



PLANNING & DEVELOPMENT

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To: Mayor and Members of South Huron Council
 From: Celina McIntosh, Planner & Denise Van Amersfoort, Manager of Planning
 Date: June 5, 2024
 RE: **South Huron Official Plan Five Year Review**

This report has been prepared for the Committee of the Whole meeting on June 12, 2024.

RECOMMENDATION

It is recommended that Council receive the report and presentation for information.

BACKGROUND

Council initiated the Five Year Review of the South Huron Official Plan on March 27, 2024. This report summarizes the actions completed to date, early consultation record and findings, and next steps in the review process.

Process to Date

In addition to reviewing background materials, prepping revised mapping with GIS staff and contemplating policy revisions, staff have undertaken a significant early consultation process to inform the first draft of the revised Official Plan. Consultation activities include:

- Agency and Nation Consultation including Ausable Bayfield Conservation Authority, Lambton Shores Planning Staff, and Three Fires Group on behalf of the Chippewas of Kettle and Stony Point First Nation
- Focus Groups with Perth Huron Builders Association and Kirkton-Woodham Optimist Club
- Attendance at two Exeter Farmers Markets
- Community Tables (8) focused on the following geographies and/or thematic area:
 - Youth (Eco-Exeter)
 - Exeter BIA & South Huron Chamber of Commerce
 - Natural Environment
 - Lakeshore
 - Housing
 - Exeter
 - Rural Areas
 - Pending: Agriculture – to be hosted post-planting season

Staff have also received a number of written submissions and are scheduling 1:1 discussions with community members as requested.

Figure 1. Timeline for Municipality of South Huron Official Plan Review

Date	Event/Action
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February 2024	Advertisements in local newspapers of Section 26 meeting Circulation to key community groups and agencies to inform of process
March 27, 2024	Special meeting of Council, open to the public, to discuss the revisions to the OP that might be required (referred to as Section 26 meeting)
April/May 2024	Prepare Background Report Public Consultation (online, community tables, etc) held to hear input from public, agencies, and community groups.
June 12, 2024	Present Background (Land Analysis, Public Input) Report to Council
June/July 2024	Prepare draft amendment to Official Plan in response to legislative requirements, public and agency input
July 2024	Present Draft Official Plan to Council, Schedule Open Houses
August 2024	Mailout (Postcard) to Property Owners, Advertise Open Houses
September 2024	Open Houses, Meeting with Property Owners, Site Visits as necessary
October 2024	Revised Draft presented to Council based on feedback received through Open Houses, schedule Public Meeting
November 2024	Further consultation with landowners, community groups as required Notice of Public Meeting published
December 2024	Public Meeting
January 2025	Final changes in response to Public Meeting input
February 2025	South Huron Council Adoption of 5 Year Review Update
March 2025	Huron County Council decision on Official Plan Amendment, either: <ul style="list-style-type: none"> • approve • deny • approve with modifications • defer
April 2025	Appeal period on decision of County Council occurs 20 days from when Notice of Decision is given. If no appeals are received, the decision of County Council ends and the OPA comes into force if approved.

WHAT WE HEARD & EARLY IDEAS

The following is a summary of the input received from various Community Tables and Focus Group discussions, as well as general comments made at the Exeter Farmer’s Market. In addition to consulting on the Official Plan, staff also requested early input on proposed Community Improvement Plan.

South Huron’s community has experienced significant change in the past ten years. Some of the changes noted at various tables include:

- rapid increase in housing costs not matched with wages;
- loss of rental stock;
- increase in short-term rentals or a concern thereof;
- visible homelessness population within small towns;
- continued trend of retirees moving to Huron in later years, creating service demands;

- increase in larger farm operations;
- rising farmland values and increased foreign/developer interest;
- more frequent high intensity rain events;
- impact of emerald ash borer on local woodlots;
- increased diversity of communities; and
- lingering effects of Covid-19 on local businesses and communities.

Perth Huron Builders Association

- In favour of a less prescriptive OP (ie. avoid stringent numerical values), use policy tests instead.
- Consider moving away from simplistic units/ha for minimum density measures towards floor space index (which factors in the percentage of open space on the site).
- Supportive of partnerships for municipally owned urban forests and trails.
- An observation that people living in rowhouses want sheds and additional parking spaces (these are not necessarily 'downsizing' units)
- Setbacks to natural areas within urban settlement areas can be challenging to maintain. Consider where flexibility can be achieved in the policy approach.
- Increase height beyond 5 storeys in R3. Referenced Zorra Township as an example in addressing fire capacity related restrictions on height.
- View increased lot coverage permissions as a key piece in allowing for development of more affordable, larger units.
- Requested inventory of Public-Owned Lands in South Huron and asked if Municipality was open to making lands available for development. Staff shared the example of 134 Sanders Street East.
- With recent growth, many small towns are reaching infrastructure limitations and information regarding expansion timelines and investment is necessary to promote investment;
- Support for transit to help reduce dependency on personal vehicles over the long term.
- Community Improvement Plan options
 - o Would be interested in incentives to 'rough in' ARU in new builds.

Early Ideas:

1. Very consistent with staff perspective on revisions to the Urban section (clarify, condense, etc).
2. Ensure Urban policies reflect the fact that more compact units doesn't necessarily reduce the number of people living there and that active transportation/transit options should be sought to help reduce need for personal vehicle use/extensive parking areas.
3. Revisit minimum density threshold for Primary (P1) Settlement Areas.

Three Fires Group on behalf of the Chippewas of Kettle and Stony Point First Nation

- Community has an interest in shoreline planning and aggregate resource planning specifically.
- Community would be interested in reviewing first draft of document.
- Open to discussing potential re-naming of Indian Road in Oakwood Park

Early Ideas:

4. Share municipal Land Acknowledgement for review and input.
5. Develop specific strategies to consult with Nations in future based on Nation input.

Eco Exeter

- Students enjoy spending time in natural spaces (such as Port Blake beach, McNaughton Trail).
- General agreement that housing affordability is a concern.
- Interested to understand how SH Climate Change Plan will be integrated into Official Plan.

Early Ideas:

6. Ensure policy framework for newly developing areas includes access to natural spaces (whether directly or indirectly via a trail network).
7. Consider how built form can be adapted to mitigate impacts of climate change.

Exeter BIA & South Huron Chamber of Commerce

- Business expansion is happening more rapidly on the Thames Road corridor as opposed to the downtown presently.
- There are some challenges currently with new developers “reno-victing” downtown business owners and residents and “flipping” the property to charge increased rent(s).
- The heritage aspects of downtown can present challenge(s) when renovating; specifically upper-storey apartments.
- Key employer challenges include:
 - o Housing;
 - o Youth retention & generally attracting employees from outside the community; and
 - o Aging business owner population & succession planning.
- Generally, offices are back “in person” in the post-Covid era.
- The current language contained in the Official Plan regarding CIP areas in Exeter does not resonate.
- Would be in favour of CIP money for fixing up downtown building facades, and possibly for accessibility improvements for businesses.

Early Ideas:

8. Revisit Core Commercial designation along William and St. Andrews Streets. Ensure policy framework allows for mixed use and gentle intensification to promote more people living in close proximity to downtown.
9. Permit off-site parking to enable more creative parking solutions for residential units in Core Commercial Area.
10. Amend CIP appendix mapping from Official Plan (from Exeter to all of SH).
11. Ensure sufficient available space for commercial and service industries to locate, particularly in Exeter.
12. Review Employment Areas to ensure sufficient inventory of shovel-ready properties for investment attraction.
13. Promote housing forms which are affordable (30% of income) based on household incomes in local area.

Natural Environment

- Provide more accessible explanation regarding how natural environment lands are identified.
- There is a desire for the municipality to identify and protect urban natural areas.
- Recognition that much of the natural areas in South Huron are privately owned. Support financial incentives for landowners wanting to complete stewardship activities.
- Group views cycling trails as an opportunity for climate change mitigation (cycling that reduces car trips ideally).
- Regarding climate change, group is seeking more mitigation-focused policy language, as opposed to adaptation-focused.

Early Ideas:

14. Update introduction to Natural Environment section.
15. Include reference to Huron Clean Water Project and public support for farmers as stewards of the land.
16. Integrate climate change policy within every section of the policy framework, impacts all land use categories.

Lakeshore

- Mixed opinions on whether Secondary Plan is necessary. Group consensus that the area is distinct from remainder of South Huron and requires specific policy framework for growth;
- Not in favour of any further development west of Hwy 21 due to sensitive natural areas, flood prone regions, and character of existing development.
- Concerns regarding further growth east of Hwy 21 include: Hwy 21 traffic congestion, carrying capacity of local beaches to accommodate residents and visitors, lack of pedestrian or cycling infrastructure, loss of farmland and natural areas, lack of medical services, lack of community facility space for gathering or recreation.
- Some support for further services (eg. dentist, veterinary, chiropractic, etc), east of Hwy 21.
- Support for protecting natural spaces as urban forests.
- Support for considering growth along Hwy 81 (Grand Bend Line) and Mollard Line.
- Recognize there is a large population of retirees and don't feel people should have to leave in their final years of life; would support having assisted living options available in the area.
- Some concern about erosion of dune environments along shoreline. Stated that many have completed and would complete further dune restoration projects with support.

Early Ideas:

17. Develop Special Policy Area to guide development (in lieu of Secondary Plan). The Special Policy Area would include specific policy framework for residential and mixed use development (high density residential, commercial and community facility) as well as open space. The Policy Area could, for example, be as specific as requiring an integrated community trail in any newly developing area, with connection opportunities for future development.
18. Consider growth along east side of Grand Bend as well as north along Hwy 21 in special area policies. Shift from 'Port Blake Planning Area', which includes lands within and outside of current Settlement Area boundary, to including only the designated Settlement Area and term 'Greater Grand Brand' Settlement Area.

19. Ensure policy framework adequately considers cross-border growth, with input from Lambton Shores staff.
20. Ensure policy framework promotes mixed uses that balance residential areas with the services required to support residents (eg. dentist, restaurants, community gathering space, trails, etc).

Housing

- Various forms of affordable housing are needed to accommodate all demographics.
- Additional Residential Units (ARUs) are viewed as a creative affordability solution.
- Housing and employment are interrelated; employers need to provide housing, residents need a place to work.
- Building in and up instead of out is beneficial from an affordability perspective and from a climate change perspective.
- Mixed uses and walkability lead to higher qualities of life.
- Not in favour of CIP funding for ARUs (seen as using tax-payer money to help private landowners make a profit); in favour of CIP funding for downtown revitalization (more beneficial to whole community)
- In favour of allowing fourplexes as of right in serviced settlement areas.

Early Ideas:

21. Incorporate Community Design policies to strengthen support for built environment design considerations that impact health, active transportation, quality of life, climate change adaptation, community safety, etc.
22. Permit fourplexes as of right in all fully serviced, low density neighbourhoods where infrastructure allows.
23. Ensure policy framework permits and encourages creative housing solutions (eg. adaptive re-use of former community facility for housing and mixed use buildings).
24. Increase support for greater heights of residential buildings within Exeter and surrounding Grand Bend.

Exeter

- Support for allowing fourplexes as of right in serviced settlement areas.
- In favour of encouraging housing above downtown retail stores and for CIP funding to incentivize same.
- Desire mixed use neighbourhoods in Exeter and a more vibrant downtown.
- Areas with room for improvement:
 - o Attracting economic activity and business retention;
 - o Housing;
 - o Community activities/spaces;
 - o Active transportation;
 - o Transit; and
 - o Development ready industrial lands.
- Believe growth should occur along the east side of Exeter, north of Huron Street. Growth should be primarily residential but permit community services such as new daycare, parks, etc.

Early Ideas:

25. Revisit inventory of publicly owned lands in South Huron to determine if additional lands can be made available (eg. MTO owned land at north end of Exeter);
26. Permit fourplexes in all fully serviced residential neighbourhoods, where infrastructure allows.
27. Promote a less auto-dependent future (promote transit, reduce parking if possible based on recommendations of Municipal Parking Study and create active transportation linkages, etc)
28. Encourage building up and not out within Exeter. A more compact form is more affordable for infrastructure, saves farmland at the edge and promotes walkability.

Rural Villages & Hamlets

- Significant concern regarding vacant housing stock in Huron Park and loss of rental stock within that particular community;
- Trail extension along GEXR unused rail line would be an asset to the area;
- Loss of farmland is major concern, new policies must ensure growth is directed up and not out;
- Lots of benefits to enjoy including beaches, clean water, industry, prime agricultural land, wide open spaces, slower pace of life in rural villages, hamlets and surrounding area;
- Housing affordability in smaller hamlets and villages has brought in new families and a younger demographic;
- Lack of information available about cultural heritage of the area;
- Increased service demands with newcomers that the area can't necessarily support (eg. medical services);
- Ensure investment in water-wastewater infrastructure in rural villages is used to full capacity.
- Continue to make strides to be a welcoming community to all.

Early Ideas:

29. Pursue discussion with GEXR re: rail line south of Exeter to SH boundary;
30. Ensure any proposed settlement area boundary adjustments are made with the farmland preservation and the protection of the agri-food network as a primary consideration.
31. Ensure proposed settlement area boundaries maximize servicing investment and create opportunity for new development in hamlets and villages.
32. Enhance the Community Wide Policies to support for cultural heritage interpretation and place-making opportunities;
33. Ensure new developments include a mix of residential and commercial/service space so that new residents have access to necessary services.

REVIEW

Projected Growth & Lands Needs Assessment

The South Huron Official Plan is a land use planning document which outlines where growth and development is to occur. The Provincial Planning Statement (PPS) directs that municipalities are to maintain a 25 year land supply within designated settlement areas.

The purpose of this assessment is to determine whether sufficient lands are available for residential, commercial and industrial development within the Municipality of South Huron. To do so, the following questions are analyzed:

- How much growth is anticipated? Including residential and employment lands
- Where is growth to be directed?
- Are sufficient lands available to accommodate said growth?

Background

The settlement areas of South Huron range in size and service level, and are geographically dispersed throughout the Municipality.

The Settlement Areas of South Huron include: Town of Exeter; Villages of Centralia, Crediton and Dashwood; Portions of the Port Blake Planning Area; and Hamlets of Corbett, Elimville, Greenway, Kirkton, Mount Carmel, Shipka and Woodham.

Settlement areas in South Huron are currently divided into three categories based on municipal servicing including hard services (e.g. water and wastewater servicing) and soft services (e.g. schools, medical facilities, grocery stores, etc).

Primary - These communities have full, municipal water and sewer services. These areas are intended to be the primary location for growth and development and offer a full range of amenities and employment areas.

Secondary – these communities have partial services (municipal water only).

Tertiary – these communities are serviced by private water and sewer.

Lakeshore Residential – this area is serviced by a mix of partial and full services. Unlike other settlement areas, lakeshore residential areas are not intended to contain the same range of land uses.

Within the Secondary and Tertiary Settlement Areas, all lands are designated ‘Urban’ and not into further sub-classifications (residential, commercial, etc) as they are in larger settlement areas such as Exeter.

Table 1: Existing Settlement Area Classification

Classification	Geography
Primary I (full services)	Exeter
Primary II (full services)	Centralia, Crediton, Huron Park, and Parts of the Port Blake Planning Area, including Grand Cove Estates but excluding the South Huron Lakeshore Residential Area
Secondary (partial services)	Corbett, Dashwood, Greenway, Mount Carmel, Shipka
Tertiary (private services)	Elimville, Kirkton, Woodham
Lakeshore Residential Area (mixture of partial and full services)	South Huron Lakeshore Residential Area, including Oakwood Park, Maple Grove, Sunnyside, and Kingsmere communities, forming part of the Port Blake Planning Area

Residential Land Supply

Table 2 summarizes settlement area land supply by first assessing how much land is vacant, and then of those lands, to what extent are there constraints to development. Constraints could include factors such as flood prone areas, significant natural heritage features, railway buffers, etc.

Table 2: Current Settlement Area Land Analysis, not including Employment Areas

Settlement Area	Vacant Lands	With Development Constraints *	Net**
Primary			
Exeter (PI), Residential lands only	103.5 ha (255.5 acres)	37 ha (91 acres)	66.5 ha (164.5 acres)
Centralia (PII)	21 ha (51.8 acres)	5.3 ha (13 acres)	15.7 ha (38.8 acres)
Crediton (PII)	86.5 ha (213.9 acres)	5.1 ha (12.7 acres)	81.4 ha (201.2 acres)
Huron Park (PII)	15.9 ha (39.4 acres)	8.4 ha (20.6 acres)	7.5 ha (18.8 acres)
Secondary			
Corbett	0.4 ha (1 acre)	0	0.4 ha (1 acre)
Dashwood	5.1 ha (12.7 acres)	0.8 ha (2 acres)	4.3 ha (10.7 acres)
Greenway	2.2 ha (5.4 acres)	0	2.2 ha (5.4 acres)
Mount Carmel	6 ha (14.8 acres)	0.08 ha (0.2 acres)	5.9 ha (14.6 acres)
Shipka	6.1 ha (15.1 acres)	1.5 ha (3.8 acres)	4.6 ha (11.3 acres)
Tertiary			
Elimville	0.5 ha (1.2 acres)	0	0.5 ha (1.2 acres)
Kirkton	20.3 ha (50.2 acres)	12.2 ha (30 acres)	8.2 ha (20.2 acres)
Woodham	1.3 ha (3.2 acres)	0	1.3 ha (3.2 acres)
Port Blake Planning Area			
Lakeshore Residential/Urban	51.5 ha (127 acres)	8.5 ha (21.0 acres)	43 ha (106 acres)

*Constraints may include flood hazards, significant natural heritage features, divided into multiple ownership, etc. Does not include lands for which road access would need to be constructed.

** Acres does not include those lands which have draft plan approved units unless historically approved (ie. CVD is included as vacant; Windemere Buckingham Estates and Soulhaven are not included).

Employment Areas (Industrial)

Settlement Area	Vacant Land	With Development Constraints *	Net
Exeter	70.6 ha (174.4 acres)	3.0 ha (7.3 acres)	67.6 ha (167.1 acres)
Huron Park	7.8 ha (19.2 acres)	0.2 ha (0.4 acres)	7.6 ha (18.8 acres)
Grand Bend Line	11 ha (27.5 acres)	0	11 ha (27.5 acres)

Note: Airport Lands surrounding runway at Centralia Aerodrome are not considered to have development potential (approximately 200 acres).

In 2015, the Watson and Associates completed an Employment Land Strategy for the County of Huron. At that time, they indicated that South Huron had several, large parcels available for industrial development in Exeter. Today, the same inventory of large, parcels remain designated; these parcels are not considered ‘shovel ready’ as they are unserviced, do not have internal roadways constructed, etc. Inquiries in recent years suggest that smaller parcels (ranging from 1-3 acres) are typically desired by potential investors. Consideration will need to be given as to whether the correct parcels are designated for Employment Areas and what steps can be taken to help incentivize the development of smaller parcels, better suited to market demand.

Commercial

Settlement Area	Vacant Hectares (Acres)	With Development Constraints	Acres Net
Exeter	12.6 ha (31.2 acres)	0	12.6 ha (31.2 acres)
Port Blake Planning Area	4.2 ha (10.3 acres)	0.8 ha (2.0 acres)	3.4 ha (8.3 acres)

The Official Plan Review will seek to continue to protect the Core Commercial area within the commercial hierarchy and focus on opportunities for mixed-use development at the peripheries of the Core and surrounding the Thames Road – Hwy 4 intersection. Additional Commercial designations are necessary to support growth in the area surrounding Grand Bend is balanced between residential and the services required to support residents.

Projected Growth

In 2024, Watson & Associates Economists Limited prepared population and housing projections for the County of Huron; this report included projections for South Huron. South Huron’s population is anticipated to grow at an annual population rate of 1.4% over the 30 year planning horizon (2021-2051) and to reach 15,700 person by 2051.

South Huron is forecast to experience the largest amount of housing growth in absolute terms at 70 units per year, growing from 4,340 permanent housing units in 2021 to 6,460 by 2051.

For the purpose of the Official Plan Review, the planning horizon is to 2051 (approximately 25 years); it is anticipated that 1,917 new residential units will be required to meet projected demand during this period. Of those new units, 1,236 (or 58%) are projected to be within Exeter as the Primary (P1) Settlement Area with the remaining 681 units directed outside of Exeter.

Land Base Required to Accommodate New Growth

In terms of minimum density requirements, Watson and Associates suggest using 15 unit/ha within Exeter and 10 units/ha in all other settlement areas.

Exeter	1,236 units at 15 unit/ha = 82 ha (203 acres)
Outside Exeter	681 units at 10 units/ha = 68.1 ha (168.3 acres)

	Land Needed to Accommodate Growth	Unconstrained Land Available
Exeter	82 ha (203 acres)	46.5 ha (164.5 acres) *pending servicing investments
Remainder of SH	68.1 ha (168.3 acres)	175 ha (433 acres)

This suggests an increase to the Exeter Settlement Area may be required to accommodate projected housing growth. Further analysis must be informed by the Municipal Water-Wastewater Master Plan to assess how major servicing investments will occur over the planning horizon and which parcels will be impacted. With respect to growth in other settlement areas, there appears to be sufficient lands available, but growth allocation analysis is required to determine if the designated lands are in the right locations.

Let's take a closer look.

In some village and hamlet contexts, there are opportunities for rounding out and infilling which are appropriate based on the market demand for development. However, in some other villages, such as Dashwood, the pockets of development lands are small, scattered, and require infrastructure upgrades (ie. road construction and servicing extensions) that may make the infill lots cost-prohibitive to develop. This suggests that minor expansions and/or boundary adjustments to settlement areas may be necessary. In Crediton, there are 200 acres of land available for development where the average rate of growth over the past 10 years has been very low. If a growth rate of 1 acre per year is assumed, Crediton has 200 years of land designated for growth where the Province permits municipalities to designate no more land than needed for 30 years; it may be appropriate to reduce the size of the Crediton Settlement Area and re-allocate settlement area to other areas of the municipality.

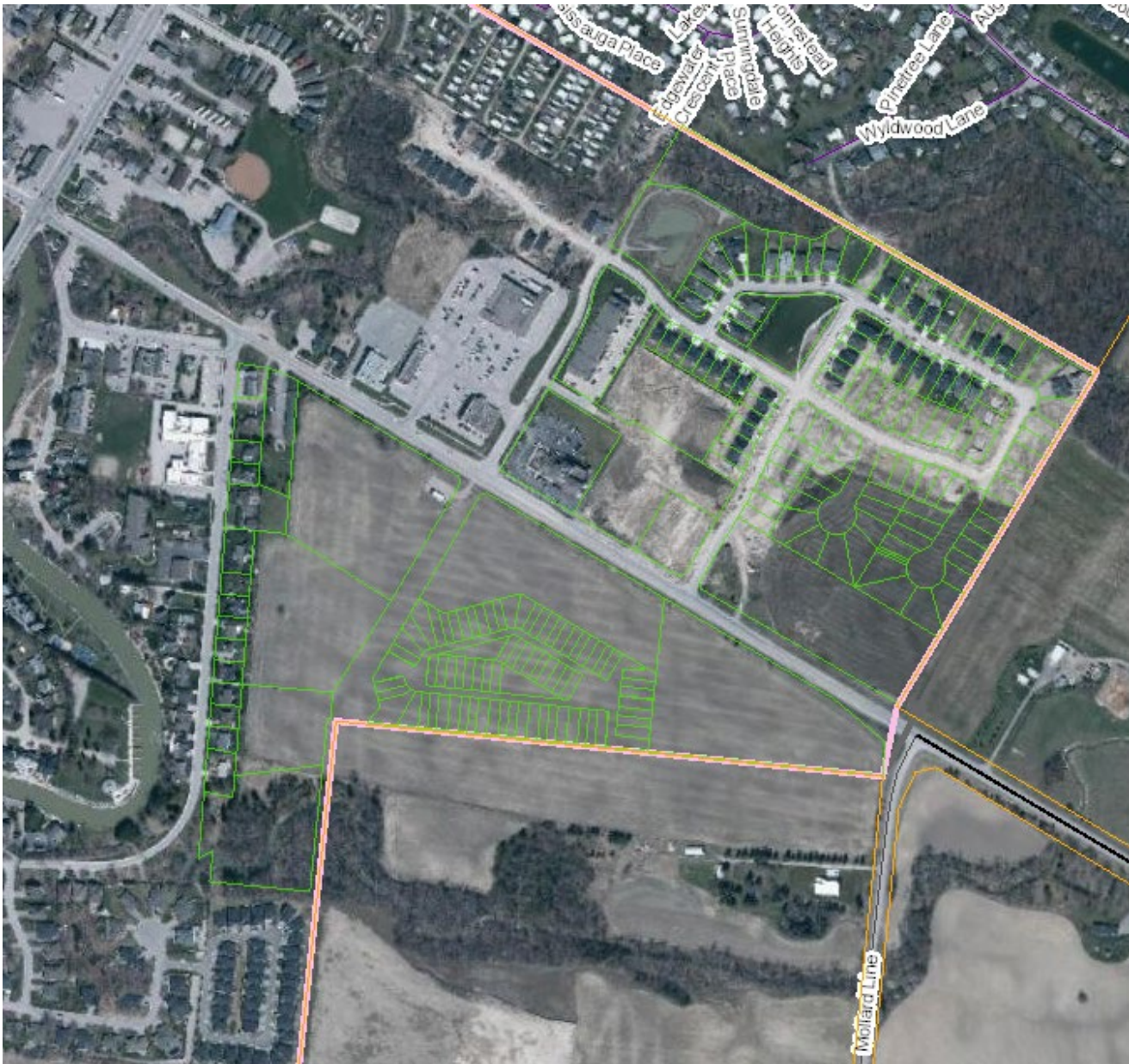
The Huron County Population and Housing Projections also did not account for projected growth in cross-border areas, such as the Grand Bend area. The anticipated growth for the Port Blake Planning Area specifically cannot be accurately accounted for without considering Lambton Shores.

Grand Bend has grown at a tremendous rate in recent years: between 2016 and 2021, the population increased by 12.9%, growing from 2,684 to 3,031. While the Covid-19 pandemic is understood to have had some impact on population, Grand Bend has traditionally had a significant portion of seasonal

residences. As of 2021, 64% of private dwellings were occupied by usual residents (meaning that 36% had a primary dwelling elsewhere).

Within Lambton Shores, the Grand Bend Settlement Area is bordered on the west side by Lake Huron, the north side and west sides by South Huron and Pinery Provincial Park to the south. The areas that abut the South Huron border have been building out in recent years and built out to the north and planning approvals now extend to the eastern border (see Figure 2). As lands are built out on the Lambton Shores side of the border, it is anticipated that lands within South Huron may be required to accommodate growth in the general market area.

Figure 2: Grand Bend Settlement Area (pink line is Lambton Shores/South Huron border, green outlines draft plan approved development in Grand Bend)



Recommendations

Based on the lands need assessment, it is recommended that Council direct staff to further analyze and prepare mapping which reflects:

That the area surrounding Grand Bend (east side) as well as portion of Port Blake Planning Area be assessed for settlement area expansion (residential and mixed use, not employment areas). This area will be re-classified on all maps as the 'Greater Grand Bend' Settlement Area.

That the Crediton Settlement Area be substantially reduced in size and those lands be allocated to Settlement Areas that have full services and significant projected growth.

That modest adjustments to other settlement areas, such as Dashwood, be informed through further public consultation with landowners of large, undeveloped parcels.

That the Exeter Settlement Area be assessed for possible expansion of residential, mixed use and employment lands to align infrastructure as outlined within the Municipal Water Wastewater Master Plan.

That South Huron Industrial Areas be assessed for area expansion for employment lands to align with the Water Wastewater Master Plan.

NEXT STEPS

The next steps for the project include:

- Community Table for Agriculture;
- Consult with Lambton Shores Staff re: cross-boundary growth considerations;
- Consult with remaining agencies including Ministry of Transportation and Upper Thames River Conservation Authority;
- Discussions with owners of large, undeveloped parcels within or bordering settlement areas; and
- Prepare recommended policy revisions and revised mapping.

Council can anticipate receiving the first draft of the revised South Huron Official Plan at their July 15, 2024 Council meeting.

Sincerely,

'Original signed by'

Celina McIntosh, Planner

'Original signed by'

Denise Van Amersfoort, Manager of Planning

Appendix A – Demographic Profile and Additional Growth-Related Data

Demographic Profile

Exeter

Exeter contains the most range of housing types in South Huron. Hosting approximately 2,200 private dwellings, a majority of these, 1,450, are single-detached houses. The remaining dwellings are semi-detached, row homes, apartments, or a movable dwelling. The average household size in Exeter is 2.2 persons. Of the households in Exeter, approximately 1,000 of the households are occupied by married couples, with an additional 200 being occupied by common-law couples. 200 households are occupied by one-parent families. Remaining households are made up of residents living alone, living with other relatives, or living with non-relatives (roommates). A majority of homes in Exeter are considered suitable, with only 30 households indicating that their home is not suitable. Most households, 1,605, are owner occupied with 570 households being occupied by a renter.

The median income for full-time, full-year workers in 2020 was \$59,600. Comparatively, the median income for part-time or part-year workers in 2020 was \$23,200. In consideration of household incomes, the median total income of households in 2020 was \$77,000 and for one-person households was \$41,600.

South Huron

The average household size in the Municipality is 2.3 persons. Many households in South Huron are occupied by married couples, 2,170, with a small number being occupied by common-law couples and one-parent families. The remaining households in South Huron are made up of those living along, living with relatives, or living with roommates.

The median income for full-time, full-year workers in 2020 was \$55,200. Comparatively, the median income for part-time or part-year workers in 2020 was \$19,600. In consideration of household incomes, the median total income of households in the Municipality in 2020 was \$77,000.

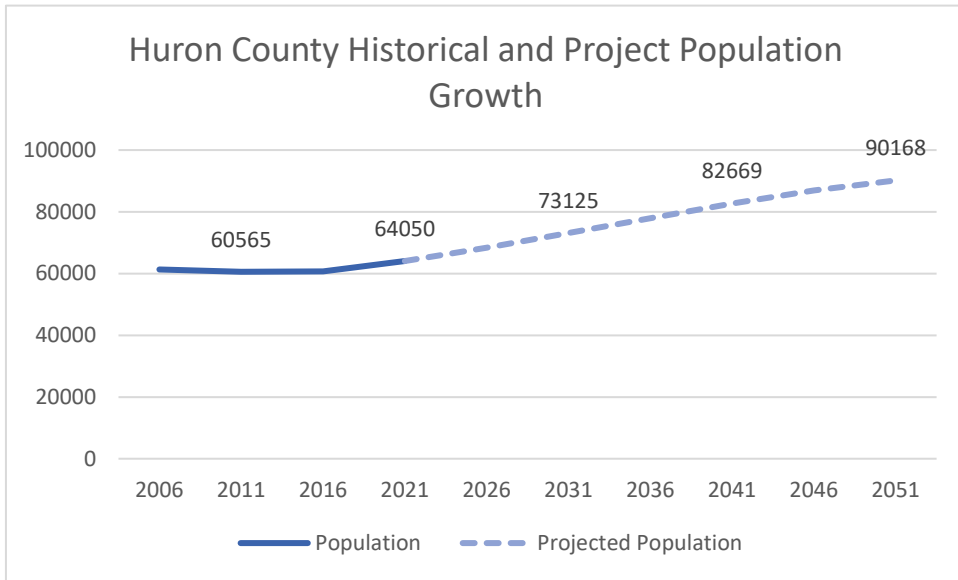
The average rent in South Huron in October of 2023 was \$1,138, with the Municipality containing approximately 450 rental units. This is an increase in average rent from \$798 in October of 2020 with 448 rental units.

Population and Housing

The Municipality of South Huron population and housing forecast was prepared by Watson and Associates as part of the 2024 County of Huron Population and Household Projections. The forecasts are based upon the cohort-survival methodology. The complete Watson and Associates report is available on the County of Huron website.

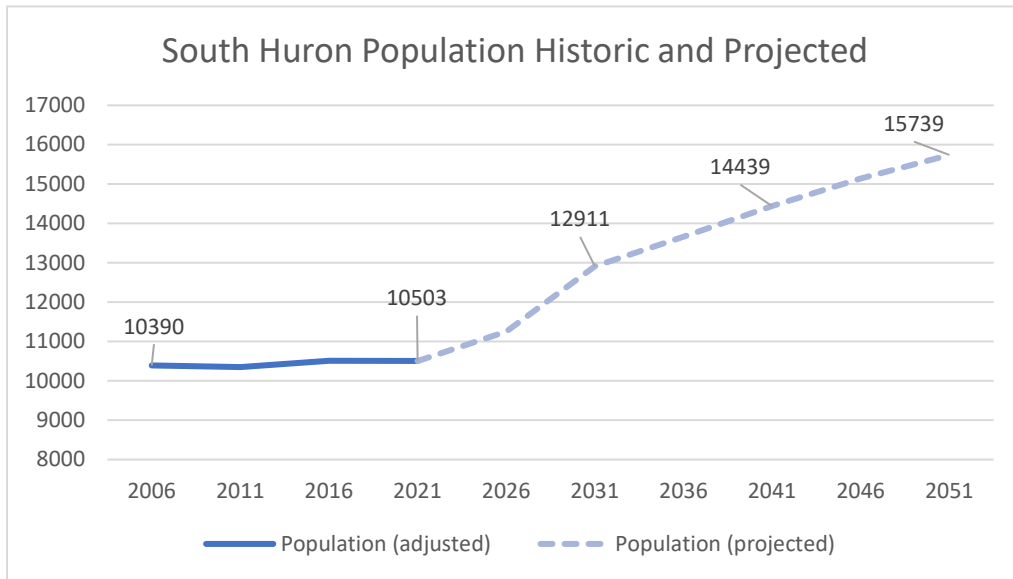
Regional Context

Figure 1 illustrates the historical and projected population growth in Huron County, from 2006 to 2051. As can be seen, the Huron County population is forecasted to increase from the current population of 64,050 to 90,168 in 2051, an increase of around 26,100 persons. Huron County is expected to grow at an average annual rate of approximately 1.1% over the next 30 years.

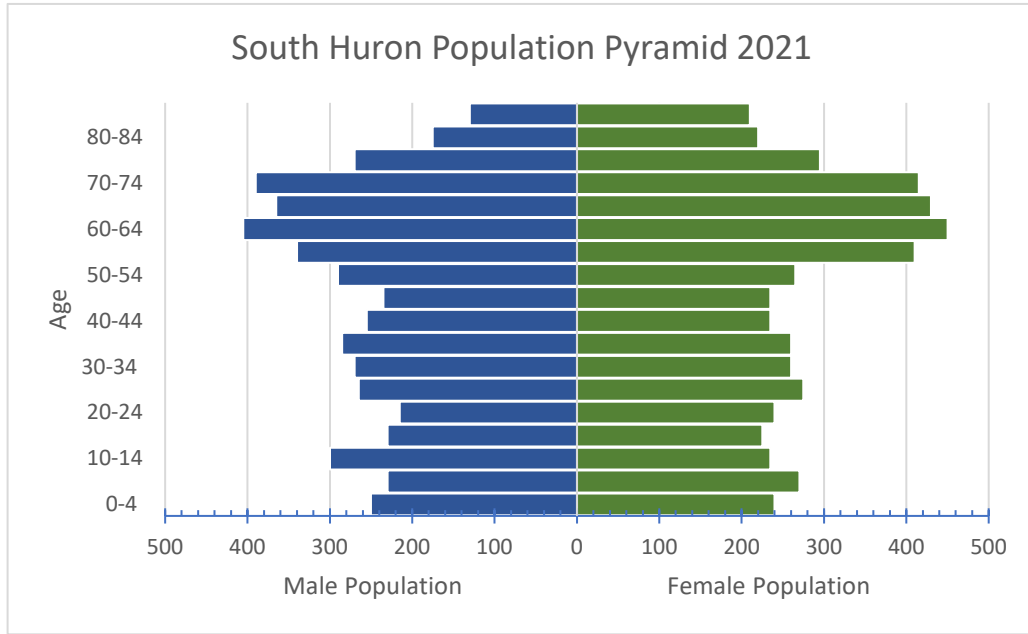


South Huron

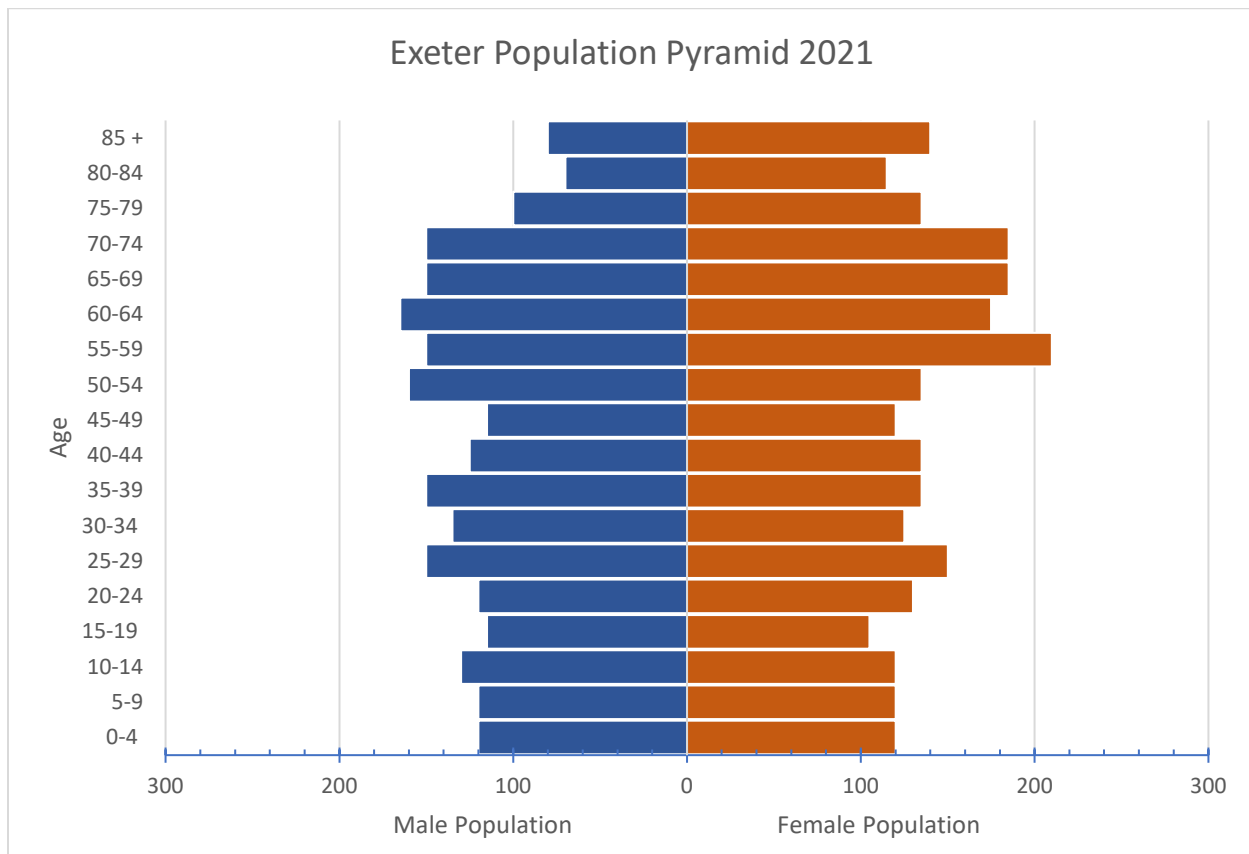
South Huron is anticipated to account for the largest share of population growth across the County of Huron over the forecast horizon (2021 to 2051). It is anticipated that the Municipality will reach a population of 15,739 persons. On an annual basis, South Huron is forecasted to grow at a rate of 1.4% over the next 30 years representing consistent growth.



The above figure shows the historic and projected population of South Huron from 2006 to 2051. Historically, the population of South Huron has remained relatively static. However, the population is forecasted to grow quite significantly over the next 30 years. Over this time period, South Huron is expected to grow by over 5,000 residents which is equivalent to approximately half the population of the Municipality currently.



The South Huron Population Pyramid shows the aging population of the Municipality. The average age of the population in the Municipality is 46.6 years, which is significantly higher than the average age in Ontario at 41.8 years. The age groups from 55 to 74 years of age are significantly larger than other age groups. From this, we can expect a higher demand for nursing and long-term care homes, accessible housing options, and smaller housing options as this group continues to age and some leave their larger single family dwellings. Exeter



The Exeter population pyramid shows an aging population, similar to South Huron as whole, with less significance. The average age of the population in Exeter is 45.7 years, which is older than the average age in Ontario at 41.8 years but slightly under the average of South Huron. Exeter does show a higher population of females to males in most age groups, most significantly the 55 to 59 age group. This could be attributed to single females wanting to reside in a community with services and amenities available.

Housing

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 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.

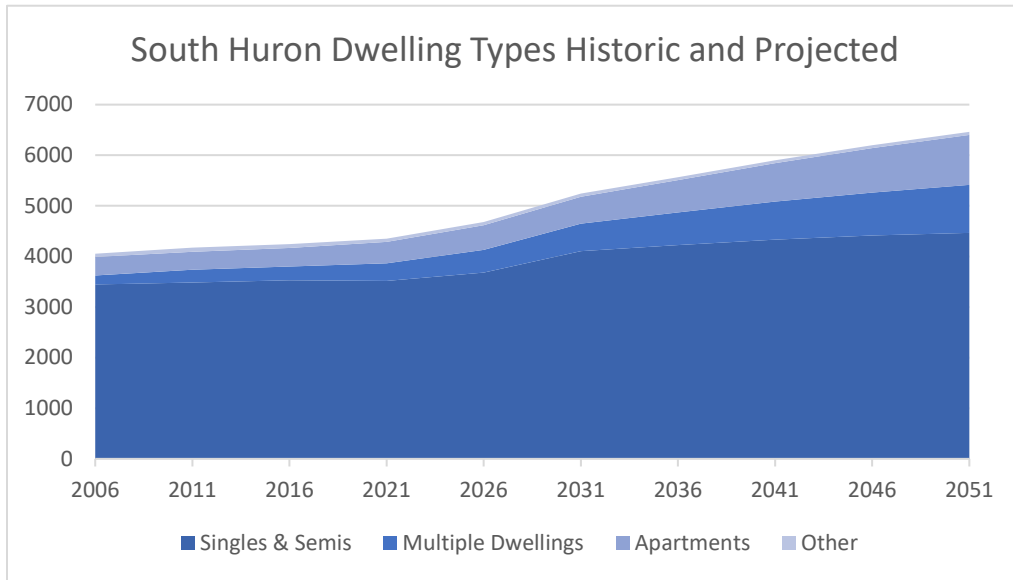
Supply

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

South Huron’s current (2021) housing base contains approximately 4,339 occupied private dwelling units which is largely comprised of single detached dwellings, accounting for 3,390 of the total dwellings. The remaining housing base is comprised of semi-detached, row house, apartment, or movable dwellings.

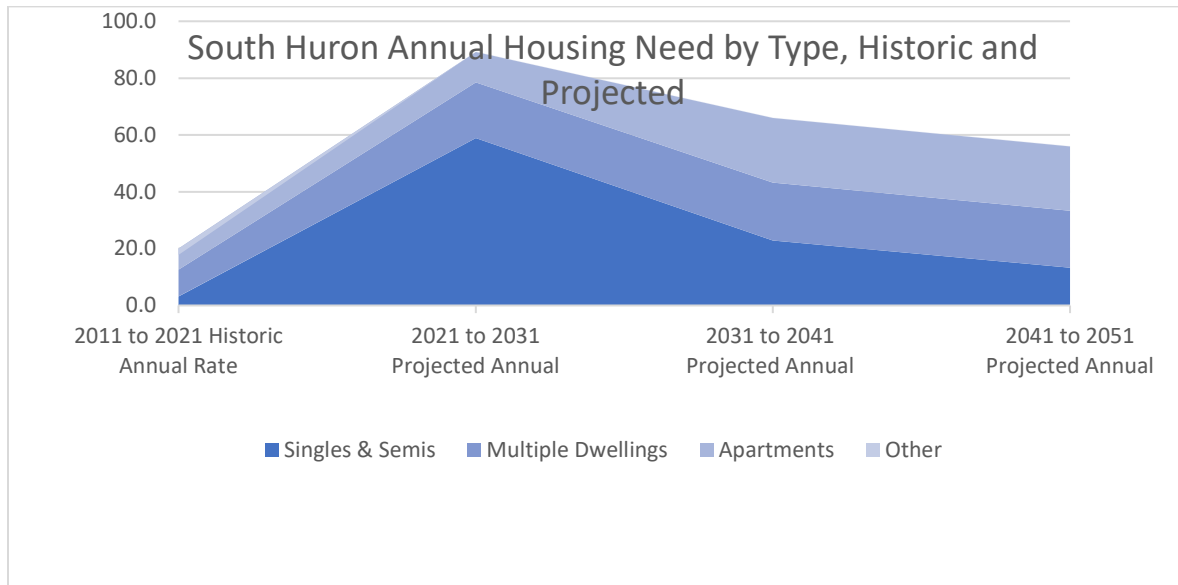
South Huron is anticipated to account for the largest share of housing growth across the County of Huron over the next 30 years (2021 to 2051). It is forecasted that South Huron will add 70 housing units on an annual basis. This is summarized in the table below.

Location	Total Permanent Housing			Annual Housing Growth	
	2001	2021	2051	2001 to 2021	2021 to 2051
South Huron	3,955	4,340	6,450	19	70
Huron County	22,395	25,335	35,980	147	355



As shown, low-density housing forms of housing such as single family and semi-detached dwellings are projected to continue to represent a majority of total housing in South Huron. However, it is projected that a wider variety of structure types will represent more of the total housing by 2051. While new housing growth is projected to be made up of higher density forms of housing, the existing housing base within the County will not be altered significantly

These numbers are based upon census forms of homes. We are seeing anecdotally, different forms of housing in our communities. These are taking the forms of stacked townhomes, back-to-back stacked townhomes, and more.



It is projected that South Huron will experience a peak in housing growth over the next 10 years. A large majority of the new housing is forecasted to be single or semi-detached homes, but it is projected that we will see more multiple-unit and apartment dwellings in the new housing stock as time goes on.