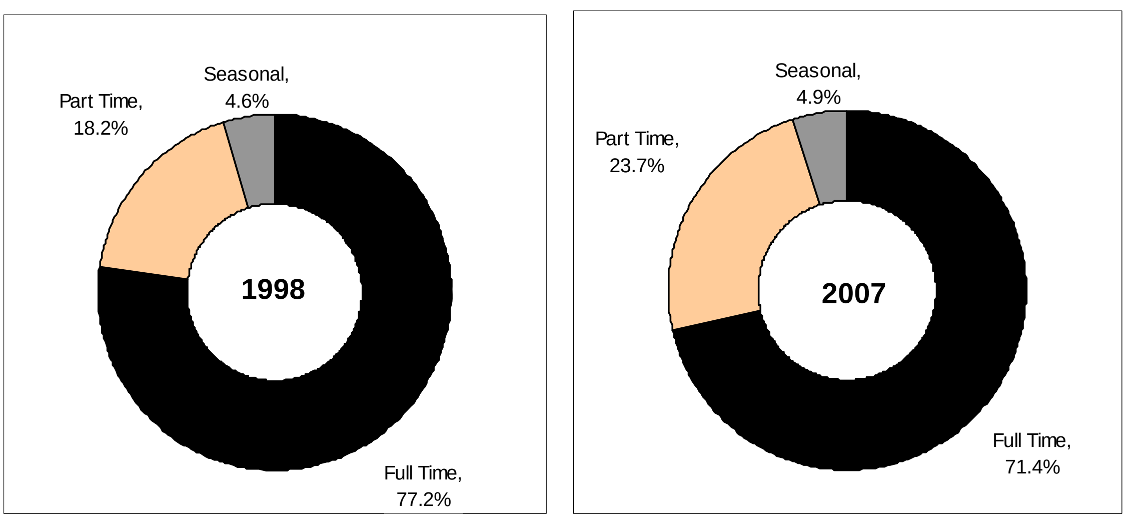
Manufacturing is the primary employer in Aurora, accounting for 24.7% of jobs. Within the manufacturing sector, motor vehicle parts manufacturing and printing and related support activities are the dominant subsectors, accounting for 25% and 16% of manufacturing employment, respectively.

Among all employment sectors, the construction sector experienced the largest percentage increase in Aurora since 1998, rising 21.1% annually between 1998 and 2007 – albeit from a relatively small base. Public administration was the second fastest growing sector in Aurora, increasing by 185 % (or 598 jobs) during that same period. The utilities sector witnessed a 91.7% decrease in employment since 1998 from a very small employment base. Resulting in a loss of 33 jobs.

Employment by Type of Worker

The percentage of full-time employment decreased in Aurora between 1998 and 2007, dropping from 77.2% in 1998 to 71.4% in 2007 (see Figure 6). In contrast, the proportion of part-time jobs in Aurora increased during this period. As of 2007, part-time employment accounted for 23.7% of total employment, up from 18.2% eight years prior. This increase in part-time employment is likely attributable to the increase in the number of retail and personal service-based employment, which typically employ a larger proportion of part-time workers than industrial or office firms. This increase in the proportion of part-time employment is consistent with regional trends.

Figure 6:
Employment by Type of Worker, Aurora, 1998 & 2007



Source: York Region Planning & Development Services Department

Business Overview

The number of businesses in the surveyed areas increased 21.5 % since 1998, or 2.4% on an average annual basis.

Business Mobility

Annual business mobility was low in Aurora (compared to the Region), with 12.8% of businesses either relocating or closing in 2007. Notwithstanding, the areas surveyed experienced a net gain in employment and a slight decrease in the number of businesses between 2006 and 2007. In total, 39 net firms were lost in 2006, while employment grew by 141 jobs.

Businesses by Size

Small firms made up the majority of Aurora's businesses in 2006, accounting for 83.2% of total businesses (see Table 10). This figure is down slightly from 1998 levels due to the addition and/or growth of medium and large-sized firms. This increase in medium and large businesses is consistent with the regional trend, and highlights the Region as an attractive destination for larger businesses.

Table 10:
Businesses by Size, Aurora, 1998 & 2007

Business Size Category	1998	2007
Small (1-19 employees)	86.0%	83.2%
Medium (20-99 employees)	11.7%	13.3%
Large (100-499 employees)	2.3%	3.1%
Very Large (500+ employees)	0.0%	0.3%
Total	**100.0%**	**100.0%**

Source: York Region Planning and Development Services Department

The proportion of medium and large-sized businesses in Aurora increased 38.6% (or 39 businesses) and 65% (or 13 businesses) respectively, between 1998 and 2007. Medium-sized businesses made up 13.3% of all businesses in Aurora as of 2007.

Major Employers

Major employers in Aurora include:

- Magna International (Plydex, Uni-Motion Gear, Camslide II, Corporate Campus, R&D Office);
- Quebecor World;
- Van Rob;
- Tor-Can Chemical ; and
- State Farm Insurance.

Development Activity

Total non-residential building permit values in Aurora were $56.3 million in 2007, an increase from the $44.0 million in 2006. The majority of the permits issues were in both the commercial and industrial sectors, which were valued at $28.9 million and $21.8 million, respectively.

Table 11 highlights some of the larger businesses that opened in Aurora in 2007:

Table 11:
Recently Opened Businesses, Aurora, 2007

Business Name	Land Use	Building Size
Geotech	Industrial	18,000sq. ft
Aurora Toyota	Retail	28,000sq. ft
Modern Railings & Metalcraft	Industrial	42,000sq. ft

Source: Town of Aurora

A number of businesses were under construction in Aurora in 2007. Table 12 summarizes the larger firms that were under construction over the past year.

Table 12:
Businesses Under Construction, Aurora, 2007

Business Name	Land Use	Building Size
Wal-Mart	Retail	305,971sq. ft
Smart Centres – Phase 2	Retail	209,014sq. ft
Aurora Investments Inc.	Industrial Condo	169,892sq. ft

Source: Town of Aurora

East Gwillimbury

East Gwillimbury Highlights:

- Population in 2007: 23,010
- Jobs in survey area in 2007: 5,234*
- Businesses in survey area in 2007: 453
- Major employment sector in 2007: Retail Trade, 29.8%
- Fastest-growing employment sector 1998-2006: Retail Trade, 320.5%

Annual employment growth (2006-2007):	-3.6%
Annual business growth (2006-2007):	-5.2%
Annual employment growth (1998-2007):	10.3%
Annual business growth (1998-2007):	3.8%

*Excludes Farm and home-based businesses
Note: Employment growth is calculated within the 2007 Survey Areas.

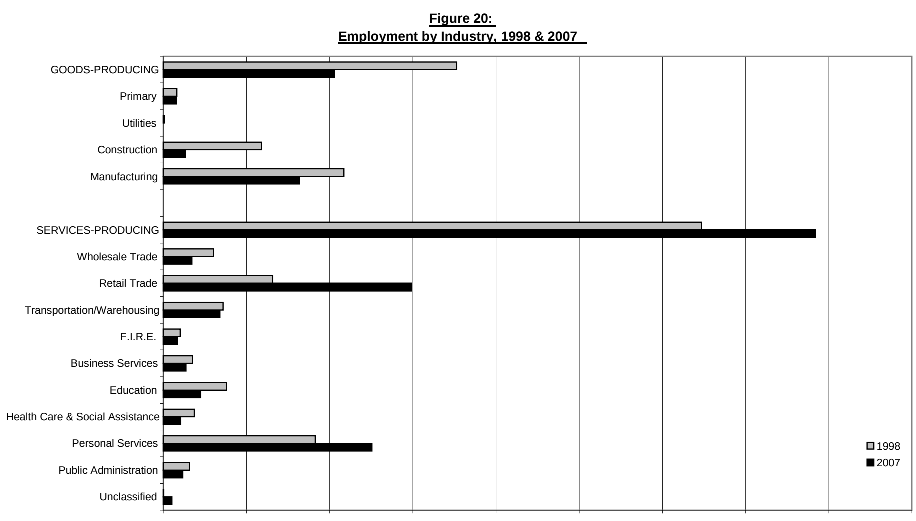
Employment Overview

The 2007 employment survey contacted businesses within all non-residential traffic zones in the Town of East Gwillimbury. Employment in East Gwillimbury has grown rapidly, with a 85.7% increase since 1998. Much of this increase in employment can be attributed to growth in both retail trade and accommodation and food services, which accounted for 90 percent of new employment in the area during this time. This may be credited to the recent development of several retail stores, restaurants and services within the Yonge Street/Green Lane Commercial Centre.

Employment by Sector

Employment in East Gwillimbury is dominated by service-based employment, which accounts for 78.4% of all jobs (see Figure 7). Dominant service-producing sectors include retail trade and personal services, which account for 29.1% and 25.8% of total employment, respectively.

Figure 7:
Employment by Industry, East Gwillimbury, 1998 & 2007



F.I.R.E.: Finance, insurance, real estate & leasing.
Business Services: Professional, Scientific & Technical Services and Management, Administration and Other Support Services.
Personal Services: Information, Culture & Recreation; Accommodation & Food Services; and Other Services.
Unclassified: Insufficient data available to classify industry.

Note: Data based on comparable areas surveyed in 1998 and 2007 York Region Employment Surveys.
Excludes most home and farm-based businesses.
Source: York Region Planning & Development Services Department

Among goods-producing industries, manufacturing is the primary employer comprising 16.4% of all jobs. Within this sector, office furniture manufacturing and cement and concrete product manufacturing are the dominant subsectors, accounting for 51% and 17% of manufacturing employment, respectively. East Gwillimbury also experienced employment growth in the service-producing sector since 1998, increasing from 64.7% to 78.4% of all jobs in 2007.

Across all industry sectors, the fastest-growing sector in East Gwillimbury (since 1998) has been retail trade, which has increased by approximately 1200 jobs. Personal services and transportation and warehousing were the second and third-fastest growing industries, increasing by approximately 800 and 150 jobs during the same period, respectively. Construction employment in East Gwillimbury was down 196 jobs between 1998 and 2007.

Employment by Community

The following analysis outlines employment trends from 1998 – 2007 in the individual communities located within East Gwillimbury.

Holland Landing

Employment activity in Holland Landing was stable with a 5.2% increase in employment between 1998 and 2007. This employment growth was supported by a 29.8% increase in businesses during the same period. At year-end 2007, an estimated 1,108 people were employed in 122 establishments in Holland Landing.

The fastest growing industry sector in Holland Landing was the F.I.R.E sector (50.0% within the past eight years). Manufacturing remains the primary employer in Holland Landing, accounting for 49.5% of all employment. The second largest employer is the personal services sector, which accounted for 11.1% of all employment in the area.

Mount Albert

Employment growth in Mount Albert was strong between 1998 and 2007, posting increases of 61.3%. The increases were most apparent between 1998 and 2002 with more moderate growth observed between 2002 and 2007. Moreover, the number of businesses in the area also increased 38.1% during the same period. The most prevalent employment sector is retail trade, which accounted for 36.3% of all employment in the area. Manufacturing was the fastest growing sector, with an increase 58 jobs since 1998.

Queensville

Employment has edged downward within the Queensville community since 1998. Queensville had 87 people working in 21 businesses in 2007, compared to 128 employees in 22 businesses in 1998.

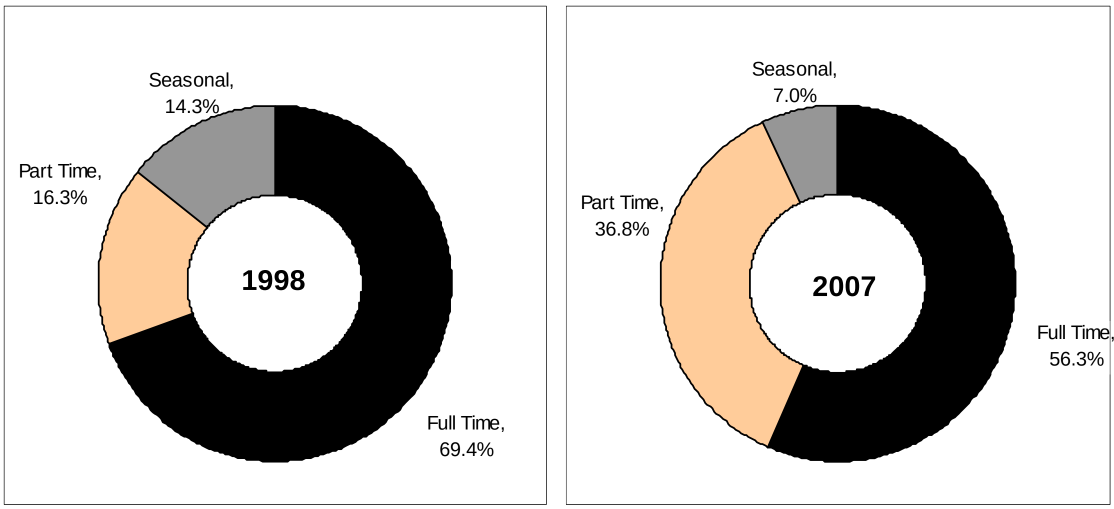
Sharon

Employment in Sharon dropped 53.6% between 1998 and 2007. As of 2007, there were approximately 186 people employed in 36 firms, down from 334 people working in 34 firms in 1998.

Employment by Type of Worker

East Gwillimbury has seen an increase in part-time employment between 1998 and 2007. In fact, part time employment increased its share of total employment to 36.8%, which is reflective of a 318% increase in part-time employment between 1998 and 2007 (see Figure 8). This increase is the result of strong growth in the retail trade sector. Full-time employment rose 51% during the same period, but due to the strong growth in part-time employment, saw its share of total employment decline slightly.

Figure 8:
Employment Distribution by Type of Worker, East Gwillimbury, 1998 & 2007



Source: York Region Planning & Development Services Department

Business Mobility

Businesses in East Gwillimbury have proven to be moderately stable, with an annual mobility rate of 11.7% compared to a regional average of 13.5%.

Businesses by Size

Table 13 outlines the distribution of businesses in East Gwillimbury by the number of employees. The vast majority of businesses in the survey area are small businesses, which account for 89.6% of businesses. This is a slight decrease from the 91.1% of small businesses reported in 1998, and is indicative of a strong small business base in the town. Larger firms, in comparison, gained a larger share of the total business base, rising 6 firms from 1998 levels to 2.0% in 2007.

Table 13:
Businesses by Size, East Gwillimbury, 1998 & 2007

Business Size Category	1998	2007
Small (1-19 employees)	91.1%	89.6%
Medium (20-99 employees)	8.0%	8.4%
Large (100-499 employees)	0.9%	2.0%
Very Large (500+ employees)	0.0%	0.0%
Total	**100.0%**	**100.0%**

Source: York Region Planning & Development Services Department

Major Employers

Major employers in East Gwillimbury include:

- Kasai Canada
- Multimatic Inc
- Inscape;
- Famous Players;
- Costco;
- The Keg Restaurant;
- Architectural Precast Systems Incorporated; and
- The Real Canadian SuperStore.

Development Activity

Non-residential building permit values increased from $4.0 million in 2006 to $19.5 million in 2007. Increases were seen all three non-residential sectors.

Tables 14 and 15 provide an overview of some of the larger developments that either opened or were under construction in East Gwillimbury in 2007.

Table 14:
Recently Opened Businesses, East Gwillimbury, 2007

Business Name	Land Use	Building Size
	Awaiting Local Municipal Data	

Source: Town of East Gwillimbury

Table 15:
Businesses Under Construction, East Gwillimbury, 2007

Business Name	Land Use	Building Size
	Awaiting Local Municipal Data	

Source: Town of East Gwillimbury

Georgina

• **Georgina Highlights:**	Annual employment growth (2006-2007): 3.1%
• Population in 2007: 46,290	Annual business growth (2006-2007): -3.8%
• Jobs in survey area in 2007: 6,924*	Annual employment growth (1998-2007): 4.3%
• Businesses in survey area in 2007:713	Annual business growth (1998-2007): 1.2%

- Major employment sector in 2007: Personal Services 25.3%
- Fastest-growing employment sector 1998-2007: Business Services, 109.7%

*Excludes Farm and home-based businesses
Note: Employment growth is calculated within the 2007 Survey Areas.

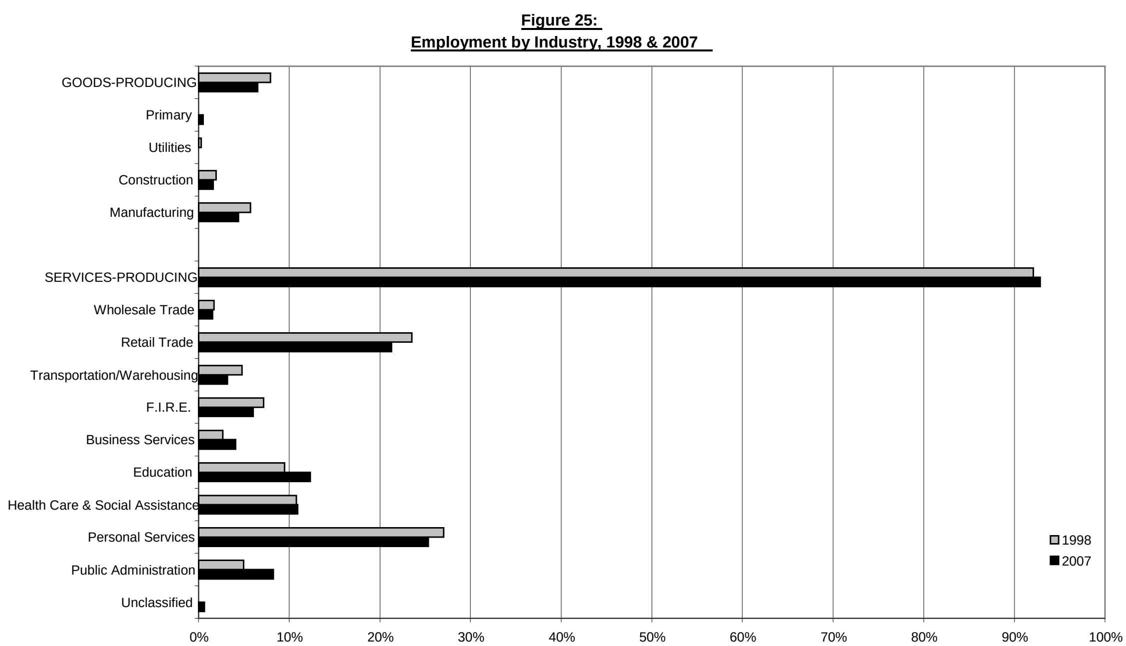
Employment Overview

The 2007 employment survey captured all non-residential areas in the Town of Georgina. In 2007, this area accounted for 6,924 jobs, representing an increase of 39.9% between 1998 and 2007, or 4.4% on an average annual basis.

Employment by Sector

Georgina's economy is predominantly service-producing, reflecting the large presence of tourism and population-based employment in the area. Service producing jobs accounted for 92.9% of all jobs in 2007 (see Figure 9). The majority of jobs within the service sector are in personal services and retail trade, accounting for 25.3% and 21.3% of all jobs, respectively.

Figure 9:
Employment by Industry, Georgina, 1998 & 2007



F.I.R.E.: Finance, insurance, real estate & leasing.
Business Services: Professional, Scientific & Technical Services and Management, Administration and Other Support Services.
Personal Services: Information, Culture & Recreation; Accommodation & Food Services; and Other Services.
Unclassified: Insufficient data available to classify industry.

Note: Data based on comparable areas surveyed in 1998 and 2007 York Region Employment Surveys.
Excludes most home and farm-based businesses.
Source: York Region Planning & Development Services Department

Georgina's focus on tourism is evident through a closer look at the personal services industry sector. Within this grouping, food services and drinking places made up 44% of employment in the personal services sector, followed by amusement and recreation industries at 16%.

Among goods-producing industries, manufacturing was the primary employer with 4.4% of Georgina's total employment in 2007.

The business services was the fastest growing employment sector in Georgina since 1998, rising 109%. Employment losses were felt the utilities sector (-100%, for a loss of 13 jobs) and transportation/warehousing (-8%, for a loss of 19 jobs).

Employment by Community

The following analysis outlines recent employment trends occurring within the major communities in Georgina:

Keswick

Employment growth in the community of Keswick was strong between 1998 and 2007, rising 70.4%, or 7.8% on an average annual basis. During this nine-year period, 69 new businesses opened for a total of 305 establishments employing 3,343 people in this community. This growth was focused primarily in the personal services and education sectors, which accounted for 50% of the total growth in the area since 1998.

Employment in the area was dominated by service-producing businesses, which accounted for 94.1% of all employment in the area. Much of this employment is in traditional population-related employment sectors, such as retail (26.9%), personal services (22.9%), education (16.8%), and health care and social assistance (10.0%). The proposed Keswick Business Park is expected to attract significant employment to the area, with a long-term job potential of approximately 7,500 – 9,000 jobs.

Pefferlaw

Employment in Pefferlaw has declined since 1998, decreasing at an average annual rate of 4.0%. As of 2007, approximately 346 persons were employed at 65 separate firms in Pefferlaw. Most of the jobs were lost in the manufacturing and personal services sectors, due in part to the closure of three businesses and the downsizing of others.

Personal services and manufacturing were the dominant employment sectors in Pefferlaw, employing 39.6% and 23.4% of the workforce, respectively.

Sutton

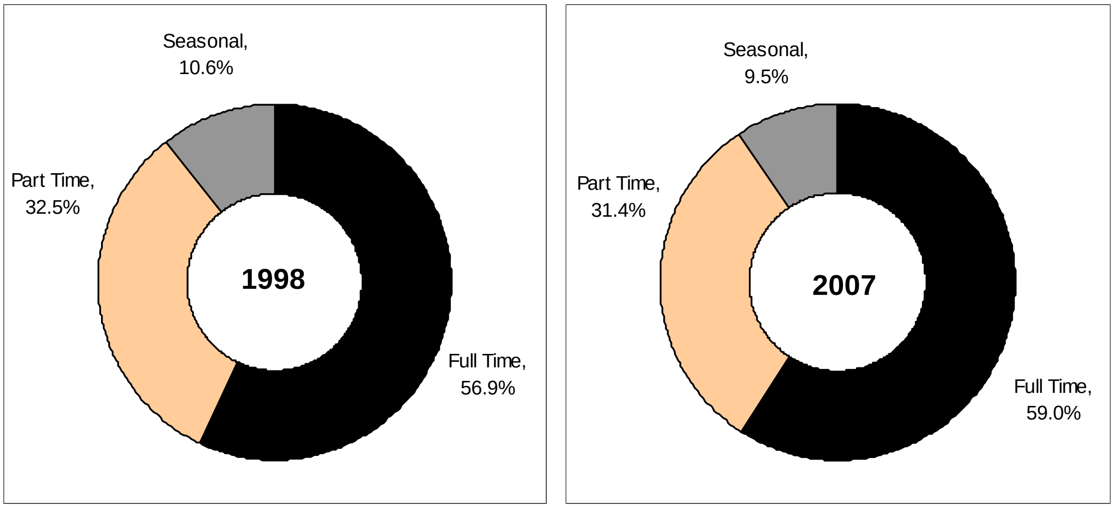
The community of Sutton experienced an 16.1% increase in employment between 1998 and 2007, or 1.8% on an average annual basis. As of year-end 2007, 182 businesses in Sutton employed some 1,720 persons.

The Sutton economy is heavily service-oriented, with service-producing sectors employing 96.2% of employment. Personal services accounted for 35.2% of Sutton's employment in 2007, followed by retail trade at 29.7%.

Employment by Type of Worker

The distribution of jobs by type of worker remained relatively unchanged in Georgina between 1998 and 2007. Full-time employment now comprises 59% of all employment in the survey areas, up slightly from 56.9% in 1998 (see Figure 10). This increase in full time employment is inconsistent with Regional trends. However, the total percentage of full time employment is much lower than the Regional average, and the gains bring the distribution more in line with York Region.

Figure 10:
Employment Distribution by Type of Worker, Georgina, 1998 & 2007



Source: York Region Planning & Development Services Department

Part-time employment was stable, reporting approximately 32% employment in both 1998 and 2007. This relatively high rate of part-time employment is expected with the large amount of employment in both the retail and personal service sectors. These sectors traditionally are more likely to hire part time or seasonal employees.

Business Overview

The total number of businesses in Georgina has increased by 10.5% since 1998, or at an average annual rate of 1.2 %. At year-end 2007, there were an estimated 713 businesses in Georgina.

Business Mobility

The rate of business mobility in Georgina was slightly lower than the York Region average, with 9.9% of businesses closing or relocating outside the survey area in 2007.

Businesses by Size

While the vast majority of firms in Georgina employed less than 20 employees in 2007, the proportion of medium and large-sized firms increased 58.5% (or 24 businesses) and 83.3% (or 5 businesses), respectively, between 1998 and 2007. As a result of this growth, medium and large-sized firms accounted for 9.1% and 1.5% of businesses in Georgina in 2007 (see Table 16).

Table 16:
Percent of Businesses by Size, Georgina, 1998 & 2007

Business Size Category	1998	2007
Small (1-19 employees)	92.7%	89.3%
Medium (20-99 employees)	6.4%	9.1%
Large (100-499 employees)	0.9%	1.5%
Very Large (500+ employees)	0.0%	0.0%
Total	**100.0%**	**100.0%**

Source: York Region Planning & Development Services Department

Although the total number of businesses in the survey area is relatively small, the increasing share of medium and large-sized businesses indicates the presence of a healthy economy, as existing businesses expand their workforce and larger new businesses are attracted to the area.

Major Employers

Major employers in the area include:

- The Briars Resort;
- Zehrs Market;
- Georgina Association for Community Living;
- Simcoe Coach Lines; and
- Canadian Tire.

Development Activity

Non-residential building permits in Georgina decreased $20.9 million between 2006 and 2007. As of year-end 2007, $5.4 million worth of industrial, commercial and institutional building permits were issued. This level of growth is consistent with 2005 building permit activity.

Table 17 provides an overview of some of the larger developments that opened and/or expanded in the Town of Georgina in 2007.

Table 17:
Recently Opened Businesses, Georgina, 2007

Business Name	Land Use	Building Size
Stuff n Storage	Public Storage	362sq. m
LCBO	Retail	798.94sq. m
Rexall Pharmacy	Retail	1029.98sq. m
Dollarama	Retail	928.64sq. m
Bargain Shop	Retail	1041.10sq. m

Source: Town of Georgina

King

- **King Highlights:** Annual employment growth (2006-2007): 2.4%
- Population in 2007: 20,430 Annual business growth (2006-2007): -1.7%
- Jobs in survey area in 2007: 5,747* Annual employment growth (1998-2007): 5.2%
- Businesses in survey area in 2007: 407 Annual business growth (1998-2007): 3.9%
- Major employment sector in 2007: Personal Services, 19.1%
- Fastest-growing employment sector 1998-2007: Public Administration, 520.0%

*Excludes Farm and home-based businesses
Note: Employment growth is calculated within the 2007 Survey Areas.

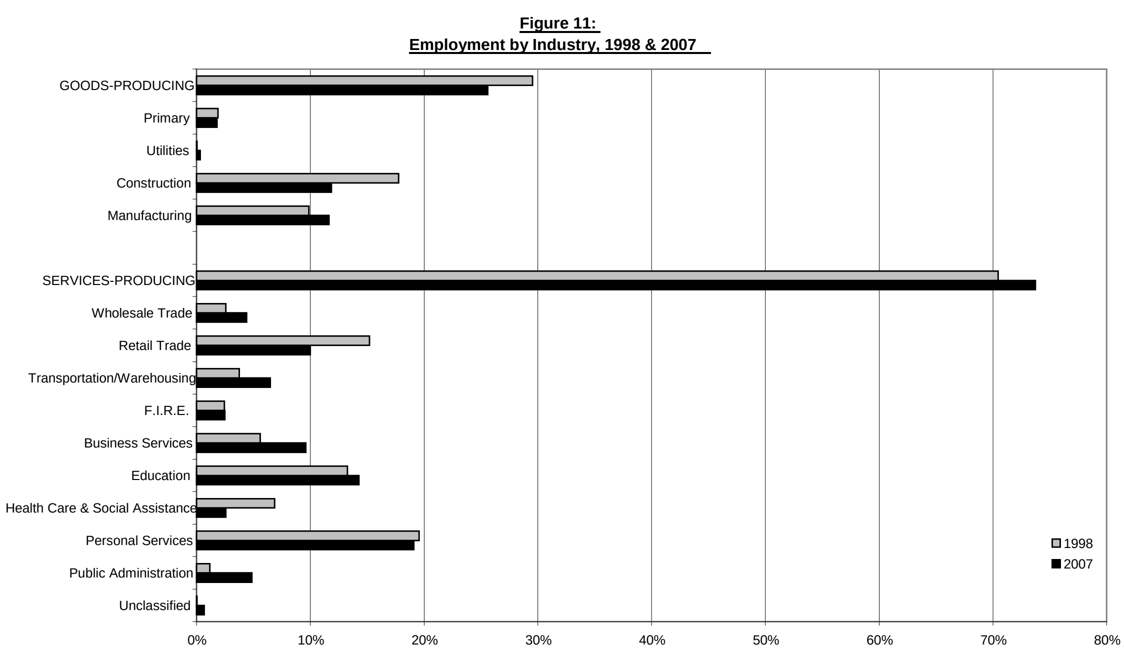
Employment Overview

In 2007, all businesses (excluding farm and home-based businesses) in the Township of King were included in the employment survey, including the communities of King City, Nobleton and Schomberg. In 1998, these areas accounted for 3,834 jobs; by 2007, the number of jobs had grown 46.4% or 5.2% at an average annual rate. As of year-end 2007, there were an estimated 5,747 jobs in King.

Employment by Sector

Between 1998 and 2007, sectoral employment in the Township of King has seen a push towards more service-producing industries, with a 6.3% annual increase in this sector's share of total employment (see Figure 11). Dominant service-producing industries in King Township include personal services, education and retail trade.

Figure 11:
Employment by Industry, King, 1998 & 2007



F.I.R.E.: Finance, insurance, real estate & leasing.
Business Services: Professional, Scientific & Technical Services and Management, Administration and Other Support Services.
Personal Services: Information, Culture & Recreation; Accommodation & Food Services; and Other Services.
Unclassified: Insufficient data available to classify industry.

Note: Data based on comparable areas surveyed in 1998 and 2007 York Region Employment Surveys.
Excludes most home and farm-based businesses.
Source: York Region Planning & Development Services Department

Construction was the largest employer among goods-producing industries in 2007, accounting for 11.8% of total employment, down from the 17.8% it accounted for in 1998. The arrival of five manufacturing firms since 1998, coupled with an expanded labour force among existing manufacturers, resulted in an increase in manufacturing's share of employment in King from 9.9% in 1998 to 11.6% in 2007.

Across all industry sectors, personal services was the dominant sector in King Township, accounting for 19.1% of employment. Within this sector, amusement and recreation industries was the largest subsector, with 52.1% of personal services employment. Further analysis shows that King's five golf courses account for the majority of employment within the amusement and recreation subsector.

Since 1998, utilities, public administration, and transportation and warehousing were the fastest growing sectors in King, with corresponding growth rates of 1,700% (or 17 jobs), 520% (or 234 jobs) and 158% (or 228 jobs), respectively. In contrast, employment losses were felt in the health care and social assistance and retail trade sectors, which dropped 43.7% (or 115 jobs) and 1.5% (or 9 jobs), respectively.

Employment by Community

King City

Employment in the community of King City rose at an annual rate of 3.4% since 1998. Meanwhile, the number of total businesses in the area grew 9.2% annually during the same period. As of 2007, there were 1,305 people working in 88 firms in King City, which has increased from the 973 people working in 48 firms surveyed in 1998. Employment in the area is dominated by the construction sector, which employed 23.7% of the workforce. This is the result of Robert B Somerville Construction, which employs upwards of 300 people. The public administration and transportation and warehousing sectors were the second and third most common employers with 17.2% and 13.9% of workers, respectively.

The largest growth sector in King City was in the public administration sector, which is attributable to the relocation of the King Township Municipal Offices to King City since 1998. As a result, the growth of this sector should be viewed as more of a transfer of employment from one area to another rather than a net gain. Transportation/warehousing, personal services, F.I.R.E, education and business services also experienced substantial increases between 1998 and 2007, with corresponding growth rates of 1554% (171 jobs), 202% (95 jobs), 137% (40 jobs), 130% (65 jobs) and 111% (30 jobs), respectively.

Nobleton

Employment in Nobleton increased 2.6% at an average annual rate since 1998, while business growth averaged 1.6%. Nobleton employed 579 people in 89 firms in 2007, compared to 424 employees in 78 firms eight years ago. Personal services and retail trade were the primary and secondary employment sectors in Nobleton in 2007, accounting for 25.2% and 24.9% of employment, respectively.

The fastest growing industry sector was the transportation/warehousing sector, which experienced an increase of 425% (for a net gain of 17 jobs) since 1998. The second-highest increase was felt in the education sector, which rose 170.7% (70 jobs) during the same period.

Schomberg

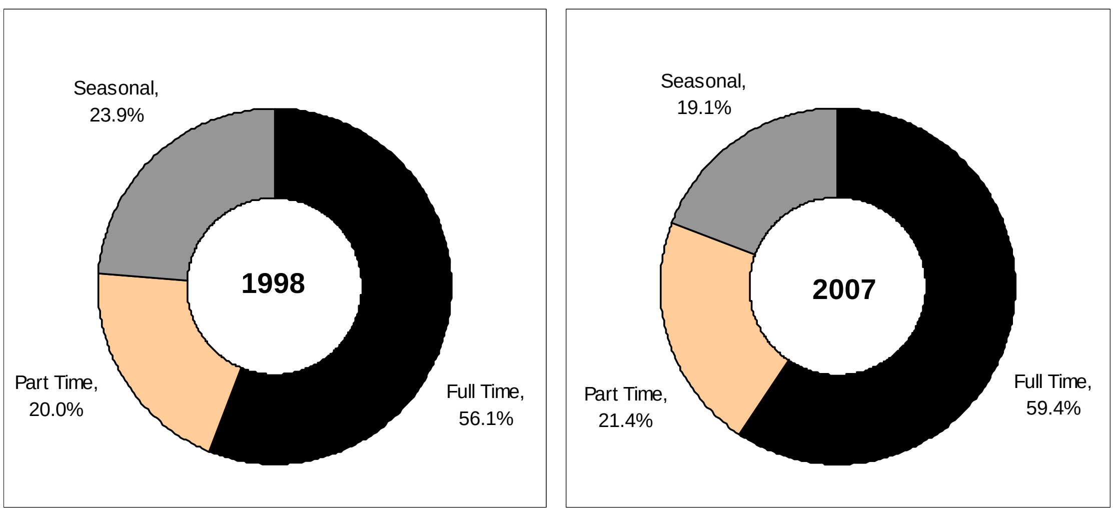
The community of Schomberg experienced an increase in both the number of employees and the number of businesses in the area between 1998 and 2007. Employment increased aggressively at an annual rate of 12.0%, while the number of businesses rose at a more moderate rate of 1.8% during the same period. As of 2007, there were 1,166 people working in 93 firms.

The largest employment gains were seen in the construction and manufacturing sectors, which grew 405% (162 jobs) and 169% (295 jobs) during the nine year span. This resulted in strong growth in goods-producing industries, which grew at a healthy 213% (457 jobs). This is significantly stronger growth than in service-producing sectors, which grew at a rate of 32.4% (121 jobs) since 1998. Manufacturing and retail trade accounted for the majority of employment in Schomberg, with manufacturing employing 40.2% of the workforce and retail trade employing 22.6%.

Employment by Type of Worker

Employment by type of worker remained relatively stable in King Township, with full-time employment comprising 59.4% of jobs in 2007, compared to 56.1% in 1998 (see Figure 12). Part-time employment was down to approximately 19% between 1998 and 2007, while seasonal employment remained relatively stable at 21.4%.

Figure 12:
Employment Distribution by Type of Worker, King, 1998 & 2007



Source: York Region Planning & Development Services Department.

Business Overview

The number of businesses in King Township increased 34.8% since 1998, or 3.9% at an average annual rate. As of year-end 2007, there were 407 firms in the area.

Business Mobility

Business mobility in King was moderate with an annual mobility rate of 7.6%, which is lower than the York Region average.

Businesses by Size

The distribution of businesses by size remained relatively stable in King Township between 1998 and 2007 (see Table 18). However, the growth of medium sized businesses did outpace total business growth, and subsequently took a greater share of the total proportion of businesses.

Table 18:
Percent of Businesses by Size, King, 1998 & 2007

Business Size Category	1998	2007
Small (1-19 employees)	88.1%	85.5%
Medium (20-99 employees)	8.9%	10.8%
Large (100-499 employees)	3.0%	3.7%
Very Large (500+ employees)	0.0%	0.0%
Total	**100.0%**	**100.0%**

Source: York Region Planning & Development Services Department.

Major Employers

Major employers in King Township include:

- Showa Canada Incorporated;
- Seneca College;
- The Kingbridge Centre;
- BC Instruments Inc;
- Robert B. Somerville;
- Brookdale Treeland Nurseries Limited;
- Cardinal Golf Club;
- Clublink; and
- Langdon's Coach Lines Limited.

Development Activity

Non-residential building permits increased 84.4% in King Township in 2007, reaching $24.9 million compared to $13.5 million a year earlier. The increase was dominated by industrial building permits, accounting for $19.5 million in 2007.

Table 19 provides an overview of some of the larger developments that opened and/or expanded in King Township in 2007.

Table 19:
Recently Opened Businesses, King, 2007

Business Name	Land Use	Building Size
Alba Salon & Spa (King City)	Commercial	N/A
Arbour Restaurant (Schomberg)	Commercial	N/A
King Optometry (King City)	Commercial	N/A
King Fish and Chips (Nobleton)	Commercial	N/A
State Farm Insurance (King City)	Commercial	N/A
Schomberg Medical Centre (Schomberg)	Commercial	N/A
The Scottish Nook (Schomberg)	Commercial	N/A
The Rusty Red Can (Nobleton)	Commercial	N/A
The Rose Gallery (King City)	Commercial	N/A

Source: Township of King

Developments under construction in 2007 are summarized in Table 20.

Table 20:
Businesses Under Construction, King, 2007

Business Name	Land Use	Building Size
LGL Environmental Research Associates (Expansion)	Office	11,548 sq.ft

Source: Township of King

Markham

- **Markham Highlights:**
- Population in 2007: 288,470
- Jobs in survey area in 2007: 133,610*
- Businesses in survey area in 2007: 8,300
- Major employment sector in 2007: Business Services, 30.0%
- Fastest-growing employment sector 1998-2007: Public Administration, 68.0%

Annual employment growth (2006-2007):	5.2%
Annual business growth (2006-2007):	16.3%
Annual employment growth (1998-2007):	3.6%
Annual business growth (1998-2007):	3.3%

*Excludes Farm and home-based businesses
Note: Employment growth is calculated within the 2007 Survey Areas.

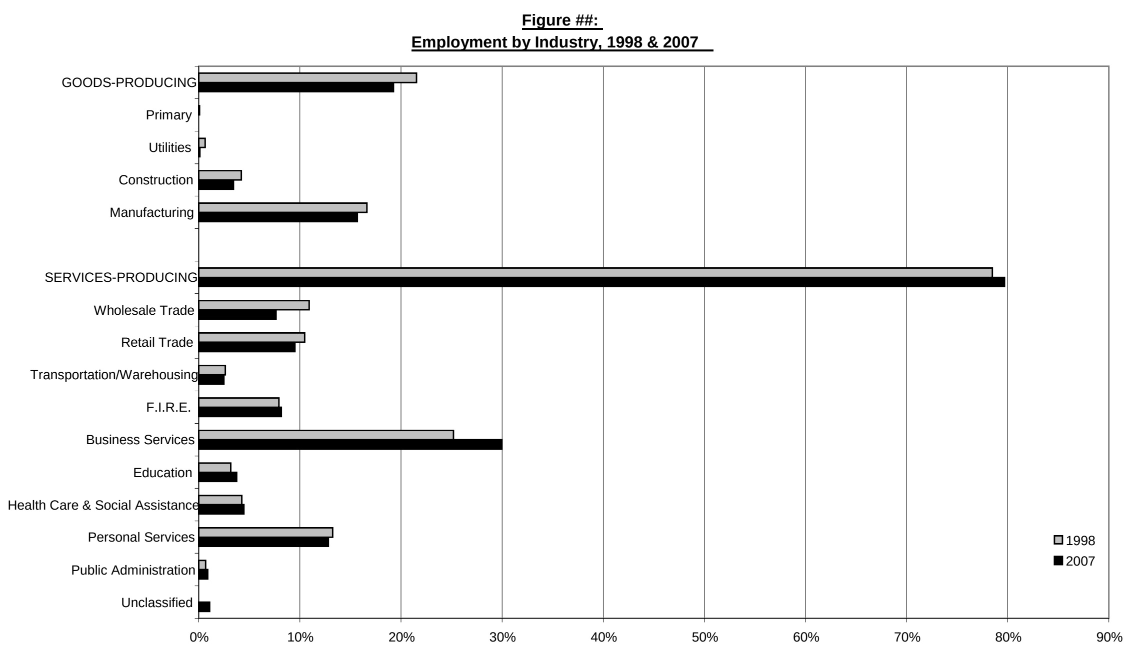
Employment Overview

In 2007, all businesses (excluding farm and home-based businesses) in the Town of Markham were included in the employment survey. Employment in the Town of Markham accounted for approximately 133,610 jobs in 2007. This level of employment translates into an average annual growth rate of 2.8% since 1998.

Employment by Sector

Service-based employment in Markham accounted for 79.7% of all jobs in the survey area in 2007 (see Figure 13). This proportion is relatively stable when compared to 1998 levels, where service-based employment accounted for 78.5% of employment.

Figure 13:
Employment by Industry, Markham, 1998 & 2007



F.I.R.E.: Finance, insurance, real estate & leasing.
Business Services: Professional, Scientific & Technical Services and Management, Administration and Other Support Services.
Personal Services: Information, Culture & Recreation; Accommodation & Food Services; and Other Services.
Unclassified: Insufficient data available to classify industry.

Note: Data based on comparable areas surveyed in 1998 and 2007 York Region Employment Surveys.
Excludes most home and farm-based businesses.
Source: York Region Planning & Development Services Department

Among service-producing industries, the business services sector is the single-largest employer, accounting for 30.0% of total employment in the survey areas. Within Markham's business services sector, computer systems design and related services was the dominant subsector, accounting for 25% of business services employment.

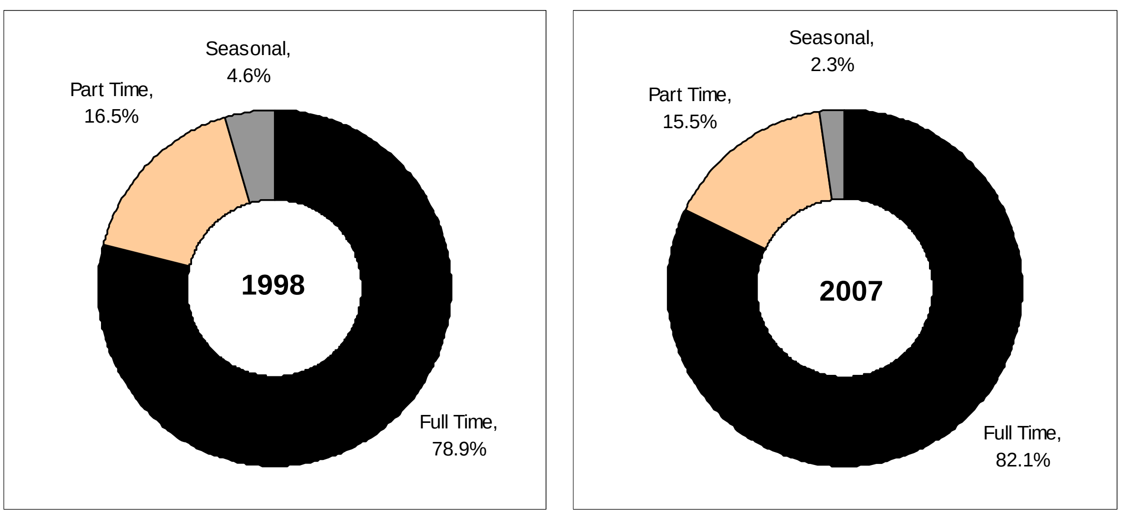
Within goods-producing industries, manufacturing is the dominant employer, accounting for 15.7% of jobs. Broken down by subsector, Markham's major types of manufacturing include computer and electronic product manufacturing and printing and related support activities, which account for 30% and 14% of manufacturing employment, respectively.

The public administration sector was the fastest growing employment sector in the survey area experiencing a 68% increase in employment since 1998. The business services sector was the second fastest growing employment sector growing 57% since 1998. These high growth industries are consistent with identified high growth employment industries in the national economic overview. The utilities, primary and wholesale trade experienced a decline in employment with losses of 76.8%, 49.3% and 7.6%, respectively, since 1998.

Employment by Type of Worker

An analysis by type of worker in the designated survey area indicated slightly higher full-time employment from 78.9% in 1998 to 82.1% in 2007, while the proportion of part-time jobs was stable from 16.5% in 1998 to 15.5% in 2007 (see Figure 14).

Figure 14:
Employment Distribution by Type of Worker, Markham, 1998 & 2007



Source: York Region Planning and Development Services Department

Business Overview

Between 1998 and 2007, the total number of businesses in the surveyed areas increased 3.3% on an average annual basis. As of 2007, there were an estimated 8,300 firms in the surveyed areas.

Business Mobility

Business mobility in the Town of Markham was slightly lower than the York Region average, with a business mobility rate of 10.7%.

Businesses by Size

Since 1998, the proportion of small businesses in Markham increased between 1998 and 2007, while the proportion of large and very large firms remained relatively stable (see Table 21). It is interesting to note that employment increased by at least 20% in all business by size categories between 1998 and 2007.

Table 21:
Businesses by Size, Markham, 1998 & 2007

Business Size Category	1998	2007
Small (1-19 employees)	85.1%	86.1%
Medium (20-99 employees)	12.3%	11.4%
Large (100-499 employees)	2.4%	2.2%
Very Large (500+ employees)	0.2%	0.3%
Total	**100.0%**	**100.0%**

Source: York Region Planning and Development Services Department

Major Employers

Major employers in Markham include:

- IBM Canada Limited;
- AMEX Canada;
- CGI Incorporated.;
- AMD; and
- The Miller Group.

Development Activity

Building permits for industrial, commercial and institutional developments decreased from $300.3 million in 2006 to $149.8 million in 2007. The decrease was apparent in all non-residential sectors, with the strongest decreases observed in the institutional sector.

Table 22 provides an overview of some of the larger developments that opened in Markham in 2007.

Table 22:
Recently Opened Businesses, Markham, 2007

Business Name	Land Use	Building Size
2067043 Ontario Ltd.	Industrial	82,420sq. ft
Urbacon	Industrial	60,000sq. ft
Remington Group	Industrial	39,859sq. ft
Kesmark Investments	Industrial	29,440sq. ft
Remington Group	Industrial	27,620sq. ft
Meena Investments	Industrial	26,587sq. ft
Liberty Square West Tower – Liberty Development Corporation	Office	119,265sq. ft
Liberty Square West Tower – Liberty Investment Corporation	Office	59,632sq. ft

Source: Town of Markham

A summary of some of the larger projects under construction as of year-end 2007 is provided in Table 23.

Table 23:
Businesses Under Construction, Markham, 2007

Business Name	Land Use	Building Size
Kolter Properties Inc.	Office	222,242sq. ft
JM Hospitality Inc. and HDBB Investments Inc.	Hotel	75,000sq. ft
Remington Group	Office	150,000sq. ft
612095 Ontario Limited	Industrial	549sq. ft
Peak Garden Developments	Industrial	23,100sq. ft

Source: Town of Markham

Newmarket

Newmarket Highlights:	Annual employment growth (2006-2007):	-0.3%
• Population in 2007: 80,400	Annual business growth (2006-2007):	-2.1%
• Jobs in survey area in 2007: 38,993*	Annual employment growth (1998-2007):	2.5%
• Businesses in survey area in 2007: 2,290	Annual business growth (1998-2007):	3.5%

- Major employment sector in 2007: Retail Trade, 18.4%
- Fastest-growing employment sector 1998-2007: Business Services, 157.0%

*Excludes Farm and home-based businesses
Note: Employment growth is calculated within the 2006 Survey Areas.

Employment Overview

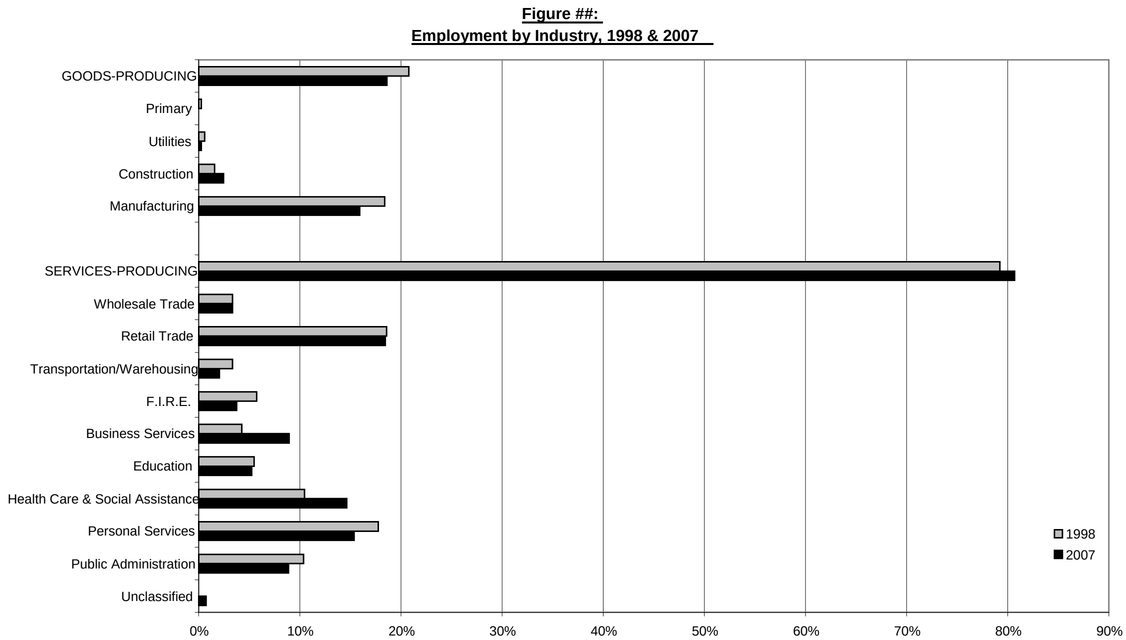
The 2007 employment survey contacted businesses within all non-residential traffic zones in the Town of Newmarket. The number of jobs in Newmarket increased at an average annual rate of 2.5% since 1998. By 2007, there were an estimated 2,290 businesses employing 38,993 people in the area.

Employment by Sector

Service-based businesses have been most prevalent in Newmarket, accounting for 80.7% of all jobs in the study area (see Figure 15). Among service-producing industries retail trade, personal services and health care and social assistance are the dominant sectors, accounting for 18.4%, 15.4% and 14.6% of total employment. Moreover, strong employment growth was seen in several industries including business services (157%), construction (92.5%), health care & social assistance (71.4%), wholesale trade (22.7%) and retail trade (21.5%) since 1998. In addition, the Town of Newmarket is also a centre for public administration, which is evidenced by the presence of the Region of York Administration Centre, the RCMP and the Provincial Courthouse.

The growth in the health care and social assistance sector can be associated with the Southlake Regional Health Care Centre and its function as a regional hub for medical related businesses in York Region. Moreover, the proposed expansion to the hospital and the development of the new Regional Cancer Care Facility (at the hospital) will have the potential to attract further medical related businesses to the area.

Figure 15:
Employment by Industry, Newmarket, 1998 & 2007



F.I.R.E.: Finance, insurance, real estate & leasing.
Business Services: Professional, Scientific & Technical Services and Management, Administration and Other Support Services.
Personal Services: Information, Culture & Recreation; Accommodation & Food Services; and Other Services.
Unclassified: Insufficient data available to classify industry.

Note: Data based on comparable areas surveyed in 1998 and 2007 York Region Employment Surveys.
Excludes most home and farm-based businesses.
Source: York Region Planning & Development Services Department

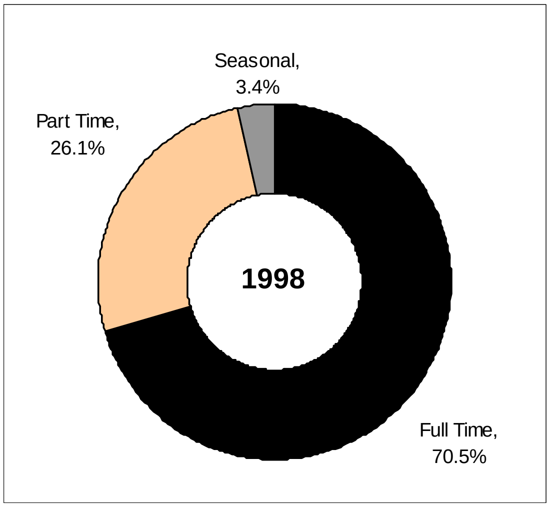
Within goods-producing industries, manufacturing is the primary employment sector, accounting for 15.9% of total employment in the area. Moreover, manufacturing employment has seen an employment increase of 5.9% since 1998. Within the manufacturing sector, motor vehicle parts manufacturing is the principal subsector in Newmarket, accounting for 51% of total manufacturing employment.

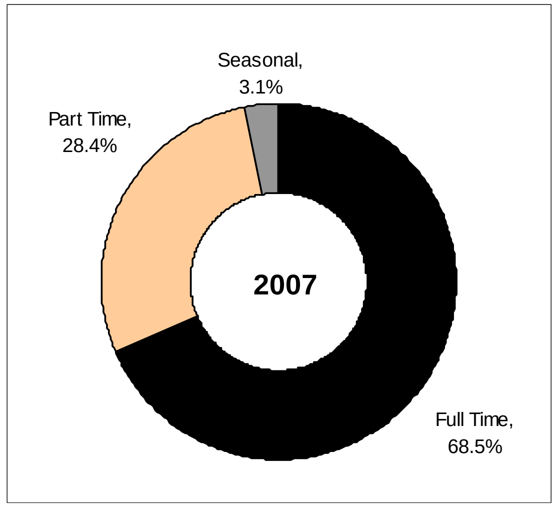
In addition to the strong growth amongst goods-producing sectors, strong growth was also seen in the construction sector, which experienced an employment increase of 92.5% during the nine year span since 1998. However, there were also certain industry sectors that experienced declines in employment between 1998 and 2007. Declines in employment in Newmarket were recorded in the F.I.R.E (357 jobs), utilities (93 jobs), the primary sector (79 jobs), and the transportation/warehousing sector (269 jobs). The decline in the F.I.R.E sector can be attributed to closures in the financial services subsector.

Employment by Type of Worker

The proportion of full-time employment in Newmarket reduced slightly between 1998 and 2007. Full-time employment accounted for 68.5% of the workforce in 2007, down from 70.5% nine years earlier. Between 1998 and 2007, the number of part-time jobs increased 24.7%. In comparison, full-time jobs grew 9.3%, while the number of seasonal jobs fell 0.6% on a small overall employment base (Figure 16).

Figure 16:
Employment by Type of Worker, Newmarket, 1998 & 2007





Source: York Region Planning and Development Services Department

Business Overview

The number of businesses in the survey area increased 31.1% since 1998, or 3.4% at an average annual rate. As of year-end 2007, there were approximately 2,290 businesses in Newmarket.

Business Mobility

Business mobility in Newmarket for 2007 was 16.0%, which is above the Regional average of 13.5%.

Businesses by Size

An analysis of Newmarket's businesses by number of employees indicates that overall employment levels have been quite stable (see Table 24).

Table 24:
Businesses by Size, Newmarket, 1998 & 2007

Business Size Category	1998	2007
Small (1-19 employees)	86.0%	85.9%
Medium (20-99 employees)	11.0%	11.2%
Large (100-499 employees)	2.7%	2.6%
Very Large (500+ employees)	0.3%	0.3%
Total	**100.0%**	**100.0%**

Source: York Region Planning & Development Services Department

Small businesses continue to dominate Newmarket's business community, accounting for 85.9% of firms in 2007. However, it is important to note that there are a number of large firms that continue to operate in Newmarket.

Major Employers

Major employers in Newmarket include:

- TS Tech Canada;
- Allied International Credit;
- Solectron Global Services Canada Incorporated;
- Rimply Manufacturing; and
- Dortec Industries.

Development Activity

The value of non-residential building permits was down in Newmarket in 2007, with a 19% increase. Building permits totalled $74.2 million in 2007, down from $91.6 million a year earlier.

An overview of some of the larger firms that opened or expanded in Newmarket within the past year is summarized in Table 25.

Table 25:
Recently Opened Businesses, Newmarket, 2007

Business Name	Land Use	Building Size
Children's Aid Society	Office	2,323 sq.m
Upper Canada Mall (Expansion)	Commercial	15,298 sq.m

Source: Town of Newmarket

Table 26 provides a summary of some of the larger projects under construction in Newmarket during 2007.

Table 26:
Businesses Under Construction, Newmarket, 2007

Business Name	Land Use	Building Size
Southlake Regional Health Centre (Cancer Treatment Centre)	Institutional	9,762 sq.m
Canada Post Distribution Centre	Institutional	742 sq.m
Mardarin Restaurant	Commercial	1527 sq.m

Source: Town of Newmarket

Richmond Hill

Richmond Hill Highlights:

- Population in 2007: 182,470
- Jobs in survey area in 2007: 54,410
- Businesses in survey area in 2007: 4,083
- Major employment sector in 2007: Personal Services, 19.7%
- Fastest-growing employment sector 1998-2007: Public Administration, 139.9%

Annual employment growth (2006-2007):	0.4%
Annual business growth (2006-2007):	-0.9%
Annual employment growth (1998-2007):	3.5%
Annual business growth (1998-2007):	1.8%

*Excludes Farm and home-based businesses
Note: Employment growth is calculated within the 2007 Survey Areas.

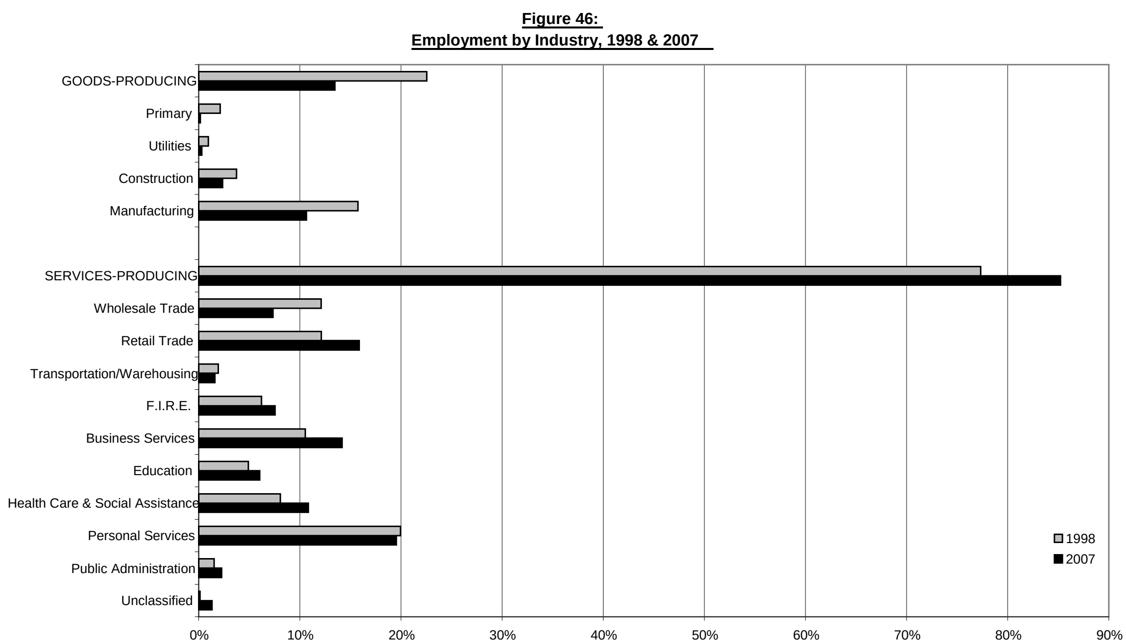
Employment Overview

The 2007 employment survey contacted businesses within all non-residential traffic zones in the Town of Richmond Hill. Employment in the designated survey areas increased 31.6% since 1998, or 3.5% at an average annual rate. These areas contained an estimated 54,410 jobs as of year-end 2007.

Employment by Sector

Employment in Richmond Hill was predominantly service-oriented in 2007, accounting for 85.3% of employment (see Figure 17).

Figure 17:
Employment by Industry, Richmond Hill, 1998 & 2007



F.I.R.E.: Finance, insurance, real estate & leasing.
Business Services: Professional, Scientific & Technical Services and Management, Administration and Other Support Services.
Personal Services: Information, Culture & Recreation; Accommodation & Food Services; and Other Services.
Unclassified: Insufficient data available to classify industry.

Note: Data based on comparable areas surveyed in 1998 and 2007 York Region Employment Surveys.
Excludes most home and farm-based businesses.
Source: York Region Planning & Development Services Department

Service-producing employment was spread out across a number of sectors, with personal services accounting for 19.4% of employment in the area and retail trade and business services, close behind at 15.7% and 14.0%, respectively. Within the personal services sector, restaurants were the dominant subsector, with full-service restaurants and limited service eating establishments accounting for 19% and 14% of personal services employment as of 2007.

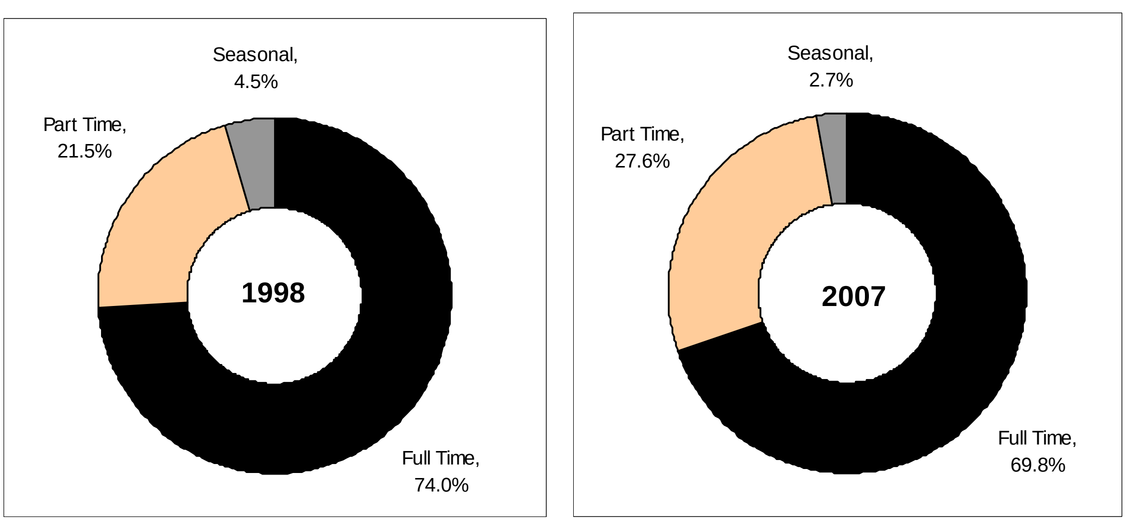
Among goods-producing industries, manufacturing was the dominant sector, comprising 10.5% of total employment in the survey area. The top two manufacturing subsectors within Richmond Hill's manufacturing sector were printing and related support activities (14%) and pharmaceutical and medicine manufacturing (14%).

Job growth was widespread in Richmond Hill, with eight sectors experiencing double-digit increases in employment between 1998 and 2007. The public administration and business services were among the fastest growing employment sectors in Richmond Hill, which witnessed employment increases of 139.9% and 76.6%, respectively. The retail trade, F.I.R.E., education and health care & social assistance sectors also experienced growth rates in excess of 50%. There were also sharp declines in the primary and manufacturing sectors, with loss just under 1000 jobs in both categories. Slight declines in employment were also experienced in the wholesale trade sector, construction, utilities and manufacturing.

Employment by Type of Worker

The number of full-time and part-time jobs increased 24.1% and 69.0% between 1998 and 2007, and subsequently the proportion of full time employment was on the decline. Seasonal employment also experienced a marginal decrease in both the number of jobs and proportion of employment. As of 2007, full-time employment accounted for 69.8% of employment in Richmond Hill, compared to 74.0% in 1998 (see Figure 18).

Figure 18:
Employment Distribution by Type of Worker, Richmond Hill, 1998 & 2007



Source: York Region Planning and Development Services Department

Business Overview

The number of firms in Richmond Hill's survey area increased 27.4% since 1998, or 3.0% at an average annual rate. At year-end 2007, there were an estimated 4,083 firms in Richmond Hill.

Business Mobility

Business mobility in Richmond Hill's employment areas was moderate in 2007, averaging 10.8% annually. This is consistent with the Regional trend, which is the result of a large ratio of small businesses closing and/or relocating. A total of 442 firms either closed or relocated outside of the survey area, resulting in a loss of 3,110 jobs. However, the economy recovered nicely to this loss, replacing the majority of the jobs lost.

Businesses by Size

Small businesses made up 87.0% of Richmond Hill's business community in 2007, as the proportion of medium and large-sized firms also increased (see Table 27).

Table 27:
Businesses by Size, Richmond Hill, 1998 & 2007

Business Size Category	1998	2007
Small (1-19 employees)	87.4%	87.0%
Medium (20-99 employees)	10.6%	10.9%
Large (100-499 employees)	2.0%	2.0%
Very Large (500+ employees)	0.1%	0.1%
Total	**100.0%**	**100.0%**

Source: York Region Planning & Development Services Department

This growth in the number of medium and large-sized firms highlights the desirability of Richmond Hill as a business destination for both larger firms looking to locate in the Town and as existing firms to expand.

Major Employers

Major employers in Richmond Hill include:

- York Central Hospital;
- Sheraton Parkway Hotel and Convention Centre;
- Apotex;
- Compugen;
- Inmet Stamping; and
- Rogers Communications.

Development Activity

Non-residential building permits in the Town of Richmond Hill were valued at $130.6 million, representing a 55.4% decrease from 2006. The majority of the increase in non-residential values was seen in the commercial sector, which increased 99.1% since 2006.

Table 28 summarizes a few of the larger developments that opened in Richmond Hill in 2007.

Table 28:
Recently Opened Businesses, Richmond Hill, 2007

Business Name	Land Use	Building Size
GeneNews	Office	24,000sq. ft
Pareto Corp	Office	62,000sq. ft
Tiger Direct.ca	Retail	20,300sq. ft
Canadian Tire	Retail	58,990sq. ft
Sobeys	Retail	56,050sq. ft

Source: Town of Richmond Hill

A summary of some of the larger projects that were under construction in Richmond Hill in 2007 is provided in Table 29.

Table 29:
Businesses under Construction, Richmond Hill, 2007

Business Name	Land Use	Building Size
Cosmo Music	Retail	55,000sq. ft
LaRocca Creative Cakes	Retail	40,000sq. ft
Riocan Centre	Retail	73 acres
Holiday Inn Express	Hotel	N/A

Source: Town of Richmond Hill

Vaughan

- **Vaughan Highlights:**
- Population in 2007: 260,840
- Jobs in survey area in 2007: 152,884*
- Businesses in survey area in 2006: 9,019
- Major employment sector in 2007: Manufacturing, 30.8%
- Fastest-growing employment sector 1998-2007: Retail Trade, 92.5%

Annual employment growth (2006-2007):	3.9%
Annual business growth (2006-2007):	10.6%
Annual employment growth (1998-2007):	2.7%
Annual business growth (1998-2007):	3.8%

*Excludes Farm and home-based businesses
Note: Employment growth is calculated within the 2007 Survey Areas

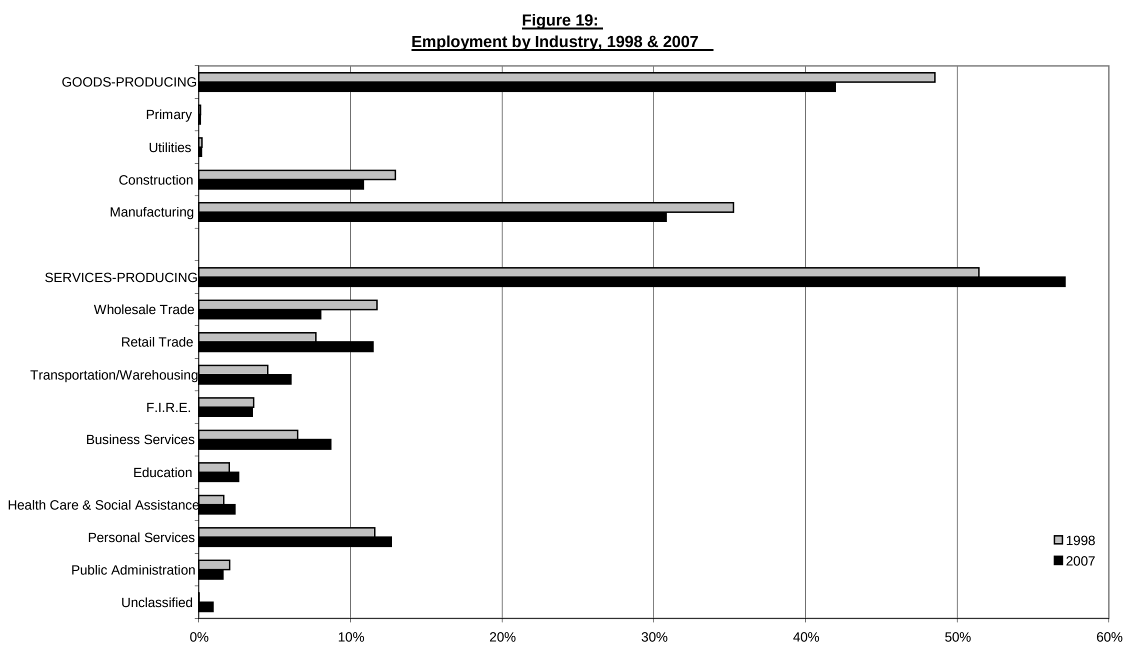
Employment Overview

The 2007 employment survey captured all non-residential areas in the City of Vaughan. Between 1998 and 2007, employment in Vaughan grew at an average annual rate of 3.6% per year. As of year-end 2007, an estimated 152,884 jobs were in Vaughan, up from 118,251 jobs in 1998.

Employment by Sector

The City of Vaughan has a relatively even distribution of both goods-producing industries and services producing industries. In 2007, goods-producing industries accounted for 42% of employment in Vaughan's employment areas down slightly from 1998 rates (see Figure 19).

Figure 19:
Employment by Industry, Vaughan, 1998 & 2007



F.I.R.E.: Finance, insurance, real estate & leasing.
Business Services: Professional, Scientific & Technical Services and Management, Administration and Other Support Services.
Personal Services: Information, Culture & Recreation; Accommodation & Food Services; and Other Services.
Unclassified: Insufficient data available to classify industry.

Note: Data based on comparable areas surveyed in 1998 and 2007 York Region Employment Surveys.
Excludes most home and farm-based businesses.
Source: York Region Planning & Development Services Department

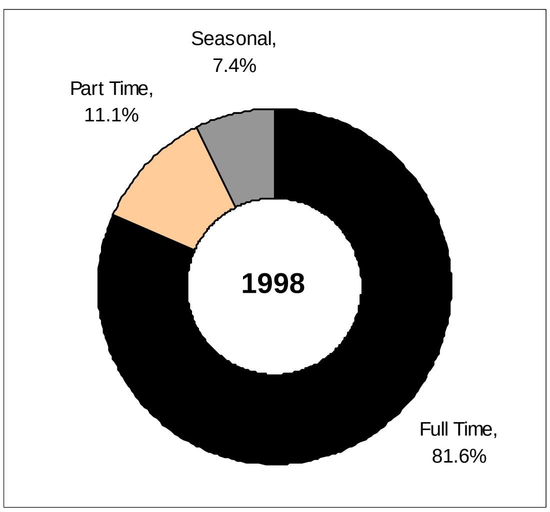
Among goods-producing industries, manufacturing was by far the largest sector in Vaughan in 2007, accounting for 30.8% of total employment. Within this sector, the top three subsectors were: plastics product manufacturing (12%), motor vehicle parts manufacturing (11%) and household and institutional furniture and kitchen cabinet manufacturing (5%). Vaughan also has a large construction sector, which represented 10.9% of total employment, and accounted for 64% of total construction employment in York Region in 2007. Within service-producing industries, personal services, retail trade and business services were the dominant sectors, employing 12.7%, 11.5% and 8.7% of all jobs in Vaughan.

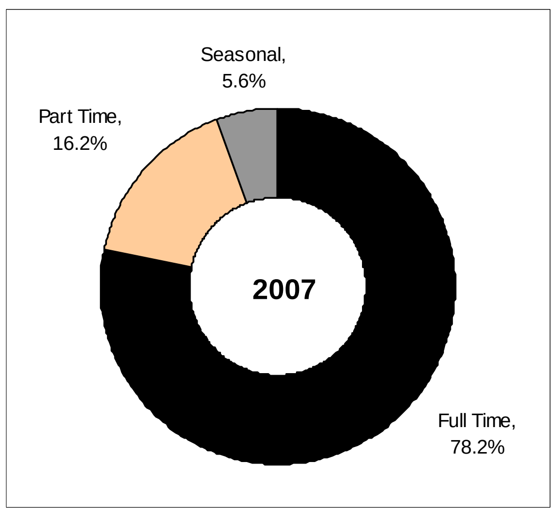
The employment sector with the highest growth rate in Vaughan since 1998 was retail trade, which grew 92.5% during the nine-year period. The growth in retail trade employment can be attributed to the development of new retail developments including the Vaughan Mills Mall. Health care & social assistance was the second-fastest growing industry sector between 1998 and 2007, rising 86.2% during this period.

Employment by Type of Worker

A 88.6% jump in the number of part-time jobs in Vaughan since 1998 resulted in part-time employment gaining an increased share of total employment in Vaughan from 1998 to 2007. During this period, part-time jobs rose from 11.1% to 16.2% (see Figure 20). This is likely due in large part to the strong growth in retail employment, which typically employs part-time workers. Full-time workers accounted for 78.2% of all jobs in 2007, down slightly from 1998 levels.

Figure 20:
Employment Distribution by Type of Worker, Vaughan, 1998 & 2007





Source: York Region Planning and Development Services Department

Business Overview

The number of businesses in Vaughan's surveyed areas increased 34.1% since 1998, or 3.8% on an average annual basis. By 2007, there were approximately 9,019 firms in the surveyed areas in Vaughan.

Business Mobility

Business mobility in Vaughan was slightly higher than the Regional average with a 16.3% annual rate. In total, 1,467 businesses either moved or closed in Vaughan in 2007, resulting in a loss 15,661 jobs. Despite these losses, the City added 5,754 jobs and 863 businesses between 2006 and 2007. **The** relatively high rate of business mobility is likely associated with the fact that 2007 was the first comprehensive survey in Vaughan since 1998.

Businesses by Size

Table 30 outlines the distribution of businesses in Vaughan by size category.

Table 30:
Businesses by Size, Vaughan, 1998 & 2007

Business Size Category	1998	2007
Small (1-19 employees)	82.2%	83.2%
Medium (20-99 employees)	15.0%	13.9%
Large (100-499 employees)	2.6%	2.6%
Very Large (500+ employees)	0.2%	0.3%
Total	**100.0%**	**100.0%**

Source: York Region Planning & Development Services Department

The proportion of small businesses increased in the survey area between 1998 and 2007. However, it should be noted that the number of businesses in all categories increased since 1998. This indicates Vaughan's increasing desirability as a place to locate and for existing firms wishing to expand locally.

Major Employers

Major employers in Vaughan include:

- Canada's Wonderland;
- UPS (United Parcel Service);
- Con Drain (1983) Limited;
- Progressive Moulded Products Limited;
- Decoseal;
- Rollstamp Manufacturing;
- Sears Canada;
- CN Rail; and
- Co-Ex-Tec Industries.

Development Activity

Development activity in the non residential sector in Vaughan nearly doubled in 2007, with $633.0 million non-residential building permits being issued compared to $330.4 million in 2006. The increases were seen in all non-residential sectors in Vaughan.

A number of firms opened or expanded their presence in Vaughan in 2007. Table 31 provides an overview of some of the larger developments.

Table 31:
Recently Opened Businesses, Vaughan, 2007

Business Name	Land Use	Building Size
KML Building Solutions	Manufacturing	60,000sq. ft
Nygard	Warehouse/Distribution Apparel	124,000sq. ft
Paperlinx	Distribution of Paper	292,000sq. ft
Conair Canada	Head Office/Distribution Consumer & Electrical Products	320,000sq. ft
Wal-Mart	Retail Store	134,000sq. ft

Source: City of Vaughan

Several businesses were also under construction in 2007. A summary of some of the larger projects is provided in Table 32.

Table 32:
Businesses under Construction, Vaughan, 2007

Business Name	Land Use	Building Size
Home Depot	Distribution	415,000sq. ft
Holiday Inn Express	Hotel	73,821sq. ft
Sobeys	Distribution Food & Grocery	510,786sq. ft
Cara Operations Ltd.	Head Office	102,000sq. ft
Deloitte & Touche	Office Consulting Firm	47,496sq. ft
Kumon Canada	Head Office Tutorial Services	28,223sq. ft
Novotel Hotel	Hotel	113,186sq. ft

Source: City of Vaughan

Whitchurch-Stouffville

Whitchurch-Stouffville Highlights:

- Population in 2007: 30,640
- Jobs in survey area in 2007: 9,404*
- Businesses in survey area in 2007: 686
- Major employment sector in 2007: Personal Services, 22.7%
- Fastest-growing employment sector 1998-2007: Utilities, 3900.0%

Annual employment growth (2006-2007):	-0.6 %
Annual business growth (2006-2007):	-0.1%
Annual employment growth (1998-2007):	6.9 %
Annual business growth (1998-2007):	3.4%

Excludes Farm and home-based businesses
Note: Employment growth is calculated within the 2006 Survey Areas.

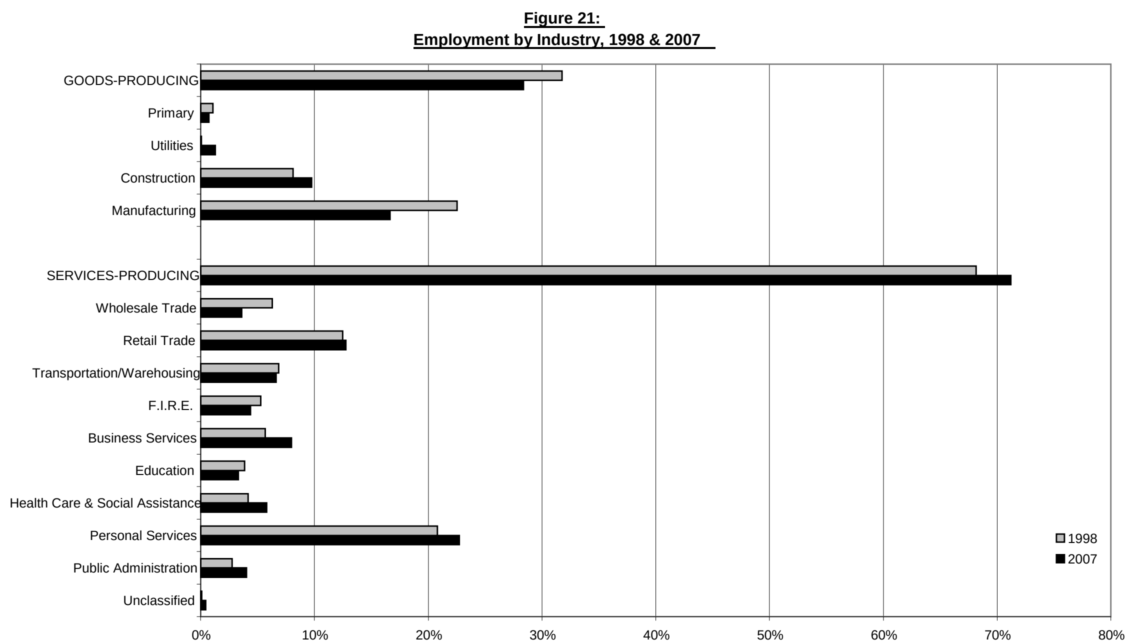
Employment Overview

The 2007 employment survey contacted businesses within all non-residential traffic zones in the Town of Whitchurch-Stouffville. Whitchurch-Stouffville's survey area had an estimated 9,398 jobs in 2007. This represents an average annual growth rate of 7.1% from 1998 levels.

Employment by Sector

The majority of employment in Whitchurch-Stouffville is concentrated in service-producing industries, accounting for 71.2% of employment in the survey area (see Figure 21).

Figure 21:
Employment by Industry, Whitchurch-Stouffville, 1998 & 2007



F.I.R.E.: Finance, insurance, real estate & leasing.
Business Services: Professional, Scientific & Technical Services and Management, Administration and Other Support Services.
Personal Services: Information, Culture & Recreation; Accommodation & Food Services; and Other Services.
Unclassified: Insufficient data available to classify industry.

Note: Data based on comparable areas surveyed in 1998 and 2007 York Region Employment Surveys.
Excludes most home and farm-based businesses.
Source: York Region Planning & Development Services Department

Within the service-producing sectors, personal services and retail trade were the primary employers, employing 22.8% and 12.7% of workers in the area. Golf-related employment accounts for 36% of jobs within the personal services sector.

Of the 28.3% of employment in the goods-producing sector, 16.6% was located in the manufacturing sector in 2007, down from 22.5% in 1998. Within the manufacturing sector, other electrical equipment and component manufacturing, pharmaceutical and medicine manufacturing and other wood product manufacturing are the primary subsectors, accounting for 15%, 13% and 11% of manufacturing employment, respectively.

Among all the employment sectors, employment growth was highest in the utilities sector, which grew 3900% since 1998 (on an extremely small employment base). Substantial growth was also seen in public administration (137%), health care & social assistance (126%) and business services (129%). This widespread employment growth is indicative of strong overall growth in the area.

Employment by Community

The following analysis outlines employment trends in the individual communities located within Whitchurch-Stouffville.

Stouffville

As of year-end 2007, there were an estimated 5,240 jobs in the community of Stouffville, up from 2,917 in 1998. In 2007, the primary employment sectors in the community were, personal services, manufacturing and retail trade, which accounted for 19.2%, 18.8% and 17.1% of employment, respectively. All employment sectors in the community of Stouffvile were strong with employment gains throughout.

Ballantrae

Ballantrae employment rose 71.0% between 1998 and 2007. There are currently 320 people working in 47 businesses in Ballantrae. Health care and social assistance is the dominant sector in Ballantrae, accounting for 28.8% of employment, followed by the personal services sector at 17.8%. Employment gains in Ballantrae were experienced in the following sectors: business services (360%, or 36 new jobs), public administration (250%, or 5 new jobs), primary services (183%, or 11 new jobs) and personal services (111%, or 30 new jobs).

Gormley

Businesses and employment in Gormley both increased since 1998, recording corresponding increases of 105.8% and 50.7%, respectively. As of year-end 2007 there were 1,892 jobs and 101 firms in Gormley. The major employment sectors included transportation and warehousing, personal services, manufacturing and construction accounting for 25.2%, 17.9% 16.5%, and 15.8% of jobs, respectively.

Since 1998, the personal services sector and construction recorded the largest employment increase in Gormley. Personal services grew 323%, adding 259 new jobs. The construction sector witnessed a significant gain in employment, growing 293% and adding 223 new jobs.

Vandorf

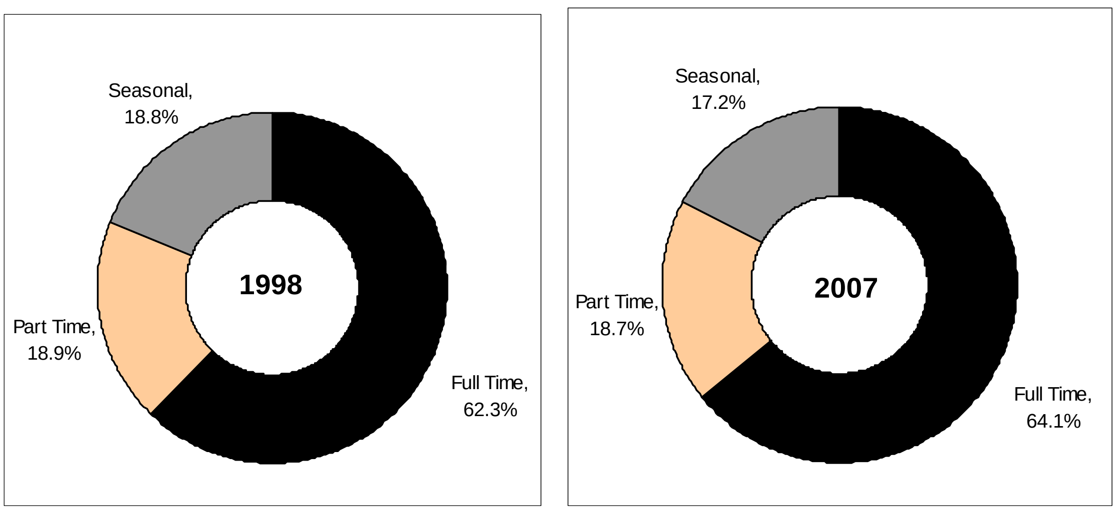
Despite a net gain of five firms in the area since 1998, employment in Vandorf declined 9.1% over this period. However, it is important to note that employment growth in the area has increased recently 1.1% from 2006. In 2007, there were 565 jobs in 55 businesses, compared to 48 firms employing 615 workers in 1998. The major employment sectors in Vandorf are manufacturing and construction, which accounted for 36.6% and 33.5% of jobs in the area as of 2007.

Employment growth was strongest in the construction sector, which grew 81.7% adding 85 new jobs. Employment declines were felt strongest in the health care & social assistance, wholesale trade, education sectors, dropping 100% (2 jobs), 93.2% (150 jobs) and 46.7% (21 jobs), respectively.

Employment by Type of Worker

The majority of jobs in Whitchurch-Stouffville were full-time in 2007, with 64.1% of jobs falling into this category (see Figure 22). The proportion of part-time employment was stable in Whitchurch-Stouffville, while seasonal employment fell 1.6 percent to 17.2% in 2007.

Figure 22:
Employment by Type of Worker, Whitchurch-Stouffville, 1998 & 2007



Source: York Region Planning and Development Services Department

Business Overview

The number of businesses in the surveyed areas increased by 30.7% over nine years, or by 3.4% on an average annual basis. At year-end 2007, there were an estimated 686 firms.

Business Mobility

Business mobility in the Town of Whitchurch-Stouffville was below the Regional average (13.5%) with a 6.1% mobility rate.

Businesses by Size

While small firms comprise the majority of businesses in Whitchurch-Stouffville, there is evidence of a growing number of medium and large firms in the area. Between 1998 and 2007, the total number of small firms increased 26.5% to comprise 84.1% of all businesses, while medium and large firms increased 48.4% and 142% from 1998 levels (see Table 33).

Table 33:
Percent of Businesses by Size, Whitchurch-Stouffville, 1998 & 2007

Business Size Category	1998	2007
Small (1-19 employees)	86.9%	84.1%
Medium (20-99 employees)	11.8%	13.4%
Large (100-499 employees)	1.3%	2.5%
Very Large (500+ employees)	0.0%	0.0%
Total	**100.0%**	**100.0%**

Source: York Region Planning & Development Services Department

The increasing number of larger businesses is indicative of the growing attraction of Whitchurch-Stouffville as a business destination.

Major Employers

Major employers in Whitchurch-Stouffville include:

- Novopharm Limited;
- Southwire Canada Company;
- Grey Power Insurance Brokers Inc.;
- Hyprescon;
- Richvale York Block; and
- King Cole Ducks.

Development Activity

The value of non-residential building permits issued in Whitchurch-Stouffville were strong at $20.8 million. This represents a increase from the $14.2 million worth of permits issues in 2006. The vast majority ($13.4 million) of the permits issues were in the institutional sector.

A number of firms opened or expanded their presence in Whitchurch-Stouffville in 2007. Table 34 provides an overview of some of the larger developments:

Table 34:
Recently Opened Businesses, Whitchurch-Stouffville, 2007

Business Name	Land Use	Building Size
Canadian Tire	Commercial	67,200 sq.ft.
Boston Pizza	Commerical	6,400 sq.ft.

Source: Town of Whitchurch-Stouffville

Several businesses were also under construction in 2007. A summary of some of the larger projects is provided in Table 35.

Table 35:
Businesses under Construction, Whitchurch-Stouffville, 2007

Business Name	Land Use	Building Size
Anderson Haulage	Industrial	38,000 sq.ft.
L. Parente Mechanical Repairs	Industrial	11,500 sq.ft.

Source: Town of Whitchurch-Stouffville

Appendix A: Methodology

Data Collection

Data collection for the 2007 York Region Employment Survey included all non-residential traffic areas across York Region (excluding home and farm based businesses). Traffic zones, which represent the smallest unit of measure for which historical employment data is available, were used to approximate existing employment areas. If an employment area was located within a portion of a traffic zone, all businesses located within that traffic zone were surveyed.

Data was collected from York Region businesses in a variety of forms:

- Through door-to-door interviews with the business community (primary method);
- Via telephone interviews (for businesses unable to contact in person); and
- Electronically through e-mail messages, online entries via our corporate website and facsimile submissions from the business community.

Businesses were contacted between May and August of 2007 by York Region Employment Surveyors. The primary method of contact was through door-to-door interviews. The door-to-door methodology, while time intensive, was warranted due to the analytic requirement of getting a complete data set for the area. Survey interviewers used survey sheets pre-filled with business information if that business was already listed in the York Region Employment Database and a blank survey form for new businesses (see Figure 23).

Figure 23:
York Region Employment Survey Form

York Region

York Region Business and Employment Update 2007

Please take a moment to add or update your business information for our records. All information provided will remain confidential and will be grouped together with other data for economic analysis and land use planning purposes only. If desired, you can choose to have limited information (name, address) included for free in local and regional business directories. Thank you.

---BUSINESS IDENTIFICATION---

Business Name:
Internet Address:
Business Activity:
What does your Business Do?

--- EMPLOYMENT---

---On-Site----Off-Site-----Total---

Full-time (30+ hrs/week):
Part-time (<30 hrs/week):
Seasonal:
Total Employment:
Number of Shifts:
Hiring in Next 3 Months? ☐ Yes ☐ No ☐ Unsure

------------------------ADDRESS------------------------

Physical Address: **Municipality:** **Postal Code:**
Suite / Mailing Unit: **Other Occupied Units:**
Mailing Address (if different from above): **Postal Code:**

------------------------CONTACT INFORMATION------------------------

Survey Information Contact (for future information updates)
Name: **Title:**
Phone: **Ext:** **Fax:** **E-Mail:**

Corporate Executive Contact (e.g., Manager, Owner, President)
Name: **Title:**
Phone: **Ext:** **Fax:** **E-Mail:**

------------------------BUSINESS DIRECTORY LISTING------------------------

Do you want your contact information and/or employee range (i.e. 1-4, 5-9 etc) published in our local and regional business directories?

Contact Name to appear in Directory: Same as Survey Information Contact above: ☐ Yes Same as Corporate Executive Contact above: ☐ Yes

If contact information is different from above, please complete below:
Name: **Title:**
Phone: **Ext:** **Fax:** **E-Mail:**
Publish Fax? ☐ Yes ☐ No

Employee Range ☐ Yes ☐ No

Do you want to add a longer business description to your listing? (If "Yes", attach and return with this form) ☐ Yes ☐ No

------------------------ADDITIONAL INFORMATION (for internal use only)------------------------

Ownership Type: ☐ Independent ☐ Franchise ☐ Branch ☐ School ☐ Government

Is this a home-based business? ☐ Yes ☐ No
Floor Space (sq.ft.):
Is this an Estimate? ☐ Yes ☐ No
Year Established (this location only):
Years at Current Location:
Previous Municipality (if applicable):

Does Your Business Export? ☐ Yes ☐ No
If "No" [above], are you interested in Exporting? ☐ Yes ☐ No
Is this the Canadian Head Office? ☐ Yes ☐ No
If "No" [above], list Head Office location:
Province (if in Canada)
Country (if outside Canada)

Coding Section: (Completed by York Region staff) Interviewer Initials: Business ID:
Industry Code NAIC: Traffic Zone: Off-site:
Secondary NAIC: This Update: Volunteers:

Please return completed form to: York Region Planning Department, 17250 Yonge Street, Newmarket, Ontario L3Y 6Z1
Fax: (905) 954-4607 --- E-mail: businessdirectory@york.ca

Within each traffic zone all businesses were directly contacted and details about business activity, changes in employment levels and contact information were updated for existing businesses, or initiated for businesses new to that area. Where records showed a business that was no longer at the address in 2007, efforts were made to contact the business by phone to establish either a new location, or to record the probable closure of the business. For businesses unable or unwilling to conduct a door-to-door interview, the option was given to either have a surveyor call them at a mutually convenient time or to provide them with a blank survey form and have them complete and return it at their leisure. For businesses that declined to participate or were unable to contact either in person or by telephone, it was assumed that all information relating to that business remained unchanged from the date they were last surveyed.

Business information was also obtained from businesses outside of selected traffic zones that were interested in being included in the York Region Business Directory. This information was received from online submissions via our corporate website, facsimile submissions or e-mail messages.

Data Sources and Limitations

Data Accuracy

A number of factors limit the accuracy of the data collected within this report, including:

Data collected was based on responses received from selected businesses. In certain instances however, businesses refused to participate, had a language barrier, had moved to an unknown location or were temporarily closed. As a result, certain business sectors may be over-represented and others under-represented depending on the particular circumstances of businesses in that sector.

While this study analyzes employment patterns in a given area, it does not examine all possible factors that can influence employment rates in a particular location, such as land prices, property tax rates, development charges, existing space inventories and vacancies, among others. These factors can impact the level of overall economic health in a given area and can also promote or discourage employment growth in one area over another.

The data collected is time-sensitive, in that the information is only accurate as of the date collected. For certain industries undergoing rapid change, the analysis within this report may no longer reflect current circumstances. Caution should therefore be used before making any conclusions based on this information.

Employment Data as a Measure of Economic Activity

The most frequent method of measuring economic activity within a given area is usually through an analysis of the Gross Domestic Product (GDP) of that area. Generally speaking, GDP is a measure of the value added by labour and capital within a country or economic region in transforming inputs purchased from other industries into outputs. Productivity gains are important to a local economy, as they influence how competitive an economy is, and thus are an important factor in the long-term health of a regional economy. The Region performed a study of GDP in 2004 and it is estimated that regional GDP was $37.5 billion.

However, it is important to note that GDP figures are relatively difficult to produce at the regional level. As a result, employment data represents the most readily obtainable means of assessing trends in a regional economy. At the local level, businesses are usually much more agreeable in providing information about the number of people employed, although even this information is still sensitive. Furthermore, the employment rate is a meaningful measure insofar as regional government has objectives about employment for its citizens.

However caution should be noted when comparing GDP growth and employment growth, as an increase in GDP will reflect both an increase in employment and an increase in productivity. Employment data alone, on the other hand, has some limitations as a measure of economic activity, as growth in the number of employees does not necessarily translate into added wealth. For example, a group of five employees in one sector may be far more productive that five employees in another sector in that regard. In addition, increased automation may result in increased productivity but could have a minimal, or even negative, impact on employment. Finally, while employment is a useful indicator of economic activity, turning points in employment tend to lag turning points in the business cycle. As a result, changes in economic conditions may have already occurred before they translate into a shift in employment.

Appendix B: Industrial Sector Definitions

Each business surveyed was assigned a numeric code based on their primary business activity. These codes are based on the North American Industrial Classification (NAIC) system, a hierarchical coding system used by statistical agencies in Canada, the US and Mexico to classify businesses by type of economic activity.

Much of the analysis in this report aggregates business information based on the NAIC coding at different levels of the hierarchy. The 20 NAIC sectoral categories used by Statistics Canada have been combined to 13 sectoral categories in the discussion for clarity of presentation. The combined sectoral categories are summarized below:

Primary Industries (NAIC sectors 11, 21)
Includes all agricultural activity, forestry, fishing, hunting, mining, oil and gas extraction and related support activities.

Utilities (NAIC sector 22)
Includes electric power generation, transmission and distribution, natural gas distribution and water, sewage and other systems.

Construction (NAIC sector 23)
Includes land development, building and engineering construction and project management and all construction trades contracting (e.g., concrete pouring, roofing, drywall and painting, electrical, fencing).

Manufacturing (NAIC sectors 31-33)
Includes food and beverage manufacturing, textile and clothing production, wood and paper products manufacturing, printing, petrochemical manufacturing, plastics and rubber manufacturing, non-metallic mineral product manufacturing (e.g., bricks, glass, gypsum board), primary metal manufacturing (e.g., iron and steel mills, metal pipes and wire, foundries), fabricated metal product manufacturing (e.g., stamping, metal doors, boilers, hardware, machine shops, nuts and bolts), machinery manufacturing, computer and electronic equipment, electrical equipment and appliances, transportation equipment manufacturing (e.g., motor vehicles and parts, aerospace and boat building) and furniture manufacturing.

Wholesale Trade (NAIC sectors 41)
Includes all wholesale distributors, product agents and brokers.

Retail Trade (NAIC sectors 44-45)
Includes all retail stores, retail auto and building supply dealers, gas stations and non-store retailers (e.g., mail order houses, vending machine operators, direct sales).

Transportation, Warehousing and Utilities (NAIC sectors 48-49)
Includes passenger and freight transportation and related support activities (e.g., airports, bus stations, vehicle towing), oil and gas pipelines, postal and courier services, warehousing and storage, electric and gas utilities and water and sewerage systems.

Finance, Insurance and Real Estate (NAIC sectors 52, 53)
Includes monetary authorities, credit intermediation and related activities (e.g., personal and commercial banking, credit unions, credit card issuing, consumer lending, mortgage brokers, transaction processing), securities and commodities trading, portfolio management and investment advising, insurance carriers and brokers and pension funds.

Business Services (NAIC sectors 54, 55, 56)
Includes legal services, accounting, architectural and engineering services, graphic and industrial design, computers systems design, management and human resources consulting, research and development services, advertising and marketing, photography and veterinary services, management of companies and enterprises, office administration and facilities support services, temporary help and employment services, business support services (e.g., telephone call centres, collection agencies), travel agencies and tour operators, investigative and security services, building maintenance services (e.g., pest control, janitorial services, window cleaning, landscaping), trade show services and waste management and remediation services.

Education (NAIC sector 61)
Includes educational services (e.g., schools, colleges, training).

Health and Social Services (NAIC sectors 62)
Includes doctors, dentists, chiropractors, medical labs, ambulance services, hospitals, nursing and long-term care facilities, social services and child day-care services.

Personal services (NAIC sectors 51, 71, 72, 81)
Includes publishing industries (e.g., newspaper, book and software publishers), motion picture and sound recording industries, TV and radio broadcasting, telecommunications services, information services (e.g., news syndicates, libraries, internet providers), data processing services, performing arts, spectator sports industries, heritage institutions (e.g., art galleries, museums, zoos, conservation areas), amusement parks, gambling industry, golf courses and country clubs, skiing facilities, marinas, fitness and recreation centres, hotels and motels, restaurants and bars, caterers, repair and maintenance services (e.g., automotive repair, machinery repair, reupholstery), personal care services (e.g., hair care, funeral homes, laundry services, photofinishing), religious organizations and other civic and professional organizations.

Public Administration (NAIC sector 91)
Includes federal, provincial, regional and municipal protective (e.g., fire, police, courts and correctional facilities), regulatory and administrative services.

For more information on businesses in York Region, contact an economic development officer or a chamber of commerce.

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