

HOUSING DATA

In 2016 the Huron County Official Plan (HCOP) projected an increase of 153 people and 105 households for South Huron from 2016 to 2021.

In 2018 South Huron's Water and Wastewater Master Plan (Stantec) projected a 0.07% population decrease in SH overall but a 0.5% increase in Exeter itself over the 20-year planning period. (ie until 2038).

In 2021 Statistics Canada reported an overall population decrease of 0.3% in SH 2016-2021, validating those projections.

The above data from 3 different sources are presumably based on traditional best practices for data collecting and projections. So where do we go from here? County's update of Official Plan has yet to update the population, household, or employment projections.

Housing needs, building costs, migration patterns, commutes, remote work and on-line lives have morphed. Inflation and interest rates are rising. Even household sizes have increased. And then the affordability / attainable factor muddies the waters even more. How do we go about collecting data and projecting needs in this new reality? What are best practices now?

The SH Development Charges Background Study (2020) [6.1.1](#) forecasts a growth in households from 2020 to 2040 at 927 (about 47/year) It appears that study was completed January 22, 2020 and became bylaw #17-2020 on March 17 2020. That's when the province went into lockdown.

Perhaps the most timely data came from Mike Moffatt from the Smart Prosperity Institute. He was an invited guest to South Huron's Committee of the Whole meeting of July 20, 2022. The Institute has recent projections for Huron County growth, but Moffatt didn't have numbers for South Huron only. (Did anyone think of requesting that information after the meeting?)

However, the Huron County Official Plan factors South Huron households at 17.6% of County so we can posit an algorithm here:

5 year time frame	Institute's numbers for housing needs in Huron County	X 17.6% to calculate needs for South Huron
2021-2026	1681	296 (60/ year)
2026-2031	1397	246 (50/ year)
2031-2036	1247	220 (44/ year)
2036-2041	1220	214 (43/ year)
2041-2046	1100	194 (39/ year)

The following is from the Ontario Ministry of Finance website:

Partly due to higher-than-normal mortality in 2021–22, natural increase is projected to jump from 24,000 to 29,000 in 2022–23. Beyond 2023, future levels of natural increase are projected to be fairly stable to 2046, as births and deaths rise at about the same pace. The share of population growth accounted for by natural increase is projected to increase initially from 9 percent in 2021–22 to 15 percent in 2027–28, and to slowly decline thereafter to reach 14 percent by 2045–46. Click on *Ontario Population Projections* for much more information

Below is a list of South Huron new housing starts since 2019. I was unable to get details from the County Planner so I researched media, municipal websites, and developer's websites.

66 South Pointe (Pinnacle)

80 Exeter Heights (Castle Valley)

66 West Market Lofts (some are commercial) (JK)

39 Ridgewood (Jeff Taylor)

22 Ridgewood future mid-rise

159 Manx

84 Manx future

84 Main + Waterloo proposed (baker)

14 new lots in Huron Park

25 new lots in Crediton

20 (according to a June grapevine) proposal in the works for an apartment building on James Street

188 Tridon Phase 1 in Grand Bend

That totals 659 potential new home units + 188 Tridon in the Bend = 847

The reason I researched this data (with a layperson's brain, mind you, so fact-check if you like) is I am a participant in a citizens' group who has appealed Council's approval of the Tridon golf course floodplain subdivision. That Appeal has been scheduled by the OLT for May 2023.

One conclusion in a marketing analysis done by a consultant for Tridon states, "The lack of available land within Port Blake is a leading factor resulting in South Huron not meeting their growth forecast ...Ultimately, it appears that South Huron is not meeting forecasted demand, largely due to an oversupply of land elsewhere in the municipality and a lack of land in more marketable locations like Port Blake." A disclaimer ends this consultancy report which "assumes no responsibility for losses sustained as a result of implementing any recommendation provided in this analysis."

One further reference source is the Huron County Official Plan which does a fine job of defining "affordable housing" and even states where it should go.