

# CREDITON VILLAGE CENTER

January 27, 2025





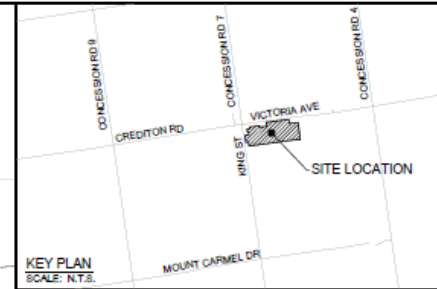
# CREDITON VILLAGE CENTER

- NEW SUBDIVISION • NEW HOMES STARTING TO BE BUILT SPRING 2025
- 15 NEW BUILDING LOTS AVAILABLE SOON



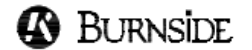
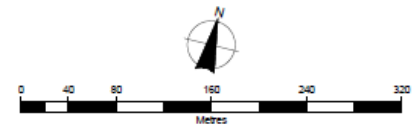


# Phase Layout



## LEGEND

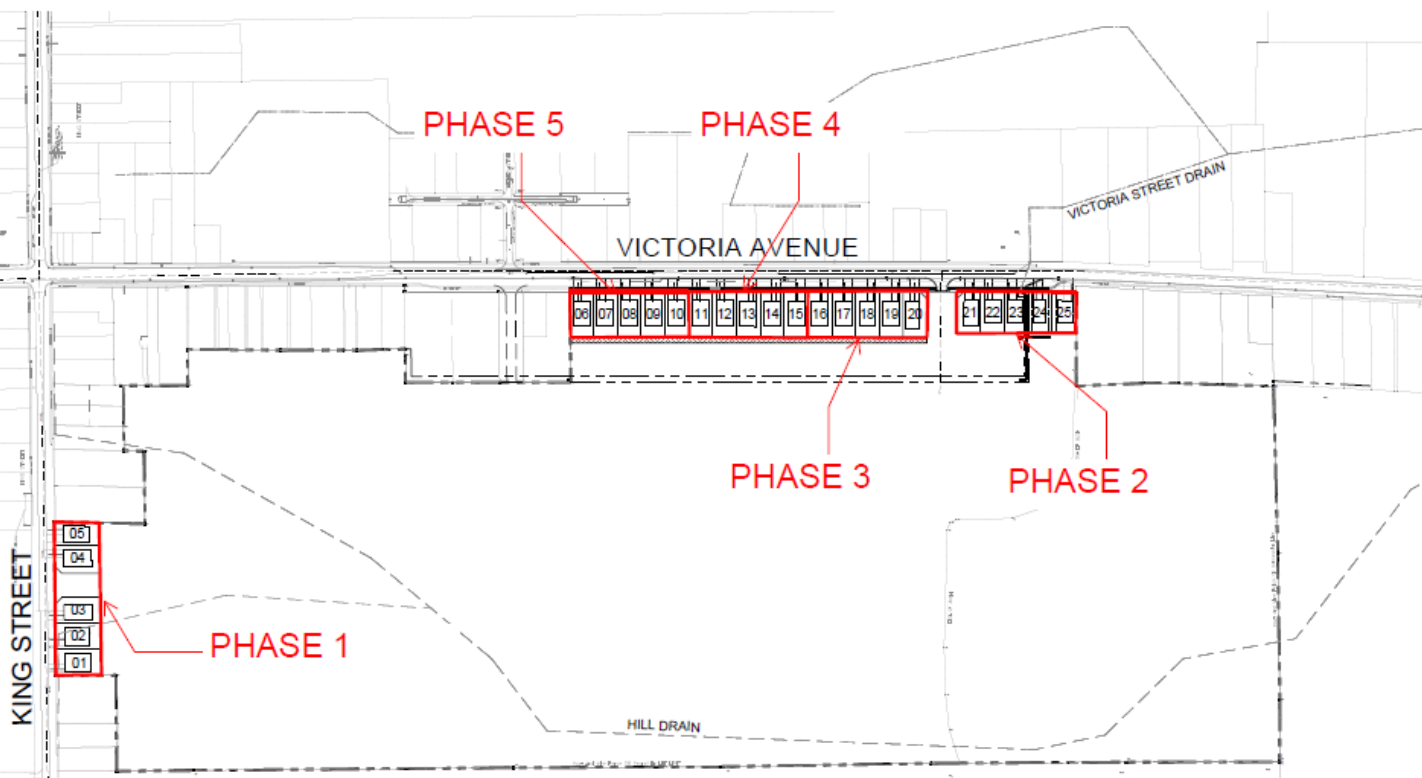
PROPERTY BOUNDARY  
 EASEMENT



Client  
**1028094 ONTARIO INC.**

Figure Title  
**CREDITON VILLAGE CENTER SUBDIVISION  
PHASE LAYOUT**

Drawn BF	Checked FG	Date 11/29/2022	Figure No.
Scale 1:4000	Project No. 300052937.0000		







# Information from [REDACTED] – Municipality of South Huron

## New Houses

## NEW HOUSING IN THE MUNICIPALITY OF SOUTH HURON

01/18/2010

18	<u>2003</u>	21 New Single Family Residences of which 3 replace removed residences 3 New Townhouses (2 – 3 Units, 1 – 4 Units)
15	<u>2004</u>	20 New Single Family Residences of which 5 replace removed residences 3 New Townhouses (Each 3 Units)
26	<u>2005</u>	31 New Single Family Residences of which 5 replace removed residences 2 New Townhouses (1 – 4 Units, 1 – 3 Units) 1 New Apartment Dwelling Unit added to apartment building
23	<u>2006</u>	24 New Single Family Residences of which 1 replaces a removed residence 2 Townhouses (Each 3 Units) Condominium Project for total of 28 Units
20	<u>2007</u>	28 New Single Family Residences of which 8 replace removed residences 1 New Townhouse (3 Units) 1 Apartment Building (49 dwellings) 1 Conversion from commercial to apartment/commercial (11 dwellings)- Affordable Housing apartments, Palen development
15	<u>2008</u>	19 New Single Family Residences of which 4 replace removed residences 1 New Townhouse (4 Units)
8	<u>2009</u>	14 New Single Family Residences of which 6 replace removed residences
9	<u>2010</u>	November – Year to date 12 New Single Family Residences of which 3 replace removed residences

**2003 – 2010 - Average 16.75 units per year**

# Information from [REDACTED] – Municipality of South Huron

November 19, 2010

Ken Palen,

Following is the breakdown of the single family residences built in the Municipality starting in 2004 (2003 I will need to do a little more digging if you really need them – Also, Heath’s home was built in 2002, Jefferies and Lightfoot earlier than this I think)

## 2004

Stephen	7	-	1 Shipka 2 Grand Cove Estates 4 Rural (1 replacing home removed)
Usborne	4 (3 replacing homes removed)		
Exeter	9 (1 replacing home removed)		

## 2005

Stephen	12	-	1 Crediton (replacing home removed) 1 Centralia 2 Cottage Area 4 Grand Cove 4 Rural (2 replacing home removed)
Usborne	4 (2 replacing homes removed)		
Exeter	15		

## 2006

Stephen	13	-	2 Cottage Area 7 Grand Cove 4 Rural
Usborne	2 (1 replacing home removed)		
Exeter	9		

2004 – 2010 – 6 years

Crediton	1 New House - 1 Replacement House = 2
Centralia	3 New Houses - 2 Replacement Homes = 5

# Information from [REDACTED] – Municipality of South Huron

2007  
Stephen 10 - 1 Crediton  
1 Centralia (replacing home removed)  
1 Dashwood  
1 Shipka  
1 Cottage Area (replacing home removed)  
2 Grand Cove  
4 Rural (all replacing homes removed)

Usborne 4 (1 replacing home removed)  
Exeter 13 (1 replacing home removed)

2008  
Stephen 10 - 1 Centralia  
2 Cottage Area (both replacing homes removed)  
6 Grand Cove  
1 Rural (replacing homes removed)

Usborne 4 (1 replacing home removed)  
Exeter 5

2009  
Stephen 4 - 1 Grand Cove  
3 Rural (replacing homes removed)

Usborne 4 (2 replacing homes removed)  
Exeter 6 (1 replacing home removed)

2010 To Date  
Stephen 4 - 2 Centralia (1 replacing home removed)  
1 Grand Cove  
1 Rural

Usborne 3 (2 replacing homes removed)  
Exeter 5



# Question – How many new builds from November 2010 until January 2025?

**Note – No information from 2010-2013**

Year	No. of new SFD in MOSH	Stephen Ward	Exeter Ward	Usborne Ward	Crediton/Centralia Cost Recovery By-law – Fees received
2014	13				
2015	7	6	1	0	
2016	13	7	4	2	1
2017	18	4	13	1	1
2018	19	6	10	3	4
2019	8	3	3	2	0
2020	20	9	8	3	3
2021	35	14	12	9	1
2022	62	5	53	4	0
2023	22	9	10	3	5
2024	17	8	4	5	5

Capital cost recovery for Crediton and Centralia wastewater servicing project – As of the end of 2024, twenty (20) dwelling units have contributed to the cost recovery by-law.

Regards,



**Mike Rolph CBCO**  
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 Chief Building Official  
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[cbo@southhuron.ca](mailto:cbo@southhuron.ca)



# Historical Growth

## 2003-2010 (see attached) - 8 Years

	Single Family
Yearly Average	16.75
25% (P11)	4.2

(70%/25% (P11)=2.9)

## 2014-2024 (see attached) – 11 years

	Residential Units
Yearly Average	21.3
25% (P11)	5.3

(70%/25% (P11)=3.7)

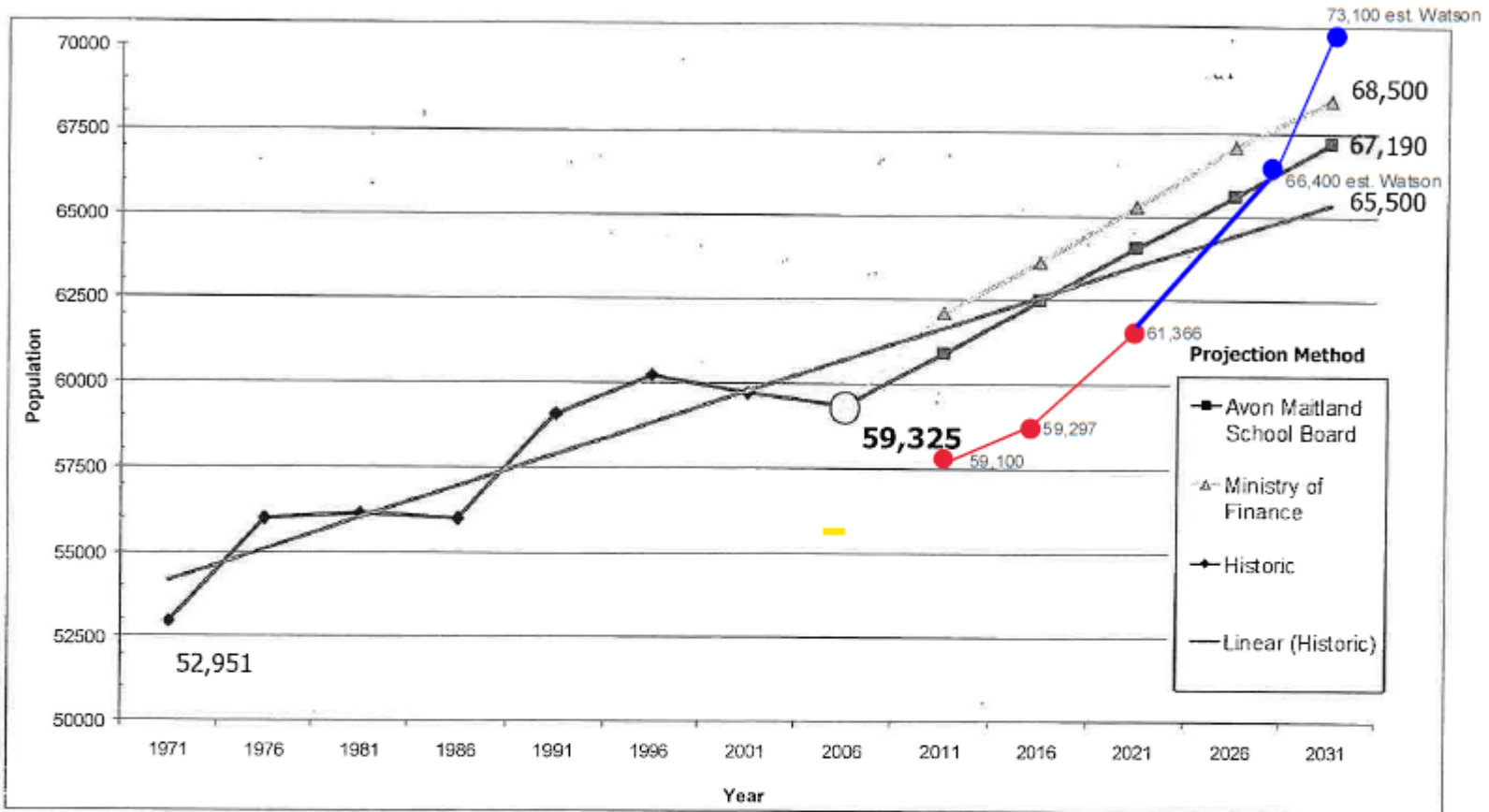
## Crediton/Centralia Cost Recovery By-law – Fees Received

2007 - 2022  
Sewer Installed – 2007 – 2022 (16 years)  
10 ( By Others)

2023 - 2024  
10 (By Crediton Village Center)  
5 / Year

Crediton, Centralia and Huron Park based on historical new builds will need 3-5 new units per year.

# Projected Huron County (Medium Projected)

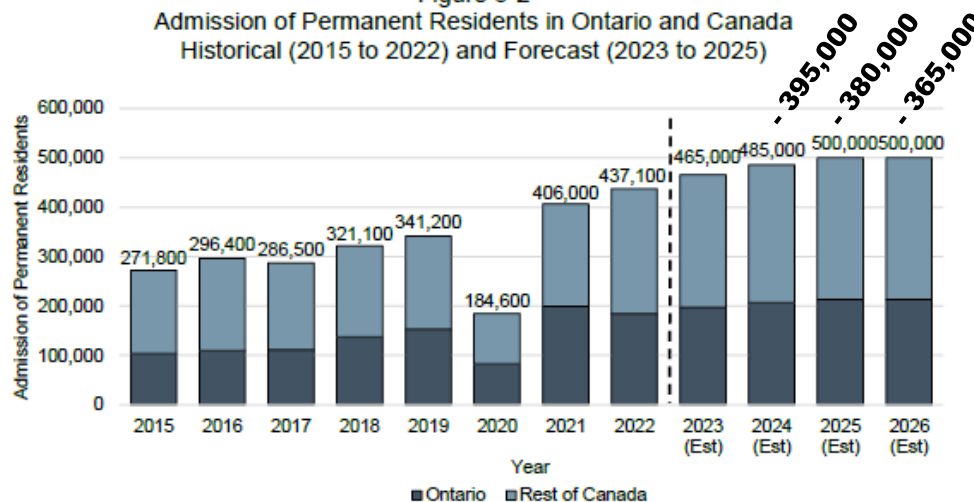


Projection Method	1971	1976	1981	1986	1991	1996	2001	2006	2011	2016	2021	2026	2031
Historic	52951	56007	56127	55996	59065	60220	59701	59325	61000	-	64000	-	65500
Avon Maitland District School Board (AMDSB)	-	-	-	-	-	-	-	59325	60898	62471	64044	65617	67190
Ministry of Finance	-	-	-	-	-	-	-	59325	62100	63600	65300	67100	68500
Statistics Canada Actual Census	-	-	-	-	-	-	-	-	59,100	59,297	61,366	-	-

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

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

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



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

[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>

**New Federal  
Government  
Immigration  
Targets  
Source : CTV  
News, Jan 2, 2025**



# Marketing Summary

## 2003

- Crediton classified as a PII development (along with Centralia, Huron Park)
- South Huron official plan says 25% of allocated growth to PII. 75% to P1 (Exeter, Grand Bend area) of 70% total, other 30% allocated to smaller communities

## 1996 - 2011

- Huron County losing people (source Statistics Canada)

## 2011 - 2021

- Population starting to increase slowly
- Previous studies have over estimated population growth

New predictions (2024, Watson) will surely overestimate growth again, especially in light of new federal reduction in immigration targets (Source, CTV News, Jan 5, 2025)

# History of Crediton Development Journey

1993 – Bought Farm

## 1994

- 2 Residential units on King (Dec 21, Sept 20 Council Meeting) (by consent)
- 3 residential units on Victoria (Aug 8 by consent)
- Presented 365 residential units on development
- Aug 17 sent by letter 365-415 lot development

## 1994, 1996, 2002

- Sold 4 residential units (7 Years)

## 2003

- New official plan adopted 35.73-hectare 364 lot development into Crediton

## 2006

- Comments on 25 lot in fill and 364 lot total development from Huron County

## 2007

- Pre-Consultation meets for development
- Huron County planners say development premature
- Suggested full blown marketing study

## 2007

- Huron County says Palen must do studies before they approve any residential units
- Minimum lot size study (done by Huron County)

## 2008

- Traffic study (December)

# History of Crediton Development Journey

## 2009

- Functional service study (March)
- Sanitary sewer, water, storm

## 2010

- Palen planner provided planning report (June) to municipality request 25 residential units on Victoria and King Street

## 2011

- Draft plan approved 25 residential units by Huron County (Palen working on satisfying Huron roads department)

## 2017, 2023

- Extended the draft plan
- Population starting to increase
- Named CREDITON VILLAGE CENTER SUBDIVISION
- Did prep construction for Victoria & King St residential units

## 2023

- Start building to test demand
- 5 houses (Built and sold, King Street)

## 2024

- 5 houses (Built and still being sold, Victoria Street)

## 2025

- 5 houses planned (Depending on market, Victoria Street)

# Sewer & Water

## 1999

- Letter to B.M.Ross in April inquiring to consider Palen development in sewer plans

## 2002

- Letter to B.M.Ross in May to include 350 residential units in their design

## 2003-2006

- Working with South Huron and KMK engineer to plan development internal sewer and sewer studies, water service etc. to development 365 residential units

## 2006

- Sewer approved to be built.
- Based on 20 M frontage, 760 M<sup>3</sup>, 5.5 residential units/acre (13.6 residential units / hectare) 3.5 persons/unit, 350 litres/day, 0.15L /s/hectare (KMK Engineers)

## 2007

- Public meeting Re **WATER LINE** (letters sent to B.M. Ross and South Huron to add estimated 364-400 residential units in water plan)
- Sewer being installed
- Sewer pipe was projected too small for 365 residential units (KMK agrees)
- Pipe enlarged from Palen development east end to pumping station
- KMK reports to me and municipality, MAX SEWAGE allowance 364 residential units no extra capacity for higher density above the 364 - 369
- 25 sewer connections stubbed for infilling residential units on Victoria and King from road when dug up
- Palen private main sewage connection installed at easterly Victoria Street entrance of Palen land
- Palen private main water line was installed all when the contractors were doing the sewers.



# Sewer & Water

## 2008

- Sewer costs invoiced to Crediton residents
- 50% cost – connection fee \$10,759.99 each
- 30% cost – frontage fee \$49.62 per ft
- 20% cost – future development (first 185 residential units in Crediton and Centralia) \$10,759.99 each.
- KMK confirm pumping station sized to handle 380 current residents ( $380 \div 3.5 = 109$  estimated units) plus 775 future residents ( $775 \div 3.5 = 221$  estimated units).
- KMK confirm pumping station must be increased in size after that to handle the balance of 365 residential units (total of 1,292 total residents  $\div 3.5 = 369$  estimated units).

## 2008 - 2022

- 10 new sewer connections of 185 in Crediton and Centralia indicating number of new builds.

## 2023 - 2024

- 10 new sewer connections in Crediton of 185 by Crediton Village Center (165 left).

## **Bottom Line**

1. Stephen Township COUNCIL and STAFF were very forward thinking agreeing with the Palen development by including sewage and water calculation.
2. The Palen Development has paid for all of the studies etc. (traffic and functional). Created 5 residential units by consent while waiting for population increase.
3. Huron country planners communicated several times the plan was premature. Need marketing study before they would approve. Based on population growth they were correct.
4. The sewers were 80% paid for by the Crediton residents and the Palen Development on large frontage in Crediton on King St. and Victoria St.
5. KMK engineering confirmed when installed there is no extra sewage capacity for higher density available other than what has been projected (364 residential units).
6. KMK increased pipe size from Palen development to pump house.
7. Recently the newly named CREDITON VILLAGE CENTER SUBDIVISION at its expense has:
  - moved CATCH BASINS and REPAIRED the DRAINAGE on Victoria street
  - Installed a SIDEWALK and installed STREET LIGHTS on Victoria street

# Some Questions Re Further Development in Crediton

## Re Sewers

- Will frontage fees (or development charges) be paid by new future development and set aside by South Huron for future pump house upgrade. New development has not paid anything for current sewer (Crediton residents paid) so why would they get to use it for free?

## Traffic

- Increasing residential units from 364 units to 763 units will cancel out the original Palen traffic study. Will this need to be re done and road redesigned with turning lanes etc.? Will new development pay for the studies and upgrade to the roads?

## P11 or P1 Designated Settlements (Official Plan)

- Crediton, Centralia, and Huron Park are currently allocated 25% of 70% of total growth in South Huron Official Plan.
- With increase in projected population **WILL CREDITON BE REDESIGNATED TO P1?** (Exeter, Grand Bend plan) 763 additional residential units times 3.0-3.5 people per unit will result in 2,289 - 2,670 new people in Crediton.

	2016	2021	5 Years	Per Year
Exeter Population (Statistics Canada)	4,649	4,863	214	43
Lucan Population (Statistic Canada)	2,541	3,089	548	110
Huron Park (www.ruralroutes.com)	?	969	?	?
Crediton (www.ruralroutes.com)	?	380	?	?
Centralia (www.ruralroutes.com)	?	235	?	?

### **Crediton Potential Future Population**

- 2,289 - 2,670 plus 380 (plus recent growth) = 2,669 - 3,050 people
- This would be a similar population to Lucan resulting in severely limited commercial space.

### **A new trailer park or pre-fab leased type development**

- May be better suited in a PI settlement area not a PII settlement area. Need more commercial amenities that PI has to offer.

### **Marketing Study**

- A marketing study (other than just a letter from Northlander saying this development is possible) should be done as suggested previous to Crediton Village Center by Huron planners.



There are a few differences between the numbers used in this report and the values used in our 2009 Functional Servicing Report (FSR) and design, these differences are typical and within the allowable assumptions. That being said, below are the differences and how they impact the assumptions made in the report.

Sanitary:

The FSR used an average sanitary demand of 358 LPCD, this was based on a 2007 Stephen Township Water Servicing Master Servicing Plan, where the average daily water demand of 136m<sup>3</sup>/day was divided by the existing population of 380.

The Crediton Village Center subdivision also used 3.5 people per unit (ppu) and extraneous infiltration of 0.20 L/s/ha. Below is a table comparing the original sanitary calculations from the GRIT servicing feasibility report and sanitary flows updated based on the numbers identified above.

	Area (ha)	Total Pop.	Per Capita Flows (L/s/c)	Res. Peaking Factor	Total Res. Flows (L/s)	Infiltration (L/s)	Total Peak Flow (L/s)
Original GRIT Values	19.20	941	0.0027	3.8	9.519	1.920	11.439
Adjusted by RJB	28.20	1021	0.0041	3.8	15.91	5.64	21.55

If Grit's original numbers are updated based on the averages used for the Crediton Village Center Subdivision development there's an 88% increase in the proposed sanitary flows, from 11.44 L/s to 21.55 L/s. As mentioned in the GRIT report, the sanitary pumping station would need to be upgraded to accommodate these flows.

Water:

The same increased per capita demand that was applied to the sanitary should be used when calculating water demand, if the updated values are used this would result in an 88% increase in the demands presented. There are no concerns with the available water capacity based on information to date.

Storm:

The Tridon proposed development discharges into the same Victoria Street Municipal Drain that the Crediton Village Center outlets into, it should be noted that there are significant constraints present in the system that will result in larger than average SWM pond sizing.

**Frank Goulding**  
Project Manager

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