



## **Municipality of Huron East**

### **Council Agenda**

**Tuesday, March 19, 2024 at 6:00 P.M.**

### **Council Chambers**

**2<sup>nd</sup> Floor, 72 Main Street South, Seaforth, ON**

#### **1. Closed Session**

That a closed meeting of Council be held on Tuesday, March 19, 2024 at 5:30 p.m., in the Town Hall Council Chambers, in accordance with Section 239 of the Municipal Act, 2001 for the purpose of the following matters:

- 1.1** Adoption of March 5, 2024 Closed Session of Council meeting minutes **(Distributed Separately)**
- 1.2** 239(2)(e)(f) – litigation or potential litigation and advice that is subject to solicitor-client privilege **(Verbal Report)**

#### **2. Call to Order & Mayor's Remarks**

#### **3. Reconvene into Open Session**

#### **4. Land Acknowledgement**

We would like to acknowledge that the land we stand upon today is the traditional territory of the Anishinaabe, Haudenosaunee and Neutral Peoples.

#### **5. Confirmation of the Agenda**

#### **6. Disclosure of Pecuniary Interest**

#### **7. Minutes of Previous Meeting**

- 7.1** [Regular Meeting](#) – March 5, 2024

**7.2** [Committee of Adjustment Public Hearing](#) – March 5, 2024

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**8. Consent Agenda**

Items listed under the Consent Agenda are considered routine and are enacted in one motion. However, any Council Member may request one or more items be removed from the Consent Agenda for separate discussion and/or action.

**Consent Agenda Items**

- 8.1** [City of Clarence-Rockland](#) re: 9-8-8 National Suicide and Crisis Hotline
- 8.2** [January Council Expenses](#)
- 8.3** [February Council Expenses](#)
- 8.4** [Huron County](#) re: Population and Housing Projections Study
- 8.5** [Town of Goderich](#) re: Return to Combined ROMA & OGRA Conference
- 8.6** [Town of Aurora](#) re: Council/Committee Meeting Structure Under Strong Mayor Powers
- 8.7** [City of Quinte West](#) re: Notice of Motion – Housing Funding
- 8.8** [Special Council Minutes \(Strategic Planning\)](#) – March 7, 2024
- 8.9** [Municipal Engineers Association](#) re: 2024 Bursary Awards Program
- 8.10** [Water and Sewer Committee](#) re: Minutes from March 12, 2024
- 8.11** [Accounts Payable Summary](#)
- 8.12** [Jacobs \(OMI Canada Inc.\)](#) re: 2023 Annual Reports for Water

**9. Public Meetings/Hearings and Delegations**

- 9.1** [Delegation](#): Don & Dale Chesher, Frank & Mary Stretton, Tyler & Jaide Campbell re: Request for full paving of Halliday St., Brussels, ON

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- 9.2** [Delegation](#): Sandra Melady re: Huron East Fire Department

- 9.3**    [Public Meeting](#) re: Zoning By-law Amendment Z01-2024  
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- 10.    Planning**
- 10.1**   [Planning Report](#) re: Part Lot Control – TriPod Properties  
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- 11.    Municipal Drains**
- 12.    Reports & Recommendations of Municipal Officers**
- 12.1**   [EDO-24-04](#) – Brussels Farmers’ Market 2024  
Page 220
- 12.2**   [EDO-24-05](#) – Application to My Main Street  
Page 221
- 12.3**   [EDO-24-06](#) – Application to the 2024 Supporting Local Economic  
Development Program  
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- 13.    Correspondence**
- 13.1**   [Huron County Federation of Agriculture](#) re: MP/MPP Local Politician  
Forum Invitation  
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- 14.    Unfinished Business**
- 15.    Council Reports**
- 15.1**   Council Member Reports
- 15.1.1    County Council Report
- 15.1.2    Other Boards/Committees or Meetings/Seminars
- 15.2**   Requests by Members
- 15.3**   Notice of Motions
- 15.4**   Announcements

**16. Other Business****16.1 Motion from Water and Sewer Committee re: Housing – Enabling Water System Fund****Recommendation:**

That the Council of the Municipality of Huron support the application to the Housing – Enabling Water System Fund for the Seaforth Sewage Treatment Plan expansion.

**16.2 Motion from Water and Sewer Committee re: By-law No. 020-2024****Recommendation**

That the Council of the Municipality of Huron accept the amended By-law No. 020-2024 for the Regulation of Potable Water Supply.

**17. By-laws****17.1 [By-law 019-2024](#), a By-law to Exempt Certain Lands from Part Lot Control**

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**17.2 [By-law 020-2024](#), a By-law to Regulate Potable Water Supply**

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**17.3 [By-law 021-2024](#), a By-law to Amend Zoning By-law 52-2006**

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**18. Confirmatory By-law****18.1 [By-law 022-2024](#), A By-law to Confirm the Proceedings of Council**

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**19. Adjournment**





**Municipality of Huron East Council Meeting Minutes**  
**Council Chambers**  
**72 Main Street South, Seaforth, ON**  
**Tuesday, March 5, 2024**

**Members Present:**

Mayor: Bernie MacLellan; \*Deputy Mayor Alvin McLellan; Councillors: Raymond Chartrand, Brenda Dalton, Dianne Diehl, Robert Fisher, Larry McGrath, Justin Morrison, Jeff Newell, John Steffler, and Gloria Wilbee

**Staff Present:**

CAO Brad McRoberts; Clerk Jessica Rudy; Director of Finance/Treasurer Stacy Grenier; and Director of Community Services Lissa Berard

**Others Present:**

Huron County Planner Shae Stoll

County of Huron Director of Human Resources Lara Vanstone

**1. Closed Session**

Moved by Councillor Chartrand and Seconded by Councillor Diehl:

That a closed meeting of Council be held on Tuesday, March 5, 2024 at 5:00 p.m., in Town Hall Council Chambers, in accordance with Section 239 of the Municipal Act, 2001 for the purpose of considering the following matters:

- 1.1** Adoption of February 20, 2024 Closed Session of Council Meeting Minutes
- 1.2** 239(2)(b) – personal matters about identifiable individuals
- 1.3** 239(2)(c) – proposed or pending acquisition or disposition of land in Brussels

And That County of Huron Director of Human Resources Lara Vanstone remain in closed session for item 1.2.

And That CAO Brad McRoberts, and Clerk Jessica Rudy remain in closed session.

Carried

**2. Call to Order and Opening Remarks**

Mayor MacLellan called the meeting to order at 6:05 p.m.

Mayor MacLellan noted that the agenda order will be changed to reconvene into closed session to continue discussions, following the Committee of Adjustment Public Hearing.

### **3. Motion to Reconvene into Open Session**

Moved by Councillor Diehl and Seconded by Councillor Wilbee:

That Council of the Municipality of Huron East reconvene into open session at 6:06 p.m.

Carried

Mayor MacLellan reported out from the Closed Session that Council discussed personnel matters and potential disposition of land in Brussels.

### **4. Land Acknowledgement**

Mayor MacLellan provided the land acknowledgement.

### **5. Confirmation of the Agenda**

Moved by Deputy Mayor McLellan and Seconded by Councillor Morrison:

That the Agenda for the Regular Meeting of Council dated March 5, 2024, as amended, to reconvene into closed session following Item 9.1, be adopted.

Carried

### **6. Disclosure of Pecuniary Interest**

None declared.

### **7. Minutes of Previous Meeting**

Moved by Councillor Diehl and Seconded by Councillor Morrison:

That Council of the Municipality of Huron East approve the following Council Meeting Minutes as circulated:

#### **7.1 Regular Meeting – February 20, 2024**

Carried

### **8. Consent Agenda**

Deputy Mayor McLellan spoke to Items 8.3 and 8.4 from the Guardian Network in regard to the Farmer Wellness Program and encouraged Councillors to participate in the online course.

Councillor Fisher and Councillor Chartrand requested that Item 8.2, Ausable Bayfield Maitland Valley Source Protection Region re: Recommended Phase Out of Free Well Water Testing be removed from the Consent Agenda and that a letter of support be sent to the Source Protection Committee and the Honourable Lisa Thompson.

Moved by Fisher and Seconded by Chartrand

That the Council of the Municipality of Huron East support the motion from the Source

Protection Committee requesting the province to not proceed with the recommended phase out of free private well testing in Ontario:

And That a copy of the letter be sent to the Honourable Lisa Thompson, Ontario Minister of Agriculture, Food and Rural Affairs.

Carried

Councillor Fisher requested that Item 8.9, County of Lambton re: Lambton County Council Motion regarding provincial uploading of the Gardiner Expressway and Don Valley Parkway from the City of Toronto be removed from the Consent Agenda and that Council send a letter of support.

Council discussed the County of Lambton motion and directed staff to draft a recommendation to Premier Ford regarding the uploading of municipal highways including financial details.

Moved by Councillor Fisher and Seconded by Councillor Diehl:

That the Council of the Municipality of Huron East support the motion from the County of Lambton regarding the provincial uploading of the Gardiner Expressway and Don Valley Parking from the City of Toronto.

Carried

Moved by Councillor Diehl and Seconded by Councillor Fisher:

That the Council of the Municipality of Huron East direct staff to bring forward a suggested motion addressed to Premier Ford regarding the potential uploading of municipal highway infrastructure.

Carried

Moved by Deputy Mayor McLellan and Seconded by Councillor Morrison:

That Consent Agenda items 8.1, and 8.3 to 8.8 be received for information and approved.

- 8.1** Bluewater Recycling Association re: Board of Directors Meeting Highlights
- 8.3** The Guardian Network re: Agriculture Wellness Ontario New Digital Toolkit
- 8.4** The Guardian Network re: Expanding our Guardian Community
- 8.5** Economic Development Committee re: February 13, 2024 Meeting Minutes
- 8.6** Municipality of Tweed re: Natural Gas in the Province of Ontario
- 8.7** Town of Lincoln re: Urgent Need for Increased Funding for Museums and

## Libraries

### **8.8** FIN-24-04, 2023 Council Remuneration

Carried

## **9. Public Meetings/Hearings and Delegations**

### **9.1 Committee of Adjustment Public Hearing re: Minor Variance MV01-2024**

Moved by Councillor Diehl and Seconded by Councillor Newell:

That the Council of the Municipality of Huron East adjourn the regular meeting of Council at 6:16 p.m. to go into a Public Hearing of the Committee of Adjustment to discuss the following:

- a) Minor Variance Application MV01-2024 for 620 Turnberry Street, Brussels

Carried

Council reconvened at 6:22 p.m.

### **Motion to go Into Closed Session**

Moved by Councillor Fisher and Seconded by Councillor Diehl:

That a closed meeting of Council be held on Tuesday, March 5, 2024 at 6:22 p.m., in Town Hall Council Chambers, in accordance with Section 239 of the Municipal Act, 2001 for the purpose of considering the following matters:

- 239(2)(b) – personal matters about identifiable individuals
- 239(2)(c) – proposed or pending acquisition or disposition of land in Brussels

And That County of Huron Director of Human Resources Lara Vanstone remain in closed session for the first item.

And That CAO Brad McRoberts, and Clerk Jessica Rudy remain in closed session.

Carried

\*A. McLellan left the meeting at 6:52 p.m.

### **Motion to Reconvene into Open Session**

Moved by Councillor Diehl and Seconded by Councillor Wilbee:

That Council of the Municipality of Huron East reconvene into open session at 7:37 p.m.

Carried

Mayor MacLellan reported out from the Closed Session that Council discussed personnel matters and potential disposition of land in Brussels.

**10. Planning****11. Municipal Drains****11.1 DRAINS-24-03, Clark and McTaggart Municipal Drain Tender Results**

Moved by Councillor McGrath and Seconded by Councillor Diehl:

That the Council of the Municipality of Huron East award the contract associated with the Clark and McTaggart Municipal Drains to Robinson Farm Drainage for the amount of \$332,903.00 plus HST.

Carried

**12. Reports & Recommendations of Municipal Officers****12.1 CLK-24-04, Revised Refreshment Vehicle By-law**

Moved by Councillor Wilbee and Seconded by Councillor Fisher:

That the Council of the Municipality of Huron East consider the Refreshment Vehicle By-law for approval.

Carried

**12.2 CLK-24-05, Overview for Broadcasting Council Meetings**

Moved by Councillor Morrison and Seconded by Councillor Chartrand:

That the Council of the Municipality of Huron East approve the Broadcasting of Council Meetings Policy.

Carried

**12.3 CLK-24-06, Nichol Municipal Drain Section 76 Application to Drainage Tribunal**

Moved by Councillor Diehl and Seconded by Councillor Dalton:

That the Council of the Municipality of Huron East has no objection to the Section 76 application for the Nichol Municipal Drain, initiated by the Municipality of Morris-Turnberry.

Carried

**12.4 CS-24-04, Ontario Trillium Foundation (OTF) Grant Application under the Community Capital Investment Grant**

Moved by Councillor Steffler and Seconded by Councillor Wilbee:

That the Council of the Municipality of Huron East approve the submission of an application to the Ontario Trillium Foundation to request financial support to create inspiring useful spaces within the Municipality.

Carried

#### **12.5 CS-24-05, Recreation Management Software**

In response to Council, Director of Community Services Lissa Berard confirmed that there are future capabilities to incorporate information with external sports teams and service groups, however, the software is currently for municipally owned services.

Moved by Councillor Diehl and Seconded by Councillor Morrison:

That the Council of the Municipality of Huron East accept a 5-year service contract from RecDesk to provide a recreation management software program for the Municipality of Huron East.

Carried

### **13. Correspondence**

#### **13.1 Shawn Daw, Chair of the 52<sup>nd</sup> Annual Men's Fastball Tournament re: Acknowledgement for Special Occasion Permit**

Moved by Councillor Morrison and Seconded by Councillor Newell:

That the Council of the Municipality of Huron East has no objection to the Brussels Tigers Fastball Club hosting their annual fastball tournament on July 26-28, 2024.

Carried

### **14. Unfinished Business**

### **15. Council Reports**

#### **15.1 Council Member Reports**

##### **15.1.1 County Council Report**

Mayor MacLellan reported that the final draft of the County Budget would be coming forward on March 6, 2024.

##### **15.1.2 Other Boards/Committees or Meetings/Seminars**

#### **15.2 Requests by Members**

Councillor McGrath noted confusion in the community with monthly tax statements and Director of Finance/Treasurer Stacy Grenier stated that individuals may call the office to receive an explanation from the Property Tax Clerk/Deputy Treasurer.

In response to Councillor Newell, L. Berard explained that the recreation fees were unified across the Municipality to create consistency and provide cost recovery.

### **15.3 Notice of Motion**

Councillor Steffler requested a closed meeting in relation to personal matters about identifiable individuals at an upcoming meeting.

### **15.4 Announcements**

Councillor Diehl announced that tickets are still available for the fish fry at the Cranbrook Community Hall on April 13, 2024.

## **16. Other Business**

### **17. By-laws**

Moved by Councillor Wilbe and Seconded by Councillor Diehl:

That be it hereby resolved that By-law 087-2023, A By-law for the Clark and McTaggart Municipal Drains, be given final readings and signed by the Mayor and Clerk, and the Seal of the Corporation be affixed thereto.

Carried

Moved by Councillor Diehl and Seconded by Councillor Dalton:

That be it hereby resolved that By-law 016-2024, A By-law to Regulate Refreshment Vehicles, be given first, second, third and final readings and signed by the Mayor and Clerk, and the Seal of the Corporation be affixed thereto.

Carried

Moved by Councillor Chartrand and Seconded by Councillor Diehl:

That be it hereby resolved that By-law 017-2024, A By-law to Appoint an Interim Fire Chief, be given first, second, third and final readings and signed by the Mayor and Clerk, and the Seal of the Corporation be affixed thereto.

Carried

### **18. Confirmatory By-law**

Moved by Councillor Fisher and Seconded by Councillor Wilbee:

That Be It Hereby Resolved that By-law 018-2024, a By-law to Confirm the Proceedings of Council, be given first, second, third and final reading and signed by the Mayor and Clerk, and the Seal of the Corporation be affixed thereto.

Carried

### **19. Adjournment**

Moved by Councillor Diehl and Seconded by Councillor McGrath:

The time now being 8:05 p.m. That the regular meeting adjourn until March 19, 2024 at 6:00 p.m.

Carried

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Bernie MacLellan, Mayor

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Jessica Rudy, Clerk





## **Municipality of Huron East Committee of Adjustment Meeting Minutes**

### **Council Chambers**

**72 Main Street South, Seaforth, ON**

**Tuesday, March 5, 2024**

#### **Members Present:**

Mayor: Bernie MacLellan; Deputy Mayor: Alvin McLellan; Councillors: Raymond Chartrand, Brenda Dalton, Dianne Diehl, Robert Fisher, Larry McGrath, Justin Morrison, Jeff Newell, John Steffler, and Gloria Wilbee

#### **Staff Present:**

CAO Brad McRoberts; and Clerk Jessica Rudy

#### **Others Present:**

Huron County Planner Shae Stoll

County of Huron Director of Human Resources Lara Vanstone

#### **1. Call to Order**

Mayor MacLellan called the meeting to order at 6:16 p.m.

#### **2. Confirmation of the Agenda**

Moved by Councillor Chartrand and Seconded by Councillor Morrison:

That the Agenda for the Public Hearing of the Committee of Adjustment dated March 5, 2024 be adopted as circulated.

Carried

#### **3. Disclosure of Pecuniary Interest**

None declared.

#### **4. Minor Variance Applications**

##### **4.1 Planning Report re: MV01-2024 for 620 Turnberry Street, Brussels**

Huron County Planner Shae Stoll provided an overview and background to the application and details on the proposed variance recommending the application for approval. A copy of the presentation is [appended](#) to the original minutes.

The Mayor asked for comments from the public and the applicant and none were received.

Moved by Councillor Chartrand and Seconded by Councillor McGrath:

That the Council of the Municipality of Huron East, acting as Committee of Adjustment, has held a public meeting pursuant to Section 45 of the Planning Act, 1990 with respect to minor variance application MV01-2024;

Whereas no comments from the public were received.

And Whereas no agency comments were received.

Now Therefore, the Committee of Adjustment approves the minor variance application MV01-2024, Plan 192, Lots 16, 34 and Part Lots 17 and 33, Brussels to permit the following variance from By-law 52-2006:

1. That the variance approved is valid for a period of 18 months from the date of the Committee's decision.
2. That the proposed addition be constructed as per the sketch submitted with the application.
3. That stormwater be adequately addressed to the satisfaction of the Chief Building Official.

Carried

## **5. Adjournment**

Moved by Councillor Wilbee and Seconded by Deputy Mayor McLellan:

That the Committee of Adjustment adjourn at 6:22 p.m.

Carried

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Bernie MacLellan, Mayor

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Jessica Rudy, Clerk



15

CORPORATION OF THE CITY OF  
CLARENCE-ROCKLAND REGULAR MEETING

RESOLUTION

Council Regular meeting

**Resolution:** 2024-16  
**Title:** Resolution proposed by Councillor Kyle Cyr and seconded by Mayor Mario Zanth regarding the 9-8-8 National suicide and crisis hotline  
**Date:** February 14, 2024

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**Moved by** Kyle Cyr  
**Seconded by** Mario Zanth

WHEREAS Canada has adopted 9-8-8, as National three-digit suicide and crisis hotline; and  
WHEREAS the City of Clarence-Rockland recognizes that it is a significant and important initiative to ensure critical barriers are removed to those in a crisis and seeking help;  
BE IT RESOLVED THAT the City of Clarence-Rockland continues to endorse the 9-8-8 Crisis Line initiative and will display the 9-8-8 information poster in all its municipal buildings; and  
BE IT FURTHER RESOLVED THAT a copy of this resolution be sent to Todd Doherty, MP for Cariboo-Prince George, as well as all Ontario municipalities.

**Monique Ouellet**

Signé avec ConsignO Cloud (16/02/2024)  
Vérifiez avec verifio.com ou Adobe Reader.



CARRIED

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Monique Ouellet/Clerk

## January 2024 Council Expenses

Date	Meetings/ Mileage and Expenses	Raymond Chartrand	Brenda Dalton	Dianne Diehl	Bob Fisher	Bernie MacLellan	Larry McGrath	Alvin McLellan	Justin Morrison	Jeff Newell	John Steffler	Gloria Wilbee	Total
9-Jan	Council	190.07	190.07	190.07	190.07	190.07	190.07	190.07	190.07	190.07	190.07	190.07	2,090.77
	Mileage		21.70	51.10				49.00	36.12	35.00		25.20	218.12
15-Jan	Strategic Plan Interview			122.07									122.07
													0.00
18-Jan	Joint Orientation Education Session - EDI	122.27			122.27	122.27		91.70		122.27	122.27		703.05
													0.00
21-Jan	ROMA Conference				243.33						243.33	243.33	729.99
													0.00
22-Jan	ROMA Conference				243.33						243.33	243.33	729.99
													0.00
23-Jan	ROMA Conference				122.27						122.27	122.27	366.81
	Mileage/Expenses				666.81			346.34			529.45	913.52	2,456.12
23-Jan	Court of Revision	122.27		122.07				122.27					366.61
	Mileage			51.10				49.00					100.10
23-Jan	Council	190.07		190.07	190.07	190.07	190.07	190.07	190.07	190.07	190.07	190.07	1,900.70
	Mileage								36.12	35.00		25.20	96.32
25-Jan	Recreation Advisory	91.70		91.70						91.70	91.70		366.80
	Mileage			51.10						33.60			84.70
30-Jan	Strategic Planning Interview										122.27		122.27
													0.00
<b>Total</b>		<b>716.38</b>	<b>211.77</b>	<b>869.28</b>	<b>1,778.15</b>	<b>502.41</b>	<b>380.14</b>	<b>1,038.45</b>	<b>452.38</b>	<b>697.71</b>	<b>1,854.76</b>	<b>1,952.99</b>	<b>10,454.42</b>

## February 2024 Council Expenses

Date	Meetings/ Mileage and Expenses	Raymond Chartrand	Brenda Dalton	Dianne Diehl	Bob Fisher	Bernie MacLellan	Larry McGrath	Alvin McLellan	Justin Morrison	Jeff Newell	John Steffler	Gloria Wilbee	Total
6-Feb	Strategic Planning Session Mileage	243.33		243.33 51.10	243.33	243.33		243.33 49.00	243.33 36.12		243.33	243.33 25.20	1,946.64 161.42
6-Feb	Council Mileage	190.07		190.07	190.07	190.07	190.07	190.07	190.07	190.07 35.00	190.07	190.07	1,900.70 35.00
7-Feb	Heritage Advisory Mileage											91.70	91.70 0.00
7-Feb	Mid-Huron Landfill & Recycling Mileage					91.70 44.80							91.70 44.80
7-Feb	BIA				91.70								91.70 0.00
13-Feb	Economic Development Mileage			91.70 51.10					91.70		91.70		275.10 51.10
15-Feb	Joint Orientation Eduction - Accessibility				122.27			122.27					244.54 0.00
20-Feb	Council Mileage	190.07	190.07 21.70	190.07 51.10	190.07	190.07	190.07	190.07 49.00	190.07 36.12	190.07 35.00	190.07	190.07	2,090.77 192.92
	Total	623.47	211.77	868.47	837.44	759.97	380.14	843.74	787.41	450.14	715.17	740.37	7,218.09



# Population and Housing Projections Study

Huron County

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Final Report

February, 2024

Watson & Associates Economists Ltd.  
905-272-3600  
[info@watsonecon.ca](mailto:info@watsonecon.ca)

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## List of Acronyms and Abbreviations

CMHC	Canada Mortgage and Housing Corporation
COVID-19	Coronavirus disease
G.D.P.	Gross Domestic Product
G.G.H.	Greater Golden Horseshoe
G.T.H.A.	Greater Toronto Hamilton Area
I.M.F.	International Monetary Fund
M.H.B.F.A.	More Homes Built Faster Act
M.O.F.	Ministry of Finance
N.F.P.O.W.	No Fixed Place of Work
O.P.	Official Plan
P.P.S.	Provincial Policy Statement/Provincial Planning Statement
U.S.	United States

# Executive Summary

# Executive Summary

## Introduction

Huron County retained Watson & Associates Economists Ltd. in 2023 to undertake an assessment of the County's long-term residential development potential to the year 2051. Huron County has undertaken this work to reassess its long-term growth outlook due to the recent population, housing, and employment growth pressures that have been experienced across the County. Between 2001 and 2016, the County grew by 120 housing units annually. The County experienced a significant increase in housing growth between 2016 and 2021, with approximately 230 new units being occupied annually. This represents nearly a doubling of housing activity compared to the previous 15-year period. Between 2021 and 2023, residential development activity remained well above historical averages experienced over the past two decades. Understanding these near-term development patterns and longer-term growth opportunities is vital in understanding the population growth potential for the County over the next several decades. This report is foundational to Official Plan updates at the County and local level and will inform further technical analysis and decision making regarding the necessary infrastructure requirements and social services that will be required to accommodate relatively stronger levels of anticipated urban and rural development across the County over the long term.

## Approach

This population and housing growth forecast update sets out to answer the following questions regarding long-term demographic and housing growth trends within the County and the surrounding area:

- What is the long-term economic and population growth potential for Huron County within the broader economic region (i.e., commuter-shed)?
- How does the growth rate for Huron County compare to other upper-tier municipalities in the surrounding regional market area? How is this expected to change over time?
- What are the key economic drivers and disruptors of future population and housing growth within Huron County?

- How will evolving demographic/economic trends (e.g., population age structure, housing affordability) and planning policy impact future population growth rates and market demand for housing by type?
- What will future housing development look like in Huron County? What forms will new housing take in terms of structural type and housing occupancy? Who will be the target demographic groups?

Given the potential uncertainties involved in forecasting demographic and economic trends over the long term, three population growth scenarios have been prepared to the year 2051. While this report does not provide a forecast assessment of the County's long-term employment growth potential, the provincial and regional economic outlook has been considered to better understand the factors driving future population and housing growth in Huron County within the context of these regional trends and macro-economic conditions. These population scenarios are developed through a wide range of varying assumptions for both Huron County and the broader provincial and national economy.

### **Drivers and Disruptors of Future Population Change in Huron County**

Huron County is located to the west of one of the fastest growing Cities/Regions in North America, known as the Greater Golden Horseshoe (G.G.H.). Huron County is also located north of the City of London, which in 2021 was Ontario's largest and fastest growing municipality according to the Statistics Canada Census. The strength of the broader regional G.G.H. economy, in particular the G.G.H. Outer Ring, and the City of London presents an opportunity for working-age residents in Huron County within commuting distance to these steadily growing regional employment markets. For Huron County, outward growth pressure is anticipated to be most heavily felt from the closest and largest urban centres within the G.G.H. Outer Ring, as well as other urban settlement areas in neighbouring municipalities to Huron County.

Driven by economic growth across the regional and local economy, the Huron County employment market (i.e., jobs within the commuter-shed) has strengthened and diversified in recent years. The coronavirus disease (COVID-19) pandemic also accelerated changes to the nature of work, allowing for greater opportunities for remote or hybrid work patterns. Collectively, these conditions are providing increased opportunities for working-age residents to live in Huron County and work locally, or

within the surrounding commuter-shed, provided that a range of ownership and rental housing options are available.

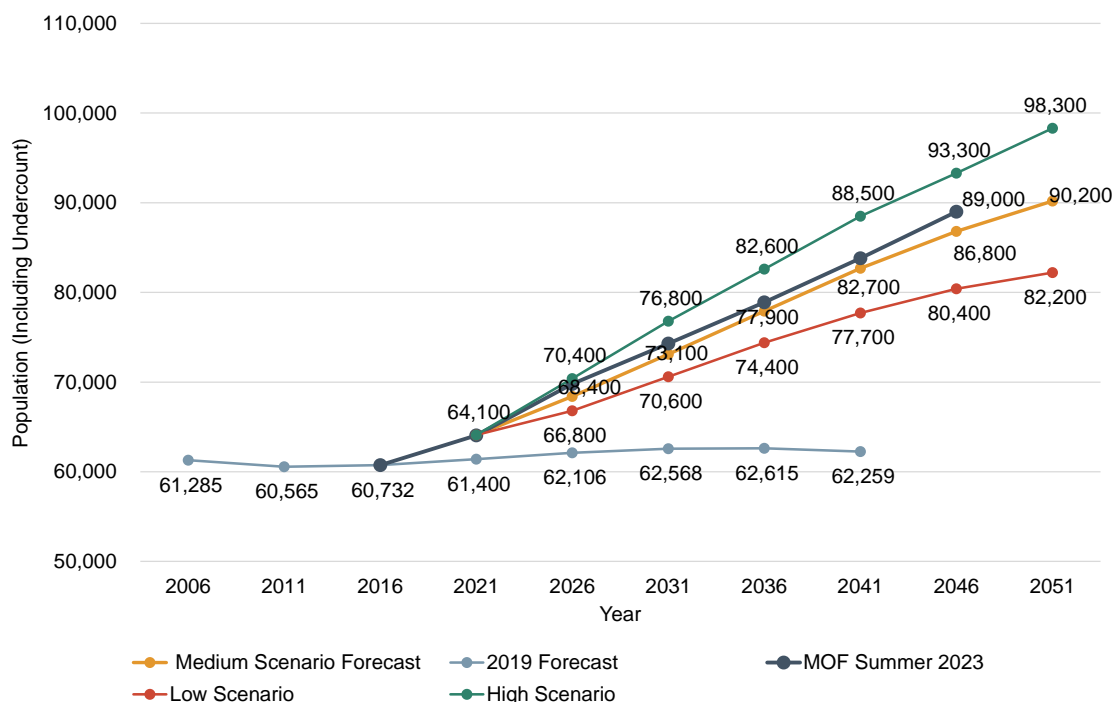
Housing demand associated with younger generations in the County is anticipated to be strong across a range of housing types that are affordable to new home buyers/renters and cater to a broad range of lifestyle preferences largely towards urban and suburban living. This includes housing options such as townhouses (including back-to-back townhouses and stacked townhouses), higher-density developments (i.e., purpose-built apartments and condominiums), and to a lesser extent, low-density housing forms. Demand for low-density housing (single-detached and semi-detached households) is anticipated to be strongest for “move-up” home buyers with growing families, typically working-age homeowners approaching 40 years of age and older.

Huron County continues to remain an attractive location for seasonal residents, particularly within its Lake Huron shoreline communities. It is important to recognize the weight that the seasonal segment of the population has on future housing demand, infrastructure needs, economic development and municipal services in peak summer periods. Market demand for seasonal housing is largely anticipated to be driven from residents within the G.G.H., and to a lesser extent, other larger urban centres within Southern Ontario located within a two- to three-hour drive of Huron County’s waterfront and rural areas.

### **Huron County Population and Housing Growth Forecast, 2021 to 2051**

High, Medium (Reference) and Low Population Growth Scenarios have been generated for Huron County. As shown in Figure ES-1, the County’s population outlook at 2051 ranges from 82,200 to 98,300 residents. All scenarios exceed the previously conducted 2019 growth forecast for the County. Under the Medium Growth Scenario (recommended scenario), population within Huron County is forecast to grow at an annual rate of approximately 1.1% over the forecast period. This represents a similar growth rate that was observed by the County between 2016 and 2021 but a significantly higher growth rate than experienced over the past 15 years of 0.3% annually. This scenario assumes that population will increase by approximately 26,100 between 2021 and 2051.

Figure ES-1  
Huron County  
Long-Term Population Forecast Scenarios, 2021 to 2051



Over the forecast period, the County's population base is expected to steadily age. Most notably, the percentage of population in the 75+ age group (older seniors) is forecast to almost double over the forecast period, from 11% in 2021 to 20% in 2051. The aging of the population and declining population growth associated with natural increase (i.e., births less deaths) is anticipated to place downward pressure on the rate of population and labour force growth within the County. Similar to the Province as a whole, the County will increasingly become more reliant on net migration as a source of population growth as a result of these demographic conditions.

The forecast represents an increase of approximately 10,700 households or an annual housing growth rate of 1.2% per year. Comparatively, this rate of forecast housing growth is higher than the historical 15-year (2006 to 2021) annual average housing growth rate of 0.7%. New residential development within Huron County will continue to be concentrated in low-density housing forms, largely driven by demand from new families and move-up buyers. Over the 2021 to 2051 forecast period, new housing is forecast to comprise 43% low-density (singles and semi-detached), 28% medium-density (multiples), and 29% high-density (apartments) units. While the share of

medium- and high-density units is anticipated to increase, the overall housing base in the County would still largely comprise low-density housing.

Over the next 30 years, approximately 20 new seasonal dwelling units are forecast to be developed annually, totalling 540 new seasonal dwelling units across the County. Accordingly, seasonal dwellings are forecast to account for 5.2% of total dwelling growth, which is the same share observed over the 2016 to 2023 period.

### **Huron County Housing Forecast by Structure Type, Tenure, and Affordability**

Rental housing within the County is forecast to account for an increasing share of housing growth over the next three decades. While the share of rental dwellings is forecast to slightly increase compared to historical trends from 2001 to 2021, ownership households are still forecast to represent the dominant housing tenure in the County, representing 57% of all forecast housing growth between 2021 and 2051.

Based on the housing forecast by structure type and tenure, a housing affordability analysis was conducted to understand the need for affordable dwellings over the next several decades based on household income patterns, assumptions regarding equity, and housing costs. With a significant number of households unable to afford home ownership, a shift in dwelling tenure and type is required to provide more affordable rental stock within the County. Accordingly, under the long-term growth forecast for the County, it is assumed that 46% of new housing units will accommodate households with an income of \$100,000 or less. To provide for the lowest income segments of the County's population, it is assumed that a significant share of new rental units will accommodate households with an annual household income under \$40,000, paying a maximum rent of \$1,000 monthly – rental assistance will likely be required for these households. It is assumed that nearly 40% of new ownership households in the County will be purchased by the \$200,000-and-greater household income group over the next 30 years.

Based on expected incomes and housing costs by structure type, approximately 20% of households would have difficulties renting or owning a dwelling, centered on an assumption of housing costs being no greater than 30% of income. Part of this affordability threshold would require a range of housing types within the various structure types. This could be detached dwellings with smaller square footage or more bachelor apartments to accommodate the lower-income segment of the population.



Part of this need could also be accommodated through publicly-funded initiatives to assist those households in the lowest income segments of the population.

### **Huron County Growth Forecast Allocation by Area Municipality, 2021 to 2051**

As previously noted, the County's housing base is forecast to increase by 10,640 units over the 30-year forecast period. Nearly half of this County-wide housing growth is forecast to occur within the five primary urban serviced areas of Clinton, Exeter, Goderich, Seaforth, and Wingham. This is projected to yield a total of approximately 5,430 new households throughout the forecast period, translating to an annual increase of around 180 households within these urban communities.

Between 2001 to 2021, some municipalities experienced negative or minimal growth. Over the forecast period, it is assumed that all municipalities will experience increased population and housing growth compared to historical trends. Each municipality within Huron County has a unique combination of demographic factors which will influence the manner in which growth is anticipated to materialize over the next 30 years. For example, when examining population age structure, it can be observed that the eastern municipalities of Howick, Morris-Turnberry, and Huron East have the youngest populations in the County. Conversely, Bluewater and Goderich have the highest median ages in the County at 52 and 53, respectively, indicating a higher proportion of older individuals within retirement years. Figure ES-2 displays the housing forecast by local municipality.

Figure ES-2  
Huron County  
Permanent Housing Forecast by Local Municipality, 2021 to 2051

Location	Total Permanent Housing			Annual Housing Growth	
	2001	2021	2051	2001 to 2021	2021 to 2051
Ashfield-Colborne-Wawanosh	1,940	2,355	3,300	21	32
Bluewater	2,590	3,305	4,700	36	47
Central Huron	2,930	3,270	4,410	17	38
Goderich	3,185	3,665	5,630	24	66
Howick	1,200	1,345	1,850	7	17
Huron East	3,430	3,705	5,170	14	49
Morris-Turnberry	1,170	1,195	1,540	1	12
North Huron	1,995	2,155	2,920	8	26
South Huron	3,955	4,340	6,450	19	70
Huron County	22,395	25,335	35,980	147	355

Source: Historical data from Statistics Canada Census. Forecast by Watson & Associates Economists Ltd., 2023.

## Conclusions

Population and housing growth within Huron County has accelerated since 2016, when compared to the previous decades; however, it is important to recognize that this recent increase has been experienced (to varying degrees) across most areas of Southern Ontario. Housing growth within Huron County is expected to remain above the 2016 to 2021 levels over the near term, with population and housing growth gradually slowing in the latter half of the forecast period. This changing nature of growth will place increasing pressure on Huron County's ability to provide the necessary infrastructure to accommodate urban growth, as well as the public and private services required to support the needs of a growing, diversifying and aging population.

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# Report

# Chapter 1

## Introduction

# 1. Introduction

## 1.1 Terms of Reference

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Huron County retained Watson & Associates Economists Ltd. in 2023 to undertake an assessment of the County's long-term residential development potential to the year 2051. Huron County has undertaken this work to reassess its long-term growth outlook due to the recent population, housing, and employment growth pressures that have been experienced across the County. Between 2001 and 2016, the County grew by 120 units annually. The County experienced a significant increase in housing growth between 2016 and 2021, with approximately 230 new units being occupied annually. This represents nearly a doubling of housing activity compared to the previous 15-year period. Between 2021 and 2023, residential development activity remained well above historical averages experienced over the past two decades. Understanding these near-term development patterns and longer-term growth opportunities is vital in understanding the growth potential for the County and the necessary infrastructure and social services that will be required to accommodate relatively stronger levels of anticipated urban and rural development across the County over the long term.

Recent changes to planning policy at the provincial level, through amendments to the *Planning Act*, and the proposed Provincial Planning Statement (P.P.S.), 2023, propose an updated land use planning framework for Ontario municipalities to address rising urban development pressures and housing needs. This evolving planning framework, once finalized, will have fundamental implications on how municipalities approach required updates to Official Plans (O.P.s), including key supporting documents related to housing, development phasing, and long-term growth management. The primary purpose of the Population and Housing Projections Study is to ensure that anticipated development trends are reflected in the County's revised long-term growth forecasts and considered through existing and proposed provincial policy. The Population and Housing Projections Study will also form a critical background document to inform County and local O.P. policies and service delivery needs across the County. Key components of this assignment include:

- A 30-year demographic analysis and forecast of permanent and seasonal population and household growth for Huron County from 2021 to 2051 (in five-year intervals).

- A total of three growth scenarios including a Low, Medium (Reference), and High Scenario.
- Allocation of permanent and seasonal population by area municipality, primary urban settlement areas, and the remaining rural areas over the projection period.
- A housing forecast by type by area municipality, primary urban settlement area, and the remaining rural areas based on the forecast population age structure and corresponding household formation.

## 1.2 Provincial Planning Policy Context

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This study was prepared under the purview of the Provincial Policy Statement (P.P.S.), 2020. On April 7, 2023, the Province of Ontario released a new P.P.S. in concert with introducing Bill 97: *Helping Homebuyers, Protecting Tenants Act, 2023*. Bill 97 proposes amendments to seven provincial statutes, including the *Planning Act*. The proposed P.P.S., 2023 is intended to simplify and integrate existing provincial policies (A Place to Grow: Growth Plan for the Greater Golden Horseshoe and the P.P.S., 2020) while providing municipalities and the Province with greater flexibility to deliver on housing objectives. A key focus of the proposed P.P.S., 2023 is that it recognizes the approach for achieving housing and employment outcomes will vary by municipality and, as such, moves away from a prescriptive guideline approach to growth analysis and urban land needs assessments.

A cohort survival forecast methodology has been utilized to generate the population and housing forecast for Huron County (see Chapter 2 for more details). This methodology is recognized in the Province's 1995 "Projection Methodology Guidelines" as one of the more common, provincially accepted approaches to growth forecasting.<sup>[1]</sup> The proposed P.P.S., 2023 does not require adherence to standard guidelines regarding growth projection and urban land needs. In place of specific guidelines, the proposed P.P.S., 2023 indicates that the long-term need for urban lands will be informed by "provincial guidance." Notwithstanding these proposed changes to the P.P.S., long-range demographic and economic growth forecasts and urban land needs assessments remain a fundamental background component to the O.P. review process.

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<sup>[1]</sup> Province of Ontario Projection Methodology Guideline: A Guide to Projecting Population, Housing Need, Employment and Related Land Requirements. 1995.

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While an assessment of the County's urban land needs has not been provided herein, this study will form the foundation for further analysis in this regard by the County and its local municipalities. According to the proposed P.P.S., 2023, at the time of each O.P. update, sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 25 years. Another key change in the proposed P.P.S., 2023 is that planning authorities are permitted to extend beyond this time frame for infrastructure, Employment Areas and Strategic Growth Areas. In contrast, the currently in effect P.P.S., 2020 requires that municipalities accommodate projected needs up to 25 years. While the P.P.S., 2020 allows for the long-term planning and protection of Employment Areas beyond a 25-year horizon, it does not allow for the designation of land beyond a 25-year horizon.

Similar to the P.P.S., 2020, the proposed P.P.S., 2023 requires planning authorities to maintain, at all times, the ability to accommodate residential growth for a minimum of 15 years through lands that are designated and available for residential development. It also prescribes that where new development is to occur, planning authorities maintain at all times, land with servicing capacity sufficient to provide at least a three-year supply of residential units, available through lands suitably zoned, including units in draft approved or registered plans. In contrast to the P.P.S., 2020, references to residential intensification have been removed from the proposed P.P.S., 2023 when addressing municipal requirements to accommodate a three-year and a 15-year urban land supply.

No update on proposed P.P.S., 2023 was available at the time of publication of this report and draft P.P.S. policies had no impact on the projection methodology, although this report is compliant with the proposed P.P.S. available at the time of preparation.

# Chapter 2

## Approach



## 2. Approach

### 2.1 What Drives Population Growth?

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Ultimately, future population and housing growth within Huron County will be determined in large measure by the competitiveness of the export-based economy within the County as well as within the surrounding regional economic area. In assessing the County's long-term population growth potential, it is important to recognize that there is a direct link between provincial/regional economic growth trends and forecast regional net migration potential across the County and the surrounding commuter-shed. This represents a fundamental starting point in addressing the forecast population growth potential of Huron County.

Economic growth in the regional export-based economy generates wealth and economic opportunities which, in turn, stimulates community-based or population-related employment sectors, including retail trade, accommodation and food, and other service sectors. As such, economic growth represents a key driver of net migration and, ultimately, the growth of the working-age population and their dependents (i.e., children, spouses not in the labour force, others). In contrast, population growth of the County's 65+ population will be largely driven by the aging of the County's existing population and, to a lesser extent, the attractiveness of the County to new seniors from elsewhere in Southwestern Ontario.

In developing Huron County's population and housing projections prepared herein, the following key economic trends, growth drivers, and disruptors have been briefly addressed:

- National, provincial, and region-wide economic trends that are anticipated to influence development and economic competitiveness within the local and regional employment market;
- The influence of forecast population changes within Huron County, associated with:
  - Local employment opportunities within the County and the surrounding commuter-shed;
  - Demographic and labour-force impacts associated with an aging population;

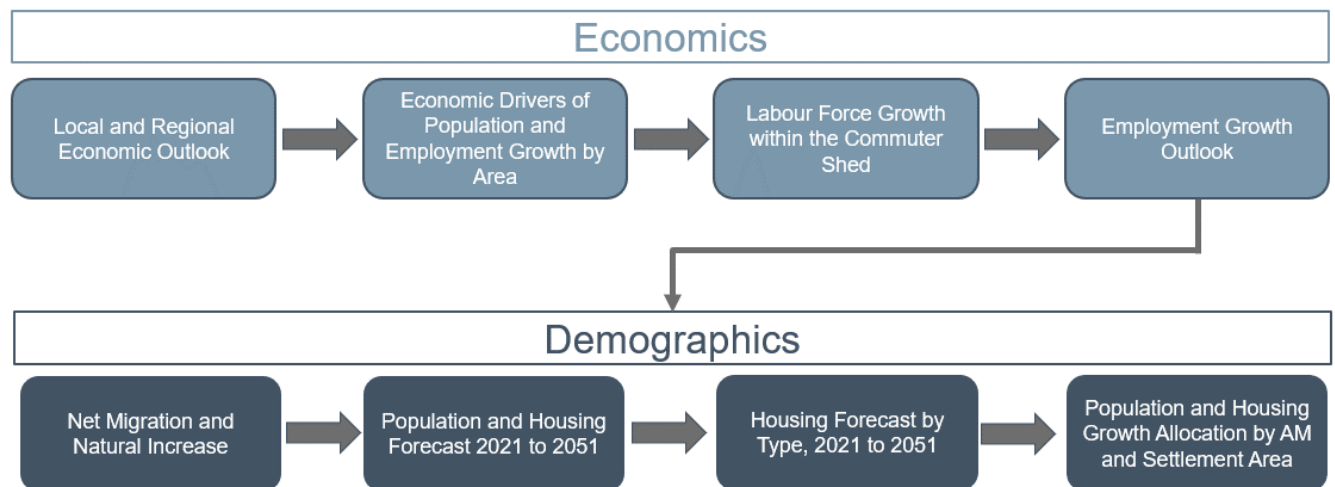
- Forecast housing market demand geared to empty nesters and retirees (i.e., 55+ group); and
- An assessment of housing affordability within the County.

This broader analysis has been used to assess local long-term trends and growth potential within Huron County related to the following:

- Labour force growth;
- Net migration;
- Population change by age;
- Future permanent housing needs and forecast trends in household occupancy;
- Seasonal growth patterns; and
- Housing demand by structure type.

Figure 2-1 provides a schematic overview of the population and housing growth projection approach discussed above.

Figure 2-1  
Huron County  
Approach to Long-Term Population and Housing Growth Projection



This population and housing growth forecast update is critical in answering the following questions regarding long-term demographic and housing growth trends within the County and the surrounding area:

- What is the long-term economic and population growth potential for Huron County within the broader economic region (i.e., commuter-shed)?
- How does the growth rate for Huron County compare to other upper-tier municipalities in the surrounding regional market area? How is this expected to change over time?
- What are the key economic drivers and disruptors of future population and housing growth within Huron County?
- How will evolving demographic/economic trends (e.g., population age structure, housing affordability) and planning policy impact future population growth rates and market demand for housing by type?
- What will future housing development look like in Huron County? What forms will new housing take in terms of structural type and housing occupancy? Who will be the target demographic groups?

According to the 2021 Census, approximately 14% of total dwellings in Huron County (4,100 of 29,455) were not occupied by usual residents, of which most can be considered seasonal dwellings.<sup>[1]</sup> This seasonal component of the population has the potential to further drive population and economic growth, as well as place demands on community services and municipal infrastructure across the County primarily during peak summer months. Going forward the County is anticipated to experience seasonal population growth which will be largely driven by demand from both Baby Boomers and Millennials.<sup>[2]</sup><sup>[3]</sup> Seasonal housing growth (i.e., second homes, campgrounds) is important to address, as this segment of the population impacts future housing demand, infrastructure needs, economic development, and municipal services, particularly during peak summer months. In recent years, and most prominently along the Lake Huron shoreline, the County has also experienced the conversion of existing residences occupied by seasonal residents to permanent households. This trend has further added to the County's permanent population growth rate in some waterfront

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<sup>[1]</sup> Statistics Canada defines dwellings occupied by usual residents as a “private dwelling in which a person or a group of persons is permanently residing.”

<sup>[2]</sup> Baby Boomers include those born between 1946 and 1964.

<sup>[3]</sup> Millennials generally include those born between 1981 and 1996.

communities/areas. The County's seasonal population growth is discussed in greater detail in Chapter 4.

## 2.2 Long-term Population and Household Forecast Approach

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The County-wide population forecast, prepared herein, is based upon the cohort-survival methodology (see Appendix A for more details). This provincially accepted approach assesses annual population by age and sex, taking into consideration age-specific death rates and age-specific fertility rates for the female population in the appropriate years (to generate new births). To this total, an estimated rate of net migration is added (in-migration to the County less out-migration, by age group).

For comparative purposes, the most recent (Spring 2023) Ministry of Finance (M.O.F.) population projections for Huron County have been reviewed and assessed. Recent Statistics Canada 2021 Census population estimates for Huron County are also examined. Historical and forecast population trends are considered at the regional and provincial levels for Huron County in accordance with historical Census data and approved regional and provincial forecasts. This analysis provides further insight into the County's potential share of population growth relative to the broader regional market area.

Building on the above analysis, a recommended long-term permanent population and housing projection for Huron County has been prepared. This forecast provides details with respect to population growth by age, sex, net migration, births, and deaths from 2021 to 2051, summarized in five-year increments.

Forecast trends in population age structure provide important insights with respect to future housing needs based on forecast trends in average household occupancy. Accordingly, County-wide total housing growth has been generated from the population forecast by major age group using a headship rate forecast (see Appendix C for the population forecast by age cohort).

A headship rate is defined as the ratio of primary household maintainers, or heads of households, by major population age group (i.e., cohort).<sup>[1]</sup> An understanding of

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<sup>[1]</sup> It is noted that each household is represented by one household maintainer.

historical headship rate trends is important because this information provides insights into household formation trends associated with population growth by age. While major fluctuations in headship rates are not common over time, the ratio of household maintainers per capita varies by population age group. For example, a municipality with a higher percentage of seniors will typically have a higher household maintainer ratio per capita (i.e., headship rate) compared to a municipality with a younger population. This is because households occupied by seniors typically have fewer children than households occupied by adults under 65 years of age. Forecast trends in population age structure and housing occupancy are further discussed in Chapter 4.

A key assumption regarding the housing forecast relates to projected trends in average household occupancy or persons per unit (P.P.U.). As the County's population continues to age over the 2021 to 2051 forecast period, average housing occupancy levels for the County are forecast to continue to steadily decline as the ratio of household maintainer per household increases.

Forecast trends in households by type (i.e., singles/semi-detached, multiples, and apartments) and location (municipality, settlement area, policy area) have been developed based on the following supply and demand factors:

#### Demand

- Recent trends in historical housing activity by structure based on Census data and building permit activity/housing completions;
- Provincial and regional economic conditions influencing housing trends in the County and the broader commuter-shed;
- A housing affordability analysis (trends in housing prices and household income); and
- Consideration of the County's appeal to families, empty nesters, and seniors.

#### Supply

- Potential housing unit supply by structure type in the development approvals process;
- Residential infill opportunities; and
- Remaining designated greenfield residential land supply.

## 2.3 Huron County Forecast Assumptions Regarding Population and Economic Trends

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In accordance with the above approach to developing a growth forecast, this report provides three long-term population growth scenarios to 2051. While this report does not provide a forecast assessment of the County's long-term employment growth potential, the provincial and regional economic outlook has been considered to better understand the factors driving future population and housing growth in Huron County within the context of these regional trends and macro-economic conditions, which are detailed below:

- Employment growth comprises two major categories, export-based and community-related employment:
  - Community-related job growth is tied to population growth. These jobs provide services such as retail, community services and entertainment throughout the County.
  - Export-based jobs are largely industrial-based, consisting of industries such as manufacturing, construction and utilities. Tourism-based jobs are also typically considered export-based, as the services in this sector often reach populations beyond the local community. In addition, export-based job growth generates population-related employment to service the needs of the growing employment and population base (e.g., retail, accommodation and food, personal services and institutional services).
- The Stratford-Bruce Peninsula Economic Region labour force has been slow to recover since the 2008/2009 recession.<sup>[1]</sup> The employed labour force bottomed out at 146,000 people in 2009 and by 2016 the Economic Region's labour force had remained the same with some interim fluctuations. After 2016, the regional economy strongly rebounded until the impacts of the coronavirus disease (COVID-19) pandemic were observed in 2020. Since December 2020, the regional economy has shown signs of an improved employed labour force outlook and, at present, is similar to the pre-pandemic levels observed in 2019.
- The unemployment rate for the Stratford-Bruce Peninsula Economic Region is currently similar to pre-pandemic metrics and is reported as 4.4% as of

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<sup>[1]</sup> The Stratford-Bruce Peninsula Economic Region includes Huron County and is the most refined level of geography for which this labour force data is available.

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December 2023. This aligns with employed labour force growth, which has recently shown signs of continued strength relative to pre-COVID-19 levels.<sup>[1]</sup>

- Employment growth in the regional economy will continue to represent a key driver of population growth in Huron County. With respect to the most recent commuting trends, 72% of Huron County residents work within the County, while 28% work outside the County.<sup>[2]</sup>
- As the regional and local employment economy continues to grow and diversify, Huron County is anticipated to continue to attract residents from other parts of the Province (intra-provincial migration). The County has historically achieved much of its net migration through intra-provincial migration, with minimal net immigration and negative inter-provincial migration (individuals leaving Huron County for another province). As such, continued efforts to raise the profile of Huron County by leveraging the quality-of-life opportunities and economic strengths of the broader regional economy should represent a key long-term economic development strategy for the County to continue to attract residents from elsewhere in the Province.

### **2.3.1 Demographic Trends**

The following key demographic trends have been assumed under the three long-term employment and population growth scenarios for Huron County:

- Similar to the Province's population as a whole, Huron County's population is steadily getting older (i.e., higher average age of population), driven by the aging of the Baby Boomer generation. Within the County, the share of population aged 75+ is forecast to steadily increase from 11% in 2021 to 20% in 2051. Most other age categories are forecast to remain stable or decrease as a share.
- While Huron County's population is aging, there remains a substantial share of the population within family-aged demographics. This demographic group has historically contributed to positive natural increase (i.e., births less deaths) and is forecast to experience growth over the next several decades, largely through intra-provincial migration.
- From 2006 to 2016, Huron County experienced declining net migration of around 40 people annually. Between 2016 and 2021, however, the County experienced

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<sup>[1]</sup> Statistics Canada Labour Force Characteristics (Table: 14-10-0380-01).

<sup>[2]</sup> 2021 Census Commuting Flow Data (Table: 98-10-0466-01).

positive net migration of approximately 660 people annually. Under all growth scenarios, annual net migration is forecast to be higher relative to 2006 to 2021 levels. Progressively higher net migration levels are assumed for the Medium and High Scenarios, relative to the Low Scenario.



# Chapter 3

## Drivers and Disruptors of Future Population Change in Huron County

### 3. Drivers and Disruptors of Future Population Change in Huron County

This chapter summarizes the global, national, provincial and regional economic trends that are anticipated to continue to influence the population and housing growth outlook for Huron County over the next three decades.

#### 3.1 Global Economic Outlook

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In its latest World Economic Outlook, the International Monetary Fund (I.M.F.) is forecasting global economic growth to moderate from 3.5% in 2022 to 3.0% in 2023 and 2.9% in 2024. For advanced economies, economic growth of 2.6% in 2022 exceeded the I.M.F.'s forecast of 2.4% from its October 2022 projections. Looking forward, the outlook has slightly improved from I.M.F.'s October 2022 projections, with forecast growth of 1.5% in 2023 and 1.4% in 2024. Forecast economic growth for advanced economies, however, is half what was achieved in 2022, with 90% of advanced economies projected to experience a sharp slowdown due to higher unemployment. Growth prospects for emerging markets and developing economies are much more varied, but overall have strengthened from the I.M.F.'s October 2022 outlook and are noticeably stronger relative to advanced economics with economic growth projections of 4.0% in 2023 and 4.0% in 2024.<sup>[1]</sup>

Within the United States (U.S.), real gross domestic product (G.D.P.) grew by a relatively moderate 2.1% in 2022; for the remainder of 2023, the U.S. economic growth is projected to stay at 2.1% before decreasing to 1.4% in 2024. This outlook is due to several factors including high household debt, rising interest rates, relatively high inflation, a tightening in financial conditions, and a slowdown in global trade.

#### 3.2 Evolving Macro-Economic Trends Associated with COVID-19

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Since being declared a pandemic by the World Health Organization on March 12, 2020, the economic impacts of COVID-19 on global economic output have been significant.

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<sup>[1]</sup> International Monetary Fund, World Economic Outlook, Navigating Global Divergences, October 2023.

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Economic sectors such as travel and tourism, accommodation and food, manufacturing, and energy were hit particularly hard by COVID-19 social distancing measures. On the other hand, many employment sectors, particularly knowledge-based sectors, that have been more adaptable to the current remote work environment and evolving hybrid work-from-home/work-at-office environment have been less negatively impacted, and in many cases have prospered. Furthermore, required modifications to social behavior (i.e., physical distancing) and increased work at home requirements resulting from government-induced containment measures have resulted in significant ongoing economic disruption, largely related to changes to the nature of work. Lastly, escalating tensions and constraints to international trade, as well as increased geopolitical unrest, increasingly point to potential vulnerabilities of globalization and logistical challenges associated with global supply chains which were severely disrupted during the height of the pandemic.

Following a sharp national economic recovery in 2020 in response to COVID-19 policy measures, federal economic support and fiscal stimulus, and vaccine rollouts, the Canadian economy experienced a sharp economic recovery in 2021 and 2022. Notwithstanding this recovery, there are growing macro-economic headwinds of which to be aware, that are influencing the economy at national, provincial and regional levels. Most notably, persistently high global and national inflation levels have required an aggressive response by central banks to tighten monetary conditions through sharp increases in interest rates and quantitative tightening.<sup>[1]</sup> It is noted that as of December 2023, Canada's inflation rate was at 3.4%, which is down from its recent peak of 8.1% in June 2022.<sup>[2]</sup> Current measures by central banks are anticipated to continue to cool economic output and consumer demand; however, ongoing trade disruptions, geopolitical conflict and tight labour conditions continue to aggravate global supply shortages of goods and services. In turn, this somewhat limits the ability of tighter monetary conditions to ease rising inflationary pressures.

Rising public-sector debt due to pandemic response measures and increasing household debt loads resulting from sharp housing price appreciation in many areas of Canada, most notably the Country's largest urban centres, is also a concern. Recently,

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<sup>[1]</sup> Quantitative tightening is a process whereby a central bank reduces the supply of money circulating in the economy by selling its accumulated assets, mainly bonds.

<sup>[2]</sup> Statistics Canada, The Daily, Consumer Price Index: December 2023, January 16, 2024.

the national housing market has started to show cooling signs with respect to sales and price appreciation; however, recent trends in the housing market vary by region across Canada. Higher mortgage rates, rising borrowing costs, fuel costs and upward pressures on rents are further exacerbating challenges associated with declining housing affordability through increases in monthly household carrying costs. These impacts, combined with the broader inflationary concerns outlined above, are increasingly likely to result in potential near-term setbacks in the path to economic recovery for Ontario and Canada. Despite these consequences of COVID-19 and the near-term economic headwinds discussed herein, the long-term economic and housing outlook for the County remains positive, as this area continues to attract residents from elsewhere in the Province and has shown strong, sustained building activity in 2023 where other jurisdictions have started to see a slow-down in building activity.

### **3.2.1 COVID-19 and the Changing Nature of Work**

In addition to its broader impacts on the economy, COVID-19 is also accelerating changes in work and commerce as a result of technological disruptions which were already taking place prior to the pandemic. Businesses are increasingly required to rethink the way they conduct business with an increased emphasis on remote work enabled by technologies such as virtual private networks, virtual meetings, cloud technology and other remote work collaboration tools. These disruptive forces continue to broadly impact the nature of employment by place of work and sector, and have a direct influence on commercial, institutional and industrial real estate space needs.

As of 2016, it was estimated that approximately 17% of Huron County's workforce was working from home on a full-time basis. This estimate has increased to about 21% in 2021.<sup>[1]</sup> This estimate excludes hybrid workers, who are captured as residents with a usual place of work. From a municipal planning and urban development perspective, it is important to consider the impact of hybrid workers when assessing non-residential space needs, particularly in the office sector.

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<sup>[1]</sup> It is important to note that the 2021 Census enumeration occurred during the COVID-19 pandemic, when many employees across Canada were required to work remotely, making it likely that this number is higher than the actual work at home number.

In addition to work at home employment, there are workers within the County who have no fixed place of work (N.F.P.O.W.).<sup>[1]</sup> The percentage of workers within the County who reported N.F.P.O.W. was approximately 11% in 2016 and has since remained relatively stable, according to the 2021 Census.<sup>[2]</sup>

It is anticipated that the percentage of people who work from home on a full-time and part-time basis, as well as those who do not have a fixed place of work, will remain relatively high across Huron County over the long term, driven by continued growth in knowledge-based employment sectors and technological advancement.

### **3.3 Provincial Economic Outlook within the Broader Canadian and Global Context**

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#### ***3.3.1 National and Provincial Gross Domestic Product Trends and Near-Term Forecast***

Similar to the broader Canadian economy, the economic base of Ontario, as measured by G.D.P. output, has shifted from goods-producing sectors (i.e., manufacturing and primary resources) to services-producing sectors over the past several decades. This shift has largely been driven by G.D.P. declines in the manufacturing sector which were accelerated as a result of the 2008/2009 global economic downturn. It is noted, however, that these G.D.P. declines in the manufacturing sector have started to show signs of stabilization over the past few years, both prior to the pandemic and through the more recent economic recovery.

Over the past decade, the Ontario export-based economy experienced a rebound in economic activity following the 2008/2009 downturn; however, this recovery was relatively slow to materialize with levels sharply rebounding by 2014, as illustrated in Figure 3-1. This economic rebound has been partially driven by a gradual recovery in the manufacturing sector, fueled by a lower-valued Canadian dollar combined with the

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<sup>[1]</sup> Statistics Canada defines N.F.P.O.W. employees as “persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.”

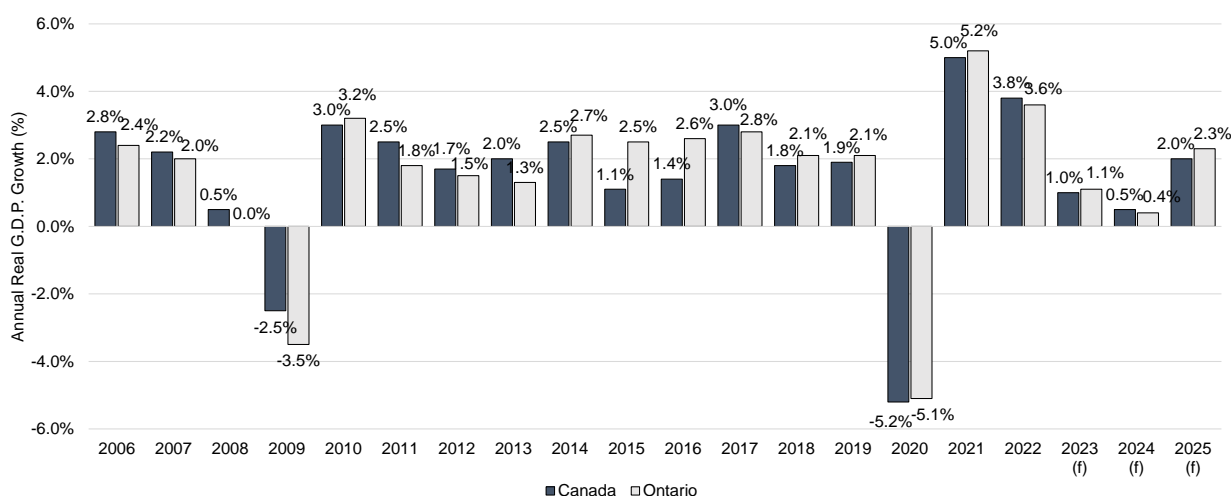
<sup>[2]</sup> Work at home and N.F.P.O.W. employment derived from 2016 and 2021 Statistics Canada Census data. It is noted that the 2021 Census data may not be reliable due to timing of enumeration coinciding with COVID-19.

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gradual strengthening of the U.S. economy.<sup>[1]</sup> Provincial G.D.P. growth eased in 2019 to 2.1%, largely as a result of a tightening labour market and slowing global economic growth.<sup>[2]</sup>

As illustrated in Figure 3-1, the Ontario economy contracted by 5.1% in 2020, before rebounding by 5.2% in 2021. Throughout 2022, the Ontario economy continued to expand and grew by 3.6%, while the overall Canadian economy grew by 3.5%. BMO Capital Markets has forecast that G.D.P. growth declined to 1.1% in Ontario and 1.0% overall for Canada in 2023. For 2024, 0.4% is forecast for Ontario and 0.5% for all of Canada. G.D.P. is forecast to increase to 2.3% for Ontario and 2% for Canada by 2025.

**Figure 3-1**  
Province of Ontario and Canada  
Annual Real G.D.P. Growth, Historical (2006 to 2022) and Forecast (2023 to 2025)



Note: 2023 and 2024 are forecast by BMO Capital Markets Economics.

Source: Derived from BMO Capital Markets Economics, Provincial Economic Outlook, December 15, 2023, by Watson & Associates Economists Ltd.

### 3.3.2 Canadian Immigration Targets

In November 2023, the Canadian federal government released its Immigration Levels Plan for the next three years. Canada has continued to raise its immigration targets and aims to welcome 485,000 new permanent residents in 2024, 500,000 in 2025 and 500,000 in 2026. The federal government will also be stabilizing targets for permanent

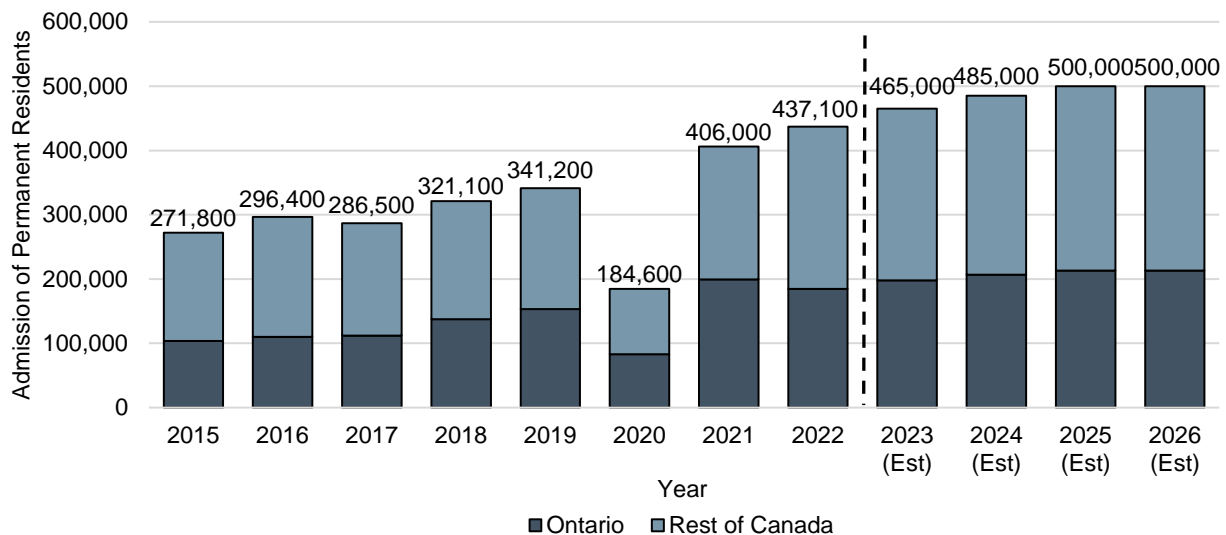
<sup>[1]</sup> Valued at approximately \$0.73 U.S. as of November 17, 2023.

<sup>[2]</sup> Provincial Economic Outlook, BMO Capital Markets, December 15, 2023.

residents at 500,000 per year after 2026 to allow for successful integration and sustainable growth. Immigration accounts for almost 100% of Canada's labour force growth and nearly 80% of its population growth. With 960,000 currently unfilled positions across all sectors and an estimated worker-to-retiree ratio of only 3:1 by 2030, Canada has a strong economic need for increased immigration.<sup>[1] [2]</sup>

Figure 3-2 shows annual admissions to Canada and Ontario since 2015. In 2020, national and provincial immigration levels sharply declined due to COVID-19. Immigration in 2021 rebounded strongly, resulting in 405,000 permanent residents admitted to Canada in 2021, roughly half of which were accommodated in the Province of Ontario that year. Based on 2022 data and looking forward through 2023 and beyond, immigration levels to Canada and Ontario are anticipated to remain strong, exceeding pre-pandemic averages between 2015 and 2019.

Figure 3-2  
Admission of Permanent Residents in Ontario and Canada  
Historical (2015 to 2022) and Forecast (2023 to 2025)



Source: 2015 to 2022 derived from IRCC December 31, 2022 data. 2023 to 2026 federal targets from Government of Canada's Immigration Levels Plan for 2023-2025 and 2024 to 2026, and Ontario target estimated based on historical share of about 45% of the Canadian Permanent Residents Admissions from 2018 to 2022, by Watson & Associates Economists Ltd.

<sup>[1]</sup> <https://www.canada.ca/en/immigration-refugees-citizenship/news/notices/supplementary-immigration-levels-2024-2026.html>

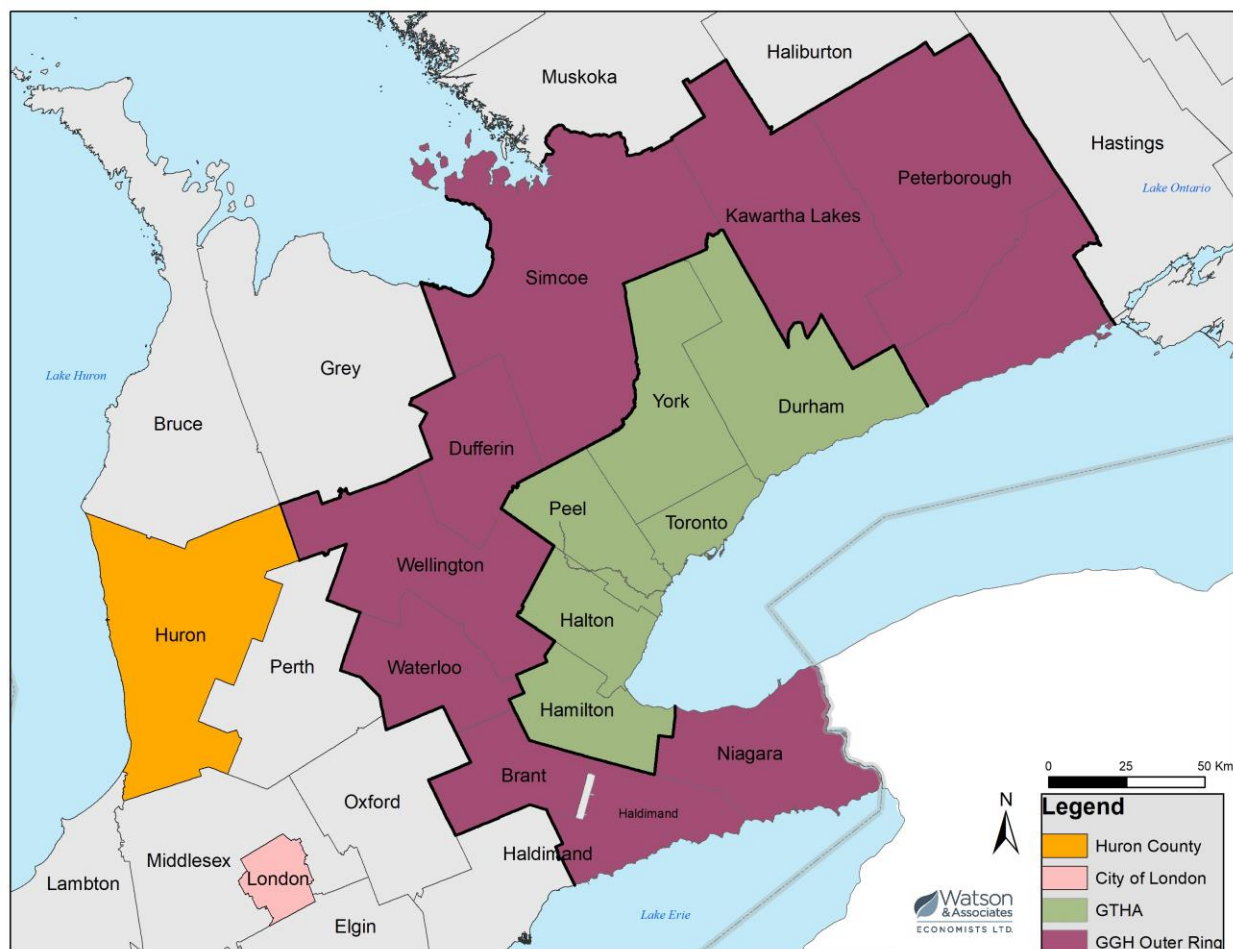
<sup>[2]</sup> <https://www.canada.ca/en/immigration-refugees-citizenship/news/2022/02/infographic-immigration-and-canadas-economic-recovery.html>



### 3.4 Outward Population Growth Pressure

Huron County is located to the west of one of the fastest growing Cities/Regions in North America, known as the Greater Golden Horseshoe (G.G.H.). This region comprises the municipalities that make up the Greater Toronto and Hamilton Area (G.T.H.A.), as well as the surrounding Regions/Counties within Central Ontario, known as the G.G.H. “Outer Ring,” which extends from Haldimand County in the southwest to Simcoe County in the north, and to Peterborough County in the northeast. As noted in Figure 3-3, Huron County is also located north of the City of London, which in 2021 was Ontario’s largest and fastest growing municipality, according to the Statistics Canada Census.

Figure 3-3  
Huron County within the Context of the Greater Golden Horseshoe (G.G.H.)  
and the City of London





The strength of the broader regional G.G.H. economy, in particular the G.G.H. Outer Ring, as well as the City of London presents an opportunity for working-age residents in Huron County within commuting distance to these steadily growing regional employment markets. Steady economic growth across the broader regional economy also continues to provide synergies and economic development opportunities across a range of employment sectors locally. Huron County also continues to draw residents from the G.G.H. and the City of London who are nearing, or have reached, retirement age given the County's appeal to this broader demographic group. The influence of the surrounding urban population base and labour market on future demographic, economic and housing trends in Huron County is briefly discussed below.

For Huron County, outward growth pressure is anticipated to be most heavily felt from the closest and largest urban centres within the G.G.H. Outer Ring as well as other urban settlement areas in neighbouring municipalities to Huron County. As previously noted, it is anticipated that nearly half the residents migrating to Huron County will be within the 55-74 age group given the County's attractiveness as a semi-retirement/retirement destination. The County's access to recreation along the Lake Huron shoreline and the surrounding rural countryside, combined with its blend of vibrant urban centres and rural hamlets/villages, also represents a key draw to this area of the Province.

Driven by economic growth across the regional and local economy, the Huron County employment market (i.e., jobs within the commuter-shed) has strengthened and diversified in recent years. As previously noted, the COVID-19 pandemic also accelerated changes to the nature of work, allowing for greater opportunities for remote or hybrid work patterns. Collectively, these conditions are providing increased opportunities for working-age residents to live in Huron County and work locally, or within the surrounding commuter-shed, provided that a range of ownership and rental housing options are available.

Accommodating younger generations, such as Millennials and Generation Z, and other working-age adults is a key objective for Huron County, recognizing that the accommodation of skilled labour and the attraction of new businesses are inextricably linked and positively reinforce one another.<sup>[1]</sup> To ensure that economic growth is not

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<sup>[1]</sup> Millennials and Generation Z refer to those born between 1981 and 1996, and 1997 and 2012, respectively.

constrained by future labour shortages, continued effort is required by the public sector and their private-sector partners to explore ways to attract and accommodate new skilled and unskilled working-age residents to the region within a diverse range of housing options by structure type, tenure, and location. Labour force attraction efforts must also be linked to housing accommodation (both ownership and rental), infrastructure, municipal services, amenities, as well as quality of life attributes that appeal to the younger mobile population, while not detracting from the region's attractiveness to older population segments.

Housing demand associated with younger generations in the County is anticipated to be strong across a range of housing types that are affordable to new home buyers/renters and cater to a broad range of lifestyle preferences largely towards urban and suburban living. This includes housing options such as townhouses (including back-to-back townhouses and stacked townhouses), higher-density developments (i.e., purpose-built apartments and condominiums), and to a lesser extent, low-density housing forms. Demand for low-density housing is anticipated to be strongest for "move-up" home buyers with growing families, typically working-age homeowners approaching 40 years of age and older.

Continued investments in broadband infrastructure and advancements in technology are anticipated to further enable a growing share of work at home/hybrid work jobs across both urban and rural areas throughout the County. Forecast demographic trends more broadly across Southern Ontario and nationally suggest that the percentage share of future housing will continue to remain strong in urban areas. Typically, existing and new working-age residents are seeking competitively priced, ground-oriented housing options located within proximity to local urban amenities (i.e., schools, retail, personal service uses, etc.) with good access to surrounding employment markets. Housing demands from the 55-74 age group (empty nesters/young seniors) and the 75+ age group (older seniors) are also anticipated to drive the future need for housing within proximity to urban amenities (i.e., shopping, entertainment, hospitals/health care) and other community infrastructure.

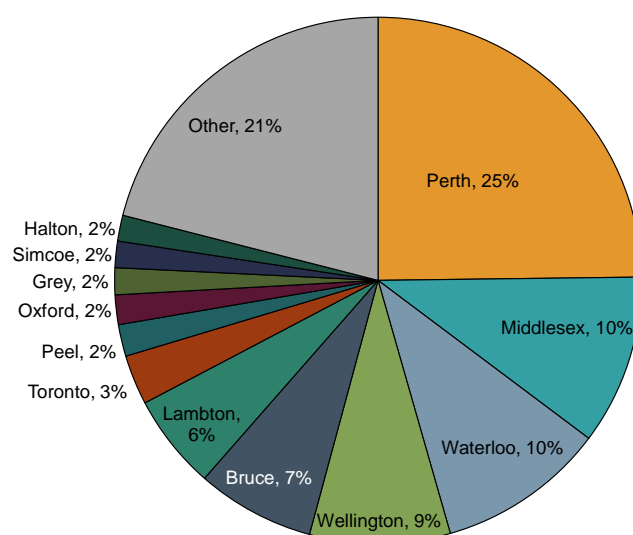
Figure 3-4 summarizes intra-provincial migration flows into the Huron County Census Division during the 2015 to 2021 period.<sup>[1]</sup> For the Huron County Census Division, this

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<sup>[1]</sup> Intra-provincial migration represents individuals migrating from a Census Division within Ontario to another Census Division within Ontario.

outward growth pressure has been most heavily felt from the municipalities in the surrounding Southwestern Ontario region including Perth County with 25% of intra-provincial migration, followed by Middlesex County (10%), Waterloo Region (10%), Wellington County (9%), Bruce County (7%), and Lambton County with 6% of the intra-provincial migration between 2015 and 2021.<sup>[1]</sup> Municipalities within the G.G.H. accounted for 28% of intra-provincial migration to Huron County.

Figure 3-4  
Huron County  
Historical Migration Flows into the Census Division, 2015 to 2021



Source: Statistics Canada Custom Order Data, Derived by Watson & Associates Economists Ltd., 2023.

Forecast net in-migration to Huron County is anticipated to drive local housing demand across a broad range of housing typologies. In turn, population growth will also continue to drive growth in population-related employment sectors including retail, personal services, business services, and health and social services. Relative to the municipalities in the west G.G.H., average housing prices in the County are lower and more affordable. As housing prices continue to steadily rise across Southern Ontario, including Huron County, it is foreseeable that an increasing proportion of the population in the County will be accommodated in various forms of medium- and high-density housing (i.e., multiples, walk-up apartments, and low-rise apartments). In addition, a proportion of migrants in the 55+ age group will be seeking high-density housing options, ranging from traditional apartments to assisted living accommodations and

<sup>[1]</sup> Perth County Census Division includes Stratford and St. Marys.

seniors' complexes largely within urban areas that offer access to urban amenities and health care services.

### 3.5 Regional Economic Opportunities

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Huron County is characterized by a blend of expansive rural lands and vibrant urban settlement areas. The existing employment base is concentrated in agriculture, manufacturing, health care and social assistance, retail trade, accommodation and food services, educational services, and construction. The Huron County economy is transitioning from goods to services production, a feature that is well-documented across national, provincial and regional levels. Looking forward, existing and emerging knowledge-based sectors, such as professional, technical and scientific services; finance and insurance; health care; educational services; and information technology are expected to represent the fastest growing employment sectors in the County.

Home to over 2,500 farms, agricultural activities are significant to the overall Huron County economy.<sup>[1]</sup> The agriculture and agri-food system encompasses several industries, including the farm input and service supplier industries, primary agriculture, food and beverage processing, food distribution, retail, wholesale, and food service industries, as well as other on-farm diversified uses. The agri-business and food processing sectors provide an opportunity to deepen agricultural activity and increase productivity of the industry by providing value-added products and services to the regional economy, including the tourism sector.

The agriculture sector is the largest employment sector in the County but it has been experiencing slight declines over the last decade, representing a shift towards more technology-intensive farm operations. With this in mind, a key consideration for the County is to promote and protect the agricultural character and economic contributions in the County by ensuring the continued viability of agricultural resource areas, the agricultural industry, as well as the County's urban and rural communities that support the agricultural sector.

Manufacturing also remains vitally important to the provincial and regional economy with respect to jobs and economic output, and there will continue to be a manufacturing focus in Ontario and Huron County. It is important to recognize, however, that the

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<sup>[1]</sup> Census of Agriculture. Statistics Canada Table: 32-10-0236-01.

nature of manufacturing is changing as industrial processes have become more capital/technology intensive and automated. This means that as the domestic manufacturing sector continues to recover, economic output will gradually increase, yet employment growth in this sector is anticipated to be modest relative to anticipated productivity growth. Similar trends can be observed within the agricultural sector as farm processes become more mechanized.

The need for local skilled labour is anticipated to continue to increase in the coming years to address future economic growth related to the County's small-scale businesses, as well as larger projects in the surrounding geographies, such as the Bruce Power refurbishment which "will secure an estimated 22,000 jobs directly and indirectly from operations, and an additional 5,000 jobs annually throughout the investment program."<sup>[1]</sup> In addition to this, Saugeen Ojibway Nation (S.O.N.) in the South Bruce area is one of the two candidate sites in the Country for development of a deep geological repository for safely managing nuclear fuel. This is approximately a \$22.8-billion national infrastructure project and would bring significant economic benefits to the region where it is eventually located.<sup>[2]</sup> Huron County can anticipate population and housing growth from such projects, as business in the supply chain look to locate in the County or potential employees look to live in locations that offer housing options within proximity to work.

### **3.5.1 Labour Force Trends, 2001 to 2023**

Figure 3-5 illustrates total labour force and unemployment rate trends for the Stratford-Bruce Peninsula economic region alongside the unemployment rate in Ontario.<sup>[3]</sup> Labour force data represents the number of residents who live in the Stratford-Bruce Peninsula economic region and are part of the labour force, regardless of where they work. This includes residents who live and work in the region, those who work from home, and those who commute outside the region for work. Key observations include the following:

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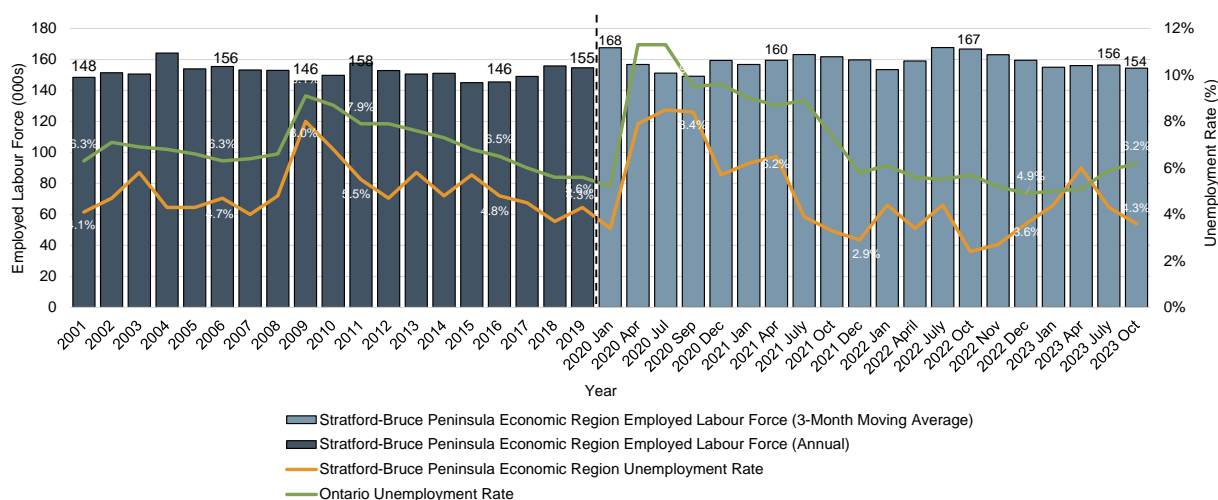
<sup>[1]</sup> <https://www.brucepower.com/life-extension-program-mcr-project>

<sup>[2]</sup> <https://www.nwmo.ca/Site-selection>

<sup>[3]</sup> Based on the levels of geography for which the data on labour force and employment rate trends is maintained, economic region level data is the closest regional data available for the County.

- The unemployment rate in the Stratford-Bruce Peninsula economic region rose to 8% in 2009, coinciding with the 2008/2009 global economic recession, and subsequently fell to 4.3% in 2019, before peaking in June 2020 at 9.4% as a result of the COVID-19 pandemic.
- After the second quarter of 2020, the labour force for the economic region steadily recovered, reaching new record heights in July 2022, and has since moderated. This steady increase in the regional labour force has resulted in an historically low labour force unemployment rate over the past two years following the economic recovery from COVID-19.
- To ensure that economic growth is not constrained by future labour shortages, continued effort will be required by the municipalities within the Stratford-Bruce Peninsula economic region (working with their public- and private-sector partners) to explore ways to attract and accommodate new skilled and unskilled working residents within a broad range of ownership and rental housing options.

Figure 3-5  
Stratford-Bruce Peninsula Economic Region  
Employed Labour Force and Unemployment Rate Trends, 2001 to 2023 YTD



Note: Statistics Canada Labour Force Survey and Census labour force statistics may differ.

Source: Economic Region employed labour force and unemployment rate from Statistics Canada Table 14-10-0090-01 and 2020 monthly data from Table 14-10-0293-01. Annual Province of Ontario unemployment rate from Statistics Canada Table 14-10-0090-01 and 2020 monthly data from Table 14-10-0295-02. 2021 monthly data from Table 14-10-0387-02. By Watson & Associates Economists Ltd.

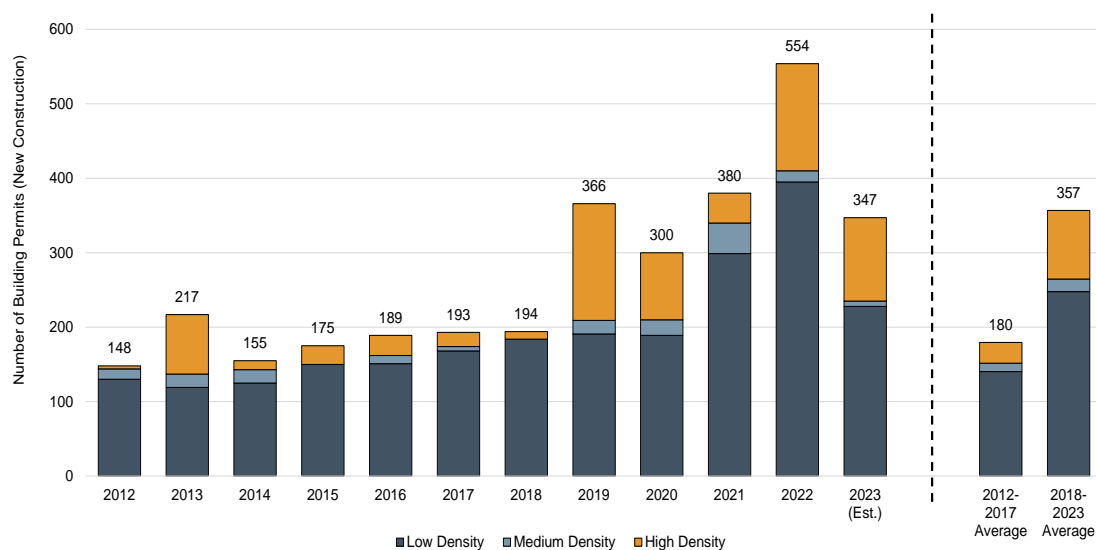
## 3.6 Recent Residential Growth Trends

### 3.6.1 Permanent Building Permit Activity

Figure 3-6 and Figure 3-7 summarize total building permits by structure type and the share of residential building permits by area municipality for new housing units from 2013 to 2022 within Huron County. Key findings include the following:

- Over the 2012 to 2017 period, the County averaged 180 residential building permits per year, increasing to 357 permits per year between 2018 and 2023.
- Historically, development activity has been largely dominated by low-density units; however, the share of building permits for medium- and high-density housing has particularly increased in the last two years.
- Of the total building permits issued for new dwellings from 2021 to 2023, approximately half were issued in the Municipalities of Ashfield-Colborne-Wawanosh, South Huron, and Central Huron.

Figure 3-6  
Huron County  
Historical Residential Building Permits (New Dwellings Only), 2012 to 2023

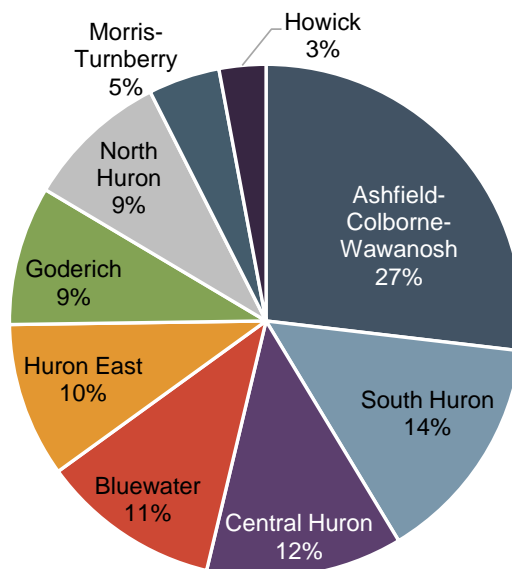


#### Notes:

- Medium-density includes townhouses and apartments in duplexes.
- High-density includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Source: Derived from Statistics Canada building permit data, 2013 to 2023, by Watson & Associates Economists Ltd.

Figure 3-7  
Huron County  
Historical Residential Building Permits, 2021 to 2023



Source: Derived from Statistics Canada building permit data, 2021 to 2023, by Watson & Associates Economists Ltd.

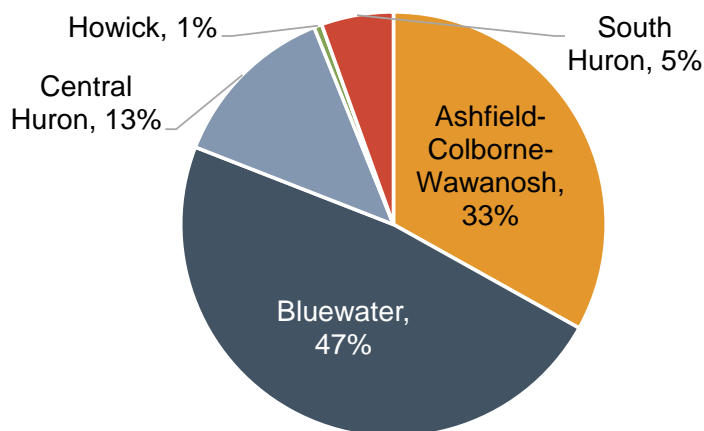
### 3.6.2 Seasonal Housing Trends, 2016 to 2023

Huron County continues to remain an attractive location for seasonal residents, particularly within its Lake Huron shoreline communities. It is important to recognize the weight that the seasonal segment of the population has on future housing demand, infrastructure needs, economic development and municipal services in peak summer periods. Market demand for seasonal housing is largely anticipated to be driven from residents within the G.G.H., and to a lesser extent, other larger urban centres within Southern Ontario located within a two- to three-hour drive of Huron County's waterfront and rural areas. Figure 3-8 provides a summary of Huron County's seasonal housing base by area municipality, while Figure 3-9 provides an overview of recent seasonal housing growth between 2016 and 2023. The following can be observed:



- According to MPAC data, there are 2,515 seasonal dwellings in Huron County.<sup>[1]</sup> Bluewater represents the largest base of seasonal housing, with nearly 1,200 units or 47% of the total. Ashfield-Colborne-Wawanosh represents the second largest share of this base at 33%. Central Huron and South Huron then capture the remaining seasonal housing base as of 2023.
- Between 2016 and 2023, just over 10 net seasonal dwellings were added to the County annually. This seasonal dwelling growth has been achieved by both the creation of new seasonal dwellings as well as the conversion/replacement of existing dwellings into seasonal uses. Bluewater represented the largest share of this growth, capturing 74% of seasonal housing growth. The remaining growth was relatively dispersed across Ashfield-Colborne-Wawanosh, Central Huron, and South Huron.

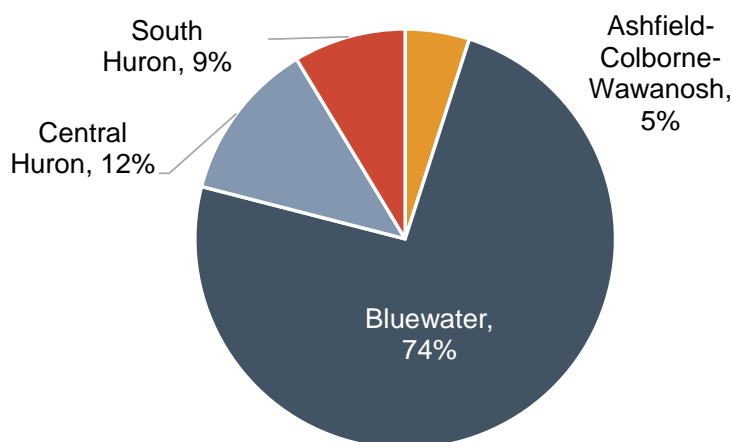
Figure 3-8  
Huron County  
Seasonal Housing Base, 2023



Source: MPAC parcel data, derived by Watson & Associates Economists Ltd., 2023.

<sup>[1]</sup> Municipal Property Assessment Corporation (MPAC) and Statistics Canada report seasonal housing differently. MPAC provides an assessment of the occupancy status based on tax reporting, while Statistics Canada provides a metric for both occupied and total dwellings (the difference between these two categories being seasonal).

Figure 3-9  
Huron County  
Seasonal Housing Growth, 2016 to 2023



Source: MPAC parcel data, derived by Watson & Associates Economists Ltd., 2023.

### 3.7 Observations

Over the past several decades, the provincial economy has been steadily shifting away from goods-producing sectors and moving towards increasingly services-producing and knowledge-based sectors. As a result of these continued structural changes occurring in the macro-economy, it is important to recognize that the trends mentioned within this chapter will generate both positive and disruptive economic impacts related to employment growth, local business investment, and labour force demand. These disruptive forces are also anticipated to have long-term impacts on non-residential space requirements, as well as population growth patterns.

Population growth rates have been increasing across the County for close to the past decade following the gradual economic recovery from the 2008/2009 economic downturn, with a more substantial increase between 2016 and 2021. This higher population growth trajectory is anticipated to remain over the long term, notwithstanding downward economic trends and real-estate market trends in the near term. Huron County's growth outlook is largely tied to the economic outlook of the broader regional economy. Most of the future population growth is anticipated to be driven by outward growth pressures (intra-provincial migration) from large urban centres in the G.G.H. and the City of London.

Since the onset of the pandemic, COVID-19 has acted as a near-term driver of housing demand, led by increased opportunities for remote work or hybrid models. This has led to the reconsideration by some Ontario residents to trade “city lifestyles” for a greater balance of urban and rural living. It is recognized, however, that the longer-term population and employment growth potential for Huron County will be heavily dependent on the sustained economic growth potential of the broader economic region.

# Chapter 4

## Huron County Population and Housing Growth Forecast, 2021 to 2051

## 4. Huron County Population and Housing Growth Forecast, 2021 to 2051

### 4.1 Long-Term Growth in Huron County

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A summary of three long-term population growth forecasts for Huron County have been provided herein, including Low, Medium and High Growth Scenarios. Each of these long-range population growth scenarios is premised on varying economic and demographic assumptions for the Province, the broader economic region, and the County, which are briefly discussed below. As previously noted, local and regional economic growth potential represents a key driver of net-migration associated with working-age adults and their families. Accordingly, the long-term growth scenarios explored herein begin with an examination of the County's long-term population outlook.

#### 4.1.1 *Macro-Economic Conditions*

As previously discussed in section 3.2, the COVID-19 pandemic had a significant economic impact on the national and provincial economy in 2020 and 2021, as measured in terms of G.D.P. The economic impacts of this exogenous shock are anticipated to continue to influence global and national economic conditions related to inflation, monetary policy, interest rates, global trade and the nature of work over the next decade and beyond. Ongoing macro-economic conditions influenced by COVID-19 will have a direct impact on the strength and near- to medium-term outlook for the Ontario economy. In turn, provincial economic trends and macro-economic conditions influence the County's economy, as well as its permanent and second-home real estate market.

Under the County's Low Population Growth Scenario, it is assumed that the provincial economy will generally underperform relative to the near-term G.D.P. forecasts, as currently set out and updated in section 2.3. The Medium and High Growth Scenarios, respectively, assume that the provincial G.D.P. growth will generally meet or exceed current and future provincial near-term G.D.P. forecasts.

#### 4.1.2 *National Immigration Trends*

Section 3.3.2 of this report provides a discussion regarding federal immigration targets for Canada and Ontario. Under the Low Population Growth Scenario, it is assumed that

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national immigration will underperform relative to federal targets over the 2021 to 2051 planning horizon. The Medium Growth Scenario assumes national immigration targets will be met, while the High Growth Scenario assumes that immigration targets will be exceeded. Under each of the long-term growth scenarios, it is assumed that the share of total provincial net migration allocated in the County will increase relative to historical trends over the past 20 years.

## **4.2 Ministry of Finance Population Projections for Huron County and the Surrounding Census Divisions**

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Figure 4-1 presents the long-term population forecast for Huron County in accordance with the M.O.F. Spring 2023 reference scenario. Figure 4-2 presents a comparison of the historical (2001 to 2022) growth rate against the M.O.F. projections for Huron County and the surrounding municipalities under the Spring 2023 reference scenario.

The following key trends have been identified:

- According to the 2023 M.O.F., Huron County's permanent population is projected to increase from 63,900 in 2021 to 89,000 by 2046, representing an annual population increase of 1.3% between 2022 to 2046, compared to 0.2% between 2001 to 2022.
- Comparatively, the 2023 M.O.F. population projections are higher than the previous M.O.F. population forecasts.
- The recent upward adjustment in forecast population between the 2019 and 2023 M.O.F. population projections suggests a stronger long-term population outlook for Huron County with respect to population change.
- According to the 2023 M.O.F., all select municipalities have significantly higher growth rates compared to historical trends.

These trends signal that the increased growth outlook for Huron County is not a unique phenomenon for the County specifically, as many of the surrounding geographies are anticipated to experience a similar population growth rate outlook.

Figure 4-1  
Huron County  
Ministry of Finance Long-Term Population Forecast Comparison, 2021 to 2046

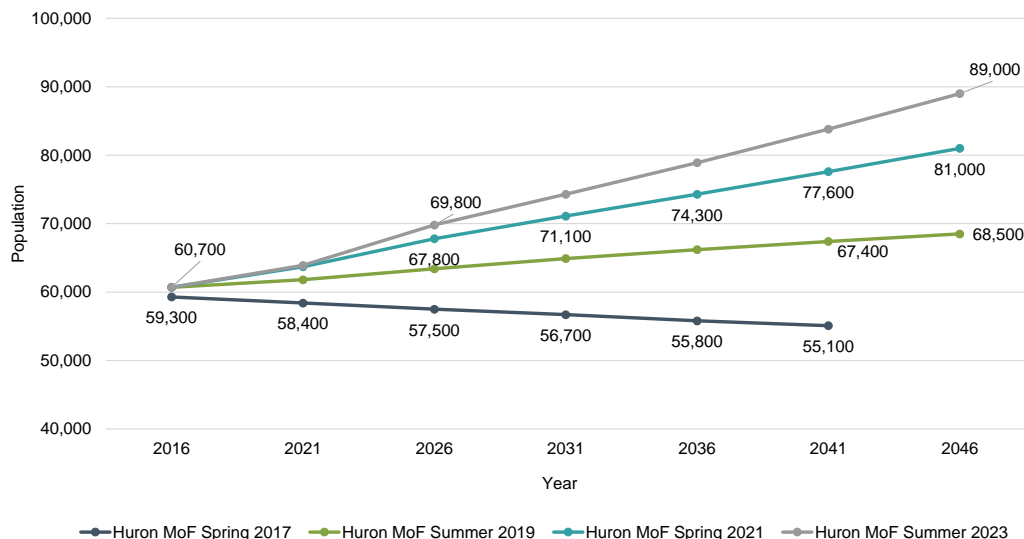
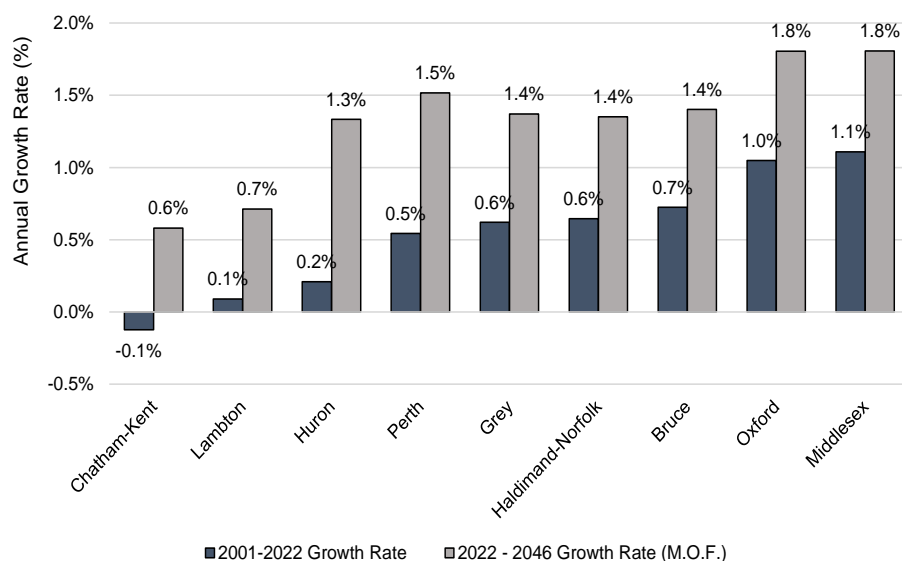


Figure 4-2  
Huron County  
Ministry of Finance Long-Term Population Forecast Comparison, 2021 to 2046



Source: 2021 from Statistics Canada Census; forecast by Watson & Associates Economists Ltd., 2022.

### 4.3 Huron County Population Forecast, 2021 to 2051

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As previously noted, three long-term population growth forecasts for Huron County have been provided herein, including a Low, Medium and High Growth Scenario. Each of the long-term population growth scenarios represent a varying growth outlook for Huron County considering current economic trends across the Province and the economic region, as well as the identified long-term population growth drivers for Huron County, as previously discussed in Chapter 3. Over the 2021 to 2051 planning horizon, the Low and Medium Growth Scenarios assume a lower rate of growth compared to the most recent M.O.F. population projections, while the High Growth Scenario reflects a higher growth outlook than established by the M.O.F.

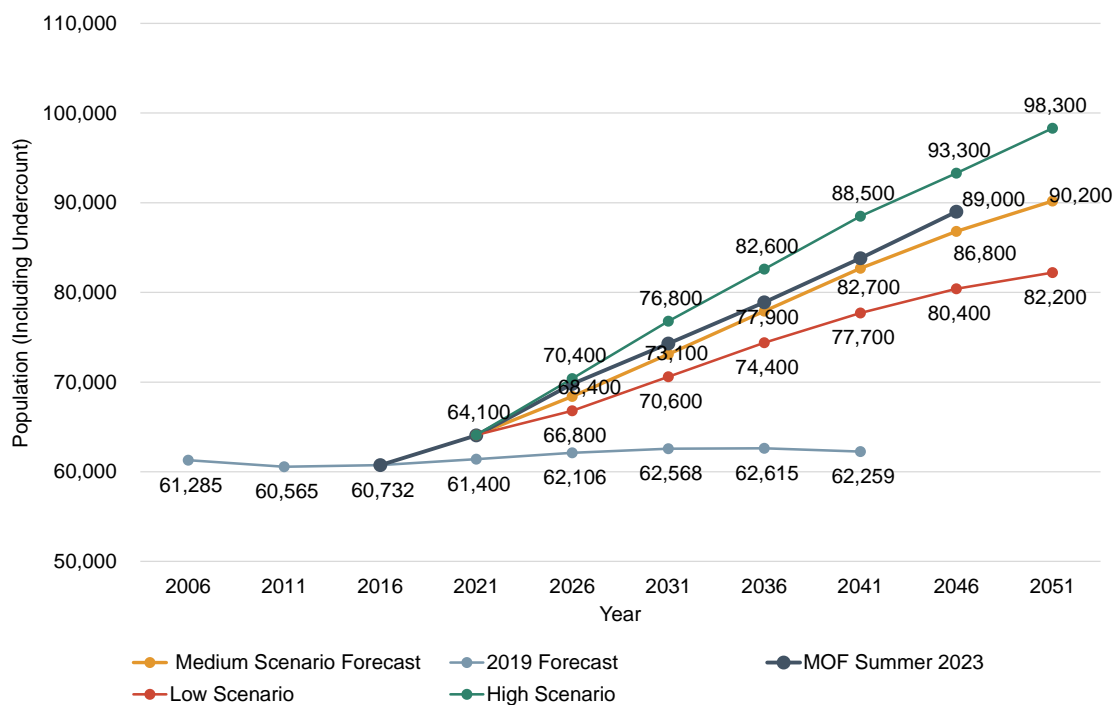
Figure 4-3 graphically compares the High, Medium (Reference) and Low Population Growth Scenarios for Huron County. As highlighted, the County's population outlook at 2051 ranges from 82,200 to 98,300 residents. All scenarios presented in Figure 4-3 exceed the previously conducted 2019 growth forecast for the County.<sup>[1]</sup>

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<sup>[1]</sup> Population and Household Projections for County of Huron prepared by Watson & Associates Economists, 2019.



Figure 4-3  
Huron County  
Long-Term Population Forecast Scenarios, 2021 to 2051



Growth Scenarios	2021 Population	2051 Population	2021 to 2051 Population Growth	Annual Population Growth	Annual Population Growth Rate
Low Scenario	64,100	82,200	18,100	600	0.8%
Medium Scenario	64,100	90,200	26,100	870	1.1%
High Scenario	64,100	98,300	34,200	1140	1.4%

Note: Population includes net Census undercount estimated at 4.4%

Source: 2021 from Statistics Canada Census; forecast by Watson & Associates Economists Ltd., 2022.

### Low Population Growth Scenario

Under the Low Growth Scenario, it is assumed that the population base in Huron County will grow at an average annual rate of 0.8% per year over the forecast period. This results in an incremental population increase of 18,100 persons between 2021 and 2051. Under this scenario, the rate of forecast population growth is anticipated to be

higher in the first half of the forecast period and gradually slow during the latter half of the planning horizon. This forecast slowdown in the long-term population growth rate is anticipated as a result of the aging of the County's population resulting in declining population growth through natural increase (births less deaths) over the long term. An aging population also places downward pressure on labour force participation which, in turn, is anticipated to moderate economic growth over the long term.

### **Medium (Reference) Population Growth Scenario**

Under the Medium Growth Scenario, population within Huron County is forecast to grow at an annual rate of approximately 1.1% over the forecast period. This represents a similar growth rate that was observed by the County between 2016 and 2021 but a significantly higher growth rate than experienced over the past 15 years of 0.3% annually. This scenario assumes that population will increase by approximately 26,100 between 2021 and 2051. Under the Medium Population Growth Scenario, the rate of population growth is also anticipated to gradually slow towards the end of the forecast period.

### **High Population Growth Scenario**

Under the High Growth Scenario, an average annual growth rate of 1.4% is assumed for Huron County over the 2021 to 2051 forecast period. Accordingly, under this scenario, Huron County's total population would increase to 98,300 by 2051. This forecast would require a sustained, increasing level of net migration to offset the natural decline of the population by the latter half of the forecast period.

### **Preferred Growth Forecast Scenario**

Each growth scenario described above is based on a range of assumptions related to population and housing growth. As previously discussed, forecast net migration is largely driven by growth within the local economy and the surrounding commuter-shed, as well as the County's attractiveness to residents elsewhere in Ontario. In turn, population growth creates demand for new housing across the County, which is then allocated by area municipality and primary settlement area (refer to Chapter 6).

The permanent population scenarios described in this chapter represent the potential range of future growth which can be anticipated for the County over the next 30 years.

Based on our review, the Medium Growth Scenario is the recommended growth forecast scenario for Huron County for the following reasons:

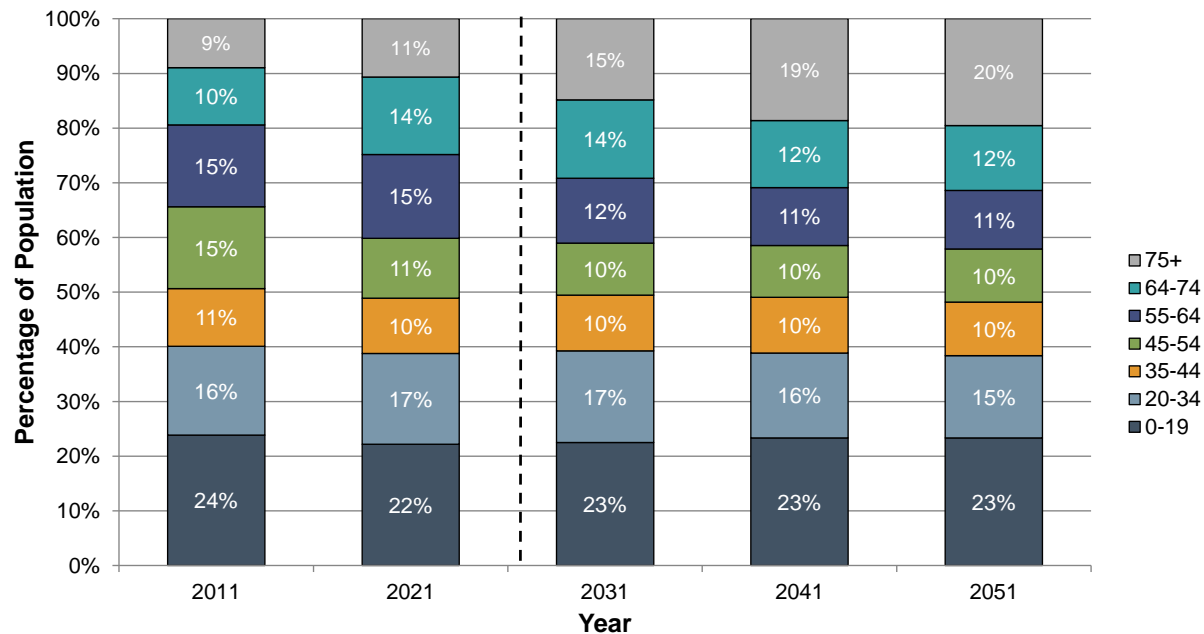
1. It represents a reasonable future rate of population growth relative to historical trends considering the levels of immigration expected into Canada over the next several decades. The County will continue to attract families and retirees from elsewhere in the Province. It is important that the County continue to focus its efforts on attracting a broad range of working-age population groups to achieve this Medium Growth Scenario.
2. Forecast population growth under the Medium Growth Scenario is slightly less than what is forecast by the M.O.F. While the long-term outlook for the County is positive, the Medium Growth Scenario assumes that the short-term outlook is slightly reduced compared to the M.O.F. This slower pace of short-term growth reflects caution regarding the current economic uncertainty nationally, related to inflation rates, cost of living affordability concerns, building costs, and ultimately the potential for a recession to materialize in the near term.
3. The share of net migration and population growth in the 15-64 age group is reasonable given historical patterns.
4. The forecast level of housing growth required to accommodate the Medium Population Growth Scenario does represent a considerable increase in housing activity (explored later in this chapter). The growth in the near term (next five to 10 years) is supported by building permit activity and development applications; however, sustaining this level of building activity will present a long-term shift in the County's ability to deliver the necessary infrastructure and soft services to support growth. The High Growth Scenario would require an even higher level of sustained growth, which is ambitious compared to historical trends and the economic uncertainty currently being experienced in the Province over the short term.
5. From 2006 to 2016, Huron County experienced declining net migration of around 40 people annually. Between 2016 and 2021, however, the County experienced positive net migration of approximately 660 people annually. Under all growth scenarios, annual net migration is forecast to be higher relative to 2006 to 2021 levels. Progressively higher net migration levels are assumed for the Medium

and High Growth Scenarios, relative to the Low Growth Scenario. As explored further in this chapter, the Medium Growth Scenario represents a level of net migration that appears to be achievable for the County compared to the most recent Census period (2016 to 2021) and the anticipated drivers of sustained higher net-migration discussed in Chapter 3.

#### **4.3.1 Huron County Age Structure Forecast, 2021 to 2051**

Figure 4-4 summarizes the Reference Population Growth Scenario by major age group over the 2021 to 2051 forecast period for Huron County. Over the forecast period, the County's population base is expected to steadily age. Most notably, the percentage of population in the 75+ age group (older seniors) is forecast to almost double over the forecast period, from 11% in 2021 to 20% in 2051. The aging of the population and declining population growth resulting from natural increase (i.e., births less deaths) is anticipated to place downward pressure on the rate of population and labour force growth within the County. Similar to the Province as a whole, the County will increasingly become more reliant on net migration as a source of population growth as a result of these demographic conditions.

Figure 4-4  
Huron County  
Population by Age Forecast, 2021 to 2051



Note: Population includes net Census undercount estimated at approximately 4.4%.  
Source: Population forecast by age derived from 2001 to 2016 Statistics Canada Census by Watson & Associates Economists Ltd., 2022. 2021 to 2051 population forecast by age prepared by Watson & Associates Economists Ltd., 2023.

#### 4.3.2 Components of Huron County Population Growth, 2021 to 2051

Figure 4-5 summarizes population growth in the County by component, including net migration and natural increase (births less deaths). Looking forward, net migration is anticipated to represent the largest component of forecast population growth in the County, similar to all other Southern Ontario municipalities. As previously discussed, this is a result of diminishing population growth from natural increase due to the aging of the population. Net migration by type can be broken into three broad categories:

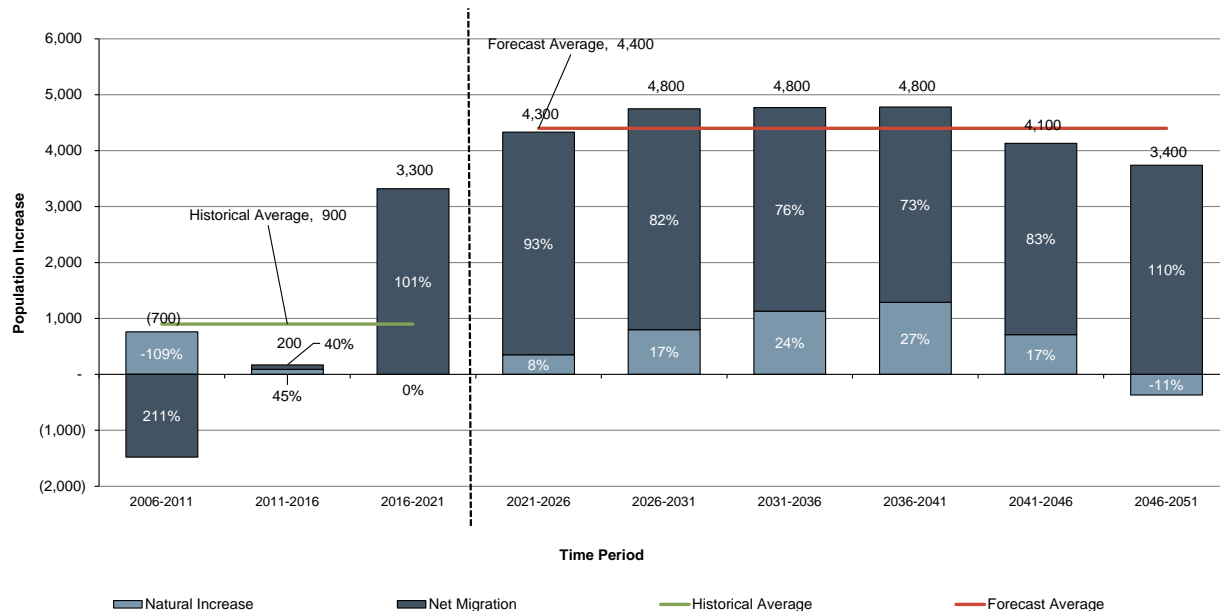
- International Net Migration** – represents international immigration less emigrants, plus net non-permanent residents. Historically, and in the future, international net migration is not anticipated to represent a significant source of population growth for the County;

- **Inter-provincial Net Migration** – comprises in-migration less out-migration from other Canadian provinces/territories. Historically, this type of migration has been a minor source of migration loss for the County; and
- **Intra-provincial Net Migration** – includes in-migration less out-migration from elsewhere within the Province of Ontario. This has been a significant source of net migration over the five years for the County.

Key observations with respect to the components of population growth in Huron County include the following:

- As previously discussed, over the past five years (2016 to 2021), Huron County accommodated approximately 660 new migrants per year. Nearly all net migration to Huron County has been through intra-provincial migration.
- Between 2016 and 2021, most of the net migration to the County was from the 55-74 age group. Over the next 30 years, this trend is expected to continue; however, a slightly greater share of younger adults (20-54) is forecast to arrive in Huron County considering the regional growth drivers discussed in section 2.1.
- Forecast net migration levels for each five-year period are forecast to remain higher over the forecast period. As population growth from natural increase (births less deaths) starts to decline and become negative after 2041, net migration is forecast to represent an increasingly greater share of population growth in the County.
- Local housing opportunities targeted to a broadening range of demographic groups (i.e., first-time homebuyers, families, empty nesters, and seniors) and the County's attractiveness as a place to work, live and retire, represent the key drivers of potential net migration to the County in the future.

Figure 4-5  
Huron County  
Forecast Population Growth Associated with Net Migration  
and Natural Increase, 2021 to 2051



Note: Population includes net Census undercount. Figures have been rounded.

Source: Historical (2006 to 2021) derived from Statistics Canada Demography Division and forecast (2021 to 2051) by Watson & Associates Economists Ltd.

## 4.4 Huron County Housing Forecast, 2021 to 2051

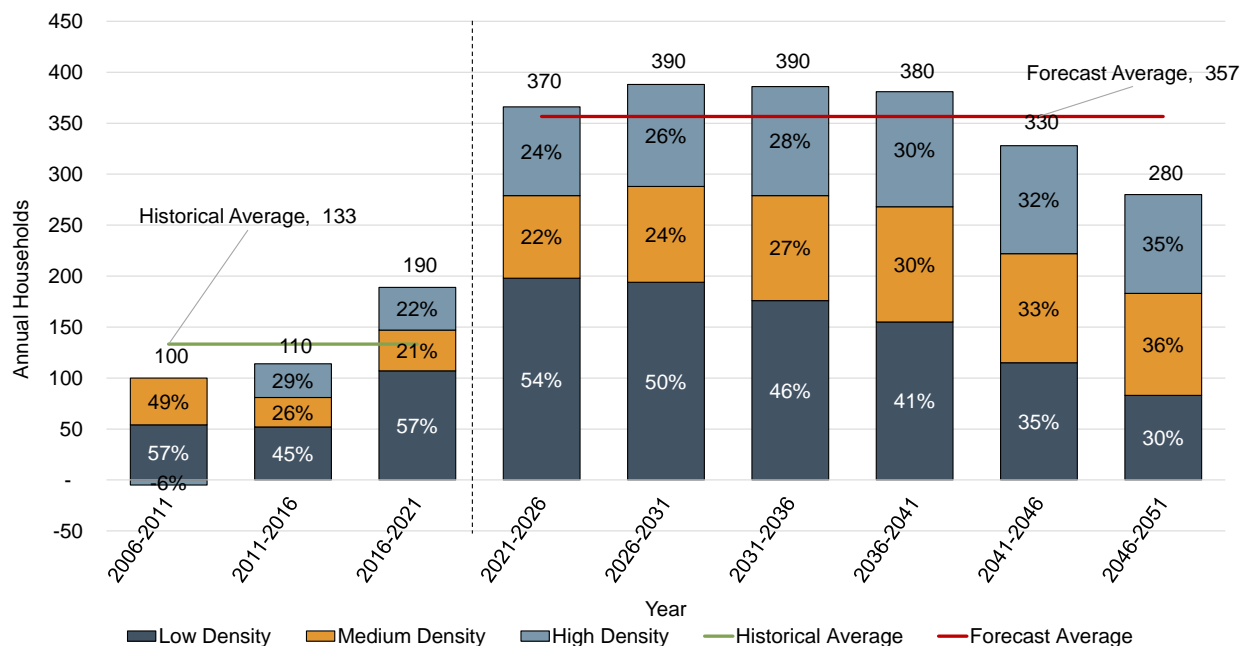
Figure 4-6 summarizes Huron County's housing forecast by structure type (i.e., low density, medium density and high density) over the 2021 to 2051 forecast period in five-year growth increments. Key observations include the following:

- The forecast represents an increase of approximately 10,700 households or an annual housing growth rate of 1.2% per year. Comparatively, this rate of forecast housing growth is higher than the historical 15-year (2006 to 2021) annual average housing growth rate of 0.7%.
- The majority of new residential development will be medium- and high-density forms of housing (57%). Demand for low-density forms will be driven by demand from new families and move-up buyers.
- Between 2006 and 2021, the share of medium- and high-density housing increased. This trend is expected to continue into the short-term forecast period,

as recent building permit activity and active development applications suggest an increasing trend towards medium- and high-density residential development.

- The shift in dwelling type preferences is anticipated to be driven largely by the aging of the population and to a lesser extent from continued upward pressure on local housing prices.
- Over the 2021 to 2051 forecast period, new housing is expected to be comprised of 43% low-density (singles and semi-detached), 28% medium-density (multiples), and 29% high-density (apartments) units. While the share of medium- and high-density units is anticipated to increase, the overall housing base in the County would still largely comprise low-density housing (refer to Figure 4-7).

Figure 4-6  
Huron County  
Incremental Annual Households by Structure Type, 2001 to 2051



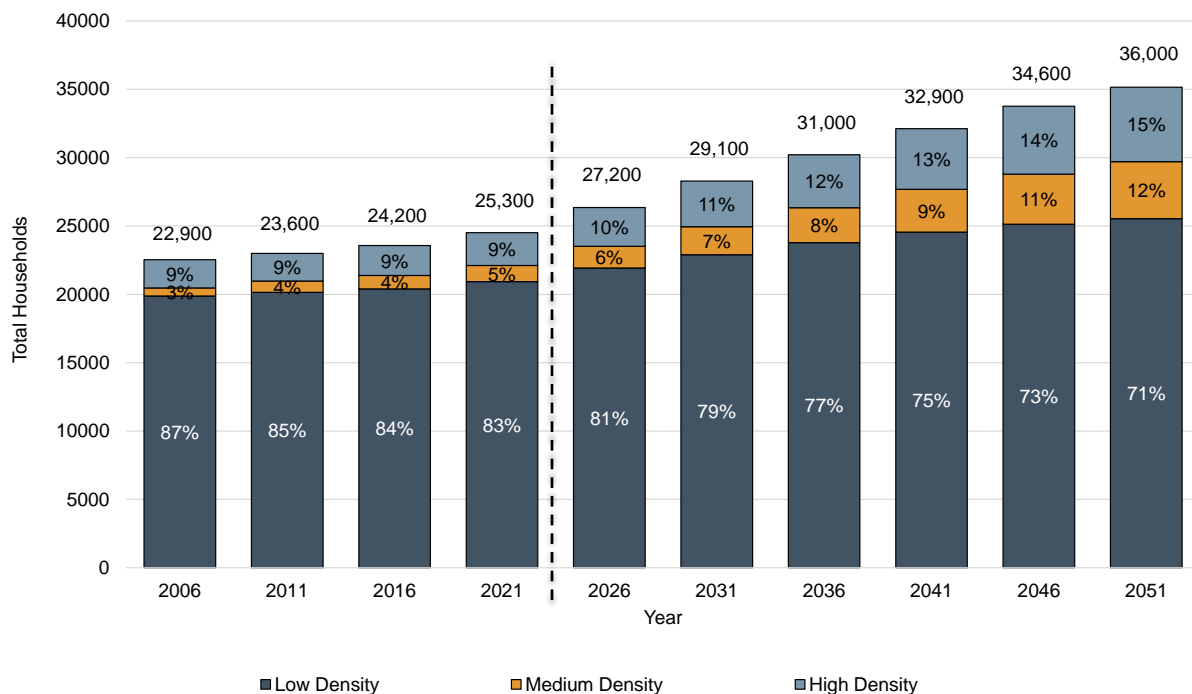
Source: 2006 to 2021 from Statistics Canada; forecast by Watson & Associates Economists Ltd., 2023.

Figure 4-7 summarizes the County's household forecast from 2021 to 2051. Housing for each period between 2006 and 2021 is also provided for historical context. By 2051, the County's housing base is forecast to increase to 36,000 households from 25,300 in



2021. As shown, low-density housing forms represent 83% of total housing in 2021 and, by 2051, this is forecast to decrease to 71%. While new housing growth in the County is forecast to occur in a wider variety of structure types, the existing housing base within the County will not be altered significantly. There will exist a substantial amount of low-density housing which will turn over throughout the next several decades, presenting considerable options for families to purchase a detached home in the County.

Figure 4-7  
Huron County  
Historical and Forecast Households, 2006 to 2051



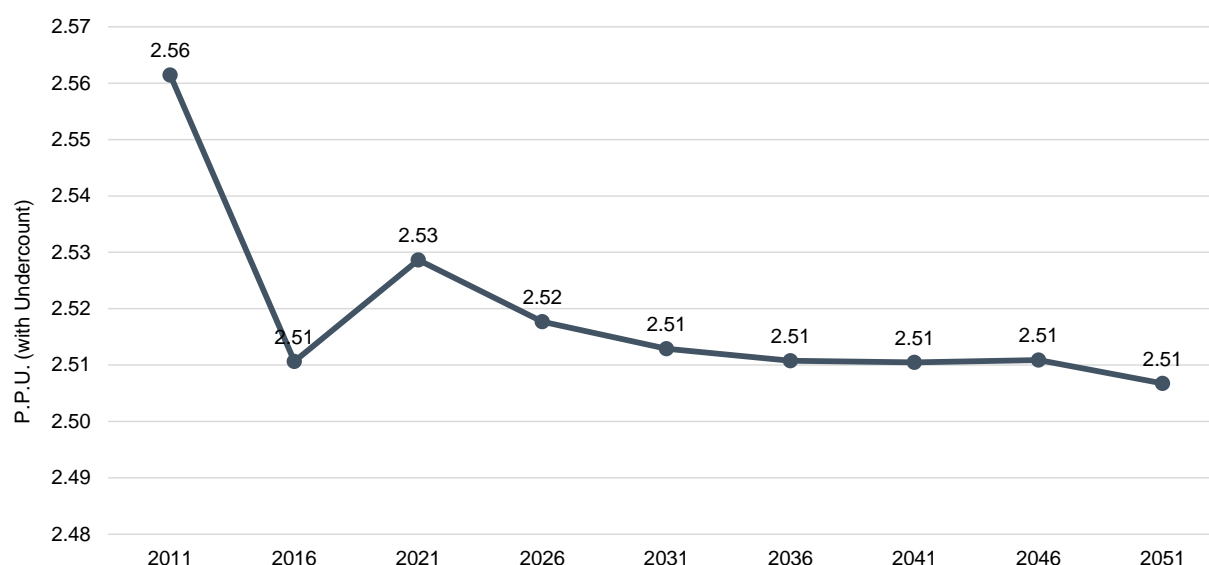
Source: 2006 to 2021 from Statistics Canada; forecast by Watson & Associates Economists Ltd., 2023.

Figure 4-8 summarizes anticipated trends in long-term housing occupancy, or average persons per unit (P.P.U.), for Huron County from 2011 to 2051. Key observations include the following:

- Between 2011 and 2021, the average P.P.U. for Huron County slightly declined from 2.56 to 2.53.

- Over the forecast period, the average P.P.U. for Huron County is anticipated to continue this gradual decline from 2.53 in 2021 to 2.51 in 2051.<sup>1</sup>
- Overall, P.P.U.s are expected to decline as a result of a number of factors. Shifting housing preferences towards high-density dwelling types with lower occupancy patterns results in an overall decline in the aggregate P.P.U. of total dwellings. This trend is largely a result of the aging of the County's population, as well as other demographic trends such as changes in household structure (e.g., changes in share of family vs. non-family households). On the other hand, relatively stronger forecast net-migration levels, which also help add new families to the County, are anticipated to help off-set this trend.

Figure 4-8  
Huron County  
Historical and Forecast Persons Per Unit, 2011 to 2051



Source: 2011 to 2021 from Statistics Canada; forecast by Watson & Associates Economists Ltd., 2023.

<sup>1</sup> P.P.U.s across the County differ based on the family structures and demographic factors which impact household formation patterns.

## 4.5 Seasonal Housing and Population Forecast, 2021 to 2051

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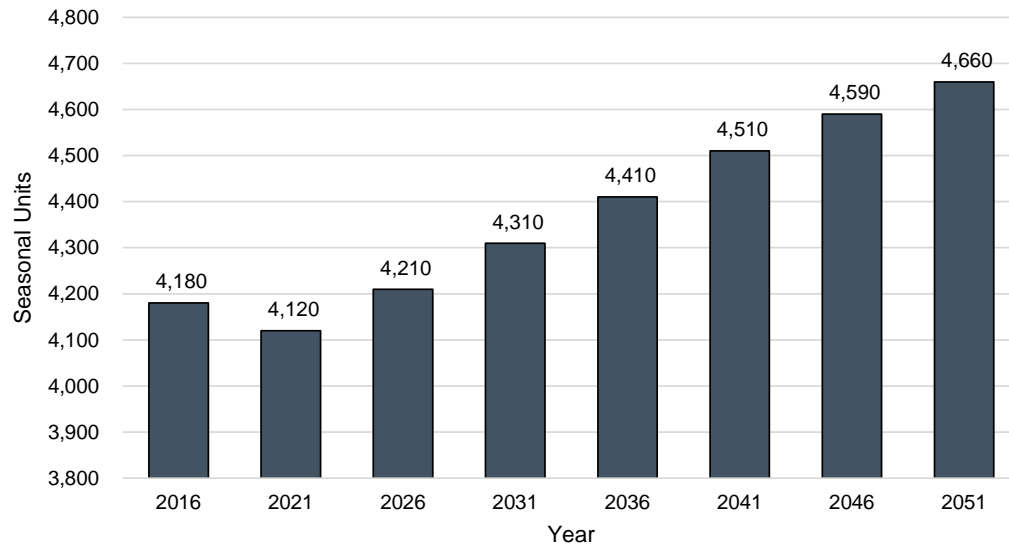
According to Census data, seasonal dwellings represent approximately 14% (4,120) of total dwelling units as of 2021. As previously discussed, the County's proximity to larger urban centres in Southwestern Ontario and the G.G.H. continues to be a major driver of the growth in the population residing in seasonal dwellings. Notwithstanding relatively strong demand for seasonal dwelling construction over the next 30 years, the County's seasonal dwelling and population base is anticipated to increase moderately. This trend is consistent with recent trends experienced in Huron County, as well as other municipalities in Ontario's "cottage country." Over the next 30 years, approximately 20 new seasonal dwelling units are forecast to be developed annually, totalling 540 new seasonal dwelling units across the County. Accordingly, seasonal dwellings are forecast to account for 5.2% of total dwelling growth, which is the same share observed over the 2016 to 2023 period.<sup>[1]</sup> Figure 4-9 summarizes the total seasonal dwelling forecast for the County over the 2021 to 2051 forecast period. Figure 4-10 shows the population growth within seasonal dwelling units over the forecast period. An average P.P.U. assumption of 3.64 has been applied to the seasonal housing estimate to arrive at the seasonal population forecast.<sup>[2]</sup> Based on this, seasonal population in the County is forecast to increase from 15,000 to 17,000 between 2021 and 2051. Details of permanent and seasonal housing growth have been provided in Appendix D.

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<sup>[1]</sup> Based on MPAC data.

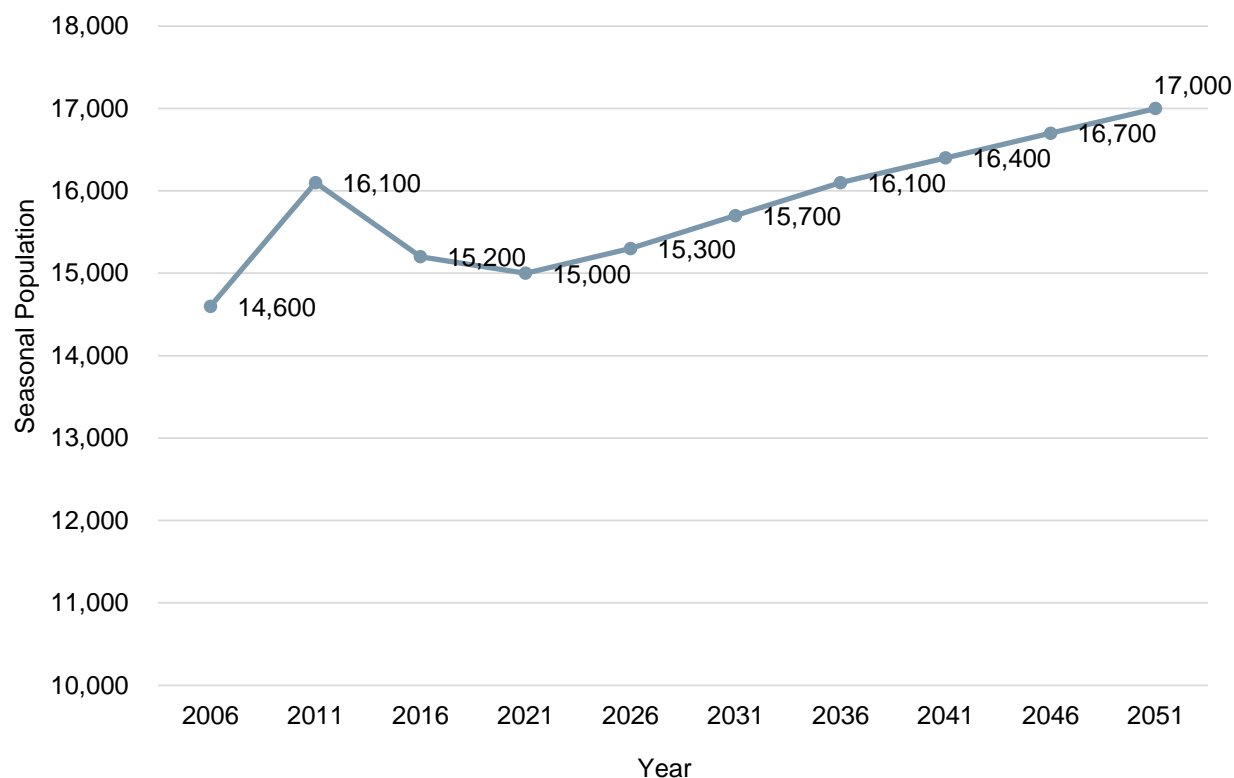
<sup>[2]</sup> Based on Muskoka District Second Home Study, June 2023.

Figure 4-9  
Huron County  
Seasonal Dwelling Unit Forecast, 2021 to 2051



Source: 2016 to 2021 from Statistics Canada; forecast by Watson & Associates Economists Ltd., 2023.

Figure 4-10  
Huron County  
Seasonal Population Forecast, 2021 to 2051



Source: 2016 to 2021 from Statistics Canada; forecast by Watson & Associates Economists Ltd., 2023.

## 4.6 Observations

By 2051, Huron County's total population base is forecast to grow to approximately 90,200 persons. This represents an increase of approximately 15,300 residents between 2021 and 2051, or an average annual population growth rate of 1.1% during this time period. Comparatively, the population of the Province as a whole is forecast to increase at a rate of 1.5% over the 2021 to 2046 period.<sup>[1]</sup>

It is important to recognize that while the County's population base is growing, it is also getting older. Between 2021 and 2051, the 75+ age group is forecast to represent the

<sup>[1]</sup> Ministry of Finance Spring 2023 Population Projections, Reference Scenario for the Province of Ontario.

fastest growing population age group, with an average annual population growth rate of 3.2%. With an aging population, the County will be more reliant on net migration as a source of population as opposed to natural increase. With respect to future housing needs, strong population growth in the 75+ age group is anticipated to place increasing demand on medium- and high-density forms, including seniors' housing and affordable housing options. Huron County is also anticipated to accommodate a growing share of young adults and new families seeking competitively priced home ownership and rental opportunities. Population growth associated with young adults is anticipated to be primarily driven by net migration.

Accommodating the forecast range in population growth across the County will require approximately 10,700 new households, or approximately 360 new households annually. For historical context, the County averaged approximately 130 new households annually between 2006 and 2021. To adequately accommodate future housing demand across a diverse selection of demographic and socio-economic groups, a range of new housing typologies will be required with respect to built-form, location and affordability across the County.

Looking forward over the next five to 10 years and beyond, housing demand across all the County's local municipalities is anticipated to remain strong, largely fueled by continued opportunities and outward growth pressure from elsewhere in Ontario. It is noted, however, that declining housing affordability and a range of broader economic headwinds, including tightening monetary policy (i.e., rising interest rates and quantitative tightening), persistently high inflation rates and rising household debt, are anticipated to moderate housing demand (particularly ownership housing) in the near-term relative to recent historical trends over the past two to three years.<sup>[1]</sup>

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<sup>[1]</sup> Quantitative tightening is a process whereby a central bank reduces the supply of money circulating in the economy by selling its accumulated assets, mainly bonds.

# Chapter 5

## Huron County Housing Forecast by Structure Type, Tenure, and Affordability

## 5. Huron County Housing Forecast by Structure Type, Tenure, and Affordability

This section provides an analysis of forecast housing demand for the County over the next 30 years by housing type and tenure (i.e., rental vs. ownership). In accordance with the affordability definitions established in the *More Homes Built Faster Act, 2022* (M.H.B.F.A.), these housing categories are then further broken down by affordable vs. market-based dwellings.<sup>[1]</sup> It is important to note that this analysis does not make any assumptions or recommendations pertaining to the County's needs for publicly-funded housing initiatives such as social housing or subsidized housing. These public housing initiatives would contribute to addressing the affordability needs described herein.

### 5.1 Housing Demand by Tenure

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The County-wide housing forecast established a demand of approximately 10,600 households between 2021 and 2051. Accommodating this level of growth requires a range of housing options by structure type and tenure. The following explores the County's housing needs in greater detail by generating a housing forecast by both type and tenure. A tenure forecast provides greater insight into the County's rental housing needs between 2021 and 2051 by various structure types.

With housing affordability concerns increasing across the Province, the pressure for primary (i.e., purpose built) rental dwellings will continue to grow. Based on a rental housing propensity analysis (as shown in Figure 5-1), the percentage of renter households in the County is forecast to increase from 22% in 2021 to 28% in 2051. Between 2001 and 2021, the share of total dwellings considered as rental remained at 22% with some interim fluctuations, so the forecast represents a shift to a scenario where the share of rental housing increases over time.

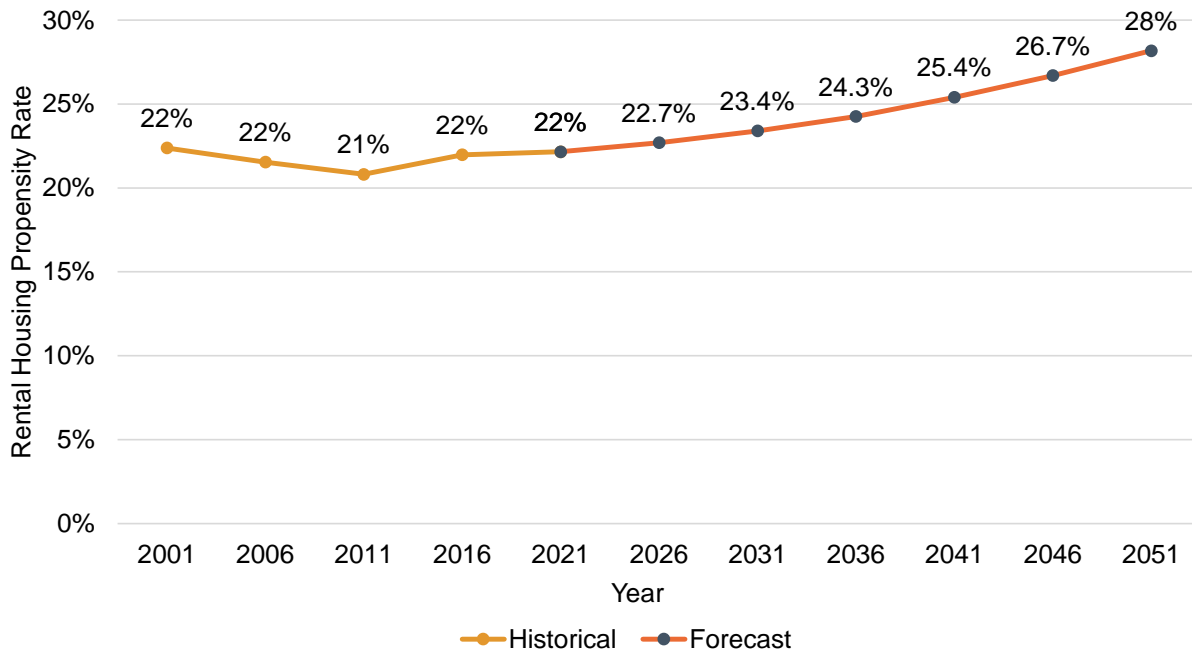
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<sup>[1]</sup> Defined as the rent/sale price no greater than 80% of the average market rent/purchase price. The average market rent/purchase price will be determined by the Minister of Municipal Affairs as published in the bulletin entitled the "Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin."

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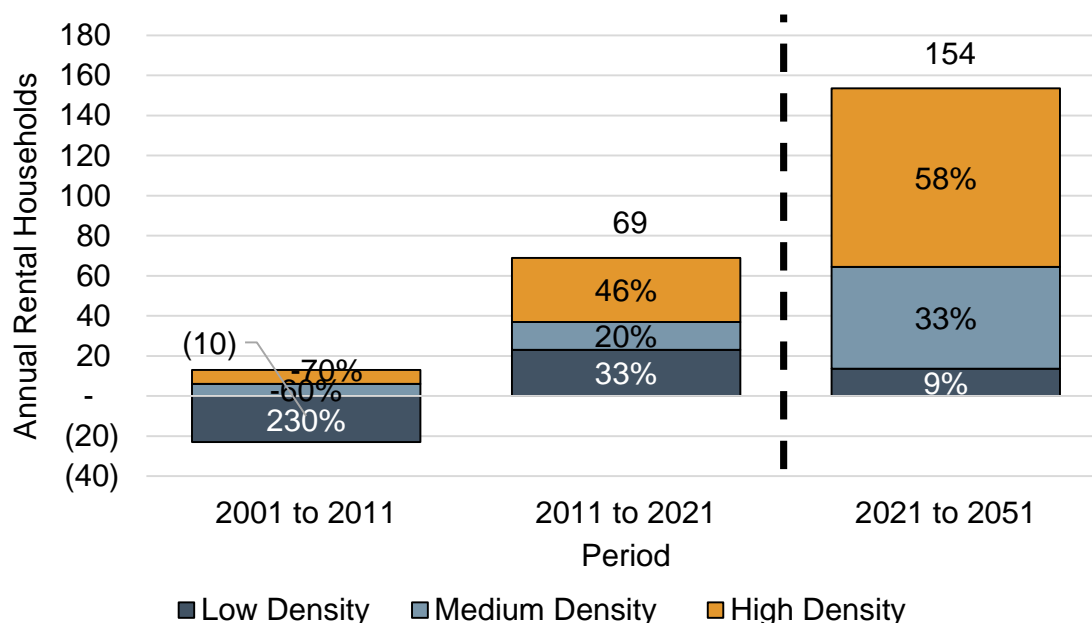


Figure 5-1  
Huron County  
Rental Housing Propensity Rate Forecast, 2021 to 2051



Rental housing in the County is expected to increase from approximately 5,600 units in 2021 to 10,200 in 2051. This represents growth of approximately 4,600 rental units over the period, accounting for 43% of total housing growth, which represents a similar share observed over the previous decade. As shown in Figure 5-2, rental dwelling growth in the County over the next decade is forecast to be comprised of 9% low-density (single and semi-detached), 33% medium-density (multiples and duplexes), and 58% high-density households (apartments and secondary units). This represents a decrease in low-density rental dwellings compared to the previous 20 years.

Figure 5-2  
Huron County  
Annual Rental Housing Growth by Structure Type, Historical and Forecast,  
2001 to 2051



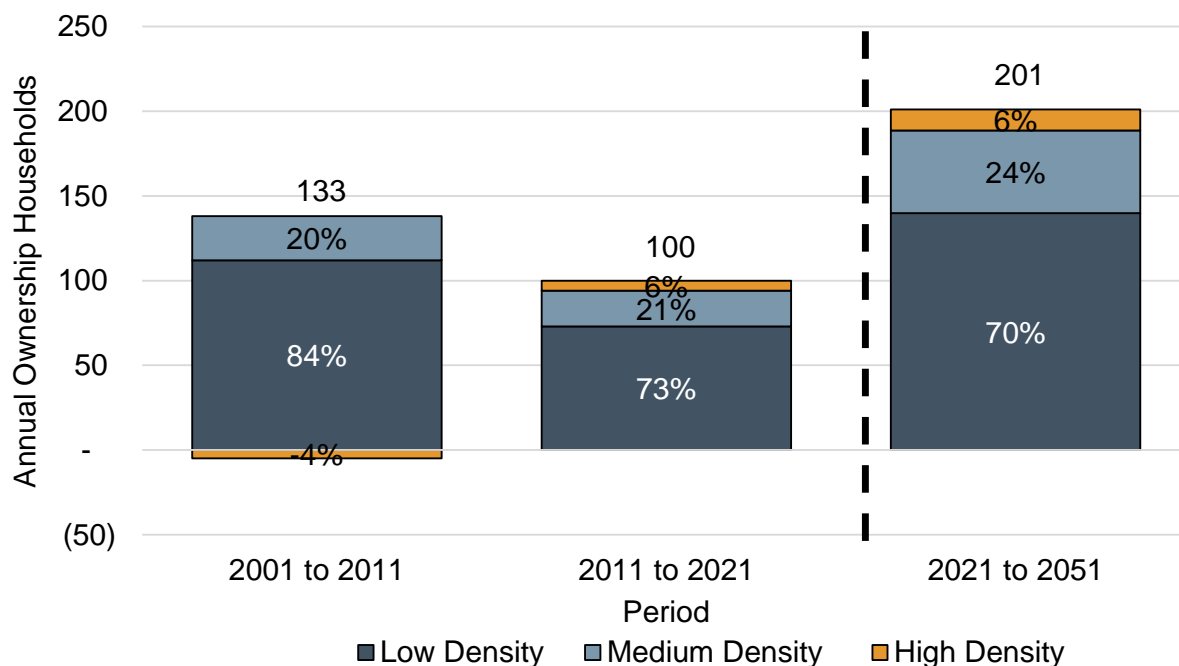
Notes:

- Figures have been rounded.
- Low-density includes single and semi-detached dwellings.
- Medium density includes townhouses and apartments in duplexes.
- High-density includes bachelor, 1-bedroom, and 2-bedroom+ apartments. Forecast secondary units from 2021 to 2051 are included in the high-density housing category.

Source: Historical data derived from Statistics Canada Census, 2001 to 2021. Housing forecast by tenure prepared by Watson & Associates Economists Ltd.

While the share of rental dwellings is forecast to slightly increase compared to historical trends from 2001 to 2021, ownership households are still forecast to represent a significant component of the housing tenure in the County, representing 57% of all forecast housing growth between 2021 and 2051. As shown in Figure 5-3, ownership dwellings within the County are forecast to primarily be low-density housing forms (70%), with the remaining housing growth within medium-density (24%) and high-density (6%) dwellings.

Figure 5-3  
Huron County  
Annual Ownership Housing Growth by Structure Type, Historical and Forecast,  
2001 to 2051



Notes:

- Figures have been rounded.
- Low-density includes single and semi-detached dwellings.
- Medium density includes townhouses and apartments in duplexes.
- High-density includes bachelor, 1-bedroom, and 2-bedroom+ apartments. Forecast secondary units from 2021 to 2051 are included in the high-density housing category.

Source: Historical data derived from Statistics Canada Census, 2001 to 2021. Housing forecast by tenure prepared by Watson & Associates Economists Ltd.

## 5.2 Housing Affordability Analysis

### 5.2.1 Housing Costs

The Bank of Canada has progressively increased the prime interest rate from 2.45% in November 2021 to what is now 7.2% in January 2024, increasing the cost of borrowing and resulting in a recent reduction of housing prices. While housing prices have begun to stabilize and decline in recent months, it is important to note that even with decreased housing prices, the increased prime interest rate further reduces housing affordability. The cost of a dwelling in the County has a direct impact on the type and

tenure of housing required to accommodate the County's growing population across a wide range of income groups. According to recent sales data, the average cost of a single-family home in Huron County was \$568,800 and the average cost of a condominium apartment was \$491,200 in October 2023.<sup>[1]</sup> Based on available data, the average 2023 rental rate for a townhouse was \$1,135 monthly and the average rent of an apartment was \$920 monthly.<sup>[2]</sup>

### **5.2.2 Housing Affordability Forecast by Tenure, 2021 to 2051**

In accordance with the definition of affordability in the M.H.B.F.A., the housing forecast by tenure and type has been examined from an affordable versus market-based perspective. As shown in Figure 5-4, households with an income of less than \$100,000 can afford a maximum rent of \$2,500 per month or a maximum purchase price of \$310,000.<sup>[3]</sup> With a significant number of households unable to afford home ownership, a shift in dwelling tenure and type is required to provide more affordable rental stock within the County. Accordingly, under the long-term growth forecast for the County, it is assumed that 46% of new housing units will serve households with an income of \$100,000 or less.<sup>[4]</sup> Further observations are provided below:

- To accommodate the lowest income segments of the County's population, it is assumed that 43% of new rental units will accommodate households with an annual household income under \$40,000, paying a maximum rent of \$1,000 monthly – rental assistance will likely be required for these households.
- Household annual incomes of less than \$150,000 can afford a dwelling cost up to \$460,000. Based on recent housing sales data described above, many of these households would not be able to afford any dwelling type unless purchasing a dwelling that would be classified as affordable under the M.H.B.F.A. or by

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<sup>[1]</sup> Huron Perth Association of Realtors.

<sup>[2]</sup> Based on a sample of South Huron and comparable geographies in close proximity, through the Canada Mortgage and Housing Corporation (CMHC) Housing Portal.

<sup>[3]</sup> Affordability in this context was calculated by assuming a maximum of 30% of household income is spent on shelter costs (property taxes, mortgage payment, monthly maintenance/fees, property insurance, and a down payment of 10%).

<sup>[4]</sup> Households with an income of less than \$100,000 represent 64% of the housing stock according to the 2021 Census. This household income category is expected to decrease as a share of total households by 2051.

providing substantial down payments to significantly reduce the amount spent on mortgage payments.

- Households with an annual income above \$150,000 would have increasingly more market housing options, particularly related to grade-related housing forms. It is assumed that nearly 40% of new ownership households in the County will be purchased by this \$200,000-and-greater household income group over the next 30 years.

Figure 5-4  
Huron County  
Housing Affordability Forecast by Tenure, 2021 to 2051

Household Income	Home Ownership (Dwelling Cost)	Rent (Month)	Forecast Growth, 2021 to 2051		Rental Type	Ownership Type
			Rental Dwellings	Ownership Dwellings		
Under \$20,000	Less than \$60,000	Less than \$500	490	20	Rental Assistance	Home Ownership - Need for Sufficient Pre-Existing Equity or Affordable Dwellings
\$20,000 to \$39,999	\$60,000 to \$125,000	\$500 to \$1,000	1,500	220		
\$40,000 to \$59,999	\$125,000 to \$185,000	\$1,000 to \$1,500	970	210		
\$60,000 to \$79,999	\$185,000 to \$245,000	\$1,500 to \$2,000	660	200	Potential Need for Rental Assistance	
\$80,000 to \$99,999	\$245,000 to \$310,000	\$2,000 to \$2,500	370	200		
\$100,000 to \$124,999	\$310,000 to \$385,000	\$2,500 to \$3,125	210	170	Free Market	
\$125,000 to \$149,999	\$385,000 to \$460,000	\$3,125 to \$3,750	170	140		
\$150,000 to \$199,999	\$460,000 to \$615,000	\$3,750 to \$5,000	130	2,510		
\$200,000 and over	Greater than \$615,000	\$5,000 and higher	120	2,360		
Total			4,600	6,030		

Source: Watson & Associates Economists Ltd.

The County's 2051 housing forecast by structure type and tenure has been further analyzed to determine the number of affordable versus market-based units in each category. The affordability of a unit is calculated against the average market rent or the average purchase price of a unit by structure type within a given year.<sup>[1]</sup> As demonstrated previously in Figure 5-4, nearly all household income groups below \$150,000 within the County would not be able to afford a ground-oriented structure type based on a minimum down payment, but it is assumed that those occupied by maintainers in older age groups have accumulated home equity and other assets that

<sup>[1]</sup> M.H.B.F.A. does not currently specify whether affordability will be calculated against the aggregate average annual housing value *across* all dwelling types or the average annual value *within* each dwelling type. This analysis assumes the latter. If future legislature establishes that affordability is calculated against an aggregate value across all dwelling types, then the percentage of affordable dwellings captured through this work dramatically increases. Similarly, it is unclear how future policy will define the level of geography at which affordability is calculated against.

can contribute to home downpayments.<sup>[1]</sup> Accordingly, general assumptions have been made regarding down payment contributions by age of primary household maintainer, household income, and dwelling type. From these assumptions, the need for affordable dwellings is calculated for both rental and ownership households by structure type.

The forecast does not necessarily represent what is likely to occur over the next several decades; rather, it aims to examine housing affordability patterns to assess potential gaps between income patterns and housing costs by structure type, to determine the needs for affordable dwellings over the next three decades. Based on this analysis, it is assumed that approximately 20% of all dwellings will need to be affordable between 2021 and 2051. Further details regarding the affordability calculation can be found in Appendix F.

### 5.3 Observations

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Huron County is experiencing a change in growth patterns compared to historical trends. A considerable increase in housing activity is expected to occur within both rental and ownership housing over the next several decades relative to recent housing market trends experienced over the past two decades. This chapter has examined the housing forecast in more detail to determine the forecast of housing by structure type, tenure, and affordability. The analysis compares forecast income patterns against housing costs (making assumptions regarding equity and downpayment capabilities) to determine forecast affordable housing needs in the County.

As demonstrated, approximately 20% of all housing growth has been identified through this analysis as needing to be affordable. This means that based on expected incomes and housing costs by structure type, approximately 20% of households would have difficulties renting or owning a dwelling, based on an assumption of housing costs being no greater than 30% of income. Part of this 20% threshold would require a range of housing types within the various structure types. This could be detached dwellings with smaller square footage or more bachelor apartments to accommodate the lower-income segment of the population. As noted earlier, part of this need could also be accommodated through publicly-funded initiatives to help those households in the lowest income segments of the population.

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<sup>[1]</sup> For the purposes of this analysis, the minimum down payment used is 10%.

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# Chapter 6

## Huron County Growth Forecast Allocation by Area Municipality, 2021 to 2051

## 6. Huron County Growth Forecast Allocation by Area Municipality, 2021 to 2051

The following chapter summarizes the forecast population and housing allocations by local municipality within Huron County. Additional details regarding the local municipal growth allocations by primary settlement area and remaining rural area are provided in Appendix D.

### 6.1 Huron County Active Residential Supply, 2023

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Figure 6-1 summarizes the County's active development applications by dwelling type as of August 2023. Key observations are as follows:

- Analysis of building permit data from the past five years in the County reveals a predominance of low-density developments (69%), followed by high-density (26%) and medium-density (5%) developments. This historical trend highlights a strong preference towards low-density housing but recent building trends and active development applications highlight a shift in building preferences.
- Huron County has a total of 2,700 units in active development applications. This figure reflects the ongoing growth and development activity within the County.
- Of the 2,700 units within the development approvals process, nearly 1,700 (62%) are considered approved or draft approved.
- Active residential development applications are diversified across different densities, with 49% categorized as low-density developments, 15% as medium-density, and a significant 36% as high-density developments.



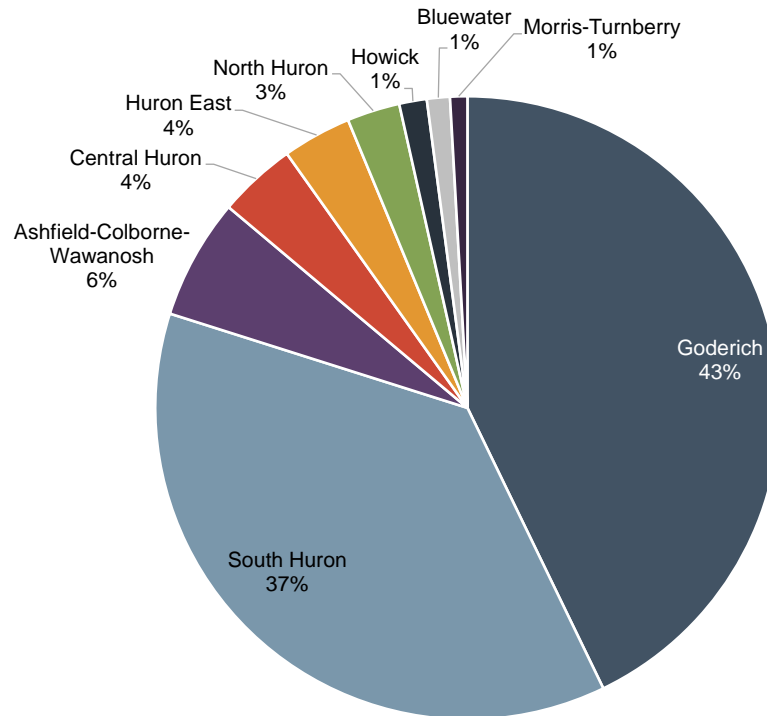
Figure 6-1  
Huron County  
Active Development Applications

Status	Low Density	Medium Density	High Density	Total
Approved	232	154	520	906
Draft Approved	750	25	-	775
Under Review	345	218	470	1,033
Total	1,327	397	990	2,714
Share	49%	15%	36%	-

Source: Huron County data, August 2023.

Figure 6-2 summarizes the County's total approved and draft approved supply by local municipality as of August 2023. Notably, Goderich represents 43% of the units in development applications, with South Huron at 37%, combining for a majority of the units in the development approvals process. The remainder of the units within the development approvals process are relatively dispersed across the County. Goderich and South Huron have experienced more varied development in terms of building types. Specifically, in South Huron, approximately 70% of the approved and draft-approved applications are for high-density units.

Figure 6-2  
Huron County  
Approved and Draft Approved Development Applications by Area Municipality



Source: Huron County data, August 2023.

## 6.2 Growth Forecast Approach and Key Assumptions

The population and housing allocations by local municipality were developed based on a detailed review of the following local supply and demand factors:

### Local Supply Factors

- Supply of potential future housing stock in the development approvals process by housing structure type and approval status;
- Local residential intensification planning policy targets;
- High-level consideration with respect to municipal water and wastewater servicing availability based on discussions with Huron County staff; and
- Provincial policy direction regarding forecast residential growth by urban and rural area.

## Demand Factors

- Historical population and housing trends based on 2001 to 2021 Statistics Canada (Census);
- MPAC data by Primary Settlement Area and remaining rural area;
- A review of recent residential building permit activity by structure type by local municipality;
- A high-level review of local and regional employment opportunities within the County and the surrounding market area (i.e., the commuter-shed);
- Market demand for residential intensification by local municipality; and
- The County's market appeal to young adults, families, and empty nesters/seniors.

While forecast population growth rates vary significantly by geographic area, each of the local municipalities in Huron County share several relatively common attributes with respect to long-term residential development and demographic trends, including the following:

- All local municipalities, and specifically Primary Settlement Areas, are anticipated to experience housing growth over the long-term forecast period.
- Continued in-migration from municipalities across the G.G.H., as well as neighbouring Census Divisions, namely Middlesex County, Perth County and Bruce County is anticipated.
- While COVID-19 has been disruptive to the local economy, particularly in retail, accommodation and food, and tourism-based sectors, it has been a key driver of higher housing development activity experienced across the local municipalities within the County over the past several years.
- New housing construction levels are anticipated to remain well above longer-term historical trends experienced over the past 20 years, largely driven by continued regional economic development and continued outward growth pressure from larger urban centres across Southwestern Ontario.
- Over the longer term, the average rate of annual housing development is anticipated to gradually slow across the County relative to recent residential development activity, driven by slower regional and provincial economic growth associated with an aging population and labour force.

- Future housing growth is anticipated to be dominated by low-density housing forms; however, increasing market opportunities will exist for medium-density and high-density housing particularly within primary settlement areas.
- Average housing occupancy levels are forecast to steadily decline from 2021 to 2051. This demographic trend is largely associated with the aging of the County's large concentration of Baby Boomers, combined with the maturing of adults in succeeding generations (i.e., Generation X and Millennials) over the long term.
- Forecast demographic trends across the County suggest that the percentage share of future housing will continue to shift towards Primary Settlement Areas as new families are attracted to the County in search of affordably priced, ground-oriented housing located within proximity to local urban amenities (i.e., schools, retail, personal service uses) and surrounding employment markets.
- Housing demands from the 55-74 age group (empty nesters/younger seniors) and the 75+ age group (older seniors) are also anticipated to drive the future need for urban housing (including high-density rental and ownership housing and seniors' housing) across all local municipalities in Huron County.

### **6.3 Huron County Forecast Housing Demand by Primary Settlement Area and Remaining Areas, 2021 to 2051**

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This section summarizes the long-term residential demand in Huron County by urban and rural area throughout the forecast horizon of 2021 to 2051. As shown in Figure 6-3, the County's housing base is forecast to increase by 10,640 units over the 30-year forecast period. Nearly half of this County-wide housing growth is forecast to occur within the five primary urban serviced areas of Clinton, Exeter, Goderich, Seaforth, and Wingham. This growth is projected to yield a total of approximately 5,430 new households throughout the forecast period, translating to an annual increase of around 180 households within these urban communities. These urban areas are forecast to contain the greatest proportion of high-density dwelling growth in the County, with 2,410 high-density housing units forecast over the 30-year period, representing 75% of all high-density growth.

The remaining urban and rural areas are anticipated to construct a total of 5,210 new residential units, with a significant preference towards single and semi-detached

dwelling at approximately 3,540 units. Multiples and apartments in these areas are expected to contribute 870 and 800 units, respectively, indicating more modest growth in higher-density housing forms.

Figure 6-3  
Huron County  
Forecast Housing Demand, Urban and Rural Area, 2021 to 2051

Development Location	Timing	Single & Semi-Detached	Multiples <sup>[1]</sup>	Apartments <sup>[2]</sup>	Total Residential Units	Proportionate Share of Total
Primary Settlement Areas <sup>[3]</sup>	2021 to 2051	1,600	1,420	2,410	5,430	51%
Remaining Urban and Rural Areas <sup>[4]</sup>		3,540	870	800	5,210	49%
Huron County		5,140	2,290	3,210	10,640	100%

<sup>[1]</sup> Includes townhouses and apartments in duplexes.

<sup>[2]</sup> Includes accessory apartments, bachelor, 1-bedroom and 2-bedroom+ apartments.

<sup>[3]</sup> Includes the Urban Settlement Areas of Clinton, Exeter, Goderich, Seaforth, and Wingham. Source: Watson & Associates Economists Ltd., 2023.

<sup>[4]</sup> Includes Primary P2 Settlement Areas, Secondary, Tertiary and Lakeshore Settlement Areas as defined by the County of Huron Official Plan (Table 1) as well as the surrounding agricultural area.

## 6.4 Minimum Residential Density Recommendations in Primary Settlement Areas

Recognizing that density assumptions (units per ha) are a critical input for land use planning, Watson has prepared minimum residential density recommendations for the County's settlement areas with full servicing. In Huron County, this represents the Primary Settlement Areas. This subsection provides density recommendations for the core P1 settlement areas (Clinton, Exeter, Goderich, Seaforth, and Wingham) and the remaining P1 and P2 settlement areas in the County.

To aid in the determination of density recommendations for the Primary Settlement Areas, Watson did a desktop review of residential densities in the County's local municipalities and select surrounding areas. This assessment of densities included a

review of actual current densities in settlement areas, policies regarding residential density in the County's Area Municipal O.P.s, as well as a review of municipal policies and trends in comparator jurisdictions (such as Bruce County, Grey County, Wellington, and Perth County).

It is recognized that the existing areas in the County as well as many of the surrounding areas reviewed are currently dominated by grade-related housing, which has a downward impact on overall density. Forecast housing growth in the County and particularly its fully serviced settlement areas, however, is forecast to shift to medium- and high-density housing forms (refer to Chapters 5). As noted in the previous subsection, the core P1 settlement areas are forecast to capture nearly half of all housing growth in Huron County over the forecast horizon. Based on these trends and assumptions, it is recommended that the County plan for slightly higher minimum density targets across its Primary Settlement Areas moving forward, particularly in the core P1 settlement areas. The following is recommended:

- It is recommended that the minimum density target in core P1 Primary Settlement Areas (Clinton, Exeter, Goderich, Seaforth, and Wingham) is 15 dwelling units per gross hectare of developable residential land. These densities are, in part, expected to be achieved through a wider mix of structure types at the settlement area level.
- For Primary Settlement Areas (P2 and remaining P1), it is recommended that new developments in residential areas shall be planned to achieve a minimum density of 10 dwelling units per gross hectare of developable residential land. While these areas are forecast to contain some medium- and high-density development, it is expected that the predominant housing form will remain low-density dwellings.
- Going forward, the County and its area municipalities should continue to monitor housing growth, density trends, and intensification across its settlement areas.

## **6.5 Summary of Long-Term Permanent Population and Household Growth Forecasts by Local Municipality**

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Figure 6-4 through Figure 6-7 summarize the County's long-term population and housing forecast by local municipality over the 2021 to 2051 planning horizon. Further details regarding the growth forecast by area municipality and settlement area can be

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found in Appendix D. Between 2001 and 2021, some municipalities experienced negative or minimal growth. Over the forecast period, it is assumed that all municipalities will experience increased population and housing growth compared to historical trends. South Huron and Goderich are forecast to experience the largest amount of housing and population growth in absolute terms. The significant amount of urban development in active planning applications, including a greater amount of high-density residential applications, provides some insights into near- to medium-term (i.e., next one to five years) demand by urban area.

Each municipality within Huron County comprises a unique combination of demographic factors which will influence the way growth is anticipated to materialize over the next 30 years. For example, when examining population age structure, it can be observed that the eastern municipalities of Howick, Morris-Turnberry, and Huron East have the youngest populations in the County. Conversely, Bluewater and Goderich have the highest median ages in the County at 52 and 53, respectively, indicating a higher proportion of older individuals within retirement years. The following provides a summary of the forecast by area municipality:

### **Township of Ashfield-Colborne-Wawanosh**

- As summarized in Figure 6-4, the population of Ashfield-Colborne-Wawanosh is anticipated to reach approximately 9,200 by 2051, accommodating approximately 12% of the County's population growth over the forecast horizon.
- As shown in Figure 6-5, the annual population of Ashfield-Colborne-Wawanosh is anticipated to increase at an annual rate of 1.4%, which is much higher than the rate of growth experienced between 2011 and 2021.
- As summarized in Figure 6-6, it is anticipated that Ashfield-Colborne-Wawanosh will add approximately 30 households annually over the forecast horizon, which is about twice the annual amount of housing growth experienced over the past 20 years.

### **Municipality of Bluewater**

- As summarized in Figure 6-4, the population of Bluewater is anticipated to reach approximately 11,500 by 2051, accommodating approximately 14% of the County's population growth over the forecast horizon.

- The annual population growth rate of Bluewater is anticipated to increase at a rate of 1.3% which is much higher than the growth rate of 0.7% experienced over the 2011 to 2021 historical period.
- As summarized in Figure 6-6, it is anticipated that Bluewater will add 1,400 housing units, or 47 units annually, over the forecast horizon, which is a notable increase from the annual amount of housing growth experienced over the last 20 years.

### **Municipality of Central Huron**

- As summarized in Figure 6-4, the population of Central Huron is anticipated to reach 10,900 by 2051, accommodating approximately 11% of County-wide population growth over the forecast horizon.
- Population growth within Central Huron is anticipated to increase at a growth rate of 1% annually, which is triple the growth rate observed between 2001 and 2021.
- As summarized in Figure 6-6, it is anticipated that Central Huron will add approximately 40 housing units annually over the forecast horizon, which is more than double the annual amount of housing growth experienced over the last two decades.

### **Town of Goderich**

- As summarized in Figure 6-4, Goderich is anticipated to accommodate approximately 16% of the County's population growth over the forecast horizon.
- Goderich is anticipated to experience the greatest annual population rate in the County at 1.4% over the next 30 years (2021 to 2051).
- As summarized in Figure 6-6, Goderich is anticipated to add 65 additional housing units annually over the 2021 to 2051 period, the second highest share of housing growth in the County. This level of forecast growth is nearly triple the annual housing growth of 24 units per year added over the 2001 to 2021 Census period.

### **Township of Howick**

- As summarized in Figure 6-4, Howick is anticipated to reach a population of approximately 5,500 by 2051, representing nearly 5% of County-wide growth.



- Howick's population is anticipated to grow at a rate of 0.9% annually over the forecast period, which is nearly double compared to the previous decade.
- As summarized in Figure 6-6, Howick is forecast to add approximately 500 units over the forecast horizon. This accounts for 17 units forecast annually between 2021 and 2051, which is more than double the amount of housing growth observed between 2001 and 2021.

### **Municipality of Huron East**

- As summarized in Figure 6-4, Huron East is anticipated to accommodate approximately 14% of County-wide population growth over the forecast horizon, reaching a population of 13,500 – remaining the second most populated municipality in the County by 2051.
- Huron East is anticipated to grow at an annual population rate of 1% over the next 30 years (2021 to 2051), which is more than triple the rate of population growth experienced over the previous decade.
- As summarized in Figure 6-6, Huron East is anticipated to add close to 50 additional housing units annually over the 2021 to 2051 period, which is more than three times the annual housing added over the 2001 to 2021 period.

### **Municipality of Morris-Turnberry**

- As summarized in Figure 6-4, Morris-Turnberry, is anticipated to accommodate the smallest share of County-wide population growth over the forecast horizon, estimated at approximately 3%.
- Morris-Turnberry is anticipated to grow at an annual population rate of 0.6% over the next 30 years (2021 to 2051) which is slightly higher than the annual growth rate over the last four Census periods (2001 to 2021), in which the population growth rate averaged 0.5% annually.
- As summarized in Figure 6-6, Morris-Turnberry is anticipated to add approximately 10 additional housing units annually over the 2021 to 2051 period.

### **Township of North Huron**

- As summarized in Figure 6-4, the population of North Huron is anticipated to reach approximately 6,800 by 2051, accommodating approximately 6% of County-wide population growth over the forecast horizon.

- The population in North Huron is anticipated to grow at an annual population growth rate of 0.9% between 2021 and 2051, which is triple the rate of growth experienced in the previous decade.
- As summarized in Figure 6-6, it is anticipated that North Huron will add nearly 30 housing annually over the forecast horizon, which is more than triple the amount of annual housing increase between 2001 and 2021.

### Municipality of South Huron

- As summarized in Figure 6-4, South Huron is anticipated to account for the largest share of population growth across the County over the forecast horizon (20%) reaching a population of approximately 15,700.
- South Huron is anticipated to grow at an annual population rate of 1.4% over the next 30 years (2021 to 2051).
- As summarized in Figure 6-6, South Huron is anticipated to add 70 additional housing units annually over the 2021 to 2051 period which is the largest amount of absolute housing growth in the County.

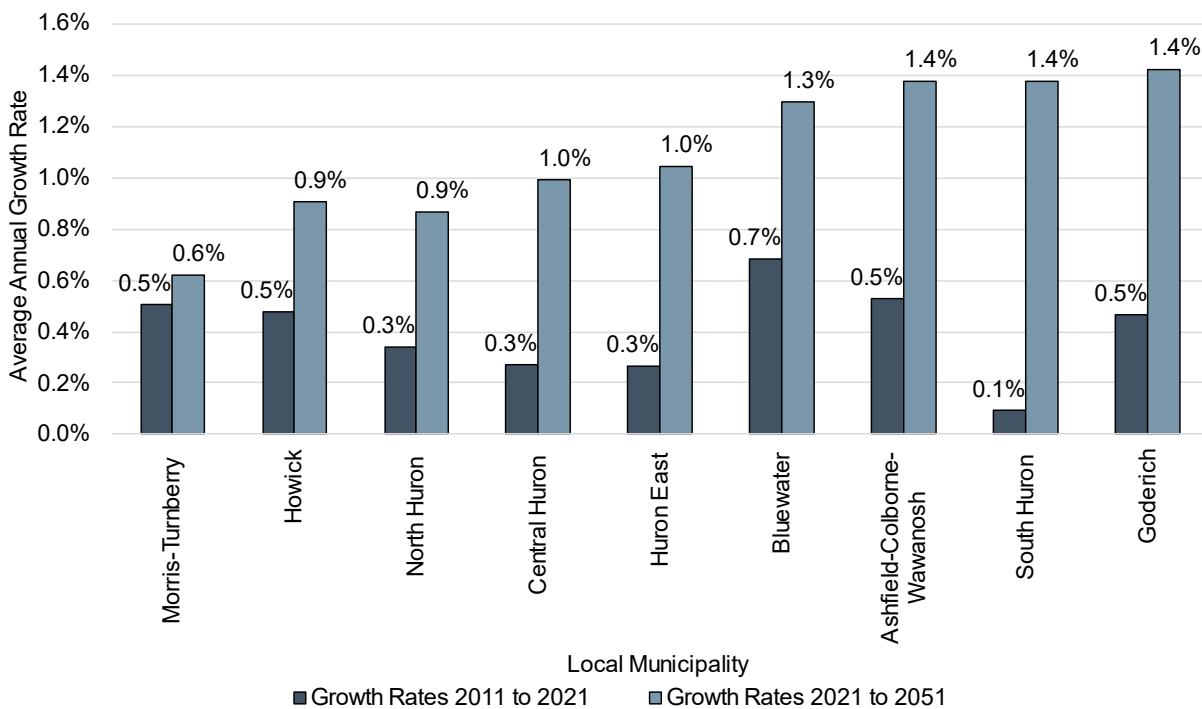
Figure 6-4  
Huron County  
Population Forecast by Local Municipality, 2021 to 2051

Location	Total Population			Annual Population Growth	
	2001	2021	2051	2001 to 2021	2021 to 2051
Ashfield-Colborne-Wawanosh	5,617	6,141	9,210	26	100
Bluewater	7,183	7,870	11,530	34	120
Central Huron	8,103	8,140	10,890	2	90
Goderich	7,894	8,226	12,510	17	140
Howick	3,923	4,222	5,500	15	40
Huron East	10,049	9,928	13,500	-6	120
Morris-Turnberry	3,632	3,747	4,480	6	20
North Huron	5,174	5,273	6,790	5	50
South Huron	10,401	10,476	15,710	4	170
Huron County	61,975	64,050	90,170	104	870

Note: Numbers have been rounded and the population includes a 2021 post-censal non-final undercount of 4.38%.

Source: Historical data from Statistics Canada Census. Forecast by Watson & Associates Economists Ltd., 2023.

Figure 6-5  
Huron County  
Permanent Population Forecast Growth Rates by Area Municipality, 2021 to 2051



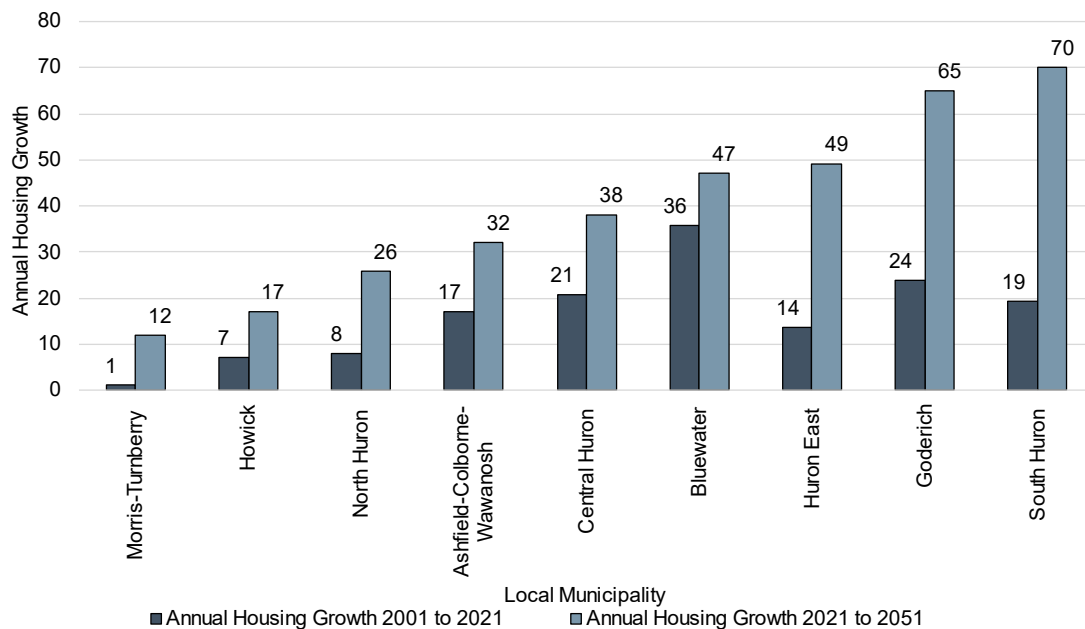
Source: Historical data (2011 to 2021) from Statistics Canada; forecast by Watson & Associates Economists Ltd., 2023.

Figure 6-6  
Huron County  
Permanent Housing Forecast by Local Municipality, 2021 to 2051

Location	Total Permanent Housing			Annual Housing Growth	
	2001	2021	2051	2001 to 2021	2021 to 2051
Ashfield-Colborne-Wawanosh	1,940	2,355	3,300	21	32
Bluewater	2,590	3,305	4,700	36	47
Central Huron	2,930	3,270	4,410	17	38
Goderich	3,185	3,665	5,630	24	66
Howick	1,200	1,345	1,850	7	17
Huron East	3,430	3,705	5,170	14	49
Morris-Turnberry	1,170	1,195	1,540	1	12
North Huron	1,995	2,155	2,920	8	26
South Huron	3,955	4,340	6,450	19	70
Huron County	22,395	25,335	35,980	147	355

Source: Historical data from Statistics Canada Census; forecast by Watson & Associates Economists Ltd., 2023.

Figure 6-7  
Huron County  
Permanent Housing Forecast by Area Municipality, 2021 to 2051



Source: Historical data (2001 to 2021) from Statistics Canada; forecast by Watson & Associates Economists Ltd., 2023.

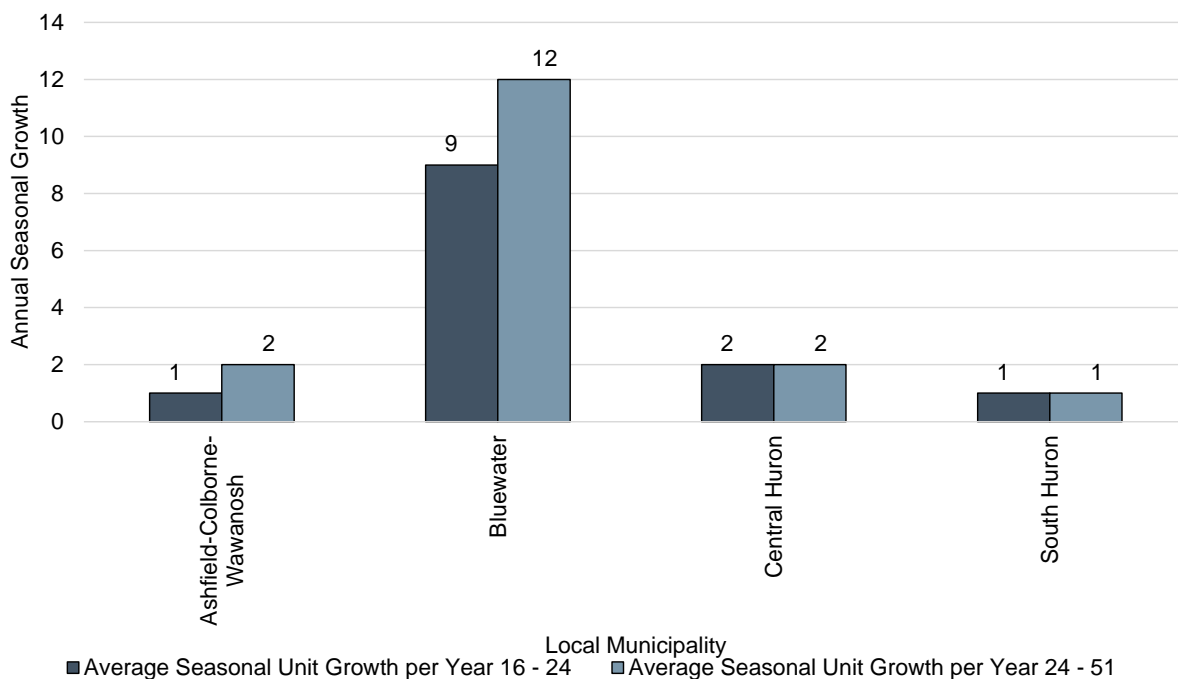
### 6.5.1 Seasonal Housing Growth Forecast Allocation by Area Municipality, 2021 to 2051

Figure 6-8 displays the historical and forecast annual seasonal housing growth for Ashfield-Colborne-Wawanosh, Bluewater, Central Huron, and South Huron. The following trends can be observed:

- From 2016 to 2021, Ashfield-Colborne-Wawanosh recorded an average annual increase of one seasonal housing unit. Over the 30-year forecast period, Ashfield-Colborne-Wawanosh is expected to experience a slight uptick to an average of two seasonal units per year;
- Bluewater observed the most significant historical seasonal dwelling growth, averaging nine units per year. Bluewater's average annual growth is forecast to rise to 12 units annually, representing the largest share of forecast seasonal housing growth in the County;

- Central Huron experienced an average annual increase of two units annually between 2016 and 2021. Over the forecast period, this rate of annual seasonal growth is projected to remain the same; and
- Between 2016 and 2021, South Huron experienced an increase of one seasonal unit per year on average. This trend is forecast to remain the same between 2021 and 2051.

Figure 6-8  
Huron County  
Annual Seasonal Housing Growth by Local Municipality, 2021 to 2051



## 6.6 Observations

Huron County is experiencing a notable increase in its population and housing growth trajectory. While some municipalities are forecast to experience a more significant increase in growth patterns compared to others, it is expected that all municipalities in the County will experience some degree of rising growth pressures. Some of this growth pressure will be felt most within the County's urban areas, as demand for a range of housing types, including higher-density housing forms with close access to

urban amenities, is anticipated to accommodate the County's growing population base across a broad range of demographic groups and income levels. Ensuring that the County and its area municipalities are well-poised to accommodate this demand will be an integral part of achieving the growth forecast over the next 30 years.

# Chapter 7

## Conclusions



## 7. Conclusions

Population and housing growth within Huron County has accelerated since 2016, when compared to the previous decades, however, it is important to recognize that this recent increase has been experienced (to varying degrees) across most areas of Southern Ontario. Housing growth within Huron County is expected to remain above 2016 to 2021 levels over the near-term, with population and housing growth gradually slowing in the latter half of the forecast period, largely due to the aging of the regional population base and labour force. This changing nature of growth will place increasing pressure on Huron County's ability to provide the necessary infrastructure to accommodate urban growth as well as the public and private services (daycare, community centres, schools, healthcare, etc.) required to support the needs of a growing, diversifying and aging population.

Over the longer term, the population base within the County is anticipated to steadily increase from 64,100 to 90,200 people. This represents an average annual population growth rate of 1.1%. To accommodate forecast permanent population growth, an additional 10,700 new permanent residential dwellings will need to be constructed within the County between 2021 and 2051. It is also forecast that the County will increase by approximately 20 seasonal housing units annually over the next 30 years.

Housing preferences by structure type are anticipated to gradually shift towards medium- and high-density housing forms over the long term. This shift is anticipated to be driven largely by the aging of the population, and to a lesser extent, from continued upward pressure on housing prices across the County and throughout Southern Ontario. Accommodating a changing mix of housing will require both ownership and rental housing, with opportunities for more affordable housing types.

Regular monitoring of the County's housing and population forecast is recommended to assist the County and its residents in better understanding current real estate development trends and demographic conditions, the progress of current development initiatives, overall tracking of population and housing growth to O.P. forecasts/targets, as well as the influence of O.P. planning policies on urban development patterns. This foundational analysis will also help the County assess and evaluate broader growth management objectives and performance measures on a regular basis.



# Appendices

# Appendix A

## Growth Projections

### Approach/Methodology

## Appendix A: Growth Projections Approach/ Methodology

The population, household and employment forecast methodology adopted for this study utilizes a combined forecasting approach, which incorporates both the traditional “top-down” cohort-survival forecast methodology (i.e., population by age-cohort) and a “bottom-up” household formation methodology. This combined approach is adopted to ensure that both regional economic/demographic trends and local housing market conditions are adequately assessed in developing the County’s long-term growth potential.

### A.1 Economic Base Model

Local/regional economic activities can be divided into two categories: those that are “export-based,” and those that are “community-based.” The export-based sector is comprised of industries (i.e., economic clusters) which produce goods that reach markets outside the community (e.g., agriculture and primary resources, manufacturing, research and development). Export-based industries also provide services to temporary and seasonal residents of the municipality (hotels, restaurants, tourism-related sectors, colleges and universities) or to businesses outside the municipality (specialized financial, professional, scientific and technical services). Community-based industries produce services that primarily meet the needs of the residents in the County (retail, medical, primary and secondary education, and personal and government services). Ultimately, future population and housing growth within Huron County has been determined in large measure by the competitiveness of the export-based economy within the County and the surrounding market area. In developing the long-term labour force and population forecast for Huron County, a review of key regional and local economic growth drivers was also considered.

### A.2 Cohort-Survival Population and Household Forecast Methodology

The cohort-survival population forecast methodology<sup>[1]</sup> uses, as its base, population age groups by sex, and ages each group over time, taking into consideration age-specific

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<sup>[1]</sup> Projection Methodology Guideline. A Guide to Projecting Population, Housing Need, Employment and Related Land Requirements. 1995.

death rates and age-specific fertility rates for the female population in the appropriate years (to generate new births). To this total, an estimated rate of net migration is added (in-migration to the municipality, less out-migration, by age group).

Forecast trends in population age structure provide important insights with respect to future housing needs, based on forecast trends in average household occupancy. Total housing growth is generated from the population forecast by major age group using a headship rate forecast.

A headship rate is defined as the number of primary household maintainers or heads of households by major population age group (i.e., cohort). Average headship rates do not tend to vary significantly over time by major age group; however, the number of maintainers per household varies by population age group. For example, the ratio of household maintainers per total housing occupants is higher on average for households occupied by older cohorts (i.e., 55+ years of age) as opposed to households occupied by adults 29 to 54 years of age. This is important because, as the County's population ages, the ratio of household maintainers is anticipated to increase. The average headship rate represents the inverse of the average number of persons per unit. As such, as the County's population ages over time, the average persons per unit is forecast to steadily decline as the ratio of household maintainers per total housing occupants increases.

### **A.3 Forecast Households by Structure Type**

Forecast households have been categorized by the following structure types:

- Low density (singles/semi-detached);
- Medium density (multiples); and
- High density (apartments).

Forecast housing growth by structure type has been developed based on the following supply and demand factors:

#### **Supply Factors**

- Supply of potential future housing stock in the development process by housing type and approval status;

- Lag-time between housing starts and completions;
- Housing intensification opportunities;
- Current inventory of net vacant designated urban “greenfield” lands not currently in the development approvals process; and
- Provincial and local planning policy.

#### Demand Factors

- Historical housing activity based on building permit activity/housing completions;
- Propensity trends by structure type for Huron County;
- Commuting trends and access to surrounding employment markets;
- Market demand for housing intensification;
- Appeal to families, empty-nesters and seniors; and
- Major infrastructure improvements and expansions.

#### **A.4 Employment Forecast**

The County’s long-term employment growth forecast by major employment sector/ category (i.e., primary, industrial, commercial, institutional, work at home and no fixed place of work (N.F.P.O.W.)) has been established using the employment “activity rate” method.<sup>[1]</sup>

When forecasting long-term employment, it is important to understand how growth by major employment category (i.e., industrial, commercial and institutional) is impacted by forecast labour force and population growth. Population-related employment (i.e., retail, schools, service and commercial) is generally automatically attracted to locations convenient to residents. Typically, as the population grows, the demand for population-related employment also increases to service the needs of the local community. Forecast commercial and institutional activity rates have been based on historical activity rates and employment trends, as well as future commercial and institutional employment prospects within a local and regional context. Similar to population-related

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<sup>[1]</sup> An employment activity rate is defined as the number of jobs in a municipality divided by the number of residents.

employment, home-based employment is also anticipated to generally increase in proportion to population growth.<sup>[1]</sup>

Industrial and office commercial employment (export-based employment), on the other hand, is not closely linked to population growth and tends to be more influenced by broader market conditions (i.e. economic competitiveness, transportation access, access to labour, and distance to employment markets), as well as local site characteristics, such as servicing capacity, highway access and exposure, site size/configuration, physical conditions and site location within existing and future Employment Areas throughout the County and the surrounding market area. As such, industrial employment (Employment Areas employment) is not anticipated to increase in direct proportion to population growth and has been based on a review of the following:

- Macro-economic trends influencing Employment Areas development (i.e., industrial and office employment) within Huron County and the surrounding market area);
- Historical employment trends (i.e., review of established and emerging employment clusters), non-residential construction activity and recent Employment Area absorption rates;
- Availability of serviced Employment Area supply (i.e., shovel-ready Employment Area) and future planned greenfield development opportunities on vacant designated Employment Areas within Huron County and the surrounding market area;
- Recent land sales of municipally-owned vs. privately-owned industrial lands within Huron County and the surrounding market area; and
- Recent trends in industrial land prices and overall cost competitiveness on Employment Areas.

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<sup>[1]</sup> Due to further advancements in telecommunications technology, it is anticipated that home-based employment activity rates may increase over the forecast period for the County.

# Appendix B

## Huron County Headship Rates



## Appendix B: Huron County Headship Rates

Age Cohort	Household Headship Rates								
	2011	2016	2021	2026	2031	2036	2041	2046	2051
0-14	-	-	-	-	-	-	-	-	-
15-24	0.07827	0.08461	0.06870	0.06870	0.06870	0.06870	0.06870	0.06870	0.06870
25-34	0.42563	0.42194	0.39623	0.39623	0.39623	0.39623	0.39623	0.39623	0.39623
35-44	0.51036	0.51390	0.51589	0.51589	0.51589	0.51589	0.51589	0.51589	0.51589
45-54	0.54349	0.54672	0.50321	0.50321	0.50321	0.50321	0.50321	0.50321	0.50321
55-64	0.55348	0.55044	0.54985	0.54985	0.54985	0.54985	0.54985	0.54985	0.54985
65-74	0.58591	0.61085	0.61226	0.61226	0.61226	0.61226	0.61226	0.61226	0.61226
75+	0.63584	0.60796	0.62363	0.62363	0.62363	0.62363	0.62363	0.62363	0.62363
<b>Total</b>	<b>0.39041</b>	<b>0.39831</b>	<b>0.39547</b>	<b>0.39719</b>	<b>0.39795</b>	<b>0.39829</b>	<b>0.39833</b>	<b>0.39827</b>	<b>0.39892</b>

Population based on Census adjusted for Census undercount.

Source: Statistics Canada Census 2006 to 2016. 2021 to 2051 prepared by Watson & Associates Economists Ltd., 2023

# Appendix C

## Huron County, Population and Housing Forecast by Structure Type, 2021 to 2051

## Appendix C-1: Huron County, Population by Age Cohort, 2001 to 2051

Population (Including Census undercount) <sup>1</sup>

Cohort	2006	2011	2016	2021	2026	2031	2036	2041	2046	2051
<b>0-19</b>	<b>15,654</b>	<b>14,443</b>	<b>13,794</b>	<b>14,216</b>	<b>15,270</b>	<b>16,460</b>	<b>17,686</b>	<b>19,285</b>	<b>20,466</b>	<b>21,029</b>
0-6	4,562	4,641	4,792	4,987	5,435	6,176	6,881	7,485	7,558	7,178
7-14	6,588	5,526	5,337	5,763	6,163	6,297	6,866	7,596	8,282	8,743
15-19	4,504	4,276	3,665	3,466	3,673	3,987	3,938	4,205	4,625	5,108
<b>20-34</b>	<b>10,065</b>	<b>9,854</b>	<b>10,003</b>	<b>10,619</b>	<b>11,427</b>	<b>12,238</b>	<b>12,752</b>	<b>12,859</b>	<b>13,027</b>	<b>13,599</b>
<b>35-44</b>	<b>7,994</b>	<b>6,368</b>	<b>6,149</b>	<b>6,484</b>	<b>6,940</b>	<b>7,453</b>	<b>8,040</b>	<b>8,397</b>	<b>8,604</b>	<b>8,827</b>
<b>45-54</b>	<b>9,129</b>	<b>9,071</b>	<b>7,737</b>	<b>7,005</b>	<b>6,791</b>	<b>6,968</b>	<b>7,373</b>	<b>7,859</b>	<b>8,370</b>	<b>8,737</b>
<b>55-64</b>	<b>7,820</b>	<b>9,079</b>	<b>9,565</b>	<b>9,830</b>	<b>9,325</b>	<b>8,669</b>	<b>8,562</b>	<b>8,745</b>	<b>9,147</b>	<b>9,672</b>
<b>65-74</b>	<b>5,359</b>	<b>6,332</b>	<b>7,727</b>	<b>9,073</b>	<b>9,889</b>	<b>10,500</b>	<b>10,317</b>	<b>10,129</b>	<b>10,414</b>	<b>10,680</b>
<b>75+</b>	<b>5,265</b>	<b>5,418</b>	<b>5,757</b>	<b>6,823</b>	<b>8,739</b>	<b>10,838</b>	<b>13,166</b>	<b>15,394</b>	<b>16,774</b>	<b>17,625</b>
<b>Total</b>	<b>61,290</b>	<b>60,570</b>	<b>60,730</b>	<b>64,050</b>	<b>68,380</b>	<b>73,130</b>	<b>77,900</b>	<b>82,670</b>	<b>86,800</b>	<b>90,170</b>

Percentage of Population

Cohort	2006	2011	2016	2021	2026	2031	2036	2041	2046	2051
<b>0-19</b>	<b>26%</b>	<b>24%</b>	<b>23%</b>	<b>22%</b>	<b>22%</b>	<b>23%</b>	<b>23%</b>	<b>23%</b>	<b>24%</b>	<b>23%</b>
0-6	7%	8%	8%	8%	8%	8%	9%	9%	9%	8%
7-14	11%	9%	9%	9%	9%	9%	9%	9%	10%	10%
15-19	7%	7%	6%	5%	5%	5%	5%	5%	5%	6%
<b>20-34</b>	<b>16%</b>	<b>16%</b>	<b>16%</b>	<b>17%</b>	<b>17%</b>	<b>17%</b>	<b>16%</b>	<b>16%</b>	<b>15%</b>	<b>15%</b>
<b>35-44</b>	<b>13%</b>	<b>11%</b>	<b>10%</b>	<b>10%</b>	<b>10%</b>	<b>10%</b>	<b>10%</b>	<b>10%</b>	<b>10%</b>	<b>10%</b>
<b>45-54</b>	<b>15%</b>	<b>15%</b>	<b>13%</b>	<b>11%</b>	<b>10%</b>	<b>10%</b>	<b>9%</b>	<b>10%</b>	<b>10%</b>	<b>10%</b>
<b>55-64</b>	<b>13%</b>	<b>15%</b>	<b>16%</b>	<b>15%</b>	<b>14%</b>	<b>12%</b>	<b>11%</b>	<b>11%</b>	<b>11%</b>	<b>11%</b>
<b>64-74</b>	<b>9%</b>	<b>10%</b>	<b>13%</b>	<b>14%</b>	<b>14%</b>	<b>14%</b>	<b>13%</b>	<b>12%</b>	<b>12%</b>	<b>12%</b>
<b>75+</b>	<b>9%</b>	<b>9%</b>	<b>9%</b>	<b>11%</b>	<b>13%</b>	<b>15%</b>	<b>17%</b>	<b>19%</b>	<b>19%</b>	<b>20%</b>
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

Source: 2001 to 2021 Derived from Statistics Canada, Demography Division, by Watson & Associates Economists Ltd. 2016 Adjusted for 2.5% undercount. 2021 to 2051 Forecast by Watson & Associates Economists Ltd., 2023.

<sup>1</sup> Forecast net population undercount estimated at approximately 2.5%

Note: Figures may not add precisely due to rounding.

## Appendix C-2: Huron County, Population and Housing Historical and Forecast by Structure Type, 2001 to 2051

Year		Population (Including Census undercount) <sup>1</sup>	Excluding Census Undercount			Housing Units					Persons Per Unit (P.P.U.) with undercount	Person Per Unit (P.P.U.): without undercount
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other	Total Households		
Historical	Mid-2006	61,286	59,305	3,627	55,678	19,875	600	2,055	380	22,910	2.68	2.59
	Mid-2011	60,565	59,090	4,565	54,525	20,143	828	2,028	638	23,637	2.56	2.50
	Mid-2016	60,732	59,265	4,735	54,530	20,405	975	2,195	620	24,195	2.51	2.45
	Mid-2021	64,050	61,365	4,735	56,630	20,940	1,175	2,405	815	25,335	2.53	2.422
Forecast	Mid-2026	68,381	66,746	5,150	61,595	21,930	1,581	2,839	815	27,165	2.52	2.457
	Mid-2031	73,125	71,376	5,507	65,869	22,902	2,050	3,338	815	29,105	2.51	2.452
	Mid-2036	77,896	76,033	5,867	70,166	23,780	2,563	3,872	815	31,030	2.51	2.450
	Mid-2041	82,669	80,692	6,226	74,466	24,554	3,128	4,438	815	32,935	2.51	2.450
	Mid-2046	86,801	84,725	6,537	78,187	25,130	3,664	4,966	815	34,575	2.51	2.450
	Mid-2051	90,168	88,012	6,791	81,221	25,545	4,163	5,452	815	35,975	2.51	2.446
Incremental	Mid-2011 to Mid-2016	167	-40	1,108	5	262	147	167	-18	558		
	Mid-2016 to Mid-2021	3,318	2,100	0	2,100	535	200	210	195	1,140		
	Mid-2021 to Mid-2026	4,331	4,227	326	3,901	990	406	434	0	1,830		
	Mid-2021 to Mid-2031	9,075	8,858	684	8,175	1,962	875	933	0	3,770		
	Mid-2021 to Mid-2036	13,846	13,515	1,043	12,472	2,840	1,388	1,467	0	5,695		
	Mid-2021 to Mid-2041	18,619	18,174	1,402	16,772	3,614	1,953	2,033	0	7,600		
	Mid-2021 to Mid-2046	22,751	22,207	1,713	20,493	4,190	2,489	2,561	0	9,240		
	Mid-2021 to Mid-2051	26,118	25,493	1,967	23,526	4,605	2,988	3,047	0	10,640		

Source: Watson & Associates Economists Ltd., 2023.

<sup>1</sup> Census undercount estimated at approximately 2.5%. Note: Population including the undercount has been rounded.

<sup>2</sup> Includes townhouses and apartments in duplexes.

<sup>3</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

# Appendix D

## Permanent Population and Housing Forecast by Area Municipality and Primary Settlement Area, 2021 to 2051

## Appendix D-1: Township of Ashfield-Colborne-Wawanosh, Population and Housing Historical and Forecast by Structure Type, 2006 to 2051

Year		Population (Including Census Undercount) <sup>[1]</sup>	Population Excluding Census Undercount	Housing Units				
				Singles & Semi-Detached	Multiple Dwellings <sup>[2]</sup>	Apartments <sup>[3]</sup>	Other	Total Households
Historical	Mid 2006	5,630	5,409	1,870	5	15	65	1,955
	Mid 2011	5,810	5,582	1,906	5	14	144	2,069
	Mid 2016	5,640	5,422	1,920	5	10	170	2,105
	Mid 2021	6,141	5,884	2,100	10	10	245	2,365
	Mid 2024	7,368	7,059	2,443	10	13	245	2,711
Forecast	Mid 2026	7,387	7,077	2,457	10	13	245	2,725
	Mid 2031	7,816	7,488	2,602	10	13	245	2,870
	Mid 2036	8,268	7,921	2,746	10	17	245	3,018
	Mid 2041	8,678	8,314	2,872	10	21	245	3,148
	Mid 2046	8,994	8,617	2,965	10	25	245	3,245
	Mid 2051	9,211	8,825	3,029	10	29	245	3,313
Incremental	Mid 2006 - Mid 2011	180	173	36	0	-1	79	114
	Mid 2011 - Mid 2016	-170	-160	14	0	-4	26	36
	Mid 2016 - Mid 2021	501	462	180	5	0	75	260
	Mid 2021 - Mid 2024	1,226	1,175	343	0	3	0	346
	Mid 2024 - Mid 2026	19	18	14	0	0	0	14
	Mid 2024 - Mid 2031	448	429	159	0	0	0	159
	Mid 2024 - Mid 2036	900	862	303	0	4	0	307
	Mid 2024 - Mid 2041	1,310	1,255	429	0	8	0	437
	Mid 2024 - Mid 2046	1,626	1,558	522	0	12	0	534
	Mid 2024 - Mid 2051	1,843	1,766	586	0	16	0	602

Source: Historical data from Statistics Canada Census. Forecast by Watson & Associates Economists Ltd., 2024.

[1] Census undercount estimated at approximately 4.38%. Note: Population including the undercount has been rounded.

[2] Includes townhouses and apartments in duplexes.

[3] Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

## Appendix D-2: Township of Ashfield-Colborne-Wawanosh, Housing Forecast by Urban Serviced Settlement Area and Remaining Urban/Rural Area by Structure Type, 2021 to 2051

	Development Location	Timing	Single & Semi-Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total Residential Units	Gross Population in New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Ashfield-Colborne-Wawanosh	Ashfield-Colborne-Wawanosh	2024 - 2026	14	0	0	14	44	-27	17	1	18
		2024 - 2031	159	0	0	159	498	-103	396	33	429
		2024 - 2036	303	0	4	307	957	-161	796	66	862
		2024 - 2041	429	0	8	437	1,359	-200	1,159	96	1,255
		2024 - 2046	522	0	12	534	1,657	-218	1,439	119	1,558
		2024 - 2051	586	0	16	602	1,865	-234	1,631	135	1,766

Source: Historical data from Statistics Canada Census. Forecast by Watson & Associates Economists Ltd., 2024.

[1] Includes townhouses and apartments in duplexes.

[2] Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

## Appendix D-3: Municipality of Bluewater, Population and Housing Historical and Forecast by Structure Type, 2006 to 2051

Year		Population (Including Census Undercount) <sup>[1]</sup>	Population Excluding Census Undercount	Housing Units				
				Singles & Semi- Detached	Multiple Dwellings <sup>[2]</sup>	Apartments <sup>[3]</sup>	Other	Total Households
Historical	Mid 2006	7,410	7,120	2,515	10	230	10	2,765
	Mid 2011	7,330	7,044	2,487	100	194	39	2,820
	Mid 2016	7,430	7,136	2,615	155	200	55	3,025
	Mid 2021	7,870	7,540	2,750	180	220	145	3,295
	Mid 2024	8,301	7,953	2,894	180	226	145	3,445
Forecast	Mid 2026	8,333	7,984	2,903	194	230	145	3,472
	Mid 2031	8,777	8,409	3,011	257	245	145	3,658
	Mid 2036	9,581	9,179	3,190	323	299	145	3,957
	Mid 2041	10,359	9,925	3,346	396	359	145	4,246
	Mid 2046	11,014	10,552	3,461	466	418	145	4,490
	Mid 2051	11,533	11,050	3,541	533	474	145	4,693
Incremental	Mid 2006 - Mid 2011	-80	-76	-28	90	-36	29	55
	Mid 2011 - Mid 2016	100	92	128	55	6	16	205
	Mid 2016 - Mid 2021	440	404	135	25	20	90	270
	Mid 2021 - Mid 2024	431	413	144	0	6	0	150
	Mid 2024 - Mid 2026	32	31	9	14	4	0	27
	Mid 2024 - Mid 2031	476	456	117	77	19	0	213
	Mid 2024 - Mid 2036	1,280	1,226	296	143	73	0	512
	Mid 2024 - Mid 2041	2,058	1,972	452	216	133	0	801
	Mid 2024 - Mid 2046	2,713	2,599	567	286	192	0	1,045
	Mid 2024 - Mid 2051	3,233	3,097	647	353	248	0	1,248

Source: Historical data from Statistics Canada Census. Forecast by Watson & Associates Economists Ltd., 2024.

[1] Census undercount estimated at approximately 4.38%. Note: Population including the undercount has been rounded.

[2] Includes townhouses and apartments in duplexes.

[3] Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



## Appendix D-4: Municipality of Bluewater, Housing Forecast by Urban Serviced Settlement Area and Remaining Urban/Rural Area by Structure Type, 2021 to 2051

	Development Location	Timing	Single & Semi-Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total Residential Units	Gross Population in New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Bluewater	Bluewater	2024 - 2026	9	14	4	27	63	-34	29	2	31
		2024 - 2031	117	77	19	213	553	-132	421	35	456
		2024 - 2036	296	143	73	512	1,339	-207	1,132	94	1,226
		2024 - 2041	452	216	133	801	2,077	-257	1,820	152	1,972
		2024 - 2046	567	286	192	1,045	2,679	-280	2,399	200	2,599
		2024 - 2051	647	353	248	1,248	3,160	-301	2,859	238	3,097

Source: Historical data from Statistics Canada Census. Forecast by Watson & Associates Economists Ltd., 2024.

[1] Includes townhouses and apartments in duplexes.

[2] Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

## Appendix D-6: Municipality of Central Huron, Population and Housing Historical and Forecast by Structure Type, 2006 to 2051

Year		Population (Including Census Undercount) <sup>[1]</sup>	Population Excluding Census Undercount	Housing Units				
				Singles & Semi- Detached	Multiple Dwellings <sup>[2]</sup>	Apartments <sup>[3]</sup>	Other	Total Households
Historical	Mid 2006	7,950	7,641	2,655	40	240	20	2,955
	Mid 2011	7,900	7,591	2,684	27	269	230	3,210
	Mid 2016	7,890	7,576	2,585	55	295	200	3,135
	Mid 2021	8,140	7,799	2,675	60	280	250	3,265
	Mid 2024	8,562	8,203	2,797	61	324	250	3,432
Forecast	Mid 2026	8,615	8,254	2,802	91	328	250	3,471
	Mid 2031	8,792	8,423	2,859	118	342	250	3,569
	Mid 2036	9,382	8,989	2,986	172	396	250	3,804
	Mid 2041	9,969	9,551	3,097	232	456	250	4,035
	Mid 2046	10,475	10,036	3,179	289	515	250	4,233
	Mid 2051	10,886	10,430	3,236	344	571	250	4,401
Incremental	Mid 2006 - Mid 2011	-50	-50	29	-13	29	210	255
	Mid 2011 - Mid 2016	-10	-15	-99	28	26	-30	-75
	Mid 2016 - Mid 2021	250	223	90	5	-15	50	130
	Mid 2021 - Mid 2024	422	404	122	1	44	0	167
	Mid 2024 - Mid 2026	53	51	5	30	4	0	39
	Mid 2024 - Mid 2031	230	220	62	57	18	0	137
	Mid 2024 - Mid 2036	820	786	189	111	72	0	372
	Mid 2024 - Mid 2041	1,407	1,348	300	171	132	0	603
	Mid 2024 - Mid 2046	1,913	1,833	382	228	191	0	801
	Mid 2024 - Mid 2051	2,324	2,227	439	283	247	0	969

Source: Historical data from Statistics Canada Census. Forecast by Watson & Associates Economists Ltd., 2024.

[1] Census undercount estimated at approximately 4.38%. Note: Population including the undercount has been rounded.

[2] Includes townhouses and apartments in duplexes.

[3] Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

## Appendix D-7: Municipality of Central Huron, Housing Forecast by Urban Serviced Settlement Area and Remaining Urban/Rural Area by Structure Type, 2021 to 2051

	Development Location	Timing	Single & Semi-Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total Residential Units	Gross Population in New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Central Huron	Central Huron	2024 - 2026	5	30	4	39	82	-35	47	4	51
		2024 - 2031	62	57	18	137	339	-136	203	17	220
		2024 - 2036	189	111	72	372	938	-213	725	61	786
		2024 - 2041	300	171	132	603	1,509	-265	1,244	104	1,348
		2024 - 2046	382	228	191	801	1,981	-289	1,692	141	1,833
		2024 - 2051	439	283	247	969	2,366	-310	2,056	171	2,227
	Clinton	2024 - 2026	0	28	2	30	59	-20	39	3	42
		2024 - 2031	21	55	16	91	203	-77	126	11	137
		2024 - 2036	40	107	63	210	447	-120	327	28	355
		2024 - 2041	95	165	110	370	816	-149	667	56	723
		2024 - 2046	103	220	168	491	1,051	-163	888	74	962
		2024 - 2051	109	274	211	594	1,252	-175	1,077	90	1,167
	Remaining Areas	2024 - 2026	5	2	2	9	23	-15	8	1	9
		2024 - 2031	41	2	2	46	136	-59	77	6	83
		2024 - 2036	149	4	9	162	491	-93	398	33	431
		2024 - 2041	205	6	22	233	693	-116	577	48	625
		2024 - 2046	279	8	23	310	930	-126	804	67	871
		2024 - 2051	330	9	36	375	1,114	-135	979	81	1,060

Source: Historical data from Statistics Canada Census. Forecast by Watson & Associates Economists Ltd., 2024.

[1] Includes townhouses and apartments in duplexes.

[2] Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

## Appendix D-8: Town of Goderich, Population and Housing Historical and Forecast by Structure Type, 2006 to 2051

Year		Population (Including Census Undercount) <sup>[1]</sup>	Population Excluding Census Undercount	Housing Units				
				Singles & Semi-Detached	Multiple Dwellings <sup>[2]</sup>	Apartments <sup>[3]</sup>	Other	Total Households
Historical	Mid 2006	7,870	7,563	2,445	200	600	30	3,275
	Mid 2011	7,830	7,521	2,509	210	627	29	3,375
	Mid 2016	7,940	7,628	2,525	250	690	25	3,490
	Mid 2021	8,226	7,881	2,570	270	785	40	3,665
	Mid 2024	8,466	8,111	2,649	277	815	40	3,781
Forecast	Mid 2026	8,863	8,491	2,666	334	943	40	3,983
	Mid 2031	10,187	9,760	2,828	404	1,306	40	4,578
	Mid 2036	10,789	10,337	2,917	451	1,444	40	4,852
	Mid 2041	11,427	10,948	2,995	504	1,598	40	5,137
	Mid 2046	12,008	11,505	3,053	554	1,747	40	5,394
	Mid 2051	12,515	11,990	3,093	602	1,891	40	5,626
Incremental	Mid 2006 - Mid 2011	-40	-42	64	10	27	-1	100
	Mid 2011 - Mid 2016	110	107	16	40	63	-4	115
	Mid 2016 - Mid 2021	286	253	45	20	95	15	175
	Mid 2021 - Mid 2024	240	230	79	7	30	0	116
	Mid 2024 - Mid 2026	397	380	17	57	128	0	202
	Mid 2024 - Mid 2031	1,721	1,649	179	127	491	0	797
	Mid 2024 - Mid 2036	2,323	2,226	268	174	629	0	1,071
	Mid 2024 - Mid 2041	2,961	2,837	346	227	783	0	1,356
	Mid 2024 - Mid 2046	3,543	3,394	404	277	932	0	1,613
	Mid 2024 - Mid 2051	4,049	3,879	444	325	1,076	0	1,845

Source: Historical data from Statistics Canada Census. Forecast by Watson & Associates Economists Ltd., 2024.

[1] Census undercount estimated at approximately 4.38%. Note: Population including the undercount has been rounded.

[2] Includes townhouses and apartments in duplexes.

[3] Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

## Appendix D-9: Town of Goderich, Housing Forecast by Urban Serviced Settlement Area and Remaining Urban/Rural Area by Structure Type, 2021 to 2051

	Development Location	Timing	Single & Semi-Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total Residential Units	Gross Population in New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Goderich	Goderich	2024 - 2026	17	57	128	202	387	-36	351	29	380
		2024 - 2031	179	127	491	797	1,660	-138	1,522	127	1,649
		2024 - 2036	268	174	629	1,071	2,271	-216	2,054	172	2,226
		2024 - 2041	346	227	783	1,356	2,886	-268	2,618	219	2,837
		2024 - 2046	404	277	932	1,613	3,425	-292	3,132	262	3,394
		2024 - 2051	444	325	1,076	1,845	3,894	-313	3,580	299	3,879

Source: Historical data from Statistics Canada Census. Forecast by Watson & Associates Economists Ltd., 2024.

[1] Includes townhouses and apartments in duplexes.

[2] Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

## Appendix D-10: Township of Howick, Population and Housing Historical and Forecast by Structure Type, 2006 to 2051

Year		Population (Including Census Undercount) <sup>[1]</sup>	Population Excluding Census Undercount	Housing Units				
				Singles & Semi-Detached	Multiple Dwellings <sup>[2]</sup>	Apartments <sup>[3]</sup>	Other	Total Households
Historical	Mid 2006	4,040	3,882	1,150	50	15	30	1,245
	Mid 2011	4,010	3,856	1,154	38	39	22	1,253
	Mid 2016	4,030	3,873	1,205	30	45	20	1,300
	Mid 2021	4,222	4,045	1,240	50	40	10	1,340
	Mid 2024	4,287	4,107	1,272	50	47	10	1,379
Forecast	Mid 2026	4,288	4,108	1,276	53	47	10	1,386
	Mid 2031	4,440	4,254	1,327	65	49	10	1,451
	Mid 2036	4,753	4,554	1,405	90	62	10	1,567
	Mid 2041	5,054	4,842	1,473	118	76	10	1,677
	Mid 2046	5,305	5,083	1,523	145	90	10	1,768
	Mid 2051	5,504	5,273	1,558	171	104	10	1,843
Incremental	Mid 2006 - Mid 2011	-30	-26	4	-12	24	-8	8
	Mid 2011 - Mid 2016	20	17	51	-8	6	-2	47
	Mid 2016 - Mid 2021	192	172	35	20	-5	-10	40
	Mid 2021 - Mid 2024	65	62	32	0	7	0	39
	Mid 2024 - Mid 2026	1	1	4	3	0	0	7
	Mid 2024 - Mid 2031	153	147	55	15	2	0	72
	Mid 2024 - Mid 2036	467	447	133	40	15	0	188
	Mid 2024 - Mid 2041	767	735	201	68	29	0	298
	Mid 2024 - Mid 2046	1,019	976	251	95	43	0	389
	Mid 2024 - Mid 2051	1,217	1,166	286	121	57	0	464

Source: Historical data from Statistics Canada Census. Forecast by Watson & Associates Economists Ltd., 2024.

[1] Census undercount estimated at approximately 4.38%. Note: Population including the undercount has been rounded.

[2] Includes townhouses and apartments in duplexes.

[3] Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

## Appendix D-11: Township of Howick, Housing Forecast by Urban Serviced Settlement Area and Remaining Urban/Rural Area by Structure Type, 2021 to 2051

	Development Location	Timing	Single & Semi-Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total Residential Units	Gross Population in New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Howick	Howick	2024 - 2026	4	3	0	7	19	-18	1	0	1
		2024 - 2031	55	15	2	72	206	-70	136	11	147
		2024 - 2036	133	40	15	188	523	-110	413	34	447
		2024 - 2041	201	68	29	298	816	-137	679	56	735
		2024 - 2046	251	95	43	389	1,050	-150	901	75	976
		2024 - 2051	286	121	57	464	1,236	-161	1,076	90	1,166

Source: Historical data from Statistics Canada Census. Forecast by Watson & Associates Economists Ltd., 2024.

[1] Includes townhouses and apartments in duplexes.

[2] Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

## Appendix D-12: Municipality of Huron East, Population and Housing Historical and Forecast by Structure Type, 2006 to 2051

Year		Population (Including Census Undercount) <sup>[1]</sup>	Population Excluding Census Undercount	Housing Units				
				Singles & Semi- Detached	Multiple Dwellings <sup>[2]</sup>	Apartments <sup>[3]</sup>	Other	Total Households
Historical	Mid 2006	9,690	9,310	3,075	40	280	45	3,440
	Mid 2011	9,640	9,264	3,099	82	279	80	3,540
	Mid 2016	9,510	9,138	3,170	95	300	65	3,630
	Mid 2021	9,928	9,512	3,245	105	315	40	3,705
	Mid 2024	10,181	9,754	3,332	119	341	40	3,832
Forecast	Mid 2026	10,254	9,824	3,339	157	347	40	3,883
	Mid 2031	10,538	10,096	3,427	187	369	40	4,023
	Mid 2036	11,387	10,910	3,615	245	450	40	4,350
	Mid 2041	12,222	11,710	3,779	310	541	40	4,670
	Mid 2046	12,930	12,388	3,900	372	629	40	4,941
	Mid 2051	13,496	12,930	3,984	431	713	40	5,168
Incremental	Mid 2006 - Mid 2011	-50	-46	24	42	-1	35	100
	Mid 2011 - Mid 2016	-130	-126	71	13	21	-15	90
	Mid 2016 - Mid 2021	418	374	75	10	15	-25	75
	Mid 2021 - Mid 2024	253	242	87	14	26	0	127
	Mid 2024 - Mid 2026	73	70	7	38	6	0	51
	Mid 2024 - Mid 2031	357	342	95	68	28	0	191
	Mid 2024 - Mid 2036	1,207	1,156	283	126	109	0	518
	Mid 2024 - Mid 2041	2,042	1,956	447	191	200	0	838
	Mid 2024 - Mid 2046	2,749	2,634	568	253	288	0	1,109
	Mid 2024 - Mid 2051	3,315	3,176	652	312	372	0	1,336

Source: Historical data from Statistics Canada Census. Forecast by Watson & Associates Economists Ltd., 2024.

[1] Census undercount estimated at approximately 4.38%. Note: Population including the undercount has been rounded.

[2] Includes townhouses and apartments in duplexes.

[3] Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



## Appendix D-13: Municipality of Huron East, Housing Forecast by Urban Serviced Settlement Area and Remaining Urban/Rural Area by Structure Type, 2021 to 2051

	Development Location	Timing	Single & Semi-Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total Residential Units	Gross Population in New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Huron East	Huron East	2024 - 2026	7	38	6	51	108	-43	65	5	70
		2024 - 2031	95	68	28	191	482	-166	316	26	342
		2024 - 2036	283	126	109	518	1,326	-260	1,067	89	1,156
		2024 - 2041	447	191	200	838	2,127	-323	1,805	151	1,956
		2024 - 2046	568	253	288	1,109	2,781	-352	2,431	203	2,634
		2024 - 2051	652	312	372	1,336	3,307	-378	2,931	245	3,176
	Seaforth	2024 - 2026	4	32	4	34	82	-14	68	5	73
		2024 - 2031	56	40	17	91	285	-54	231	19	250
		2024 - 2036	141	82	83	248	749	-84	665	55	720
		2024 - 2041	208	125	163	401	1,182	-104	1,078	90	1,168
		2024 - 2046	261	165	232	530	1,547	-114	1,433	120	1,553
		2024 - 2051	310	202	280	639	1,857	-122	1,735	145	1,880
	Remaining Areas	2024 - 2026	3	6	2	11	25	-29	-3	0	-3
		2024 - 2031	39	28	11	78	197	-112	85	7	92
		2024 - 2036	142	44	26	211	578	-176	402	34	436
		2024 - 2041	239	66	37	341	945	-219	727	61	788
		2024 - 2046	307	88	56	451	1,234	-238	998	83	1,081
		2024 - 2051	342	110	92	544	1,450	-256	1,196	100	1,296

Source: Historical data from Statistics Canada Census. Forecast by Watson & Associates Economists Ltd., 2024.

[1] Includes townhouses and apartments in duplexes.

[2] Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

## Appendix D-14: Municipality of Morris-Turnberry, Population and Housing Historical and Forecast by Structure Type, 2006 to 2051

Year		Population (Including Census Undercount) <sup>[1]</sup>	Population Excluding Census Undercount	Housing Units				
				Singles & Semi- Detached	Multiple Dwellings <sup>[2]</sup>	Apartments <sup>[3]</sup>	Other	Total Households
Historical	Mid 2006	3,540	3,403	1,050	10	35	65	1,160
	Mid 2011	3,550	3,413	1,142	0	7	6	1,155
	Mid 2016	3,640	3,496	1,180	0	5	5	1,190
	Mid 2021	3,747	3,590	1,165	10	10	10	1,195
	Mid 2024	3,858	3,696	1,192	22	30	10	1,254
Forecast	Mid 2026	3,858	3,696	1,194	27	30	10	1,261
	Mid 2031	3,927	3,762	1,222	35	32	10	1,299
	Mid 2036	4,077	3,906	1,257	45	55	10	1,367
	Mid 2041	4,231	4,054	1,287	56	81	10	1,434
	Mid 2046	4,370	4,187	1,309	67	106	10	1,492
	Mid 2051	4,484	4,296	1,325	77	130	10	1,542
Incremental	Mid 2006 - Mid 2011	10	10	92	-10	-28	-59	-5
	Mid 2011 - Mid 2016	90	83	38	0	-2	-1	35
	Mid 2016 - Mid 2021	107	94	-15	10	5	5	5
	Mid 2021 - Mid 2024	111	106	27	12	20	0	59
	Mid 2024 - Mid 2026	0	0	2	5	0	0	7
	Mid 2024 - Mid 2031	69	66	30	13	2	0	45
	Mid 2024 - Mid 2036	219	210	65	23	25	0	113
	Mid 2024 - Mid 2041	374	358	95	34	51	0	180
	Mid 2024 - Mid 2046	512	491	117	45	76	0	238
	Mid 2024 - Mid 2051	626	600	133	55	100	0	288

Source: Historical data from Statistics Canada Census. Forecast by Watson & Associates Economists Ltd., 2024.

[1] Census undercount estimated at approximately 4.38%. Note: Population including the undercount has been rounded.

[2] Includes townhouses and apartments in duplexes.

[3] Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

## Appendix D-15: Municipality of Morris-Turnberry, Housing Forecast by Urban Serviced Settlement Area and Remaining Urban/Rural Area by Structure Type, 2021 to 2051

	Development Location	Timing	Single & Semi-Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total Residential Units	Gross Population in New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Morris-Turnberry	Morris-Turnberry	2024 - 2026	2	5	0	7	16	-16	0	0	0
		2024 - 2031	30	13	2	45	123	-62	61	5	66
		2024 - 2036	65	23	25	113	293	-98	194	16	210
		2024 - 2041	95	34	51	180	453	-122	331	27	358
		2024 - 2046	117	45	76	238	587	-133	454	37	491
		2024 - 2051	133	55	100	288	699	-143	555	45	600

Source: Historical data from Statistics Canada Census. Forecast by Watson & Associates Economists Ltd., 2024.

[1] Includes townhouses and apartments in duplexes.

[2] Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

## Appendix D-16: Township of North Huron, Population and Housing Historical and Forecast by Structure Type, 2006 to 2051

Year		Population (Including Census Undercount) <sup>[1]</sup>	Population Excluding Census Undercount	Housing Units				
				Singles & Semi- Detached	Multiple Dwellings <sup>[2]</sup>	Apartments <sup>[3]</sup>	Other	Total Households
Historical	Mid 2006	5,220	5,015	1,665	70	275	55	2,065
	Mid 2011	5,080	4,884	1,679	110	249	5	2,043
	Mid 2016	5,130	4,932	1,670	115	285	15	2,085
	Mid 2021	5,273	5,052	1,685	150	310	10	2,155
	Mid 2024	5,462	5,233	1,713	158	385	10	2,266
Forecast	Mid 2026	5,526	5,294	1,716	186	393	10	2,305
	Mid 2031	5,736	5,496	1,753	228	423	10	2,414
	Mid 2036	5,994	5,743	1,785	259	490	10	2,544
	Mid 2041	6,279	6,016	1,813	294	564	10	2,681
	Mid 2046	6,551	6,276	1,834	327	636	10	2,807
	Mid 2051	6,792	6,507	1,848	359	705	10	2,922
Incremental	Mid 2006 - Mid 2011	-140	-131	14	40	-26	-50	-22
	Mid 2011 - Mid 2016	50	48	-9	5	36	10	42
	Mid 2016 - Mid 2021	143	120	15	35	25	-5	70
	Mid 2021 - Mid 2024	189	181	28	8	75	0	111
	Mid 2024 - Mid 2026	64	61	3	28	8	0	39
	Mid 2024 - Mid 2031	275	263	40	70	38	0	148
	Mid 2024 - Mid 2036	532	510	72	101	105	0	278
	Mid 2024 - Mid 2041	817	783	100	136	179	0	415
	Mid 2024 - Mid 2046	1,089	1,043	121	169	251	0	541
	Mid 2024 - Mid 2051	1,330	1,274	135	201	320	0	656

Source: Historical data from Statistics Canada Census. Forecast by Watson & Associates Economists Ltd., 2024.

[1] Census undercount estimated at approximately 4.38%. Note: Population including the undercount has been rounded.

[2] Includes townhouses and apartments in duplexes.

[3] Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

## Appendix D-17: Township of North Huron, Housing Forecast by Urban Serviced Settlement Area and Remaining Urban/Rural Area by Structure Type, 2021 to 2051

	Development Location	Timing	Single & Semi-Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total Residential Units	Gross Population in New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
North Huron	North Huron	2024 - 2026	3	28	8	39	79	-23	56	5	61
		2024 - 2031	40	70	38	148	330	-88	242	21	263
		2024 - 2036	72	101	105	278	608	-138	470	40	510
		2024 - 2041	100	136	179	415	893	-171	722	61	783
		2024 - 2046	121	169	251	541	1,149	-187	962	81	1,043
		2024 - 2051	135	201	320	656	1,375	-201	1,175	99	1,274
	Wingham	2024 - 2026	0	25	4	28	57	-15	42	4	46
		2024 - 2031	19	54	22	95	205	-58	147	13	160
		2024 - 2036	30	66	82	178	367	-90	277	24	301
		2024 - 2041	40	85	140	266	536	-112	424	36	460
		2024 - 2046	47	105	195	347	693	-122	571	48	619
		2024 - 2051	49	125	246	420	827	-132	695	59	754
	Remaining Areas	2024 - 2026	3	3	4	11	22	-8	14	1	15
		2024 - 2031	21	16	16	53	125	-30	95	8	103
		2024 - 2036	42	35	23	100	241	-48	193	16	209
		2024 - 2041	60	51	39	149	357	-59	298	25	323
		2024 - 2046	74	64	56	194	456	-65	391	33	424
		2024 - 2051	86	76	74	236	549	-69	480	40	520

Source: Historical data from Statistics Canada Census. Forecast by Watson & Associates Economists Ltd., 2024.

[1] Includes townhouses and apartments in duplexes.

[2] Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

## Appendix D-18: Municipality of South Huron, Population and Housing Historical and Forecast by Structure Type, 2006 to 2051

Year		Population (Including Census Undercount) <sup>[1]</sup>	Population Excluding Census Undercount	Housing Units				
				Singles & Semi- Detached	Multiple Dwellings <sup>[2]</sup>	Apartments <sup>[3]</sup>	Other	Total Households
Historical	Mid 2006	10,390	9,982	3,445	180	365	65	4,055
	Mid 2011	10,350	9,945	3,483	256	350	83	4,172
	Mid 2016	10,510	10,096	3,530	270	370	75	4,245
	Mid 2021	10,503	10,063	3,515	350	425	60	4,350
	Mid 2024	10,953	10,494	3,638	371	476	60	4,545
Forecast	Mid 2026	11,255	10,783	3,682	446	490	60	4,678
	Mid 2031	12,911	12,370	4,104	546	532	60	5,242
	Mid 2036	13,659	13,086	4,226	642	640	60	5,568
	Mid 2041	14,439	13,834	4,333	749	760	60	5,902
	Mid 2046	15,141	14,506	4,412	851	876	60	6,199
	Mid 2051	15,739	15,079	4,466	949	987	60	6,462
Incremental	Mid 2006 - Mid 2011	-40	-37	38	76	-15	18	117
	Mid 2011 - Mid 2016	160	151	47	14	20	-8	73
	Mid 2016 - Mid 2021	-7	-33	-15	80	55	-15	105
	Mid 2021 - Mid 2024	450	431	123	21	51	0	195
	Mid 2024 - Mid 2026	302	289	44	75	14	0	133
	Mid 2024 - Mid 2031	1,958	1,876	466	175	56	0	697
	Mid 2024 - Mid 2036	2,705	2,592	588	271	164	0	1,023
	Mid 2024 - Mid 2041	3,486	3,340	695	378	284	0	1,357
	Mid 2024 - Mid 2046	4,188	4,012	774	480	400	0	1,654
	Mid 2024 - Mid 2051	4,786	4,585	828	578	511	0	1,917

Source: Historical data from Statistics Canada Census. Forecast by Watson & Associates Economists Ltd., 2024.

[1] Census undercount estimated at approximately 4.38%. Note: Population including the undercount has been rounded.

[2] Includes townhouses and apartments in duplexes.

[3] Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

## Appendix D-19: Municipality of South Huron, Housing Forecast by Urban Serviced Settlement Area and Remaining Urban/Rural Area by Structure Type, 2021 to 2051

	Development Location	Timing	Single & Semi-Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total Residential Units	Gross Population in New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
South Huron	South Huron	2024 - 2026	44	75	14	133	312	-45	267	22	289
		2024 - 2031	466	175	56	697	1,906	-175	1,732	144	1,876
		2024 - 2036	588	271	164	1,023	2,666	-274	2,393	199	2,592
		2024 - 2041	695	378	284	1,357	3,422	-340	3,083	257	3,340
		2024 - 2046	774	480	400	1,654	4,073	-371	3,703	309	4,012
		2024 - 2051	828	578	511	1,917	4,629	-398	4,232	353	4,585
	Exeter	2024 - 2026	13	59	14	86	183	-30	-30	-2	295
		2024 - 2031	268	150	31	449	1,193	-116	-116	-10	1,859
		2024 - 2036	305	231	124	660	1,631	-182	-182	-15	2,587
		2024 - 2041	333	306	236	875	2,061	-225	-225	-19	3,361
		2024 - 2046	357	380	330	1,067	2,446	-246	-246	-21	4,088
		2024 - 2051	379	455	402	1,236	2,788	-264	-264	-22	4,732
	Remaining Areas	2024 - 2026	31	16	0	47	129	-15	297	24	-6
		2024 - 2031	198	25	25	248	714	-59	1,848	154	17
		2024 - 2036	283	40	40	363	1,036	-92	2,575	214	5
		2024 - 2041	362	72	48	482	1,361	-115	3,308	276	-21
		2024 - 2046	417	100	70	587	1,627	-125	3,949	330	-76
		2024 - 2051	449	123	109	681	1,841	-134	4,496	375	-147

Source: Historical data from Statistics Canada Census. Forecast by Watson & Associates Economists Ltd., 2024.

[1] Includes townhouses and apartments in duplexes.

[2] Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

# Appendix E

## Seasonal Housing Forecast by Area Municipality, 2024 to 2051



## Appendix E: Seasonal Housing Forecast by Area Municipality

Location	Year	Seasonal Housing	Seasonal Population
Ashfield-Colborne-Wawanosh	2016	820	3,000
	2024	830	3,020
	2051	890	3,230
Bluewater	2016	1,130	4,100
	2024	1,200	4,360
	2051	1,530	5,580
Central Huron	2016	310	1,140
	2024	330	1,180
	2051	390	1,410
South Huron	2016	130	470
	2024	140	500
	2051	170	620

Note: Seasonal P.P.U. was estimated at 3.64.

Source: Historical data from MPAC, forecast by Watson & Associated Economists Ltd.

# Appendix F

## Huron County Housing Affordability Needs, 2021 to 2051

## Appendix F: Huron County Housing Affordability Needs, 2021 to 2051

Density Type	Ownership			Rental			Total		
	Non-Market	Market-Based	Total	Non-Market	Market-Based	Total	Non-Market	Market-Based	Total
Low Density	720	3,470	4,190	-	410	410	720	3,880	4,600
Medium Density	380	1,090	1,470	420	1,100	1,520	800	2,190	2,990
High Density	80	290	370	550	1,940	2,490	630	2,230	2,860
Secondary Units	-	-	-	-	180	180	-	180	180
<b>Total</b>	<b>1,180</b>	<b>4,850</b>	<b>6,000</b>	<b>970</b>	<b>3,630</b>	<b>4,600</b>	<b>2,150</b>	<b>8,480</b>	<b>10,600</b>

Density Type	Ownership			Rental			Total		
	Non-Market	Market-Based	Total	Non-Market	Market-Based	Total	Non-Market	Market-Based	Total
Low Density	17%	83%	100%	0%	100%	100%	16%	84%	100%
Medium Density	26%	74%	100%	28%	72%	100%	27%	73%	100%
High Density	22%	78%	100%	22%	78%	100%	22%	78%	100%
Secondary Units	0%	0%	0%	0%	100%	100%	0%	100%	100%
<b>Total</b>	<b>20%</b>	<b>81%</b>	<b>100%</b>	<b>21%</b>	<b>79%</b>	<b>100%</b>	<b>20%</b>	<b>80%</b>	<b>100%</b>

Note: Figures have been rounded.

Source: Watson & Associates Economists Ltd

Friday, March 8, 2024

Rural Ontario Municipal Association  
ATTN: Board of Directors

SENT VIA EMAIL: [roma@roma.on.ca](mailto:roma@roma.on.ca)

Ontario Good Roads Association  
ATTN: Board of Directors

SENT VIA EMAIL: [info@goodroads.ca](mailto:info@goodroads.ca)

RE: Return to Combined ROMA and OGRA Conferences

---

Dear ROMA & OGRA Board of Directors,

Please be advised of the following motion passed at the Monday, February 26, 2024, Goderich Town Council Meeting:

Moved By: Councillor Kelly  
Seconded By: Councillor Petrie

WHEREAS as a past attendee of combined conferences, it makes great sense for the OGRA & ROMA conferences to be returned to a combined conference effort, not only financially for the municipality but also for availability for participation of members of Council and staff; and

WHEREAS these conferences afford a vital opportunity for delegations with members of our provincial parliament, returning to a combined conference provides a better respect to their availability and participation; and

WHEREAS during the 2019 OGRA conference AGM a resolution was passed regarding the re-establishment of an annual combined conference for both OGRA & ROMA; and

WHEREAS it is understandable that little movement has happened since the resolution at the 2019 OGRA conference AGM was passed, due to delays of the COVID-19 pandemic; and

WHEREAS not all persons who wish to attend can do so in person, that a hybrid participation option be considered for the sessions;

NOW THEREFORE BE IT RESOLVED that the Council of the Town of Goderich call upon both the ROMA & OGRA boards to re-establish a combined OGRA & ROMA annual conference.

FURTHERMORE that this resolution be forwarded to Premier Doug Ford, Minister Paul Calandra, MPP Ben Lobb and be circulated to Municipalities of Ontario; as amended.

**CARRIED**

If you have any questions, please do not hesitate to contact me at 519-524-8344 ext. 210 or [afisher@goderich.ca](mailto:afisher@goderich.ca).

Yours truly,



Andrea Fisher  
Director of Legislative Services/Clerk  
/ar

cc. Premier Doug Ford [premier@ontario.ca](mailto:premier@ontario.ca)  
Hon. Paul Calandra [Paul.Calandra@pc.ola.org](mailto:Paul.Calandra@pc.ola.org)  
MPP Lisa Thompson, Huron-Bruce [lisa.thompsonco@pc.ola.org](mailto:lisa.thompsonco@pc.ola.org)  
Mandi Pearson, Clerk/Operations Clerk [mpearson@petrolia.ca](mailto:mpearson@petrolia.ca)  
Ontario Municipalities

March 6, 2024

The Honourable Doug Ford, Premier of Ontario  
Premier's Office, Room 281  
Legislative Building, Queen's Park  
Toronto, ON M7A 1A1

**Delivered by email**  
premier@ontario.ca

Dear Premier Ford:

**Re: Town of Aurora Council Resolution of February 27, 2024  
Member Motion 8.1.9 - Councillor Gilliland; Re: Council/Committee Meeting  
Structure Under Strong Mayor Powers**

Please be advised that this matter was considered by Council at its meeting held on February 27, 2024, and in this regard, Council adopted the following resolution:

**Whereas the Province expanded Strong Mayor Powers to municipalities over 50,000 in population, who committed to a housing pledge in the fall of 2023 to help address the housing crisis, but was not mandatory to accept with a housing pledge; and**

**Whereas the Town of Aurora head of council has the discretion whether to use the strong mayor powers, except for those dealing with the budget; and**

**Whereas strong mayor powers permit the head of council the ability to create new committees of council made under the *Municipal Act, 2001*, where all members are council members, and assign their functions. The head of council is also able to appoint the chairs and vice-chairs of such committees of council;**

- 1. Now Therefore Be It Hereby Resolved That Council requests that the Mayor reconsider using strong mayor powers to alter the current structure of Council and/or committee meetings, but rather remains the same as officials were originally elected to do; and**
- 2. Be It Further Resolved That a copy of this Motion be sent to the Hon. Doug Ford, Premier of Ontario, the Hon. Michael Parsa, MPP Aurora—Oak Ridges—Richmond Hill, Dawn Gallagher Murphy, MPP Newmarket—Aurora, and all Ontario municipalities.**

Town of Aurora Council Resolution of February 27, 2024  
Council/Committee Meeting Structure Under Strong Mayor Powers  
March 6, 2024

2 of 2

The above is for your consideration and any attention deemed necessary.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Michael de Rond', written in a cursive style.

Michael de Rond  
Town Clerk  
The Corporation of the Town of Aurora

MdR/lb

Attachment (Council meeting extract)

Copy: Hon. Michael Parsa, MPP Aurora—Oak Ridges—Richmond Hill  
Dawn Gallagher Murphy, MPP Newmarket—Aurora  
All Ontario municipalities



## 8. Standing Committee Reports

**Moved by** Councillor Thompson

**Seconded by** Councillor Gaertner

That the Standing Committee Reports, items 8.1 and 8.2, be received and the recommendations carried by the Committee approved, with the exception of sub-items 8.1.7, 8.1.8, 8.2.1, 8.2.4, 8.2.6, and 8.2.8, which were discussed and voted on separately as recorded below.

Yeas (6): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, and Councillor Gallo

Absent (1): Councillor Kim

**Carried (6 to 0)**

### 8.1 General Committee Meeting Report of February 6, 2024

#### 8.1.9 Member Motion - Councillor Gilliland; Re: Council/Committee Meeting Structure Under Strong Mayor Powers

Whereas the Province expanded Strong Mayor Powers to municipalities over 50,000 in population, who committed to a housing pledge in the fall of 2023 to help address the housing crisis, but was not mandatory to accept with a housing pledge; and

Whereas the Town of Aurora head of council has the discretion whether to use the strong mayor powers, except for those dealing with the budget; and

Whereas strong mayor powers permit the head of council the ability to create new committees of council made under the *Municipal Act, 2001*, where all members are council members, and assign their functions. The head of council is also able to appoint the chairs and vice-chairs of such committees of council;

1. Now Therefore Be It Hereby Resolved That Council requests that the Mayor reconsider using strong mayor powers to alter the current structure of Council and/or committee meetings, but



rather remains the same as officials were originally elected to do; and

2. Be It Further Resolved That a copy of this Motion be sent to the Hon. Doug Ford, Premier of Ontario, the Hon. Michael Parsa, MPP Aurora—Oak Ridges—Richmond Hill, Dawn Gallagher Murphy, MPP Newmarket—Aurora, and all Ontario municipalities.

**Carried**

P.O. Box 490  
7 Creswell Drive  
Trenton, Ontario K8V 5R6  
www.quintewest.ca



A Natural Attraction

Tel: 613-392-2841  
Toll Free: 1-866-485-2841  
josh.machesney@quintewest.ca  
clerk@quintewest.ca

Josh Machesney, City Clerk / Manager of Legislative Services

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March 7, 2024

The Right Honourable Justin Trudeau  
Office of the Prime Minister  
80 Wellington Street  
Ottawa, ON K1A 0A2  
Via Email - justin.trudeau@parl.gc.ca

**RE: Notice of Motion – Councillor Stedall – Housing Funding**

Dear Prime Minister:

This letter will serve to advise that at a meeting of City of Quinte West Council held on March 6, 2024 Council passed the following resolution:

**Motion No 24-167 – Notice of Motion – Housing Funding**

Moved by Councillor Stedall

Seconded by Councillor Armstrong

Whereas the City of Quinte West is in need of \$28M in funding to complete the West End Trunk Sewer Main replacement in 2024, which is critical in the ongoing development of new homes in Quinte West;

And Whereas the City of Quinte West requires \$58.6M in funding to upgrade the Trenton Wastewater Treatment Plant Upgrade building to accommodate new homes to be built;

And Whereas the City cannot afford to increase Water, Sewer or Tax rates to fund all of this infrastructure;

And Whereas increased Debt to build the projects will just increase costs to Water, Sewer and Tax rates, or increased costs to developers;

And Whereas the City of Quinte West is currently experiencing a housing crisis from all citizens but specifically with regards to over 250 requiring housing, from Military members of CFB Trenton;

And Whereas City Council approved a Housing Action Plan with a projected 831 new residential units to be completed based on anticipated Housing Accelerator Fund funding over 3 years;

And Whereas the Federal government denied the City of Quinte West the Housing Accelerator Fund;

And Whereas the City of Quinte West is not currently eligible for funding under the Provincial Building Faster Fund as its population is below the threshold;

And Whereas the City of Quinte West may make application to the provincial Housing-Enabling Water Systems Fund which has only \$200M available in funding of which the province would only fund up to 73% to a maximum of \$35M for one project;

And Whereas additional funding has not been allocated from the Federal Government to enhance the Housing-Enabling Water Systems Funding;

Now Therefore Be It Resolved That the City of Quinte West calls on the Federal Government to re-evaluate their lack of funding for municipalities with a population less than 50,000 in rural Ontario and to make available funding for infrastructure programs to help build infrastructure to help build much-needed new homes;

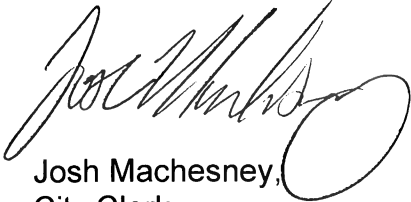
And Further That the Province of Ontario be asked to invest more than the currently allocated \$200M into their Housing Enabling Water Systems Fund;

And Further That this motion be circulated to Prime Minister Justin Trudeau, Federal Minister for Housing, Ryan Williams MP, Premier Doug Ford, the Provincial Ministers of MOI, MMAH, and Todd Smith MPP, and all municipalities, for their support. **Carried**

We trust that you will give favourable consideration to this request.

Yours Truly,

CITY OF QUINTE WEST



Josh Machesney,  
City Clerk

cc: Hon. Sean Fraser, Minister of Housing, Infrastructure and Communities  
Ryan Williams, MP, Bay of Quinte  
Hon. Doug Ford, Premier of Ontario  
Hon. Kinga Surma, Minister of Infrastructure  
Hon. Paul Calandra, Minister of Municipal Affairs and Housing  
Hon. Todd Smith, MPP, Bay of Quinte  
All Municipalities



**Municipality of Huron East Special Council (Strategic Planning)**

**Meeting Minutes**

**Council Chambers**

**72 Main Street South, Seaforth, ON**

**Tuesday, March 7, 2024**

**Members Present:**

Mayor: Bernie MacLellan; Deputy Mayor: Alvin McLellan; Councillors: Raymond Chartrand, Brenda Dalton, Dianne Diehl, Robert Fisher, Justin Morrison, and Gloria Wilbee

**Absent:**

Councillors McGrath, Newell and Steffler

**Staff Present:**

CAO Brad McRoberts; Clerk Jessica Rudy; Chief Building Official Brad Dietrich; Director of Community Services Lissa Berard; Director of Finance/Treasurer Stacy Grenier; Director of Public Works Barry Mills; and Economic Development Officer Taralyn Cronin

**Others Present:**

Kelly Linton and Andy Goldie, Linton Consulting Services

**1. Call to Order**

The strategic planning session was called to order at 9:00 a.m.

**2. Strategic Plan Workshop with Linton Consulting Inc.**

Linton Consulting Services, Council and Senior Staff had overall discussions regarding strategic priorities for Huron East.

**3. Adjournment**

That the special meeting adjourned at 1:50 p.m.

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Bernie MacLellan, Mayor

---

Jessica Rudy, Clerk

**March 6, 2024**

**Attention: Municipal Clerk**

**Subject: Municipal Engineers Association 2024 Bursary Awards Program**

The Municipal Engineers Association (MEA) is pleased to advise that it will be offering its 2024 Bursary Program to assist students enrolling in the first year of an engineering program at the University level for the upcoming 2024/2025 academic year. This is the 17<sup>th</sup> consecutive year the MEA will be awarding bursaries to prospective engineering students. Since the inception of the program, the MEA has awarded over \$180,000 to children/dependents of municipal employees and elected councillors. Up to ten (10) awards will be provided this year; the two (2) highest scoring applications will receive the *John Hammer Memorial Bursary* and the *William Robinson Memorial Bursary* valued at \$2,000 each; the balance valued at \$1,500 each.

The MEA is a non-profit association representing the interests of over 1,250 municipal engineers across Ontario who are employed as professional engineers at Ontario municipalities and other provincial agencies serving in the engineering/public works field. The MEA values the contribution of all municipal employees, is committed to the technical excellence of our future municipal engineers, is sensitive to serving the community and the need for effective communication skills.

Please find attached the following items:

1. Eligibility and Selection Criteria
2. 2024 MEA Bursary Application form (applications can also be done online).
3. Bursary Notice Flyer (1 page) that can be used to assist you in publicizing this year's bursary at your municipality.

The above items are also available for download at [www.municipalengineers.on.ca/bursary](http://www.municipalengineers.on.ca/bursary).

We respectfully request that the Clerk's office make reasonable efforts to notify your municipal employees about the availability of the MEA's 2024 Bursary Program including the selection criteria, application process and this year's deadline (midnight May 17, 2024).

We appreciate the opportunity to work with the children/dependents of municipal employees to contribute to their academic studies to become engineers. If you require any additional information or have any questions, please feel free to contact the undersigned.

Yours sincerely,



---

D.M. (Dan) Cozzi, P. Eng.  
Executive Director  
Municipal Engineers Association



1525 Cornwall Road, Unit 22  
 Oakville, ON L6J 0B2  
 Tel: (289) 291-6472  
[info@municipalengineers.on.ca](mailto:info@municipalengineers.on.ca)

## 2024 MEA BURSARY APPLICATION FORM

### 1. Contact Information

Student Name	
Home Address/Telephone/E-mail	
Parent/Guardian Name	
Parent/Guardian' Municipal Employer & Job Title	
Parent/Guardian's Municipal Business Address/Telephone/E-mail	

### 2. Education

Please provide us with a copy of secondary school transcript and volunteer hours form.

Letters of reference are welcome.

Post-Secondary Schools applied for	
Engineering Program applied for	

### 3. Why have you selected an Engineering Program?

Tell us about your interest in the selected education program and why you would like to be an engineer (300-words)

### 4. Special Interests

Summarize any special interests you have acquired from employment, volunteer work, or through other activities, including hobbies or sports.

## 5. Why should you receive this Bursary?

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Summarize your interest in this bursary. Demonstrate financial need.

## 6. Essay Submission

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Please indicate your essay topic and attach a copy of your essay to this Application (500-words).

## 7. Agreement and Signature

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By submitting this application, I affirm that the facts set forth in it are true and complete. I understand that if I am accepted for this bursary, any false statements, omissions, or other misrepresentations made by me on this application may result in withdrawal of the bursary.

Student Name (printed)	
Applicant Signature / Date	
Parent/Guardian Signature / Date	

**NOTE:** If you have any questions, please contact: [admin@municipalengineers.on.ca](mailto:admin@municipalengineers.on.ca)



1525 Cornwall Road, Unit 22  
Oakville, ON L6J 0B2  
Tel: (289) 291-6472  
[info@municipalengineers.on.ca](mailto:info@municipalengineers.on.ca)

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## 2024 MEA Bursary Awards Program

- A. Purpose
- B. Eligibility
- C. Application Requirements
- D. Selection Committee and Awards Criteria
- E. Photos and Communications



### A. Purpose

The MEA Bursary Program provides financial assistance to encourage secondary school students to pursue a career in engineering. Up to ten (10) bursaries will be awarded to students enrolling into an Engineering Program at the University level. The two (s) highest scoring applications will receive the:

- *John Hammer Memorial Bursary* valued at \$2,000; and,
- *William Robinson Memorial Bursary* valued at \$2,000.

The balance of the bursaries are valued at \$1,500 each.

### B. Eligibility

- The MEA Bursary Program is open to all children and/or dependents of current, full-time, municipal employees and elected municipal Councillors in Ontario. Full-time “part-time” employees who work at least 24 hours per week are also eligible if they qualify for OMERS pension and benefits.
- Must be an Ontario resident and Canadian citizen.
- Student must be in the process of completing a secondary school program in Ontario and be eligible for graduation in the year of application.
- Student must have been accepted and commit to entering an undergraduate engineering program (1<sup>st</sup> year) at a Canadian University as a full-time student for the 2024/2025 academic year.
- Interest in, and contribution to, their community through active participation in extracurricular activities at their school and/or in civic organizations.
- The awards are non-renewable and non-transferable.

### C. Application Requirements

- Each application (attached) will include the following:
  - Name and signature of applicant
  - name(s) and signature(s) of parent/guardian and the name of the municipality where employed;
  - Applicant’s secondary school transcript;
  - Applicant’s resume that includes details of extracurricular activities and contributions to their community;
  - Demonstration of financial need;
  - 300-word explanation of why the applicant aspires to be an engineer;
  - 500-word essay on a topic of the applicant’s choice relating to municipal engineering or public works
- Each application must include a copy of the University Admission Offer Letters and/or any other supporting documents confirming enrolment/acceptance at an Ontario University (or equivalent) and their response to enter into an undergraduate engineering program as a full-time student (***if this is not available at the time of submission, the application can proceed, but it must be provided prior to actual award of the MEA bursary cheque***).
- Applicants are encouraged to submit their application online at [www.municipalengineers.on.ca](http://www.municipalengineers.on.ca). Alternatively, applications may be submitted in PDF format and emailed to [admin@municipalengineers.on.ca](mailto:admin@municipalengineers.on.ca).
- Submission deadlines for all applications will be midnight on **May 17, 2024**.

**D. Selection Committee and Awards Criteria**

- All bursary applications will be reviewed/judged by the Municipal Engineers Association through its Bursary Committee and will be assessed/scored/ranked as follows:
  - Complete Application: 15 Points
  - Demonstrated Financial Need: 10 Points
  - Extra-curricular activities (sports/volunteerism, helping others): 15 Points
  - Why They Aspire to be an Engineer: 25 Points
  - Essay Component (creativity, logical, grammar/spelling): 20 Points
  - Overall Quality of Application: 15 Points
- As many as 10 applications will be awarded bursaries.
- The 2 highest ranked applications will be awarded the ***John Hammer Memorial Bursary and William Robinson Memorial Bursary*** valued at \$2,000 each
- the balance of awards will be for \$1,500 each.
- All decisions of the Bursary Committee are final - only those receiving a bursary award will be notified.
- The monetary awards (cheques) will be forwarded to successful applicants upon the completion of the judging and only after the receipt of university confirmation of acceptance and evidence of student commitment to enter a university engineering program.

**E. Consent for Photo & Communications:**

- Each Bursary winner will be required to provide the MEA with a photo holding the cheque.
- Each Bursary winner consents to:
  - their photo being posted on the MEA's website and used in other communications by the MEA.
  - MEA contacting the municipal council where the parent/guardian is employed notifying them of the award.



1525 Cornwall Road  
Oakville ON  
L6J 0B2

[admin@municipalengineers.on.ca](mailto:admin@municipalengineers.on.ca)

## 2024 MEA BURSARY PROGRAM

The Municipal Engineers Association (MEA) is a non-profit association representing the interests of over 1,250 municipal engineers across Ontario who are employed as professional engineers at Ontario municipalities and other provincial agencies serving in the engineering/public works field. The MEA values the contribution of all municipal employees, is committed to the technical excellence of our future municipal engineers, the need for effective communication skills and is sensitive to serving communities. This is the 17<sup>th</sup> consecutive year the MEA is offering bursaries to engineering students.

**Up to ten (10) bursaries will be awarded to children/dependents of municipal employees and elected councillors entering the 1<sup>st</sup> year of a university engineering program for the 2024/2025 academic year. The two (2) highest scoring application will receive the *John Hammer Memorial Bursary* and the *William Robinson Memorial Bursary* valued at \$2,000 each; the balance of the bursaries are valued at \$1,500 each.**

**Candidates must complete an application to the MEA. Please visit [www.municipalengineers.on.ca/bursary](http://www.municipalengineers.on.ca/bursary) for further details. The application deadline is midnight, May 17, 2024.**

### Eligibility

- Candidates must be in their final year of a secondary school program.
- Candidates must have been granted conditional acceptance at a Canadian University in an engineering program (1<sup>st</sup> year) and will be required to show proof of entering that program.
- Interest in, and contribution to, their community through active participation in extra-curricular activities on campus and/or in civic organizations.
- As part of the application, the Municipal Engineers Association requires the student to submit a 300-word explanation on why they wish to become an engineer and a 500-word essay on an engineering-related topic.
- All applicants must be children and/or dependents of current, full-time municipal employees or elected municipal councillors in Ontario. Full time “part time” employees, who work at least 24 hours per week, are also eligible if they qualify for OMERS pension and benefits.

**Water & Sewer Committee  
Meeting Minutes  
Council Chambers  
Town Hall, 72 Main Street South, Seaforth  
Tuesday, March 12<sup>th</sup>, 2024 – 3 pm**

**Members Present:**

Mayor Bernie MacLellan; Councillors Raymond Chartrand, Larry McGrath, Justin Morrison and John Steffler

**Staff Present:**

CAO Brad McRoberts; Public Works Director Barry Mills; Operations Manager Shawn Bromley; and Planning and Operations Coordinator Meaghan McCallum

**Others Present:**

Jacobs Project Manager, Aaron Yungblut,

**1. Call to Order**

Mayor MacLellan called the meeting to order at 3:00 p.m.

**2. Disclosure of Pecuniary Interest**

None declared.

**3. Delegations**

None.

**4. Meeting Minutes**

Moved by Councilor Ray Chartrand and Seconded by Councilor Justin Morrison:

That the Water and Sewer Committee approve the November 14, 2023 Water and Sewer Committee minutes as circulated.

Carried

**5. Correspondence**

**6. Safety Issues**

**7. Water & Sewage Systems**

**7.1 Jacobs – Monthly Operating Reports – October – November 2023**

Aaron Yungblut presented the Operating Reports with the following being highlighted:

**October:**

- Adjustment of SCADA items. Fire pump was not properly resetting to auto.
- Fall hydrant flushing in Vanastra, Brucefield and Seaforth
- Continued monitoring of mineral oil contents of the influent and effluent at the Seaforth WWTP.
- Low water pressure alarm in Vanastra due to fire department usage. Datasoft fixed issue on SCADA.
- Waste water plants operating well. No by-passes
- Pump 1 at Seaforth SPS was repaired.
- Aqua Aerobics came in to assess the paint coating on the disc filters.
- Replaced RAS pump at Brussels STP.
- Flows were normal however Brucefield was up slightly but this has been fixed now

**November:**

- Flushing was wrapped up
- Generators were topped up
- MECP completed an inspection of the Brussels water system
- Jayden's Mechanical installed an outlet for water bypass in Brucefield in order to accommodate a temporary distribution pump for all future water hauling events
- Brucefield well pump and check valve was replaced
- One call in event in Vanastra for a bypass alarm due heavy rainfall.
- Vanastra pump rebuilt with items had on hand
- EQ pump control in Vanastra – found a temporary fix for that time but had Jayden's Mechanical do a complete fix in Dec/Jan
- Vanastra sump pump replaced and repair chlorine booster
- Flows were normal and Brucefield flows have stabilized back to normal now that leak is fixed.

Issues were brought forward re Brucefield well – issues with well motor

Staff to bring a report forward relating to potential options for well redundancies in the system in case of well failure.

Moved by Councilor Larry McGrath and Seconded by Councilor John Steffler:

Motion to accept the Jacobs Monthly Operating Reports for October and November 2023.

Carried

**7.2 Annual, Summary Reports**

Aaron Yungblut presented the Operating Reports with the following being highlighted:

- Vanastra
  - Supplied from Clinton

- Microbiological testing once a week – all came back good. Range of HPC results from less than 10 up to 60
- Quarterly sampling came back ok
- Lead results were ok
- MECP 2023 inspection received 100%
- Brucefield
  - Notable expenses were the result of replacement of well pump and pressure tanks
  - Lead sampling was ok
  - Raw samples were all good
  - Treated samples were also good
  - MECP 2023 inspection received 100%
- Brussels
  - 2 wells
  - Weekly samples were looking good
  - Turbidity was also really good
  - High Fluoride result – Health Unit was advised and notices were posted and sent out
  - Lead sampling was ok
  - MECP 2023 inspection received 100%
- Seaforth
  - New VFD was installed for pump 2 being the biggest expense – need to have this item replaced in inventor so we are ready for a future issue.
  - Weekly sampling was good
  - TW1 is down – Hoppers to provide a quote to have it back up and running.
  - MECP 2023 inspection received 100%

Moved by Councilor Ray Chartrand and Seconded by Councilor John Steffler:

Motion to accept the Annual Drinking Water Reports for Seaforth, Brucefield, Vanastra, Brussels and Clinton drinking water systems.

Carried

### **7.3 Huron East System Report**

Public Works Director Barry Mills presented the Huron East System Report with the following being highlighted:

- Huron East received 100% from MECP for the three drinking water systems
- Outlined watermain breaks since last meeting
- Heavy rain and snow events in Seaforth and Vanastra lead to minor by-pass events
- Fishleigh Street extension is underway
- Vacant lot service cost recovery:

- Public Works would like to start collecting the cost of laterals on vacant lots at the time development happens.
- Received permission from the committee to proceed with a policy

Moved by Councilor Ray Chartrand and Seconded by Councilor Justin Morrison:

Motion to proceed with drafting a policy for vacant lot service cost recovery.

- Birch Street Sewer Development
  - Need to develop costs to install services and then assess what would be allocate to property owners
  - Suggest installation proceed in phases
  - Quote/Pricing for sanitary sewer should be passed along to the property owner requesting the service – this will likely result in a “go” or “no go” based on the cost to the individual property owner.
- Housing – Enabling Water System Fund (Grant Opportunity)
  - Public Works would like to make a grant application for SSTP
  - New development in Bridges and Old School is what will assist in our favour to apply for the grant

Moved by Councilor Ray Chartrand and Seconded by Councilor John Steffler:

Motion to apply to for the Housing – Enabling Water System Fund for the Seaforth Sewage Treatment Plan expansion.

Carried

Moved by Councilor Justin Morrison and Seconded by Councilor John Steffler:

Motion to accept the Huron East Systems Report, as presented.

Carried

#### **7.4 DWQMS Internal Audit Report**

The DWQMS internal auditor, Meaghan McCallum, presented the Internal Audit Report with the following being highlighted:

- Audit was completed on November 23, 2023
- Shawn was able to locate and provide copies of all documentation requested and answer all questioned asked during the audit.
- Documentation and materials were stored in a very organized and efficient manner.
- Due to continual improvement of our water systems, the descriptions of each system require annual updates to reflect upgrades to the system, most commonly with the addition of new hydrants and blow offs.
- The 2 non-conformances/corrective actions found were addressed with the update of the Potable Water By-Law which was exceedingly out of date.

- The opportunities for improvement relate to the storage of stock, succession planning and water meters for additional residential units.

Moved by Councilor John Steffler and Seconded by Councilor Larry McGrath:

Motion to accept the DWQMS Internal Audit Report, as presented.

Carried

### **7.5 Potable Water By-Law**

Public Works Director, Barry Mills, presented the amended Potable Water By-Law with the following being highlighted:

- Updated legislation needed to be addressed
- Fees needed to be removed because we have a fee by-law

Moved Councilor Ray Chartrand and Seconded by Councilor Larry McGrath:

That the Water and Sewer Committee accept the Potable Water By-Law, as presented.

Carried

## **8. Other Business**

## **9. Adjournment**

Moved by John Steffler and Seconded by Larry McGrath:

That the time now being 4:27 p.m. that the meeting does now adjourn.

Carried

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Bernie MacLellan, Mayor

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Meaghan McCallum, Secretary





**Accounts Payable Report**  
**Municipality of Huron East**  
**As of March 13th, 2024**

<b>Cheque Number</b>	<b>Date</b>	<b>Vendor Check Name</b>	<b>Invoice Description</b>	<b>Amount Paid</b>
16672	2/15/2024	Receiver General	FEB 1-15 RECIEVER GENERAL	\$ 109,875.31
16673	2/15/2024	Ontario Municipal Administrators Association	ADMIN- OMAA MEMBERSHIP	\$ 900.21
16674	2/15/2024	Christine Welsh	HOLDBACK RELEASE	\$ 4,000.00
16676	2/23/2024	Don Brown	SFD- 2023 EXPENSES	\$ 38.42
16677	2/23/2024	Brussels Legion 218	LEGION CATCH THE ACE-M834959	\$ 992.88
16677	2/23/2024	Brussels Legion 218	BLEGION-CATCH THE ACE-M834939	\$ 1,143.83
16677	2/23/2024	Brussels Legion 218	BLEGION-CATCH THE ACE-M834915	\$ 445.89
16678	2/23/2024	Compass Minerals Canada	PW- SALT	\$ 3,961.42
16678	2/23/2024	Compass Minerals Canada	PW- SALT DELIVERY	\$ 3,869.33
16679	2/23/2024	Stephen Eckert	2023 EXPENSES	\$ 101.43
16680	2/23/2024	Harkes Industries Inc	BFD- FLUIDS FOR VEHICLE	\$ 355.95
16681	2/23/2024	Kristena Hendrick	SFD- 2023 EXPENSES	\$ 41.49
16682	2/23/2024	Minister Of Finance	OPP BILLING	\$ 5,343.08
16683	2/23/2024	Ontario Municipal Fire Prevention Officers Assoc	HEFD-2024 MEMBERSHIP	\$ 150.00
16684	2/23/2024	Quadient Canada Ltd	ADMIN- POSTAGE METER	\$ 1,717.96
16685	2/23/2024	Seaforth Foodland	ADMIN- CREAM FOR COFFEE	\$ 4.69
16685	2/23/2024	Seaforth Foodland	ADMIN- COFFEE SUPPLIES	\$ 8.49
16685	2/23/2024	Seaforth Foodland	ADMIN- COFFEE/MEETING SUPPLIES	\$ 51.30
16686	2/23/2024	SGS Canada Inc.	MULTIPLE DEPTS WATER TESTING	\$ 184.48
16687	2/23/2024	John Upshall	PW- EQUIPENT R&M	\$ 495.44
16688	2/23/2024	Williams Mobile Service	PW- T7-04 R&M	\$ 2,886.04
16689	3/1/2024	Receiver General	RECIEVER GENERAL FEB 16-29	\$ 55,484.42
16690	3/1/2024	Equitable Life of Canada	MARCH PREMIUM	\$ 27,042.37
16692	3/1/2024	Workplace Safety & Ins Board	WSIB FEB PREMIUM	\$ 16,282.90
16693	3/1/2024	OMERS	OMERS MARCH 2024	\$ 66,727.84
16695	3/7/2024	Orr Insurance Brokers Inc	Municipal Insurance	\$ 428,564.88
16696	2/29/2024	Minister of Finance	FEB EHT	\$ 11,681.09
16697	3/11/2024	Minister of Finance	2023 EHT TAXATION	\$ 1,848.53
<b>TOTAL CHEQUES</b>				<b>\$ 744,199.67</b>
CREDIT CARD	1/3/2024	AMCTO	ADMIN- JOB AD	\$ 665.57
CREDIT CARD	1/19/2024	Blue Mountain Resorts	AMCTO CONF ACCOMMODATIONS	\$ 223.60
CREDIT CARD	1/17/2024	White Oaks Conference Resort & Spa	OMAA CONF HOTEL	\$ 271.84
CREDIT CARD	1/9/2024	Ontario Rec Facilities Assoc.	ORFA MEMBERSHIP 2024	\$ 1,017.00

CREDIT CARD	1/2/2024 Municipal Finance Officers' Assoc
CREDIT CARD	1/4/2024 AMCTO
CREDIT CARD	1/2/2024 Ontario Municipal Administrators Association
CREDIT CARD	1/23/2024 TPA Car Park 36
CREDIT CARD	1/3/2024 Singhampton
CREDIT CARD	1/20/2024 AMCTO
CREDIT CARD	1/18/2024 White Oaks Conference Resort & Spa
CREDIT CARD	1/8/2024 Economic Developers Association of Canada
CREDIT CARD	1/2/2024 OMTRA-Ontario Mun Tax/Rev Association
CREDIT CARD	1/19/2024 Parks & Recreation Ontario
CREDIT CARD	1/9/2024 Les Suites Ottawa
CREDIT CARD	1/22/2024 Sheraton Centre Toronto Hotel
CREDIT CARD	1/11/2024 AMCTO
CREDIT CARD	1/4/2024 The Blyth Inn
CREDIT CARD	1/23/2024 Ontario Good Roads Association
CREDIT CARD	1/21/2024 Byblos Toronto
CREDIT CARD	1/5/2024 AMCTO
CREDIT CARD	1/2/2024 Municipal World Inc
CREDIT CARD	1/19/2024 Ontario Rec Facilities Assoc.
CREDIT CARD	1/2/2024 Les Suites Ottawa
CREDIT CARD	1/22/2024 Ki Modern Japanese + Bar

ADMIN- JOB AD	\$	339.00
ADMIN- MAP ENROLLMENT AALY	\$	457.65
OMAA CONF REG JESS AND BRAD	\$	1,437.36
ROMA CONF PARKING-BMCROBERTS	\$	60.00
ADMIN TRAVEL	\$	93.69
JESS AMCTO CONF REG	\$	1,017.00
OMAA CONF HOTEL BRAD MCROBERTS	\$	271.84
EDCO 2024 MEMBERSHIP	\$	380.81
OMTRA MEMBERSHIP RENEWAL	\$	282.50
BMG JOB POSTING	\$	378.54
AMO CONF HOTEL-BMCROBERTS	\$	850.71
ROMA ACCOMMODATIONS-BMCROBERTS	\$	295.86
2024 OGRA MEMBERSHIP	\$	1,179.51
ADMIN- EMPLOYEE EXPENSE	\$	49.36
BERNIE OGRA CONF REG	\$	977.45
ROMA CONF DINNER COUNCIL	\$	1,036.72
CBO- TRAINING FOR MEAGHAN	\$	508.50
ADMIN- JOB AD	\$	508.50
BMG JOB POSTING	\$	536.75
AMO CONF HOTEL-JNEWELL	\$	850.71
ROMA DINNER COUNCIL	\$	263.06

**TOTAL CREDIT CARDS \$ 13,953.53**

EFT000000007454	2/23/2024 Fire-Alert London
EFT000000007455	2/23/2024 Food Basics- Store # 632
EFT000000007455	2/23/2024 Food Basics- Store # 632
EFT000000007455	2/23/2024 Food Basics- Store # 632
EFT000000007456	2/23/2024 Georgian Bay Fire & Safety Ltd
EFT000000007456	2/23/2024 Georgian Bay Fire & Safety Ltd
EFT000000007457	2/23/2024 G. Heard Construction Ltd
EFT000000007458	2/23/2024 GM BluePlan Engineering Limited
EFT000000007458	2/23/2024 GM BluePlan Engineering Limited
EFT000000007458	2/23/2024 GM BluePlan Engineering Limited
EFT000000007459	2/23/2024 Headway Engineering
EFT000000007460	2/23/2024 Howes Lawn & Landscape
EFT000000007460	2/23/2024 Howes Lawn & Landscape
EFT000000007461	2/23/2024 Huron Manufacturing Assoc.
EFT000000007462	2/23/2024 Huron Tire & Auto Inc.
EFT000000007462	2/23/2024 Huron Tire & Auto Inc.
EFT000000007463	2/23/2024 Huronia/Perfectpint Ltd
EFT000000007463	2/23/2024 Huronia/Perfectpint Ltd
EFT000000007464	2/23/2024 County of Huron

BFD SUPPLIES	\$	33.89
VECLC- GROCERIES	\$	170.08
VECLC- GROCERIES	\$	192.99
VECLC GROCERIES	\$	358.64
TH&PW EXTINGUISHER CHECK	\$	312.78
WINTHROP PW EXTINGUISHER INSP	\$	141.70
PW- SNOW REMOVAL	\$	11,661.60
COATES MD IMPROVEMENTS	\$	2,373.00
BAKER MD IMPROVEMENTS	\$	672.35
COATES MD IMPROVEMENTS	\$	1,372.95
BALFOUR&DRN # 5 MD	\$	12,953.46
PW- SNOW REMOVAL	\$	678.00
PW- SNOW REMOVAL	\$	542.40
ECDEV-2024 ASSOCIATE MEMBERSHP	\$	200.00
PW- T6-13 R&M	\$	208.74
PW- VEHICLE R&M	\$	40.94
GPW- SUPPLIES	\$	287.00
PW- COMPRESSED OXYGEN	\$	91.00
2023 INTEREST LEVY INSTALLMENT	\$	3,504.40

EFT000000007465	2/23/2024 Huron East Senior Hockey Club
EFT000000007466	2/23/2024 Jacobs Consultancy Canada Inc
EFT000000007467	2/23/2024 Jade Equipment Co Ltd
EFT000000007468	2/23/2024 Jaydens Mechanical
EFT000000007469	2/23/2024 Kurtis Smith Excavating Inc
EFT000000007470	2/23/2024 Hilary Machan
EFT000000007471	2/23/2024 Nancy Mayhew
EFT000000007472	2/23/2024 Paul McCallum
EFT000000007473	2/23/2024 McDonald Home Hardware Building Centre
EFT000000007473	2/23/2024 McDonald Home Hardware Building Centre
EFT000000007473	2/23/2024 McDonald Home Hardware Building Centre
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EFT000000007473	2/23/2024 McDonald Home Hardware Building Centre
EFT000000007474	2/23/2024 Dave McKay
EFT000000007475	2/23/2024 Helen McNaughton
EFT000000007476	2/23/2024 M G M Townsend Tire
EFT000000007477	2/23/2024 Moffat & Powell - Seaforth
EFT000000007477	2/23/2024 Moffat & Powell - Seaforth
EFT000000007477	2/23/2024 Moffat & Powell - Seaforth
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EFT000000007477	2/23/2024 Moffat & Powell - Seaforth
EFT000000007477	2/23/2024 Moffat & Powell - Seaforth
EFT000000007478	2/23/2024 Kevin Moore
EFT000000007479	2/23/2024 MRC Systems Inc
EFT000000007480	2/23/2024 Nationwide Imaging
EFT000000007481	2/23/2024 New-Lift Hydraulics
EFT000000007482	2/23/2024 Nicholson Concrete
EFT000000007482	2/23/2024 Nicholson Concrete
EFT000000007483	2/23/2024 North Huron Publishing Inc
EFT000000007484	2/23/2024 Zoellyn Onn
EFT000000007485	2/23/2024 Orkin Canada Corporation
EFT000000007485	2/23/2024 Orkin Canada Corporation
EFT000000007485	2/23/2024 Orkin Canada Corporation
EFT000000007486	2/23/2024 Owen Sound Highway Maintenance
EFT000000007487	2/23/2024 Pete's Paper Clip
EFT000000007487	2/23/2024 Pete's Paper Clip

SDCC- CENTS PAYSHARE	\$	322.00
W/WW CONTRACTED WATER SERVICES	\$	68,368.60
PW- GRADER RENTAL	\$	6,215.00
VANASTRA SEWAGE- ELECTRICAL	\$	559.35
COX MD EXCAVATING	\$	6,664.18
HERITAGE COMMITTEE HONORARIUM	\$	475.16
VECLC- CPO COURSE	\$	593.25
BEAUCHAMP MD	\$	429.40
CRANBROOK HALL SUPPLIES	\$	22.92
PW OFFICE RENO	\$	173.79
BMGCC- SUPPLIES	\$	30.49
TH PW OFFICE	\$	1,072.08
BFD- FIREHALL RENOS	\$	23.71
CRANBROOK HALL FLOORING	\$	112.98
CRANBROOK HALL RENO FLOORING	\$	1,274.58
BMD- JANITORIAL SUPPLIES	\$	36.80
BRUSS LIB- JANITORIAL SUPPLIES	\$	49.70
SFD- 2023 EXPENSES	\$	233.59
TH CLEANING	\$	891.32
PW- GRADER TIRE REPAIR	\$	142.32
PW OFFICE RENO	\$	44.96
PW OFFICE RENOS	\$	40.77
PW OFFICE RENOS	\$	44.96
PW OFFICE RENOS	\$	65.97
PW OFFICE RENOS	\$	47.90
PW OFFICE RENO	\$	36.30
PW OFFICE RENOS	\$	41.08
PW OFFICE RENO	\$	1,437.83
BFD FEB FIRE HALL CLEANING	\$	200.00
HEFD- PORTABLE CHECKS	\$	2,627.26
TH- COPIER TONER	\$	4,301.84
PW- W3-22 R&M	\$	198.19
PW- SUPPLIES	\$	565.00
PW- SIDEWALKS	\$	1,130.00
ADMIN- ADVERTISING	\$	365.10
ECDEV MEETING PAY/MILEAGE	\$	501.20
HE COMPOST CENTRE- PEST RMVL	\$	48.82
HEHC- PEST CONTROL	\$	89.76
SFD- PEST CONTROL	\$	56.50
PW- WINTER CONNECTING LINK	\$	4,063.75
ADMIN- OFFICE SUPPLIES	\$	38.01
ADMIN- BUSINESS CARD HOLDER	\$	19.88

EFT000000007487	2/23/2024 Pete's Paper Clip
EFT000000007488	2/23/2024 Tom Phillips
EFT000000007489	2/23/2024 Postmedia Network Inc.
EFT000000007491	2/23/2024 PSD CITYWIDE INC
EFT000000007492	2/23/2024 Radar Auto Parts - Brussels
EFT000000007492	2/23/2024 Radar Auto Parts - Brussels
EFT000000007492	2/23/2024 Radar Auto Parts - Brussels
EFT000000007492	2/23/2024 Radar Auto Parts - Brussels
EFT000000007492	2/23/2024 Radar Auto Parts - Brussels
EFT000000007493	2/23/2024 Radar Auto Parts - Clinton
EFT000000007493	2/23/2024 Radar Auto Parts - Clinton
EFT000000007493	2/23/2024 Radar Auto Parts - Clinton
EFT000000007494	2/23/2024 Terri Rau
EFT000000007495	2/23/2024 Rowcliffe Trucking
EFT000000007496	2/23/2024 Ryan Enterprises Truck Repair
EFT000000007497	2/23/2024 Seaforth Plumbing & Heating
EFT000000007497	2/23/2024 Seaforth Plumbing & Heating
EFT000000007498	2/23/2024 Sills Home Hardware
EFT000000007498	2/23/2024 Sills Home Hardware
EFT000000007499	2/23/2024 SJ Fritzley Auto Repair
EFT000000007500	2/23/2024 Sparling's Propane
EFT000000007501	2/23/2024 Stonetown Supply Services Inc
EFT000000007502	2/23/2024 Al Storey
EFT000000007503	2/23/2024 Harold Subject
EFT000000007504	2/23/2024 Swan Dust Control Ltd
EFT000000007504	2/23/2024 Swan Dust Control Ltd
EFT000000007505	2/23/2024 Sysco - Southwestern Ontario
EFT000000007506	2/23/2024 Treebelt Services & Machining
EFT000000007507	2/23/2024 Van Driel Excavating Inc
EFT000000007507	2/23/2024 Van Driel Excavating Inc
EFT000000007507	2/23/2024 Van Driel Excavating Inc
EFT000000007507	2/23/2024 Van Driel Excavating Inc
EFT000000007508	2/23/2024 VandenHengel Joe
EFT000000007509	2/23/2024 Viking Cives Ltd
EFT000000007509	2/23/2024 Viking Cives Ltd
EFT000000007510	2/23/2024 James Wilbee
EFT000000007511	2/23/2024 Xpress Digital
EFT000000007512	2/23/2024 Jennette Zimmer
EFT000000007512	2/23/2024 Jennette Zimmer
EFT000000007512	2/23/2024 Jennette Zimmer
EFT000000007512	2/23/2024 Jennette Zimmer
EFT000000007513	3/1/2024 AMP Security

PW- OFFICE SUPPLIES	\$	10.16
SFD- 2023 EXPENSES	\$	666.78
ADMIN- ADVERTISING STRAT PLAN	\$	226.00
ASSET MANAGEMENT PLAN	\$	5,169.75
W/WW- OIL AND FUEL FILTERS	\$	56.91
GPW- T6-13 PARTS	\$	77.92
W/WW BULB	\$	8.05
GPW- SUPPLIES	\$	404.74
W/WW- FUEL STABILIZER	\$	64.09
PW- SUPPLIES	\$	38.40
PW SHOP TOWELS	\$	112.98
PW- BACK UP LIGHT	\$	143.92
ADMIN- FINANCE CONSULTING	\$	4,344.85
PW- SALT DELIVERY	\$	604.55
PW-T6-13 R&M	\$	1,711.87
PW OFFICE ELECTRICAL	\$	1,147.88
TH HEAT REPAIR	\$	323.75
SFD- SNOW SHOVEL AND BATTERIES	\$	67.78
MULTIPLE DEPTS- SUPPLIES	\$	119.14
PW- L5-16 R&M	\$	1,571.18
BPW-PROPANE	\$	1,492.99
VRC JANITORIALS	\$	233.10
DRAINS- BEAVER TRAPPING	\$	446.40
DRIVERS MEDICAL	\$	150.00
TH MAT RENTAL	\$	89.84
TH MAT RENTAL SERVICES	\$	89.84
VECLC- GROCERIES	\$	992.06
W/WW C4TH R&M	\$	1,972.98
VRC SNOW REMOVAL	\$	3,886.24
PW CHAMPIOON GRADER RENTAL	\$	21,193.16
PW SNOW REMOVAL	\$	30,162.55
PWW VANASTRA SNOW REMOVAL	\$	11,689.17
SFD- 2023 EXPENSES	\$	39.19
PW- T1-04 R&M	\$	1,507.84
PW- CAB AUX LIGHTING T8-09	\$	1,036.38
SFD- 2023 EXPENSES	\$	134.47
VRC- CARDS	\$	162.32
BLDG INSPECTOR 2023 HE MILEAGE	\$	264.74
BLDG INSPECTOR 2023 CH MILEAGE	\$	168.02
JANUARY MILEAGE/EXPENSES HE	\$	1,122.89
BLDG INSP JAN CH MILEAGE	\$	311.50
SFD- SECURITY SYSTEM FEES	\$	56.50

EFT000000007514	3/1/2024 Artech Signs & Graphics
EFT000000007515	3/1/2024 Black & McDonald Limited
EFT000000007516	3/1/2024 Bluewater Recycling Association-MARS
EFT000000007517	3/1/2024 Municipality of Bluewater
EFT000000007518	3/1/2024 Aaltina Broda
EFT000000007519	3/1/2024 Cimco Refrigeration London Br
EFT000000007520	3/1/2024 Cochrane's Repairs
EFT000000007520	3/1/2024 Cochrane's Repairs
EFT000000007520	3/1/2024 Cochrane's Repairs
EFT000000007521	3/1/2024 ContinulT Corp
EFT000000007521	3/1/2024 ContinulT Corp
EFT000000007522	3/1/2024 D & D Glass & Mirror
EFT000000007523	3/1/2024 Elligsen Electric Ltd
EFT000000007523	3/1/2024 Elligsen Electric Ltd
EFT000000007523	3/1/2024 Elligsen Electric Ltd
EFT000000007524	3/1/2024 Food Basics- Store # 632
EFT000000007524	3/1/2024 Food Basics- Store # 632
EFT000000007524	3/1/2024 Food Basics- Store # 632
EFT000000007524	3/1/2024 Food Basics- Store # 632
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EFT000000007524	3/1/2024 Food Basics- Store # 632
EFT000000007524	3/1/2024 Food Basics- Store # 632
EFT000000007525	3/1/2024 Georgian Bay Fire & Safety Ltd
EFT000000007526	3/1/2024 GM BluePlan Engineering Limited
EFT000000007527	3/1/2024 Hollandia Gardens Limited
EFT000000007528	3/1/2024 County of Huron
EFT000000007528	3/1/2024 County of Huron
EFT000000007529	3/1/2024 Huron East Senior Hockey Club
EFT000000007530	3/1/2024 Josh's Gas Service
EFT000000007531	3/1/2024 JUTZI WATER TECHNOLOGIES
EFT000000007532	3/1/2024 Lifesaving Society
EFT000000007533	3/1/2024 Locking Business Furnishings
EFT000000007533	3/1/2024 Locking Business Furnishings
EFT000000007534	3/1/2024 The Looking Glass
EFT000000007535	3/1/2024 McDonald Home Hardware Building Centre
EFT000000007535	3/1/2024 McDonald Home Hardware Building Centre
EFT000000007535	3/1/2024 McDonald Home Hardware Building Centre
EFT000000007535	3/1/2024 McDonald Home Hardware Building Centre
EFT000000007535	3/1/2024 McDonald Home Hardware Building Centre
EFT000000007535	3/1/2024 McDonald Home Hardware Building Centre
EFT000000007536	3/1/2024 Moffat & Powell - Seaforth

MULTIPLE DEPTS- BUSINESS CARDS	\$	480.25
BMGCC-COMPRESSOR SERV CALL	\$	1,402.17
WMGMT- JAN DISPOSAL	\$	5,549.25
HEFD- FUEL SPILL/FIRE CALL FEE	\$	800.00
ADMIN- MILEAGE	\$	54.60
SDCC- CUSTOMER SERV AGREEMENT	\$	1,486.11
GFD- MA035 R&M	\$	3,429.10
GFD- FC-94 R&M	\$	608.05
GFD VEHICLE R&M	\$	2,318.54
ADMIN- NETWORK SUPORT	\$	84.75
ADMIN- PHONE MAINTENANCE	\$	473.47
SDCC- ARENA DOOR REPAIR	\$	966.72
TH- PW OFFICES ELECTRICAL	\$	2,468.90
SLIB- LIGHTBULB REPLACEMENT	\$	326.62
VRC- EMERG LIGHTS, FAN/COOLER	\$	5,382.20
VECLC- GROCERIES	\$	66.52
VECLC- GROCERIES	\$	255.83
VECLC- GROCERIES	\$	307.06
VECLC GROCERIES	\$	427.96
VECLC- GROCERIES	\$	423.92
VECLC- GROCERIES	\$	40.73
VECLC- GROCERIES	\$	285.71
VECLC- GROCERIES	\$	385.87
SLIB-FIRE EXTINGUISHER SERVICE	\$	109.61
SMITH DRAINAGE WORKS DESIGN	\$	581.95
VRC- EQUIPMENT R&M	\$	1,178.76
ADMIN- HR CONSUTING SERV	\$	392.00
FINANCE CONSULTANT	\$	1,416.26
CENTS PAYSHARE	\$	730.00
VRC- POOL SERVICE CALL	\$	498.33
VRC- CHEMICALS	\$	1,634.15
VRC- ANNUAL LICENCING	\$	107.42
PW OFFICE FURNISHINGS	\$	8,181.33
FINANCE OFFICE FURNISHINGS	\$	3,612.61
BIA GIFT CARD REDEMPTION	\$	125.00
CRANBROOK HALL KEY/FOOR ADHESI	\$	26.18
CRANBROOK HALL RENO	\$	225.95
CRANBROOK HALL- SUPPLIES	\$	17.83
CRANBROOK HALL RENO	\$	38.75
CRANBROOK HALL RENO	\$	2,478.08
PW OFFICE RENO	\$	270.93
HR OFFICE RENO	\$	47.30

EFT000000007536	3/1/2024 Moffat & Powell - Seaforth	PW OFFICE RENO	\$	307.34
EFT000000007536	3/1/2024 Moffat & Powell - Seaforth	PW OFFICE RENOS	\$	32.31
EFT000000007536	3/1/2024 Moffat & Powell - Seaforth	PW OFFICE RENO	\$	9.02
EFT000000007536	3/1/2024 Moffat & Powell - Seaforth	PW OFFICE RENO	\$	19.75
EFT000000007536	3/1/2024 Moffat & Powell - Seaforth	ADMIN- HR OFFICE RENO	\$	71.91
EFT000000007536	3/1/2024 Moffat & Powell - Seaforth	BLDG- MASKS	\$	16.49
EFT000000007536	3/1/2024 Moffat & Powell - Seaforth	PW OFFICE RENOS	\$	67.57
EFT000000007536	3/1/2024 Moffat & Powell - Seaforth	PW OFFICE RENOS	\$	28.84
EFT000000007536	3/1/2024 Moffat & Powell - Seaforth	PW OFFICE RENOS	\$	13.38
EFT000000007536	3/1/2024 Moffat & Powell - Seaforth	PW OFFICE RENO	\$	369.40
EFT000000007537	3/1/2024 Orkin Canada Corporation	SDCC- PEST CONTROL	\$	113.93
EFT000000007537	3/1/2024 Orkin Canada Corporation	SFD- PEST CONTROL	\$	56.50
EFT000000007538	3/1/2024 Otis Canada Inc	SLIB- ELEVATOR LICENCE	\$	1,243.42
EFT000000007539	3/1/2024 Pete's Paper Clip	ADMIN- PAPER	\$	87.52
EFT000000007540	3/1/2024 Terri Rau	ADMIN-CONSULTANT SERVICES	\$	4,344.85
EFT000000007541	3/1/2024 Kent Readman	FIRE CHEIF MOVING EXPENSES	\$	975.64
EFT000000007541	3/1/2024 Kent Readman	FIRE CHEIF MOVING EXPENSES	\$	1,025.95
EFT000000007542	3/1/2024 Resurfice Corp	BMG- BLADE SHARPENING	\$	152.55
EFT000000007543	3/1/2024 Richardson Fire Systems Inc	SDCC- SEMI ANNUAL FIRE INSP	\$	379.68
EFT000000007544	3/1/2024 Seaforth Plumbing & Heating	HEHC- TOILET HANDLE REPLACEMNT	\$	134.47
EFT000000007545	3/1/2024 CANDICE SEULAL	VECLC- MILEAGE	\$	135.25
EFT000000007546	3/1/2024 Stericycle ULC	ADMIN- SHREDDING FEES	\$	241.25
EFT000000007547	3/1/2024 Sommers Motor Generator Sales	BMGCC- GENERATOR SERV CALL	\$	779.70
EFT000000007548	3/1/2024 Swan Dust Control Ltd	HEHC- MAT RENTAL	\$	136.46
EFT000000007548	3/1/2024 Swan Dust Control Ltd	HEHC- MAT RENTAL	\$	136.46
EFT000000007548	3/1/2024 Swan Dust Control Ltd	TH MAT RENTAL	\$	89.84
EFT000000007549	3/1/2024 Watsons Home Hardware	VRC- EQUIPMENT R&M	\$	28.24
EFT000000007549	3/1/2024 Watsons Home Hardware	VRC- SUPPLIES	\$	102.35
EFT000000007550	3/1/2024 Nancy Whidden	VECLC- MILEAGE/EXPENSES	\$	124.60
EFT000000007550	3/1/2024 Nancy Whidden	VECLC- GROCERY/MILEAGE	\$	178.36
			<b>TOTAL EFT'S</b>	<b>\$ 294,624.90</b>

**Total Payroll-Pay Periods-5,6 Full-time, Part-time, Monthly Brussels Fire, Seaforth Fire** **\$248,025.03**

**Total Paid Accounts Payable/Payroll** **\$1,300,803.13**

*Stacy Grenier*

**Treasurer, Stacy Grenier**



February 28, 2024

The Corporation of the Municipality of Huron East  
72 Main St. S  
P.O. Box 610  
Seaforth, ON  
N0K 1W0

**Attention: Brad McRoberts, CAO**

**RE: Brucefield Well Supply System  
2023 Annual Report**

Dear Brad,

Please find attached the 2023 Annual Operations Report for the Brucefield Water System, in accordance with Section 11(1) of O. Reg. 170/03. This report covers the period from January 1 to December 31 and meets the requirement of being prepared by February 29 of this year.

Please ensure that a copy of this report is given, without charge, to every person who requests a copy. In addition, please make certain that effective steps are taken to advise residents that copies of the report are available, and of how a copy can be obtained.

As per Schedule 22 of O. Reg. 170/03, please ensure that at least a copy of the Summary Report is given to the members of municipal council no later than March 31, 2024.

Finally, please ensure that a letter is sent to Jacobs verifying that this report has been received and accepted by Council.

If you have any questions regarding the report, we would be pleased to address them and you should contact the undersigned accordingly.

Sincerely,

Jacobs (OMI Canada Inc.)

A handwritten signature in blue ink, appearing to read "A. Yungblut", with a long horizontal stroke extending to the right.

Aaron Yungblut

Project Manager/Overall Responsible Operator (ORO)  
Huron East Project  
226 921 5420

cc. B. Mills, Municipality of Huron East

## 2023 ANNUAL REPORT FOR WATER

### SYSTEMS Part 1 -ANNUAL REPORT (as required by O. Reg. 170/03, Section 11)

Drinking-Water System Number:	220007604
Drinking-Water System Name:	Brucefield Water System
Drinking-Water System Owner:	The Corporation of the Municipality of Huron East
Drinking-Water System Category:	Small Municipal Residential
Period being reported:	January 1-December 31, 2023

Complete if your Category is Large Municipal Residential or Small Municipal Residential	Complete for all other Categories
Does your Drinking-Water System serve more than 10,000 people? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Number of Designated Facilities served: N/A
Is your annual report available to the public at no charge on a web site on the Internet? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Did you provide a copy of your annual report to all Designated Facilities you serve? <input type="checkbox"/> Yes <input type="checkbox"/> No
Location where Summary Report required under O. Reg. 170/03 Schedule 22 will be available for inspection. <b>Town Office</b> <b>72 Main St. S.</b> <b>Seaforth, ON</b>	Number of Designated Facilities served: N/A
	Did you provide a copy of your annual report to all Interested Authorities you report to for each Designated Facility? <input type="checkbox"/> Yes <input type="checkbox"/> No

### List all Drinking-Water Systems (if any), which receive all of their drinking water from your system:

Drinking Water System Name	Drinking Water System Number
N/A	N/A

### Did you provide a copy of your annual report to all Drinking-Water System owners that are connected to you and to whom you provide all of its drinking water?

N/A

### Indicate how you notified system users that your annual report is available, and is free of charge.

<input checked="" type="checkbox"/> Public access/notice via the web	<input checked="" type="checkbox"/> Public access/notice via Government Office	<input type="checkbox"/> Public access/notice via a newspaper
<input type="checkbox"/> Public access/notice via Public Request	<input type="checkbox"/> Public access/notice via a Public Library	<input type="checkbox"/> Public access/notice via other method

### Describe your Drinking Water System

#### Limited Groundwater Subsystem

Well located at the intersection of Highway 4 and County Road 3 is 88.3 m deep and a 200 mm diameter steel casing and a submersible pump rated for 318 L/minute. The pump house contains four 455 L bladder type pressure tanks. It is equipped with a 25 kW diesel generator and automatic transfer switch to provide back up power. Primary disinfection is supplied by ultraviolet reactors, secondary disinfection by sodium hypochlorite injection.



## List all water treatment chemicals used over this reporting period

12% Sodium hypochlorite solution

## Please provide a brief description and a breakdown of monetary expenses incurred

- Replaced well pump, riser pipe, submersible wire and well pump checkvalve
- Replaced pressure tanks 1 and 4

## Provide details on the notices submitted in accordance with subsection 18(1) of the Safe Drinking-Water Act or section 16-4 of Schedule 16 of O.Reg.170/03 and reported to Spills Action Centre

Incident Date	Parameter	Result	Units	Corrective Action	Corrective Action Date
Oct. 3, 2023	Total Coliform	1	CFU/100mL	Resample	Oct. 5, 2023 and Oct. 6, 2023

## Microbiological testing done under the Schedule 10, 11 or 12 of Regulation 170/03, during this reporting period

	Number of Samples	Range of E.Coli Results (min #) - (max #)	Range of Total Coliform Results (min #) - (max #)	Number of HPC Samples	Range of HPC Results (min #) - (max #)
Raw	12	0	0	N/A	N/A
Treated	N/A	N/A	N/A	N/A	N/A
Distribution	52	0	0-1	52	<10-70

## Operational testing done under Schedule 7, 8 or 9 of Regulation 170/03 during the period covered by this Annual Report

	Number of Grab Samples	Range of Results (min #) - (max #)	Units
Turbidity	12	0.16- 0.83	NTU
Chlorine	8760	0.44- 2.89	mg/L
Fluoride (If the DWS provides fluoridation)	N/A		

## Summary of additional testing and sampling carried out in accordance with the requirement of an approval, order or other legal instrument

None during this reporting period				
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**Summary of Inorganic parameters tested during this reporting period or the most recent sample results (<MDL: Below Minimum Detection Limit) Note: Sampling required every 60 months.**

Parameter	Sample Date	Result Value	Unit of Measure	Exceedance
Antimony	Apr 13/21	0.9	ug/L	No
Arsenic	Apr 13/21	0.2	ug/L	No
Barium	Apr 13/21	227	ug/L	No
Boron	Apr 13/21	21	ug/L	No
Cadmium	Apr 13/21	0.011	ug/L	No
Chromium	Apr 13/21	0.24	ug/L	No
Haloacetic Acids (HAA's) (Running Annual Average)	Q1 – Q4 2023	<5.3	ug/L	No
Lead-sampling conducted by the Municipality of Huron East; see summary below				
Mercury	Apr 13/21	<MDL	ug/L	No
Selenium	Apr 13/21	0.33	ug/L	No
Sodium (60 months)	Oct 17/23	10.4	mg/L	No
Uranium	Apr 13/21	1.90	mg/L	No
Fluoride (60 months)	Oct 17/23	1.13	mg/L	No
Nitrite & Nitrate sampling required Quarterly				
Nitrite	Jan 10/23	0.003	mg/L	No
Nitrate	Jan 10/23	0.687	mg/L	No
Nitrite	Apr 11/23	0.003	mg/L	No
Nitrate	Apr 11/23	0.729	mg/L	No
Nitrite	July 25/23	0.003	mg/L	No
Nitrate	July 25/23	0.770	mg/L	No
Nitrite	Oct 17/23	0.003	mg/L	No
Nitrate	Oct 17/23	0.752	mg/L	No

**Summary of Lead Results\***

Sampling Period	Range of Results (µg/L)	Non-residential	Distribution	Adverse Incidents?
Dec-15-21-Apr 15-22	0.12	N/A	1	No
Jun-15-22-Oct-15-22	0.34	N/A	1	No

**Summary of Organic parameters tested during this reporting period or the most recent sample results (<MDL: Below Minimum Detection Limit) Note: Sampling required every 60 months.**

Parameter	Sample Date	Result Value	Unit of Measure	Exceedance
Alachlor	Apr 13/21	<MDL	ug/L	No
Atrazine + N-dealkylated metabolites	Apr 13/21	<MDL	ug/L	No
Atrazine	Apr 13/21	<MDL	ug/L	No
Desethyl atrazine	Apr 13/21	<MDL	ug/L	No
Azinphos-methyl	Apr 13/21	<MDL	ug/L	No
Benzene	Apr 13/21	<MDL	ug/L	No
Benzo(a)pyrene	Apr 13/21	<MDL	ug/L	No
Bromoxynil	Apr 13/21	<MDL	ug/L	No
Carbaryl	Apr 13/21	<MDL	ug/L	No
Carbofuran	Apr 13/21	<MDL	ug/L	No
Chlorpyrifos	Apr 13/21	<MDL	ug/L	No

**Summary of Organic parameters tested during this reporting period or the most recent sample results (<MDL: Below Minimum Detection Limit) Note: Sampling required every 60 months.**

Diazinon	Apr 13/21	<MDL	ug/L	No
Dicamba	Apr 13/21	<MDL	ug/L	No
1,2-Dichlorobenzene	Apr 13/21	<MDL	ug/L	No
1,4-Dichlorobenzene	Apr 13/21	<MDL	ug/L	No
1,2-Dichloroethane	Apr 13/21	<MDL	ug/L	No
1,1-Dichloroethylene (vinylidene chloride)	Apr 13/21	<MDL	ug/L	No
Dichloromethane	Apr 13/21	<MDL	ug/L	No
2-4 Dichlorophenol	Apr 13/21	<MDL	ug/L	No
2,4-Dichlorophenoxy acetic acid (2,4-D)	Apr 13/21	<MDL	ug/L	No
Dicofop-methyl	Apr 13/21	<MDL	ug/L	No
Dimethoate	Apr 13/21	<MDL	ug/L	No
Diquat	Apr 13/21	<MDL	ug/L	No
Diuron	Apr 13/21	<MDL	ug/L	No
Glyphosate	Apr 13/21	<MDL	ug/L	No
Malathion	Apr 13/21	<MDL	ug/L	No
Metolachlor	Apr 13/21	<MDL	ug/L	No
Metribuzin	Apr 13/21	<MDL	ug/L	No
Monochlorobenzene	Apr 13/21	<MDL	ug/L	No
MCPA	Apr 13/21	<MDL	mg/L	No
Paraquat	Apr 13/21	<MDL	ug/L	No
Pentachlorophenol	Apr 13/21	<MDL	ug/L	No
Phorate	Apr 13/21	<MDL	ug/L	No
Picloram	Apr 13/21	<MDL	ug/L	No
Polychlorinated Biphenyls (PCB's)	Apr 13/21	<MDL	ug/L	No
Prometryne	Apr 13/21	<MDL	ug/L	No
Simazine	Apr 13/21	<MDL	ug/L	No
Trihalomethanes (THM's) (NOTE: show latest running annual average). THM exemption in effect.	Q2, Q3, Q4 2022 Q1 2023	5.03	ug/L	No
Terbufos	Apr 13/21	<MDL	ug/L	No
Tetrachloroethylene	Apr 13/21	<MDL	ug/L	No
2,3,4,6-Tetrachlorophenol	Apr 13/21	<MDL	ug/L	No
Triallate	Apr 13/21	<MDL	ug/L	No
Trichloroethylene	Apr 13/21	<MDL	ug/L	No
2,4,6-Trichlorophenol	Apr 13/21	<MDL	ug/L	No
Trifluralin	Apr 13/21	<MDL	ug/L	No
Vinyl Chloride	Apr 13/21	<MDL	ug/L	No

**List any Inorganic or Organic parameter(s) that exceeded half the standard prescribed in Schedule 2 of Ontario Drinking Water Quality Standards.**

Parameter	Sample Date	Result Value	Unit of Measure	ODWS Criteria
N/A				

Part 2 – SUMMARY REPORT (as required by O. Reg. 170/03, Schedule 22)

Non – Compliance with Legislations, Regulations, Approvals & Orders

During this period, the Facility was operated in full compliance with the Act, the regulations and the Facility's approval, save and except for the following:

Requirement	Duration of Failure	Measures to Correct the Failure
Missed Raw Well Sample (Received a 100% inspection rating in MECP Inspection Report).	Sept. 2023	

System Capability Assessment		
Monthly Raw Water Taking (m <sup>3</sup> /d):		
Month	Average Flow	Maximum Flow
January	78	97
February	76	94
March	71	84
April	74	102
May	94	113
June	89	104
July	87	111
August	85	97
September	84	98
October	69	106
November	47	74
December	48	70
<b>AVERAGE</b>	<b>75</b>	<b>96</b>
<b>MAXIMUM</b>	<b>94</b>	<b>113</b>
<b>SYSTEM CAPACITY</b>	<b>458</b>	<b>458</b>
<b>% CAPACITY</b>	<b>16.4%</b>	<b>24.7%</b>
<b>Total Annual Flow: 27 471 m<sup>3</sup></b>		



February 28, 2024

The Corporation of the Municipality of Huron East  
72 Main St. S  
P.O. Box 610  
Seaforth, ON  
N0K 1W0

**Attention: Brad McRoberts, CAO**

**RE: Brussels Well Supply System  
2023 Annual Report**

Dear Brad,

Please find attached the 2023 Annual Operations Report for the Brussels Water System, in accordance with Section 11(1) of O. Reg. 170/03. This report covers the period from January 1 to December 31 and meets the requirement of being prepared by February 29 of this year.

Please ensure that a copy of this report is given, without charge, to every person who requests a copy. In addition, please make certain that effective steps are taken to advise residents that copies of the report are available, and of how a copy can be obtained.

As per Schedule 22 of O. Reg. 170/03, please ensure that at least a copy of the Summary Report is given to the members of municipal council no later than March 31, 2024.

Finally, please ensure that a letter is sent to Jacobs verifying that this report has been received and accepted by Council.

If you have any questions regarding the report, we would be pleased to address them and you should contact the undersigned accordingly.

Sincerely,

Jacobs (OMI Canada Inc.)

A handwritten signature in blue ink, appearing to read "A. Yungblut", with a stylized flourish at the end.

Aaron Yungblut

Project Manager/Overall Responsible Operator (ORO)  
Huron East Project  
226 921 5420

cc. B. Mills, Municipality of Huron East;

## 2023 ANNUAL REPORT FOR WATER SYSTEMS

### Part 1 – ANNUAL REPORT (as required by O. Reg. 170/03, Section 11)

Drinking-Water System Number:	220001487
Drinking-Water System Name:	Brussels Well Supply System
Drinking-Water System Owner:	The Corporation of the Municipality of Huron East
Drinking-Water System Category:	Large Municipal Residential
Period being reported:	January 1-December 31, 2023

Complete if your Category is Large Municipal Residential or Small Municipal Residential	Complete for all other Categories
Does your Drinking-Water System serve more than 10,000 people? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Number of Designated Facilities served: N/A
Is your annual report available to the public at no charge on a web site on the Internet? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Did you provide a copy of your annual report to all Designated Facilities you serve? <input type="checkbox"/> Yes <input type="checkbox"/> No
Location where Summary Report required under O. Reg. 170/03 Schedule 22 will be available for inspection. <b>Town Office</b> <b>72 Main St. S.</b> <b>Seaforth, ON</b>	Number of Designated Facilities served: N/A
	Did you provide a copy of your annual report to all Interested Authorities you report to for each Designated Facility? <input type="checkbox"/> Yes <input type="checkbox"/> No

#### List all Drinking-Water Systems (if any), which receive all of their drinking water from your system:

Drinking Water System Name	Drinking Water System Number

Did you provide a copy of your annual report to all Drinking-Water System owners that are connected to you and to whom you provide all of its drinking water?

N/A

#### Indicate how you notified system users that your annual report is available, and is free of charge.

<input checked="" type="checkbox"/> Public access/notice via the web	<input checked="" type="checkbox"/> Public access/notice via Government Office	<input type="checkbox"/> Public access/notice via a newspaper
<input type="checkbox"/> Public access/notice via Public Request	<input type="checkbox"/> Public access/notice via a Public Library	<input type="checkbox"/> Public access/notice via other method

#### Describe your Drinking Water System

**Water Distribution System Class 2 including 2 wells and one underground reservoir.**  
Brussels Well #1 pump house located at 66 McCutcheon Street Brussels contains a 60 m deep, 250 mm dia. steel casing well with a submersible pump rated for 12.6 L/s. After chlorination by sodium hypochlorite injection this well discharges to a single cell reservoir with a capacity of 568 m<sup>3</sup>.  
Distribution pumps include an electric centrifugal rated at 12.6 L/s and a fire duty electric pump rated at

63L/s at 21.3 m TDH. The well house is equipped with a 100 kW generator and automatic transfer switch to provide back-up power. Brussels Well #2 pump house located at 238 Turnberry Street Brussels contains a 60 m deep, 250 mm diameter steel casing well with a variable frequency drive (VFD) submersible pump rated for 12.7 L/s. Primary disinfection is accomplished by an ultraviolet reactor, secondary disinfection by sodium hypochlorite injection. This well discharges directly to the distribution system.

**List all water treatment chemicals used over this reporting period**

12% Sodium hypochlorite solution

**Please provide a brief description and a breakdown of monetary expenses incurred**

N/A

**Provide details on the notices submitted in accordance with subsection 18(1) of the Safe Drinking-Water Act or section 16-4 of Schedule 16 of O.Reg.170/03 and reported to Spills Action Centre**

Incident Date	Parameter	Result	Units	Corrective Action	Corrective Action Date
N/A					

**Microbiological testing done under the Schedule 10, 11 or 12 of Regulation 170/03, during this reporting period**

	Number of Samples	Range of E.Coli Results (min #) - (max #)	Range of Total Coliform Results (min #) - (max #)	Number of HPC Samples	Range of HPC Results (min #) - (max #)
Raw (well #1)	52	0	0	N/A	N/A
Raw (well #2)	52	0	0	N/A	N/A
Treated (well #1)	52	0	0	52	<10-40
Treated (well #2)	52	0	0	52	<10-20
Distribution	156	0	0	49	<10-20

**Operational testing done under Schedule 7, 8 or 9 of Regulation 170/03 during the period covered by this Annual Report**

Well #1	Number of Grab Samples	Range of Results (min #) – (max #)	Units
Turbidity (raw)	48	0.21-0.57	NTU
Chlorine (treated)	8760	0.49-2.22	mg/L
Well #2			
Turbidity (raw)	50	0.31-1.06	NTU
Chlorine (treated)	8760	0.31-1.96	mg/L

**Summary of additional testing and sampling carried out in accordance with the requirement of an approval, order or other legal instrument**

None during this period

**Summary of Inorganic parameters tested during this reporting period or the most recent sample results. (<MDL: Below Minimum Detection Limit) Note: Sodium + Fluoride sampling required every 60 months. Inorganic sampling required every 36 months.**

Parameter	Sample Date	Result Value Well #1	Unit of Measure	Exceedance	Result Value Well #2	Unit of Measure	Exceedance
Antimony	Apr 13/21	0.9	ug/L	No	0.9	ug/L	No
Arsenic	Apr 13/21	<0.2	ug/L	No	0.3	ug/L	No
Barium	Apr 13/21	20.2	ug/L	No	214	ug/L	No
Boron	Apr 13/21	49	ug/L	No	9	ug/L	No
Cadmium	Apr 13/21	<MDL	ug/L	No	0.006	ug/L	No
Chromium	Apr 13/21	0.18	ug/L	No	0.28	ug/L	No
Haloacetic Acids (HAA)(Running Annual Ave)	Q1 – Q4 2023 (Distribution)	8.9		Ug/L		No	
Lead-sampling conducted by Municipality							
Mercury	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
Selenium	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
Sodium	Oct 17/23	17.7	mg/L	No	9.76	mg/L	No
Uranium	Apr 13/21	0.363	ug/L	No	0.756	ug/L	No
Fluoride	Oct 17/23	2.09	mg/L	YES	1.08	mg/L	No
Nitrite & Nitrate sampling required Quarterly							
Nitrite	Jan 10/23	<0.003	ug/L	No	<0.003	ug/L	No
Nitrate	Jan 10/23	<0.006	ug/L	No	<0.006	ug/L	No
Nitrite	Apr 4/23	<0.003	ug/L	No	<0.003	ug/L	No
Nitrate	Apr 4/23	<0.006	ug/L	No	<0.006	ug/L	No
Nitrite	July 4/23	<0.003	ug/L	No	<0.003	ug/L	No
Nitrate	July 4/23	<0.006	ug/L	No	<0.006	ug/L	No
Nitrite	Oct 17/23	<0.003	ug/L	No	<0.003	ug/L	No
Nitrate	Oct 17/23	<0.006	ug/L	No	<0.006	ug/L	No

**Summary of Lead Results\* Sampled by Municipal Staff**

Sampling Period	Range of Results (µg/L)	Non-residential	Distribution	Adverse?
Dec-15-22-Apr-15-23	0.07,0.76	N/A	2	No
Jun-15-23-Oct-15-23	0.06,0.07	N/A	2	No



**Summary of Organic parameters tested during this reporting period or the most recent sample results.**  
 (<MDL: Below Minimum Detection Limit) Note: Sampling required every 36 months.

Parameter	Sample Date	Result Value Well #1	Unit of Measure	Exceedance	Result Value Well #2	Unit of Measure	Exceedance
Alachlor	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
Atrazine + N-dealkylated metabolites	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
Atrazine	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
Azinphos-methyl	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
Benzene	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
Benzo(a)pyrene	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
Bromoxynil	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
Carbaryl	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
Carbofuran	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
Carbon Tetrachloride	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
Chlorpyrifos	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
Desethyl atrazine	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
Diazinon	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
Dicamba	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
1,2-Dichlorobenzene	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
1,4-Dichlorobenzene	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
1,2-Dichloroethane	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
1,1-Dichloroethylene (vinylidene chloride)	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
Dichloromethane	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
2-4 Dichlorophenol	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
2,4-Dichlorophenoxy acetic acid (2,4-D)	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
Diclofop-methyl	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
Dimethoate	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
Diquat	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
Diuron	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
Glyphosate	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
Malathion	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
MCPA	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
Metolachlor	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
Metribuzin	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
Monochlorobenzene	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No

Paraquat	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
Pentachlorophenol	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
Phorate	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
Picloram	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
Polychlorinated Biphenyls(PCB's)	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
Prometryne	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
Simazine	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
Trihalomethanes (THM's) <i>Running Annual Average</i>	2023	13.75 µg/L					
Terbufos	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
Tetrachloroethylene	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
2,3,4,6-Tetrachlorophenol	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
Triallate	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
Trichloroethylene	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
2,4,6-Trichlorophenol	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
Trifluralin	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No
Vinyl Chloride	Apr 13/21	<MDL	ug/L	No	<MDL	ug/L	No

**List any Inorganic or Organic parameter(s) that exceeded the standard prescribed in Schedule 2 of Ontario Drinking Water Quality Standards (ODWQS).**

Parameter	Sample Date	Result Value	Unit of Measure	ODWQS Criteria
Fluoride	Oct 17, 2023	2.09	mg/L	1.5

## Part 2 – SUMMARY REPORT (as required by O. Reg. 170/03, Schedule 22)

Non-Compliance with Legislations, Regulations, Approvals & Orders		
During this period, the Facility was operated in full compliance with the Act, the regulations and the Facility's approval, save and except for the following		
Requirement	Duration of Failure	Measures to Correct the Failure
N/A (Received a 100% inspection rating).		

System Capability Assessment					
Comparison of Flow Rates (m³/d):					
Month	Avg. Flow Well 1	Max. Flow Well 1	Avg. Flow Well 2	Max. Flow Well 2	Combined Max Flow Rate
January	422	506	2.3	52	506
February	508	613	1.0	12	613
March	455	548	7.9	127	548
April	576	874	0.9	13	874
May	574	735	0.6	7	735
June	594	766	1.7	9	766
July	529	601	0.5	5	601
August	495	572	1.0	7	572
September	481	539	0.7	6	539
October	570	920	0.5	4	920
November	446	513	0.5	3	513
December	480	521	0.4	3	521
<b>AVERAGE</b>	<b>511</b>	<b>642</b>	<b>1.4</b>	<b>16.8</b>	<b>642</b>
<b>MAXIMUM</b>	<b>594</b>	<b>920</b>	<b>7.9</b>	<b>127</b>	<b>920</b>
Total Rated CAPACITY	1097	1097	1087	1087	1515
%CAPACITY	46.6	83.9	0.13	11.7	60.7
Total Annual:	Well 1	185 892 m3	Well 2	536 m3	-



February 28, 2024

The Corporation of the Municipality of Huron East  
72 Main St. S  
P.O. Box 610  
Seaforth, ON  
N0K 1W0

**Attention: Brad McRoberts, CAO**

**RE: Seaforth Well Supply System  
2023 Annual Report**

Dear Brad,

Please find attached the 2023 Annual Operations Report for the Seaforth Water System, in accordance with Section 11(1) of O. Reg. 170/03. This report covers the period from January 1 to December 31 and meets the requirement of being prepared by February 29 of this year.

Please ensure that a copy of this report is given, without charge, to every person who requests a copy. In addition, please make certain that effective steps are taken to advise residents that copies of the report are available, and of how a copy can be obtained.

As per Schedule 22 of O. Reg. 170/03, please ensure that at least a copy of the Summary Report is given to the members of municipal council no later than March 31, 2024.

Finally, please ensure that a letter is sent to Jacobs verifying that this report has been received and accepted by Council.

If you have any questions regarding the report, we would be pleased to address them and you should contact the undersigned accordingly.

Sincerely,

Jacobs (OMI Canada Inc.)

A handwritten signature in blue ink, appearing to read "Aaron Yungblut", with a stylized flourish at the end.

Aaron Yungblut

Project Manager/Overall Responsible Operator (ORO)  
Huron East Project  
226 921 5420

cc. B. Mills, Municipality of Huron East;

## 2023 ANNUAL REPORT FOR WATER SYSTEMS

### Part 1 – ANNUAL REPORT (as required by O. Reg. 170/03, Section 11)

Drinking-Water System Number:	220001511
Drinking-Water System Name:	Seaforth Well Supply System
Drinking-Water System Owner:	The Corporation of the Municipality of Huron East
Drinking-Water System Category:	Large Municipal Residential
Period being reported:	January 1-December 31, 2023

Complete if your Category is Large Municipal Residential or Small Municipal Residential	Complete for all other Categories
Does your Drinking-Water System serve more than 10,000 people? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Number of Designated Facilities served: N/A
Is your annual report available to the public at no charge on a web site on the Internet? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Did you provide a copy of your annual report to all Designated Facilities you serve? <input type="checkbox"/> Yes <input type="checkbox"/> No
Location where Summary Report required under O. Reg. 170/03 Schedule 22 will be available for inspection. <b>Town Office</b> <b>72 Main St. S.</b> <b>Seaforth, ON</b>	Number of Designated Facilities served: N/A
	Did you provide a copy of your annual report to all Interested Authorities you report to for each Designated Facility? <input type="checkbox"/> Yes <input type="checkbox"/> No

#### List all Drinking-Water Systems (if any), which receive all of their drinking water from your system:

Drinking Water System Name	Drinking Water System Number
N/A	

#### Did you provide a copy of your annual report to all Drinking-Water System owners that are connected to you and to whom you provide all of its drinking water?

N/A

#### Indicate how you notified system users that your annual report is available, and is free of charge.

<input checked="" type="checkbox"/> Public access/notice via the web	<input checked="" type="checkbox"/> Public access/notice via Government Office	<input type="checkbox"/> Public access/notice via a newspaper
<input type="checkbox"/> Public access/notice via Public Request	<input type="checkbox"/> Public access/notice via a Public Library	<input type="checkbox"/> Public access/notice via other method

#### Describe your Drinking Water System

As of mid-April 2009, the town of Seaforth draws its water supply from three groundwater wells. All wells are located at 40 Welsh St. The Welsh Street facility consists of an above ground pump house with three groundwater wells each located north of the pump house. TW1 (Test Well #1; but is to be considered to be a production well) is a 150mm diameter, 85m deep groundwater well located at 48m northwest of the new pump house. It is equipped with a submersible turbine pump

at 6.4L/s. PW 1 (Production Well #1) is a 300mm diameter, 105m deep drilled groundwater well located 43m northwest of the pump house. It is equipped with a variable speed submersible turbine pump rated at 35/Ls. PW 2 (Production Well #2) has the same dimensions as PW1 and is located 18m northwest of the pump house. It contains a variable speed submersible turbine pump rated at 40/Ls. Three vertical turbine high lift pumps (one rated at 26L/s and two rated at 44L/s at 48m TDH) convey the water to the distribution system. There is a 670 m<sup>3</sup> underground reservoir located on site that provides contact time for the treated water. It also serves as backup emergency storage and fire protection if the water tower is offline. This facility is equipped with a 175 kW generator and automatic transfer switch to provide back up power.

Treatment for the Welsh St. wells consists of a chlorination system that includes two sodium hypochlorite metering pumps (one main and one backup) and one 200 L day tank for sodium hypochlorite. Sodium Silicate is also added to the system (three pumps available, 1 dedicated to each well) as well as a 200L day tank. A continuous online chlorine analyzer equipped with alarms monitor the chlorine residual in the treated water just prior to the point of entry into the distribution system.

Water in excess of demand in the distribution system is pumped to the elevated storage tank (water tower). When a predetermined level in the tower is reached, the distribution pump(s) shut down.

The 1930 m<sup>3</sup> elevated storage tank was constructed in 1998 and is located at 85 Daly Street. The elevated tank water level cycles based on demand and provides emergency storage, fire protection and peak demand storage for the Seaforth water supply system.

The distribution system supplies water to the entire Town of Seaforth and the Village of Egmondville. The system is composed of cast iron, ductile iron and PVC watermain with 129 hydrants. There is 1 automatic blow-off, 9 manual blow-offs and 3 sample stations are connected throughout the distribution system. The elevated storage tank and the underground reservoir are used as a supplementary supply for emergencies.

Jacobs operates and maintains these drinking water facilities and water treatment processes while the Municipality of Huron East operates and maintains the distribution system with the exception of fire hydrant flushing, which is contracted to Jacobs.

## List all water treatment chemicals used over this reporting period

12% Sodium hypochlorite solution  
Sodium silicate

## Please provide a brief description and a breakdown of monetary expenses incurred

-New VFD was installed for PW2 well pump

Provide details on the notices submitted in accordance with subsection 18(1) of the Safe Drinking-Water Act or section 16-4 of Schedule 16 of O.Reg.170/03 and reported to Spills Action Centre					
Incident Date	Parameter	Result	Units	Corrective Action	Corrective Action Date
N/A					

Microbiological testing done under the Schedule 10, 11 or 12 of Regulation 170/03, during this reporting period					
	Number of Samples	Range of E.Coli Results (min #) - (max #)	Range of Total Coliform Results (min #) - (max #)	Number of HPC Samples	Range of HPC Results (min #) - (max #)
Raw (TW1)	50	0	0	N/A	-
Raw (PW1)	52	0	0	N/A	-
Raw (PW2)	52	0	0	N/A	-
Treated (40 Welsh)	52	0	0	52	<10-10
Distribution	208	0	0	104	<10-20

Operational testing done under Schedule 7, 8 or 9 of Regulation 170/03 during the period covered by this Annual Report			
	Number of Grab Samples	Range of Results (min #) – (max #)	Units
Turbidity (TW1)	35	0.31-0.98	NTU
Turbidity (PW1)	50	0.24-0.85	NTU
Turbidity (PW2)	51	0.26-0.91	NTU
Chlorine (Tower)	8760	0.51-2.10	mg/L
Chlorine (40 Welsh)	8760	0.65-2.59	mg/L
Fluoride (If the DWS provides fluoridation)	n/a		

Summary of additional testing and sampling carried out in accordance with the requirement of an approval, order or other legal instrument				
Date of legal instrument issued	Parameter	Date Sampled	Result	Unit of Measure
N/A				

Summary of Inorganic parameters tested during this reporting period or the most recent sample results (<MDL: Below Minimum Detection Limit) Note: Sodium + Fluoride sampling required every 60 months. Inorganic sampling required every 36 months.

Parameter	Sample Date	Result Value	Unit of Measure	Exceedance
Antimony	April 13/21	0.9	ug/L	No
Arsenic	April 13/21	0.5	ug/L	No
Barium	April 13/21	33.1	ug/L	No
Boron	April 13/21	151	ug/L	No
Cadmium	April 13/21	0.037	ug/L	No
Chromium	April 13/21	0.24	ug/L	No
Haloacetic Acids (HAA) <i>Running Annual Average</i>	Q1 – Q4 2023	5.3	ug/L	No
Lead-sampling conducted by the Municipality of Huron East; see summary below				
Mercury	April 13/21	<MDL	ug/L	No
Selenium	April 13/21	0.07	ug/L	No
Sodium	April 2/19	43.7	mg/L	Yes
Uranium	April 13/21	8.15	ug/L	No
Fluoride	April 2/19	1.70	mg/L	Yes
Nitrite & Nitrate sampling required Quarterly				
Nitrite	Jan 10/23	0.003	mg/L	No
Nitrate	Jan 10/23	0.025	mg/L	No
Nitrite	April 11/23	0.003	mg/L	No
Nitrate	April 11/23	0.017	mg/L	No
Nitrite	July 25/23	0.003	mg/L	No
Nitrate	July 25/23	0.028	mg/L	No
Nitrite	Oct 17/23	0.003	mg/L	No
Nitrate	Oct 17/23	0.028	mg/L	No

#### Summary of Lead Results\* Sampled by Municipal Staff

Sampling Period	Range of Results (µg/L)	Non-residential	Distribution	Adverse Incidents?
Dec-15-22-Apr-15-23	0.06-0.09	N/A	2	No
Jun-15-23-Oct-15-23	0.07-0.16	N/A	2	No

Summary of Organic parameters tested during this reporting period or the most recent sample results (<MDL: Below Minimum Detection Limit) Note: Organic sampling required every 36 months.

Parameter	Sample Date	Result Value	Unit of Measure	Exceedance
Alachlor	April 13/21	<MDL	ug/L	No
Atrazine	April 13/21	<MDL	ug/L	No
Atrazine + N-dealkylated metabolites	April 13/21	<MDL	ug/L	No
Azinphos-methyl	April 13/21	<MDL	ug/L	No
Benzene	April 13/21	<MDL	ug/L	No
Benzo(a)pyrene	April 13/21	<MDL	ug/L	No
Bromoxynil	April 13/21	<MDL	ug/L	No
Carbaryl	April 13/21	<MDL	ug/L	No
Carbofuran	April 13/21	<MDL	ug/L	No
Carbon Tetrachloride	April 13/21	<MDL	ug/L	No
Chlorpyrifos	April 13/21	<MDL	ug/L	No



**189** of Organic parameters tested during this reporting period or the most recent sample results (<MDL: Below Minimum Detection Limit) Note: Organic sampling required every 36 months **189**

**JAC**

Diazinon	April 13/21	<MDL	ug/L	No
Dicamba	April 13/21	<MDL	ug/L	No
1,2-Dichlorobenzene	April 13/21	<MDL	ug/L	No
1,4-Dichlorobenzene	April 13/21	<MDL	ug/L	No
1,2-Dichloroethane	April 13/21	<MDL	ug/L	No
1,1-Dichloroethylene (vinylidene chloride)	April 13/21	<MDL	ug/L	No
Dichloromethane	April 13/21	<MDL	ug/L	No
2,4 Dichlorophenol	April 13/21	<MDL	ug/L	No
2,4-Dichlorophenoxy acetic acid (2,4-D)	April 13/21	<MDL	ug/L	No
Diclofop-methyl	April 13/21	<MDL	ug/L	No
Dimethoate	April 13/21	<MDL	ug/L	No
Diquat	April 13/21	<MDL	ug/L	No
Diuron	April 13/21	<MDL	ug/L	No
Glyphosate	April 13/21	<MDL	ug/L	No
Desethyl atrazine	April 13/21	<MDL	ug/L	No
Malathion	April 13/21	<MDL	ug/L	No
MCPA	April 13/21	<MDL	mg/L	No
Metolachlor	April 13/21	<MDL	ug/L	No
Metribuzin	April 13/21	<MDL	ug/L	No
Monochlorobenzene	April 13/21	<MDL	ug/L	No
Paraquat	April 13/21	<MDL	ug/L	No
Polychlorinated Biphenyls (PCBs)	April 13/21	<MDL	ug/L	No
Pentachlorophenol	April 13/21	<MDL	ug/L	No
Phorate	April 13/21	<MDL	ug/L	No
Picloram	April 13/21	<MDL	ug/L	No
Prometryne	April 13/21	<MDL	ug/L	No
Simazine	April 13/21	<MDL	ug/L	No
Trihalomethanes (THM's) <i>Running Annual Average</i>	Q1-Q4 2023	24.8	µg/L	No
Terbufos	April 13/21	<MDL	ug/L	No
Tetrachloroethylene	April 13/21	<MDL	ug/L	No
2,3,4,6-Tetrachlorophenol	April 13/21	<MDL	ug/L	No
Triallate	April 13/21	<MDL	ug/L	No
Trichloroethylene	April 13/21	<MDL	ug/L	No
2,4,6-Trichlorophenol	April 13/21	<MDL	ug/L	No
Trifluralin	April 13/21	<MDL	ug/L	No
Vinyl Chloride	April 13/21	<MDL	ug/L	No

Parameter	Sample Date	Result Value	ODWQS Limit	Unit of Measure
Sodium	April 2/19	43.7	20.0	mg/L
Fluoride	April 2/19	1.70	1.50	mg/L

**Part 2 – SUMMARY REPORT (as required by O. Reg 170/03, Schedule 22)**

Non – Compliance with Legislations, Regulations, Approvals & Orders		
During this period, the Facility was operated in full compliance with the Act, the regulations and the Facility's approval, save and except for the following:		
Requirement	Duration of Failure	Measures to Correct the Failure
N/A (Received 100% Inspection Rating).		

System Capability Assessment							
Comparison of Flow Rates (m <sup>3</sup> /d):							
Month	Avg. Flow TW1	Max. Flow TW1	Avg. Flow PW1	Max. Flow PW1	Avg. Flow PW2	Max. Flow PW2	Max Daily Total (PW1+PW2+TW1)
January	58	92	370	425	438	496	943
February	58	70	372	496	433	509	1158
March	52	71	345	380	425	481	936
April	43	48	345	377	424	471	1240
May	67	136	481	827	609	1000	1731
June	89	146	473	935	628	1053	1429
July	65	130	446	677	532	755	1570
August	36	84	500	1031	417	647	1127
September	1.79	54	461	572	464	566	1116
October	0	0	474	813	483	837	1537
November	0	0	474	1052	462	919	2082
December	0	0	429	488	417	482	946
<b>AVERAGE</b>	<b>39</b>	<b>-</b>	<b>431</b>	<b>-</b>	<b>478</b>	<b>-</b>	<b>-</b>
<b>MAXIMUM</b>	<b>89</b>	<b>146</b>	<b>500</b>	<b>1031</b>	<b>628</b>	<b>1053</b>	<b>2082</b>
Total Rated CAPACITY	3139	3139	3139	3139	3139	3139	3139
%CAPACITY	1.24	4.65	13.7	32.8	15.2	33.5	66.3
Total Annual Flow (TW1+PW1+PW2): 353 137 m3							



February 28, 2024

The Corporation of the Municipality of Huron East  
72 Main St. S  
P.O. Box 610  
Seaforth, ON  
N0K 1W0

**Attention: Brad McRoberts, CAO**

**RE: Vanastra Booster System  
2023 Annual Report**

Dear Brad,

Please find attached the 2023 Annual Operations Report for the Vanastra Water System, in accordance with Section 11(1) of O. Reg. 170/03. This report covers the period from January 1 to December 31 and meets the requirement of being prepared by February 29 of this year.

Please ensure that a copy of this report is given, without charge, to every person who requests a copy. In addition, please make certain that effective steps are taken to advise residents that copies of the report are available, and of how a copy can be obtained.

As per Schedule 22 of O. Reg. 170/03, please ensure that at least a copy of the Summary Report is given to the members of municipal council no later than March 31, 2024.

Finally, please ensure that a letter is sent to Jacobs verifying that this report has been received and accepted by Council.

If you have any questions regarding the report, we would be pleased to address them and you should contact the undersigned accordingly.

Sincerely,

Jacobs (OMI Canada Inc.)

A handwritten signature in blue ink, appearing to read "A. Yungblut", with a stylized flourish at the end.

Aaron Yungblut

Project Manager/Overall Responsible Operator (ORO)  
Huron East Project  
226 921 5420

cc. B. Mills, Municipality of Huron East;

## 2023 ANNUAL REPORT FOR WATER SYSTEMS

### Part 1 – ANNUAL REPORT (as required by O. Reg. 170/03, Section 11)

Drinking-Water System Number:	210001585
Drinking-Water System Name:	Vanastra Water Works
Drinking-Water System Owner:	The Corporation of the Municipality of Huron East
Drinking-Water System Category:	Large Municipal Residential
Period being reported:	January 1-December 31, 2023

Complete if your Category is Large Municipal Residential or Small Municipal Residential	Complete for all other Categories
Does your Drinking-Water System serve more than 10,000 people? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Number of Designated Facilities served: N/A
Is your annual report available to the public at no charge on a web site on the Internet? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Did you provide a copy of your annual report to all Designated Facilities you serve? <input type="checkbox"/> Yes <input type="checkbox"/> No
Location where Summary Report required under O. Reg. 170/03 Schedule 22 will be available for inspection. <b>Town Office</b> <b>72 Main St. S.</b> <b>Seaforth, ON</b>	Number of Designated Facilities served: N/A
	Did you provide a copy of your annual report to all Interested Authorities you report to for each Designated Facility? <input type="checkbox"/> Yes <input type="checkbox"/> No

#### List all Drinking-Water Systems (if any), which receive all of their drinking water from your system:

Drinking Water System Name	Drinking Water System Number
N/A	

Did you provide a copy of your annual report to all Drinking-Water System owners that are connected to you and to whom you provide all of its drinking water?

#### Indicate how you notified system users that your annual report is available, and is free of charge.

<input checked="" type="checkbox"/> Public access/notice via the web	<input checked="" type="checkbox"/> Public access/notice via Government Office	<input type="checkbox"/> Public access/notice via a newspaper
<input type="checkbox"/> Public access/notice via Public Request	<input type="checkbox"/> Public access/notice via a Public Library	<input type="checkbox"/> Public access/notice via other method

#### Water Distribution System Class 2 Including 1 Underground Reservoir and Booster Station

The underground single cell reservoir is located at #12,5<sup>th</sup> Ave, Vanastra. It has a capacity of 1135 m<sup>3</sup>. 3 electric distribution high lift pumps are located on this site. Pumps #1 & #2 are rated at 11.6 L/s at 48.8 m TDH and pump #3 is rated at 105L/s at 25 m TDH. There are two sodium hypochlorite pumps that are able increase the incoming chlorine when needed. This pumphouse is equipped with a 125 kW generator with an automatic transfer switch for backup power. The village of Vanastra receives treated drinking water from the Municipality of Central Huron.

**List all water treatment chemicals used over this reporting period**

12% Sodium hypochlorite solution

**Please provide a brief description and a breakdown of monetary expenses incurred**

N/A

**Provide details on the notices submitted in accordance with subsection 18(1) of the Safe Drinking-Water Act or section 16-4 of Schedule 16 of O.Reg.170/03 and reported to Spills Action Centre**

Incident Date	Parameter	Result	Units	Corrective Action	Corrective Action Date
N/A					

**Microbiological testing done under the Schedule 10, 11 or 12 of Regulation 170/03, during this reporting period**

	Number of Samples	Range of E.Coli Results (min #) - (max #)	Range of Total Coliform Results (min #) - (max #)	Number of HPC Samples	Range of HPC Results (min #) - (max #)
Raw	N/A	N/A	N/A	N/A	N/A
Treated	52	0	0	52	<10 - 60
Distribution	104	0	0	52	<10 - >2000

**Operational testing done under Schedule 7, 8 or 9 of Regulation 170/03 during the period covered by this Annual Report**

	Number of Grab Samples	Range of Results (min #) – (max #)	Units
Turbidity	N/A	N/A	NTU
Chlorine	8760	0.61-4.12	mg/L
Fluoride (If the DWS provides fluoridation)	N/A		

**Summary of additional testing and sampling carried out in accordance with the requirement of an approval, order or other legal instrument**

Date of legal instrument issued	Parameter	Date Sampled	Result	Unit of Measure
None				

**Summary of Inorganic parameters tested during this reporting period or the most recent sample results. Note: Inorganic parameters are sampled by the Municipality of Central Huron.**

Parameter	Sample Date	Result Value	Unit of Measure	Exceedance
Antimony	N/A			
Arsenic	N/A			
Barium	N/A			
Boron	N/A			
Cadmium	N/A			
Chromium	N/A			
Haloacetic Acids (HAA's). <i>Running Annual Average</i>	Q1 – Q4 2023	<5.3	ug/L	No
Lead-sampling conducted by the Municipality of Huron East; see summary below				
Mercury	N/A			
Selenium	N/A			
Sodium	N/A			
Uranium	N/A			
Fluoride	N/A			
Nitrite	N/A			
Nitrate	N/A			
Nitrite	N/A			
Nitrate	N/A			
Nitrite	N/A			
Nitrate	N/A			
Nitrite	N/A			
Nitrate	N/A			

**Summary of Lead Results\***

Sampling Period	Range of Results (µg/L)	Non-residential	Distribution	Adverse Incidents?
Dec-15-22-Apr-15-23	0.13-0.28	N/A	2	No
Jun-15-23-Oct-15-23	0.23-1.98	N/A	2	No

**Summary of Organic parameters tested during this reporting period or the most recent sample results. Note: Organic parameters are sampled by the Municipality of Central Huron.**

Parameter	Sample Date	Result Value	Unit of Measure	Exceedance
Alachlor	N/A			
Atrazine	N/A			
Atrazine + N-dealkylated metabolites	N/A			
Azinphos-methyl	N/A			
Benzene	N/A			
Benzo(a)pyrene	N/A			
Bromoxynil	N/A			
Carbaryl	N/A			
Carbofuran	N/A			
Carbon Tetrachloride	N/A			
Chlorpyrifos	N/A			
	N/A			

**Summary of Organic parameters tested during this reporting period or the most recent sample results. Note: Organic parameters are sampled by the Municipality of Central Huron.**

Diazinon	N/A			
Dicamba	N/A			
1,2-Dichlorobenzene	N/A			
1,4-Dichlorobenzene	N/A			
1,2-Dichloroethane	N/A			
1,1-Dichloroethylene (vinylidene chloride)	N/A			
Dichloromethane	N/A			
2,4 Dichlorophenol	N/A			
2,4-Dichlorophenoxy acetic acid (2,4-D)	N/A			
Diclofop-methyl	N/A			
Dimethoate	N/A			
Diquat	N/A			
Diuron	N/A			
Glyphosate	N/A			
Desethyl atrazine	N/A			
Lorpyrifos	N/A			
Malathion	N/A			
Metolachlor	N/A			
MCPA	N/A			
Metribuzin	N/A			
Monochlorobenzene	N/A			
Paraquat	N/A			
Pentachlorophenol	N/A			
Phorate	N/A			
Picloram	N/A			
Polychlorinated Biphenyls(PCBs)	N/A			
Prometryne	N/A			
Simazine	N/A			
THM (NOTE: show latest annual average)	Q1-Q4 2023	15.8	µg/L	No
Terbufos	N/A			
Tetrachloroethylene	N/A			
2,3,4,6-Tetrachlorophenol	N/A			
Triallate	N/A			
Trichloroethylene	N/A			
2,4,6-Trichlorophenol	N/A			
Trifluralin	N/A			
Vinyl Chloride	N/A			

**List any Inorganic or Organic parameter(s) that exceeded half the standard prescribed in Schedule 2 of Ontario Drinking Water Quality Standards.**

Parameter	Sample Date	Result Value	Unit of Measure	ODWS Criteria
None				

Part 2 – SUMMARY REPORT (as required by O. Reg. 170/03, Schedule 22)

Non – Compliance with Legislations, Regulations, Approvals & Orders

During this period, the Facility was operated in full compliance with the Act, the regulations and the Facility's approval, save and except for the following:

Requirement	Description	Measures to Correct the Failure
N/A (Received a 100% inspection rating in MECP Inspection Report).		

System Capability Assessment		
Monthly Raw Water Taking (m <sup>3</sup> /d):		
Month	Average Flow	Maximum Flow
January	145	213
February	191	211
March	196	216
April	231	870
May	206	228
June	222	241
July	175	202
August	165	197
September	169	212
October	230	757
November	159	205
December	146	196
<b>AVERAGE</b>	<b>186</b>	<b>312</b>
<b>MAXIMUM</b>	<b>231</b>	<b>870</b>
<b>SYSTEM CAPACITY</b>	<b>N/A</b>	<b>N/A</b>
<b>% CAPACITY</b>	<b>N/A</b>	<b>N/A</b>
<b>Total Annual Flow: 67 933 m<sup>3</sup></b>		



REQUEST TO APPEAR BEFORE Huron East regarding full paving of Halliday St. in Brussels, Ontario, including curbs, sidewalks and proper drains for water runoff (we have none of these items).

Huron East took on responsibility during the amalgamation in 1999. We purchased our home Nov. 30<sup>th</sup> 2001 and we were told from various locals etc. that with amalgamation there would be many savings and things like our "street" would be paved –this did not happen over the last 22 to 23 years. We have been extremely patient for our "street" to be properly paved etc.

We would appreciate that after all these years our "street" would be considered as important for us, our neighbours, and all homeowners on all the other streets in Brussels.

Three of us –Don and Dale Chesher, Frank and Mary Stretton, and Tyler and Jaide Campbell are requesting your help in this matter.

We are Very perturbed by being forced to walk through sand, water, gravel, & slush when we want to walk to go downtown and pick up our mail or for children to walk down to catch the BUS.

It is obvious that this 2<sup>nd</sup> or 3<sup>rd</sup> class street also puts us as homeowners who always pay their property taxes in the same 2<sup>nd</sup> or 3<sup>rd</sup> class situation and we are not happy.

Before driving from Halliday ST. out on to Orchard St., it is constantly covered with pot holes filled with muddy water at the east end and also a mess at the west end.

Halliday St. is only a street by name as it does not meet normal street conditions, such as paving, sidewalks and curbs for a public road. I admit that Halliday has not been fully forgotten, because someone at Huron East always schedules a load of sand and /or gravel with crushed

stone to be spread on our "street" along with a magic touch of liquid salt to try to keep the dust down from the sand, dusty gravel, and stone.

The sand and gravel build up caused us to call Dave Blaney who attended at our home with Barry Mills a number of years ago and he arranged to have a machine lower some of the build up so that we could get out our driveway without losing a muffler.

There is no obvious RUN-OFF Drain for rain water to drain off our street.

I have stopped trying to clean all the stones that end up in the grass in front of our home—have you ever tried to rake gravel—you would love it.!!!

Please note :RECENTLY-----#1-- Main St. of Brussels was thoroughly paved & sewers replaced.

#2 --new paving, curbs & sidewalks on one side covered 2 blocks of Princess St. in the N end allowed to near Agromart.

#3 --- Richmond Square across from Brussels Post Office on Turnberry ST.was paved as a parking lot.

#4---Jackson ST. is the last road off of Fishleigh St. -was only one block long and it was allowed to be paved.

Final comment—We want action. WE don't believe in excuses any more. We are no longer interested in schemes/projects from the Federal, Provincial or Local government that never happen. We are counting on Huron East and it's councilors to help us.

THANK YOU FOR YOUR ATTENTION TO OUR REQUEST!!! If you want to talk to us call Don at 519 887 8473 I can also give you the other phone numbers.



— ITEM A



HOME OF FRANK & MARY STRETTON  
23 HALLIDAY ST.











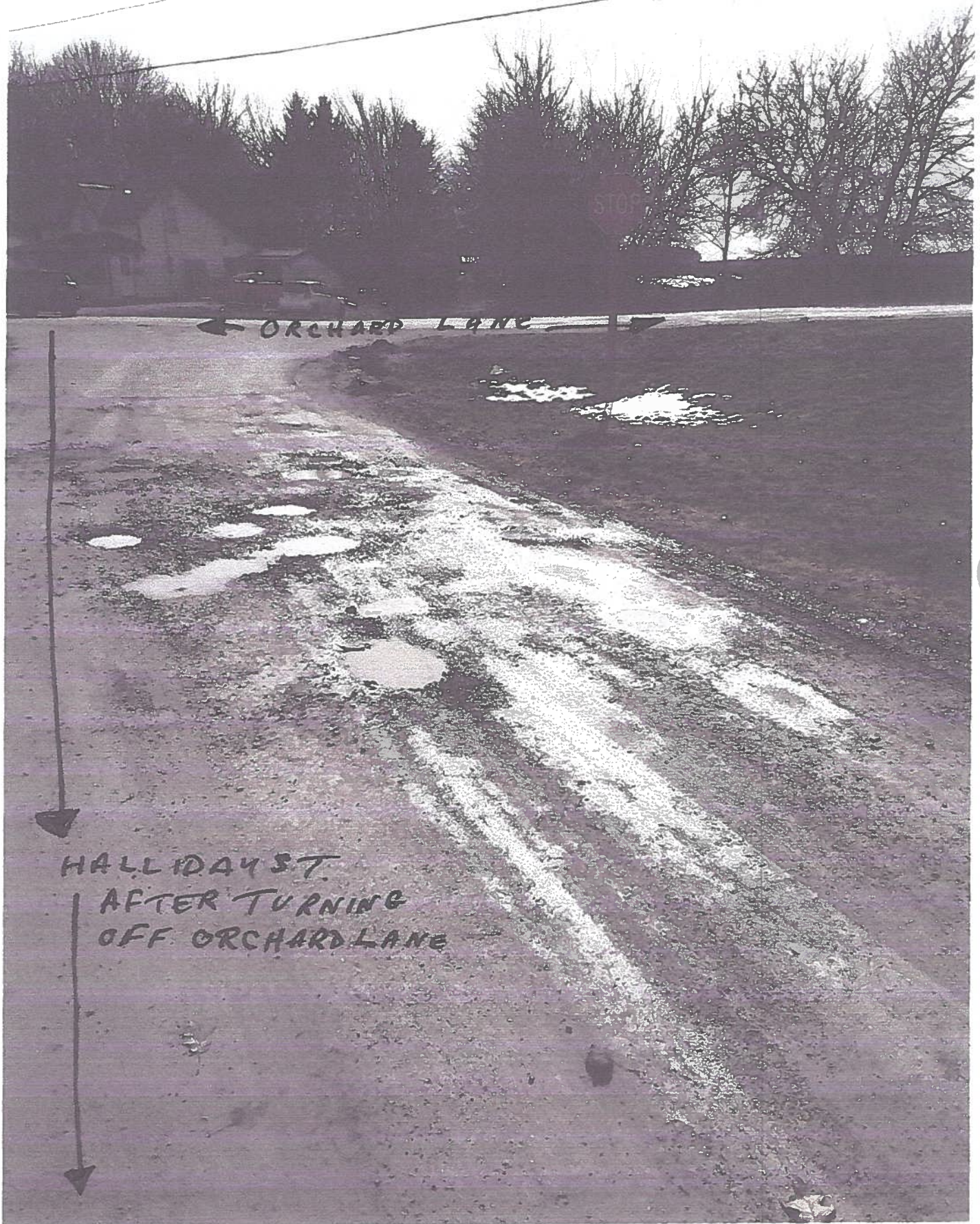
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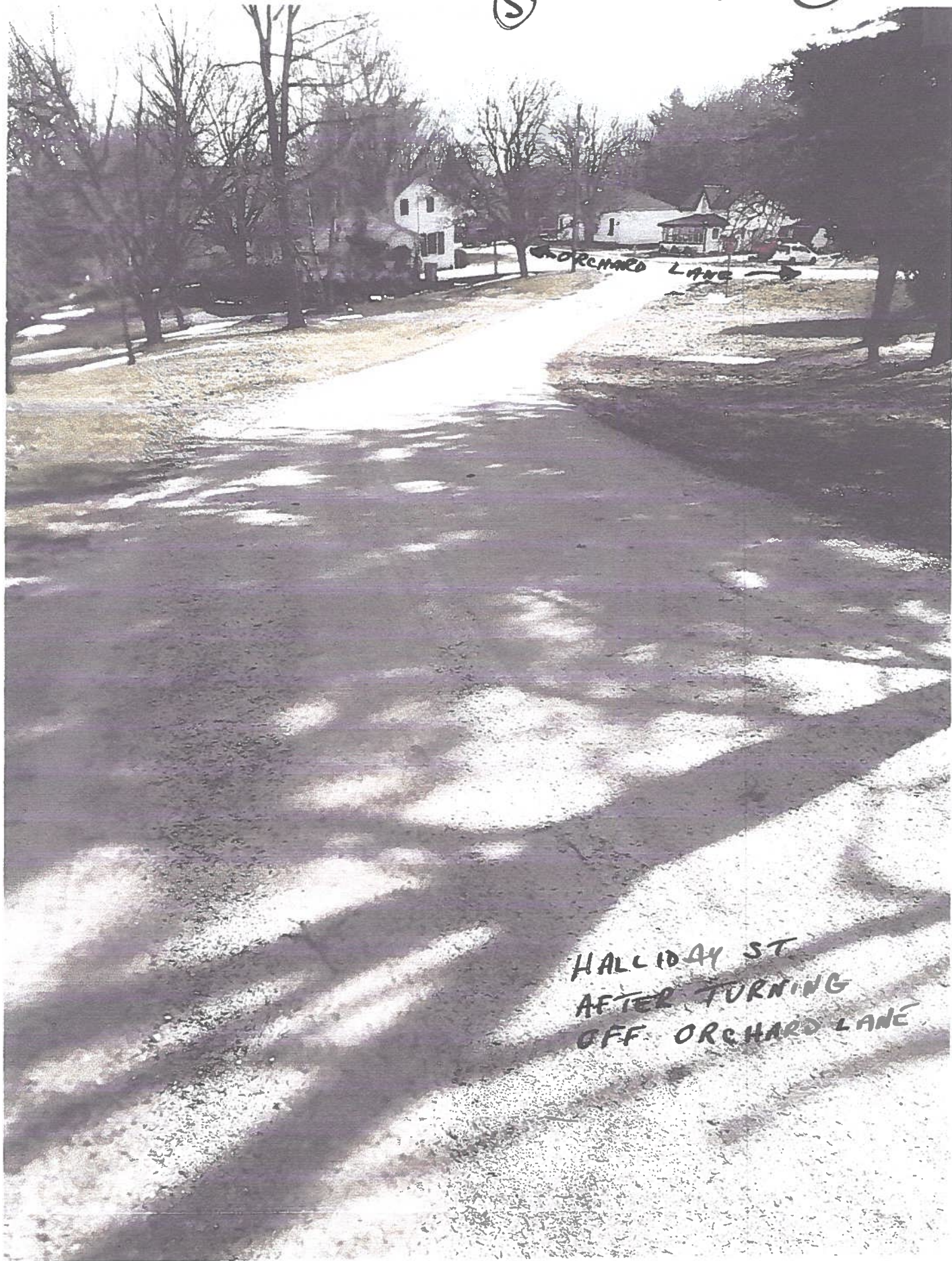
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HALLIDAY ST  
AFTER TURNING  
OFF ORCHARD LANE

(N)

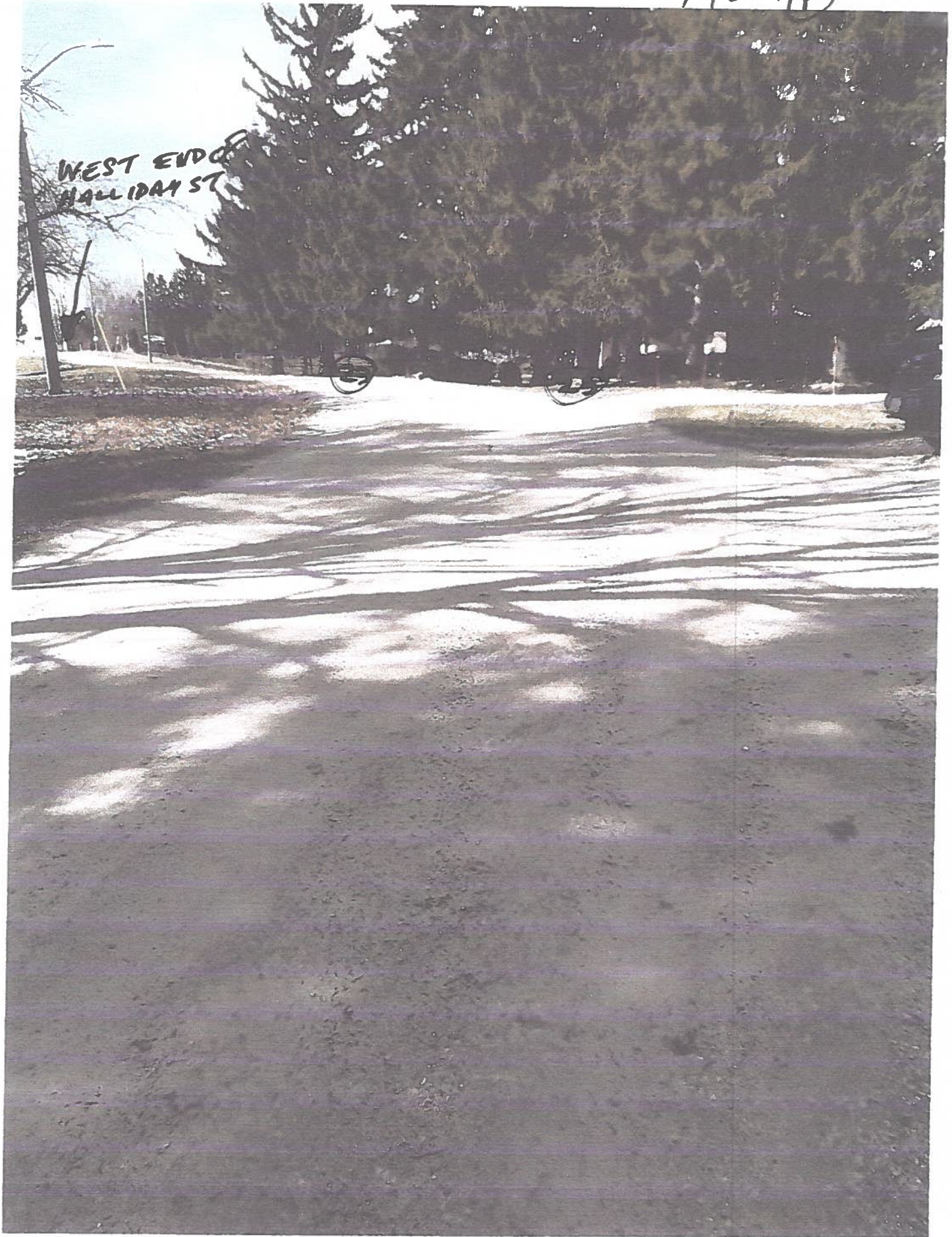


204



ITEM 204

WEST END  
HALLIDAY ST





(N)

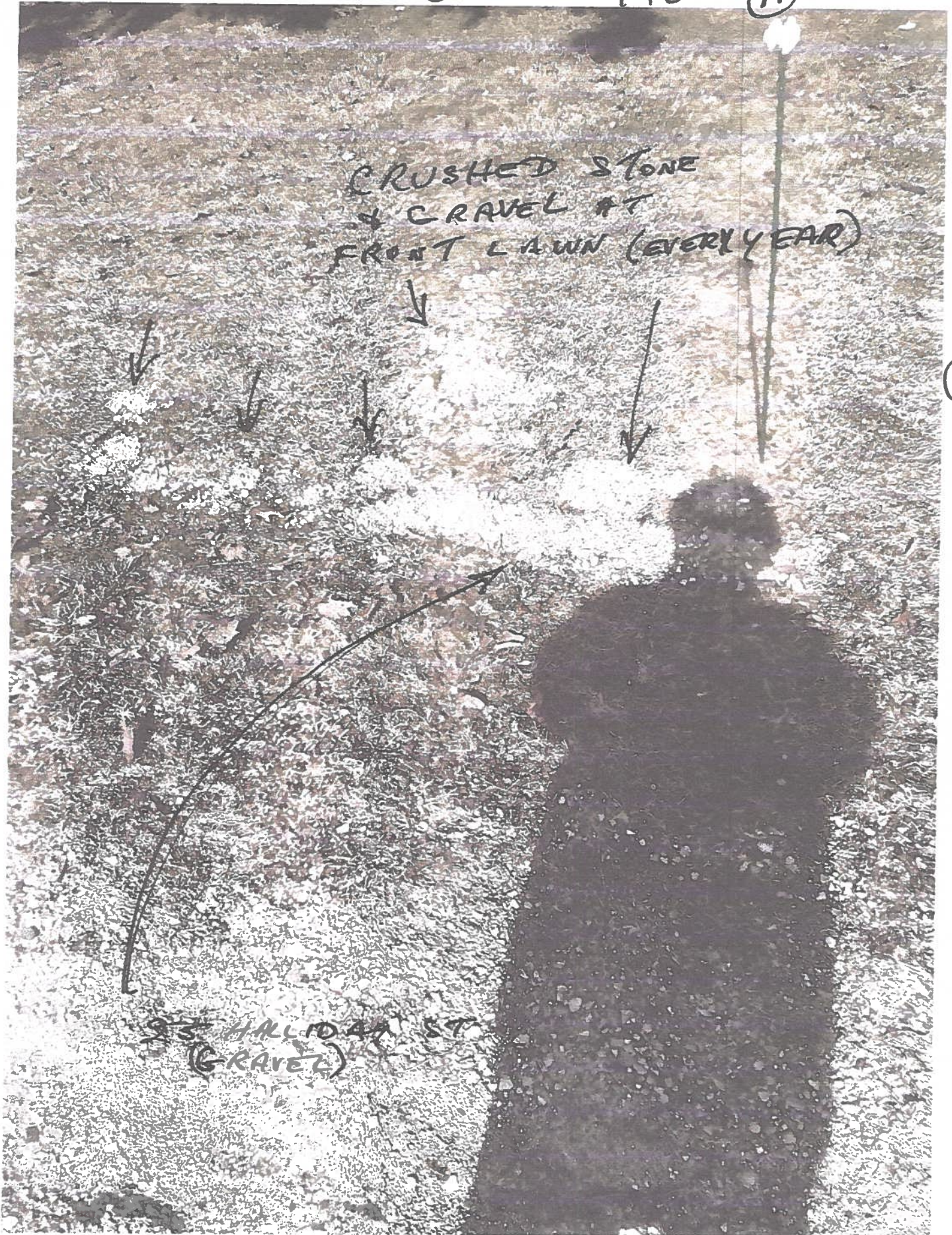
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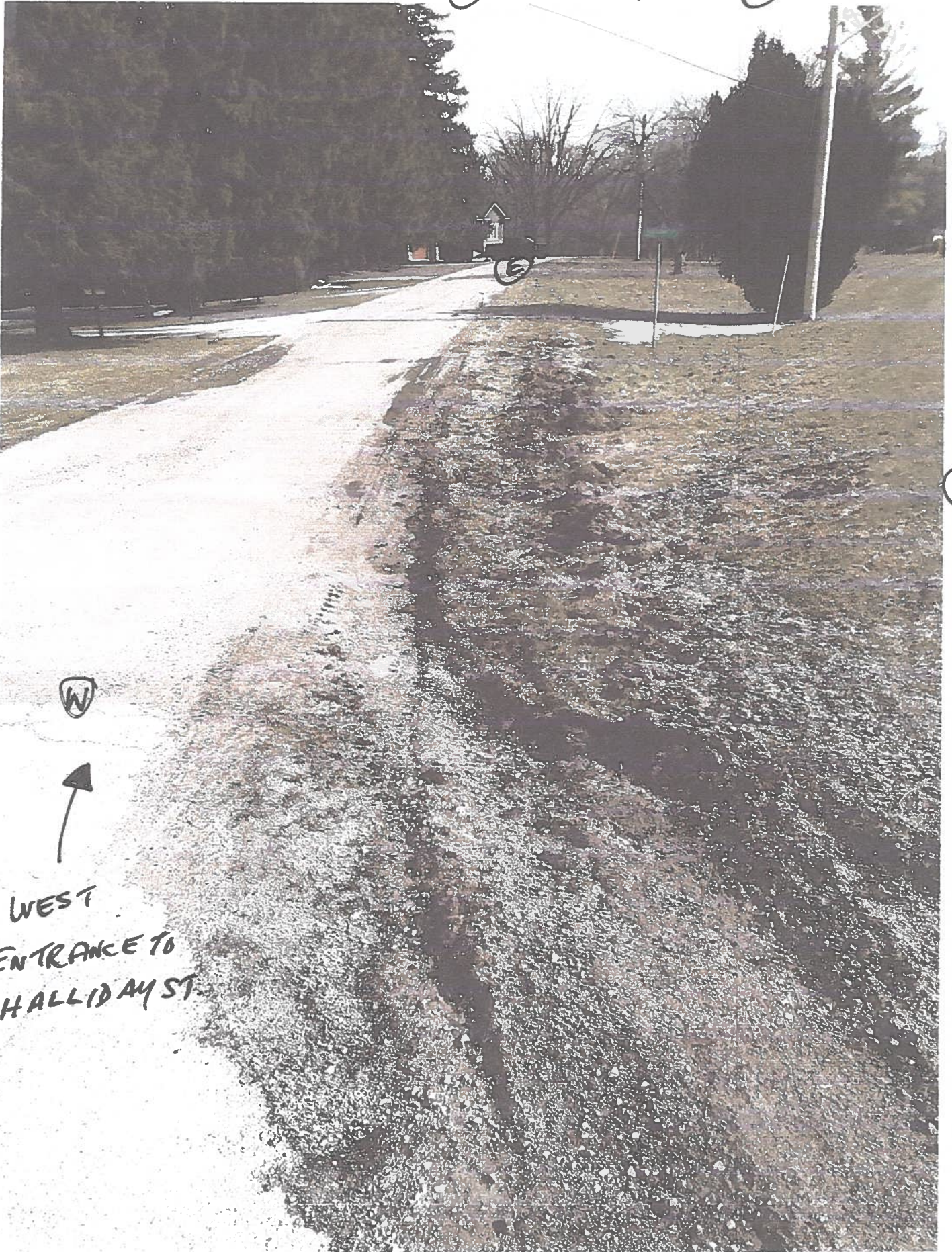
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207

ITEM 1 207



WEST



(W)

(J)

(S)

(N)

(E)





(E)

ITEM 209

AN EXAMPLE?

NEW HOMES

MARY ST  
FLORA ST

NO<sup>ST</sup> PAVED - NO CURBS  
- NO SIDEWALKS

MARY ST.

LOOKING NORTH

2 NEW HOMES

ON EAST SIDE

WHEN WILL THIS STREET  
GET PAVED ETC. ?

JUST ANOTHER EXAMPLE!

(W)

(S)





## **Municipality of Huron East**

### **Public Meeting Agenda**

**Tuesday, March 19, 2024 at 6:00 P.M.**

### **Council Chambers**

**2<sup>nd</sup> Floor, 72 Main Street, South, Seaford, ON**

The purpose of the public meeting is to consider an amendment to the Huron East Zoning By-Law and Official Plan.

- 1. Call to Order**
- 2. Confirmation of the Agenda**
- 3. Disclosure of Pecuniary Interest**
- 4. Provisions in Ontario Regulation 545/06, Section 5(11)5 of the Planning Act**
  - i. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Huron East before the by-laws are passed, the person or public body is not entitled to appeal the decision of the Municipality of Huron East to the Local Planning Appeal Tribunal.
  - ii. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Municipality of Huron East before the by-laws are passed, the person or public body may not be added as a party to the hearing of an appeal to the Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.
- 5. Zoning By-law Amendment Applications**
  - 5.1 [Planning Report](#) re: Zoning By-law Amendment Z01-2024**
- 6. Adjournment**

To: Mayor MacLellan and Members of Huron East Council

From: Shae Stoll, Planner

Date: March 14, 2024

**Re: Z01-2024 Zoning Amendment**

Concession 1, Part Lot 10, McKillop Ward, Municipality of Huron East  
(80196 Beechwood Line)

Applicant: Baker Planning Group (C/O Caroline Baker)

Owner: ASHV Farms Ltd. (Joe Dekroon)

**RECOMMENDATION**

It is recommended that Zoning Amendment Z01-2024 be **approved** and the Zoning Amendment By-law be passed.

**PURPOSE**

The proposed Zoning Amendment seeks to permit an agricultural-related commercial use on the southern portion of the subject property. The proposed use is a dealership with a warehouse to sell and supply equipment to hog and chicken farmers.

The proposed amendment to the Huron East Zoning By-Law intends to amend the zoning to a special AG3 (Agriculture Commercial- Industrial) and C3 (Highway Commercial) zone which would allow farm equipment sales, service and supply establishment, building supply and sales establishment, agricultural service establishment or agricultural supply establishment.

**Figure 1: 2020 Aerial Photograph of Subject Lands.** Area subject to rezoning is shaded in green.



**Figure 2: Images of Subject Lands.** Left: View facing southeast from Beechwood line. Right: View facing north from Highway 8. Abutting residential lot is seen to the righthand side of the image.



**Figure 3: Proposed amended key map.**

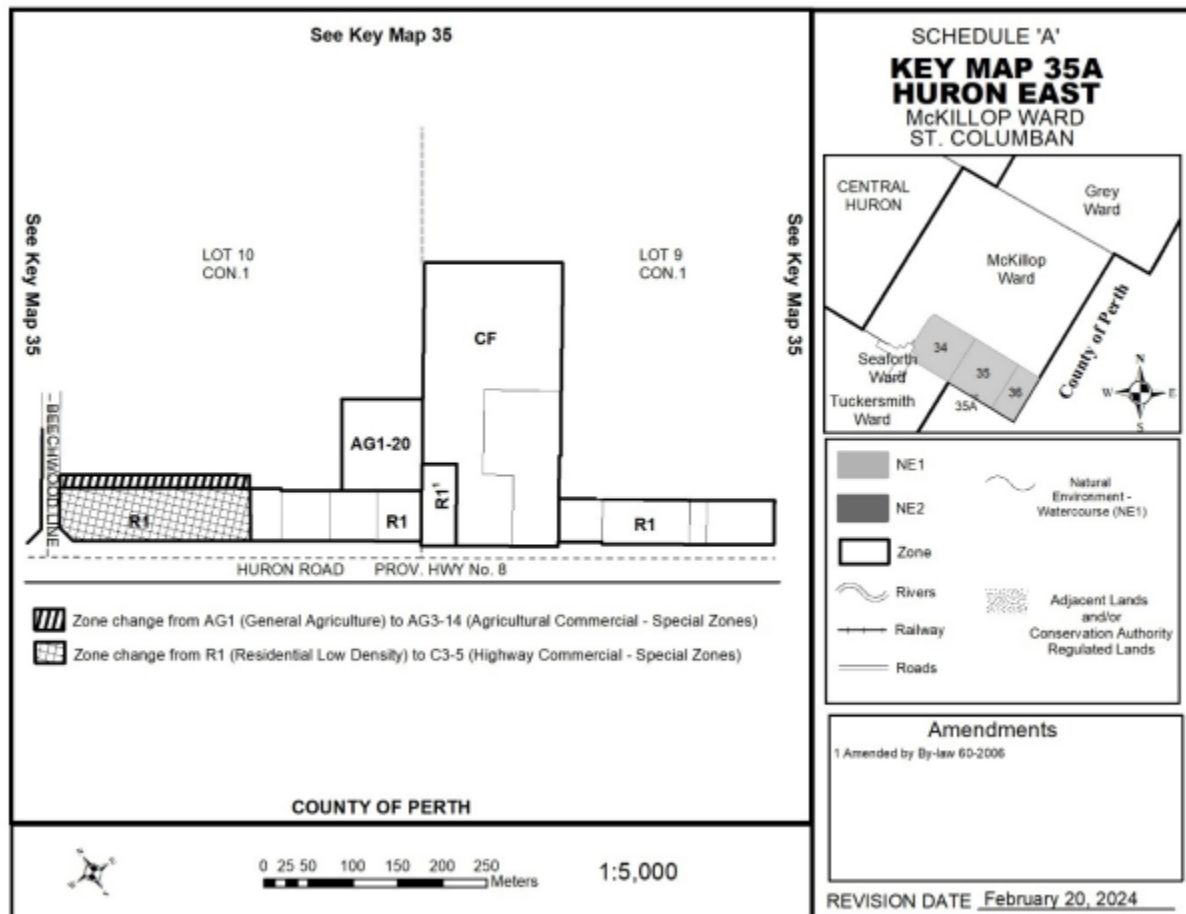
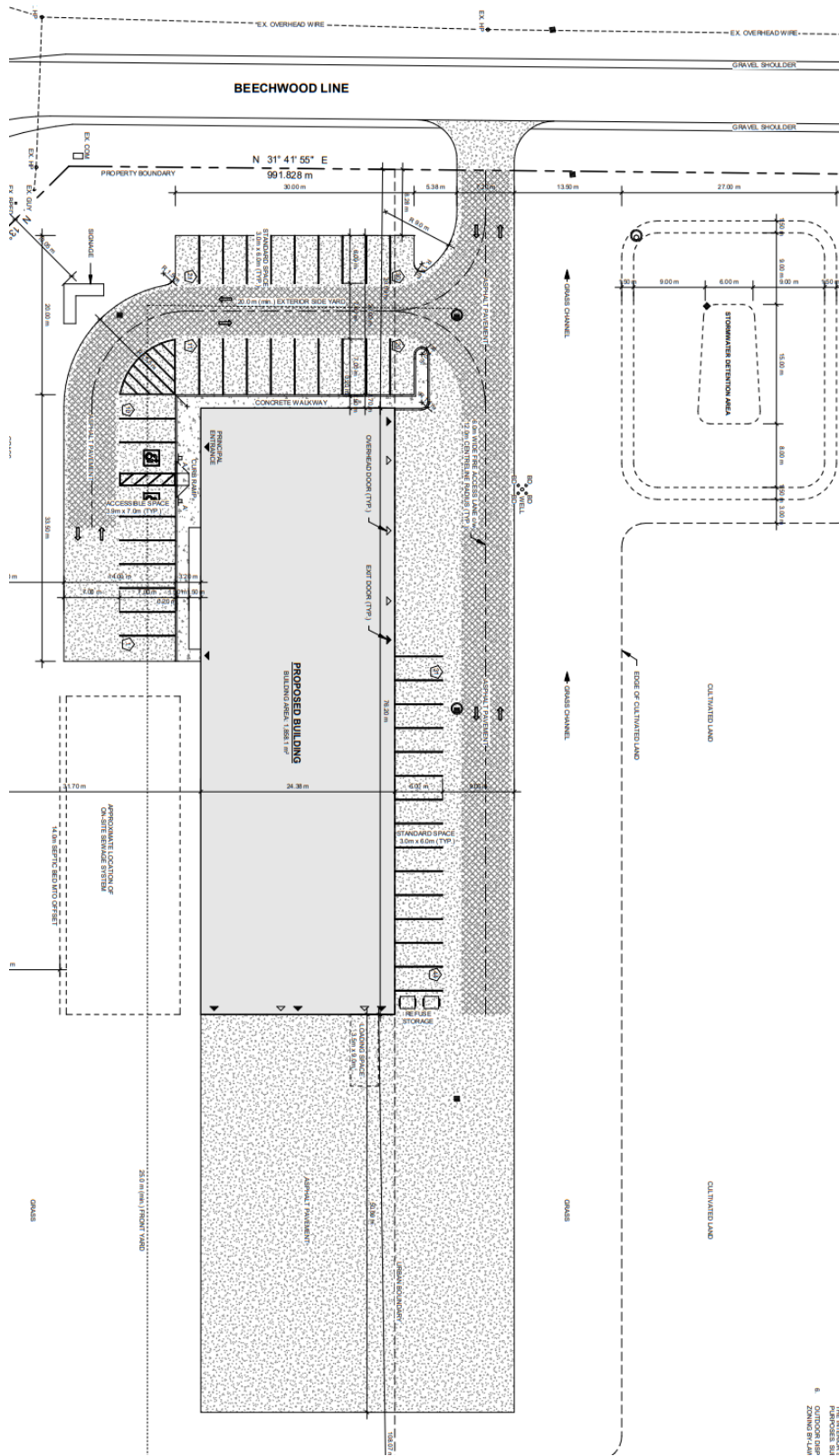




Figure 4: Draft site plan provided by applicant.



## REVIEW

The subject lands are designated Agriculture and Urban in the Huron East Official Plan and zoned AG1 and R1 on Key map 35 and 35A in the Zoning Bylaw. The subject land is approximately 96.5 acres, currently used for agricultural cropping. The subject lands have frontage on both Beechwood Line and Perth Line 34 (Highway 8). This Zoning By-Law amendment applies to the southern 4 acres (1.58 hectares) of the subject lands. The southern portion of the site is within the boundary of the St. Columban settlement area. Figure 1 depicts the subject lands outlined in blue and the area subject to rezoning shaded in green.

Surrounding land uses include agricultural uses to the north and west. The lands directly south are a commercial-industrial use with a trucking company and lands to the east are primarily low density residential forming the settlement area of St. Columban.

A dual zone is proposed with this Amendment as the area subject to rezoning spans across two different designations. Figure 3 depicts the proposed zone changes from AG1 to AG3-14 and R1 to C3-5. The proposed special provisions are intended to be the same for both proposed zones. The special provisions would limit the permitted use to an agricultural services establishment, agricultural supply establishment and/or farm equipment sales, service and supply establishment. It is also required to recognize an enhanced interior yard setback of 10 metres to the east lot line to maintain an adequate buffer to the abutting residential use and would also require a planting strip where the property abuts a residential zone to further increase the compatibility with surrounding land uses.

### Huron East Official Plan

The Huron East Official Plan permits agricultural related uses including a commercial-industrial agricultural use, as proposed, within the Agriculture designation. Section 4.4.10 of the Huron East Official Plan outlines policies for agriculture-related uses and criteria for evaluating through a Zoning By-Law amendment. This application was reviewed against these policies and meets all applicable criteria including that a site plan agreement will be completed and registered on title following the approval of this application. The Urban designation also permits the proposed commercial use. Section 6.6.3.7 of the Huron East Official Plan outlines the policies and criteria for evaluating a proposed commercial use within Secondary and Tertiary Settlement areas including that the use is compatible with surrounding land uses and maintains adequate servicing, vehicular access and landscaping/buffering, which this proposal does.

The proposed farm equipment dealership is intended to support and cater to the needs of local livestock (particularly hog and chicken) farming operations and benefits from the central location of the subject lands in relation to farming operations throughout Huron and Perth County.

The proposal is compatible with the surrounding agricultural character of the area and does not negatively impact neighbouring agriculture operations. The proposal is also considered compatible with the surrounding residential uses as it was reviewed against the Ministry of Environment D-6 guidelines. The use is not considered an industrial use and consists of a small-scale business with daytime only operations and minimal potential noise, dust or vibration emissions. No manufacturing or processing is proposed to occur on site and only limited outdoor storage is intended. The proposed special provisions will maintain and ensure compatibility of the use with the surrounding residential uses including an enhanced side yard setback and landscape buffer strip to the abutting residential lot.

The proposal was supported by a traffic impact study, prepared by Traff Mobility, which considered the expected traffic implications of the proposed use. The study concludes that traffic is expected to operate at

acceptable levels and the single access to the site off Beechwood Line meets minimum site distance requirements.

A functional servicing report was completed in support of the proposal, prepared by MR Engineering and Design. The report details the proposed servicing and stormwater considerations for the site. A stormwater management pond is proposed on the northwest side of the proposed building and the site will be serviced with a private well and septic system.

#### **COMMENTS RECEIVED**

No comments were submitted from neighbours at the time of report submission. No concerns were received from staff or other agencies.

The applicant engaged in pre-consultation discussions with MTO which resulted in a revised plan to move the proposed entrance from Highway 8 onto Beechwood Line. MTO indicated they are satisfied with the proposed entrance location and submitted Traffic Impact Study and are supportive of the proposed Zoning By-Law Amendment.

#### **CONCLUSION**

The proposed Zoning Amendment is consistent with the applicable policies and conforms to the Huron East Official Plan. It is recommended that Zoning By-Law Amendment Z01-2024 be approved and the Zoning Amendment By-Law be passed.

Sincerely,

"Original signed by"

Shae Stoll, Planner

Date of site inspection: March 12, 2024

**To:** Mayor and Members of Huron East Council  
Jessica Rudy (Clerk), Municipality of Huron East

**From:** Shae Stoll, Planner

**Date:** February 14, 2024

**RE:** **Application HuE PLC01-2024 (Part Lot Control Exemption)**  
**Subject Lands:** Lot 117, Reference Plan 393, Municipality of Huron East (57 George St. E, Seaforth)  
**Owner/Applicant:** Tripod Properties Inc. (Mark Joseph DeKroon)

### Recommendation

It is recommended that the request to exempt Lot 117, Reference plan 393 from Part Lot Control pursuant to Section 50(7) of the Planning Act be approved and the corresponding by-law be passed with an expiry date of June 30, 2024

### Purpose and Description

The subject property is designated Residential in the Huron East Official Plan and zoned R1 (Residential Low Density) in the Huron East Zoning By-law. A semi-detached dwelling has been built.

The applicant has requested the subject lands be exempted from Part Lot Control under the Planning Act to allow the creation of two conveyable lots, each with an existing dwelling unit. The proposed part lot control will create a lot line dividing the units along the common party wall.

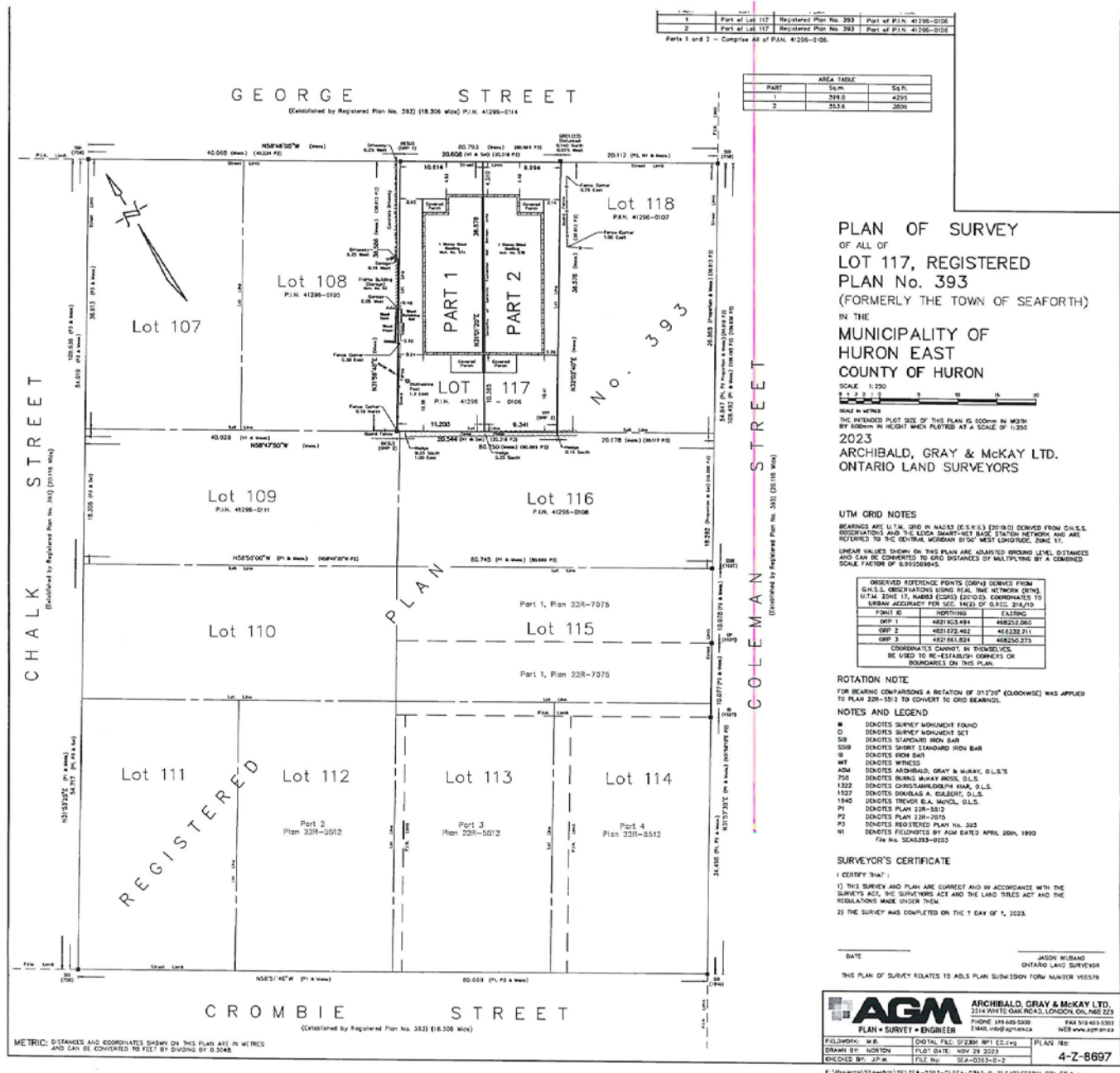
**Figure 1. 2020 Air Photo of Subject Lands and surrounding area (building built after imagery date)**



**Figure 2. Site Visit Photo of Subject Lands**





**Figure 3. Reference Plan showing Parts 1-2 proposed to be separated (as provided by applicant)****Comments**

Section 50(5) of the Planning Act prohibits the sale or transfer of property within a registered plan of subdivision with certain exceptions (such as a complete lots in the plan). However, Section 50(7) permits the municipality, by by-law, to exempt a property from Section 50(5) for a defined time period via a request for Part-Lot Control exemption. The exemption allows the lands within a complete lot to be further subdivided without consent or plan of subdivision approval by registering the deeds at the

Land Registry Office. The subdivision of the lots is done according to the submitted Reference Plan, which is identified by Plan Number in the By-law.

Part Lot Control exemptions are commonly used where there are attached units such as a semi-detached dwelling, in which subdivision of the lots is proposed to occur after construction. An expiry date is attached to the exemption by-law in which registration at the Land Registry shall occur, it has been standard practice that this be 3 months.

The proposal meets the minimum Zoning By-law requirements for individual lots for semi-detached dwelling units,

As a result, it is recommended the part lot control exemption application be approved and a by-law to that effect be passed.

Sincerely,

'Original signed by'

---

Shae Stoll  
Planner

Site Visit date: January 30, 2024



**Huron East**  
**Administration**

**To:** Mayor MacLellan and Members of Council  
**From:** Taralyn Cronin, Economic Development Officer  
**Date:** March 19, 2024  
**Subject:** Brussels Farmers' Market 2024

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**Recommendation:**

That Council support the Brussels Farmers Market taking place between June 7 and August 30 at 589 Turnberry Street, Brussels as a municipal sanctioned event.

**Background:**

A volunteer group in Brussels is organizing a farmers' market again this spring/summer. As in 2023, it will be located at 589 Turnberry Street or "Richmond Square", which is owned by the Municipality. The 2024 Brussels Farmers' Market takes place on select Fridays from 2:00p.m. to 6:00p.m. Their schedule is as follows:

- June 7<sup>th</sup> and 21<sup>st</sup>
- July 5<sup>th</sup> and 19<sup>th</sup>
- August 2<sup>nd</sup>, 16<sup>th</sup> and 30<sup>th</sup>

The volunteers organizing the Market for 2024 have requested that the event be sanctioned as a municipal event in order for it to be included under the Municipality's insurance for general liability. Vendors would be required to have their own commercial general liability insurance and will not be covered by our policies.

**Others Consulted:**

CAO

**Financial Impacts:** None

**Signatures:**

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Taralyn Cronin, EDO

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Brad McRoberts, MPA, P. Eng., CAO

## Huron East Administration

**To:** Mayor MacLellan and Members of Council  
**From:** Taralyn Cronin, Economic Development Officer  
**Date:** March 19, 2024  
**Subject:** Application to My Main Street

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### Recommendation:

That Council support the application to My Main Street for streetscape improvements in downtown Brussels.

### Background:

The My Main Street Program opened at the end of February. My Main Street is operated by the Canadian Urban Institute and funded by the Federal Economic Development Agency for Southern Ontario. It is a \$15-million investment to “foster the stabilization and revitalization of main streets across southern Ontario”. There are two funding streams: Community Activator and Business Sustainability. Municipalities may only apply for ONE “Main Street”, as defined by My Main Street. Staff recommend applying for downtown Brussels this year, from 625 Turnberry St. to 490 Turnberry St., as downtown Brussels could benefit from some streetscape improvements.

The goal of My Main Street’s Community Activator stream is to “support high-impact placemaking projects that seek to revitalize neighborhoods and reimagine public spaces including main streets, as vibrant and inclusive places that work for everyone”. The focus of our application, will be making downtown Brussels “more welcoming and inclusive” through various improvements. A list of improvements has been made in consultation with a number of community organizations in Brussels and Community Futures Huron.

The deadline to apply is March 31, 2024. Successful applicants for funding receive notification between April 1<sup>st</sup> and May 30<sup>th</sup>. All expenses must be incurred before December 31<sup>st</sup>.

### Others Consulted:

CAO, Economic Development Committee, Community Futures Huron, Brussels Horticultural Society, Brussels Leos Club and Brussels Lions Club

**Financial Impacts:**

If the application is successful, My Main Street will cover 100% of the project costs up to \$250,000.

**Attachments:****Signatures:**

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Taralyn Cronin, EDO

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Brad McRoberts, MPA, P. Eng., CAO

## Huron East Administration

**To:** Mayor MacLellan and Members of Council

**From:** Taralyn Cronin, Economic Development Officer

**Date:** March 19, 2024

**Subject:** Application to the 2024 Supporting Local Economic Development (SLED) Program

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### **Recommendation:**

That Council support the application to SLED for a series of videos to promote the Huron East manufacturing sector and the employment opportunities available.

### **Background:**

Staff would like to apply to Huron County's SLED program again this year. Last year, we were successful in obtaining a grant towards the development of a Tours and Trails Guide, audio tours and accompanying visitor itineraries.

Last year's project focused on increasing tourism and supporting our attractions, retailers and eateries. This year, we would like to support our manufacturing sector by creating a series of videos to feature on our website and social media channels. Many people are familiar with the television show, "How It's Made". We would like to create our own version of this show by featuring twelve Huron East manufacturers and highlighting what product(s) they make, how they make them and the job opportunities and skills required to work there. If the project is successful, there is an opportunity to expand the series and feature more manufacturers.

Many residents are likely unaware of the diverse range of products that are made right here, in Huron East. This project will shed light on our thriving manufacturing industry, as well as promote the employment opportunities that exist here.

### **Others Consulted:**

CAO, Economic Development Committee, Huron Manufacturing Association

### **Financial Impacts:**

We received a quote from Lake Affect Media for the creation of twelve videos at a cost of \$9,797.10 (including HST). If the application is successful, SLED will cover 100% of the project costs up to \$10,000.

**Attachments:****Signatures:**

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Taralyn Cronin, EDO

---

Brad McRoberts, MPA, P. Eng., CAO



President: *Murray Workman*

Office Administrator: *Lori Gordon*

42 First Ave, Clinton, ON N0M 1L0 519-482-9642/1-800-511-1135 ph  
519-482-1416 fax [ofahuron@tcc.on.ca](mailto:ofahuron@tcc.on.ca) [www.hcfa.on.ca](http://www.hcfa.on.ca)

February 9, 2024

The Huron County Federation of Agriculture is pleased to host our annual MP MPP Local Politicians Forum for 2024. This forum provides our elected Municipal, Provincial and Federal government representatives with input from local agricultural organizations.

With help from our local commodity groups, we are putting together a brief on current issues which will be presented at this meeting and will have some discussion on the issues brought forward. Both Lisa Thompson and Ben Lobb have confirmed their attendance.

We would like to invite two (2) representatives from your Municipality to our MP/MPP Local Politician Forum on Friday April 5<sup>th</sup> from 10am to 2pm at the Clinton Legion

Please reply with the name of the representatives attending by March 27th.

We look forward to seeing your representatives in April.

Sincerely,

Lori Gordon

Office Administrator, Huron County Federation of Agriculture

The Corporation  
of the  
Municipality of Huron East  
By-law No. 019 for 2024

Being a By-law to Exempt Certain Lands from Part Lot Control,  
in Registered Plan 393, being Lot 117 in the former Town of  
Seaforth, in the Municipality of Huron East, in the County of  
Huron

**Whereas** pursuant to subsection 50(7) of the Planning Act and pursuant to the written request from Tripod Properties it is deemed expedient to exempt from Part Lot Control the lands described as Lot 117 Plan 393 in the former Town of Seaforth, in the Municipality of Huron East, in the County of Huron.

**Now Therefore**, Council of the Corporation of the Municipality of Huron East **Enacts as Follows:**

- 1. That Lot 117 Plan 393 in the former Town of Seaforth, in the Municipality of Huron East, in the County of Huron, is hereby exempted from Part Lot Control pursuant to Subsection 50(7) of the Planning Act to create the following parcels:
  - a. Part Lot 117 Plan 393 being Part 1 Plan 22R-7360
  - b. Part Lot 117 Plan 393 being Part 2 Plan 22R-7360
- 2. That this By-law comes into force and effect when it is approved by the County of Huron and will remain in effect until June 30, 2024 upon which date the By-law is hereby repealed.

**Read** a first and second time the 19<sup>th</sup> day of March 2024

**Read** a third time and finally passed this 19<sup>th</sup> day of March 2024

\_\_\_\_\_  
Bernie MacLellan, Mayor

\_\_\_\_\_  
Jessica Rudy, Clerk

Pursuant to the County of Huron By-law 30- 2022, this By-law, having met the criteria for Part Lot Control exemption, is hereby **Approved** under Section 50(7) of the Planning Act, R.S.O. 1990, c. P. 13,as amended.

Dated this                    day of                    , 2024.

\_\_\_\_\_  
Sandra Weber, Director of Planning  
County of Huron



## Municipality of Huron East



### Regulation of Potable Water Supply By-law No. 020 – 2024

By-law No. 020 - 2024

Being a By-law to Provide for the

Regulation of Potable Water Supply in

The Municipality of Huron East and Repeal By-law 77-2005

**Part 1**

**Definitions**

- 1.1 Definitions

**Part 2**

**Application for Water Service**

- 2.1 Application
- 2.2 Installation
- 2.3 Disconnection and Reconnection of Service

**Part 3**

**Water Rates and Charges**

- 3.1 Application for Water Supply
- 3.2 Water Measured by Meters
- 3.3 Flat Rate Water
- 3.4 Reading and/or Billing
- 3.5 Overdue Notice
- 3.6 Non-Payment – Water Shut Off – Lien
- 3.7 Reconnection – Charge
- 3.8 Minimum Monthly Charge
- 3.9 Service Installation Charge
- 3.10 Temporary Service Disconnection

**Part 4**

**Operation of Waterworks**

- 4.1 Conditions on Water Supply
- 4.2 Authority for Water Supply
- 4.3 Authority of the Director
- 4.4 Unauthorized Use of Fire Hydrants
- 4.5 Unauthorized Operation or Interference
- 4.6 Use of Water from Hydrants
- 4.7 Improper Use of Water from Fire Service
- 4.8 Private Industrial Water Supply

**Part 5**

**Water Service Pipes**

- 5.1 Installation – by Municipality – by Contractor
- 5.2 Installation – to Municipality Specifications
- 5.3 Installation Inspection
- 5.4 Access for Inspection
- 5.5 Permanent Disconnection
- 5.6 Maintenance of Service Stub – Municipality
- 5.7 Maintenance of Service Extension and Private Main
- 5.8 Operation of Shut-Off Valve
- 5.9 Access To Shut-Off Valves
- 5.10 Responsibility – Water Damage
- 5.11 Responsibility for Hydrant Maintenance
- 5.12 Renewal of Service – Municipality – Owner
- 5.13 Access – Removal – Inspection

**Part 6**

**Water Meters**

- 6.1 Water to be Metered
- 6.2 Industrial/Commercial/Institutional Meters
- 6.3 Supply – Installation – Ownership
- 6.4 Installation – Maintenance – Repair – Access
- 6.5 Every Building Metered – Director's Direction
- 6.6 Installation to Municipality Specifications
- 6.7 Meter Location – Consent to Change
- 6.8 Reading Meter – Access
- 6.9 Valve Maintenance
- 6.10 Leaks to be Reported
- 6.11 Interference with Meter and Appurtenances
- 6.12 Owner Responsible to Repair Piping
- 6.13 Non-Functioning Meter
- 6.14 Meter Reading Supersedes Remote Reading

**Part 7**

**Cross Connection Control**

- 7.1 Protection from Contamination
- 7.2 Inspection – Access

- 7.3 Access to be Provided
- 7.4 Order to Install Control Device
- 7.5 Additional Device
- 7.6 Installation to Required Standards
- 7.7 Failure to Install
- 7.8 Inspection and Testing
- 7.9 Repair – Replacement
- 7.10 Removal of Device – Permission by Municipality

**Part 8**

**Use of Water Externally**

- 8.1 Regulations – Use of Water
- 8.2 Violations

**Part 9**

**Prohibitions**

- 9.1 Prohibitions under this By-Law

**Part 10**

**Enforcement**

- 10.1 Fine – for Contravention
- 10.2 Offence – Additional – Damage to Waterworks
- 10.3 Offence – Additional – Willful Damage

**Part 11**

**Effective Date**

- 11.1 Effective date

**Whereas** pursuant to the Municipal Act, 2001, S.O. 2001, c.25, Section 11, lower tier municipality

**And Whereas** Section 78 to Section 83 of the Municipal Act contains provides the municipality with specific provisions in regards to public utilities;

**Now Therefore** the Council of the Municipality of Huron East enacts as follows:

**Part 1**

**Definitions**

**1.1 Definitions**

**“Building”** shall mean a structure supplied with water by the Municipality of Huron East.

**“Bulk Water User”** shall mean any customer who draws water from the Municipality of Huron East.

**“Municipality”** shall mean the Corporation of the Municipality of Huron East.

**“Contractor”** shall mean a person, partnership, or corporation who contracts to undertake the execution of work commissioned by the owner or the Municipality to install or maintain mains, service mains, services, hydrants and other appurtenances.

**“Cross Connection”** shall mean any temporary, permanent or potential water connection that may allow backflow or back-siphonage of contaminants, pollutants, infectious agents, other materials or substances that will change the water quality in the waterworks distribution system in any way, and includes swivel or changeover devices, removable sections, jumper connections, and bypass arrangements.

**“Customer”** shall mean any person who enters into a verbal or written contract with the Municipality to take water from the Municipality or to receive water related services from the Municipality.

**“Developer”** shall mean the owner or party specifically named in a Development Agreement or in a Subdivision Agreement.

**“Director”** shall mean the Director of Public Works for the Municipality of Huron East, or the Director’s authorized representative.

**“External Use of Water”** shall mean the use of water for any purpose outside the walls of any building located at a municipal address.

**“Main”** shall mean every water pipe, except services and portions of private mains as herein defined, installed on the public road allowance or on any other land upon which the Municipality has obtained easements.

**“Meter”** shall mean the water meter supplied and owned by the Municipality to measure the quantity of water used by the customer.

**“Occupant”** shall include any lessee, tenant, owner, the agent of a lessee, tenant or owner, or any person in possession of a premise.

**“Owner”** shall include any person who or any firm or corporation that is the registered owner of the property under consideration or any agent thereof, a person entitled to a limited estate in land, a trustee in whom land is vested, a committee of the estate of a mentally incompetent person, an executor, an administrator and a guardian.

“**Plumbing System**” shall mean the system of connected piping, fittings, valves, equipment, fixtures and appurtenances contained in plumbing that begins, is located and is connected immediately after the meter.

“**Potable Water**” shall mean water that is fit for human consumption.

“**Premises**” shall mean any house, tenement, building, lot or part of a lot, or both, in, through, or past which water service pipes run.

“**Private Main**” shall mean a pipe connected to a main and installed on private property and from which more than one service and/or hydrant lateral are connected.

“**Remote Read-Out Unit**” shall mean the device installed at a separate location from the water meter and used to record the consumption reading of the meter.

“**Service Extension**” shall mean the portion of a water service pipe from the property line to the meter location, or to the inside of the exterior wall of a structure, i.e. an extension of a service stub.

“**Service Stub**” shall mean the portion of a water service pipe from a main to the property line, which will always include one control valve.

“**Shut-Off Valve**” shall mean the valve on the water service or private main owned and used by the Municipality to shut off or turn on the water supply from the Municipality’s waterworks distribution system to any premises.

“**Subdivider**” shall mean the owner or party specifically named in a Subdivision Agreement.

“**Water**” shall mean potable water supplied by the Municipality.

“**Water Distribution System**” shall mean mains with connections to feeder mains, feeder mains within subdivision lands, private mains, services, fire hydrants, and shut-off valves and all other appurtenances thereto.

“**Water Service Pipe**” shall mean the pipe and fittings that convey potable water from a connection on a main or private main to the meter location, or to the inside of the exterior wall of a structure.

“**Waterworks**” shall mean any works for the collection, production, treatment, storage, supply and distribution of water, or any part of any such works, but does not include plumbing to which the *Building Code Act, 1997*, or any amendments thereto apply.

**Part 2**

**Application for Water Service**

**2.1 Application**

The owner or their agent shall apply to the Municipality for a water service and be invoiced after installation.

**2.2 Installation**

The installation of the water service will not be scheduled or commenced in any way without a complete application form invoices will be sent after the installation.

**2.3 Disconnection and Reconnection of Service**

When an owner discontinues the use of a water service for water supply to a premise, the owner shall pay to the Municipality a charge per the current Fees and Charges By-law for disconnection of the service. When an owner requests the

water service to be reconnected at a future date, the owner shall pay to the Municipality a charge per the current Fees and Charges By-law for reconnection of the service.

### **Part 3**

#### **Water Rates and Charges**

##### **3.1 Application for Water Supply**

Before the initial supply of water or any subsequent reconnection to any premises in the Municipality, the owner shall make application for the same, and the owner shall be governed by the requirements of this by-law.

##### **3.2 Water Measured by Meters**

The water consumed on all actively metered premises in the Municipality shall be charged for as indicated by the meter on each respective property at rates outlined in the Fees and Charges By-law

##### **3.3 Flat Rate Water**

The water consumed on all premises without meters, or without active meters, in the Municipality shall be charged for at rates as outlined in the current Fees and Charges By-law.

##### **3.4 Reading and/or Billing**

Non-metered accounts will be charged a monthly flat rate fee that will be invoiced to the owner. All metered accounts will be read and accounts rendered quarterly. The bill shall be deemed to be served upon the owner if it is delivered or sent by mail to the premises supplied.

##### **3.5 Overdue Notice**

An interest charge per month, according the Fees and Charges By-law will be charged on outstanding amounts on the day after the due date on each account monthly. When an account is not paid by the due date stated on the bill, interest is accrued.

##### **3.6 Non-payment – Water Shut Off – lien**

If the customer at any premises omits, neglects or refuses to pay any bill rendered, whether for water service pipes, meters, service charges, or any other monies to which the Municipality may be entitled in respect of water services to such premises, the Municipality may, at its discretion, shut off or reduce the flow of the water to the premises. Such charges shall remain a lien on the property where they have been incurred by the owner of the property and may be collected in accordance with the procedures permitted by Section 81(4) of the Municipal Act and shall be collected through property taxes.

##### **3.7 Reconnection – Charge**

Where it has been necessary to discontinue service as a result of non-payment, a reconnection charge per the Fees and Charges By-law, will be levied against the delinquent account, in addition to any applicable charges.

##### **3.8 Minimum Monthly Charge**

The minimum monthly charge for providing and maintaining water supply to a property is applicable for every water service. Refer to Section 2.3 of this By-law to terminate monthly billing for water service.

##### **3.9 Service Installation Charge**



All water service pipes, except those to lands being developed under a Municipality development or subdivision agreement wherein the main is installed, will be installed to the lot line at a rate as set out in the current Fees and Charges By-law

### **3.10 Temporary Service Disconnection**

Where a property owner requires and requests a temporary service disconnection, the Director may approve it. During the time period covered by this request, the service will be shut-off, and there will be no charges as long as it is scheduled during regular working hours, Monday to Friday. If it is required on weekends or after hours, a call-out fee will be charged per the current Fees and Charges By-law.

## **Part 4**

### **Operation of Waterworks**

#### **4.1 Conditions on Water Supply**

The Municipality agrees to use reasonable diligence in providing a regular and uninterrupted supply and quality of water, but does not guarantee a constant service or the maintenance of unvaried pressure or quality of supply of water and is not liable for damages to the customer caused by the breaking of any water service pipe or attachment, or for shutting off of water to repair or to tap mains, if reasonable notice of the intention to shut off the water is given.

#### **4.2 Authority for Water Supply**

The Municipality in its own right shall have the sole responsibility, authority, power and capacity to construct, maintain and operate all waterworks plants and equipment within its boundaries servicing the Municipality of Huron East, to establish whether and the terms upon which municipalities or persons outside the Municipality of Huron East may be allowed to connect to the said waterworks as consumers, and the rates to be charged for water delivered to such consumers.

**4.2.1** Where a municipal owned and operated water supply service is in existence, no private wells can be drilled.

#### **4.3 Authority of the Director**

The Director is hereby authorized and directed to have a general supervision over the installation, construction and maintenance of all waterworks in the Municipality, and it shall be his or her duty to see that all waterworks are installed, constructed and maintained in accordance with accepted practices, and all applicable legislation, including this by-law. No person shall obstruct or prevent the Director or any person duly authorized by the Director from carrying out any or all of the provisions of this by-law, nor shall any person refuse to grant the Director, or any person duly authorized, permission to inspect any waterworks at any reasonable time.

#### **4.4 Unauthorized Use of Fire Hydrants**

No person other than a person authorized by the Director for that purpose, or a firefighter, in the normal performance of his or her duties, shall be permitted to open or otherwise interfere with or operate or take water from any fire hydrant.

#### **4.5 Unauthorized Operation or Interference**

No person other than a person authorized by the Director for that purpose shall open or close a valve in the water works distribution system, or remove, tamper with, or in any way interfere with any valve, water meter, structure, watermain or water service in the water works distribution system.

#### **4.6 Use of Water from Fire Hydrants**

Except for water used for fire fighting, any other use of a Municipality's fire hydrant for water supply must be approved by the Director. The method of application and payment shall be according to the current Fees and Charges By-law. The terms and conditions required for granting the permit shall be at the discretion of the Municipality and may be changed from time to time as the Municipality deems necessary.

#### **4.7 Improper Use of Water from Fire Service**

Any water supplied or made available for any land or building for purposes of protection of property or persons from fire or for preventing fires or the spreading of fires shall not be used for any other purpose.

#### **4.8 Private Industrial Water Supply**

The Municipality acknowledges that there are existing wells within the serviced areas. These water supplies may be utilized for industrial production and residential purposes only. No additional or replacement wells will be allowed in serviced areas.

### **Part 5**

#### **Water Service Pipes**

##### **5.1 Installation – by Municipality – by Contractor**

All water service pipes shall be installed by the Municipality or by contractors engaged by the Municipality except in new land development projects where agreements with the Municipality require the developer or subdivider to complete such work.

##### **5.2 Installation – to Municipality Specifications**

All water service pipes and private mains located within Municipality property shall be constructed according to the Municipality's Construction Specifications. All water service pipes and private mains located on private property shall be constructed in accordance with the Ontario Building Code as revised from time to time and in accordance with good engineering practices and shall be approved by the Chief Building Official. Where the Ontario Building Code is silent, the Municipality's specifications shall prevail.

##### **5.3 Installation Inspection**

All water service pipes and appurtenances installed, including those required by a Municipality subdivision development agreement, must be inspected by the Municipality or its agent.

##### **5.4 Access for Inspection**

The Municipality and persons authorized by the Municipality for inspection shall be, at all times, entitled to enter any premises for the purposes of examining pipes, connections and fixtures which are used in connection with the water service pipe and/or service main.

##### **5.5 Permanent Disconnection**

In cases requiring permanent service disconnection, the water service pipe must be disconnected at the watermain at the owner's expense according to the Fees and Charges By-law. All work must be performed by the Municipality, or its authorized agent.

##### **5.6 Maintenance of Service Stub – Municipality**

The water service stub shall be maintained by the Municipality at the Municipality's expense.

### **5.7 Maintenance of Service Extension and Private Main**

Any and all defects to the water service extension or private main shall be repaired by the owner of the property being serviced. Should the Municipality become aware of any such defect, and upon written notification to the owner, the said defect is not repaired, within seven (7) business days of the date of the notification or within such time as the Director may deem necessary, then the Municipality may shut off the water supply to the property. If the Municipality is ordered to restore the water supply, then the Municipality may repair the defective water service pipe and charge the cost to the owner and collect such cost according to law, and until paid, such cost shall remain a lien on such property, and may also be collected in the like manner as taxes. The Municipality shall not be held responsible for the cost of restoration.

### **5.8 Operation of Shut-off Valve**

No person other than persons authorized by the Director for that purpose shall be permitted to operate the shut-off valve to any premises.

### **5.9 Access to Shut-off Valves**

All shut-off valves must be left clear and accessible at all times so that the water in the water service pipe and private mains may be turned off or on as may be found necessary by the Director.

### **5.10 Responsibility – Water Damage**

When any premises left vacant, unattended or without heat, where the water supply has not been shut off, suffers damage to it and its contents from a leaking or burst water pipe, the owner or the occupant shall have no claim against the Municipality. Should the Director become aware of such leaking or burst pipes, the Director shall turn off the shut-off valve, and the water supply shall not be turned on until the Director, in his/her discretion, consider it advisable.

### **5.11 Responsibility for Hydrant Maintenance**

Any hydrant situated within the road allowance is the property of the Municipality and shall be maintained by it. Municipality-owned hydrants located on private property shall be maintained by the Municipality. Hydrants owned and paid for by any persons other than the Municipality shall be maintained by such persons through a written agreement with the Municipality.

### **5.12 Renewal of service – Municipality – Owner**

The Municipality shall renew service stubs on public property at its expense and to its specifications when:

- (a) piping is deemed by the Director to be beyond repair;
- (b) part of street reconstruction/watermain and service renewal;
- (c) the existing pipe material is lead.

Replacement pipe shall be the same size as existing or the minimum size for the area. If any owner requests a larger size, the owner shall pay the difference in material cost.

### **5.13 Access – Removal – Inspection**

Where a consumer discontinues the use of the water service, or the Municipality lawfully refuses to continue any longer to supply it, the Director may, at all reasonable times, enter the premises in or upon which the consumer was supplied with the water service, for the purpose of cutting off the supply of the water service or of making an inspection from time to time to determine whether the water service has been or is being unlawfully used or for the purpose of removing there from any fittings, machines, apparatus, meters, pipes or other things being the property of the Municipality in or upon the premises, and may remove the same there from, doing no unnecessary damage.

## **Part 6**

### **Water Meters**

#### **6.1 Water to be Metered**

All new services within metered areas of the Municipality, except those used for fire fighting purposes, or those authorized by the Director for construction or other purposes, shall pass through municipal meters purchased by the property owner. In addition to whatever other remedies the Municipality may have in respect to infringement of this by-law, the Municipality may, upon ascertaining that water has been used which has not passed through the meter of such premises, forthwith, without notice, shut off and stop the supply of water.

#### **6.2 Industrial/Commercial/Institutional Meters**

All services which provide water to properties operating as industrial, commercial, or institutional, shall be metered.

#### **6.3 Supply – Installation – Ownership**

The owner shall pay the water service connection fee per the Fees and Charges By-law and the meter purchase cost as determined by the Municipality before the Municipality will supply the owner with a meter, which must be installed prior to occupancy of the building. The meter shall remain the exclusive property of the Municipality and may be removed as and when the Municipality may see fit, upon the same being replaced by another meter, or for any reason which the Municipality may, in its discretion, deem sufficient.

#### **6.4 Installation – Maintenance – Repair – Access**

The Municipality may require access to a property to install, replace, repair or inspect a water meter. Any person authorized by the Municipality for that purpose has free access, at all reasonable time, and upon reasonable notice given, to all parts of every building or other premises to which any water service is supplied for the purpose of inspecting or repairing, or of altering or disconnecting, within or without the building, or for placing meters upon any water service pipe or connection within or without the building as he/she considers expedient and for that purpose or for the purpose of protecting or regulating the use of the meter, may set it or alter the position of it.

#### **6.5 Every Building Metered – Director's Discretion**

Every new separate building to which water is being supplied shall be furnished with a separate water meter, purchased from the Municipality, except where non-compliance is acceptable to the Director. Additional water meters, purchased from the Municipality, may only be installed at the discretion of the Director.

#### **6.6 Installation to Municipality Specifications**

All water meters, purchased from the Municipality, shall be installed to conform to the specifications of the Municipality.

### **6.7 Meter Location – Consent to Change**

The location of a meter, when once installed to the specifications of the Municipality, shall not be changed by any person except with the consent of the Director.

### **6.8 Reading Meter – Access**

The Municipality and persons authorized by the Municipality for that purpose shall be allowed access to the premises and be provided free and clear access to the meter where water is being supplied at all reasonable times for the purpose of reading, at the discretion of the Municipality. Where such access to the premises and/or free and clear access to a meter is not provided by the occupant within fourteen (14) days upon written notice by the Municipality, the Municipality may, at its discretion, shut off the supply of water to the premises until such time as free and clear access to the meter is provided.

### **6.9 Valve Maintenance**

The owner shall supply and install the inlet valve to the water meter. The owner shall be responsible for maintaining in good working order, the inlet valve to the meter, and the outlet and by-pass valve if applicable, for all meters, and shall ensure that such valving is accessible.

### **6.10 Leaks to be Reported**

Any leaks that may develop at the water meter or its couplings must be reported immediately to the Municipality. The Municipality is not liable for damages caused by such leaks.

### **6.11 Interference with Meter and Appurtenances**

No person, except a person authorized by the Municipality for that purpose, shall be permitted to open, or in any way whatsoever to tamper with any water meter, by-pass valve, or with the seals placed thereon, or do any manner of thing which may interfere with the proper registration of the quantity of water passing through such meter, and should any person change, tamper with or otherwise interfere, in any way whatsoever, with any water meter placed in any building, the Director may forthwith, without any notice, shut off the water for such building or premises, and the water shall not be again turned on to such building or premises without the express consent of the Director.

### **6.12 Owner Responsible to Repair Piping**

If, in the opinion of the Director, the condition of the water service pipe and/or valves and of the plumbing system on such piping is such that the meter cannot be safely removed for the purpose of testing, replacing, repairing, or testing in place without fear of damage to the water service pipe and valves, the Director may require the owner or occupant to make such repairs as may be deemed necessary.

### **6.13 Non-functioning Meter**

If, for any cause, any meter shall be found to not be working properly, then the amount of water to be charged for shall be estimated on the average reading for the previous 6 months, when the meter was working properly, and the charge for the water for the period during which the meter was not working properly shall be based thereon.

### **6.14 Meter Reading Supersedes Remote Reading**

Where the water meter is equipped with a remote read-out unit of any type and a discrepancy occurs between the reading at the register of the water meter itself

and the reading on the read-out device, the Municipality will consider the reading at the meter to be correct, and will adjust and correct the customer's account accordingly.

## **Part 7**

### **Cross Connection Control**

#### **7.1 Protection from Contamination**

No person shall connect, cause to be connected, or allow to remain connected to the waterworks distribution system any piping, fixture, fitting, container or appliance, in any manner which under any circumstances, may allow water, waste water, non-potable water, or any other liquid, chemical or substance to enter the water works distribution system. The means for "protection from contamination" shall be in accordance with the requirements of the Building Code Act, 1992 as amended from time to time.

#### **7.2 Inspection – Access**

Any person authorized by the Municipality for that purpose has free access, at all reasonable times, and upon reasonable notice given and request made, to all parts of every building or other premises to which any water service pipe is supplied for the purpose of inspecting or repairing, or of altering or disconnecting any water service pipe, wire, rod or cross connection within or without the building.

#### **7.3 Access to be Provided**

Where access is not provided, a written notice by the Municipality will be issued allowing fourteen (14) days to provide access. If access is not provided within this time frame, the Municipality may, at its discretion, shut off the supply of water to the premises until such time as the access is provided.

#### **7.4 Order to Install Control Device**

If a condition is found to exist which is contrary to Section 7.1 of this by-law, the Municipality shall immediately carry out an inspection and shall issue such order or orders to the customer as may be required to obtain compliance with section 7.1 of this by-law.

#### **7.5 Additional Device**

Notwithstanding Sections 7.1 and 7.4 of this by-law, where a risk of possible contamination of the water works distribution system exists in the opinion of the Director or an approved authority, a customer shall, on notice from the Municipality, install on his/her water service pipe a cross connection control device (backwater valve), approved by the Municipality, in addition to any cross connection control devices installed in the customer's water system at the source of potential contamination.

#### **7.6 Installation to Required Standards**

Cross connection control or backflow prevention devices, when required by the Municipality, shall be installed in accordance with the Ontario Building Code and CAN/CSA-B64.10 "Backflow Prevention Devices Selection, Installation, Maintenance and Field Testing".

#### **7.7 Failure to Install**

If the customer to whom the Municipality has issued an order fails to comply with that order, the Director, at his/her discretion, may:

- (a) Give notice to the customer to correct the fault within a specified time period and, if the notice is not complied with, the Director may then shut off the water service or services; or
- (b) Without prior notice, shut off the water service or services.

### **7.8 Inspection and Testing**

All cross connection control devices shall be inspected and tested at the expense of the customer, upon installation, and thereafter annually, or more often if required by the Municipality, by personnel approved by the Municipality to carry out such tests. The customer shall submit a report on the form as approved by the Director of any and all tests performed on a cross connection control device within thirty (30) days of the required test date.

### **7.9 Repair – Replacement**

When the results of a test referred to in Section 7.8 of this by-law show that a cross connection control device is not in good working condition, the customer shall make repairs or replace the device within fourteen (14) days. If a customer fails to repair or replace the device within the time allowed, the Director may shut off the water service until such repair or replacement has been made.

### **7.10 Removal of Device – Permission by Municipality**

No person shall without the permission of the Municipality remove any cross connection control or backflow prevention devices installed as a requirement of this by-law.

## **Part 8**

### **External Use of Water**

#### **8.1 Regulations – Use of Water**

Whenever, in the opinion of the Municipal Council, the urgency of the situation may require that Council may take measures, as it deems necessary, to regulate or suspend any or all use of water through a hose or other attachment, or for use for lawn or garden sprinkling, or for any fountain, the washing of automobiles or the filling of swimming pools.

#### **8.2 Prohibitions**

The watering of sprinkling of any lawn or garden or those other uses stated above in the through a hose or other attachment is subject to the following regulations:

- a) all those homes or premises on even calendar days if the house number is even within the limits of the wards of Brussels, Seaforth and Hamlets of Brucefield and Egmondville may water use water as outlined in 8.1:
- b) All those homes or premises on odd calendar days if he house number is odd within the limits of the wards of Brussels, Seaforth and Hamlets of Brucefield and Egmondville may water use water as outlined in 8.1;
- c) Sprinkling or watering of lawns and gardens and those other uses outlined in 8.1 of this by-law is only permitted between the hours of 7:00 a.m. and 9:00 a.m. and between the hours of 7:00 p.m. and 9:00 p.m. on their permitted days;
- d) Regulations of this Section shall remain in effect during the period of May 1<sup>st</sup> to October 31<sup>st</sup> each year.



- e) An exception of the requirements of this Section shall be permitted to allow the watering of lawns that have been newly planted for a period of three (3) months after the date of planting. A further exception shall be permitted to allow the watering of plants at those commercial entities who business includes the selling of lawn and garden plants.
- f) The grass and gardens of the Seaforth Lawn Bowling property may be watered on odd numbered calendar days for a maximum of four (4) hours per day.

## **Part 9**

### **Prohibitions**

#### **9.1 Prohibitions under this By-law**

No person shall

- (a) willfully hinder or interrupt, or cause or procure to be hindered or interrupted, the corporation or any of its officers, contractors, agents, servants or workers, in the exercise of any of the power conferred by this by-law;
- (b) willfully let off or discharge water so that the water runs waste or useless out of the works;
- (c) being a customer, tenant, occupant or inmate of any house, building or other place supplied with water from the waterworks, improperly waste the water or, without the written permission of the Municipality, lend, sell, or dispose of the water, give it away, permit it to be taken or carried away, use or apply it to the use or benefit of another, or to any use and benefit other than his own or increase the supply of water agreed for;
- (d) without lawful authority willfully open or close any valve or hydrant or obstruct the free access to any hydrant, stopcock, valve chamber or pipe by placing on it any building material, rubbish or other obstruction;
- (e) willfully alter any meter placed upon any service pipe or connected therewith, within any building or other place, so as to lessen or alter the amount of water registered; or
- (f) use water externally at any time of the year except in accordance with the regulations set out in Part 8 of this by-law.

## **Part 10**

### **Enforcement**

#### **10.1 Fine – for Contravention**

The By-law Enforcement Officer has the responsibility for administration and enforcement of the provisions of this By-law.

Any person who contravenes any provisions of this By-law is guilty of an offence and on summary conviction is liable to a fine of not more than \$300 exclusive of costs.

#### **10.2 Offence – Additional – Damage to Waterworks**

Every person who, by act, default, neglect or omission occasions any loss, damage or injury to any water works, or to any waterworks plant, machinery, fitting or appurtenance thereof is liable to the Municipality.

10.3 Offence – Additional – Willful Damage

Every person who willfully, or maliciously damages or causes or knowingly suffers to be damaged any water meter, water service pipe, conduit, wire, rod or water fitting belonging to the Municipality or willfully impairs or knowingly suffers the same to be altered or impaired, so that the water meter indicates less than the actual amount of the water that passes through it, is guilty of an offence and on conviction is liable to a fine, to the use of the Municipality, and for any expenses of repairing or replacing the water meter, water service pipe, conduit, wire, rod or fitting and double the value of the surplus water so consumed, all of which is recoverable under the Provincial Offences Act.

Part 11

Effective Date

11.1 Effective date

This By-law shall come into force and effect on the date of its final passing.

**Read** a First and Second Time this            day of            2024

**Read** a Third Time and Finally Passed this            day of            2024.

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Bernie MacLellan, Mayor

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Jessica Rudy, Clerk

- 6. This By-law affects Zone Map 35 of By-law 52-2006, attached as Schedule B.
- 7. This By-law shall come into effect upon final passing, pursuant to Section 34(21) of the Planning Act, 1990.

Read a first and second time this 19<sup>th</sup> day of March 2024.

Read a third time and finally passed this 19<sup>th</sup> day of March 2024.

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Bernie MacLellan, Mayor

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Jessica Rudy, Clerk

**The Corporation  
of The  
Municipality of Huron East  
By-law No. 021 for 2024**

Being a By-law to Amend By-law 52-2006, as amended, of the  
Municipality of Huron East to Amend the Zoning on Part Lot 10,  
Concession 1, Geographic Township of McKillop in the Municipality  
of Huron East known as 80196 Beechwood Line

**Whereas** Council of the Corporation of the Municipality of Huron East considers it  
advisable to amend Zoning By-law 52-2006, as amended, of the Municipality of Huron  
East;

**Now Therefore**, Council of the Corporation of the Municipality of Huron East **Enacts** as  
follows:

1. This By-law shall apply to Part Lot 10, Concession 1, Geographic Township of  
McKillop in the Municipality of Huron East known as 80196 Beechwood Line, and  
is comprised of the attached schedules.
2. By-law 52-2006, is hereby amended by changing the zone symbol on the  
attached Schedule A from AG1 (General Agricultural Zone) and R1 (Residential  
Low Density) to AG3-14 (Agricultural Commercial/Industrial Zone – Special  
Zone) and C3-5 (Highway Commercial – Special Zone).
3. Section 6.10 Special Zones is hereby amended by the addition of the following:

**AG3-14 Zone**

- To limit the permitted uses to:
    - Agricultural service establishment
    - Agricultural supply establishment
    - Farm equipment sales, service and supply establishment
  - To require a minimum eastern property line setback of 10.0 metres to an  
area of open storage or building wall
  - To require a planting strip with a minimum width of 1.5 metres, where the  
property is adjacent to a residential zone or open space zone.
4. Section 28.9 Special Zones is hereby amended by the addition of the C3-5 zone  
provisions with the following:

**C3-5**

- To limit the permitted uses to:
    - Agricultural service establishment
    - Agricultural supply establishment
    - Building supply and sales establishment
  - To require a minimum eastern property line setback of 10.0 metres to an  
area of open storage or building wall
  - To require a planting strip with a minimum of 1.5 metres, where the  
property is adjacent to a residential zone or open space zone.
5. All other provisions of By-law 52-2006 shall continue to apply.

6. This By-law affects Zone Map 35 of By-law 52-2006, attached as Schedule B.
7. This By-law shall come into effect upon final passing, pursuant to Section 34(21) of the Planning Act, 1990.

Read a first and second time this 19<sup>th</sup> day of March 2024.

Read a third time and finally passed this 19<sup>th</sup> day of March 2024.

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Bernie MacLellan, Mayor

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Jessica Rudy, Clerk

**Schedule 2**  
**The Corporation**  
**of The**  
**Municipality of Huron East**  
**By-law No. 021-2024**

By-law 021-2024 has the following purpose and effect:

1. The proposed Zoning By-law Amendment (File. No Z01-2024) affects the lands legally known as Part Lot 10, Concession 1, Geographic Township of McKillop in the Municipality of Huron East and municipally addressed as 80196 Beechwood Line.
2. The purpose of the application is to permit the use of the southern portion of the site for an agriculturally-related commercial use. The proposed use would be a dealership with a warehouse to sell and supply equipment to hog and chicken farmers.
3. The subject lands are designated Urban and Agriculture on Schedule B of the Huron East Official Plan.
4. Maps showing the location of the lands to which the Zoning By-law Amendment applies is shown on the following page and is entitled Location Map, Schedule B

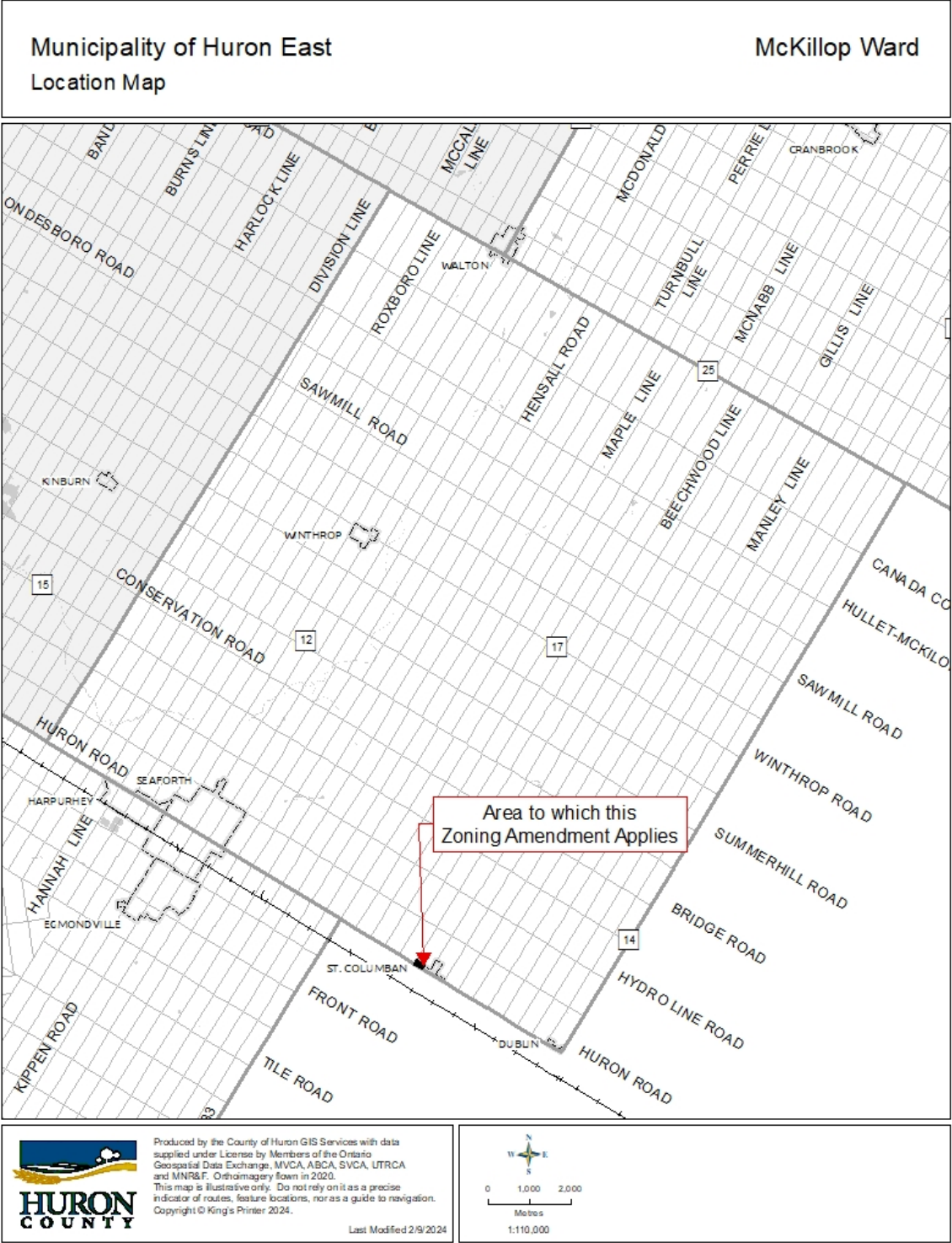
Schedule A

The Corporation

of the

Municipality of Huron East

By-law 021 of 2024





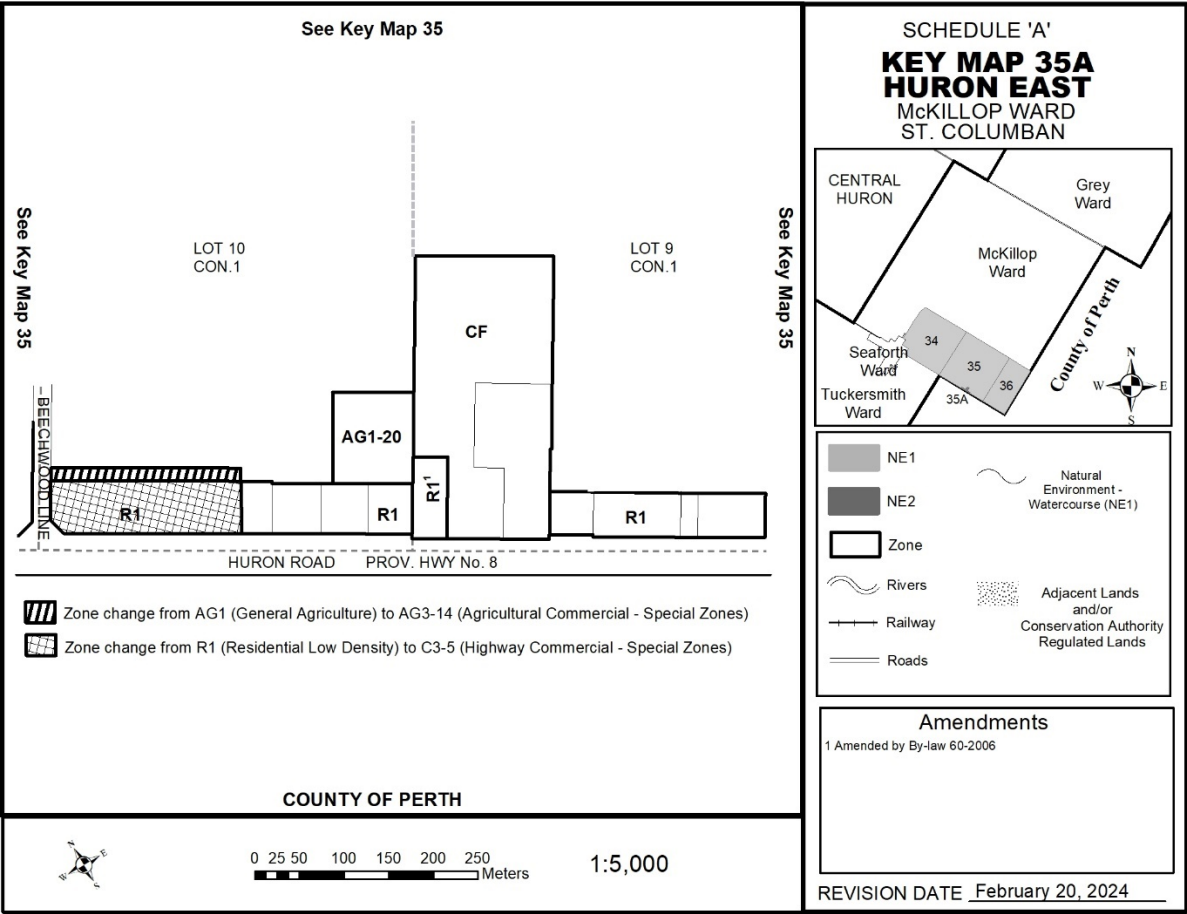
Schedule B

The Corporation

of the

Municipality of Huron East

By-law 021 of 2024



**The Corporation  
of the  
Municipality of Huron East  
By-law No. 022 for 2024**

Being a By-law to Confirm the Proceedings of the Regular  
Council Meeting of the Corporation of the Municipality of  
Huron East

**Whereas**, the Municipal Act, S. O. 2001, c. 25, as amended, s. 5 (3) provides municipal power, including a municipality's capacity, rights, powers and privileges under section 8, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

**And Whereas**, the Municipal Act, S. O. 2001, c.25, as amended, s. 8 provides a municipality the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

**And Whereas** it is deemed expedient that the proceedings of the Council of the Corporation of the Municipality of Huron East at this meeting be confirmed and adopted by By-law;

**Now Therefore** the Council of the Corporation of the Municipality of Huron East **Enacts as Follows:**

1. The action of the Council of the Corporation of the Municipality of Huron East, at its Regular meeting held on the 19<sup>th</sup> day of March, 2024 in respect to each recommendation contained in the Reports of the Committees and each motion and resolution passed and other action taken by the Council of the Corporation of the Municipality of Huron East at these meetings, is hereby adopted and confirmed as if all such proceedings were expressly embodied in this by-law.
2. The Mayor and the proper officials of the Corporation of the Municipality of Huron East are hereby authorized and directed to do all things necessary to give effect to the action of the Council of the Corporation of the Municipality of Huron East referred to in the proceeding section hereof.
3. The Mayor and the Clerk are authorized and directed to execute all documents necessary in that behalf and to affix thereto the Seal of the Corporation of the Municipality of Huron East.

**Read** a first and second time this 19<sup>th</sup> day of March 2024.

**Read** a third time and finally passed this 19<sup>th</sup> day of March 2024.

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Bernie MacLellan, Mayor

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Jessica Rudy, Clerk