



MUNICIPALITY OF MORRIS-TURNBERRY

COUNCIL AGENDA

Tuesday, March 5th, 2024, 7:30 pm

The Council of the Municipality of Morris-Turnberry will meet in Council Chambers in regular session on the 5th day of March 2024, at 7:30 pm.

1.0 CALL TO ORDER

Disclosure of recording equipment.

2.0 ADOPTION OF AGENDA

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris-Turnberry hereby adopts the agenda for the meeting of March 5th, 2024, as circulated.

~

3.0 DISCLOSURE OF PECUNIARY INTEREST / POTENTIAL CONFLICT OF INTEREST

4.0 MINUTES

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris-Turnberry hereby adopts the February 20th, 2024, Council Meeting Minutes as amended.

~

5.0 ACCOUNTS

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris-Turnberry hereby approves for payment the March 5th accounts in the amount of \$ 1,206,243.25.

~

6.0 PUBLIC MEETINGS AND DEPUTATIONS

6.1 CONSENT APPLICATION C07-2024 VERCRUYSEN

A report has been prepared by Huron County Planner Laura Simpson in this regard.

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris-Turnberry hereby recommends that severance application C07-2024 be approved subject to the conditions recommended in the Planner's report.

~

6.2 GRANT MUNICIPAL DRAIN COURT OF REVISION

The meeting to consider the engineer's report for the Grant Municipal Drain 2024 was held on February 6th, 2024. Notice of the sitting of the Court of Revision was sent on February 7th, 2024. No appeals were received by the deadline of February 24th. At the time of the publication of this agenda, no late appeals had been received.

On February 6th Council appointed Deputy Mayor Freiburger, Councillor McCallum and Huron East Deputy Mayor Alvin McLellan to sit on the Court of Revision.

6.2.1 Open Court of Revision

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris-Turnberry hereby adjourns their regular meeting of Council and opens the Court of Revision for the Grant Municipal Drain 2024.

~

Grant Municipal Drain 2024 Court of Revision

6.2.2 Appointment of Chair

*Moved by ~
Seconded by ~*

THAT _____ be appointed as Chairperson for the Grant Municipal Drain 2024 Court of Revision.

~

6.2.3 Call to order by the Chairperson.

6.2.4 Appeals

No appeals were received by the deadline of February 24th. As no appeals were received, the project engineer will not be in attendance.

6.2.5 Late or Verbal Appeals

No late appeals have been received as of the time of publication of the agenda. The Court may hear verbal appeals from the floor at their discretion.

6.2.6 Adjournment

*Moved by ~
Seconded by ~*

THAT, there being no appeals to the assessment schedule as prepared by the engineer, the Court of Revision for the Grant Municipal Drain 2024 be adjourned.

~

7.0 STAFF REPORTS

None.

8.0 BUSINESS

8.1 BOUNDARY ROAD AGREEMENT – TOWNSHIP OF NORTH HURON

A report has been prepared by Director of Public Works Mike Alcock in this regard.

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris-Turnberry hereby directs staff to return the boundary road maintenance agreement between Morris-Turnberry and the Township of North Huron, as presented, to the next meeting of Council for execution under by-law.

~

8.2 TENDER RESULTS

8.2.1 Repairs to Structure M070 on Moncreiff Road

A report has been prepared by Director of Public Works Mike Alcock in this regard.

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris-Turnberry hereby accepts the tender of AJN Builders Inc. for Contract No. BR1522 for repairs to structure M070 on Moncrief Road at an estimated value of \$111,240.00, based on estimated quantities and excluding HST;

AND FURTHER THAT the Mayor and Clerk are hereby authorized to execute the tender and all other required documents.

AND FURTHER THAT any budget surplus be transferred to the roads reserve for future projects after completion of this project.

~

8.2.2 MT-24-131 – Roadside Mowing

A report has been prepared by Director of Public Works Mike Alcock in this regard.

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris-Turnberry hereby accepts the tender of Yard Boys Ltd. for a 3-year Roadside Mowing Contract with an option for a 2-year extension, for a total of \$137,932.00, excluding HST;

AND FURTHER THAT the Mayor and Clerk are hereby authorized to execute the tender and all other required documents.

~

8.2.3 MT-24-112 – Surface Treatment

A report has been prepared by Director of Public Works Mike Alcock in this regard.

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris-Turnberry hereby accepts the tender of Walker Construction Limited for Contract No. MT 24-112 for the supply and placement surface treatment in the amount of \$357,055.75, based on estimated quantities and excluding HST;

AND FURTHER THAT the Mayor and Clerk are hereby authorized to execute the tender and all other required documents;

AND FURTHER THAT any budget surplus be transferred to the roads reserve for future projects after completion of this project.

~

8.3 2024 BUDGET UPDATE

A presentation has been prepared by Treasurer Sean Brophy in this regard.

8.4 BELGRAVE WATER ANNUAL REPORT AND SUMMARY

The Belgrave Well Supply 2023 Operation and Maintenance Annual Report has been prepared by Veolia Water and is presented here for the information of Council.

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris-Turnberry adopts the Belgrave Well Supply 2023 Operation and Maintenance Annual Report, as prepared by Veolia Water.

~

9.0 **COUNCIL REPORTS**

Kevin Freiburger

Jamie McCallum

Sharen Zinn

Jodi Snell

Jamie Heffer

10.0 **CORRESPONDENCE, MINUTES, ITEMS FOR INFORMATION**

- 10.1 Correspondence – Changes to Section 28 and 29 Regulations – SVCA
- 10.2 Correspondence – Huron County Archives Expansion – Huron County Historical Society
- 10.3 Correspondence – Community Emergency Preparedness Grant Regrets – Treasury Board Secretariat, Emergency Management Ontario
- 10.4 Board Meeting Highlights – AMDSB – February 17, 2024
- 10.5 Event Notice – 2024 Farmland Forum – Ontario Farmland Trust
- 10.6 Notice of Meeting to Consider Engineer's Report – Cruikshank Municipal Drain
- 10.7 Huron County 2023 Population and Housing Projections Study
- 10.8 Resolution – Amend Blue Box Regulation for Ineligible Sources – Township of Perry
- 10.9 Resolution – Phase out of free private well testing – ABMV Source Protection Committee
- 10.10 Resolution – Increased funding for libraries and museums – Town of Lincoln
- 10.11 Outstanding Action Items

11.0 **NEW BUSINESS**

None.

12.0 **BY-LAWS AND AGREEMENTS**

12.1 SCHWARTZENTRUBER MUNICIPAL DRAIN FINAL BY-LAW

Work has been completed on the Schwartzentruber Municipal Drain, and all associated costs have been accounted for. By-Law 12-2024 provides for the levying of assessments as provided by the engineer.

*Moved by ~
Seconded by ~*

THAT leave be given to introduce By-Law 12-2024, being a by-law to amend by-law 17-2023 of the Municipality of Morris-Turnberry based on actual costs incurred for constructing the Schwartzentruber Municipal Drain 2023, and that it now be read severally a first, second, and third time, and finally passed this 5th day of March 2024.

~

13.0 CLOSED SESSION

None.

14.0 CONFIRMING BY-LAW

*Moved by ~
Seconded by ~*

THAT leave be given to introduce By-Law 13-2024, being a by-law to confirm the proceedings of the Municipality of Morris-Turnberry meeting of Council held on March 5th, 2024, and that it now be read severally a first, second, and third time, and finally passed this 5th day of March 2024.

~

15.0 ADJOURNMENT

*Moved by ~
Seconded by ~*

THAT the Council of the Municipality of Morris-Turnberry does now adjourn at ____ pm.

~

NEXT MEETINGS:

Regular Meeting of Council – Tuesday, March 19th, 2024, 7:30 pm
Regular Meeting of Council – Tuesday, April 2nd, 2024, 7:30 pm



MUNICIPALITY OF MORRIS-TURNBERRY

COUNCIL MINUTES

Tuesday, February 20th, 2024, 7:30 pm

The Council of the Municipality of Morris-Turnberry met in Council Chambers in regular session on the 20th day of February 2024, at 7:30 pm.

Council in Attendance

Mayor Jamie Heffer
Deputy Mayor Kevin Freiburger
Councillor Sharen Zinn
Councillor Jodi Snell
Councillor Jamie McCallum Attended Virtually

Staff in Attendance

Trevor Hallam CAO/Clerk
Denise Van Amersfoort Huron County Manager of Planning

Others in Attendance

Frank Sanders
John Sanders
Chris Michie
Scott Stephenson The Citizen
Kelsey Bent Wingham Advance Times

1.0 CALL TO ORDER

Mayor Heffer called the meeting to order at 7:30 pm.

Mayor Heffer noted that Scott Stephenson and Kelsey Bent would be recording the meeting for the purpose of writing articles.

2.0 ADOPTION OF AGENDA

Motion 35-2024

*Moved by Kevin Freiburger
Seconded by Sharen Zinn*

THAT the Council of the Municipality of Morris-Turnberry hereby adopts the agenda for the meeting of February 20th, 2024, as circulated.

Carried.

3.0 DISCLOSURE OF PECUNIARY INTEREST / POTENTIAL CONFLICT OF INTEREST

None.

4.0 MINUTES

Motion 36-2024

*Moved by Jodi Snell
Seconded by Jamie McCallum*

THAT the Council of the Municipality of Morris-Turnberry hereby adopts the February 6th, 2024, Council Meeting Minutes as amended.

Carried.

5.0 ACCOUNTS

Motion 37-2024

*Moved by Sharen Zinn
Seconded by Jodi Snell*

THAT the Council of the Municipality of Morris-Turnberry hereby approves for payment the February 20th accounts in the amount of \$ 313,392.49.

Carried.

6.0 PUBLIC MEETINGS AND DEPUTATIONS

6.1 COMMITTEE OF ADJUSTMENT

Application MV01/24 - Sanders
Concession 7, North 1/2 Lot 6, Morris

Motion 38-2024

*Moved by Jodi Snell
Seconded by Kevin Freiburger*

THAT The Council of the Municipality of Morris-Turnberry hereby adjourns their Council Meeting and the Committee of Adjustment hereby opens a meeting to review application for Minor Variance MV01-2024, submitted by Frank and Doris Sanders.

Carried.

COMMITTEE OF ADJUSTMENT MEETING

6.2.1 Call to Order

Mayor Heffer called the meeting to order at 7:33 pm.

6.2.2 Declaration of Pecuniary Interest

None.

6.2.3 Purpose

The purpose of this application is to reduce the required Minimum Distance Separation (MDS) setback to allow for the construction of a new house.

The application proposes to reduce the MDS setback of 724 m to 435 m to the neighbouring barn to the east of the subject property.

6.2.4 Application Process

An application for a Minor Variance was submitted by Frank Sanders and considered complete on September 2nd, 2022.

The required MDS distance of 724m was previously reduced to 530 metres in application MV04-2022. The building location remains the same as the original application; an error in measurement occurred in the original file which is why a revised application has been submitted.

Notice of a Public Meeting was mailed by the municipality to all property owners within 60m of the property on February 9th, 2024, and notice was posted on the subject property.

A report has been prepared by Huron County Manager of Planning Denise Van Amersfoort regarding this application.

6.2.5 Comments

1. Planner's Report

Ms. Van Amersfoort presented the report to Council.

2. Council's Questions and/or Comments

No questions or comments from Council.

3. Applicant and/or Agent

Frank Sanders clarified that a mistake was made, and that the house location hasn't moved measurement from the original application. He noted that the prevailing winds typically carry the odor from the neighbouring barn along the low lying areas.

Chris Michie spoke in favour of the application. He noted that he owns the farm directly to the north, and has built a house on a similar elevation and rarely notices odor from the neighbouring barn..

4. Others

None.

6.2.6 Recommendation

It is recommended that application MV01-2024 be approved with the following conditions:

1. The dwelling be located within the footprint shown on the sketch that accompanied the application;
2. The variance approval is valid for a period of 18 months from the date of Council's decision.

6.2.7 Committee of Adjustment Decision

Motion 39-2024

*Moved by Kevin Freiburger
Seconded by Jodi Snell*

THAT The Committee of Adjustment of the Municipality of Morris-Turnberry, considering the variance to be minor, to maintain the appropriate development of the lands, and to maintain the general intent of the Morris-Turnberry Zoning By-law 45-2014 and the Morris-Turnberry Official Plan, hereby approves application for minor variance MV01-2024, submitted by submitted by Frank and Doris Sanders, subject to the following conditions:

1. *The dwelling be located within the footprint contained on the sketch that accompanied the application;*
2. *The variance approval is valid for a period of 18 months from the date of Council's decision.*

Carried.

6.2.8 Close Committee of Adjustment

Motion 40-2024

*Moved by Jodi Snell
Seconded by Sharen Zinn*

THAT The Committee of Adjustment hereby adjourns their meeting.

Carried.

Denise Van Amersfoort, Frank Sanders, John Sanders and Chris Michie left the meeting.

7.0 STAFF REPORTS

7.1 CLERK

7.1.1 Municipal Drain Maintenance 2023

A report was presented by CAO/Clerk Trevor Hallam detailing maintenance completed on municipal drains under the maintenance provisions of their respective reports for 2023.

7.2 BY- LAW ENFORCEMENT

7.2.1 By-Law Enforcement Activities – November and December 2023

A report prepared by CBO/By-Law Enforcement Officer Kirk Livingston regarding by-law enforcement activities for November and December was provided for information.

7.3 BUILDING

7.3.1 Building Department Activities – November and December 2023

A report prepared by CBO/By-Law Enforcement Officer Kirk Livingston regarding building department activities for November and December was provided for information.

7.3.2 Building Department Year End Report 2023

A report prepared by CBO/By-Law Enforcement Officer Kirk Livingston regarding building department activities for 2023 was provided for information.

8.0 BUSINESS

8.1 CHARITABLE TAX REBATE – HABITAT FOR HUMANITY

A report prepared by Tax Collector Kelly Tiffin in this regard was presented by Mr. Hallam.

Motion 41-2024

*Moved by Sharen Zinn
Seconded by Jodi Snell*

THAT the Council of the Municipality of Morris-Turnberry hereby approves the 2023 application for a tax rebate for eligible charities submitted by Habitat for Humanity Huron County for the property located at 680 Josephine St N and directs staff to issue the rebate in the amount of \$3,600.32.

Carried.

9.0 COUNCIL REPORTS

Kevin Freiburger

February 7th attended a meeting of the Bluevale Community Committee.
February 15th attended a virtual training session hosted by Huron County on Accessibility.

Jamie McCallum

Noted that the Belmore Arena Board meeting has been moved to February 26th, and that he was unable to attend the MVCA AGM due to work commitments.

Sharen Zinn

February 14th attended the MVCA AGM.
Had difficulties connecting to the County Accessibility training on February 15th and was unable to attend.

Jodi Snell

No report

Jamie Heffer

February 14th attended the MVCA AGM.

10.0 CORRESPONDENCE, MINUTES, ITEMS FOR INFORMATION

- 10.1 Media Release – Coldest Night of the Year – United Way Perth-Huron
- 10.2 Listowel Wingham Health Alliance Board of Directors Highlights – January 2024
- 10.3 Minutes – Maitland Valley Source Protection Authority – September 20, 2023
- 10.4 Minutes – MVCA Membership Meeting – December 20, 2023
- 10.5 Minutes - MVCA Membership Meeting – November 15, 2023
- 10.6 Minutes – SVCA Meeting – January 19, 2024
- 10.7 Resolution – Town of Petrolia – Combined ROMA and OGRA Conference
- 10.8 Resolution – County of Renfrew – Water and Wastewater System Affordability
- 10.9 Resolution – Western Ontario Warden’s Caucus – Social and Economic Prosperity Review
- 10.10 Monthly Report – Belgrave Water – January 2024
- 10.11 Outstanding Action Items

Motion 42-2024

*Moved by Jamie McCallum
Seconded by Sharen Zinn*

THAT the Council of the Municipality of Morris-Turnberry hereby supports the resolution of the Town of Petrolia calling on the ROMA and OGRA boards to re-establish a combined ROMA and OGRA annual conference.

Carried.

11.0 NEW BUSINESS

None.

12.0 BY-LAWS AND AGREEMENTS

None.

13.0 CLOSED SESSION

Scott Stephenson and Kelsey Bent left the meeting.

13.1 Enter closed session.

Councillor McCallum left the meeting.

Motion 43-2024

*Moved by Sharen Zinn
Seconded by Kevin Freiburger*

THAT the Council of the Municipality of Morris-Turnberry enter a closed session at 7:54 p.m., with the CAO/Clerk remaining in attendance, for the purpose of discussing confidential matters pursuant to the following sections of the Municipal Act:

- a) Section 239 (2) (c) regarding a proposed disposition of land.*
- b) Section 239 (2) (i) technical information, supplied in confidence to the municipality, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization;*

Carried.

13.2 Return to open session.

Motion 44-2024

*Moved by Jodi Snell
Seconded by Kevin Freiburger*

THAT the Council of the Municipality of Morris-Turnberry rise from a closed session at 8:51 p.m.

Carried.

13.3 Report and Action from Closed Session.

Council received information and gave direction regarding the disposition of road allowances and received technical information regarding municipal servicing.

14.0 CONFIRMING BY-LAW

Motion 45-2024

*Moved by Sharen Zinn
Seconded by Jodi Snell*

THAT leave be given to introduce By-Law 11-2024, being a by-law to confirm the proceedings of the Municipality of Morris-Turnberry meeting of Council held on February 20th, 2024, and that it now be read severally a first, second, and third time, and finally passed this 20th day of February 2024.

Carried.

15.0 ADJOURNMENT

Motion 46-2024

*Moved by Kevin Freiburger
Seconded by Jodi Snell*

THAT the Council of the Municipality of Morris-Turnberry does now adjourn at 8:52 pm.

Carried.

NEXT MEETINGS:

Regular Meeting of Council – Tuesday, March 5th, 2024, 7:30 pm
Regular Meeting of Council – Tuesday, March 19th, 2024, 7:30 pm

Mayor, Jamie Heffer

Clerk, Trevor Hallam

**Municipality of Morris-Turnberry
Account List for**

March 5 2024

General

Bell Canada	Morris Office		464.61
Bell Mobility	Cell Phones		25.06
Union Gas	Morris Office		232.73
Orkin Canada	Pest Control		115.27
Huron Clean	Office Cleaning		391.84
PBJ Cleaning Depot Group	Office Supplies		144.07
Huron Pioneer Thresher & Hobby Assoc	1/4 Page Advertisement		152.55
Town of Goderich	CSWB - Magnets		226.13
Bluevale Community Committee	February Hall Rentals		250.00
CIBC VISA	Good Roads Conference Hotel Rooms x2	2,436.30	
	Cream	12.18	
	Coffee Supplies	326.79	
	Water	94.72	
	AMO Conference Hotel Rooms x3	2,872.44	
	AMO Conference Registrations x3	2,695.05	
	Online Council Meetings	24.28	
	Kennel Licence Books	36.73	8,498.49
Municipality of Huron East	2023 January to December Fire Calls	Payable	12,412.33
Minister of Finance	Policing - January		40,275.00
County of Huron	2024 Q1 Levy		677,617.00
Avon Maitland District School Board	2024 Q1 Education Levy		249,573.70
Huron Perth Separate School Board	2024 Q1 Education Levy		39,530.57
WSIB	WSIB - February		1,284.23
Minister of Finance	EHT - February		857.73

Payroll

February 28 2024	Payroll		23,347.72
	Expenses		131.46
Council Pay	Payroll - February		3,952.47
	Rec General		430.82

General Total 1,059,913.78

Building Department

Bell Mobility	Cell Phone		59.77
Bluewater Chapter Of OBOA	2024 Builder Forum Registration		75.00
CIBC VISA	OBOA Training		780.07
WSIB	WSIB - February		276.68
Minister of Finance	EHT - February		166.01

Payroll

February 28 2024	Payroll		4,948.48
	Expenses		-

Building Total 6,306.01

Property Standards

Property Standards Total -

Drainage

Headway Engineering	Grant Municipal Drain		43,782.57
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Drainage Total 43,782.57

Parks & Cemeteries

Parks & Cemeteries Total -

Belgrave Water

Rogers	Belgrave Water	90.39	
Municipality of Morris-Turnberry	Interim Property Tax Payment	<u>2,250.00</u>	

Water Total			2,340.39
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Landfill

Bell Mobility	Cell Phone	8.91	
Municipality of Morris-Turnberry	Interim Property Tax Payment	<u>7,914.00</u>	

Landfill Total			7,922.91
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Roads

Bell Canada	Morris Shop	232.30	
Bell Mobility	Cell Phones	59.05	
Enbridge	Morris Shop	465.47	
Enbridge	Turnberry Shop	648.06	
HuronTel	Turnberry Shop Internet	66.56	
Comco Fasteners Inc.	Shop Supplies	347.27	
CIBC VISA	Good Roads Conference Hotel Room	1,218.15	
	Meal Expense	<u>46.08</u>	1,264.23
Altruck International Truck Centres	Repair for 19-06 Tandem		402.50
Receiver General for Canada	Radio Authorization Renewal		1,318.15
County of Perth	Shouldering Maintenance Gravel	Payable	14,610.00
Municipality of Morris-Turnberry	Municipal Drain		31,235.08
WSIB	WSIB - February		1,722.89
Minister of Finance	EHT - February		1,033.74

Payroll

February 28 2024	Payroll	32,572.29	
	Expenses	<u>-</u>	

Roads Total			85,977.59
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Account Total			1,206,243.25
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Approved By Council:

March 5 2024

Mayor - Jamie Heffer

Treasurer- Sean Brophy



PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677 Toll Free: 1.888.524.8394 Ext. 3

www.huroncounty.ca

Consent Application Report – File C07-2024

Applicant/Owner: Jenny (Cornelia) Vercruyssen	Date: 26 February 2023
Property Description: North Part Lot 26, Concession 9, 42297 Moncrieff Road, Municipality of Morris-Turnberry	

Recommendation: That provisional consent be:

- Recommended for approval with the attached conditions (& any additional Municipal Conditions)
- Recommended for deferral
- Recommended for denial (referred to Huron County Council for a decision)

Purpose:

- enlarge abutting lot
- create new lot
- surplus farm dwelling
- right-of-way / easement
- other:

Area Severed: 98 acre +/- (39.65 ha)	Official Plan Designation: Agriculture, Natural Environment	Zoning: AG1 – (General Agriculture), NE2- (Natural Environment Limited Protection)
Area Retained: 2.0 acres +/- (0.81 ha)	Official Plan Designation: Agriculture	Zoning: AG1 – (General Agriculture)

Review: This application:

- Is consistent with the Provincial Policy Statement (s. 3(5) Planning Act);
- Does not require a plan of subdivision for the proper and orderly development of the municipality (s. 53(1) Planning Act);
- Conforms with section 51(24) of the Planning Act;
- Conforms to the Huron County Official Plan;
- Conforms to the Morris-Turnberry Official Plan, Section 3.4.9;
- Complies with the Morris-Turnberry Zoning By-law (or will comply subject to a standard condition of rezoning or minor variance).
- Has no unresolved objections/concerns raised (to date) from agencies or the public; and
- Recommended for approval by local Council.

(Applications that are unable to meet all of the foregoing criteria will be referred to Huron County Council for a decision)

Agency Comments:

	Not Received	No Objections	Summary of Comments
Municipality Staff			Septic inspection recommended as condition from CBO. No concerns from Public Works. CAO noted proposed irregular shape of retained parcel and Council's direction in the past for previous surplus residence severances to be a square or rectangular shape, commented it to be reviewed by Morris-Turnberry Council.
Members of the Public	✓		

Figure 1: Subject Property (Parcel to be severed outlined in red, Parcel to be retained outlined in green)



Figure 2: Subject Property (retained parcel outlined in green, septic bed location outlined in yellow)



Figure 3: Site photo of the house and shed on the retained parcel



Planning Comments:

- This application proposes to sever a surplus farm dwelling from farmland. The subject residence is surplus to the farm purchaser's (Jim Blake) needs, as the purchaser has another farm parcel (42452 Moncreiff Road). The retained lands consist of a house, barn, and shed. The severed lands consist of vacant farmland and natural environment features.
- The subject lands are designated Agriculture and Natural Environment in the Morris-Turnberry Official Plan and zoned AG1 (General Agriculture) and NE2 (Natural Environment Limited Protection) in the Morris-Turnberry Zoning By-law.
- The *Provincial Policy Statement, 2020* (PPS) permits the severance of surplus farm dwellings (a house surplus as a result of the acquisition of additional farm parcels to be operated as one farm operation). The PPS requires that the construction of a new residence on the severed farmland created by the severance be prohibited. This is addressed through the automatic rezoning provision to recognize the residential parcel (e.g. AG4-1) and the severed farmlands will be automatically rezoned to prohibit a new residence (e.g. AG2-1). The proposed consent is consistent with the PPS, subject to the conditions recommended in this report.
- The Huron County Official Plan and Morris-Turnberry Official Plan (OP) both permit surplus residence severances subject to a list of criteria. The proposed consent meets the criteria for severance:
 - Residence: age, habitable, intended as a primary residence. House was constructed within previous 15 years but immediately replaced an existing farmhouse built more than 15 years ago.
 - Farmland to be zoned to prohibit residence.
 - Size of retained parcel minimized to accommodate for servicing needs. The retained house parcel is irregular shape to accommodate including the shed and barn, but not include excess cropped farmland with the parcel.
 - MDS does not apply since there is no barn on the severed farmland.
 - No previous residential severances after June 28, 1973, except in Settlement Areas.

The proposed severance conforms to both the Huron County and Morris-Turnberry Official Plan policies.

- This consent application is undisputed by members of the public and conforms to the applicable planning policies but is being reviewed and considered by Morris-Turnberry Council for their recommendation given the irregular shape of the retained parcel for the residence. The proposed parcel is approximately 2 acres and creating a square with the existing structures to Moncreiff Road would create a parcel approximately 5.5 acres in size with 3.5 acres of vacant farmland included.

Comments Received:

Morris Turnberry Building Official

Comments received from Kirk Livingston, CBO, recommended the conditions of a septic inspection and pumping of the current septic system on the retained parcel, and a drainage agreement for proper assessment for future works in accordance with Section 65 of the Drainage Act for the McCall extension Municipal Drain.

Recommended Conditions

Expiry Period

1. Conditions imposed must be met within two years of the date of notice of decision, as required by Section 53(41) of the Planning Act, RSO 1990, as amended. If conditions are not fulfilled as prescribed within two years, the application shall be deemed to be refused. Provided the conditions are fulfilled within two years, the application is valid for three years from the date of notice of decision.

Municipal Requirements

2. All municipal requirements, financial or otherwise, be met to the satisfaction of the Municipality (for example: servicing connections, cash-in-lieu of park dedication, property maintenance, compliance with zoning by-law provisions for structures).
3. The sum of \$500 be paid to the Municipality as cash-in-lieu of parkland.
4. Applicant to provide a letter from a licensed contractor advising that the tank has been pumped and is functioning properly for the retained parcel of land to the satisfaction of the Municipality.
5. 911 addressing for the subject lands be dealt with to the satisfaction of the Municipality and County.
6. If a new entrance for the severed lands is required, that an access/entrance permit be obtained to the satisfaction of the Municipality or County.
7. Section 65 of the Drainage Act be addressed to the satisfaction of the Municipality for the McCall extension Municipal Drain.

Survey/Reference Plan

8. Provide to the satisfaction of the County and the Municipality:
 - a) a survey showing the lot lines of the retained parcel and the location of any buildings thereon, and
 - b) a reference plan based on the approved survey.

Zoning

9. Where a violation of any municipal zoning by-law is evident, the appropriate minor variance or rezoning be obtained to the satisfaction of the Municipality.

Other

10. That the severed farmlands be registered in the name of Jim Blake to the satisfaction of the County.

Note

The applicant is hereby advised that the retained parcel will be automatically rezoned to recognize the residential parcel (e.g. AG4-1) and the severed farmlands will be automatically rezoned to prohibit a new residence (e.g. AG2-1) in the Municipal Zoning By-law.

Sincerely,



Laura Simpson, Planner, RPP MCIP

To:

Re: GRANT MUNICIPAL DRAIN

(Designation of drainage works)

Take notice that your property is assessed for the construction of the above mentioned drainage works under section 4 of the *Drainage Act*. Attached is a provisional by-law exclusive of the engineer's report. Details of your assessment are contained in the engineer's report dated 2024/01/12, which has been previously sent to you or is available at the municipal office.

Date (yyyy/mm/dd)

An owner of land assessed for the drainage works may appeal to the Court of Revision on any of the following grounds:

- Any land or road has been assessed an amount that is too high or too low;
- Any land or road that should have been assessed has not been assessed; and/or
- Due consideration has not been given to the use being made of the land.

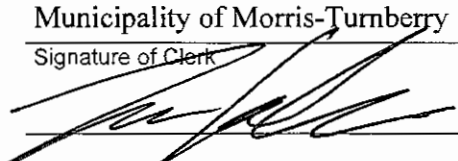
Pursuant to section 52(1) of the *Drainage Act*, objections or appeals to the assessment must be forwarded in writing, to the attention of the undersigned, at least ten (10) days prior to the date of the Court of Revision.

The Court of Revision will take place:

Date (yyyy/mm/dd)	Time	Location
2024/03/05	7:30	41342 Morris Road

Name of Clerk (Last Name, First Name)
Hallam, Trevor

Name of Municipality
Municipality of Morris-Turnberry

Signature of Clerk	Date (yyyy/mm/dd)
	2024/02/07

Right of Appeal – Any owner of land or public utility affected by the above mentioned drainage works may appeal to the Referee regarding legal issues or the Agriculture, Food and Rural Affairs Appeal Tribunal regarding technical issues within forty (40) days of the sending of this notice. *Drainage Act, R.S.O. 1990, c. D.17, subs. 47(1) and 48(1).*



**Schedule of Assessment for Construction
Branch 'B' of the Grant Municipal Drain 2024**

	Property Details					Drainage Act Instruments of Assessment			For Information			
	Part Lot	Concession	Landowner	Roll Number	Approx. Ha. Affected	Benefit (Sec. 22)	Outlet Liability (Sec. 23)	Special Assessment (Sec. 26)	Total Assessment	Less Gov't Grant	Less Allowances	Net Estimated Expense
Main Open	Municipality of Morris-Turnberry (Morris Ward)											
	29	4	Wayne Wheeler	4-070-00		\$ -	\$ -		\$ -	\$ -	\$ 100.00	-\$ (100.00)
	29	4	Leisa McCall Land Inc.	4-071-00	15.38	\$ 11,262.00	\$ 2,583.00		\$ 13,845.00	\$ 4,615.00	\$ 5,700.00	\$ 3,530.00
	30	4	McCall Farms Ltd.	4-034-00	0.79	\$ -	\$ 416.00		\$ 416.00	\$ 139.00	\$ -	\$ 277.00
	30	4	Lacey Ellen Land Inc.	4-072-00	16.22	\$ 1,728.00	\$ 3,322.00		\$ 5,050.00	\$ 1,683.00	\$ 930.00	\$ 2,437.00
	Total Assessments on Lands					\$ 12,990.00	\$ 6,321.00	\$ -	\$ 19,311.00	\$ 6,437.00	\$ 6,730.00	\$ 6,244.00
	County Road 12		Huron County		4.53	\$ -	\$ 2,319.00		\$ 2,319.00			\$ 2,319.00
	Total Assessments on Roads					\$ -	\$ 2,319.00	\$ -	\$ 2,319.00	\$ -	\$ -	\$ 2,319.00
	Total Assessments											
	Municipality of Morris-Turnberry (Morris Ward)					\$ 12,990.00	\$ 8,640.00	\$ -	\$ 21,630.00	\$ 6,437.00	\$ 6,730.00	\$ 8,563.00
	Municipality of Huron East (Grey Ward)											
	1	6	Paul & Kathy Nichol	6-001-01	0.62	\$ -	\$ 254.00		\$ 254.00	*	\$ -	\$ 254.00
	1	6	St. Brigids Dairy Ltd.	6-001-00	40.06	\$ -	\$ 8,204.00		\$ 8,204.00	\$ 2,735.00	\$ -	\$ 5,469.00
	2	6	St. Brigids Dairy Ltd.	6-002-00	17.05	\$ -	\$ 3,754.00		\$ 3,754.00	\$ 1,251.00	\$ -	\$ 2,503.00
	3	6	Elizabeth Cardiff	6-003-00	19.58	\$ -	\$ 3,921.00		\$ 3,921.00	\$ 1,307.00	\$ -	\$ 2,614.00
	1	7	Calvin Semple	7-001-00	40.44	\$ -	\$ 8,282.00		\$ 8,282.00	\$ 2,761.00	\$ -	\$ 5,521.00
	2	7	Terpstra Farms Ltd.	7-002-00	40.97	\$ -	\$ 7,876.00		\$ 7,876.00	\$ 2,625.00	\$ -	\$ 5,251.00
	3	7	Cardiff Land & Cattle Ltd.	7-003-00	34.22	\$ -	\$ 5,991.00		\$ 5,991.00	\$ 1,997.00	\$ -	\$ 3,994.00
	4	7	Joseph Semple	7-004-00	6.17	\$ -	\$ 1,264.00		\$ 1,264.00	\$ 421.00	\$ -	\$ 843.00
	1	8	Terpstra Farms Ltd.	8-001-00	4.6	\$ -	\$ 891.00		\$ 891.00	\$ 297.00	\$ -	\$ 594.00
	1	8	Samantha Edgar	8-001-10	1.07	\$ -	\$ 131.00		\$ 131.00	*	\$ -	\$ 131.00
	2	8	Terpstra Farms Ltd.	8-002-00	13.32	\$ -	\$ 2,728.00		\$ 2,728.00	\$ 909.00	\$ -	\$ 1,819.00
	3	8	Cardiff Land & Cattle Ltd.	8-003-00	3.15	\$ -	\$ 645.00		\$ 645.00	\$ 215.00	\$ -	\$ 430.00
Total Assessments on Lands					\$ -	\$ 43,941.00	\$ -	\$ 43,941.00	\$ 14,518.00	\$ -	\$ 29,423.00	
Brandon Road		Huron East		2.4	\$ -	\$ 1,229.00		\$ 1,229.00			\$ 1,229.00	
Total Assessments on Roads					\$ -	\$ 1,229.00	\$ -	\$ 1,229.00	\$ -	\$ -	\$ 1,229.00	
Total Assessments												
Municipality of Huron East (Grey Ward)					\$ -	\$ 45,170.00	\$ -	\$ 45,170.00	\$ 14,518.00	\$ -	\$ 30,652.00	
Total Assessments												
Main Open					\$ 12,990.00	\$ 53,810.00	\$ -	\$ 66,800.00	\$ 20,955.00	\$ 6,730.00	\$ 39,215.00	

	Property Details					Drainage Act Instruments of Assessment				For Information			
	Part Lot	Concession	Landowner	Roll Number	Approx. Ha. Affected	Benefit (Sec. 22)	Outlet Liability (Sec. 23)	Special Assessment (Sec. 26)	Total Assessment	Less Gov't Grant	Less Allowances	Net Estimated Expense	
Branch 'B'	Municipality of Morris-Turnberry (Morris Ward)												
	30	4	McCall Farms Ltd.	4-034-00	0.79	\$ -	\$ 682.00		\$ 682.00	\$ 227.00	\$ -	\$ 455.00	
	30	4	Lacey Ellen Land Inc.	4-072-00	5.34	\$ 39,334.00	\$ 1,549.00		\$ 40,883.00	\$ 13,628.00	\$ 11,940.00	\$ 15,315.00	
	Total Assessments on Lands					\$ 39,334.00	\$ 2,231.00	\$ -	\$ 41,565.00	\$ 13,855.00	\$ 11,940.00	\$ 15,770.00	
	County Road 12		Huron County			2.42	\$ 6,612.00	\$ 5,522.00	\$ 66,320.00	\$ 78,454.00			\$ 78,454.00
	Total Assessments on Roads					\$ 6,612.00	\$ 5,522.00	\$ 66,320.00	\$ 78,454.00	\$ -	\$ -	\$ 78,454.00	
	Total Assessments												
	Municipality of Morris-Turnberry (Morris Ward)					\$ 45,946.00	\$ 7,753.00	\$ 66,320.00	\$ 120,019.00	\$ 13,855.00	\$ 11,940.00	\$ 94,224.00	
	Municipality of Huron East (Grey Ward)												
	1	6	Paul & Kathy Nichol	6-001-01	0.62	\$ -	\$ 858.00		\$ 858.00	*	\$ -	\$ 858.00	
	1	6	St. Brigids Dairy Ltd.	6-001-00	40.06	\$ 87,756.00	\$ 39,225.00		\$ 126,981.00	\$ 42,327.00	\$ 22,360.00	\$ 62,294.00	
	2	6	St. Brigids Dairy Ltd.	6-002-00	17.05	\$ -	\$ 12,683.00		\$ 12,683.00	\$ 4,228.00	\$ -	\$ 8,455.00	
	3	6	Elizabeth Cardiff	6-003-00	19.58	\$ 18,855.00	\$ 41,012.00		\$ 59,867.00	\$ 19,956.00	\$ 500.00	\$ 39,411.00	
	1	7	Calvin Semple	7-001-00	15.4	\$ 24,853.00	\$ 10,630.00		\$ 35,483.00	\$ 11,828.00	\$ 4,680.00	\$ 18,975.00	
	2	7	Terpstra Farms Ltd.	7-002-00	4.89	\$ -	\$ 4,088.00		\$ 4,088.00	\$ 1,363.00	\$ -	\$ 2,725.00	
3	7	Cardiff Land & Cattle Ltd.	7-003-00	1.03	\$ -	\$ 221.00		\$ 221.00	\$ 74.00	\$ -	\$ 147.00		
Total Assessments on Lands					\$ 131,464.00	\$ 108,717.00	\$ -	\$ 240,181.00	\$ 79,776.00	\$ 27,540.00	\$ 132,865.00		
Total Assessments													
Municipality of Huron East (Grey Ward)					\$ 131,464.00	\$ 108,717.00	\$ -	\$ 240,181.00	\$ 79,776.00	\$ 27,540.00	\$ 132,865.00		
Total Assessments													
Branch 'B'					\$ 177,410.00	\$ 116,470.00	\$ 66,320.00	\$ 360,200.00	\$ 93,631.00	\$ 39,480.00	\$ 227,089.00		

	Drainage Act Instruments of Assessment Summary				For Information		
	Benefit (Sec. 22)	Outlet Liability (Sec. 23)	Special Assessment (Sec. 26)	Total Assessment	Less Gov't Grant	Less Allowances	Net Estimated Expense
Total Assessments							
Branch 'B' of the Grant Municipal Drain 2024	\$ 190,400.00	\$ 170,280.00	\$ 66,320.00	\$ 427,000.00	\$ 114,586.00	\$ 46,210.00	\$ 266,304.00

- Notes:
- Benefit and Outlet Liability are assessed based on the estimated costs of a typical municipal drain design standard.
 - '*' Denotes Lands not eligible for ADIP Grants.
 - The Special Assessment (Sec. 26) shall be a non-proratable assessment. All other assessments are proratable.
 - The Net Estimated Expense is the Total Assessment less gov't grants and allowances (if applicable).

**Schedule of Assessment for Construction
Branch 'B' of the Grant Municipal Drain 2024**

Part Lot	Concession	Landowner	Roll Number	Approx. Ha. Affected	Summary of Assessment			For Information		
					Main Open	Branch 'B'	Total Assessment	Less Gov't Grant	Less Allowances	Net Estimated Expense
Municipality of Morris-Turnberry (Morris Ward)										
29	4	Wayne Wheeler	4-070-00		\$ -	\$ -	\$ -	\$ -	\$ 100.00	-\$ (100.00)
29	4	Leisa McCall Land Inc.	4-071-00	15.38	\$ 13,845.00	\$ -	\$ 13,845.00	\$ 4,615.00	\$ 5,700.00	\$ 3,530.00
30	4	McCall Farms Ltd.	4-034-00	0.79	\$ 416.00	\$ 682.00	\$ 1,098.00	\$ 366.00	\$ -	\$ 732.00
30	4	Lacey Ellen Land Inc.	4-072-00	16.22	\$ 5,050.00	\$ 40,883.00	\$ 45,933.00	\$ 15,311.00	\$ 12,870.00	\$ 17,752.00
Total Assessments on Lands					\$ 19,311.00	\$ 41,565.00	\$ 60,876.00	\$ 20,292.00	\$ 18,670.00	\$ 21,914.00
County Road 12				Huron County	4.53	\$ 2,319.00	\$ 78,454.00	\$ 80,773.00		\$ 80,773.00
Total Assessments on Roads					\$ 2,319.00	\$ 78,454.00	\$ 80,773.00	\$ -	\$ -	\$ 80,773.00
Total Assessments										
Municipality of Morris-Turnberry (Morris Ward)					\$ 21,630.00	\$ 120,019.00	\$ 141,649.00	\$ 20,292.00	\$ 18,670.00	\$ 102,687.00
Municipality of Huron East (Grey Ward)										
1	6	Paul & Kathy Nichol	6-001-01	0.62	\$ 254.00	\$ 858.00	\$ 1,112.00	*	\$ -	\$ 1,112.00
1	6	St. Brigids Dairy Ltd.	6-001-00	40.06	\$ 8,204.00	\$ 126,981.00	\$ 135,185.00	\$ 45,062.00	\$ 22,360.00	\$ 67,763.00
2	6	St. Brigids Dairy Ltd.	6-002-00	17.05	\$ 3,754.00	\$ 12,683.00	\$ 16,437.00	\$ 5,479.00	\$ -	\$ 10,958.00
3	6	Elizabeth Cardiff	6-003-00	19.58	\$ 3,921.00	\$ 59,867.00	\$ 63,788.00	\$ 21,263.00	\$ 500.00	\$ 42,025.00
1	7	Calvin Semple	7-001-00	40.44	\$ 8,282.00	\$ 35,483.00	\$ 43,765.00	\$ 14,588.00	\$ 4,680.00	\$ 24,497.00
2	7	Terpstra Farms Ltd.	7-002-00	40.97	\$ 7,876.00	\$ 4,088.00	\$ 11,964.00	\$ 3,988.00	\$ -	\$ 7,976.00
3	7	Cardiff Land & Cattle Ltd.	7-003-00	34.22	\$ 5,991.00	\$ 221.00	\$ 6,212.00	\$ 2,071.00	\$ -	\$ 4,141.00
4	7	Joseph Semple	7-004-00	6.17	\$ 1,264.00	\$ -	\$ 1,264.00	\$ 421.00	\$ -	\$ 843.00
1	8	Terpstra Farms Ltd.	8-001-00	4.60	\$ 891.00	\$ -	\$ 891.00	\$ 297.00	\$ -	\$ 594.00
1	8	Samantha Edgar	8-001-10	1.07	\$ 131.00	\$ -	\$ 131.00	*	\$ -	\$ 131.00
2	8	Terpstra Farms Ltd.	8-002-00	13.32	\$ 2,728.00	\$ -	\$ 2,728.00	\$ 909.00	\$ -	\$ 1,819.00
3	8	Cardiff Land & Cattle Ltd.	8-003-00	3.15	\$ 645.00	\$ -	\$ 645.00	\$ 215.00	\$ -	\$ 430.00
Total Assessments on Lands					\$ 43,941.00	\$ 240,181.00	\$ 284,122.00	\$ 94,293.00	\$ 27,540.00	\$ 162,289.00
Brandon Road				Huron East	2.40	\$ 1,229.00	\$ -	\$ 1,229.00		\$ 1,229.00
Total Assessments on Roads					\$ 1,229.00	\$ -	\$ 1,229.00	\$ -	\$ -	\$ 1,229.00
Total Assessments										
Municipality of Huron East (Grey Ward)					\$ 45,170.00	\$ 240,181.00	\$ 285,351.00	\$ 94,293.00	\$ 27,540.00	\$ 163,518.00
Total Assessments										
Branch 'B' of the Grant Municipal Drain 2024					\$ 66,800.00	\$ 360,200.00	\$ 427,000.00	\$ 114,585.00	\$ 46,210.00	\$ 266,205.00

Notes: 1 '*' Denotes Lands not eligible for ADIP Grants.
2 The Net Estimated Expense is the Total Assessment less gov't grants and allowances (if applicable).

MUNICIPALITY OF MORRIS-TURNBERRY

REPORT TO COUNCIL

TO: Mayor and Council

PREPARED BY: Mike Alcock, Director of Public Works

DATE: March 6th, 2024

SUBJECT: Boundary Agreement – North Huron and Morris-Turnberry

RECOMMENDATION

That the Council of the Municipality of Morris-Turnberry receive the Report on Boundary Agreements and approved the terms of the Draft Boundary Agreement and instruct the Clerk to prepare a by-law to adopt the Boundary Agreement between the Township of North Huron and the Municipality of Morris-Turnberry.

Executive Summary:

Section 29(1) of the Municipal Act, R.S.O. 2001, assigns joint jurisdiction to Municipalities on either side of a boundary road. Generally, when Municipalities share a boundary road it is advantageous to enter into an agreement to assign the responsibility for that road or section of road to one or the other municipality. Section 29.1 (1) of the Municipal Act, R.S.O. 2001, offers provisions to municipalities to enter into agreements with adjacent municipalities to assign responsibility for the whole road or section of road to one municipality.

In Morris-Turnberry we have 3 neighbouring municipalities that share boundary roads with us and / or perform work on our roads for the purpose of efficiency and vice versa. It is necessary to have agreements in all cases to protect all of the Municipalities involved.

In the case of the Township of North-Huron and Howick Township our agreements expire in 2024.

Comments:

The Municipal Act provides for such mutual agreements between adjacent municipalities so long as the agreement is authorized by by-law in both Municipalities.

Morris-Turnberry and North Huron have had a reciprocal agreement in place for the past 5 years. Prior to that agreement there was no agreement in place, even though the municipalities shared boundary roads and even regularly performed work on each other's roads. Over the past 5 years our boundary agreement with North Huron has worked well and the attached draft agreement is functionally the same as the previous one, with some housekeeping and clarification revisions.

The Municipality of Morris-Turnberry and the Township of North Huron have never invoiced each other for the maintenance work described in the agreement. Other work not specified in the agreement, including capital work is apportioned in accordance with jurisdiction. The agreement has been tailored with an even distribution of work. No invoicing will be required except for capital work and special circumstances. It is recommended that the agreements be renewed at least every 5 years.

MUNICIPALITY OF MORRIS-TURNBERRY REPORT TO COUNCIL

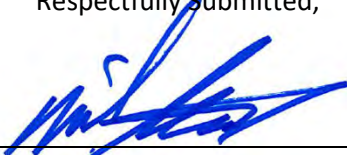
The Director of Public Works for the Township of North Huron and well as the Director of Public Works for the Municipality of Morris-Turnberry are in agreement that the existing Boundary Agreement is serving both Municipalities well and should continue with the same terms.

The Council of North Huron has approved the terms of the attached Draft Boundary Agreement and is prepared to pass a by-law to bring it into force. The renewed agreement will remain in force until May 1, 2029 (or unless terminated under the termination clause in the agreement).

Budget:

The costs associated with preparation and registration of the agreement and By-law can be absorbed within the existing budget.

Respectfully Submitted,



Mike Alcock,
Director of Public Works



Legend

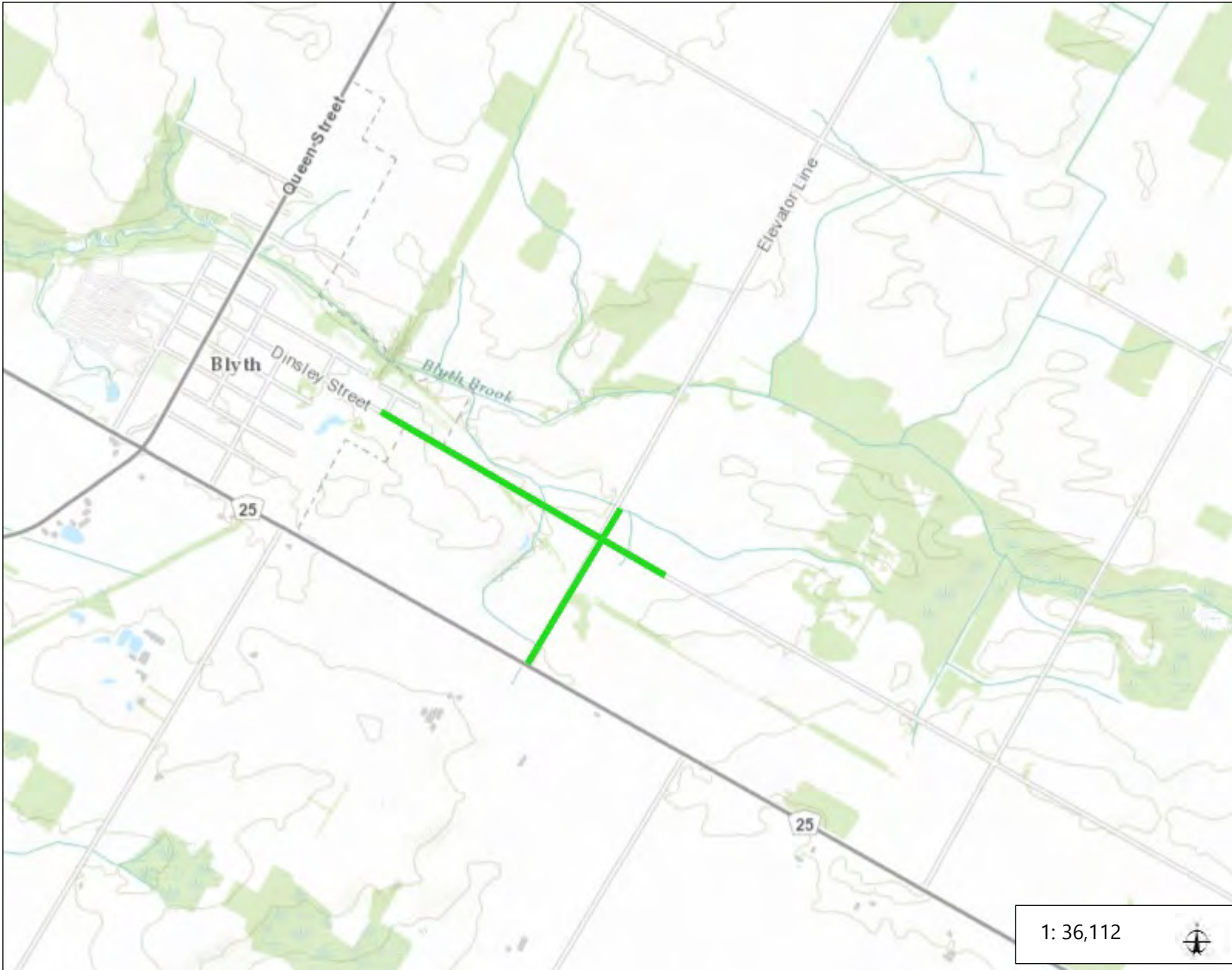
Morris-Turnberry

1: 4,514



229.3 0 114.66 229.3 Meters

Notes



Legend

Township of North Huron

1: 36,112



1,834.5 0 917.24 1,834.5 Meters

Notes

Wingham



Legend

Township of North Huron

Morris-Turnberry

Shared 50:50

1: 36,112



1,834.5 0 917.24 1,834.5 Meters

Notes

MAINTENANCE OF BOUNDARY ROADS AGREEMENT

THIS AGREEMENT made this 4th day of March, 2024.

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF NORTH HURON

(hereinafter referred to as “North Huron”)

And

THE CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

(hereinafter referred to as “Morris-Turnberry”)

WHEREAS the parties are adjoining municipalities and are desirous of entering into an agreement under the provisions of Section 8(1), 9 and 29(1) of the *Municipal Act*, R.S.O. 2001, and amendments thereto, dealing with winter maintenance and repair of boundary roads between such municipalities and certain other roads totally under the jurisdiction of the respective municipalities.;

AND WHEREAS the said municipalities have jurisdiction over the portions of said highways so assumed as municipal roads, and it is deemed expedient and necessary to provide for the division of said highways so that each municipality may be responsible for the maintenance and repair of a particular portion of the same;

NOW THEREFORE, this Agreement witnesseth that in consideration of the premises and of the mutual agreements and covenants hereinafter contained the parties hereto agree each with the other as follows:

1. For the purposes of this agreement, the “Road” is deemed to include, but is not limited to, all bridges, culverts, guide rails, signage, line marking, trees and intersection illumination under the jurisdiction of either or both municipalities.
2. The Corporation of the Township of North Huron shall maintain and repair the portions of road more particularly described as follows:
 - 2.1. The Corporation of the Township of North Huron shall be responsible for one hundred percent (100%) of the Winter Maintenance Costs including Patrolling, Plowing, Sanding and Salting on the following roads under the jurisdiction of Morris-Turnberry:
 - 2.1.1. Walton Road from the east limit of Blyth to the limit of pavement approximately 120m east of Elevator Line;
 - 2.1.2. Elevator Line from Blyth Road (CR 25) to the limit of pavement approximately 130m north of Walton Road;
 - 2.1.3. Gibbons Line from Amberley Road (CR 86) 600m north toward North Street;
 - 2.1.4. Victoria Street West from Helena Street to west limit of Wingham; and
 - 2.1.5. The sidewalk only on Helena Street from Amberley Road to Victoria Street West.
 - 2.2. All work other than that specifically described in Section 2.1. on the road sections described in Section 2.1., such as, but not limited to road construction, hot mix asphalt resurfacing, shoulder gravelling, bridge and culvert repairs and/or replacements, surface treatment, etc., shall be the responsibility of the municipality having jurisdiction over that portion of road.
 - 2.3. North Huron shall be jointly responsible for the winter maintenance work including patrol, plowing, sanding, and salting as established by the Minimum Maintenance

Standards, on the section of Boundary Line – Arthur Street from Royal Road to North Street and North Street from Arthur Street to Josephine Street (CR 4). All costs incurred by North Huron associated with winter maintenance work on this section shall be paid by North Huron.

- 2.4. All work other than that specifically described in Section 2.3, on the road section described in Section 2.3, such as, but not limited to road construction, hot mix asphalt resurfacing, shoulder gravelling, bridge and culvert repairs and/or replacements, surface treatment, etc., shall be the responsibility of Morris-Turnberry for work on the west and north side of center line and North Huron for work done on the east and south side of center line.
3. The Corporation of the Municipality of Morris-Turnberry shall maintain and repair the portions of road more particularly described as follows:
 - 3.1. The Corporation of the Municipality of Morris-Turnberry shall be responsible for one hundred percent (100%) of the Winter Maintenance Costs including patrolling, plowing, sanding, and salting on the following roads under the jurisdiction of North Huron:
 - 3.1.1. Jordan Drive from Queen Street (CR 4) to Owen Street;
 - 3.1.2. Owen Street from Jordan Drive to Queen Street (CR 4);
 - 3.1.3. Jordan Crescent from Owen Street to end of cul-de-sac; and
 - 3.1.4. Johnston Crescent from Jordan Drive to end of cul-de-sac.
 - 3.2. Morris-Turnberry shall be responsible for one hundred percent (100%) of the Winter Maintenance Costs including patrolling, plowing, sanding, and salting as established by the Minimum Maintenance Standards on the section of boundary – B-Line Road between Morris-Turnberry and North Huron from Josephine Street (CR 4) to the east limit of Wingham, a distance of approximately 810m.
 - 3.3. All work other than that specifically described in Section 3.1. on the road sections described in Section 3.1., such as, but not limited to road construction, hot mix asphalt resurfacing, shoulder gravelling, bridge and culvert repairs and/or replacements, surface treatment, and earth work to alleviate snow accumulation problems, shall be the responsibility of the municipality having jurisdiction over that portion of road.
 - 3.4. Morris-Turnberry shall be jointly responsible for the winter maintenance work including patrol, plowing, sanding, and salting as established by the Minimum Maintenance Standards, on the section of Boundary Line – Arthur Street from Royal Road to North Street and North Street from Arthur Street to Josephine Street (CR 4). All costs incurred by Morris-Turnberry associated with winter maintenance work on this section shall be paid by Morris-Turnberry.
 - 3.5. All work other than that specifically described in Section 3.2. and 3.4. on the road section described in Section 3.2. and 3.4., such as, but not limited to road construction, hot mix asphalt resurfacing, shoulder gravelling, bridge, and culvert repairs and/or replacements, surface treatment, etc., shall be the responsibility of Morris-Turnberry for work on the west and north side of center line and North Huron for work done on the east and south side of center line.
4. It is recognized by both parties that this reciprocal agreement directs equal responsibility to each of the parties. Regarding compensation to either municipality, it is agreed that there shall be no reimbursement to either municipality from the other for the maintenance outlined herein.

5. Each municipality shall have full supervision, control, and financial responsibility for the maintenance work on its respective portion of said roads, and at the end of each financial year, or when the work for each year is completed, the respective Director of Public Works of the said municipalities shall include in their accounts, the maintenance expenditures made in such year on the portion of said road under their responsibility.
6. The responsible Director of each municipality shall forward the details of any planned capital or major maintenance work requiring the financial contribution of more than five-thousand dollars (\$5,000.00) from the other municipality in writing not later than September 1st of the year preceding the work. The cost of approved work shall be apportioned between and paid by the two municipalities on a 50/50 basis.
7. The responsible Director of each municipality shall also prepare each year a detailed statement of the capital improvements as described in Section 2.3., 3.2. and 3.4., and such statement shall be verified by a statutory declaration of the responsible Director and shall be submitted to the other municipality not later than the first day of January in the year following that in which the expenditure was made, and such expenditure shall be paid in said proportions by each of the two municipalities. The capital expenditures by either municipality in any one year on the portion of the work as above set out shall not exceed the sum of five-thousand dollars (\$5,000.00) without first receiving the consent of the municipality to the expenditure of any amount in excess of the said sum.
8. This Agreement when confirmed by By-law of the Council of each of the municipalities shall become effective and binding on the parties hereto and shall continue in force until May 1, 2029. Either Party may provide the other Party with a written notification at any time that this Agreement will be terminated six months following receipt of the written notification.
9. After confirmation by By-law by each municipal council, each municipality shall have jurisdiction only over that portion of the road which it has undertaken to maintain and keep in repair to the extent aforesaid, and shall indemnify and save harmless the other from any loss or damage arising from the want of repair of such road and such other municipality shall be relieved from all liability in respect of the maintenance and repair described herein of such portion of road except as to its liability to contribute its share of the net expenditure therein, under the provision of Section 4 and 7 hereof.

IN WITNESS, THEREOF the Corporate Seals of the said Municipalities as attested by the hands of their respective Heads of Council and Clerks.

**THE CORPORATION OF THE
TOWNSHIP OF NORTH HURON**

Paul Heffer, Reeve

Carson Lamb, Director of
Legislative Services/Clerk

We have the authority to bind the Corporation.

**THE CORPORATION OF THE
MUNICIPALITY OF MORRIS-TURNBERRY**

Jamie Heffer, Mayor

Trevor Hallam, CAO/Clerk

We have the authority to bind the Corporation.

MUNICIPALITY OF MORRIS-TURNBERRY

REPORT TO COUNCIL

TO: Mayor and Council

PREPARED BY: Mike Alcock, Director of Public Works

DATE: March 6, 2024

SUBJECT: 2024 Contract to repair structure M070 on Moncrieff Road

RECOMMENDATION

It is recommended that the Council of the Municipality of Morris-Turnberry consider the following prepared motion for approval:

Moved by

Seconded by

THAT the Council of the Municipality of Morris-Turnberry accept the tender of AJN Builder Inc. for Contract No. BR1522 repairs to structure M070 on Moncrieff Road estimated value of \$111,240.00 (based on estimated quantities and excluding HST) and authorize the Mayor and Clerk to execute the tender and all other required documents.

It is further recommended that any budget surplus be transferred to the roads reserve for future projects after completion of this project.

BACKGROUND

The Moncrieff Road Culvert was identified in the 2020 Bridge Condition Survey and the 2022 Bridge Inspection Report as in need of repair in the 1 – 5 year time period.

The scope of the work includes repairs to the Concrete culvert and installation of new cast-in-place concrete headwalls.

The Council of the Municipality of Morris-Turnberry authorized proceeding to tender for the repairs to structure M070 which is included in the proposed 2024 Public Works Budget, prior to budget approval. The draft 2024 Public Works budget includes \$120,000 for the proposed bridge repairs.

COMMENTS

Twelve contractors received plans for the rehabilitation of structure M 070 and four contractors submitted pricing for the project. The table below summarizes the bids received on February 28, 2024.

	Contractor	Total Tender Price	Over (Under) Low Bid
1	AJN Builders Inc.	\$111,240.00	0.00 %
2	Wellington Construction Contractors	\$119,820.00	7.71 %
3	W.G. Kelly Construction Ltd.	\$187,820.00	68.84 %
4	VanDriel Excavating Inc	\$244,350.11	119.66 %
	Budget Estimate	\$140,000.00	25.85 %

Bid Prices do not include HST

ATTACHMENTS

“None”

OTHERS CONSULTED

B.M. Ross and Associates Limited

Budget:

The Morris-Turnberry Public Works Department included \$120,000 for completing the engineering, construction, and contract administration related to the replacement of structure M070 in the 2023 draft Public Works Budget.

The total expected budget impact to complete the bridge construction including the effective rate of HST (1.76%) is \$113,197.82.

The expected cost to complete the engineering and Contract Administration is \$6,000 including the effective rate of HST (1.76%).

The total estimated Budget impact is estimated at \$119,197.82.

Respectfully submitted,



Mike Alcock,
Director of Public Works

MUNICIPALITY OF MORRIS-TURNBERRY REPORT TO COUNCIL

TO: Mayor and Council
PREPARED BY: Mike Alcock, Director of Public Works
DATE: March 6, 2024
SUBJECT: 2024 – 3 Year Roadside Mowing Contract with an Option for 2-year extension

RECOMMENDATION

It is recommended that the Council of the Municipality of Morris-Turnberry consider the following prepared motion for approval:

Moved by
Seconded by

THAT the Council of the Municipality of Morris-Turnberry accept the tender of Yard Boys Ltd. for a 3 year Roadside Mowing Contract with an option for a 2 year extension, for a 3-year total of \$137,932.00 (excluding HST) and authorize the Mayor and Clerk to execute the tender and all other required documents.

Background:

The contractor that held the roadside mowing contract for the previous 3 years has elected to not extend the contract for an additional 2 years. The reason to not extend is due to increasing costs. The draft 2024 Public Works budget includes \$43,000 for the proposed roadside mowing contract. For comparison the 2023 Public works budget included \$38,000 and the 2018 Public Works budget included \$55,000 for the Roadside Mowing contract based on the previous contractor’s actual costs.

The tender closed at 12:00 pm on February 29th, 2024 at the Municipality of Morris-Turnberry office. Two Contractors picked up tenders and one submitted tenders for the Roadside Mowing Contract.

The Contractor is able to meet all of the required specification.

Comments:

Roadside mowing is a regular maintenance activity and improves aesthetics, safety and compliance with the Weed Control Act.

Roadside Mowing is performed 2 times each year on all Rural Roadsides in Morris-Turnberry. Mowing in the late spring helps control weeds and brush on the roadside and also ensures sight lines are maintained at intersections. Roadside Mowing in the fall helps to control weeds not controlled in the spring cut as well as improving sight lines and reduces drifting on roads in the following winter.

Multi Year Contracts are an effective way to reduce contract costs by increasing the amount of future work for a contractor and their equipment. It allows contractors to plan for equipment replacement and workforce allocation in advance. It also improves efficiency for the Municipality by reducing the number of tenders produced, the amount of advertising required, and improves accuracy with budget planning.

Morris-Turnberry has contracted roadside mowing for many years.

The following table summarizes the tender prices received February 29th, 2024 for Roadside Mowing and compares them to the prices received in 2021 for the same contract:

	Contractor	3 Year Total Morris-Turnberry Price	3 Year Total Over Low Bid from 2021	Annual Commitment
1.	Yard Boys Ltd.	\$137,932.00	\$30,682.00	2024 - \$44,625.00 2025 - \$45,964.00 2026 - \$47,343.00
	Yard Boys Ltd. previous contract (2021-2023)	\$107,250.00	\$0.00	2021 - \$35,750.00 2022 - \$35,750.00 2023 - \$35,750.00

Price Excluding HST

Yard Boys Ltd. has previously completed the roadside mowing contract in Morris-Turnberry with satisfactory results.

In 2017 Roadside mowing cost the Municipality \$53,234.

Budget:

The Municipality of Morris-Turnberry included \$43,000 for Roadside Mowing in the Draft 2024 Public Works budget. The budget impact for 2024 Roadside Mowing will be \$45,410.40 (including 1.76% HST).

Respectfully submitted,



Mike Alcock,
Director of Public Works

MUNICIPALITY OF MORRIS-TURNBERRY REPORT TO COUNCIL

TO: Mayor and Council
PREPARED BY: Mike Alcock, Director of Public Works
DATE: March 6th, 2024
SUBJECT: 2024 Surface Treatment Contract

RECOMMENDATION

It is recommended that the Council of the Municipality of Morris-Turnberry consider the following prepared motion for approval:

Moved by

Seconded by

THAT the Council of the Municipality of Morris-Turnberry accept the tender of Walker Construction Limited for Contract No. MT 24-112 Supply and Place Surface Treatment in the amount of \$357,055.75 (based on estimated quantities and excluding HST) and authorize the Mayor and Clerk to execute the tender and all other required documents.

It is further recommended that any budget surplus be transferred to the roads reserve for future projects after completion of this project.

Executive Summary:

The Municipality of Morris-Turnberry participated in a joint tender process along with the Township of North Huron for the supply and placement of surface treatment on Municipal roads.

The tender closed at 12:00 noon on February 29, 2024 at the Municipality of Morris-Turnberry office. Three contractors submitted tender forms for the Tender.

The Morris-Turnberry portion of the 2024 Surface Treatment includes 11.1 km of single Class 1 Surface Treatment over existing Surface Treated Roads. Also included in the joint tender, but accepted separately by North Huron is approximately 4km of single Class 1 Surface Treatment and 2km of double Class 1 Surface Treatment.

The proposed Morris-Turnberry roads include:

- Turnberry-Culross Road from Holmes Ln. to London Rd. (CR4) – 2.5km - Single
- Brandon Road from East Limit of Belgrave to Clyde Line – 5.6km – Single
- Salem Road from Kieffer Line to Belmore Line – 3.0km - Single

Comments:

Tenders were open in the presence of Municipality of Morris-Turnberry Staff. No Contractors expressed an interest to be present.

The portion of the contract on Turnberry-Culross Road from Holmes Ln. to London Rd. is a joint project between the Municipality of Morris-Turnberry and the Municipality of South Bruce being completed in accordance with our Boundary Agreement and paid for equally between the two Municipalities. The Municipality of Morris-Turnberry will invoice The Municipality of South Bruce for 50% of the cost, which is expected to be \$39,317.38.

The following table summarizes the tender prices received February 29, 2024:

	Contractor	Total Joint Tender Price	Morris Turnberry Portion	Over Low Bid
1	Walker Construction Limited	\$588,776.75	\$357,055.75	\$0.00
2	Miller Paving Limited	\$625,565.16	\$379,383.25	\$22,327.50
3	Cornell Construction Limited	\$627,605.14	\$380,555.25	\$23,499.50

Prices do not include HST

Walker Construction Limited has satisfactorily completed similar projects for the Municipality in the past.

Budget:

The Municipality of Morris-Turnberry included \$345,000 for surface treatment in the draft 2024 Budget. The Municipality of South Bruce will be billed their half of the work on Turnberry-Culross Road estimated at \$40,000 for a total project budget of \$385,000.

The expected cost to complete the project including the effective rate of HST (1.76%) is \$363,339.93. The estimated budget impact is an expected surplus of approximately \$21,660.07.

Respectfully Submitted,



Mike Alcock,
Director of Public Works



Municipality of Morris-Turnberry

2024 Budget Update

March 5, 2024



2024 Budget Draft Update

Tab 2 - Municipal Drains – No Changes

Tab 3 – Building Department

- Increased Training from \$6,500 to \$7,500
- Increase funds from reserve to balance, no impact on taxes

Tab 4 – Property Standards – No Changes

Tab 5 – Parks & Cemeteries – No Changes

Tab 6 – Belgrave Water – No Changes



2024 Budget Draft Update

Tab 7 – Landfill

- 2023 – Additional \$36,000 put into Reserve

2024 Capital

- Future Landfill Costs increased from \$10,000 to \$25,000 for anticipated Site Development
- Added Heated Portable Washroom Unit for \$6,500
- Using \$31,500 reserves to fund site development and portable unit



2024 Budget Draft Update

Tab 8 - Roads

- 2023 - additional \$80,000 contributed to Bridges & Culverts Reserve
- 2023 - additional \$65,000 contributed to Equipment Reserve
- 2023 - additional \$110,000 contributed to the Roads Reserve

- 2024 - Removed reconstruction of North St & Alice St
- 2024 - Added Bi-annual bridge Inspection \$7,000
- 2024 - Balance of Belgrave Stormwater Master plan setup in 2024, \$22,000

Asset management reserve used to fund bridge inspection & stormwater master plan



2024 Budget Draft Update

Tab 9 – Administration Expenses

- 2024 – Insurance up to \$30,000 for Admin 19% increase
- 2024 - Maitland Valley Conservation 8.4% increase
- 2024 - Saugeen Valley Conservation 4.2% increase
- 2024 - Balance of Nitrate study setup \$10,000 – funded by reserve
- 2023 & 2024 - Interest allocated to capital reserve



2024 Budget Draft Update

Tab 9 – Administration Revenues

- 2024 - Statement Fees & Mortgage company fees est. \$5,000
- 2024 - Interest revenue increased to reflect 2023 actuals
- 2024 - Interest revenue from GICs setup as separate line item



2024 Budget Draft Update

Tab 10 – Policing – No Changes

Tab 12 – Animal Control – No Changes

Tab 13 – Cross Border Services – No Changes

Tab 16 – Belgrave Development – No Changes



2024 Budget Draft Update

Tab 14 – Grants

- 2024 - HE Cemetery Levy - No update, \$10,000 as placeholder

Tab 19 – Streetlights

- 2023 – Setup \$500 for anticipated HE invoice



2024 Budget Draft Update

Tab 11 – Fire

- MT Community Fire Safety Assessment pushed to 2024

North Huron

- 2024 Operating Levy is \$232,295, \$31,142 increase, 15% increase
- 2024 Capital Levy is \$50,970 - funded by Fire reserve
- MT's share of: Extraction Equipment, Vehicle, Tech Upgrade, Decontamination Upgrades



2024 Budget Draft Update

Tab 11 – Fire

Huron East

2024 Operating Levy estimated to be \$116,235,
\$15,161 increase, 15% increase to match NH levy increase

2024 Capital Equipment estimated:

2023 Delayed Equipment	\$ 120,750	SCBA & Decontamination Equip
2024 Equipment	<u>\$ 45,525</u>	Bunker Gear, Lifting Bags, HVAC, Vehicle
	\$ 166,275	Total



2024 Budget Draft Update

Tab 11 – Fire

Brussels Fire Hall Renovation

Total Estimate	\$ 1,351,000
Brussels Fire 25%	\$ 337,750
MT share 45%	\$ 151,987
MT Paid in 2022	<u>(\$ 37,500)</u>
2024 Estimate	\$ 114,488



2024 Budget Draft Update

Tab 11 – Fire – Huron East

Hall & Parking Lot

Fire Hall	\$114,500
Delayed 2023 Parking Lot Costs	\$ 22,500
Parking Lot Expansion	<u>\$ 31,500</u>
	\$168,500



2024 Budget Draft Update

Tab 11 – Fire – MT’s Reserves

- Contributions to Fire Reserve increased from \$80,000 to \$120,000/yr.
- Current projections show insufficient funds by 2026

Fire Reserve Projections @ \$80,000/yr	Actuals	Projected	Projected	Projected	Projected	Projected
	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>
Open	604,733	561,655	247,568	284,816	(31,915)	(26,915)
Contribution	78,441	80,000	80,000	80,000	80,000	80,000
Withdrawals	(151,785)	(415,745)	(57,000)	(403,500)	(75,000)	(51,000)
	531,388	225,910	270,568	(38,684)	(26,915)	2,085
Y/E Interest	30,267	21,658	14,249	6,769	-	-
Closing Balance	561,655	247,568	284,816	(31,915)	(26,915)	2,085



2024 Budget Draft Update

Tab 11 – Fire – MT’s Reserves

Fire Reserve Projections @ \$120,000/yr	Actuals	Projected	Projected	Projected	Projected	Projected
	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>
Open	604,733	561,655	288,668	369,277	98,291	149,934
Contribution	78,441	120,000	120,000	120,000	120,000	120,000
Withdrawals	(151,785)	(415,745)	(57,000)	(403,500)	(75,000)	(51,000)
	531,388	265,910	351,668	85,777	143,291	218,934
Y/E Interest	30,267	22,758	17,609	12,514	6,644	10,144
Closing Balance	561,655	288,668	369,277	98,291	149,934	229,078



2024 Budget Draft Update

	Actuals	Projected	Projected	Projected	Projected	Projected
	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>
<u>Morris-Turnberry</u>						
2023 Community Fire Safety Assessment	Delayed	30,000				
<u>Huron East</u>						
2023 SCBA Equipment	Delayed	109,500				
2023 Decontamination Equip	Delayed	11,250				
2023 Parking Lot	Delayed	22,500				
2023 Building Expansion Balance	Delayed	114,500				
2024 Parking Lot Expansion Request		31,500				
2024 Bunker Gear, Rack, Lifting Bags, Board, HVAC		45,525				
<u>Projections</u>						
2025 Bunker Gear			6,000			
2026 Pumper Truck				337,500		
2026 Extraction Equip, Bunker Gear				15,000		
2027 Diesel Exhaust System, Bunker Gear					24,000	
<u>North Huron</u>						
2023 SCBA & Other Equipment	151,785					
2024 Extraction Equipment, Vehicle, Tech Upgrade, Dec		50,970				
Projections: Equipment Estimate, based on 2024			51,000	51,000	51,000	51,000
Total	151,785	415,745	57,000	403,500	75,000	51,000



2024 Budget Draft Update

Tab 15 – Recreation

- HE BMGCC Operating Levy - No update, 2023 Levy + 3.8% CPI as placeholder

Capital

- 2023 BMGCC Capital Delayed	\$50,400	(oil separators & Heaters, Parking Lot)
- 2024 BMGCC Brine Pump	\$10,000	
- 2024 BMGCC Electrical Panel	\$25,000	
- 2024 BMG Pool Filters	\$ 1,400	
- 2024 BMG Pool Deck	<u>\$ 8,000</u>	
Total Capital	\$94,800	



2024 Budget Draft Update

Tab 15 – Recreation - MT Reserve

Rec Reserve Projections @ \$20,000/yr	Actual	Projected	Projected	Projected	Projected	Projected
	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>
Open	126,930	154,106	85,725	110,990	127,369	129,237
Contribution	20,000	20,000	20,000	20,000	20,000	20,000
Withdrawals	-	(94,800)	-	(10,000)	(25,000)	-
	146,930	79,306	105,725	120,990	122,369	149,237
Interest Estimate	7,176	6,419	5,265	6,379	6,868	7,658
Closing Balance	154,106	85,725	110,990	127,369	129,237	156,895

2026 – Compressors \$10,000

2027 – Ice Resurfacer \$25,000



2024 Budget Draft Update

2023 Surplus to General Reserve \$ 136,816.39

General Reserve

Opening Balance	\$250,243
Contributions	\$ 25,000
Withdrawals	<u>(\$66,498)</u>
Ending Balance	\$208,745
2023 Surplus to Reserve	<u>\$136,816</u>
Closing Balance	\$345,561



2024 Draft Budget Tax Rates

Tab 18 – Tax Rates

- School Board – No change from 2023 – Confirmed
- Huron County – Draft Budget @ 5.54% increase

2024 Morris Turnberry

- Draft Levy Increase of \$169,324 or 3.55%
- Requiring Draft Rate increase of 3.88%
- Resulting in a projected blended rate of increase of 3.93%



2024 Budget Draft Update

Outstanding / Subject to Change:

- 2024 Huron East Fire Levy
- 2024 Huron East BMGCC Operating Levy
- 2024 Huron East Cemetery Levy

- 2024 Final County Tax Rate



Questions/Comments & Direction?

Staff Requesting Direction from Council:

1. Return Final Budget and Bylaw to March 19, 2024 Council Meeting.
 2. Wait for Huron East to Provide additional information & return to council with Final 2024 Budget & Bylaw when available.
 3. Return 2024 Final Budget & Bylaw to April 2, 2024 Council meeting, incorporating any updates received from HE if available and utilizing estimates if no further information provided.
- Staff Recommendation: Option #3

Belgrave Well Supply 2023 Operation and Maintenance Annual Report

PTTW # 4313-C7ARBA, Expires September 30,2031
MDWL # 247-101 issue #4, Expires March 2026
DWWP #247-201 Issue #4, effective March 2022

PREPARED BY

Veolia Water
100 Cove Rd.
Goderich, ON
N7A 3Z2

TO

Municipality of Morris Turnberry,
% Mike Alcock
RR#4, 41342 Morris Road,
Brussels, ON
N0G 1H0

Table of Contents

1.0 INTRODUCTION AND BACKGROUND	4
2.0 DESCRIPTION OF WATER SYSTEM	4
3.0 SUMMARY OF WATER QUALITY MONITORING	6
3.1 Water Treatment Equipment Operation and Monitoring as Per Schedule 7, O. Reg 170/03.....	6
3.1.1 Point of Entry Chlorine Residual	6
3.1.2 Distribution Chlorine Residual	6
3.1.3 Turbidity	7
3.2 Microbiological Sampling as per Schedule 10, O. Reg.170/03	8
3.2.1 Raw Water Samples	8
3.2.2 Treated Water (Point of Entry)Samples	10
3.2.3 Distribution Samples	11
3.3 Chemical Sampling & Testing as per Schedule 13, O. Reg.170/03	12
3.3.1 Inorganics	12
3.3.2 Lead	13
3.3.3 Organics	14/15
3.3.4 Trihalomethanes and Haloacetic Acids.....	16
3.3.5 Nitrate & Nitrite	16
3.3.6 Sodium	17
3.3.7 Fluoride	17
4.0 WATER AND CHEMICAL USAGE	18
4.1 Chemical Usage.....	18
4.2 Annual Flows	19
5.0 MINISTRY OF THE ENVIRONMENT INSPECTIONS AND REGULATORY ISSUES	20-22
7.0 MECP Regulatory Changes.....	22

List of Tables

Table 1 – Treated and Distribution Chlorine Residuals for Belgrave Drinking Water System

Table 2 – Raw Water Turbidities for Belgrave Drinking Water System

Table 3a – Microbiological Results for Raw Water at Belgrave Drinking Water System Jane Well

Table 3b – Microbiological Results for Raw Water at Belgrave Drinking Water System McCrea Well

Table 4 – Microbiological Results for Point of Entry at Belgrave Drinking Water System

Table 5 – Microbiological Results for Belgrave Distribution System

Table 6 – Schedule 23 Results for Belgrave Drinking Water System

Table 7 – Lead Sampling Program Results for Belgrave Drinking Water System

Table 8 – Schedule 24 Results for Belgrave Drinking Water System

Table 9 – Nitrate, Nitrite, THM and HAA Results at Belgrave Drinking Water System

Table 10 – Chemical Usage at the Belgrave Drinking Water System

Table 11 – Treated Water Flows for Belgrave Drinking Water System

1.0 INTRODUCTION AND BACKGROUND

The purpose of the 2023 Annual Report is to document the operation and maintenance data for the Belgrave Well Supply for review by The Ministry of Environment, Conservation and Parks in accordance with O. Reg. 170/03. This report covers January 1, 2023 to December 31, 2023. A copy of this report will be submitted to the owner to be uploaded to the municipality's website and can be provided to interested parties upon request.

2.0 DESCRIPTION OF WATER SYSTEM

The Belgrave Well Supply (DWS #220008257), is characterized as a groundwater system and is classified as a large municipal residential system. The system consists of two wells, with a maximum capacity of 501 m³/day. The treatment building houses the controls for the system, chlorination and iron removal treatment, in-ground storage reservoirs and pressure system including pumps for the distribution system.

One production well is located at 32 Hamilton Street (near the intersection of Jane St and referred to as the Jane Street Well), and the other at 23 McCrea Street, with both wells connected to the treatment plant at 28 McCrea Street via dedicated raw water mains. The distribution system serves the community of Belgrave with a connection to the Humphrey Subdivision (North Huron).

The system serves a population of approximately 300 residents, with approximately 113 customer services in use (and 223 service connections total).

The system consists of a Class 2 Treatment and Class 1 Distribution and Supply, which is owned by the Municipality of Morris-Turnberry and operated by Veolia Water Canada, the Operating Authority.

The Jane Street well is 42.4 meters deep, equipped with a submersible pump with a rated capacity of 1.6 Litres/second, with instrumentation and control equipment, and discharges to a combined header.

The New McCrea Street Well (drilled 2021) is 23.9 meters deep equipped with a similar submersible pump with a rated capacity of 4.2 Litres/second, with instrumentation and control equipment and discharges to a combined header.

Flow from each well is combined in a common filter influent header at the treatment plant where the flow is then split equally through three green sand filters, treated with sodium hypochlorite and then to an in-ground reservoir and a high lift pumping station.

The Jane Street well was drilled in October 1983 and The McCrea Street Well drilled in June 1976. Modifications and updates were made to the Jane Street and McCrea Street well systems in 2007 to form the new Belgrave Water Treatment System with a new treatment building.

Raw water is pumped from each well. Potassium permanganate is injected as part of the iron removal system. The filtered water is treated with 6% sodium hypochlorite and then flows to an in-ground two cell storage and chlorine contact reservoir located below the treatment building. The treatment building has three (3) high lift submersible pumps and six (6) hydro pneumatic pressure tanks that supply and maintain the water pressure to the distribution system. The system is monitored and controlled by an onsite Programmable Logic Controller (PLC).

Back-up power is supplied by one 60 KW diesel standby generator with an automatic transfer switch located in the pump house.

There is no elevated storage tank. The system pressure is maintained using pressure tanks and the high lift pumps.

The system has no hydrants and capacity for fire protection is not provided. Blow-offs are used for flushing purposes

The current water source is from two secure deep bedrock wells. Land use in the vicinity of the wells is a mixture of residential and institutional. There is no Municipal sanitary sewer system so the area is served by individual septic systems.

Disinfection is achieved on the Belgrave well supply through the use of 6 % sodium hypochlorite. This chemical is injected prior to the water entering the chlorine contact reservoir at a sufficient dosage to achieve both primary and secondary disinfection objectives.

The primary disinfection system consists of a 200 L solution tank, with one duty and one standby chemical metering pump with automatic switch-over capability. An on-line free chlorine residual analyzer ensures continuous disinfection with high and low level parameter set points and alarms.

Primary disinfection is provided via Chlorine Contact Time within the reservoir. The Chlorine Contact provided is based on the provision of a minimum regulatory CT of 4.0, to provide 99% (2-log) inactivation of viruses. The design Chlorine Contact Time is based on 2-log inactivation of viruses at a minimum free chlorine residual of 0.2 mg/L (after contact time), raw water pH of 6-9 and a minimum water temperature of 5°C.

The chlorine dosage range varies with the chlorine demand of the raw water. The free chlorine residual is monitored at the point of entry to the distribution system, by an on-line chlorine analyzer, with a target residual of > 0.1.00 mg/l and < 2.00 mg/l.

The raw water from the wells at Belgrave has iron levels higher than what is considered aesthetically acceptable. Through the First Engineers report it was determined that the iron oxidized in the treated water and resulted in higher than acceptable turbidity levels within the distribution system. The treatment building provides iron removal through greensand filters. Potassium permanganate is injected into the water to oxidize the iron and to regenerate the greensand filters. This chemical is injected into the raw water upstream of the filters.

The treated water is monitored and controlled by an on-site PLC. A PC at the site records the data generated by the PLC at the wells and treatment building.

Distribution piping typically ranges in size from 50 mm to 150 mm in diameter, and consists of PVC Polyethylene and High Density Polyethylene Piping.

Typical system pressure ranges from 40 P.S.I to 60 P.S.I.

3.0 SUMMARY OF WATER QUALITY MONITORING

3.1 Water Treatment Equipment Operation and Monitoring as Per Schedule 7, O. Reg 170/03

3.1.1 Point of Entry Chlorine Residual

Chlorine residuals are continuously measured using a HACH CL17 online chlorine analyzer and verified for accuracy using hand-held HACH pocket colorimeters.

Table 1 shows the monthly average of free chlorine residual values on the treated water at the point of entry and the distribution.

3.1.2 Distribution Chlorine Residual

Chlorine residuals in the distribution system are continuously monitored at the Humphrey sample station using a HACH CL17 online chlorine analyzer and recorded on the SCADA system. They are also verified using a HACH pocket colorimeter.

Table 1 – Treated and Distribution Chlorine Residuals for Belgrave Drinking Water System

Date	Avg. Treated Chlorine Residuals (mg/L)	Avg. Distribution Chlorine Residuals (mg/L)
January	1.37	1.21
February	1.40	1.26
March	1.35	1.16
April	1.43	1.12
May	1.38	1.26
June	1.19	1.1
July	1.39	1.24
August	1.44	1.19
September	1.37	1.16
October	1.27	1.07
November	1.39	1.22
December	1.24	1.24
Average	1.35	1.19
Minimum	0.88	0.40
Maximum	1.81	1.53

3.1.3 Turbidity

The maximum raw turbidity (NTU) measured at the Jane Well was 0.25 NTU and at the McCrae well the maximum raw turbidity(NTU) was 0.27 NTU.

Table 2 provides a summary of raw turbidity results.

Table 2. – Raw Water Turbidities (NTU) for Belgrave Well Supply

Date	Avg Jane Well Raw NTU	Avg McCrae Well Raw NTU
January	0.21	0.19
February	0.19	0.15
March	0.25	0.22
April	0.19	0.14
May	0.22	0.17
June	0.21	0.13
July	0.16	0.20
August	0.22	0.21
September	0.15	0.12
October	0.22	0.19
November	0.17	0.14
December	0.17	0.20
Minimum	0.15	0.12
Maximum	0.25	0.27
# samples	12	12

3.2 Microbiological Sampling as Per Schedule 10, O. Reg 170/03

3.2.1 Raw Water Samples

Raw water samples are taken every week. A total of 52 samples from Jane Well and 52 samples from McCrea Well were collected and analyzed for E. Coli and Total Coliforms. Each E. Coli result obtained was 0 cfu/100 ml and 1 Total Coliform was obtained at the McCrae well in September.

Table 3a and Table 3b provide a summary of bacteriological results performed on the raw water.

Table 3a – Microbiological Results for Raw Water at the *Jane Well*

Date	E. Coli			Total Coliform		
	# Samples	# Samples 0	# Samples ≥ 1	# Samples	# Samples 0	# Samples ≥ 1
Jan	5	5	0	5	5	0
Feb	4	4	0	4	4	0
Mar	4	4	0	4	4	0
Apr	4	4	0	4	4	0
May	5	5	0	5	5	0
Jun	4	4	0	4	4	0
Jul	4	4	0	4	4	0
Aug	5	5	0	5	5	0
Sep	4	4	0	4	4	0
Oct	5	5	0	5	5	0
Nov	4	4	0	4	4	0
Dec	4	4	0	4	4	0
Total	52	52	0	52	52	0

Table 3b. Microbiological Results for Raw Water at the *McCrea Well*

Date	E. Coli			Total Coliform		
	# Samples	# Samples 0	# Samples ≥ 1	# Samples	# Samples 0	# Samples ≥ 1
Jan	5	5	0	5	5	0
Feb	4	4	0	4	4	0
Mar	4	4	0	4	4	0
Apr	4	4	0	4	4	0
May	5	5	0	5	5	0
Jun	4	4	0	4	4	0
Jul	4	4	0	4	4	0
Aug	5	5	0	5	5	0
Sep	4	4	0	4	3	1
Oct	5	5	0	5	5	0
Nov	4	4	0	4	4	0
Dec	4	4	0	4	4	0
Total	52	52	0	52	51	1

3.2.2 Treated Water (Point of Entry) Samples

One treated water sample from the point of entry is taken every week and analyzed for E.Coli, Total Coliforms and for Heterotrophic Plate Count (HPC). A total of 52 treated water samples were collected and analyzed for the above parameters. All E. Coli and Total Coliform samples were found to be safe. The range of HPC results were <10 – 20 cfu/100 ml 1 sample in November reached >2000.

Table 4 provides a summary of all bacteriological results performed on the treated water.

Table 4. – Microbiological Results for Point of Entry

Date	E. Coli			Total Coliform			HPC		
	# Samples	# Samples 0	# Samples ≥1	# Samples	# Samples 0	# Samples ≥1	# Samples	# Safe	Deteriorating
Jan	5	5	0	5	5	0	5	5	0
Feb	4	4	0	4	4	0	4	4	0
Mar	4	4	0	4	4	0	4	4	0
Apr	4	4	0	4	4	0	4	4	0
May	5	5	0	5	5	0	5	5	0
Jun	4	4	0	4	4	0	4	4	0
Jul	4	4	0	4	4	0	4	4	0
Aug	5	5	0	5	5	0	5	5	0
Sep	4	4	0	4	4	0	4	4	0
Oct	5	5	0	5	5	0	5	5	0
Nov	4	4	0	4	4	0	4	4	0
Dec	4	4	0	4	4	0	4	4	0
Total	52	52	0	52	52	0	52	52	0

3.2.3 Distribution Samples

Distribution samples are collected every week and tested for E.Coli, Total Coliforms and for Heterotrophic Plate Count (HPC). A total of 104 distribution samples were collected and analyzed for the above parameters. All E. Coli and Total Coliform results from the distribution water were 0 cfu/100 ml. The range of HPC results were 10 - <10 cfu/100 ml.

Table 5 provides a summary of all bacteriological samples taken in the distribution system.

Table 5 – Microbiological Results for the Distribution

Date	E. Coli			Total Coliform			HPC		
	# Samples	# Samples 0	# Samples ≥1	# Samples	# Samples 0	# Samples ≥1	# Samples	# safe	Deteriorating
Jan	10	10	0	10	10	0	5	5	0
Feb	8	8	0	8	8	0	4	4	0
Mar	8	8	0	8	8	0	4	4	0
Apr	8	8	0	8	8	0	4	4	0
May	10	10	0	10	10	0	5	5	0
Jun	8	8	0	8	8	0	4	4	0
Jul	8	8	0	8	8	0	4	4	0
Aug	10	10	0	10	10	0	5	5	0
Sep	8	8	0	8	8	0	4	4	0
Oct	10	10	0	10	10	0	5	5	0
Nov	8	8	0	8	8	0	4	4	0
Dec	8	8	0	8	8	0	4	4	0
Total	104	104	0	104	104	0	52	52	0

3.3 Chemical Sampling & Testing as Per Schedule 13, O. Reg 170/03

3.3.1 Inorganics

One treated water sample is taken every 36 months and tested for inorganics. The most recent samples for the Belgrave Drinking Water System were collected on January 31, 2023 and submitted to the laboratory for analysis of inorganics as listed in Schedule 23. All parameters were found to be within compliance. Inorganics will be sampled and analyzed again *January, 2026*.

Results from 2020 and 2023 can be found in **Table 6**.

Table 6. – Schedule 23 Results for Belgrave Well Supply

Parameter	Result (µg/L) 2020	Results (µg/L) 2023	Maximum Allowable Concentration µg/L
Antimony	<0.09	<0.6	6
Arsenic	0.6	0.7	10
Barium	153	169	1000
Boron	<2	22	5000
Cadmium	0.003	0.003	5
Chromium	<0.08	0.29	50
Mercury	0.01	<0.01	1
Selenium	<0.04	0.08	10
Uranium	0.854	0.711	20

3.3.2 Lead

Schedule 15.1 of Ontario Regulation 170/03 requires that samples be taken during two seasons: once between December 15 and April 15 and once between June 15 and October 15. The Maximum Allowable Concentration for Lead is 10µg/L. Lead, pH and Alkalinity samples were taken on January 9th and again on July 17th, 2023. All samples were found to be Compliant.

2023 results can be found in **Table 7**.

Table 7. – Lead Sampling Program Results for Belgrave Drinking Water System

DATE	pH	Alkalinity (mg/L)	Lead(µg/L)
Dec-Apr	8.15	238	0.04
Jun-Oct	8.05	231	0.02

3.3.3 Organics

One treated water sample is taken every 36 months and tested for schedule 24 organic parameters. The most recent samples were collected on January 31, 2023. All parameters were found to be within compliance. Organics will be sampled and analyzed again in January 2026

2020 sample results can be found in **Table 8**.

Table 8. – Schedule 24 Results for Belgrave Drinking Water System

Parameter	Result (µg/L)	Maximum Allowable Concentration (µg/L)
Benzene	<0.32	1
Carbon Tetrachloride	<0.17	2
1,2-Dichlorobenzene	<0.41	200
1,4-Dichlorobenzene	<0.36	5
1,1-Dichloroethylene	<0.33	14
1,2-Dichloroethane	<0.35	5
Dichloromethane	<0.35	50
Monochlorobenzene	<0.3	80
Tetrachloroethylene	<0.35	10
Trichloroethylene	<0.44	5
Vinyl Chloride	<0.17	1
Polychlorinated Biphenyls	<0.04	3
Benzo(a)pyrene	<0.004	0.01
2,4-dichlorophenol	<0.15	900
2,4,6-trichlorophenol	<0.25	5
2,3,4,6-tetrachlorophenol	<0.20	100
Pentachlorophenol	<0.15	60
Alachlor	<0.02	5
Atrazine+N-dealkylated metabolites	<0.01	5
Atrazine	<0.01	-
Desethyl atrazine	<0.01	-
Azinphos-methyl	<0.05	20
Carbaryl	<0.05	90
Carbofuran	<0.01	90
Chlorpyrifos	<0.02	90
Diazinon	<0.02	20

Table 8 Con't

Parameter	Result (µg/L)	Maximum Allowable Concentration (µg/L)
Dimethoate	<0.06	20
Diuron	<0.03	150
Malathion	<0.02	190
Metolachlor	<0.01	50
Metribuzin	<0.02	80
Phorate	<0.01	2
Prometryne	<0.03	1
Simazine	<0.01	10
Terbufos	<0.01	1
Triallate	<0.01	230
Trifluralin	<0.02	45
2,4-dichlorophenoxyacetic acid	<0.19	100
Bromoxynil	<0.33	5
Dicamba	<0.20	120
Diclofop-methyl	<0.40	9
MCPA	<0.00012	.1
Picloram	<1	190

3.3.4 Trihalomethanes and Haloacetic Acid

One distribution sample is taken every three months from a point in the distribution system and tested for Trihalomethanes (THMs) and Haloacetic Acids (HAAs). Samples were collected during the months of February, May, August and November. The Ontario Drinking Water Quality Standard (ODWQS) has set a Maximum Allowable Concentration (MAC) of 100 µg/L for THMs and it is expressed as a running annual average(RAA). The RRA for THMs was found to be 12.5 µg/L, which is within compliance. The HAA MAC is 80 µg/L the results were found to be within compliance.

Refer to **Table 9** for the summary of trihalomethane and haloacetic acids results.

3.3.5 Nitrate & Nitrite

One treated water sample is taken every three months and tested for nitrate and nitrite. Samples were collected during the months of February, May, August and November. The Ontario Drinking Water Quality Standard (ODWQS) has a set Maximum Allowable Concentration (MAC) of 1 mg/L for nitrites and 10 mg/L for nitrates. The results were found to be within compliance.

Refer to **Table 9**.

Table 9. – Nitrate, Nitrite ,THM and HAAs Results at Belgrave Drinking Water System

Date	Nitrate		Nitrite		THMs		HAAs	
	# Samples	Result (mg/L)	# Samples	Result (mg/L)	# Samples	Results (µg/L)	Result (µg/L)	
Feb	1	0.016	1	<0.003	1	11	1	<5.3
May	1	0.015	1	0.004	1	10	1	<5.3
Aug	1	0.011	1	<0.003	1	15	1	<5.3
Nov	1	0.01	1	<0.003	1	14	1	<5.3
Total	4		4		4		4	
Avg.		0.017		<0.003		RAA 12.5		<5.3
Max		0.018		<0.003		15		<5.3

3.3.6 Sodium

One water sample is collected every 60 months and tested for Sodium. The Ontario Drinking Water Standards (ODWQS) have set a Maximum Acceptable concentration (MAC) of 200 mg/L for Sodium and requires the Medical Office of Health be notified if the concentration exceeds 20 mg/L. These samples were last collected on January 31, 2023 and were 10.2 mg/L, which is in compliance. The next water sample for Sodium will be collected and analyzed in March , 2028.

3.3.7 Fluoride

One water sample is collected at least once in every 60 months and tested for Fluoride. The Ontario Drinking Water Quality Standards (ODWQS) have set a MAC of 1.5 mg/L. On May 11, 2020 a sample was collected for this analysis. The sample was found to have a concentration of 1.49 mg/L, which is in compliance. The next water sample for Fluoride will be collected and analyzed on or before May 5, 2025.

4.0 WATER AND CHEMICAL USAGE

4.1 Chemical Usage

75.88 kg of sodium hypochlorite and 39.85 kg of Potassium Permanganate was used to ensure proper disinfection. Refer to **Table 10**

Table 10. – Chemical Usage at Belgrave Drinking Water System

Date	Sodium Hypochlorite		Potassium Permanganate	
	Usage (kg)	Average Dosage (mg/L)	Total Usage (kg)	Average Dosage (mg/L)
Jan	6.81	4.67	2.91	2.30
Feb	6.54	2.82	2.59	2.22
Mar	6.39	2.51	2.98	2.32
Apr	5.61	2.28	3.11	2.35
May	6.97	2.04	4.13	2.43
Jun	7.37	1.89	5.07	2.68
Jul	7.58	2.16	4.35	2.50
Aug	5.59	1.86	3.83	2.49
Sep	5.99	2.27	2.74	2.14
Oct	6.19	2.37	2.94	2.23
Nov	5.13	2.32	2.65	2.34
Dec	5.71	8.49	2.55	2.31
Total	75.88		39.85	
Average		2.97		2.36

4.2 Annual Flows

A summary of the water supplied to the distribution system is provided in **Table 11**. This Table provides a breakdown of the monthly flow provided to the distribution system.

Flow meters were calibrated on July 5, 2023.

Table 11. – Treated Water Flows for Belgrave Drinking Water System

Date	Avg.Daily Flow (m3)	Max Daily Flow (m3)	Total Daily Flow (m3)
Jan	67	80	2064
Feb	70	109	1970
March	80	165	2476
April	81	92	2422
May	104	178	3219
June	130	192	3894
July	110	178	3398
Aug.	97	160	3001
Sept.	91	120	2727
Oct.	89	105	2762
Nov.	86	107	2581
Dec.	76	95	2343
Avg	90		
Max		192	
Total			32857

5.0 MINISTRY OF ENVIRONMENT INSPECTIONS AND REGULATORY ISSUES

SAI Global conducted a Surveillance System Audit on August 11, 2023. There was 1 Minor nonconformance, and 7 opportunities for Improvement to be considered.

The following opportunities for improvement have been identified.

- Element 8: An opportunity is identified to cross-reference the information contained in the E7-Belgrave-Risk Assessment file's yellow CCP and CCL cells (in the Risk Assessment Table on pages 8 to 14) with the CCP Limits information summarized in OP El. 8 – Risk Assessment Outcomes for consistency.
- Element 8: To ensure the required performance of the calendar year reviews of risk assessment outcomes and the 36-month risk assessments, an opportunity is identified to track and record the dates of these latest activities (ref: E7: Belgrave – Risk Assessment, dated June 8, 2022).
- Element 9: An opportunity is identified to update OP El. 9 describing that the CAO and Deputy Clerk are included as part of the Owner representatives as they have signed the latest Commitment & Endorsement.
- Element 16: The MAC for lead should be listed as 0.010 mg/L (or 10 µg/L) in the Sampling, Testing and Monitoring Summary Table – currently, it is listed as 0.10 mg/L.
- Element 18: Consider establishing an annual emergency training and test exercise for the operating authority staff to assess the adequacy of O&M procedures and contingency plans referenced in the risk assessment.
- Element 20: Consider removing the year reference in the next Management Review title – as the previous record appears one year behind reporting on the previous year...and rather, make information current, brought up-to-date and relevant for all involved.
- Element 20: Consider organizing agenda items with a) to p) so that no items are missed in meetings (e.g. El. 20 PLAN c) deviations from CCP limits not discussed last meeting).

Minor Non-conformity: DWQMS Element 21 PLAN requires that the OA tracks and measures continual improvement of its QMS.

- Based on the review of findings in the 2023 Internal Audit Report, and as included in the 2022 External Audit Report, the tracking and measuring of continual improvement is not effectively implemented.

Corrective actions taken to resolve the non-conformance(s) have been reviewed and found to be fully satisfactory in meeting the requirements of DRINKING WATER QUALITY MANAGEMENT STANDARD VERSION 2 - 2017. As a result your organization will be recommended for (continued) registration.

It is suggested that the opportunities for improvement be considered by management to further enhance the Operating Authority's Quality Management System and performance.

The Ministry of the Environment, Conservation and Parks last inspection on the Belgrave Drinking Water System was December, 2023. there were no non compliance/non conformances noted and was given a rating of 100%:

There were no adverse water events in 2023.

There were no Precautionary Boil Water Notices (PBWN) in 2023.

7.0 MECP Regulatory Changes

- Proposed amendments to drinking water operator and water quality analyst certification regulations have been issued to address the impacts of emergencies. These include:
 - allowing the Ministry to act quickly to ensure the Province's drinking water is protected during an emergency

- extending Operator certificates and allowing certain qualified but non-certified staff to temporarily maintain system operations, and would only be enacted during an emergency
- allowing temporary relief from training and certification requirements

This proposal has been registered with the Environmental Registry of Ontario and the consultation process was closed on July 2, 2021. The outcome of this proposal is expected to be published in 2022.

- Proposed updates to the Director's Directions - Minimum Requirements for Operational Plans - May 2021. The Director's Directions have updated the following:
 - Content Requirements - all referenced documents will be considered part of the Operational Plan.
 - Procedures for version control - version number and revision date is to be embedded in every electronic copy, and recorded on every page of any physical copy
 - Completed copy of Subject System Description Form in Schedule "C" of the Director's Directions
 - Operational Plans are to be submitted to the Director electronically
 - Retention of Operational Plans - Operational Plans that were the subject of an audit by an auditor for the accreditation body shall be retained for a minimum of 10 years
 - Public Disclosure of Operational Plans - shall be made available for viewing by the public either electronically (website) or at the principal place of business, but not in a manner that would threaten the safety, health or quality of the drinking water, or create significant prejudice with the contractual obligations of the Operating Authority or other organization.
 - Operational Plans shall be updated to meet the requirements of the Director's Directions no later than April 1, 2022.

The Municipality will provide A copy of the Operational Plan by request

February 23rd, 2024

Re: Changes to Section 28 and 29 Regulations effective April 1, 2024.

To the esteemed Councils of the Saugeen Watershed,

I wish to inform you of important legislative changes introduced by the Provincial Government, impacting Conservation Authorities. On February 16, 2024, Ontario Regulation 41/24, concerning "Prohibited Activities, Exemptions, and Permits," was announced and is scheduled to take effect on April 1, 2024. This regulation alters the Saugeen Valley Conservation Authority's (SVCA) permitting process and the scope of activities permitted.

Key changes include narrowed review areas around significant wetlands and headwater streams and a reduction in SVCA's authority over wetlands and watercourse pollution. Conversely, enforcement capabilities for regulation violations have been strengthened, including the introduction of Stop Work Orders for SVCA Regulations Officers and increased fines for convictions, ranging from a maximum of \$50,000 for an individual to \$1,000,000 for a corporation per offense.

Additionally, Ontario Regulation 688/21 concerning "Rules of Conduct in Conservation Areas" will be enacted.

No additional provincial funding will be provided to support the implementation of these changes, including the development of new maps, comprehensive policy documents, and public consultation efforts.

Saugeen Conservation staff are closely monitoring these developments and are committed to addressing the challenges posed by related deadlines. We will keep our member municipalities updated on our response and any further implications of these regulatory changes. Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Erik Downing", with a long horizontal flourish extending to the right.

Erik Downing
General Manager / Secretary-Treasurer (Acting)
Saugeen Valley Conservation Authority

The Huron County Historical Society
P O Box 3
Goderich Ontario N7A 3Y5



David Armstrong 519-524-1156 email: hchs1965@gmail.com

Municipality of Morris-Turnberry
Trevor Hallam, Chief Administrative Officer/Clerk
41342 Morris Road
P.O. Box 310
Brussels Ontario N0G 1H0

Dear Mr. Hallam;

In 2027 the County of Huron will be celebrating the 200th anniversary of The Canada Company's opening of the Huron Tract and the creation of Goderich. To celebrate this milestone, the Huron County Historical Society will be reviving a proposal that your municipality was part of to secure the future of our recorded history by an expansion of the Huron County Museum and Archives space, particularly the Archives space.

Archives comprise anything of a two-dimensional (document) nature. Individuals and organizations in communities across every municipality have collections and history books that build on the pride of settlement and development. Some years ago a number of both private and public collections were at risk of disappearing. Fifteen were quickly identified and more have come forward since. Seven of those are either disposed of or stored under questionable conditions.

A sample of the larger ones:

- The History of Narcisse Cantin collection in Bluewater was on display in the Hessenland Inn complex by the St. Joseph Historical Society and is now in private storage outside the county, its future is unknown;
- The Huron East collection is stored on the third floor of the municipal building under questionable conditions. Its municipal records are stored in a lower level also under conditions risking deterioration, as are those of many other municipalities.
- The North Huron Museum collection is in the process of being de-accessioned and parts dispersed.

And the list grows.

There were three reports generated between 2012-2014.

- The County of Huron commissioned the *Archives, Corporate Records, and Museum Storage Feasibility Study* by Lundholm Associates in 2012;
- The Society formed an Ad Hoc Committee of Volunteers representing Interested Organizations in 2012, visited 14 Archives facilities in nearby counties, and published a report titled *The Preservation of Archival and Heritage Material in Huron County*, and

• a *Supplement* to that report focussed on archival materials, both corporate and community, being held by the nine lower tier municipalities in Huron County. All came to the same conclusion: an expanded archives is imperative to store and preserve the recorded history of Huron County. One of the County's goals as expressed in the *Cultural Plan* of 2008 is **"the preservation and wise management of its cultural heritage"** .

The Society is again bringing a presentation forward on February 21, 2024 to County Council of those reports. We are also sending the report to you, the lower tier municipalities, as you and your communities have a great stake in the future of a county archives. We need to work together to create a solution to the issues.

We all share the concern of councils and citizens about the threat to, and, yes, loss of, heritage collections in recent years. We could create a public/private affiliation that brings community and municipal resources into a 'hub and spoke' configuration (not unlike the County library system) based on a robust, expanded central archives with community-centred 'satellites'. We have a wonderful opportunity here to create a 'Made in Huron' solution.

We realize it is a difficult ask in times of budgetary restraint but we believe that a Business Plan is required if future funding is to be sought. We estimate the cost of such a plan to be in the order of \$10,000 to \$15,000, to which we are prepared to contribute and to fund-raise through, and with, partners.

We all need to understand what is needed. The Huron County Historical Society on behalf of partner societies and individuals from across the county is proposing a Business Plan be undertaken to give Council a detailed picture of what an enlarged archives would look like and the costs.

An expansion of facilities to address the needs of the communities in the County would be a legacy to stand for the next 200 years.

We will keep you apprised as the issue unfolds.

A handwritten signature in blue ink that reads "David Armstrong". The signature is fluid and cursive, with the first name being more prominent than the last.

David Armstrong, President 2023-24
Huron County Historical Society

Treasury Board Secretariat
Emergency Management Ontario

25 Morton Shulman Avenue
Toronto ON M3M 0B1

Secrétariat du Conseil du Trésor
de la gestion des situations d'urgence Ontario

25, rue Morton Shulman Toronto
ON M3M 0B1



Dear Community Emergency Preparedness Grant (CEPG) Applicant:

Thank you for applying for the CEPG program.

After an evaluation by multiple reviewers, we regret to inform you that your organization was not selected to receive funding through the CEPG program.

Not all applicants received funding from the CEPG program, which was a competitive, merit-based process. Please note, grant applications are no longer being accepted and Emergency Management Ontario is not considering any changes to applications or conducting any further reviews of applications. There is no appeals or reconsideration process as part of the CEPG program.

Thank you for your ongoing leadership to ensure Ontarians are safe, practiced and prepared before, during and after emergencies.

Emergency Management Ontario | Treasury Board Secretariat

To learn more about how emergencies are managed in Ontario, visit Emergency Management Ontario's [webpage](#).





Good News

AMDSB Celebrates Black History Month

Superintendent April Smith highlighted some of the activities from across the district in celebration of Black History Month. She also pointed out that although we celebrate Black History throughout February, it is something that is celebrated throughout the school year. See [the video](#) for a few examples. Also, there is a new black history [curriculum requirement](#) that was announced by the Ministry of Education at the beginning of February.

Centre for Employment & Learning Receives Provincial Funding to Continue Free PSW Training Course

Superintendent Jane Morris was pleased to share that on March 2, Director Walsh attended a joint [press release](#) with Minister Cho, the Minister of Long Term Care. At that time, the province announced that the government will spend almost \$11 million over three years to expand the Personal Support Worker (PSW) program that helps students train on-site in long-term care homes. AMDSB is pleased to announce that we will continue to be partners in this work, and our Centres for Employment and Learning (CEL) are now accepting applications for students to begin training in April 2024 at St. Marys, Goderich and Stratford. Details are on the [CEL website](#). These living classrooms allow students to learn and apply that knowledge at the same time. This supports not only the learning and growth of adult learners but also addresses the labour market needs in our local long term care homes. [Stratford Beacon Herald news article](#).

Athletics Update

Athletes from across the district have been busy with a number of sport activities! Congratulations to all of the athletes who have been competing over the last several weeks. Here is a sampling of what's been happening:

Basketball (boys): Mitchell District HS senior team won the Huron Perth and WOSSA titles and will be competing at OFSAA in March.

Nordic Skiing: St Marys DCVI had 23 athletes qualify for OFSAA.

Swimming: 19 athletes from 3 schools (Stratford District SS, Goderich District CI and Mitchell District HS) qualified for OFSSA.

Volleyball (girls): Stratford District SS won the Junior Huron Perth championship and St Marys DCVI won silver at Junior WOSSA.

Student Trustee Update

Student Trustee Alex Dolmage reported that they are actively preparing for the recruitment of senators for the upcoming academic year by developing a proper pathway for the upcoming elections. Plans are also well underway for an e-waste collection initiative scheduled for the week leading up to Earth Day in April. The initiative involves promoting four drop-off bins at secondary schools across the district, inviting participation from feeder schools, students, staff, parents/caregivers, and the broader community. Student Trustee Nathan Bean was absent from the meeting as he was accepted into the very competitive [Model Parliament for High School Students](#) and is currently participating in Toronto.

Senior Staff Updates

Update on the Director's Work Plan

An update was provided on the [Director's Work Plan](#). Superintendent Paul Langis outlined two leadership development programs offered to AMDSB staff - the Leadership Learning Series which provides learning for experienced leaders, and the Emerging Leadership Development Program (ELDP) for staff interested in future leadership opportunities. Superintendent Laura Marotta summarized the recruitment, retention, onboarding and succession planning as well as the Employee Assistance Program (EAP) provided by Telus Health. Finally, Superintendent Kathy Boyd shared additional staff mental health and well-being resources that are promoted with a poster campaign and a specific section of the internal staff website.

AMDSB Looking for Child Care Partners to Provide Before and After School Care

Superintendent Cheri Carter reported that we are looking to recruit additional child care partners to provide before and after school care at certain schools in Huron County (Brookside PS, North Woods ES, Hullett Central PS, Huron Centennial PS). A [media release](#) was issued in order to find additional partners as well as demonstrate the board's commitment to providing more spaces to meet the needs of families.

Long-term Enrolment Projections

Superintendent Cheri Carter shared the updated Long-Term Student Enrolment projections for the board, which were prepared by Watson & Associates Economists Ltd ("Watson"). Watson Partner Jack Ammendolia recorded [a video](#), which was shared with trustees in the agenda package, along with the accompanying information report.

Watson Senior Consultant Josh Valenti and AMDSB Facilities Administrator Hugh Cox were available to answer questions.

All information can be found on the Board website on the [Pupil Accommodation & Enrolment Projections page](#). The AMDSB Data Dashboards are also available on that page and provide information about student enrolment projections and school locations, structures and sizes, as well as AMDSB community demographic information. A full instruction manual can also be found for how to navigate and understand this information.

Board Approves to Make Small Amendments and Extend AMDSB Strategic Plan

After consultation with trustees, administrators and senior staff, small amendments were made to the 2020-2024 Strategic Plan and it has been extended to 2026. Details will be shared on the board website and released publicly soon.

Future Board Meetings

Regular Board Meetings are held in person unless otherwise noted. Agendas are posted on the [Board Meeting page](#) the day before the meeting. The public portion begins at 4:45 p.m.

- Tuesday, March 26, 2024: Regular Board Meeting at 4:45 p.m. and Committee of the Whole, Closed Session immediately afterwards.
- Tuesday, April 9, 2024: Committee of the Whole, Open Session
- Tuesday, April 23, 2024: Regular Board Meeting at 4:45 p.m. and Committee of the Whole, Closed Session immediately afterwards.

Future Meetings/Events with Trustee Representation

- Special Education Advisory Committee – Wednesday, March 6, 2024 at 4:00 p.m.
- Stratford Area Boundary Review Committee (SABRC) – Thursday, March 7, 2024 at 6:00 p.m. (online)
- Accessibility for Ontarians with Disabilities Act workgroup (AODA) – Wednesday, April 3, 2024 at 3:00 p.m. (online)

THE FUTURE OF FARMLAND

2024 FARMLAND FORUM



A day of networking, sharing, and learning on the most pressing issues in farmland protection.

Join us for discussions on:

- Provincial policies and farmland and environmental protection
- How municipalities and non-profits can support farmland access
- Food system succession planning ... *and more!*

Forum Details

Thursday March 21, 2024
9:00am - 4:30pm



Online

\$50 general
\$25 students



The GrandWay, Elora
(early bird prices)
\$140 general
\$110 farmer
\$60 students



Who Should Attend?

- Farmers
- Land Use Planners
- Land Conservationists
- Researchers
- Provincial Policy Makers
- Municipal Councillors
- Environmentalists
- Land Owners

Tickets

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To:

In accordance with section 42 of the *Drainage Act*, you as an owner of land affected by the proposed drainage works for the

CRUIKSHANK MUNICIPAL DRAIN

(Name of drain)

are requested to attend a council meeting to consider the final report filed with the **Municipality**

of **MORRIS-TURNBERRY**

for this drainage works.

The meeting will take place:

Date (yyyy/mm/dd)

2024/03/19

Time

7:30 pm

Location

41342 Morris Road

If the share of the project cost assessed to your property is more than \$100, a copy of the report is included with this notice.

Name of Clerk (Last Name, First Name)

Hallam, Trevor

Name of Municipality

Municipality of Morris-Turnberry

Signature of Clerk

Date (yyyy/mm/dd)

2024/02/23

Failure to attend meeting: If you do not attend the meeting, it will proceed in your absence. If you are affected or assessed by this proposed project, you will continue to receive notification as required by *the Drainage Act*.

Activities at the meeting to consider the report:

- Usually the engineer will present a summary of the report to council
- For drains initiated by petition:
 - Petitioners will be given an opportunity to withdraw their name from the petition
 - Other owners that benefit from the drain will be given an opportunity to add their name to the petition
- Council must decide whether or not to proceed with the project by provisionally adopting the engineer's report by by-law; they also have the option to refer the report back to the engineer for modifications.
- All property owners affected by the drain will have an opportunity to influence council's decision
- There is no right to appeal assessments or other aspects of the engineer's report at this meeting; these appeal rights will be made available later in the procedure. *Drainage Act, R.S.O. 1990, c. D.17, s. 47 - 54.*

Petitioners: After the meeting to consider the final report, if the petition does not comply with section 4, the project is terminated and the original petitioners are responsible for the costs in shares proportional to their assessment in the engineer's report. *Drainage Act, R.S.O. 1990, c. D. 17 s. 43.*



Municipality Of Morris-Turnberry

Cruikshank Municipal Drain

GMBP File: 323074

February 2024





February 20, 2024
Our File: 323074

Mayor and Members of Council
The Municipality of Morris-Turnberry
41342 Morris Road
Brussels, ON N0G 1H0

Re: Cruikshank Municipal Drain

Mayor Heffer and Members of Council:

We are pleased to present our Report on the “Cruikshank Municipal Drain” in the Municipality of Morris-Turnberry.

Authority to prepare this Report was obtained by a resolution of Morris-Turnberry Council at its October 3rd, 2023 meeting to appoint the undersigned Professional Engineer of GM BluePlan Engineering Limited (GMBP) to prepare an Engineer’s Report.

In accordance with your instructions to vary the original assessments of the Cruikshank Drain pursuant to Section 76 of the Drainage Act, R.S.O. 1990, GMBP has prepared for Council’s consideration the following Drainage Report, Watershed Drawing, and maintenance schedules.

We trust that the information contained within will be satisfactory. If there are any questions or concerns please do not hesitate to contact us.

Yours truly,

GM BLUEPLAN ENGINEERING LIMITED
Per:

A handwritten signature in black ink, appearing to read 'Matt Ash'.

Matt Ash, C.E.T.

TABLE OF CONTENTS

TABLE OF CONTENTS	I
1. INTRODUCTION	9
2. DRAINAGE HISTORY	9
3. WATERSHED.....	9
4. NEW ASSESSMENT SCHEDULES	10
5. METHODOLOGY	10
6. RECOMMENDATIONS	11
7. SUMMARY	11

APPENDICES

APPENDIX A	DETAILED MAINTENANCE SCHEDULES
APPENDIX B	WATERSHED DRAWING

CRUIKSHANK MUNICIPAL DRAIN

MUNICIPALITY OF MORRIS-TURNBERRY

FEBRUARY 2024

1. INTRODUCTION

This report is prepared pursuant to Section 76 of the Drainage Act, RSO 1990 in accordance with a Council report dated October 3, 2023. The request from the Municipality of Morris-Turnberry indicated an Engineer's report was to be prepared to vary the original assessment schedules for the Cruikshank Municipal Drain. A Section 76 report is used to properly identify the landowners and land usages in a drainage watershed and is typically prepared when the existing assessment schedule becomes out of date due to land severances, consolidations, and zoning amendments. The purpose of this report is not to authorize work to be carried out, but to establish a Schedule of Assessment that accurately defines the properties affected by this drain and provide equitable means to distribute future maintenance costs.

2. DRAINAGE HISTORY

The Cruikshank Municipal Drain takes in an area of approximately 177 hectares (437 acres) and is located in Lower Town Wingham in the Municipality of Morris-Turnberry. The drain commences at the Maitland River south of Turnberry Street and terminates upstream just west of Alice Street and north of Royal Road. As well as the Main Drain, there is also an Extension Drain that drains lands generally west of Adelaide Street and south of Royal Road, and a small Branch 'A' that drains lands immediately east of Mary Street and south of Royal Road. The Cruikshank Drain is entirely an open ditch system.

It is unclear whether the Cruikshank Drain is a constructed drainage system or a natural watercourse that was incorporated as a Municipal Drain. According to information provided, the Cruikshank was created as a Municipal Drain in 1959 by way of a report from James A. Howes OLS. The 1959 report included some excavation of the drain as well as brushing, and the installation of culvert pipes at road crossings. According to the 1959 profile drawing the excavation was only a deepening of an existing open ditch system and it appears that the watercourse was pre-existing. The assessment schedule developed in 1959 contained 51 individual properties and 16 road allowances, some of which no longer exist.

In 1977 the Township of Turnberry procured a report from Gamsby and Mannerow Ltd (now GMBP) to provide for an extension to the Cruikshank Drain. Similar to 1959 this work included some excavation of an existing system as well as brushing and the provision of road culverts. This report did not change the watershed limits but rather provided for an improved outlet for properties already within the Cruikshank Drain area. The Extension Drain and Branch 'A' incorporated as part of this report included 28 properties as well as 9 road allowances, some of which once again no longer exist.

To our knowledge no further work has been performed on the Cruikshank Municipal Drain beyond normal maintenance activities, and the assessment schedule for the Main Drain continues to date to 1959. Due to the significant changes that have occurred since that time, the original information is no longer useful for maintenance purposes.

3. WATERSHED

Generally, when a report is prepared for an existing drainage system, major changes to the watershed limits are discouraged unless there are specific requests from landowners.

The updated watershed for the Cruikshank was developed by examining the catchment area as determined in 1959 and supplemented with the 1977 information. As well, adjacent drainage systems (Gregory Drain and Thompson Lamont Drain) were examined to ensure that their catchment areas aligned with the Cruikshank catchment area without overlap or missing areas. As a final check, contour mapping available from Land Information Ontario was overlaid on the watershed to determine if any obvious errors were present. Minor adjustments to the watershed boundary were made where appropriate. It should be noted that property lines are not typically used to define the watershed boundary although roads may occasionally be used where they form a physical barrier to water flow.

The final watershed for the Cruikshank Drain was determined to be approximately 177.3 hectares in size and contains 117 individual properties as well as 15 road allowances for a total property count of 132.

4. NEW ASSESSMENT SCHEDULES

Section 76 of the Drainage Act allows for a report to be prepared by an Engineer on behalf of a municipality in order to address changes to the assessment of maintenance works for a municipal drain. Such a report may be warranted if a municipal drain is constructed by by-law under the Drainage Act and circumstances arise that require adjustment to the originally set maintenance schedules. Section 76 of The Drainage Act is stated as follows:

“The council of any local municipality liable for contribution to a drainage works in connection with which conditions have changed or circumstances have arisen such as to justify a variation of the assessment for maintenance and repair of the drainage works may make an application to the Tribunal, of which notice has been given to the head of every other municipality affected by the drainage works, for permission to procure a report of an engineer to vary the assessment, and, in the event of such permission being given, such council may appoint an engineer for such purpose and may adopt the report but, if all the lands and roads assessed or intended to be assessed lie within the limits of one local municipality, the council of that municipality may procure and adopt such report without such permission. R.S.O. 1990”

Should the municipality wish to undertake repair work on the Cruikshank Main Drain and/or its branches, any costs would currently need to be assessed to the landowners within the watershed using the maintenance schedules as set in the 1959 and 1977 reports. This is clearly an untenable situation that warrants a reassessment of the drainage area.

5. METHODOLOGY

To determine an updated schedule for future maintenance work, properties are assessed based on their outlet liability. That is, the proportion of assessment for drainage work will be assessed on the proportion of water an individual property contributes to the drain. To determine the proportion of water a property contributes, two factors are utilized; property area and equivalent area factors. Property area refers to the area of a parcel that lies inside the watershed boundary only. Equivalent area factors take into account current land use, and in certain cases potential future use where that use can be confidently determined. Equivalent area factors are determined by the Engineer and reflect, in general terms, the amount of runoff that a property is likely to contribute to the drainage system in comparison to an equivalent sized agricultural parcel. They can be influenced by zoning but are not determined by zoning alone. The use of equivalent area factors allows for a fairer proportion of the overall assessment based on the proportion of water each individual property sends to the municipal drain.

For this report, agricultural land was used as a baseline, with a factor of 1.0. Other land types were given a factor to account for surface permeability differences that cause water to flow over the ground surface rather than infiltrate into the ground. A list of the equivalent area factors used in this report is as follows:

Land Use	Equivalent Area Factor
Agricultural	1.0
Bush	0.5
Wetland / Swamp	0.2
Residential	1.33
Commercial	1.67
Industrial	1.67
Road ¹	1.75

1 – As per MTO policy

6. RECOMMENDATIONS

This report provides updated assessment schedules so that future maintenance works can be more fairly proportioned against the lands and roads within the watershed of the Cruikshank Municipal Drain, including the Extension Drain and Branch ‘A’. We recommend that maintenance costs related to recent and/or future drain cleaning operations be prorated using the attached Maintenance Schedule. These costs can not be fairly assessed until the adoption of this report under by-law is completed.

The proposed Maintenance Schedules for the assessment of future maintenance works can be found in Appendix ‘A’ of this report. We further recommend that these maintenance schedules be continually updated as future severances, consolidations, and zoning amendments occur. Section 65 of the *Drainage Act* states as follows:

“Changes in assessment

Subsequent subdivision of land

65. (1) *If, after the final revision of an engineer’s assessment of land for a drainage works, the land is divided by a change in ownership of any part, the clerk of the local municipality in which the land is situate shall instruct an engineer in writing to apportion the assessment among the parts into which the land was divided, taking into account the part of the land affected by the drainage works. 2010, c. 16, Sched. 1, s. 2 (26).*

Agreement on share of assessment

(2) *If the owners of the subdivided land mutually agree on the share of the drainage assessment that each should pay, they may enter into a written agreement and file it with the clerk of the local municipality and, if the agreement is approved by the council by resolution, no engineer need be instructed under subsection (1). 2010, c. 16, Sched. 1, s. 2 (26).*

Subsequent connection to drainage works, etc.

(3) *If an owner of land that is not assessed for a drainage works subsequently connects the land with the drainage works for the purpose of drainage, or if the nature or extent of the use of a drainage works by land assessed for the drainage works is subsequently altered, the clerk of the local municipality in which the land is situate shall instruct an engineer in writing to inspect the land and assess it for a just proportion of the drainage works, taking into account any compensation paid to the owner of the land in respect of the drainage works. 2010, c. 16, Sched. 1, s. 2 (26).”*

We recommend that all future severances or changes in land use within this drain be accounted for in the maintenance schedule through the use of Section 65 and that the cost of adjusting the schedule be paid by the parties to the severance or change in use.

7. SUMMARY

On behalf of the Municipality of Morris-Turnberry, under direction of Section 76 of the Drainage Act, updated assessment schedules for future maintenance of the Cruikshank Municipal Drain, including the Extension Drain and Branch ‘A’ have been prepared.

After the adoption of this report, the Cruikshank Municipal Drain shall be maintained by the Municipality of Morris-Turnberry, with the cost of all maintenance work to be assessed to all upstream roads and lands pro rata with the Maintenance Schedules provided in this report.

The cost to prepare this report is fixed at **\$7,800.00** inclusive of HST and shall be assessed to the landowners in the watershed in the same manner as future maintenance, as shown on the attached Main Drain assessment schedule.

All of which is respectfully submitted.

Yours truly,

GM BLUEPLAN ENGINEERING LIMITED
Per:



Ben Gowing, P.Eng.



APPENDIX A
Detailed Maintenance Schedules

Cruikshank Main Drain

Schedule of Assessment for Future Maintenance
Prepared by GM BluePlan Engineering Limited December 2023
Cruikshank Municipal Drain - MAIN DRAIN

Roll Number	Legal Description	Owner	Land Area	EA Factor	Adjusted Area		Maintenance Assessment	Report Cost (Sect. 76)
			ha.		ha.	ac.		
406049001003205	CON 10 PT LOT 26 AS RP 22R-;4501 PT 1 AND RP22R-949 PT 1	FOXTON MICHAEL RANDOLPH J	1.4	1.00	1.4	3.5	0.78%	\$ 61.17
406049001003300	TURNBERRY CON 10 PT LOT 26;RP 22R4988 PT PART 3	KTM FAMILY FARM LIMITED	17.9	1.00	17.9	44.2	9.78%	\$ 763.13
406049001003305	TURNBERRY CON 10 PT LOT 26;RP 22R5646 PT PARTS 1 AND 2;RP 22R5944 PART 2	NORTH HURON TOWNSHIP	4.1	1.00	4.1	10.1	2.23%	\$ 174.14
406049001003310	CON 10 S PT LOT 26 AND RP;22R265 PART 1	NORTH HURON TOWNSHIP	4.8	1.00	4.8	11.8	2.61%	\$ 203.26
406049001003320	CON 10 S PT LOT 26	ROMAN CATHOLIC EPISCOPAL	0.4	1.00	0.4	1.0	0.22%	\$ 17.31
406049001003330	TURNBERRY CON 10 PT LOTS 26;AND 27 RP 22R4988 PT PART 2;RP 22R5944 PART 1	SKINN MITCHELL BRIAN JOSEPH	10.2	1.00	10.2	25.1	5.56%	\$ 433.34
406049001003340	CON 10 S PT LOT 27 RP;22R4988 PART 1	BUSHELL RUTH ANNE	5.0	1.00	5.0	12.3	2.72%	\$ 212.30
406049001003600	CON 10 PT LOT 28 RP 22R4886;PART 2	BUSHELL BARRY NELSON	0.6	1.00	0.6	1.5	0.34%	\$ 26.13
406049002002200	PLAN 410 LOT 228 TO 231 LOT;273 TO 276 PT VICTORIA ST PT;GREEN ST PT VICTORIA ST PT;ALICE ST PT UNNAMED ST;CLOSED	CONSERVATION AUTHORITY	0.6	0.20	0.1	0.3	0.06%	\$ 4.80
406049002003500	P 425 LTS 28-30 CHURCH ST;CLSD P 427 LTS 1-7 LTS 31-41;LANE CLOSED P 410 PT LT 267;PT BLK D PT HERBERT & HELENA;STS CLSD SUBT TO EASEMENT	CONSERVATION AUTHORITY	1.6	0.20	0.3	0.8	0.18%	\$ 13.80
406049002004600	PLAN 410 LOT 232 TO 236 PT;LOT 237 PT LOTS 266 267 268;LOTS 269 TO 272 PT HERBERT;ST PT ALICE ST PT LANE;CLOSED	CONSERVATION AUTHORITY	2.6	0.20	0.5	1.3	0.28%	\$ 22.03
406049002004800	PLAN 410 LOTS 263 TO 265	KREGAR CHAD RODNEY	0.6	1.33	0.8	2.0	0.45%	\$ 35.38
406049002004810	PLAN 410 LOTS 240 AND 241	GARNISS DOUGLAS HERBERT	0.4	0.50	0.2	0.5	0.11%	\$ 8.63
406049002004815	PLAN 410 LOT 262	GARNISS DOUGLAS HERBERT	0.2	1.33	0.2	0.6	0.13%	\$ 10.49
406049002005000	PLAN 410 LOT 238 LOT 239	FARQUHAR RODNEY	0.4	1.33	0.5	1.3	0.29%	\$ 22.96
406049002005100	PLAN 410 LOT 221	STEFFLER BRIAN JOSEPH	0.2	1.33	0.3	0.7	0.15%	\$ 11.51
406049002005115	PLAN 410 PT LOT 222 AS RP;22R1719 PARTS 5 6 7 SUBJT TO;B T EASEMENT	MORRISON VICKI LYNN	0.1	1.00	0.1	0.3	0.08%	\$ 6.01
406049002005200	PLAN 410 PT LOTS 222 223 AS;RP 22R1719 PARTS 1 2 3 4	MORRISON STEVEN LYNN	0.3	1.33	0.4	0.9	0.19%	\$ 15.03
406049002005235	PLAN 410 LOT 200 PT LANE AND;RP 22R6311 PARTS 5 AND 7	MATHERS JUDY ANN	0.2	1.33	0.3	0.7	0.17%	\$ 12.87
406049002005300	PLAN 410 LOTS 196 TO 199 224;AND 225 PT LANE BLK Q PK LOT;78 AND RP 22R5718 PART 1	HARKNESS LYLA ANN	0.4	1.33	0.5	1.3	0.29%	\$ 22.85
406049002005300	PLAN 410 LOTS 196 TO 199 224;AND 225 PT LANE BLK Q PK LOT;78 AND RP 22R5718 PART 1	HARKNESS LYLA ANN	0.8	1.33	1.1	2.7	0.59%	\$ 45.81
406049002005300	PLAN 410 LOTS 196 TO 199 224;AND 225 PT LANE BLK Q PK LOT;78 AND RP 22R5718 PART 1	HARKNESS LYLA ANN	4.4	1.00	4.4	11.0	2.43%	\$ 189.24
406049002005400	PLAN 410 LOTS 206 TO 208 213;TO 220 242 243 260 AND 261;PT LANE AND RP 22R6322 PARTS;4 AND 5 RP 22R6323 PARTS 3;AND 4	FEAR MURRAY STEPHEN	1.3	0.20	0.3	0.6	0.14%	\$ 11.00
406049002005400	PLAN 410 LOTS 206 TO 208 213;TO 220 242 243 260 AND 261;PT LANE AND RP 22R6322 PARTS;4 AND 5 RP 22R6323 PARTS 3;AND 4	FEAR MURRAY STEPHEN	1.1	1.33	1.5	3.7	0.83%	\$ 64.41
406049002005400	PLAN 410 LOTS 206 TO 208 213;TO 220 242 243 260 AND 261;PT LANE AND RP 22R6322 PARTS;4 AND 5 RP 22R6323 PARTS 3;AND 4	FEAR MURRAY STEPHEN	0.9	0.20	0.2	0.4	0.09%	\$ 7.32
406049002005403	PLAN 410 LOT 201	NOBLE DOUGLAS WAYNE	0.2	1.33	0.3	0.7	0.15%	\$ 11.51
406049002005405	PLAN 410 LOT 202	FITCH ALVIN EARL	0.2	1.33	0.3	0.7	0.15%	\$ 11.51
406049002005410	PLAN 410 LOT 203	PHAM HEATHER RUTH	0.2	1.33	0.3	0.7	0.15%	\$ 11.51
406049002005415	PLAN 410 LOT 204	MCCANN CHAD LORNE	0.2	1.33	0.3	0.7	0.15%	\$ 11.51
406049002005420	PLAN 410 LOT 205	RILEY JOEL RONALD	0.2	1.33	0.3	0.7	0.15%	\$ 11.51
406049002005460	PLAN 410 LOT 244	JOHNSON GERALD EDWARD	0.2	0.20	0.0	0.1	0.02%	\$ 1.72
406049002005465	PLAN 410 LOT 245	0	0.2	0.20	0.0	0.1	0.02%	\$ 1.72
406049002005470	PLAN 410 LOT 246	BARLOW KYLE CAMERON	0.2	0.20	0.0	0.1	0.02%	\$ 1.72
406049002005480	PLAN 410 LOT 259 PT LANE AND;RP 22R6322 PART 3	JOHNSON GERALD EDWARD	0.2	1.33	0.3	0.7	0.17%	\$ 12.87
406049002005486	PLAN 410 LOTS 245 AND 258 PT;LANE AND RP 22R6322 PART 2	GALLAHER MADELEINE ALYSE	0.2	1.33	0.3	0.7	0.17%	\$ 12.87
406049002005488	PLAN 410 LOT 257	BARLOW KYLE CAMERON	0.2	1.33	0.3	0.7	0.15%	\$ 11.45
406049002005500	PLAN 410 PT LOT 282 AS RP;22R1621 PART 1	ROSS DOUGLAS JAMES	0.1	1.33	0.2	0.5	0.10%	\$ 8.05
406049002005505	PLAN 410 LOTS 279 TO 281 297;TO 301 PT LOT 282 PLAN 427;LOT 43 PT LOT 42 LANES PT;AUGUST ST PT HERBERT ST PT;PATRICK ST RP 22R1621 PARTS	BAKER SHELDON DAVID	2.8	0.40	1.1	2.7	0.59%	\$ 46.04
406049002005600	PLAN 410 PK LOTS 66 TO 68 PT;ALFRED ST PT PATRICK ST AND;RP 22R6316 PARTS 2 TO 4 AND;6	JEWITT DENNIS WINSTON	6.8	0.50	3.4	8.4	1.86%	\$ 145.16
406049002005802	PLAN 410 LOTS 283 TO 286;LANE PT ALFRED ST AND RP;22R6310 PARTS 1 TO 4 RP;22R6321 PARTS 6 AND 7	BAKER SHELDON DAVID	1.0	1.00	1.0	2.5	0.55%	\$ 43.23
406049002006000	PLAN 410 LOTS 290 AND 291 PT;LANE AND RP 22R6321 PART 1	1054365 ONTARIO LTD	0.5	1.00	0.5	1.1	0.25%	\$ 19.48
406049002006002	PLAN 410 LOTS 292 AND 293	1054365 ONTARIO LTD	0.2	1.00	0.2	0.6	0.13%	\$ 10.02
406049002006020	PLAN 410 LOTS 289 AND 294 PT;LANE AND RP 22R6321 PART 2	1054365 ONTARIO LTD	0.4	1.33	0.5	1.4	0.30%	\$ 23.36
406049002006030	PLAN 410 LOTS 287 AND 296 PT;LANE PT ALFRED ST AND RP;22R6321 PARTS 4 AND 5	1054365 ONTARIO LTD	0.6	1.00	0.6	1.4	0.30%	\$ 23.45
406049002006040	PLAN 410 LOTS 288 AND 295 PT;AUGUSTA ST PT LANE AND RP;22R6321 PART 3 RP 22R4237;PART 8	1054365 ONTARIO LTD	0.5	1.00	0.5	1.3	0.28%	\$ 21.91
406049002006200	PLAN 410 LOTS 252, 253	WELSH JUDITH MARIE	0.4	1.33	0.5	1.3	0.29%	\$ 22.96
406049002006210	PLAN 410 LOT 249 LOT 254 AND;PT UNNAMED LANE	ROCK RANDALL OWEN	0.2	1.33	0.3	0.7	0.15%	\$ 11.45
406049002006210	PLAN 410 LOT 249 LOT 254 AND;PT UNNAMED LANE	ROCK RANDALL OWEN	0.2	1.33	0.3	0.7	0.15%	\$ 11.45
406049002006215	PLAN 410 LOTS 248 AND 255 PT;LANE AND RP 22R6321 PART 10	MANN ANGELA SUSANNE	0.4	1.33	0.6	1.4	0.31%	\$ 24.32
406049002006220	PLAN 410 LOTS 247 AND 256 PT;LANE AND RP 22R6321 PART 11	MANN WAYNE JOHN CLARENCE	0.4	1.00	0.4	1.1	0.23%	\$ 18.29
406049002006240	PLAN 410 LOT 250	WELSH JUDITH MARIE	0.2	1.00	0.2	0.5	0.11%	\$ 8.61
406049002006245	PLAN 410 LOT 251 PT ALICE ST;PT LANE AND RP 22R6321 PARTS;8 12 AND 13	SCHILL EDWARD JOSEPH MICHAEL	0.3	1.33	0.4	1.0	0.22%	\$ 17.41
406049002006300	PLAN 410 PT PK LOT 63 RP;22R3006 PARTS 1 AND 2	ROTHENBERG JEFFREY HAROLD	0.2	1.33	0.3	0.6	0.14%	\$ 11.11
406049002006400	PLAN 410 PT PARK LOT 63 AS;RP 22R3006 PART 3	SCHIESTEL ADAM ALEXANDER	0.1	1.33	0.1	0.4	0.08%	\$ 6.24
406049002006410	PLAN 410 PT LOT 63 AS RP;22R3173 PART 1	LEBLANC RANDY GIRARD	0.2	1.33	0.2	0.6	0.14%	\$ 10.55
406049002006600	PLAN 410 LOT 64 PT LOT 63 PT;RD ALLOW CL WETLAND WINGHAM;COMPLEX AND RP 22R6316 PART;1	SCHUIT RUSSELL	3.7	0.50	1.8	4.6	1.01%	\$ 78.63
406049002006700	PLAN 410 LOT 209 LOT 211 LOT;212 E PT LOT 210	LEE BETTY JUNE	0.4	1.33	0.5	1.3	0.30%	\$ 23.02
406049002006700	PLAN 410 LOT 209 LOT 211 LOT;212 E PT LOT 210	LEE BETTY JUNE	0.3	0.20	0.1	0.2	0.03%	\$ 2.59
406049002006800	PLAN 410 W PT LOT 210	WINGHAM SPORTSMEN	0.1	0.20	0.0	0.0	0.01%	\$ 0.86
406049002006900	PLAN 410 PT PARK LOT 38	VENDEVEN HOLDINGS INC	2.2	1.33	2.9	7.1	1.58%	\$ 122.98
406049002006901	PLAN 410 PT PARK LOTS 37 AND;38 AND RP 22R3608 PARTS 1 TO;3	HAMMOND ANNETTE	2.0	1.00	2.0	5.0	1.11%	\$ 86.62
406049002006925	PLAN 410 PARK LOT 36 PT PARK;LOT 37 AND RP 22R7158 PART 1	HAMMOND FORDE LLOYD	2.6	1.00	2.6	6.5	1.43%	\$ 111.44
406049002007000	PLAN 410 LOTS 306 TO 323 326;TO 335 PT LANES PT AUGUSTA;ST PT LOUISA ST PT HERBERT;ST PT ALFRED ST PLAN 427;LOTS 44 AND 45 PT MILL	WESCAST INDUSTRIES INC	0.4	1.00	0.4	0.9	0.21%	\$ 16.33

Roll Number	Legal Description	Owner	Land Area	EA Factor	Adjusted Area		Maintenance Assessment	Report Cost (Sect. 76)
			ha.		ha.	ac.		
406049002007700	PLAN 410 PARK LOT 27 PT PARK;LOTS 26 AND 28 AS RP 22R2467;PART 2 PT PART 1	ROYAL HOMES LIMITED	3.4	1.67	5.7	14.0	3.10%	\$ 241.49
406049002007800	PLAN 410 PARK LOT 29 PT PARK;LOT 28 AND RP 22R6861 PART 1	KUYVENHOVEN DEBERAH JOYCE	2.7	1.00	2.7	6.7	1.49%	\$ 115.87
406049002007900	PLAN 410 PT PARK LOT 30 AND;RP 22R4063 PART 1	GREEN'S MEAT MARKET &	2.3	1.67	3.9	9.5	2.11%	\$ 164.45
406049002008000	PLAN 410 PT PARK LOT 30 AS;RP 22R4063 PART 2	GREEN KEVIN JOHN	0.2	1.33	0.3	0.7	0.15%	\$ 12.08
406049002008001	TURNBERRY PLAN 410 PT PARK;LOT 32 RP 22R5900 PART 1	ONTARIO SUPER STORAGE INC	0.3	1.67	0.5	1.3	0.28%	\$ 21.93
406049002008015	PLAN 410 W PT PARK LOT 32 AS;RP 22R1335 PART 1	PROCTER CLAYTON LANG	0.9	1.67	1.4	3.5	0.78%	\$ 60.66
406049002008100	PLAN 410 PARK N PT LOT 33	MARKLEVITZ GEORGE EDWARD	1.2	1.00	1.2	3.0	0.65%	\$ 51.03
406049002008200	PLAN 410 PT PARK LOT 44 AS;22R2168 PART 2	MCKEE WAYNE ARTHUR	0.7	1.33	1.0	2.4	0.52%	\$ 40.88
406049002008205	PLAN 410 PT PARK LOT 44 AS;RP 22R2845 PART 3	BARTMAN DAVID CARL	0.5	1.67	0.8	2.0	0.45%	\$ 34.74
406049002008210	PLAN 410 PT PARK LOT 44 AS;RP 22R2845 PART 2	WATTAM ROBERT NORMAN	0.5	1.67	0.8	2.0	0.45%	\$ 34.81
406049002008215	PLAN 410 PT PARK LOT 44 AS;RP 22R2845 PART 1	THOMSON CLINT DOUGLAS	0.5	1.67	0.8	2.0	0.45%	\$ 35.31
406049002008265	PLAN 410 PT PARK LOTS 39 AND;50 S OF RAILWAY	ROBINSON PAUL THOMAS	2.1	1.00	2.1	5.3	1.17%	\$ 90.93
406049002008300	PLAN 410 PARK LOT 65	WINGHAM SPORTSMEN	2.0	1.00	2.0	4.9	1.09%	\$ 84.96
406049002008400	PLAN 410 PARK LOT 34 PT PARK;LOT 33 RP 22R6718 PART 4	BRITESPAN BUILDING SYSTEMS	2.5	1.00	2.5	6.2	1.37%	\$ 106.92
406049002008405	PLAN 410 PARK LOT 35	STEIN EDWARD ADAM	1.9	1.00	1.9	4.6	1.02%	\$ 79.42
406049002008410	PLAN 410 PT PARK LOT 33 RP;22R6718 PART 5	CROSS BRENT	0.6	1.00	0.6	1.5	0.33%	\$ 25.88
406049002008420	PLAN 410 PT PARK LOT 31 RP;22R6718 PART 1	NORTH URBAN HOMES LTD	0.1	1.00	0.1	0.3	0.06%	\$ 4.99
406049002008430	PLAN 410 PT PARK LOT 31 RP;22R6718 PART 2	7604483 CANADA INC	0.1	1.00	0.1	0.3	0.08%	\$ 5.88
406049002008440	PLAN 410 PT PARK LOT 31 RP;22R6718 PART 3	SEPOY WIRING LTD	1.8	1.00	1.8	4.5	1.00%	\$ 77.72
406049002008500	PLAN 410 PT PARK LOT 50 AS;RP 22R2779 PART 1 AND RP;22R3608 PART 7 RP 22R4830;PART 1	LOCKRIDGE JEFFREY WILLIAM	0.8	1.33	1.1	2.7	0.60%	\$ 46.55
406049002008502	PLAN 410 PARK LOTS 40 41 42;43 45 46 47 48 49 PT PARK;LOTS 39 50	TAIT JANET	21.7	1.00	21.7	53.5	11.85%	\$ 924.14
406049002008900	PLAN 410 PARK LOTS 51 AND 62;PT ALBERT ST RP 22R3609 PART;4	MACHAN TREVOR GORDON	0.3	1.00	0.3	0.8	0.17%	\$ 12.96
406049002009000	PLAN 410 PT BLK C PT ALBERT;ST CLOSED AS RP 22R4377 PART;2	KUCAN MICHAEL JOSEPH	1.9	1.00	1.9	4.8	1.06%	\$ 82.62
406049002009100	PLAN 410 PT BLOCK C AS RP;22R4667 PARTS 2 & 3	NEWELL JAMES DOUGLAS	0.3	1.33	0.4	1.0	0.22%	\$ 17.41
406049002009105	PLAN 410 PT BLOCK C PT;ALFRED ST RP 22R4667 PART 1;RP 22R5844 PART 20	CAMPBELL DIANNE MARIE	3.9	1.00	3.9	9.6	2.12%	\$ 165.24
406049002009200	PLAN 410 PT BLK C PT ALFRED;ST AND RP 22R5844 PART 12	WHITELOCK NICOLE ANNE MARIE	0.2	1.33	0.3	0.8	0.17%	\$ 13.21
406049002009300	PLAN 410 PARK LOT 69 AND PT;PATRICK ST PT ALFRED ST RP;22R5844 PARTS 6 AND 11	ARMSTRONG JASON MICHAEL	2.7	1.00	2.7	6.8	1.50%	\$ 116.98
406049002009375	PLAN 410 PARK PT LOT 76 RP;22R5917 PART 3	PARLETTE BEAU MICHAEL	0.4	1.33	0.5	1.2	0.26%	\$ 20.13
406049002009380	PLAN 410 PARK PT LOT 76 RP;22R5917 PART 2	OVERHOLT JAYMES VINCENT	0.5	1.33	0.7	1.6	0.36%	\$ 27.95
406049002009385	PLAN 410 PT PARK LOT 76 PT;PATRICK ST RP 22R5844 PART 7;RP 22R5917 PART 1	ERRINGTON STEVEN ROSS	1.0	1.33	1.4	3.4	0.74%	\$ 57.83
406049002009400	PLAN 410 PT PARK LOT 79 RP;22R7057 PART 3	NU-WOOD CARPENTRY LIMITED	0.3	1.33	0.5	1.1	0.25%	\$ 19.45
406049002009402	PLAN 410 PT PARK LOT 79 RP;22R7057 PART 5	NU-WOOD CARPENTRY LIMITED	0.3	1.00	0.3	0.8	0.19%	\$ 14.54
406049002009403	PLAN 410 PT PARK LOT 79 RP;22R7057 PART 1	2720529 ONTARIO LIMITED	0.6	1.00	0.6	1.5	0.33%	\$ 25.75
406049002009404	PLAN 410 PT PARK LOT 79 RP;22R7057 PART 4	NU-WOOD CARPENTRY LIMITED	0.3	1.00	0.3	0.8	0.17%	\$ 13.60
406049002009405	PLAN 410 PT PARK LOT 79 RP;22R7057 PART 2	2720529 ONTARIO LIMITED	0.6	1.00	0.6	1.5	0.32%	\$ 25.19
406049002009450	PLAN 410 PT PK LOT 77 PT;PATRICK ST RP 22R7185 PART 1	WILLEM BAKKER PROPERTIES LTD	1.4	1.00	1.4	3.4	0.76%	\$ 59.38
406049002009452	PLAN 410 PT PK LOT 77 RP;22R7185 PART 3	WILLEM BAKKER PROPERTIES LTD	0.5	1.00	0.5	1.1	0.25%	\$ 19.27
406049002009453	PLAN 410 PT PK LOT 77 RP;22R7185 PART 2	WILLEM BAKKER PROPERTIES LTD	0.5	1.00	0.5	1.2	0.26%	\$ 19.95
406049002009600	PLAN 410 N PT PARK LOT 80	DE BOER SHERI ANN	0.1	1.00	0.1	0.2	0.05%	\$ 3.71
406049002010000	PLAN 410 PARK LOTS 70 TO 72;PT PARK LOTS 73 TO 75 PT;PARK LOTS 81 TO 83 PT JOHN;ST PT PATRICK ST PT ALFRED;ST AND RP 22R5844 PARTS 1 5	ST MARIE DAVID JOSEPH	3.5	1.00	3.5	8.7	1.93%	\$ 150.53
406049002010000	PLAN 410 PARK LOTS 70 TO 72;PT PARK LOTS 73 TO 75 PT;PARK LOTS 81 TO 83 PT JOHN;ST PT PATRICK ST PT ALFRED;ST AND RP 22R5844 PARTS 1 5	ST MARIE DAVID JOSEPH	0.6	1.00	0.6	1.5	0.34%	\$ 26.13
406049002010900	PLAN 410 LOT 163 PT LOT 164;PT LANE AND RP 22R6314 PARTS;1 AND 6	SKINN PAUL EDGAR	0.2	1.33	0.3	0.7	0.15%	\$ 11.68
406049002011100	PLAN 410 LOT 165 PT LOT 164;N OF VICTORIA	MCLENNAN GLEN JAMES	0.2	1.33	0.3	0.8	0.17%	\$ 12.98
406049002011400	PLAN 410 LOTS 166 AND 179 PT;LANE AND RP 22R6314 PART 4	GOWING RUTH MARIE	0.4	1.00	0.4	1.1	0.24%	\$ 18.89
406049002011500	TURNBERRY PLAN 410 LOT 136 E;PT LOT 135 PT LANE PT WATER;ST AND RP 22R6376 PARTS 4;AND 5	PARKER JOHN CHARLES	0.2	0.20	0.0	0.1	0.02%	\$ 1.65
406049002011500	TURNBERRY PLAN 410 LOT 136 E;PT LOT 135 PT LANE PT WATER;ST AND RP 22R6376 PARTS 4;AND 5	PARKER JOHN CHARLES	0.0	0.20	0.0	0.0	0.00%	\$ 0.29
406049002011600	PLAN 410 LOTS 167 AND 178 PT;LANE AND RP 22R6314 PART 5	GARCIA WALTER EDGARDO	0.4	1.00	0.4	1.1	0.24%	\$ 18.89
406049002011755	PLAN 410 LOT 182	CARTER HENRY P	0.1	1.33	0.1	0.3	0.08%	\$ 5.90
406049002011760	PLAN 410 LOT 181 PT LANE BTN;LOTS 163 TO 167 AND LOTS 178;TO 182 AND RP 22R6314 PART 2	WAECHTER WAYNE JOSEPH	0.2	1.33	0.3	0.7	0.16%	\$ 12.59
406049002011765	PLAN 410 LOT 180 S OF JOHN;PT LANE AND RP 22R6314 PARTS;3 AND 7	CARTER BRADLEY JAMES	0.2	1.33	0.3	0.8	0.17%	\$ 13.38
406049002011800	PLAN 410 LOT 177	SOUTHAM BRADLEY HARRIS	0.2	0.50	0.1	0.3	0.06%	\$ 4.39
406049002011801	PLAN 410 LOTS 172 173 194;195 226 227 PT ALICE ST PT JOHN ST PT LANES CLOSED	MACHAN DAVID JAMES	1.8	0.20	0.4	0.9	0.20%	\$ 15.30
406049002011804	PLAN 410 LOTS 169 TO 171 174;TO 176 PT JOHN ST PT LANE;AND RP 22R6315 PARTS 1 AND 3	SOUTHAM BRADLEY HARRIS	1.4	0.20	0.3	0.7	0.16%	\$ 12.20
406049002011900	PLAN 410 LOT 168	CLERMONT GABRIELLE BARBARA	0.2	1.33	0.3	0.7	0.15%	\$ 11.62
TOTAL ON LANDS			162.7		157.5	388.9	86.06%	\$ 6,712.59
	NORTH STREET WEST	MUNICIPALITY OF MORRIS-TURNBERRY	1.8	1.75	3.1	7.7	1.71%	\$ 133.54
	ARTHUR STREET	MUNICIPALITY OF MORRIS-TURNBERRY	0.2	1.75	0.4	0.9	0.20%	\$ 15.67
	ALICE STREET	MUNICIPALITY OF MORRIS-TURNBERRY	1.3	1.75	2.2	5.5	1.22%	\$ 95.49
	ROYAL ROAD	MUNICIPALITY OF MORRIS-TURNBERRY	1.2	1.75	2.1	5.3	1.17%	\$ 91.02
	MARY STREET	MUNICIPALITY OF MORRIS-TURNBERRY	2.1	1.75	3.6	8.9	1.96%	\$ 152.94
	ADELAIDE STREET	MUNICIPALITY OF MORRIS-TURNBERRY	1.5	1.75	2.6	6.5	1.44%	\$ 112.65
	LAIDLAW STREET	MUNICIPALITY OF MORRIS-TURNBERRY	1.2	1.75	2.1	5.2	1.16%	\$ 90.27
	HELENA STREET	MUNICIPALITY OF MORRIS-TURNBERRY	1.6	1.75	2.7	6.8	1.50%	\$ 117.13
	ALFRED STREET	MUNICIPALITY OF MORRIS-TURNBERRY	0.5	1.75	0.8	2.0	0.45%	\$ 35.06
	CASEMORE STREET	MUNICIPALITY OF MORRIS-TURNBERRY	0.2	1.75	0.4	0.9	0.20%	\$ 15.67
	STACEY STREET	MUNICIPALITY OF MORRIS-TURNBERRY	0.6	1.75	1.1	2.6	0.57%	\$ 44.76
	TURNBERRY STREET	MUNICIPALITY OF MORRIS-TURNBERRY	0.7	1.75	1.1	2.8	0.62%	\$ 48.49
	GREEN STREET	MUNICIPALITY OF MORRIS-TURNBERRY	0.4	1.75	0.6	1.6	0.34%	\$ 26.86
	HOLMES LINE	MUNICIPALITY OF MORRIS-TURNBERRY	0.9	1.75	1.6	3.9	0.87%	\$ 67.59
	POTTER STREET	MUNICIPALITY OF MORRIS-TURNBERRY	0.5	1.75	0.9	2.3	0.52%	\$ 40.29
TOTAL ON ROADS			14.6		25.5	63.0	13.94%	\$ 1,087.41
TOTAL			177.3		183.0	451.9	100.0%	\$ 7,800.00

Cruikshank Extension Drain

Schedule of Assessment for Future Maintenance
Prepared by GM BluePlan Engineering Limited December 2023
Cruikshank Municipal Drain - EXTENSION DRAIN

Roll Number	Legal Description	Owner	Land Area	Adjusted Area		Maintenance Assessment
			ha.	ha.	ac.	
406049002002200	PLAN 410 LOT 228 TO 231 LOT;273 TO 276 PT VICTORIA ST PT;GREEN ST PT VICTORIA ST PT;ALICE ST PT UNNAMED ST;CLOSED	CONSERVATION AUTHORITY	0.1	0.0	0.1	0.0%
406049002005100	PLAN 410 LOT 221	STEFFLER BRIAN JOSEPH	0.2	0.3	0.7	0.5%
406049002005115	PLAN 410 PT LOT 222 AS RP;22R1719 PARTS 5 6 7 SUBJ TO;B T EASEMENT	MORRISON VICKI LYNN	0.1	0.1	0.3	0.3%
406049002005200	PLAN 410 PT LOTS 222 223 AS;RP 22R1719 PARTS 1 2 3 4	MORRISON STEVEN LYNN	0.3	0.4	0.9	0.7%
406049002005235	PLAN 410 LOT 200 PT LANE AND;RP 22R6311 PARTS 5 AND 7	MATHERS JUDY ANN	0.2	0.3	0.8	0.6%
406049002005300	PLAN 410 LOTS 196 TO 199 224;AND 225 PT LANE BLK Q PK LOT;78 AND RP 22R5718 PART 1	HARKNESS Lyla ANN	0.4	0.5	1.1	0.9%
406049002005300	PLAN 410 LOTS 196 TO 199 224;AND 225 PT LANE BLK Q PK LOT;78 AND RP 22R5718 PART 1	HARKNESS Lyla ANN	0.8	1.1	2.7	2.1%
406049002005300	PLAN 410 LOTS 196 TO 199 224;AND 225 PT LANE BLK Q PK LOT;78 AND RP 22R5718 PART 1	HARKNESS Lyla ANN	4.4	4.4	11.0	8.5%
406049002005400	PLAN 410 LOTS 206 TO 208 213;TO 220 242 243 260 AND 261;PT LANE AND RP 22R6322 PARTS;4 AND 5 RP 22R6323 PARTS 3;AND 4	FEAR MURRAY STEPHEN	0.1	0.0	0.0	0.0%
406049002005400	PLAN 410 LOTS 206 TO 208 213;TO 220 242 243 260 AND 261;PT LANE AND RP 22R6322 PARTS;4 AND 5 RP 22R6323 PARTS 3;AND 4	FEAR MURRAY STEPHEN	0.5	0.7	1.7	1.3%
406049002005403	PLAN 410 LOT 201	NOBLE DOUGLAS WAYNE	0.2	0.3	0.7	0.5%
406049002005405	PLAN 410 LOT 202	FITCH ALVIN EARL	0.2	0.3	0.7	0.5%
406049002005410	PLAN 410 LOT 203	PHAM HEATHER RUTH	0.2	0.3	0.7	0.5%
406049002005415	PLAN 410 LOT 204	MCCANN CHAD LORNE	0.2	0.3	0.7	0.5%
406049002005420	PLAN 410 LOT 205	RILEY JOEL RONALD	0.2	0.2	0.6	0.5%
406049002005600	PLAN 410 PK LOTS 66 TO 68 PT;ALFRED ST PT PATRICK ST AND;RP 22R6316 PARTS 2 TO 4 AND;6	JEWITT DENNIS WINSTON	6.8	3.4	8.4	6.5%
406049002006300	PLAN 410 PT PK LOT 63 RP;22R3006 PARTS 1 AND 2	ROTHENBERG JEFFREY HAROLD	0.2	0.3	0.7	0.5%
406049002006400	PLAN 410 PT PARK LOT 63 AS;RP 22R3006 PART 3	SCHIESTEL ADAM ALEXANDER	0.1	0.1	0.4	0.3%
406049002006410	PLAN 410 PT LOT 63 AS RP;22R3173 PART 1	LEBLANC RANDY GIRARD	0.2	0.3	0.6	0.5%
406049002006600	PLAN 410 LOT 64 PT LOT 63 PT;RD ALLOW CL WETLAND WINGHAM;COMPLEX AND RP 22R6316 PART;1	SCHUIT RUSSELL	3.7	1.8	4.6	3.5%
406049002008265	PLAN 410 PT PARK LOTS 39 AND;50 S OF RAILWAY	ROBINSON PAUL THOMAS	0.6	0.6	1.5	1.1%
406049002008300	PLAN 410 PARK LOT 65	WINGHAM SPORTSMEN	1.9	1.9	4.7	3.6%
406049002008500	PLAN 410 PT PARK LOT 50 AS;RP 22R2779 PART 1 AND RP;22R3608 PART 7 RP 22R4830;PART 1	LOCKRIDGE JEFFREY WILLIAM	0.8	1.1	2.7	2.1%
406049002008502	PLAN 410 PARK LOTS 40 41 42;43 45 46 47 48 49 PT PARK;LOTS 39 50	TAIT JANET	1.4	1.4	3.4	2.6%
406049002008900	PLAN 410 PARK LOTS 51 AND 62;PT ALBERT ST RP 22R3609 PART;4	MACHAN TREVOR GORDON	0.3	0.3	0.7	0.6%
406049002009000	PLAN 410 PT BLK C PT ALBERT;ST CLOSED AS RP 22R4377 PART;2	KUCAN MICHAEL JOSEPH	1.9	1.9	4.8	3.7%
406049002009100	PLAN 410 PT BLOCK C AS RP;22R4667 PARTS 2 & 3	NEWELL JAMES DOUGLAS	0.3	0.4	1.0	0.8%
406049002009105	PLAN 410 PT BLOCK C PT;ALFRED ST RP 22R4667 PART 1;RP 22R5844 PART 20	CAMPBELL DIANNE MARIE	3.9	3.9	9.6	7.4%
406049002009200	PLAN 410 PT BLK C PT ALFRED;ST AND RP 22R5844 PART 12	WHITELOCK NICOLE ANNE MARIE	0.2	0.3	0.8	0.6%
406049002009300	PLAN 410 PARK LOT 69 AND PT;PATRICK ST PT ALFRED ST RP;22R5844 PARTS 6 AND 11	ARMSTRONG JASON MICHAEL	2.7	2.7	6.8	5.2%
406049002009375	PLAN 410 PARK PT LOT 76 RP;22R5917 PART 3	PARLETTE BEAU MICHAEL	0.4	0.5	1.2	0.9%
406049002009380	PLAN 410 PARK PT LOT 76 RP;22R5917 PART 2	OVERHOLT JAYMES VINCENT	0.5	0.7	1.6	1.2%
406049002009385	PLAN 410 PT PARK LOT 76 PT;PATRICK ST RP 22R5844 PART 7;RP 22R5917 PART 1	ERRINGTON STEVEN ROSS	1.0	1.4	3.4	2.6%
406049002009400	PLAN 410 PT PARK LOT 79 RP;22R7057 PART 3	NU-WOOD CARPENTRY LIMITED	0.3	0.5	1.1	0.9%
406049002009402	PLAN 410 PT PARK LOT 79 RP;22R7057 PART 5	NU-WOOD CARPENTRY LIMITED	0.3	0.3	0.8	0.6%
406049002009403	PLAN 410 PT PARK LOT 79 RP;22R7057 PART 1	2720529 ONTARIO LIMITED	0.6	0.6	1.5	1.1%
406049002009404	PLAN 410 PT PARK LOT 79 RP;22R7057 PART 4	NU-WOOD CARPENTRY LIMITED	0.3	0.3	0.8	0.6%
406049002009405	PLAN 410 PT PARK LOT 79 RP;22R7057 PART 2	2720529 ONTARIO LIMITED	0.6	0.6	1.5	1.1%
406049002009450	PLAN 410 PT PK LOT 77 PT;PATRICK ST RP 22R7185 PART 1	WILLEM BAKKER PROPERTIES LTD	1.4	1.4	3.4	2.6%
406049002009452	PLAN 410 PT PK LOT 77 RP;22R7185 PART 3	WILLEM BAKKER PROPERTIES LTD	0.5	0.5	1.1	0.9%
406049002009453	PLAN 410 PT PK LOT 77 RP;22R7185 PART 2	WILLEM BAKKER PROPERTIES LTD	0.5	0.5	1.2	0.9%
406049002009600	PLAN 410 N PT PARK LOT 80	DE BOER SHERI ANN	0.1	0.1	0.2	0.2%
406049002010000	PLAN 410 PARK LOTS 70 TO 72;PT PARK LOTS 73 TO 75 PT;PARK LOTS 81 TO 83 PT JOHN;ST PT PATRICK ST PT ALFRED;ST AND RP 22R5844 PARTS 1 5	ST MARIE DAVID JOSEPH	3.5	3.5	8.7	6.7%
406049002010000	PLAN 410 PARK LOTS 70 TO 72;PT PARK LOTS 73 TO 75 PT;PARK LOTS 81 TO 83 PT JOHN;ST PT PATRICK ST PT ALFRED;ST AND RP 22R5844 PARTS 1 5	ST MARIE DAVID JOSEPH	0.6	0.6	1.5	1.2%
406049002010900	PLAN 410 LOT 163 PT LOT 164;PT LANE AND RP 22R6314 PARTS;1 AND 6	SKINN PAUL EDGAR	0.2	0.3	0.7	0.5%
406049002011100	PLAN 410 LOT 165 PT LOT 164;N OF VICTORIA	MCLENNAN GLEN JAMES	0.2	0.3	0.8	0.6%
406049002011400	PLAN 410 LOTS 166 AND 179 PT;LANE AND RP 22R6314 PART 4	GOWING RUTH MARIE	0.4	0.4	1.1	0.8%
406049002011500	TURNBERRY PLAN 410 LOT 136 E;PT LOT 135 PT LANE PT WATER;ST AND RP 22R6376 PARTS 4;AND 5	PARKER JOHN CHARLES	0.2	0.0	0.1	0.1%
406049002011500	TURNBERRY PLAN 410 LOT 136 E;PT LOT 135 PT LANE PT WATER;ST AND RP 22R6376 PARTS 4;AND 5	PARKER JOHN CHARLES	0.0	0.0	0.0	0.0%
406049002011600	PLAN 410 LOTS 167 AND 178 PT;LANE AND RP 22R6314 PART 5	GARCIA WALTER EDGARDO	0.4	0.4	1.1	0.8%
406049002011755	PLAN 410 LOT 182	CARTER HENRY P	0.1	0.1	0.3	0.3%
406049002011760	PLAN 410 LOT 181 PT LANE BTN;LOTS 163 TO 167 AND LOTS 178;TO 182 AND RP 22R6314 PART 2	WAECHTER WAYNE JOSEPH	0.2	0.3	0.7	0.6%

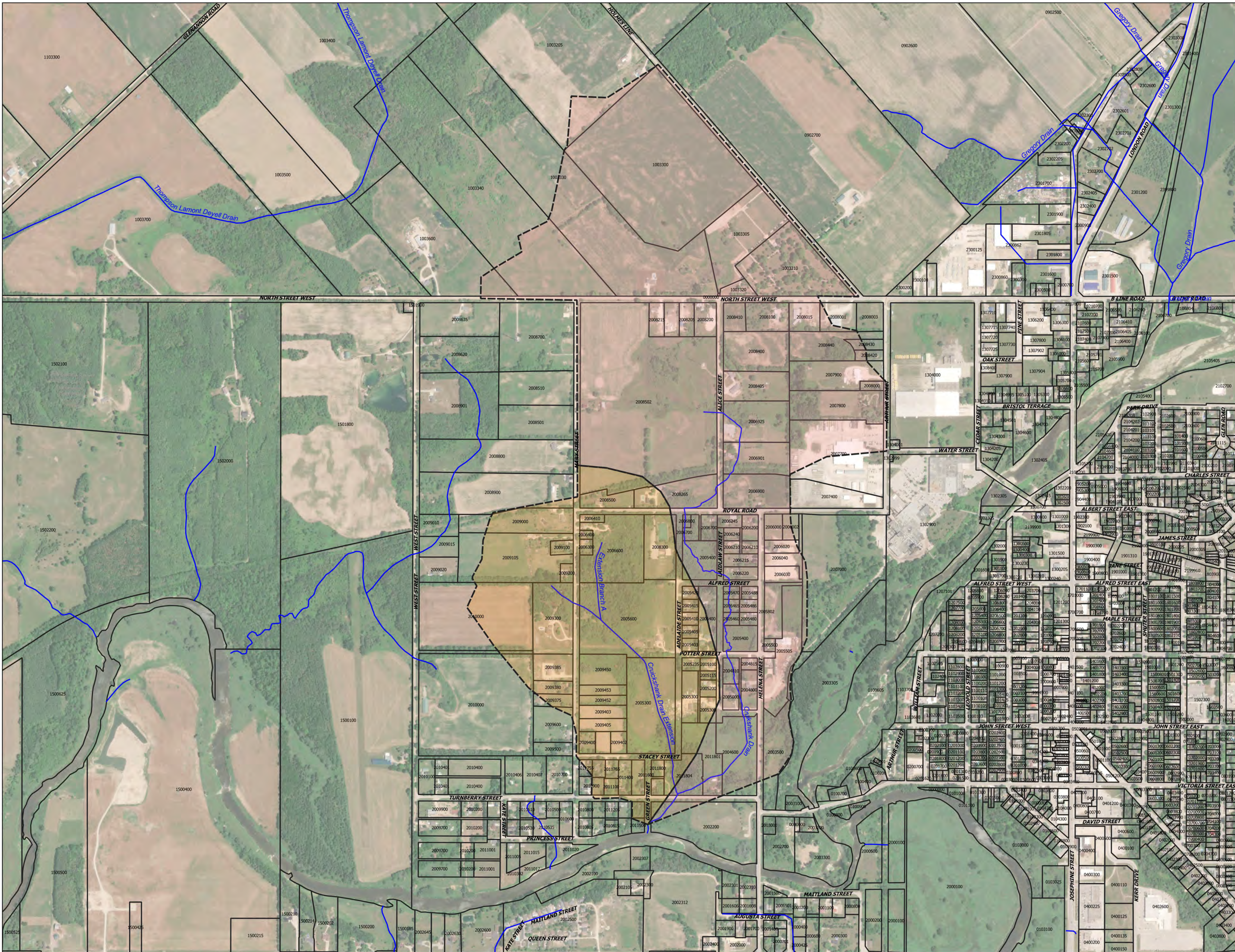
Roll Number	Legal Description	Owner	Land Area	Adjusted Area		Maintenance Assessment
			ha.	ha.	ac.	
406049002011765	PLAN 410 LOT 180 S OF JOHN;PT LANE AND RP 22R6314 PARTS;3 AND 7	CARTER BRADLEY JAMES	0.2	0.3	0.8	0.6%
406049002011800	PLAN 410 LOT 177	SOUTHAM BRADLEY HARRIS	0.2	0.1	0.3	0.2%
406049002011801	PLAN 410 LOTS 172 173 194;195 226 227 PT ALICE ST PT;JOHN ST PT LANES CLOSED	MACHAN DAVID JAMES	0.6	0.1	0.3	0.2%
406049002011804	PLAN 410 LOTS 169 TO 171 174;TO 176 PT JOHN ST PT LANE;AND RP 22R6315 PARTS 1 AND 3	SOUTHAM BRADLEY HARRIS	0.6	0.1	0.3	0.2%
406049002011900	PLAN 410 LOT 168	CLERMONT GABRIELLE BARBARA	0.2	0.3	0.7	0.5%
TOTAL ON LANDS			47.6	43.7	108.0	83.2%
	ROYAL ROAD	MUNICIPALITY OF MORRIS-TURNBERRY	0.6	1.0	2.4	1.9%
	MARY STREET	MUNICIPALITY OF MORRIS-TURNBERRY	1.6	2.8	6.8	5.3%
	ADELAIDE STREET	MUNICIPALITY OF MORRIS-TURNBERRY	1.2	2.2	5.4	4.1%
	LAIDLAW STREET	MUNICIPALITY OF MORRIS-TURNBERRY	0.1	0.2	0.6	0.4%
	ALFRED STREET	MUNICIPALITY OF MORRIS-TURNBERRY	0.1	0.1	0.3	0.2%
	STACEY STREET	MUNICIPALITY OF MORRIS-TURNBERRY	0.5	0.9	2.3	1.8%
	TURNBERRY STREET	MUNICIPALITY OF MORRIS-TURNBERRY	0.4	0.6	1.5	1.2%
	GREEN STREET	MUNICIPALITY OF MORRIS-TURNBERRY	0.4	0.6	1.6	1.2%
	POTTER STREET	MUNICIPALITY OF MORRIS-TURNBERRY	0.2	0.4	0.9	0.7%
TOTAL ON ROADS			5.0	8.8	21.7	16.8%
TOTAL			52.6	52.5	129.8	100.0%

Cruikshank Main Drain
North of Royal Road Only

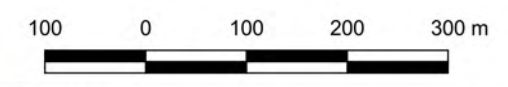
Schedule of Assessment for Future Maintenance
Prepared by GM BluePlan Engineering Limited December 2023
Cruikshank Municipal Drain - MAIN DRAIN NORTH OF ROYAL ROAD ONLY

Roll Number	Legal Description	Owner	Land Area		Adjusted Area		Maintenance Assessment
			ha.	ha.	ac.		
406049001003205	CON 10 PT LOT 26 AS RP 22R-;4501 PT 1 AND RP22R-949 PT 1	FOXTON MICHAEL RANDOLPH J	1.4	1.4	3.5		1.29%
406049001003300	TURNBERRY CON 10 PT LOT 26;RP 22R4988 PT PART 3	KTM FAMILY FARM LIMITED	17.9	17.9	44.2		16.08%
406049001003305	TURNBERRY CON 10 PT LOT 26;RP 22R5646 PT PARTS 1 AND 2;RP 22R5944 PART 2	NORTH HURON TOWNSHIP	4.1	4.1	10.1		3.67%
406049001003310	CON 10 S PT LOT 26 AND RP;22R265 PART 1	NORTH HURON TOWNSHIP	4.8	4.8	11.8		4.28%
406049001003320	CON 10 S PT LOT 26	ROMAN CATHOLIC EPISCOPAL	0.4	0.4	1.0		0.36%
406049001003330	TURNBERRY CON 10 PT LOTS 26;AND 27 RP 22R4988 PT PART 2;RP 22R5944 PART 1	SKINN MITCHELL BRIAN JOSEPH	10.2	10.2	25.1		9.13%
406049001003340	CON 10 S PT LOT 27 RP;22R4988 PART 1	BUSHELL RUTH ANNE	5.0	5.0	12.3		4.47%
406049001003600	CON 10 PT LOT 28 RP 22R4886;PART 2	BUSHELL BARRY NELSON	0.6	0.6	1.5		0.55%
406049002006900	PLAN 410 PT PARK LOT 38	VENDEVEN HOLDINGS INC	2.2	2.9	7.1		2.59%
406049002006901	PLAN 410 PT PARK LOTS 37 AND;38 AND RP 22R3608 PARTS 1 TO;3	HAMMOND ANNETTE	2.0	2.0	5.0		1.82%
406049002006925	PLAN 410 PARK LOT 36 PT PARK;LOT 37 AND RP 22R7158 PART 1	HAMMOND FORDE LLOYD	2.6	2.6	6.5		2.35%
406049002007700	PLAN 410 PARK LOT 27 PT PARK;LOTS 26 AND 28 AS RP 22R2467;PART 2 PT PART 1	ROYAL HOMES LIMITED	3.4	5.7	14.0		5.09%
406049002007800	PLAN 410 PARK LOT 29 PT PARK;LOT 28 AND RP 22R6861 PART 1	KUYVENHOVEN DEBERAH JOYCE	2.7	2.7	6.7		2.44%
406049002007900	PLAN 410 PT PARK LOT 30 AND;RP 22R4063 PART 1	GREEN'S MEAT MARKET &	2.3	3.9	9.5		3.46%
406049002008000	PLAN 410 PT PARK LOT 30 AS;RP 22R4063 PART 2	GREEN KEVIN JOHN	0.2	0.3	0.7		0.25%
406049002008001	TURNBERRY PLAN 410 PT PARK;LOT 32 RP 22R5900 PART 1	ONTARIO SUPER STORAGE INC	0.3	0.5	1.3		0.46%
406049002008015	PLAN 410 W PT PARK LOT 32 AS;RP 22R1335 PART 1	PROCTER CLAYTON LANG	0.9	1.4	3.5		1.28%
406049002008100	PLAN 410 PARK N PT LOT 33	MARKLEVITZ GEORGE EDWARD	1.2	1.2	3.0		1.08%
406049002008200	PLAN 410 PT PARK LOT 44 AS;22R2168 PART 2	MCKEE WAYNE ARTHUR	0.7	1.0	2.4		0.86%
406049002008205	PLAN 410 PT PARK LOT 44 AS;RP 22R2845 PART 3	BARTMAN DAVID CARL	0.5	0.8	2.0		0.73%
406049002008210	PLAN 410 PT PARK LOT 44 AS;RP 22R2845 PART 2	WATTAM ROBERT NORMAN	0.5	0.8	2.0		0.73%
406049002008215	PLAN 410 PT PARK LOT 44 AS;RP 22R2845 PART 1	THOMSON CLINT DOUGLAS	0.5	0.8	2.0		0.74%
406049002008265	PLAN 410 PT PARK LOTS 39 AND;50 S OF RAILWAY	ROBINSON PAUL THOMAS	2.1	2.1	5.3		1.92%
406049002008400	PLAN 410 PARK LOT 34 PT PARK;LOT 33 RP 22R6718 PART 4	BRITESPAN BUILDING SYSTEMS	2.5	2.5	6.2		2.25%
406049002008405	PLAN 410 PARK LOT 35	STEIN EDWARD ADAM	1.9	1.9	4.6		1.67%
406049002008410	PLAN 410 PT PARK LOT 33 RP;22R6718 PART 5	CROSS BRENT	0.6	0.6	1.5		0.55%
406049002008420	PLAN 410 PT PARK LOT 31 RP;22R6718 PART 1	NORTH URBAN HOMES LTD	0.1	0.1	0.3		0.11%
406049002008430	PLAN 410 PT PARK LOT 31 RP;22R6718 PART 2	7604483 CANADA INC	0.1	0.1	0.3		0.12%
406049002008440	PLAN 410 PT PARK LOT 31 RP;22R6718 PART 3	SEPOY WIRING LTD	1.8	1.8	4.5		1.64%
406049002008500	PLAN 410 PT PARK LOT 50 AS;RP 22R2779 PART 1 AND RP;22R3608 PART 7 RP 22R4830;PART 1	LOCKRIDGE JEFFREY WILLIAM	0.8	1.1	2.7		0.98%
406049002008502	PLAN 410 PARK LOTS 40 41 42;43 45 46 47 48 49 PT PARK;LOTS 39 50	TAIT JANET	21.7	21.7	53.5		19.47%
TOTAL ON LANDS			96.0	102.9	254.2		92.43%
	ALICE STREET	MUNICIPALITY OF MORRIS-TURNBERRY	1.3	2.2	5.5		2.01%
	NORTH STREET WEST	MUNICIPALITY OF MORRIS-TURNBERRY	1.8	3.1	7.7		2.81%
	MARY STREET	MUNICIPALITY OF MORRIS-TURNBERRY	0.6	1.1	2.7		0.99%
	ARTHUR STREET	MUNICIPALITY OF MORRIS-TURNBERRY	0.2	0.4	0.9		0.33%
	HOLMES LINE	MUNICIPALITY OF MORRIS-TURNBERRY	0.9	1.6	3.9		1.42%
TOTAL ON ROADS			4.8	8.4	20.8		7.57%
TOTAL			100.9	111.3	275.0		100.0%

APPENDIX B
Watershed Drawing



- Legend**
- Cruikshank Watershed
 - Extension Watershed
 - Municipal Drain



BENCH MARKS:

THIS MAP WAS CREATED USING COUNTY OF HURON GEOGRAPHIC INFORMATION SYSTEM DIGITAL DATA. THIS MAP IS A SECONDARY PRODUCT WHICH HAS NOT BEEN VERIFIED BY THE COUNTY OF HURON.

NO.	MM/DD/YYYY	REVISION DESCRIPTION	CHKD



GUELPH | OWEN SOUND | LISTOWEL | KITCHENER | LONDON | HAMILTON | GTA
975 WALLACE AVENUE NORTH, LISTOWEL, ON N4W 1M6

CRUIKSHANK DRAIN

TOWNSHIP OF MORRIS-TURNBERRY

WATERSHED

DRAWN BY:	APPROVED BY:	PROJECT NO.	DRAWING NO.
MA		323074	1
DESIGNED BY:	DATE:	SCALE:	
MA	December, 2023	1:7,500	



Population and Housing Projections Study

Huron County

Final Report

February, 2024

Watson & Associates Economists Ltd.
905-272-3600
info@watsonecon.ca

Table of Contents

	Page
Executive Summary	i
1. Introduction.....	1-1
1.1 Terms of Reference	1-1
1.2 Provincial Planning Policy Context	1-2
2. Approach.....	2-1
2.1 What Drives Population Growth?	2-1
2.2 Long-term Population and Household Forecast Approach	2-4
2.3 Huron County Forecast Assumptions Regarding Population and Economic Trends	2-6
2.3.1 Demographic Trends	2-7
3. Drivers and Disruptors of Future Population Change in Huron County.....	3-1
3.1 Global Economic Outlook	3-1
3.2 Evolving Macro-Economic Trends Associated with COVID-19	3-1
3.2.1 COVID-19 and the Changing Nature of Work	3-3
3.3 Provincial Economic Outlook within the Broader Canadian and Global Context.....	3-4
3.3.1 National and Provincial Gross Domestic Product Trends and Near-Term Forecast.....	3-4
3.3.2 Canadian Immigration Targets.....	3-5
3.4 Outward Population Growth Pressure.....	3-7
3.5 Regional Economic Opportunities.....	3-11
3.5.1 Labour Force Trends, 2001 to 2023.....	3-12
3.6 Recent Residential Growth Trends	3-14
3.6.1 Permanent Building Permit Activity	3-14
3.6.2 Seasonal Housing Trends, 2016 to 2023.....	3-15
3.7 Observations.....	3-17



Table of Contents (Cont'd)

	Page
4. Huron County Population and Housing Growth Forecast, 2021 to 2051	4-1
4.1 Long-Term Growth in Huron County	4-1
4.1.1 Macro-Economic Conditions	4-1
4.1.2 National Immigration Trends	4-1
4.2 Ministry of Finance Population Projections for Huron County and the Surrounding Census Divisions	4-2
4.3 Huron County Population Forecast, 2021 to 2051	4-4
4.3.1 Huron County Age Structure Forecast, 2021 to 2051	4-8
4.3.2 Components of Huron County Population Growth, 2021 to 2051	4-9
4.4 Huron County Housing Forecast, 2021 to 2051	4-11
4.5 Seasonal Housing and Population Forecast, 2021 to 2051	4-15
4.6 Observations	4-17
5. Huron County Housing Forecast by Structure Type, Tenure, and Affordability	5-1
5.1 Housing Demand by Tenure	5-1
5.2 Housing Affordability Analysis	5-4
5.2.1 Housing Costs	5-4
5.2.2 Housing Affordability Forecast by Tenure, 2021 to 2051	5-5
5.3 Observations	5-7
6. Huron County Growth Forecast Allocation by Area Municipality, 2021 to 2051	6-1
6.1 Huron County Active Residential Supply, 2023	6-1
6.2 Growth Forecast Approach and Key Assumptions	6-3
6.3 Huron County Forecast Housing Demand by Primary Settlement Area and Remaining Areas, 2021 to 2051	6-5
6.4 Minimum Residential Density Recommendations in Primary Settlement Areas	6-6
6.5 Summary of Long-Term Permanent Population and Household Growth Forecasts by Local Municipality	6-7
6.5.1 Seasonal Housing Growth Forecast Allocation by Area Municipality, 2021 to 2051	6-14
6.6 Observations	6-15
7. Conclusions	7-1
Appendix A Growth Projections Approach/Methodology	1
Appendix B Huron County Headship Rates	1



Table of Contents (Cont'd)

	Page
Appendix C Huron County, Population and Housing Forecast by Structure Type, 2021 to 2051	1
Appendix D Permanent Population and Housing Forecast by Area Municipality and Primary Settlement Area, 2021 to 2051	1
Appendix E Seasonal Housing Forecast by Area Municipality, 2024 to 2051	1
Appendix F Huron County Housing Affordability Needs, 2021 to 2051	1



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.

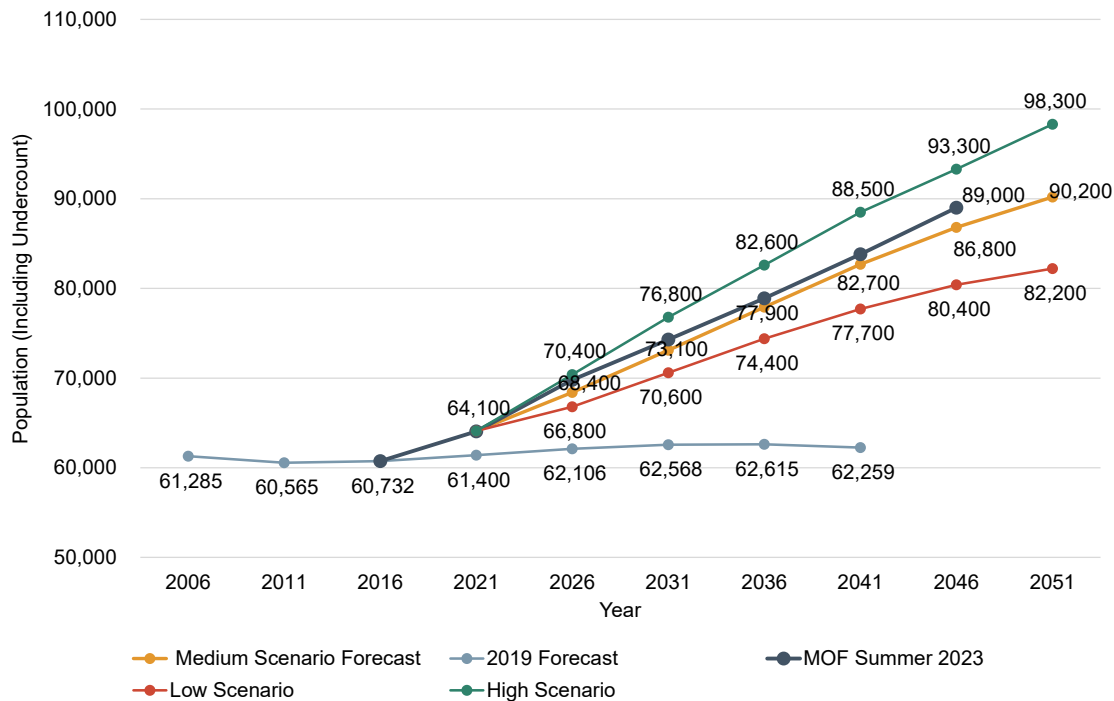
Huron County continues to remain an attractive location for seasonal residents, particularly within its Lake Huron shoreline communities. It is important to recognize the weight that the seasonal segment of the population has on future housing demand, infrastructure needs, economic development and municipal 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.



Report



Chapter 1

Introduction



1. Introduction

1.1 Terms of Reference

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

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.^[1] 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.

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



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?

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;



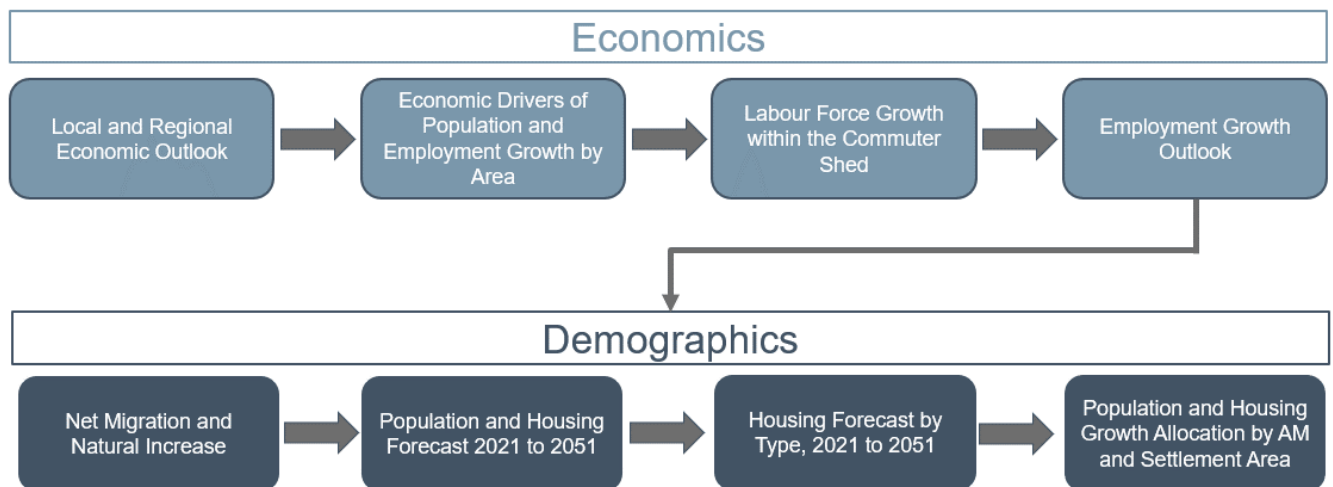
- Forecast housing market demand geared to empty nesters and retirees (i.e., 55+ group); and
- An assessment of housing affordability within the County.

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.^[1] 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.^{[2][3]} 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

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

[2] Baby Boomers include those born between 1946 and 1964.

[3] 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

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).^[1] An understanding of

^[1] 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

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.^[1] 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

^[1] 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.



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

- 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.^[2]
- 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

^[1] Statistics Canada Labour Force Characteristics (Table: 14-10-0380-01).

^[2] 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

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.^[1]

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

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.

^[1] International Monetary Fund, World Economic Outlook, Navigating Global Divergences, October 2023.



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.^[1] 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.^[2] 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,

^[1] 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.

^[2] 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.^[1] 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.

^[1] 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.).^[1] 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.^[2]

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

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

^[1] 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.”

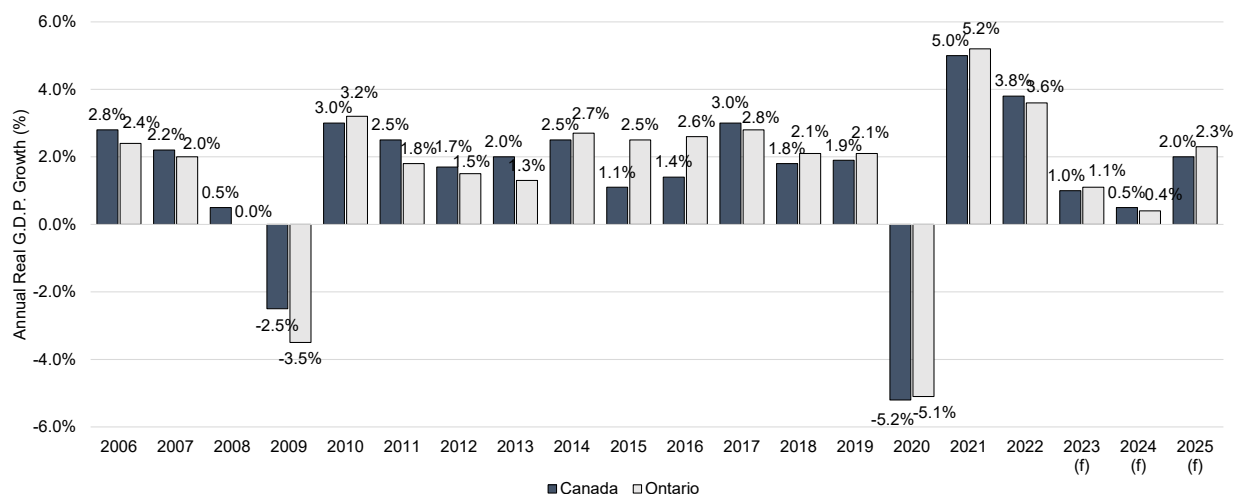
^[2] Work at home and N.F.P.O.W. employment derived from 2016 and 2021 Statistics Canada Census data. It is noted that the 2021 Census data may not be reliable due to timing of enumeration coinciding with COVID-19.



gradual strengthening of the U.S. economy.^[1] 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.^[2]

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

^[1] Valued at approximately \$0.73 U.S. as of November 17, 2023.

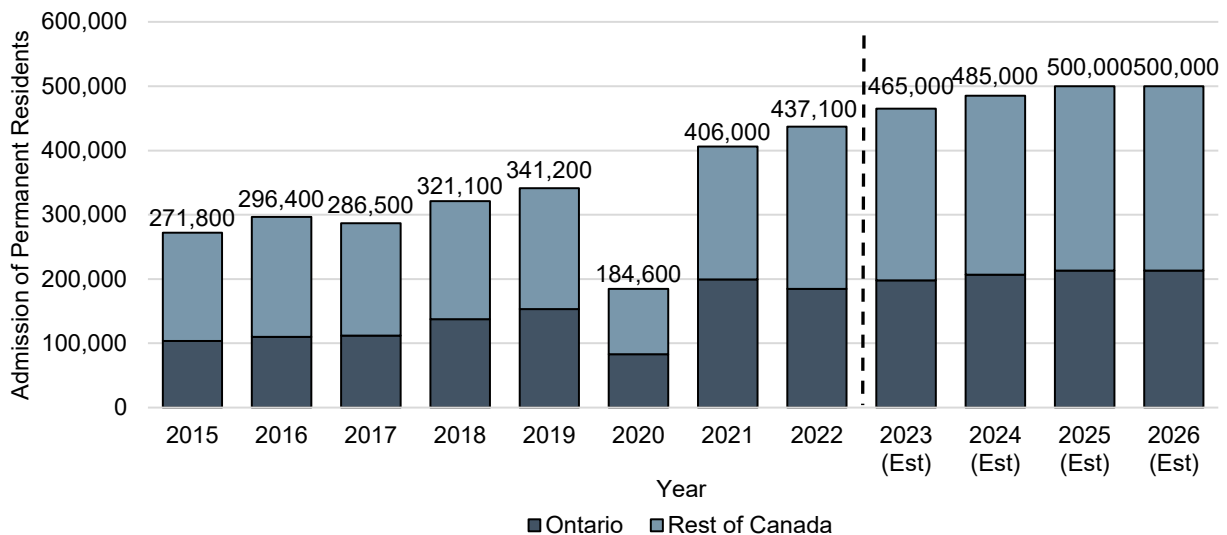
^[2] Provincial Economic Outlook, BMO Capital Markets, December 15, 2023.



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.^{[1][2]}

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.

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

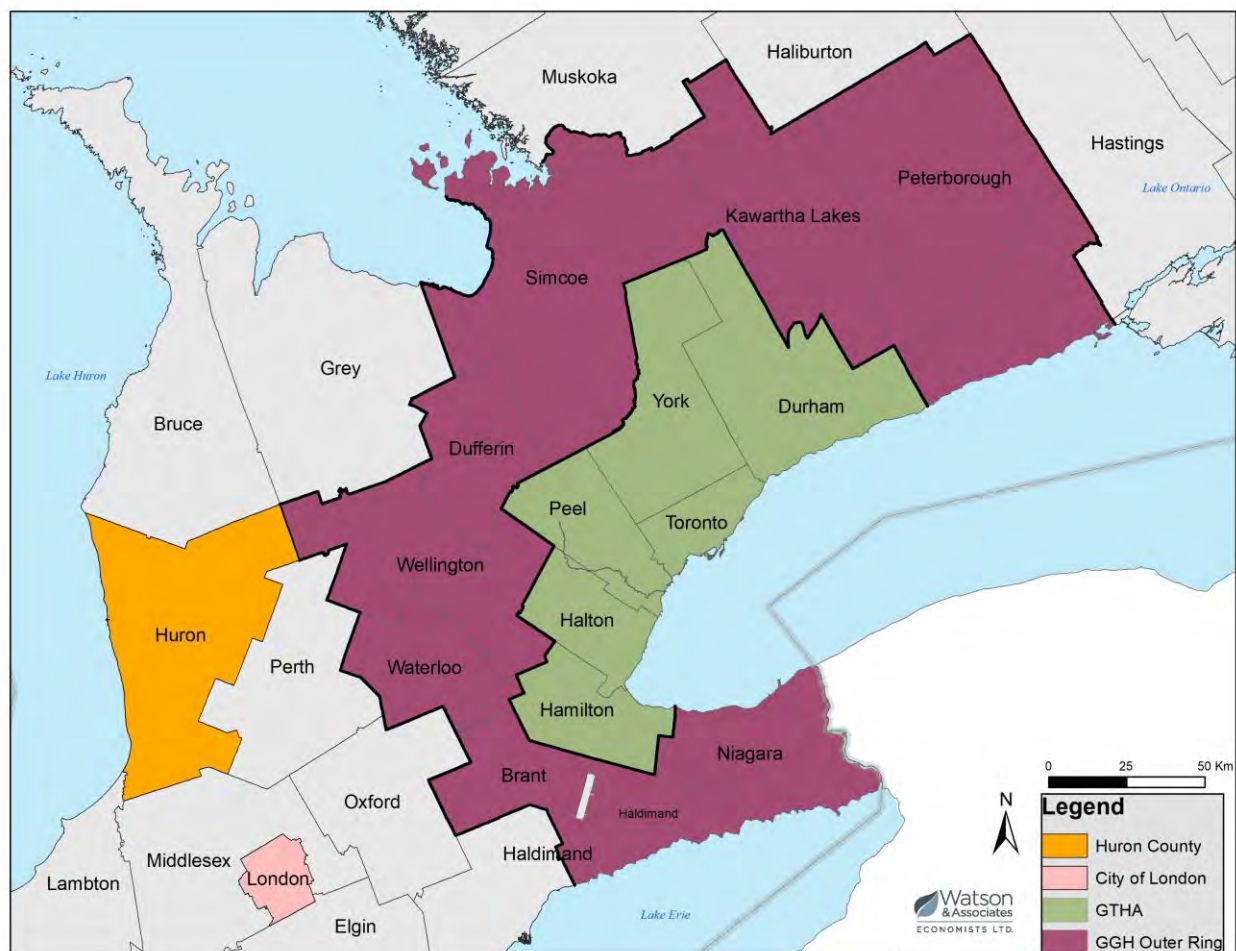
[2] <https://www.canada.ca/en/immigration-refugees-citizenship/news/2022/02/infographic-immigration-and-canadas-economic-recovery.html>



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.^[1] To ensure that economic growth is not

^[1] 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.

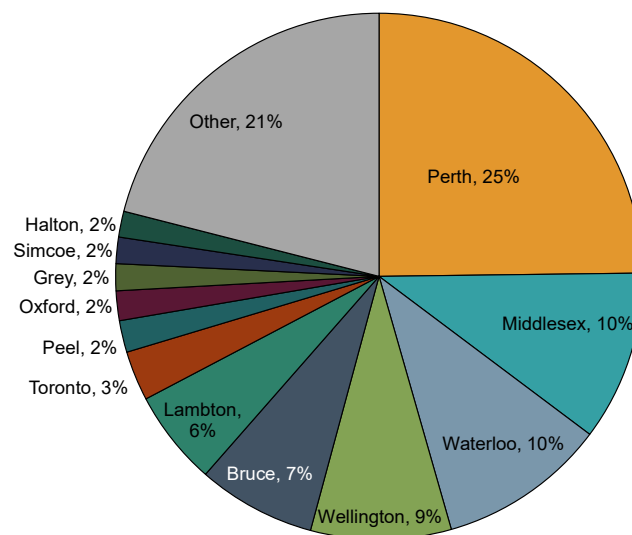
Figure 3-4 summarizes intra-provincial migration flows into the Huron County Census Division during the 2015 to 2021 period.^[1] For the Huron County Census Division, this

^[1] 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.^[1] 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

^[1] 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

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.^[1] 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

^[1] 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."^[1] 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.^[2] 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.^[3] 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:

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

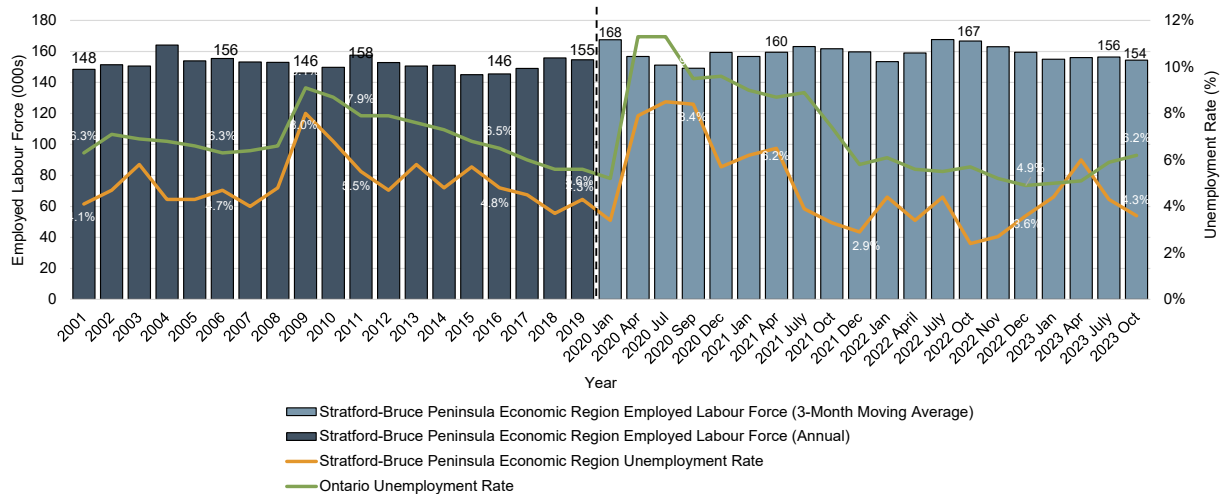
^[2] <https://www.nwmo.ca/Site-selection>

^[3] 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.



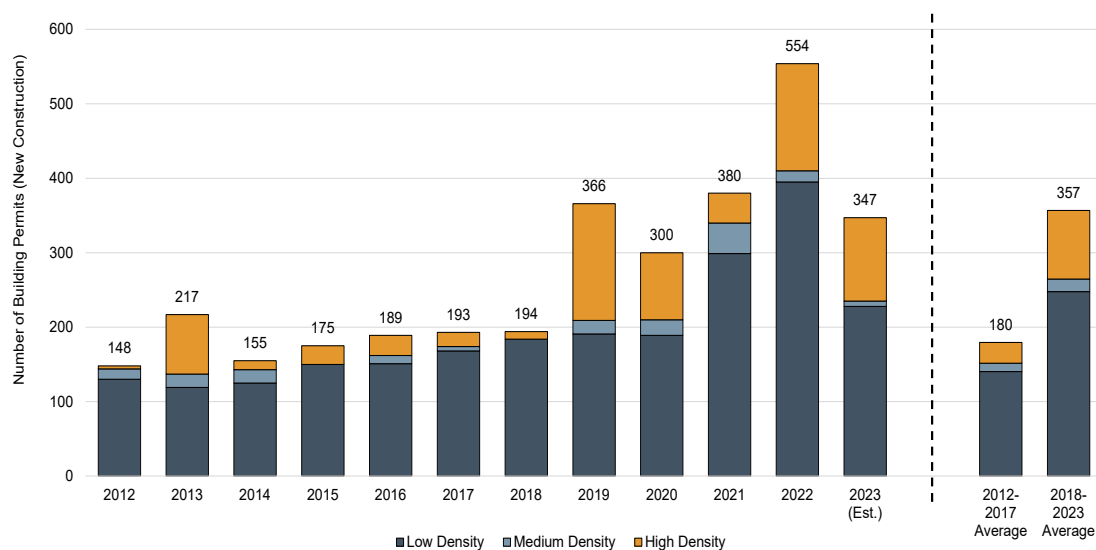
3.6 Recent Residential Growth Trends

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



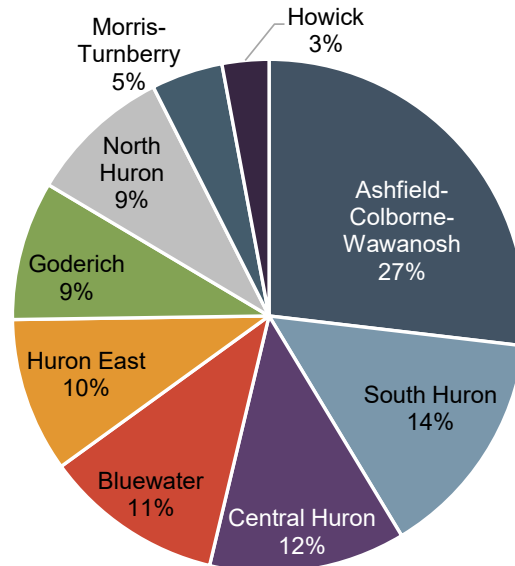
Notes:

- 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.

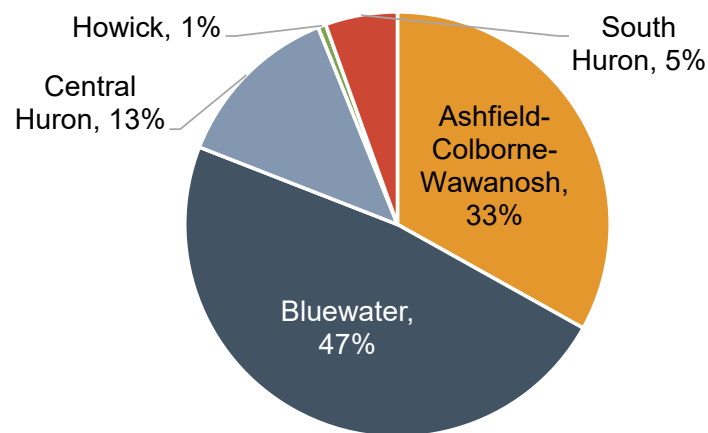
3.6.2 Seasonal Housing Trends, 2016 to 2023

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.^[1] 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

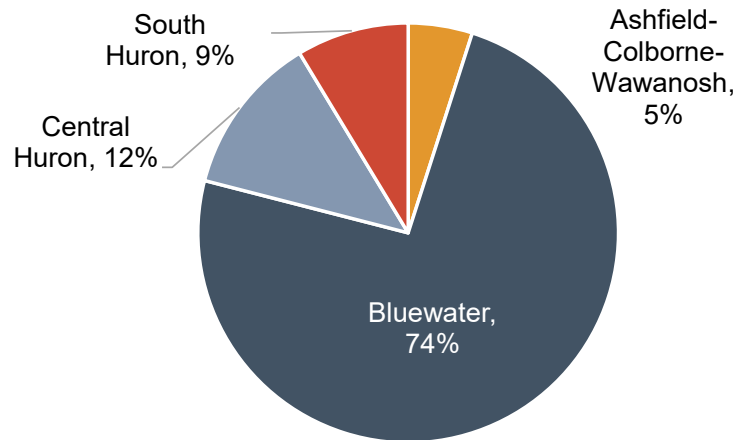


Source: MPAC parcel data, derived by Watson & Associates Economists Ltd., 2023.

^[1] 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

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



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

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.

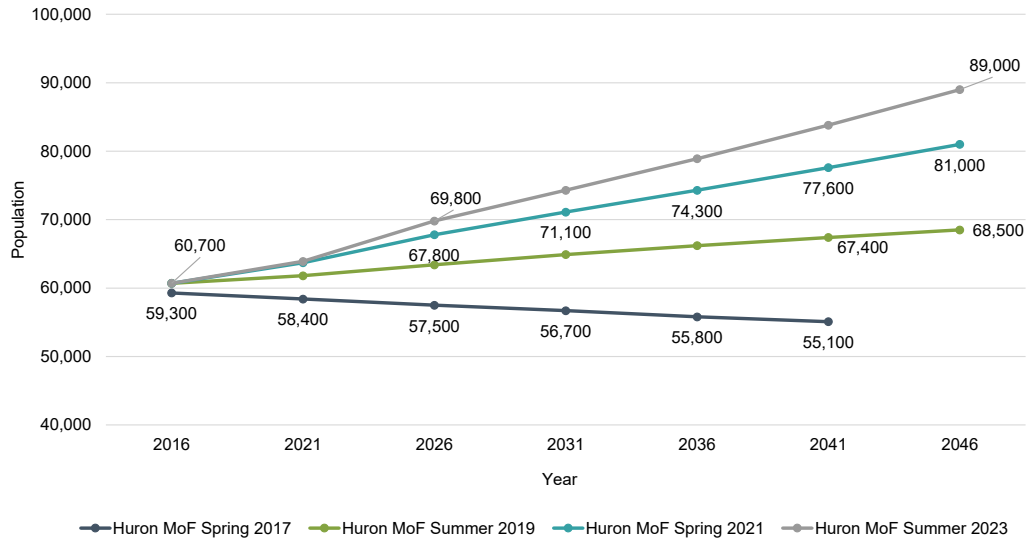
The following key trends have been identified:

- 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.

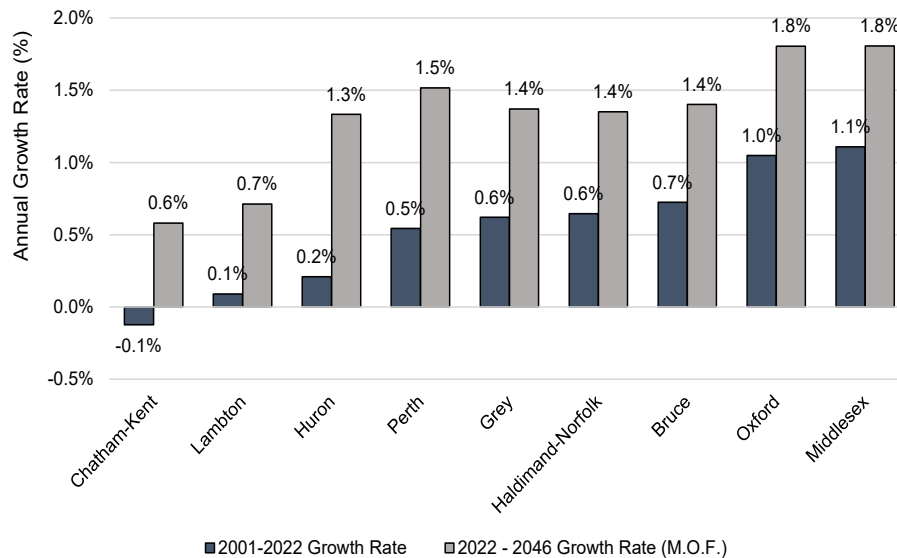


Figure 4-1
Huron County
 Ministry of Finance Long-Term Population Forecast Comparison, 2021 to 2046



Source: Derived from Ministry of Finance Ontario Population Projections by Watson & Associates Economists Ltd., 2023..

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

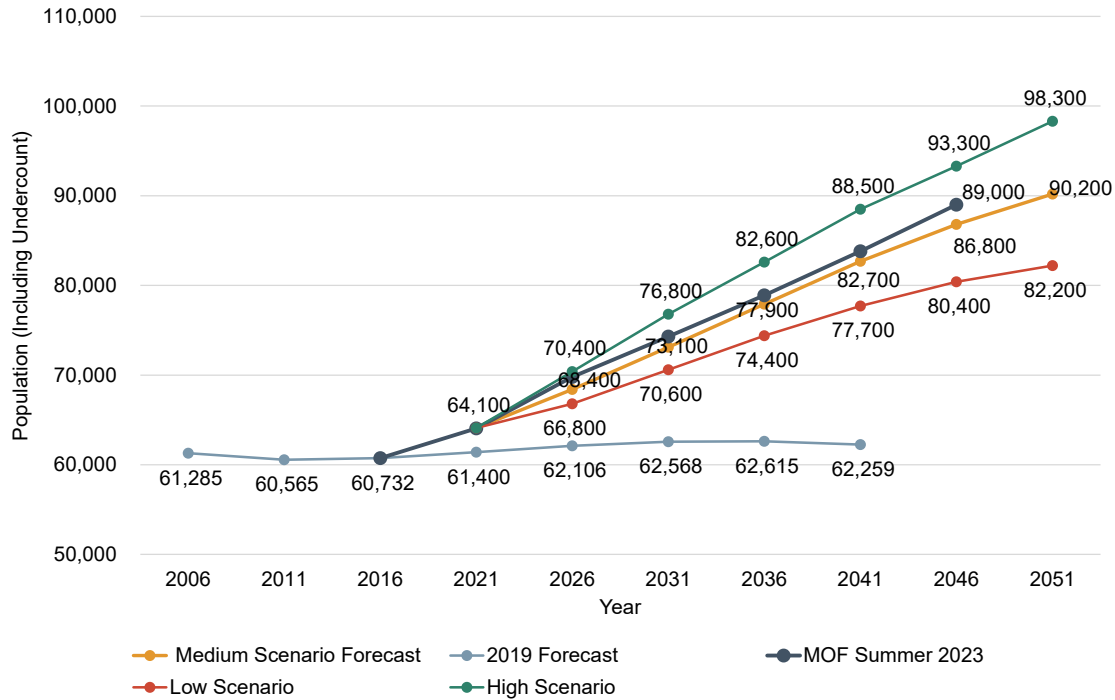
As previously noted, three long-term population growth forecasts for Huron County have been provided herein, including a Low, Medium and High Growth Scenario. Each of the long-term population growth scenarios represent a varying growth outlook for Huron County considering current economic trends across 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.^[1]

[1] 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



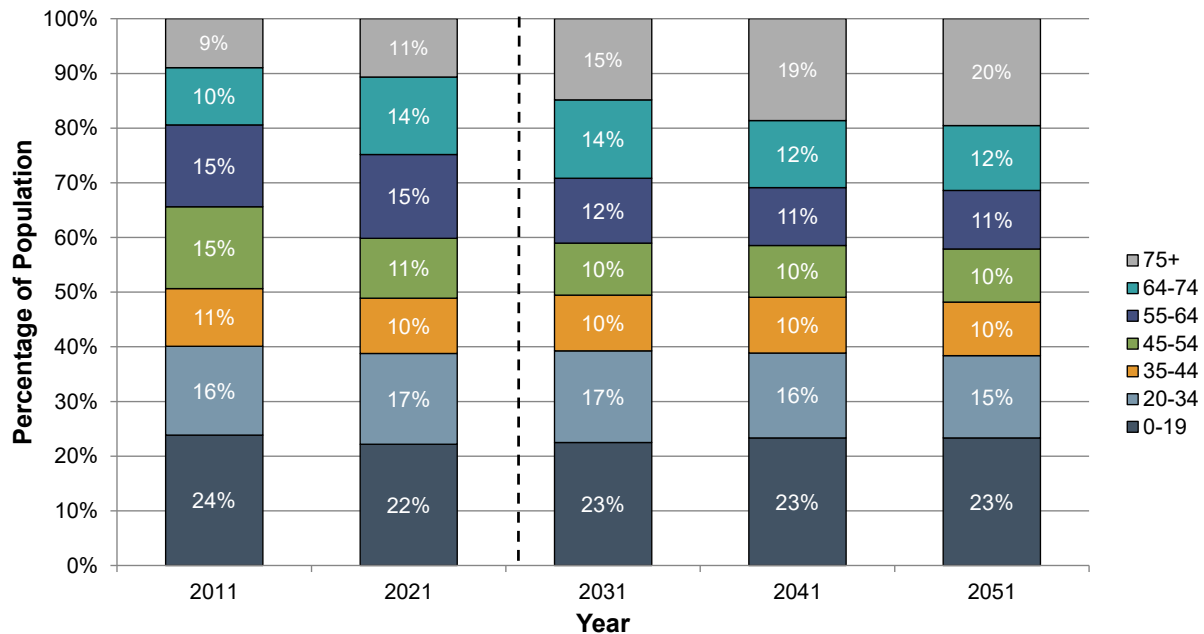
and High Growth Scenarios, relative to the Low Growth Scenario. As explored further in this chapter, the Medium Growth Scenario represents a level of net migration that appears to be achievable for the County compared to the most recent Census period (2016 to 2021) and the anticipated drivers of sustained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



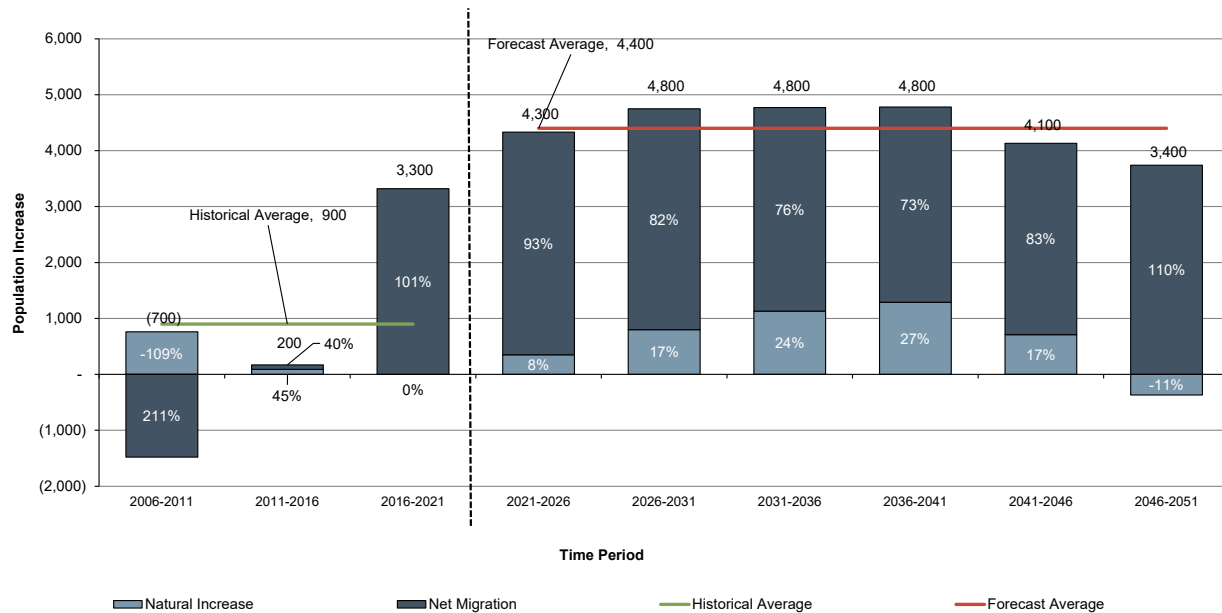
- **Inter-provincial Net Migration** – comprises in-migration less out-migration from other Canadian provinces/territories. Historically, this type of migration has been a minor source of migration loss for the County; and
- **Intra-provincial Net Migration** – includes in-migration less out-migration 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:

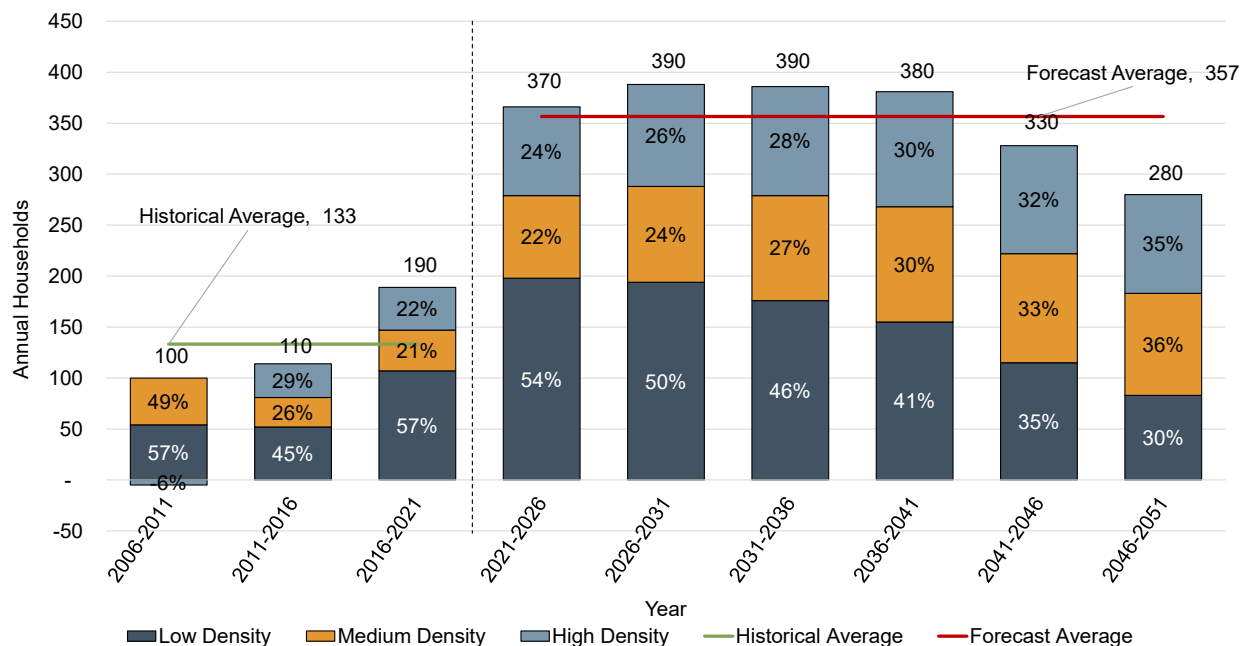
- The forecast represents an increase of approximately 10,700 households or an annual housing growth rate of 1.2% per year. Comparatively, this rate of forecast housing growth is higher than the historical 15-year (2006 to 2021) annual average housing growth rate of 0.7%.
- The majority of new residential 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



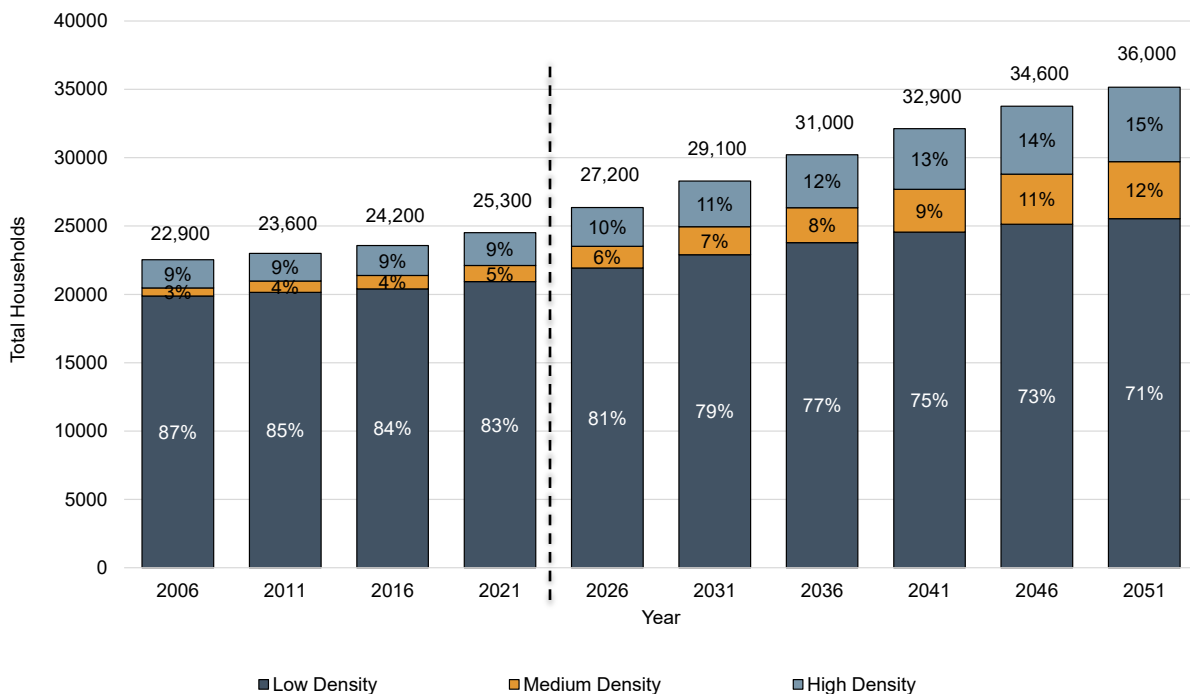
Source: 2006 to 2021 from Statistics Canada; forecast by Watson & Associates Economists Ltd., 2023.

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.

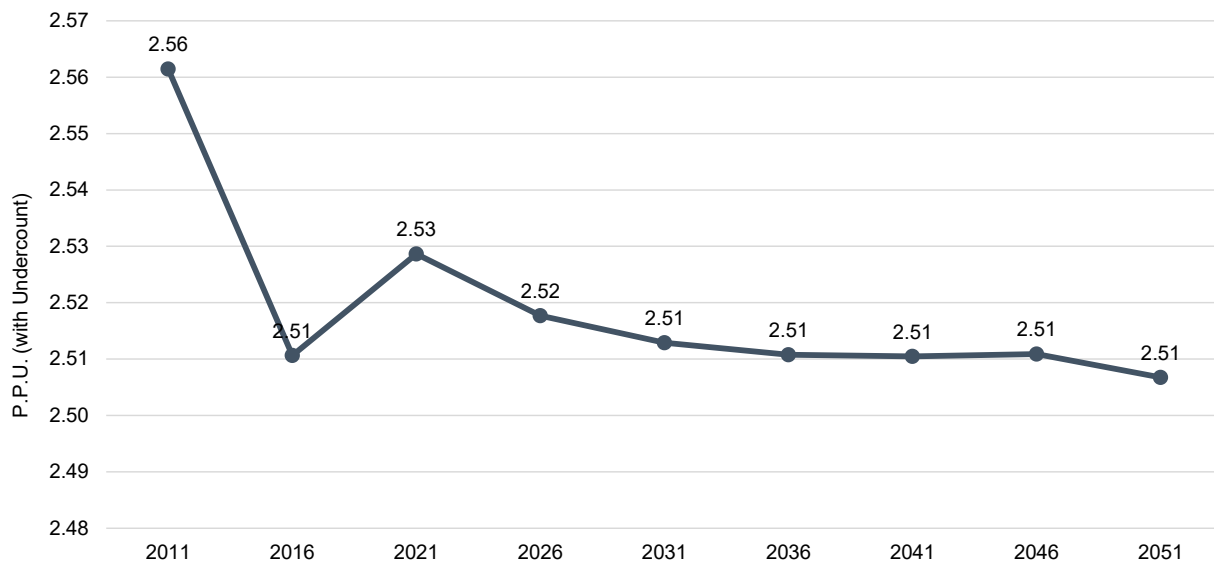
Figure 4-8 summarizes anticipated trends in long-term housing occupancy, or average persons per unit (P.P.U.), for Huron County from 2011 to 2051. Key observations include the following:

- 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 2051.¹
- 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.

¹ 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

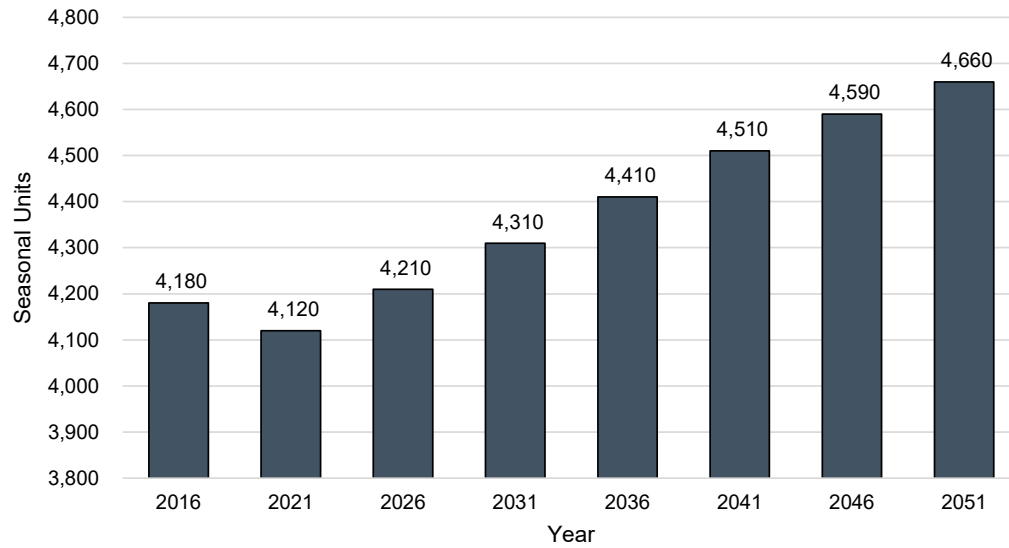
According to Census data, seasonal dwellings represent approximately 14% (4,120) of total dwelling units as of 2021. As previously discussed, the County's proximity to larger urban centres in Southwestern Ontario and the G.G.H. continues to be a major driver of the growth in the population residing in 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.^[1] 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.^[2] 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.

^[1] Based on MPAC data.

^[2] Based on Muskoka District Second Home Study, June 2023.



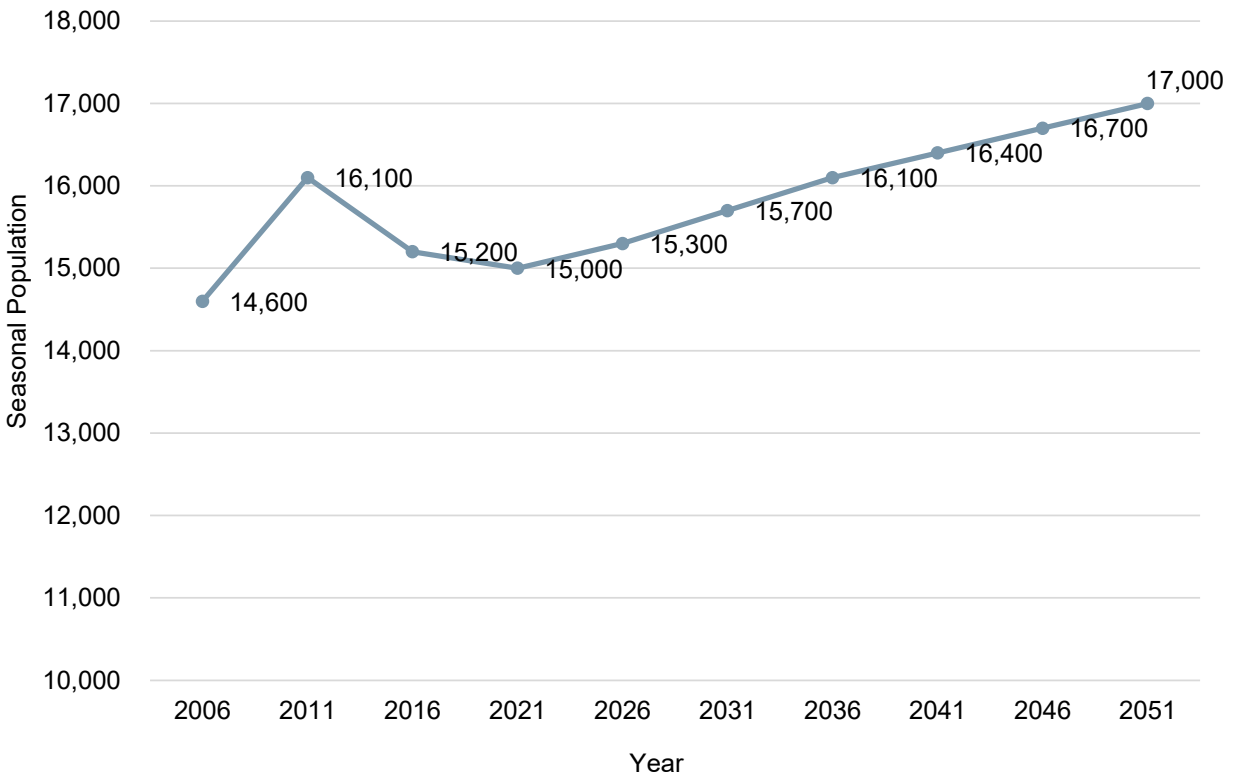
Figure 4-9
Huron County
Seasonal Dwelling Unit Forecast, 2021 to 2051



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.^[1]

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

^[1] 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.^[1]

^[1] 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.^[1] 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

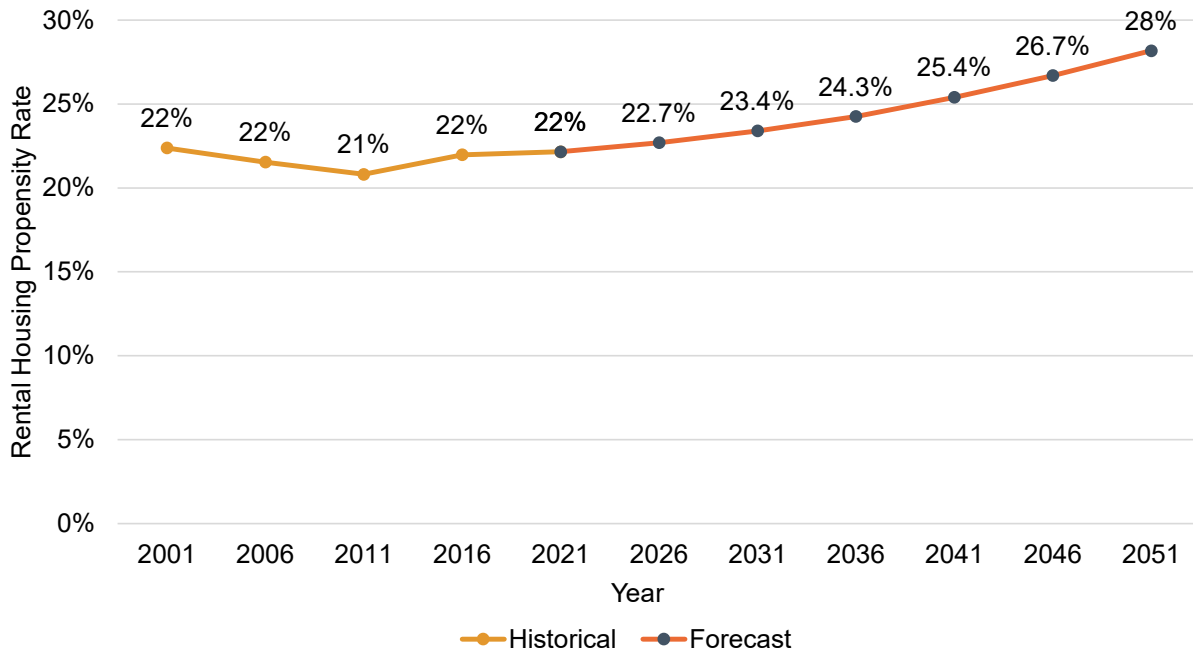
The County-wide housing forecast established a demand of approximately 10,600 households between 2021 and 2051. Accommodating this level of growth requires a range of housing options by structure type and tenure. The following explores the County's housing needs in greater detail by generating a housing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

^[1] 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."



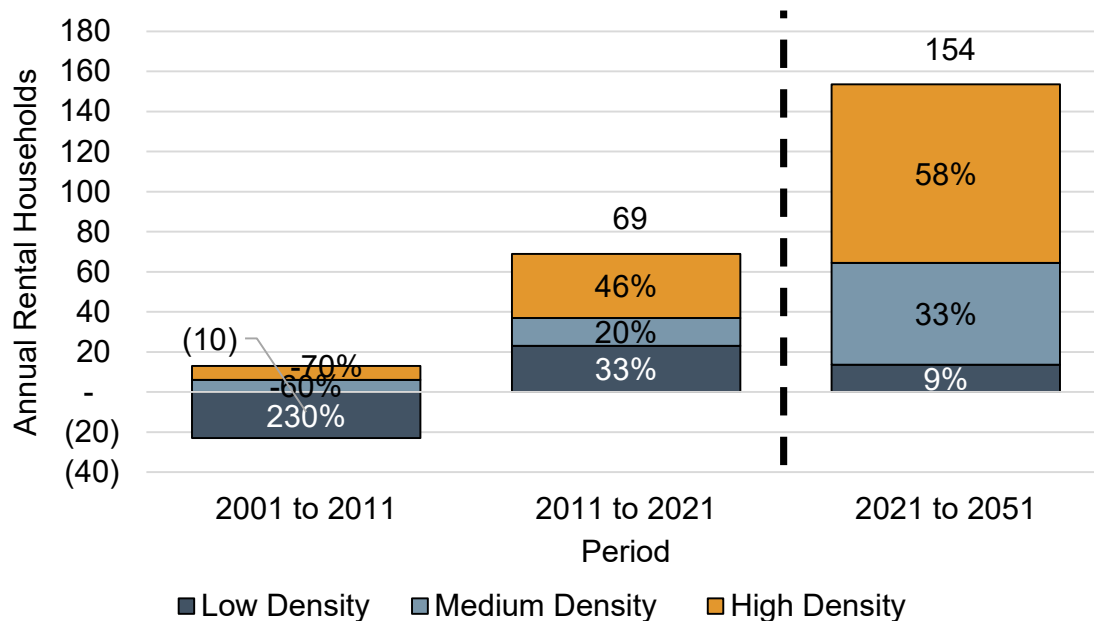
Figure 5-1
Huron County
Rental Housing Propensity Rate Forecast, 2021 to 2051



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:

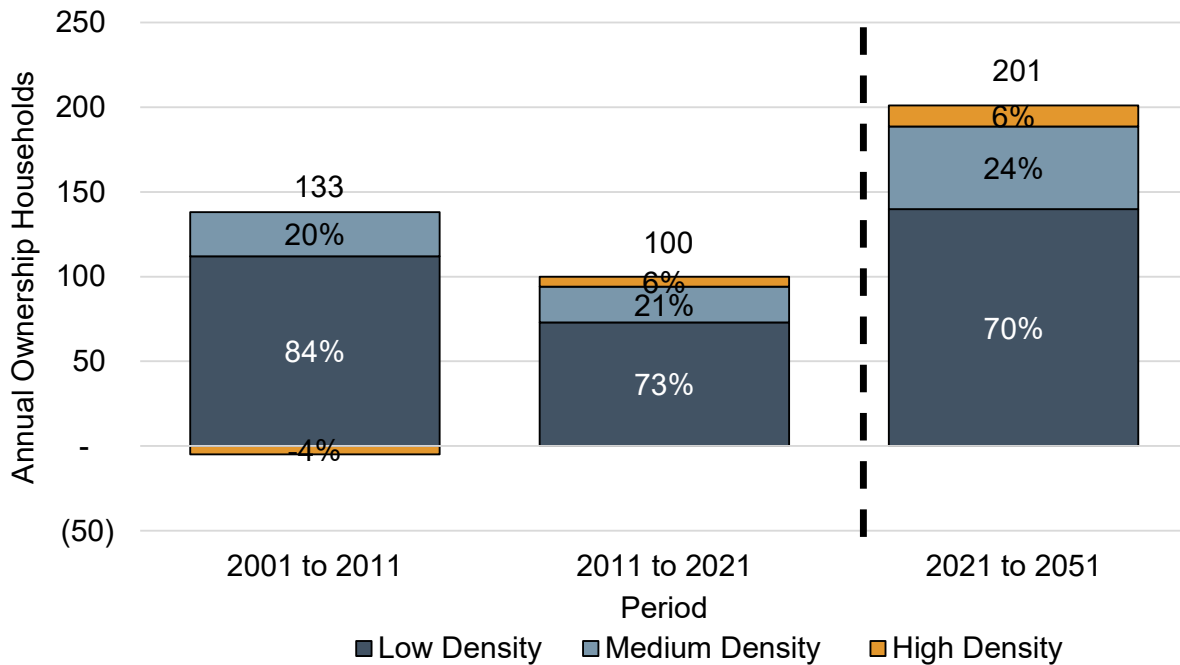
- Figures have been rounded.
- Low-density includes single and semi-detached dwellings.
- Medium density includes townhouses and apartments in duplexes.
- High-density includes bachelor, 1-bedroom, and 2-bedroom+ apartments. Forecast secondary units from 2021 to 2051 are included in the high-density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

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.^[3] 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.^[4] 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

^[1] Huron Perth Association of Realtors.

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

^[3] 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%).

^[4] 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	Free Market	
\$100,000 to \$124,999	\$310,000 to \$385,000	\$2,500 to \$3,125	210	170		
\$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		Home Ownership - Wide Options
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.^[1] 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

^[1] 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.^[1] 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

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.

^[1] For the purposes of this analysis, the minimum down payment used is 10%.



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

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

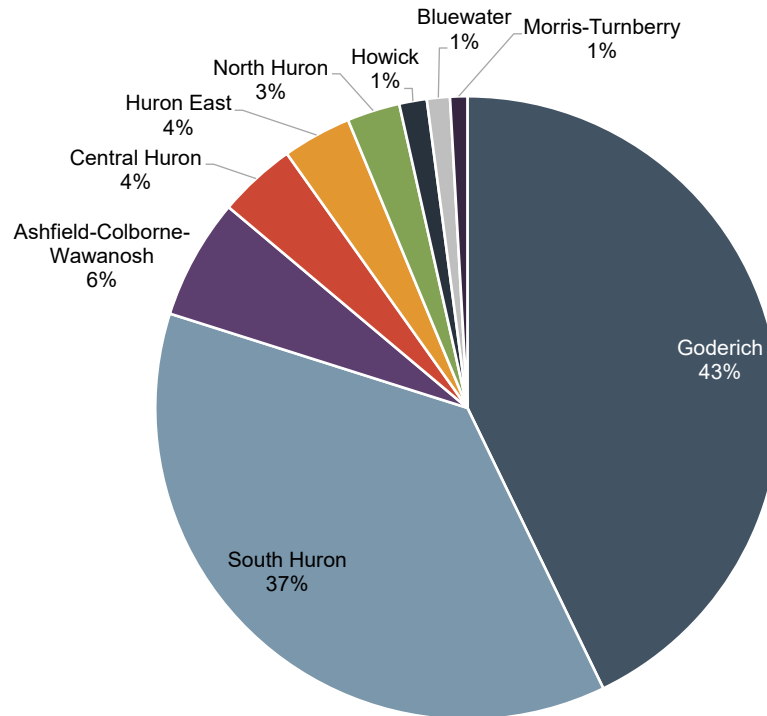
Status	Low Density	Medium Density	High Density	Total
Approved	232	154	520	906
Draft Approved	750	25	-	775
Under Review	345	218	470	1,033
Total	1,327	397	990	2,714
Share	49%	15%	36%	-

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

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 ^[1]	Apartments ^[2]	Total Residential Units	Proportionate Share of Total
Primary Settlement Areas ^[3]	2021 to 2051	1,600	1,420	2,410	5,430	51%
Remaining Urban and Rural Areas ^[4]		3,540	870	800	5,210	49%
Huron County		5,140	2,290	3,210	10,640	100%

^[1] Includes townhouses and apartments in duplexes.

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

^[3] Includes the Urban Settlement Areas of Clinton, Exeter, Goderich, Seaforth, and Wingham.

Source: Watson & Associates Economists Ltd., 2023.

^[4] 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

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



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

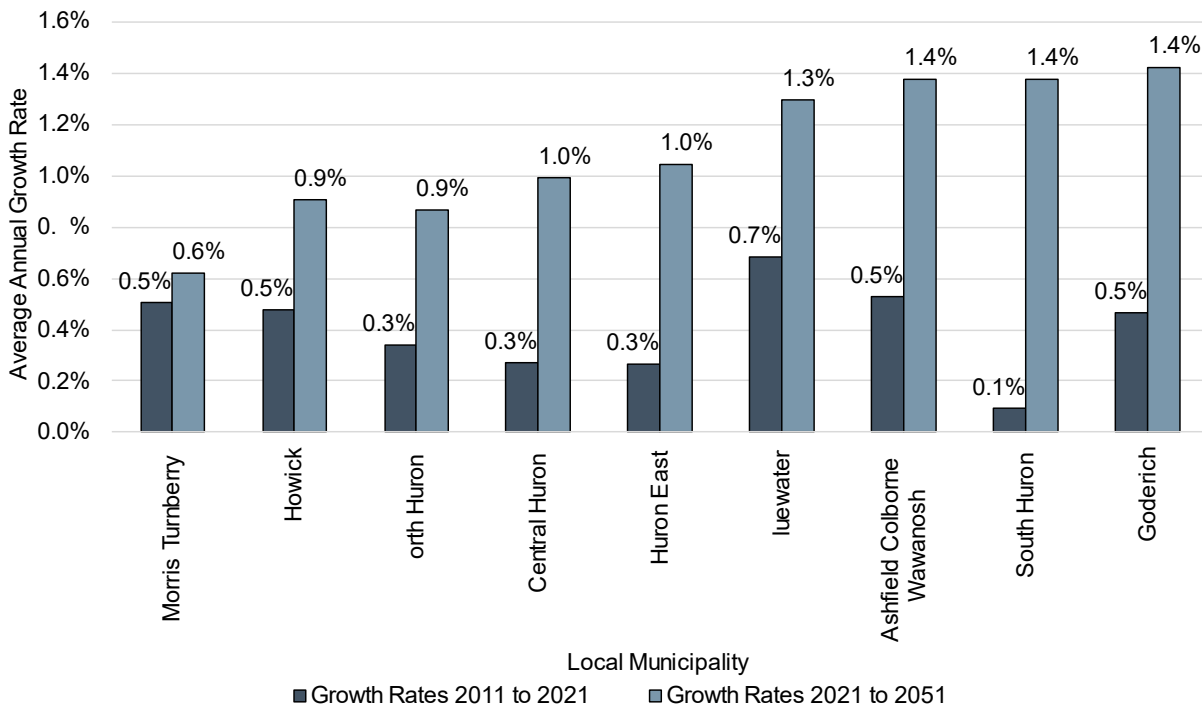
Location	Total Population			Annual Population Growth	
	2001	2021	2051	2001 to 2021	2021 to 2051
Ashfield-Colborne-Wawanosh	5,617	6,141	9,210	26	100
Bluewater	7,183	7,870	11,530	34	120
Central Huron	8,103	8,140	10,890	2	90
Goderich	7,894	8,226	12,510	17	140
Howick	3,923	4,222	5,500	15	40
Huron East	10,049	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.



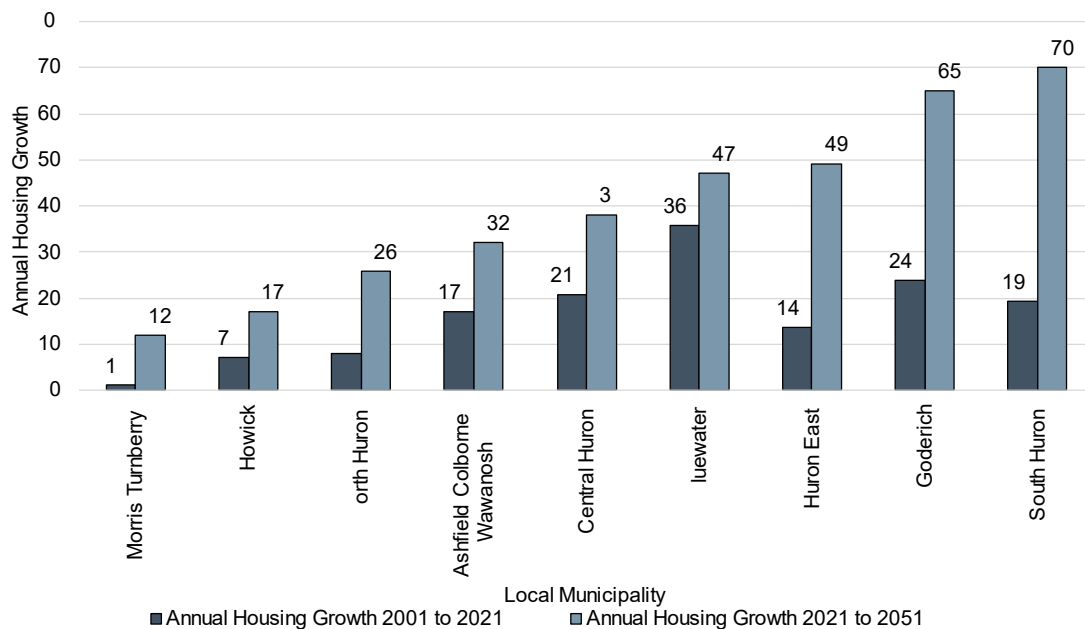
Figure 6-6
Huron County
Permanent Housing Forecast by Local Municipality, 2021 to 2051

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

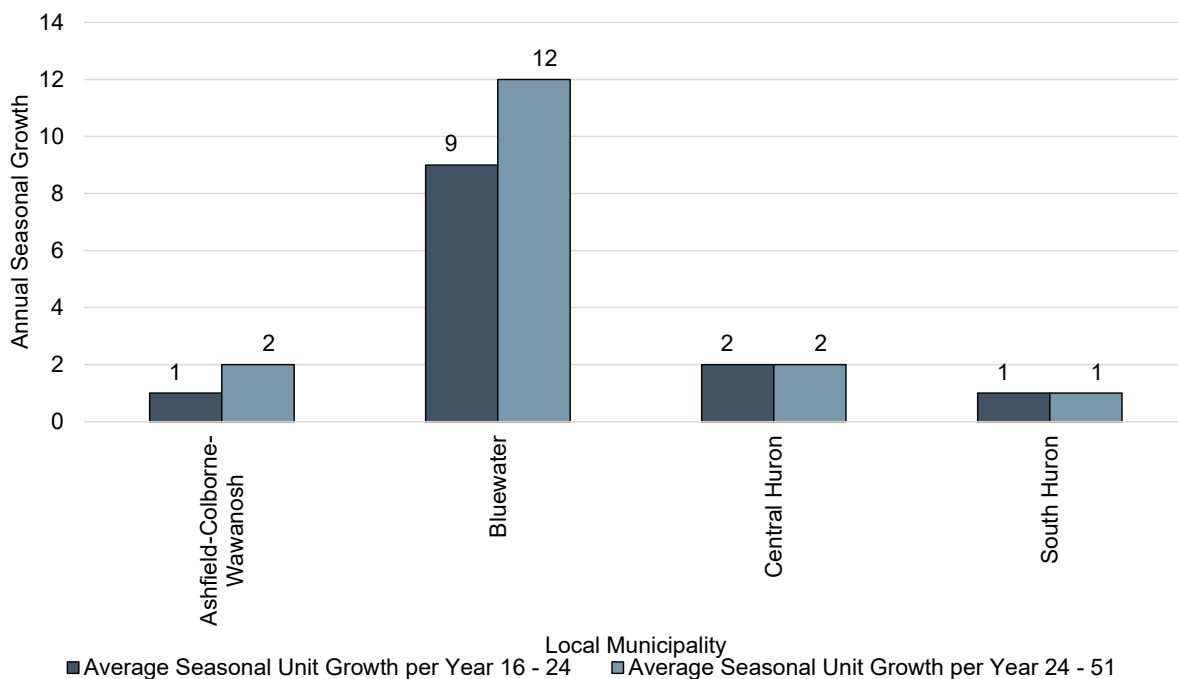
Figure 6-8 displays the historical and forecast annual seasonal housing growth for Ashfield-Colborne-Wawanosh, Bluewater, Central Huron, and South Huron. The following trends can be observed:

- 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^[1] uses, as its base, population age groups by sex, and ages each group over time, taking into consideration age-specific

[1] 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 (.F .P.O.W.)) has been established using the employment “activity rate” method.^[1]

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

^[1] 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.^[1]

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.

^[1] 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
Total	0.39041	0.39831	0.39547	0.39719	0.39795	0.39829	0.39833	0.39827	0.39892

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) ¹

Cohort	2006	2011	2016	2021	2026	2031	2036	2041	2046	2051
0-19	15,654	14,443	13,794	14,216	15,270	16,460	17,686	19,285	20,466	21,029
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
20-34	10,065	9,854	10,003	10,619	11,427	12,238	12,752	12,859	13,027	13,599
35-44	7,994	6,368	6,149	6,484	6,940	7,453	8,040	8,397	8,604	8,827
45-54	9,129	9,071	7,737	7,005	6,791	6,968	7,373	7,859	8,370	8,737
55-64	7,820	9,079	9,565	9,830	9,325	8,669	8,562	8,745	9,147	9,672
65-74	5,359	6,332	7,727	9,073	9,889	10,500	10,317	10,129	10,414	10,680
75+	5,265	5,418	5,757	6,823	8,739	10,838	13,166	15,394	16,774	17,625
Total	61,290	60,570	60,730	64,050	68,380	73,130	77,900	82,670	86,800	90,170

Percentage of Population

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

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.

¹ 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) ¹	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 ²	Apartments ³	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.

¹ Census undercount estimated at approximately 2.5%. 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

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) ^[1]	Population Excluding Census Undercount	Housing Units				
				Singles & Semi-Detached	Multiple Dwellings ^[2]	Apartments ^[3]	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 ¹	Apartments ²	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) ^[1]	Population Excluding Census Undercount	Housing Units				
				Singles & Semi-Detached	Multiple Dwellings ^[2]	Apartments ^[3]	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 ¹	Apartments ²	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) ^[1]	Population Excluding Census Undercount	Housing Units				
				Singles & Semi-Detached	Multiple Dwellings ^[2]	Apartments ^[3]	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 ¹	Apartments ²	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) ^[1]	Population Excluding Census Undercount	Housing Units				
				Singles & Semi-Detached	Multiple Dwellings ^[2]	Apartments ^[3]	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 ¹	Apartments ²	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) ^[1]	Population Excluding Census Undercount	Housing Units				
				Singles & Semi-Detached	Multiple Dwellings ^[2]	Apartments ^[3]	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 ¹	Apartments ²	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) ^[1]	Population Excluding Census Undercount	Housing Units				
				Singles & Semi-Detached	Multiple Dwellings ^[2]	Apartments ^[3]	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 ¹	Apartments ²	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) ^[1]	Population Excluding Census Undercount	Housing Units				
				Singles & Semi-Detached	Multiple Dwellings ^[2]	Apartments ^[3]	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 ¹	Apartments ²	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) ^[1]	Population Excluding Census Undercount	Housing Units				
				Singles & Semi-Detached	Multiple Dwellings ^[2]	Apartments ^[3]	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 ¹	Apartments ²	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) ^[1]	Population Excluding Census Undercount	Housing Units				
				Singles & Semi-Detached	Multiple Dwellings ^[2]	Apartments ^[3]	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 ¹	Apartments ²	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
Total	1,180	4,850	6,000	970	3,630	4,600	2,150	8,480	10,600

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%
Total	20%	81%	100%	21%	79%	100%	20%	80%	100%

Note: Figures have been rounded.

Source: Watson & Associates Economists Ltd



Township of Perry

PO Box 70, 1695 Emsdale Road, Emsdale, ON P0A 1J0

PHONE: (705)636-5941

FAX: (705)636-5759

www.townshipofperry.ca

February 26, 2024

Via Email

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

Dear Premier Ford,

**RE: Request to the Province to Amend Blue Box Regulation for
'Ineligible' Sources**

At their last regular meeting on Wednesday February 21, 2024, the Council of the Corporation of the Township of Perry supported the following:

***"Resolution #2024-52
Moved by: Paul Sowrey
Seconded by: Jim Cushman***

Whereas under Ontario Regulation 391/21: Blue Box producers are fully accountable and financially responsible for their products and packaging once they reach their end of life and are disposed of, for 'eligible' sources only;

And Whereas 'ineligible' sources which producers are not responsible for include businesses, places of worship, daycares, campgrounds, public-facing and internal areas of municipal-owned buildings, and not-for-profit organizations, such as shelters and food banks;

And Whereas should a municipality continue to provide services to the 'ineligible' sources, the municipality will be required to oversee the collection, transportation, and processing of the recycling, assuming 100% of the costs;

Be it resolved that the Council of the Corporation of the Township of Perry hereby request that the province amend Ontario Regulation 391/21: Blue

Box so that producers are responsible for the end-of-life management of recycling products from all sources;

And further that Council hereby request the support of all Ontario Municipalities;

And further that this resolution be forwarded to the Honourable Doug Ford, Premier of Ontario, the Honourable Andrea Khanjin, Minister of the Environment, Conservation, and Parks, the Honourable Graydon Smith, MPP Parry Sound-Muskoka, and to all Ontario Municipalities.

Carried."

Your attention to this matter is greatly appreciated.

Sincerely,

A handwritten signature in blue ink, appearing to read "Beth Morton".

Beth Morton
Clerk-Administrator

BM/ec

c.c. Honourable Andrea Khanjin, Minister of Environment, Conservation and Parks
Honourable Graydon Smith, MPP Parry Sound-Muskoka
All Ontario Municipalities

February 26th, 2023

Honourable Lisa Thompson, Ontario Minister of Agriculture, Food and Rural Affairs

Via e-mail: lisa.thompsonco@pc.ola.org

Re: Recommended Phase Out of Free Well Water Testing in the 2023 Auditor General's Report

Dear Minister Thompson,

In the 2023 Auditor General's Value-for-Money Audit of Public Health Ontario (PHO) released in December 2023, recommendation number 5 states that PHO, in conjunction with the Ministry of Health (MOH), are to update and implement a laboratory modernization plan within 12 months to streamline the laboratory's operations.

https://www.auditor.on.ca/en/content/annualreports/arreports/en23/AR_publichealth_en23.pdf

This stemmed from a 2017 proposal by PHO, collaboratively with the MOH at the request of the Deputy Minister to close six of the 11 public health laboratory sites (Hamilton, Kingston, Orillia, Peterborough, Sault Ste. Marie and Timmins) and gradually discontinue private drinking water testing. The justification:

- Mitigating rising costs of maintaining facilities
- Establishing a more efficient operating model that reduces the rerouting of samples to other PHO laboratory sites

About 50% of the Ausable Bayfield Maitland Valley Region population is serviced by private wells. The proposed removal of PHO's free private drinking water testing is of concern to our Ausable Bayfield Source Protection Committee, particularly when Source Protection Regions have been directed by the Ministry of Environment, Conservation and Parks, Source Protection Branch, to deliver education and outreach to private well owners under the new Best Practices initiative.

In our region, we have been working with service and community organizations such as the Lions, Optimists and Lakeshore Residents Associations to co-host very successful Best Practices 'Water Wise' events that encourage private well owners to sample their drinking water using the free microbial testing provided by the province. By distributing water sample bottles ahead of the event and delivering the samples to Huron Perth Public Health for lab analysis, most of

the barriers to water sampling are removed. At these events 25% to 50% of a communities well water will be sampled in one day or night.

Well owners understand the importance of testing their well water; it is the inconvenience of doing so that is the barrier. One of the goals of the 'Water Wise' events is to encourage well owners to get in the habit of testing their water regularly as part of Best Practices for protecting their drinking water. The hope is that the community groups and service clubs that Source Protection staff work with will make Water Wise water sampling events part of their regular activities.

Private drinking water systems in Ontario do not have the legislated safeguards that are required for municipal/communal/public systems under the *Safe Drinking Water Act, 2002*. Only municipal water supply systems fall under the *Clean Water Act, 2006* and the Source Water Protection program. Health Canada's guidance on waterborne pathogens references three studies that determine that private systems are vulnerable and there is evidence that demonstrates they are more likely to contribute to gastrointestinal illness than public drinking water systems.

If the free water testing phase out recommendation is approved, well owners would have to use a commercial lab for a fee, which disincentivizes testing. When water is not monitored regularly, there is no way to know the true quality of the water, which puts people at increased risk of becoming ill. With private systems being stand-alone systems, any associated illnesses are isolated sporadic events and do not come to public attention like those seen during the Walkerton outbreak.

The private drinking water test data maintained by PHO has been used by researchers to publish evidence that helps support public health policy. Source Protection Committees can access data associated with their area, as was presented at our March 2023 meeting. The data can be used to inform well owners of regional water quality concerns and associated health risks. If PHO stops testing, this data and affiliated research will no longer be available.

In the Walkerton Inquiry Report Part 2, Justice O'Connor concluded the privatization of laboratory testing of drinking water samples connected directly to the *E. coli* O157:H7 outbreak in Walkerton Ontario in May 2000. Twenty-four years later, there is a proposal to privatize water testing once again.

At the January 31st meeting of the Ausable Bayfield Maitland Valley Source Protection Committee the following resolution was unanimously approved:

MOTION #SPC: 2024-02-04

Moved by Philip Keightley

Seconded by Mary Ellen Foran

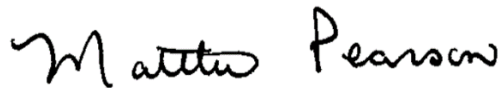
“THAT the Source Protection Committee direct a letter to Minister Thompson requesting that the province not proceed with the recommended phase out of free private well testing in Ontario, and

“FURTHER, THAT area municipalities, the Minister of Environment Conservation and Parks, the Minister of Health and Long-Term Care, other Source Protection Committees, and local health units be forwarded the letter and asked for their support. “

Carried.

Thank you for your consideration of this request.

Sincerely



Matthew Pearson

Chair

Ausable Bayfield Maitland Valley Source Protection Committee

Cc Honourable Sylvia Jones, Minister of Health and Long-Term Care
Honourable Andrea Khanjin, Minister of the Environment, Conservation and Parks

Municipalities of Adelaide Metcalfe, Ashfield-Colborne-Wawanosh, Bluewater, Central Huron, Goderich, Howick, Huron East, Lambton Shores, Lucan Biddulph, Mapleton, Middlesex Centre, Minto, Morris-Turnberry, North Middlesex, North Perth, Perth South, South Bruce, South Huron, Warwick, West Perth, Wellington North
Townships of Huron-Kinloss and North Huron

Huron Perth Public Health, Lambton Public Health, Middlesex-London Health Unit, Wellington Dufferin Guelph Public Health

Source Protection Regions: Cataraqui; Central Lake Ontario, Toronto, Credit Valley; Essex; Hamilton Halton; Grey Sauble, Saugeen, Northern Bruce Peninsula; Lake Erie; Lakehead; Mattagami; Mississippi-Rideau; Niagara; North Bay; Quinte; Raisin South Nation; Sault Ste. Marie; South Georgian Bay Lake Simcoe; Sudbury; Thames -Sydenham and Region; Trent Conservation Coalition



4800 SOUTH SERVICE RD
BEAMSVILLE, ON L0R 1B1

905-563-8205

February 28, 2024

SENT VIA EMAIL: Premier@ontario.ca

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

Dear Honourable Doug Ford:

RE: Town of Lincoln Council Resolution – Urgent Need for Increased Funding to Libraries and Museums in Ontario

Please be advised that the Council of the Corporation of the Town of Lincoln at its Council Meeting held on February 26, 2024, passed the following motion regarding an Urgent Need for Increased Funding to Libraries and Museums in Ontario:

Resolution No: RC-2024-23

Moved by Mayor Easton; Seconded by Councillor Mike Mikolic

WHEREAS the provincial funding for public libraries is currently based on population levels from 25 years ago, which fails to reflect the substantial growth and changing needs of our communities. The Town of Lincoln Council wishes to draw your attention to the "Overdue" report of 2023 from the Canadian Urban Council, which emphasizes the pivotal role libraries play in various aspects of community life, including knowledge distribution, culture, health, reconciliation, belonging, and our democracy; and

WHEREAS libraries, situated at the heart of our communities, serve as multifaceted institutions catering to diverse needs. They provide essential services such as access to culture and information, refuge for those experiencing domestic violence, election information centers, job search facilities, health clinics, language learning centers for newcomers, and spaces for educational and community events. Despite their vital role, public libraries in Ontario have not seen an increase in provincial funding for over 25 years, leading to a decrease in the value of the province's investment by over 60%; and

WHEREAS the Town of Lincoln Council urges the Provincial Government to

consider increasing provincial funding for Ontario's public libraries to address critical shared priorities and community needs. While over 90% of library funding comes from local municipal governments, provincial operating funding is crucial for providing stability to library budgets, especially in times of inflation, technological changes, and increasing demands on libraries as community hubs; and

WHEREAS the Town of Lincoln Council would like to bring to the Provincial Government's attention the pressing need to increase the funding envelope for the Community Museum Operating Grant (CMOG). The Town of Lincoln currently receives \$25,000 annually, the maximum amount through this grant, but the funding envelope has remained stagnant for over 15 years. This limitation hampers the ability of community museums to offset increasing operational expenses, impacting their role in preserving and promoting local stories, attracting cultural tourists, supplementing school curriculum, and contributing to vibrant and vital communities; and

WHEREAS the Lincoln Museum and Cultural Centre is a community hub critical to the health and vibrancy of our community. An increase in CMOG funding will enable our museum to continue its valuable service to the community, creating a sense of place, attracting cultural tourists, and preserving local stories that define our unique identity; and

WHEREAS Cultural institutions, particularly museums, play a vital role in shaping and preserving our community's identity. They contribute to tourism, social participation, senior well-being, skill-building, and learning. As the largest government funder for most of Ontario's smaller museums, municipalities create value in their communities through the work of these institutions.

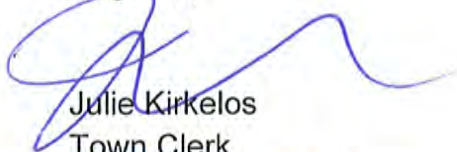
THEREFORE, BE IT RESOLVED THAT the Town of Lincoln Council urges the Provincial Government to support increasing funding to both public libraries and community museums. Recognizing these institutions as national assets and strategically investing in their potential will contribute significantly to renewing post-pandemic social cohesion, economic well-being, and community resilience; and

BE IT FURTHER RESOLVED THAT this resolution be circulated to the Province, the Minister of Tourism, Culture and Sport, Association of Municipalities of Ontario (AMO), the Niagara Region, the 12 Local Area Municipalities in Niagara and all municipalities of Ontario for endorsement.

CARRIED

If you require any additional information, please do not hesitate to contact the undersigned.

Regards,



Julie Kirkelos

Town Clerk

jkirkelos@lincoln.ca

JK/dp

Cc: Premier of Ontario
Minister of Tourism, Culture and Sport
Association of Municipalities of Ontario (AMO)
Ann-Marie Norio, Clerk, Niagara Region
Local Area Municipalities
All Ontario Municipalities

**Outstanding Action Items
Open Session**

March 5

Meeting Date	Action Item	Action By	Current Status	Next Step
October 17, 2023	Tender for Site Plan Conformity Work	CAO	Tender documents received and being reviewed by staff.	Tender results will be presented to Council for award when available.
December 19, 2023	Delegation from AMDSB Trustee	CAO	Trustee scheduled to attend April 16th meeting of Council.	AMDSB Trustee Delegation to Council
January 9, 2024	Grant and Donation Policy Review	CAO	Policy under review by staff	Report to Council with recommended updates to Policy
January 9, 2024	Second Draft of 2024 Budget	Treasurer	Second Draft of Budget presented to Council March 5	Direction required to either return by-law to March 19th meeting or wait for further information
January 16, 2024	Roadside Mowing Tender	Director of Public Works	Tender results presented to Council March 5	Award Tender
January 16, 2024	Surface Treatment Tender	Director of Public Works	Tender results presented to Council March 5	Award Tender
January 16, 2024	Structure M070 Repairs Tender	Director of Public Works	Tender results presented to Council March 5	Award Tender
February 6, 2024	Turnberry Conservation Area Memorial Gate Repairs	CAO	Staff procuring quotes and working with MVCA to determine best plan of action	Report to Council with quotes and proposed plan of action.



**CORPORATION OF THE MUNICIPALITY OF MORRIS-
TURNBERRY BY-LAW NO. 12-2024**

Being a by-law to amend by-law 17-2023 of the Municipality of Morris-Turnberry based on actual costs incurred for constructing the Schwartzentruber Municipal Drain 2023.

WHEREAS By-law No. 17-2023, enacted the 2nd day of May 2023 provided for the construction of the Schwartzentruber Municipal Drain based on the estimates contained in a drainage report dated February 17th, 2023, as submitted by Headway Engineering;

AND WHEREAS the Drainage Works were completed as per the Engineer's report and the total actual costs incurred were 8% less than the Engineers estimate of \$ 263,300.00, being \$ 242,144.50;

NOW THEREFORE, the Council of the Municipality of Morris-Turnberry pursuant to the *Drainage Act*, 1990 and amendments thereto, ENACTS as follows:

1. That the assessment attached here to as Schedule 'A' and forming part of this by-law be the final assessment schedule for the Schwartzentruber Municipal Drain;
2. That the assessment listed in the net column shall be levied and assessed against the appropriate lands;
3. This by-law shall come into force on the day it is passed.

Read a FIRST and SECOND time this 5th day of March 2024

Read a THIRD time and FINALLY PASSED this 5th day of March 2024

Mayor, Jamie Heffer

Clerk, Trevor Hallam

**Schedule of Assessment for Actual Costs
Schwartzentruber Municipal Drain 2023**

Property Details					For Information			
					Total Estimated Assessment	Total Actual Assessment	Less Gov't Grant	Less Allowances
Part Lot	Concession	Landowner	Roll Number					
3	2	Jared Harkness and Traci Ducharme	2-038	\$ -	\$ -		\$ 750.00	-\$ (750.00)
2,3	3	Great Land Farms Ltd	3-004	\$ 121,511.00	\$ 112,167.39	\$ 37,389.13	\$ 25,040.00	\$ 49,738.26
3	3	Maple Ridge Beef Farms Ltd	3-040	\$ 4,538.00	\$ 4,189.05	\$ 1,396.35		\$ 2,792.70
4	3	Great Land Farms Ltd	3-005	\$ 47,318.00	\$ 43,679.47	\$ 14,559.82	\$ 1,250.00	\$ 27,869.65
4	3	Maple Ridge Beef Farms Ltd	3-041	\$ 29,323.00	\$ 27,068.20	\$ 9,022.73		\$ 18,045.47
5	3	Great Land Farms Ltd	3-006	\$ 5,054.00	\$ 4,665.37	\$ 1,555.12		\$ 3,110.25
5	3	Hopper Holdings Inc	3-042	\$ 3,478.00	\$ 3,210.56	\$ 1,070.19		\$ 2,140.37
Total Assessments on Lands				\$ 211,222.00	\$ 194,980.04	\$ 64,993.35	\$ 27,040.00	\$ 102,946.69
Stone School Road Morris-Turnberry				\$ 5,378.00	\$ 4,964.46			\$ 4,964.46
Special Assessment (Stone School Road)				\$ 46,700.00	\$ 42,200.00			\$ 42,200.00
Total Assessments on Roads				\$ 52,078.00	\$ 47,164.46	\$ -	\$ -	\$ 47,164.46
Total Assessments								
Schwartzentruber Municipal Drain 2023				\$ 263,300.00	\$ 242,144.50	\$ 64,993.35	\$ 27,040.00	\$ 150,111.15



CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

BY-LAW NO. 13-2024

Being a by-law to confirm the proceedings of the Council of the Corporation of the Municipality of Morris-Turnberry, for its meeting held on March 5, 2024.

WHEREAS Section 9 of the *Municipal Act 2001, S.O. 2001, c. 25* provides that a municipality has 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 Section 5 (3) of the *Municipal Act 2001, S.O. 2001, c. 25* provides that a municipal power, including a municipality's capacity, rights, powers and privileges under Section 9, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS it is deemed expedient that the proceedings of the Council of the Corporation of the Municipality of Morris-Turnberry for the March 5th, 2024, meeting be confirmed and adopted by By-law;

NOW THEREFORE, the Council of the Corporation of the Municipality of Morris-Turnberry enacts as follows:

1. The action of the Council of the Corporation of the Municipality of Morris-Turnberry at its meeting held the 5th day of March 2024, in respect of each recommendation contained in the Minutes and each motion and resolution passed and other action taken by the Council of the Corporation of the Municipality of Morris-Turnberry at the meeting, is hereby adopted and confirmed as if all such proceedings were expressly embodied in this By-Law; and
2. The Mayor and proper officials of the Corporation of the Municipality of Morris-Turnberry hereby authorize and direct all things necessary to give effect to the action of the Council to the Corporation of the Municipality of Morris-Turnberry referred to in the preceding section thereof;
3. The Mayor and CAO/Clerk are authorized and directed to execute all documents necessary in that behalf and to affix thereto the Seal of the Corporation.

Read a FIRST and SECOND time this 5th day of March 2024

Read a THIRD time and FINALLY PASSED this 5th day of March 2024

Mayor, Jamie Heffer

Clerk, Trevor Hallam