



#### **MUNICIPALITY OF**

## **Huron East**

V 2.0

### August 2025

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### 2022-2025 Community Profile

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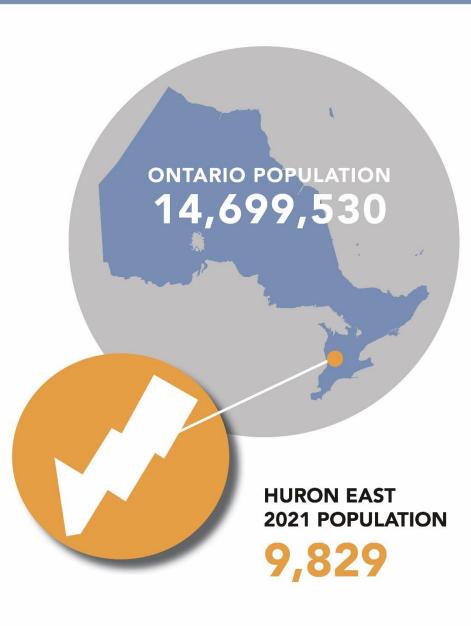


## A SNAPSHOT OF HURON EAST

### Location

Huron East is a large rural municipality with a few small urban settlements, approximately 175 kilometres west of Toronto, near the shores of Lake Huron. The Municipality of Huron East was incorporated in 2001, following the amalgamation of the former Townships of Grey, McKillop and Tuckersmith, with the Town of Seaforth and the Village of Brussels. Huron East is a close distance to major markets including Toronto, Windsor/Detroit, and Buffalo and is located along Ontario's West Coast.

Its fusion of progressive town centres, rolling farmland, wildlife conservation areas, recreation and entertainment means Huron East has something for everyone. A leader in agricultural technology, innovation and production, Huron East is also a centre of exceptionally successful business, industry and health care. The towns and villages of Huron East are unique in their histories, facilities and celebrations, but all reflect the pride in community, attention to taking care of business and solid work ethic of their founding families.





## **Market Access**

 76km
 Kitchener/Waterloo

 83km
 London

 185km
 Toronto

 220km
 Niagara Falls

## Demographics



9,138 2016

9,829 2021

10,317 2026

10,761

2031

## **Population Statistics**





10% Apprenticeship/trades certificate/diploma

University diploma/ 13% degree - bachelor or above

No certificate, diploma/ 17% degree

High school certificate 30% or equivalent

College or other non-30% university certificate

Highest Education
Population ages 25-64



30%

Secondary

53%

**Postsecondary** 

### **Household & Earnings**



**19%**-

of Huron East's population spends 30% or more of household total income on shelter costs.

Single detached house

Apartment / Detached duplex

2% Semi-detached House

2% Row House

Median Median

Dwelling Employment Value Income

\$390,405

**ONTARIO MEDIAN** \$475,166

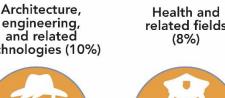
**ONTARIO MEDIAN** \$37,648

## **Labour Force**

### **Top 6 Major Fields of Study**



engineering, and related technologies (10%)



Personal. Agriculture, protective and

natural resources and conservation (5%)



related fields



Business, management and public administration



Education (4%)

### **PARTICIPATION** ONTARIO 69.0% 65.0% **EMPLOYMENT** ONTARIO 65.5% 59.0% **UNEMPLOYMENT** ONTARIO 5.0% 9.1%

### Top 5 Sectors by Industry\*\*

transportation

services (4%)



Manufacturing (15%)



Health Care & Social Assistance (10%)



Agriculture, Forestry, Fishing & Hunting (19%)



**Retail Trade** (9%)



Construction (9%)

### Top 5 Sectors by Occupation\*\*



Sales & Service (16%)



Trades, Transport & Equipment **Operators** (20%)



Business, Finance & Administration (12%)



Natural Resources, Agriculture & Related **Production Occupations** (8%)



**Management Occupations** (16%)



2022 Community Profile

#### **DATA SOURCES**

Please note that every effort has been made to use the most current data available. The major sources of information for this document are:



- The 2006, 2011, and 2016 Census from Statistics Canada;
- Manifold SuperDemographics data is 2021 from Manifold Data Mining Inc.; and
- EMSI Analyst Data.

The most recent Census was conducted in May 2016. SuperDemographics 2021 is the most up to date estimation of population characteristics, based on mathematical models that draw from various data sources.

#### Manifold Projection Method

Manifold estimates demographic data annually, including population projections for 5 and 10 years in the future. Manifold methodologies are based on the following techniques:

- Enhanced cohort survival methods;
- Nearest neighborhood and regression techniques; and
- Structural coherence techniques.

Manifold Data Sources include:	
Statistics Canada	Real Estate Boards/Companies
Health Canada	Canadian Bankers Association
Regional Health Ministries	Bank of Canada
Citizenship and Immigration Canada	Canada Post Corporation
Regional School Boards	Consumer and business directories books
Proprietary survey and research	Flyer Distribution Association
Publications of hospitals, CMHC, BBM an	d partners



2022 Community Profile

### 1. INTRODUCTION

#### Huron East: A Community of Communities!

Huron East is a large rural municipality with a few small urban settlements, approximately 175 kilometres west of Toronto, near the shores of Lake Huron. The Municipality of Huron East was incorporated in 2001, following the amalgamation of the former Townships of Grey, McKillop and Tuckersmith, with the Town of Seaforth and the Village of Brussels. Huron East is a close distance to major markets including Toronto, Windsor/Detroit, and Buffalo and is located along Ontario's West Coast.

#### Discover the space to grow!

Its fusion of progressive town centres, rolling farmland, wildlife conservation areas, recreation and entertainment means Huron East has something for everyone. A leader in agricultural technology, innovation and production, Huron East is also a centre of exceptionally successful business, industry and health care. The towns and villages of Huron East are unique in their histories, facilities and celebrations, but all reflect the pride in community, attention to taking care of business and solid work ethic of their founding families.





2022 Community Profile

#### 1.1 Location

The Municipality of Huron East is a large rural municipality with a few small urban settlements, approximately 175 kilometres west of Toronto, near the shores of Lake Huron.



Huron East is bisected by Ontario Highway 8, with Ontario Highway 4 acting as a southwest "border" and Ontario Highway 86 as a "border" to the north. The Municipality is located near the eastern shores of Lake Huron, approximately an hour north of London.

Figure 1: Huron East Location Map



Source: Municipality of Huron East



2022 Community Profile

#### 1.2 Climate

Huron East derives its climatic data (normal and averages) from the Environment Canada staffed Blyth Station. Table 1 and Figure 2 illustrate precipitation levels, average and extreme temperatures.

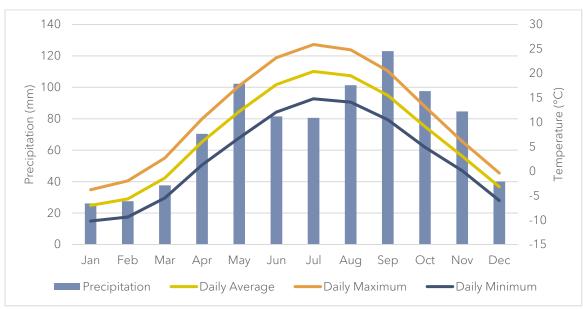


Table 1: Huron East, Average Temperature (°C), 1981-2010

Temp. (°C)	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Daily Average	-7	-5.7	-1.4	6	12.2	17.7	20.4	19.5	15.5	9.1	3.1	-3.2
Daily Maximum	-3.8	-2	2.7	10.7	17.5	23.2	25.9	24.8	20.5	13.2	6.1	-0.4
Daily Minimum	-10.2	-9.4	-5.5	1.3	6.8	12.1	14.8	14.1	10.5	4.9	0.1	-6
Extreme Maximum	18	17.5	24.5	30	32.5	34.5	36.5	35.5	34	29.5	21	17.5
Extreme Minimum	-31.1	-36	-28.5	-16.1	-5	-1.1	1.7	0	-3.5	-10	-16	-28.5

Source: Environment Canada, Station. Temperature and Precipitation Graph for 1981 to 2010 Canadian Climate. Weather Station: BLYTH

Figure 2: Huron East, Temperature and Precipitation Averages, 1981-2010



Source: Environment Canada, Station. Weather Station: BLYTH



2022 Community Profile

#### 2. DEMOGRAPHICS

#### 2.1 Population Size and Growth

Between 2006 and 2016, the census population in Huron East retracted from 9,310 to 9,138 (see Table 2), a growth rate of approximately -1.8% over 10 years. This figure lags considerably behind Ontario's growth rate over the same time period, which was 10.6%.<sup>1</sup>



Table 2: Census Population Change

Population	2006	2011	2016	2021	2026*	2031*
Huron East	9,310	9,264	9,138	9,829	10,317	10,761
% Change	N/A	-0.49%	-1.36%	n/c	4.96%	4.31%
	2006	2011	2016	2021	2026*	2031*
Ontario	12,160,282	12,851,821	13,448,494	14,699,530	15,562,392	16,419,880
% Change	N/A	5.70%	4.60%	n/c	5.87%	5.51%

Source: Statistics Canada Census Profiles 1996, 2001, 2006, 2011, 2016 and Manifold SuperDemographics 2021

Looking to the next decade, Huron East is projected to see steady growth, surpassing its total population figures from 2006. Specifically, over the next decade Huron East is projected to grow by 9.5%, from 9829 residents in 2021 to 10,761 in 2031. This growth rate is very comparable to Ontario's growth rate of 11.7% over the same period.

4.96%

population growth projection over the next 5 years!

7

<sup>\*</sup> = Estimates, n/c = not comparable

<sup>&</sup>lt;sup>1</sup> Please note, different tables within the document may refer to different "total population" figures. These figures represent the total population *for that statistic* - reliable data for those figures may not be available for the entire population and therefore use a slightly smaller sample size.



2022 Community Profile

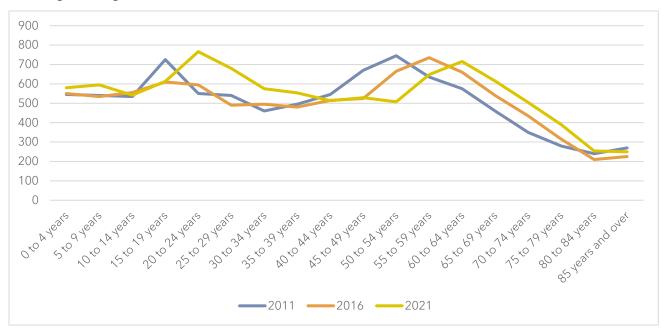
#### 2.2 Age Profile

Figure 3 illustrates changes to Huron East's population by age, over the past 15 years.

The municipality has seen an increase of 356 young professionals (aged 20 to 29) since 2011, alongside a decrease of 379 individuals aged 45 to 54. The largest relative growth over the past 10 years came from persons between the ages of 70 and 74 years (44% increase, or 154 additional people).



Figure 3: Age Distribution Chart, Huron East, 2011-2021





2022 Community Profile

Table 3 shows 2021 population estimates by age group.

Table 3: Age Distribution, Huron East and Ontario, 2021

Characteristics	Huron East	Huron East	Ontario
Total Population	9,829	100.0%	100.0%
0 to 4 years	580	5.9%	5.0%
5 to 9 years	595	6.1%	5.2%
10 to 14 years	542	5.5%	5.4%
15 to 19 years	613	6.2%	5.8%
20 to 24 years	766	7.8%	6.9%
25 to 29 years	680	6.9%	7.0%
30 to 34 years	575	5.9%	6.9%
35 to 39 years	554	5.6%	6.7%
40 to 44 years	513	5.2%	6.3%
45 to 49 years	529	5.4%	6.3%
50 to 54 years	507	5.2%	6.6%
55 to 59 years	648	6.6%	7.3%
60 to 64 years	715	7.3%	6.5%
65 to 69 years	615	6.3%	5.5%
70 to 74 years	504	5.1%	4.6%
75 to 79 years	390	4.0%	3.2%
80 to 84 years	254	2.6%	2.2%
85 years and over	250	2.5%	2.6%







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#### 2.3 Income

Table 4 shows the breakdown of total individual incomes in 2020<sup>2</sup>. In 2020, median total income for all Huron East residents 15 years and over was \$36,685. Approximately 29.1% of residents earned over \$50,000 in 2020, and 6.3% of residents earned over \$90,000.



Table 4: Total Individual Income Levels, 2020

Characteristic	Total	Male	Female
Total 15 years and over	8,112	4,043	4,069
Without total income	232	82	150
With total income	7,881	3,961	3,919
Under \$10,000 (including loss)	791	329	462
\$10,000 to \$19,999	1,344	515	828
\$20,000 to \$29,999	1,270	531	739
\$30,000 to \$39,999	1,092	504	588
\$40,000 to \$49,999	1,023	546	477
\$50,000 to \$59,999	743	443	300
\$60,000 to \$69,999	524	353	171
\$70,000 to \$79,999	369	263	105
\$80,000 to \$89,999	214	153	61
\$90,000 to \$99,999	172	100	72
\$100,000 and over	338	224	115
Characteristic	Total	Male	Female
Median total income \$	\$36,685	\$44,587	\$30,110
Average total income \$	\$45,361	\$51,844	\$38,861

Source: McSweeney & Associates from Manifold Data Mining Inc. SuperDemographics 2021 \*(2020 incomes).

Male-female income disparity was prevalent in 2020, with males earning average incomes 25.0% higher than females. Median total income for males in Huron East was also significantly higher, at a rate 32.5% higher than females. Moreover, while nearly two out of every five (38.0%) males in Huron East earned above \$50,000 in 2020, only one out of every five (20.3%) of females did. Figure 4 (following page) presents employment income levels for males and females in Huron East and Ontario.

<sup>&</sup>lt;sup>2</sup> Please note that the 2021 Manifold data uses 2020 income data, as it is the most recent information available.

2022 Community Profile

\$70,000 \$60,000 \$50,000 \$40,000 \$54,082 \$51,844 \$30,000 \$45,361 \$44,756 \$44,561 \$37,648 \$36,685 \$38,861 \$31,898 \$20,000 \$10,000 \$0 Total Male Female Total Male Female Huron East Ontario

Figure 4: Employment Income Levels, Huron East and Ontario Residents, 15+, 2020

Source: McSweeney & Associates from Manifold Data Mining Inc. SuperDemographics 2021

Table 5 illustrates that median and average household income levels are slightly lower in Huron East than in Ontario. However, Huron East (66.7%) has a comparative percentage of households earning over \$50,000 than Ontario (69.0%).

■ Median ■ Average

Table 5: Household Income Levels, Huron East and Ontario Households, 2020

Characteristic	Huron East	Huron East	Ontario
Total - Total household income groups for private households	3,885	100%	100%
Under \$5,000	28	0.7%	1.3%
\$5,000 to \$9,999	46	1.2%	1.4%
\$10,000 to \$14,999	75	1.9%	2.2%
\$15,000 to \$19,999	120	3.1%	3.1%
\$20,000 to \$24,999	165	4.2%	3.6%
\$25,000 to \$29,999	157	4.0%	3.6%
\$30,000 to \$34,999	160	4.1%	3.8%
\$35,000 to \$39,999	187	4.8%	4.0%
\$40,000 to \$44,999	179	4.6%	4.0%



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\$45,000 to \$49,999	175	4.5%	4.0%
\$50,000 to \$59,999	305	7.9%	6.4%
\$60,000 to \$69,999	299	7.7%	6.8%
\$70,000 to \$79,999	295	7.6%	6.6%
\$80,000 to \$89,999	264	6.8%	6.3%
\$90,000 to \$99,999	275	7.1%	5.9%
\$100,000 and over	1,155	29.7%	37.0%
Median household total income (\$)	\$72,472		\$83,780
Average household total income (\$)	\$89,769		\$109,709





2022 Community Profile

#### 2.4 Mobility Characteristics

Residents in Huron East were slightly less likely to change place of residence within one or five years, relative to Ontario residents. Specifically, over the last five years 30.0% of Huron East residents had moved, compared to 37.9% of Ontarians (Table 6).



Table 6: Mobility Rates, Huron East and Ontario, 2021

Characteristics	Huron East	Huron East	Ontario					
Mobility status - place of residence year ago <sup>3</sup>								
Total population	9,691	100.0%	100.0%					
Non-movers <sup>4</sup>	8,619	88.9%	87.2%					
Movers <sup>5</sup>	1,072	11.1%	12.8%					
Non-migrants <sup>6</sup>	253	2.6%	7.4%					
Migrants <sup>7</sup>	818	8.4%	5.4%					
Internal migrants	807	8.3%	4.3%					
Intra-provincial migrants	782	8.1%	3.7%					
Interprovincial migrants	25	0.3%	0.5%					
External migrants	11	0.1%	1.2%					
Mobility status - place of residence status five years ago								
Total population	9,237	100%	100.0%					
Non-movers	6,467	70.0%	62.1%					
Movers	2,770	30.0%	37.9%					
Non-migrants	860	9.3%	20.7%					
Migrants	1,910	20.7%	17.2%					
Internal migrants	1,863	20.2%	12.8%					
Intra-provincial migrants	1,795	19.4%	11.3%					
Interprovincial migrants	68	0.7%	1.5%					
External migrants	47	0.5%	4.4%					

Source: McSweeney & Associates from Manifold Data Mining Inc. SuperDemographics 2021.

| 13

<sup>&</sup>lt;sup>3</sup> Refers to the relationship between a person's usual place of residence on Census Day and their usual place of residence one year earlier. A person is classified as a non-mover if no difference exists. Otherwise, a person is classified as a mover and this categorization is called Mobility status (1 year ago). Within the category of movers, a further distinction is made between non-migrants and migrants; this difference is called migration status.

<sup>&</sup>lt;sup>4</sup> Non-movers are persons who, on Census Day, were living at the same address as which they resided one year earlier.

<sup>&</sup>lt;sup>5</sup> Movers are persons who, on Census Day, were living at a different address from the one at which they resided one year earlier.

<sup>&</sup>lt;sup>6</sup> Non-migrants are movers who, on Census Day, were living at a different address, but in the same census subdivision (CSD) as the one they lived in one year earlier.

<sup>&</sup>lt;sup>7</sup> Migrants are movers who, on Census Day, were residing in a different CSD one year earlier (internal migrants) or who were living outside Canada one year earlier (external migrants).



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#### 2.5 Language Characteristics

Table 7 indicates knowledge of Canada's official languages. Only 0.3% of residents in Huron East speak neither English or French, which is 2% less than the provincial figure (2.4%), though slightly less speak French (4.5% of Ontario residents and 2.1% of Huron East residents speak either French or English and French).



Table 7: Knowledge of Official Languages, 2021

Characteristics	Huron East	Huron East	Ontario
Total population	9,829	100%	100%
English	9,589	97.6%	93.1%
French	0	0.0%	3.8%
English and French	207	2.1%	0.7%
Neither English nor French	32	0.3%	2.4%

Source: McSweeney & Associates from Manifold Data Mining Inc. SuperDemographics 2021.

Table 8 builds upon Table 7 by illustrating the most common languages *outside of the official languages of Canada* that are spoken in Huron East.

Table 8: Most Common Non-Official Languages Spoken, 2021

Characteristics	Huron East	Huron East %
Total population with knowledge of non-official languages	920	100%
German	396	43.0%
Dutch	280	30.4%
Spanish	52	5.7%
Urdu	32	3.5%
Italian	23	2.5%
Swahili	22	2.4%
Lao	22	2.4%



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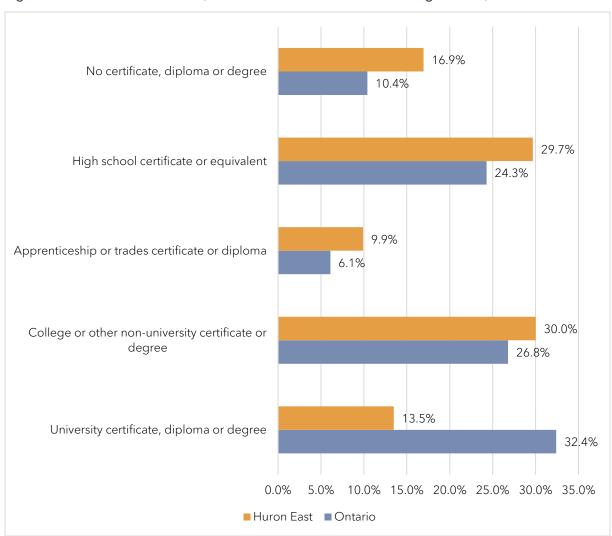
#### 2.6 Level of Education

Figure 5 illustrates educational attainment for residents ages 25 to 64 in Huron East and Ontario. While Ontario's population is more likely to have attained a university certificate, diploma or degree, Huron East residents are more likely to have a college or apprenticeship certificate or diploma.



Two out of every five Huron East residents (39.9%) have either an "apprenticeship or trades certificate or diploma", or a "college or other non-university certificate or degree".

Figure 5: Educational Attainment, Huron East and Ontario Residents ages 25-64, 2021



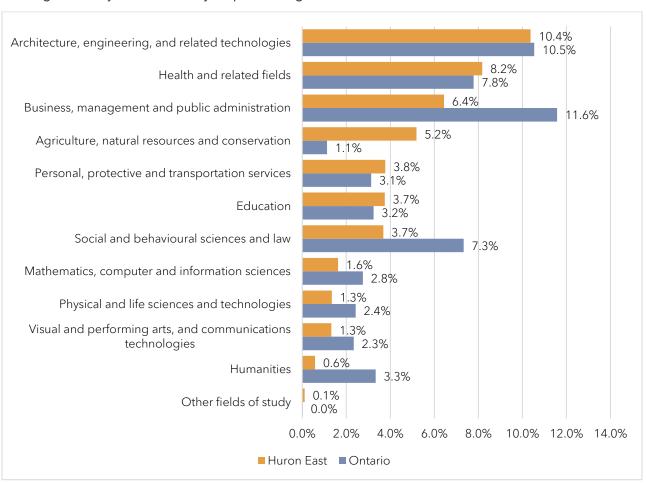


#### 2022 Community Profile

Figure 6 and Table 9 illustrate major fields of study for residents ages 15 years and older. 'Architecture, engineering and related technologies' is the most prominent field of study, with 841 Huron East residents completing their education within the field. This broad field of study group includes the following:

- Mechanic and repair technologies/technicians (324 residents had completed this field of study as of 2021)
- Construction trades (169 residents)
- Engineering technologies and engineering-related fields (147 residents)
- Precision production (147 residents)
- Engineering (23 residents)
- Architecture and related services (7 residents)

Figure 6: Major Field of Study, Population Aged 15 Years or Older, 2021





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When breaking down major field of study for residents in Huron East by sex it becomes clear that there are significant differences in fields of study undertaken. Notably, males over 15 in Huron East are much more likely to have studied *architecture*, *engineering* and related technologies, while females were much more likely to have pursued educational training in *health and related fields* or *business, management and public administration*.

Table 9: Major Field of Study, Huron East Residents 15 years and over, 2021

Field of Study	Total	Male	Female
No postsecondary certificate, diploma or degree	54%	58%	50%
Architecture, engineering, and related technologies	10%	20%	1%
Health and related fields	8%	2%	14%
Business, management and public administration	6%	2%	10%
Agriculture, natural resources and conservation	5%	8%	3%
Personal, protective and transportation services	4%	3%	5%
Education	4%	1%	6%
Social and behavioural sciences and law	4%	1%	7%
Mathematics, computer and information sciences	2%	2%	1%
Physical and life sciences and technologies	1%	1%	1%
Visual and performing arts, and communications technologies	1%	1%	1%
Humanities	1%	0%	1%
Other fields of study	0%	0%	0%



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### 3. LABOUR FORCE

#### 3.1 Key Indicators

Huron East is home to a labour force of approximately 5,596 individuals. As illustrated in Table 10, the labour force participation and employment rate are higher than Ontario's while the unemployment rate is lower. These data suggest that Huron East residents are more likely to be engaged in the labour force and are more likely to find work when compared to the broader Ontario labour force.



Table 10: Labour Force Characteristics, 2021

Characteristic	Huron East	Ontario
Total population aged 15 years and older	8,112	12,421,618
In the labour force	5,596	8,067,647
Employed	5,314	7,331,218
Unemployed	281	736,428
Not in the labour force	2,517	4,353,972
Participation rate %	68.98	64.95
Employment rate %	65.51	59.02
Unemployment rate %	5.03	9.13





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Huron East's youth also have significantly higher participation and employment rates compared to Ontario's youth, suggesting this demographic is also more engaged compared to the broader Ontario population. Moreover, the unemployment rate is nearly half that of Ontario's, suggesting once again that those looking for work are more able to find suitable employment compared to Ontario's youth labour force.

Table 11 Labour Force Characteristics, Youth, 2021

Characteristic	Huron East	Ontario
Total population aged 15 to 24 years old	1,379	1,855,483
In the labour force	1,052	1,147,334
Employed	940	926,512
Unemployed	112	220,821
Not in the labour force	327	708,149
Participation rate %	76.29	61.83
Employment rate %	68.16	49.93
Unemployment rate %	10.66	19.25





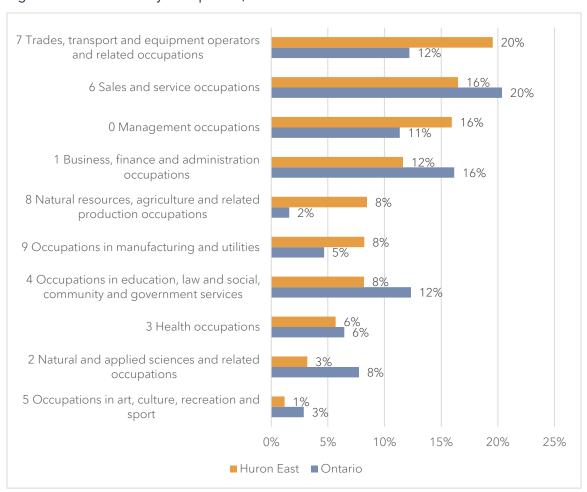
2022 Community Profile

#### 3.2 Labour Force by Occupation

Figure 7 and Table 12 illustrate Huron East's labour force make up by occupation:

- 'Trades, transport and equipment operators and related occupations' are the largest occupation group (20% of residents work within this occupation class) in Huron East.
- 'Occupations in art, culture, recreation and sport' are the least intensive in Huron East, representing 1% of occupations. This occupation is similarly concentrated compared to the sector across all of Ontario (3%)

Figure 7: Labour Force by Occupation<sup>8</sup>, 2021



<sup>&</sup>lt;sup>8</sup>Occupation data are produced according to the NOC 2016: http://www.statcan.gc.ca/eng/subjects/standard/noc/2016/index



2022 Community Profile

Table 12 compares male and female employment counts by occupation. As can be seen:

- The occupation class with the highest percentage of females in the workforce are health occupations (96% female/4% male)
- The occupation with the highest percentage of males in the workforce are trades, transport and equipment operators and related occupations (95% male/5% female)

Table 12: Labour Force by Occupation, 2021

Characteristic	Male	Percentage of Occupation	Female	Percentage of Occupation
Total labour force 15 years and over by occupation	2,969	53%	2,627	47%
Occupation - Not applicable	25	30%	58	70%
All occupations	2,944	53%	2,569	47%
0 Management occupations	620	69%	273	31%
1 Business, finance and administration occupations	92	14%	559	86%
2 Natural and applied sciences and related occupations	145	81%	33	19%
3 Health occupations	12	4%	306	96%
4 Occupations in education, law and social, community and government services	49	11%	408	89%
5 Occupations in art, culture, recreation and sport	14	21%	52	79%
6 Sales and service occupations	291	32%	632	68%
7 Trades, transport and equipment operators and related occupations	1,042	95%	52	5%
8 Natural resources, agriculture and related production occupations	349	74%	123	26%
9 Occupations in manufacturing and utilities	328	71%	132	29%



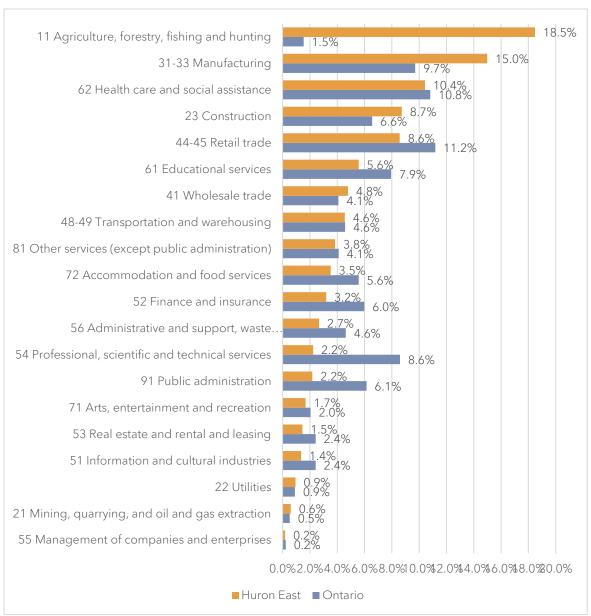
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#### 3.3 Labour Force by Industry

Figure 8 illustrates the top 15 employment sectors in Huron East. The largest employment sectors are 'Agriculture, forestry, fishing and hunting' (18.5%) and 'Manufacturing' (15.0%). Together these two sectors represent over one in every three jobs within Huron East (33.5% of all employment).



Figure 8: Largest Employment Sectors, Huron East and Ontario, 2021





#### 2022 Community Profile

Table 13 compares male and female employment counts by industry. As can be seen:

- The industry with the highest percentage of females in the workforce is health care and social assistance (94% female)
- The industry with the highest percentage of males in the workforce is construction (98% male)

Table 13: Labour Force by Industry, Huron East Residents, 2021

Characteristic	Male	Percentage of Industry	Female	Percentage of Industry
Total labour force 15 years and over	2,969	53%	2,627	47%
Industry - not applicable	25	30%	58	70%
All industries	2,944	53%	2,569	47%
11 Agriculture, forestry, fishing and hunting	656	64%	363	36%
21 Mining and oil and gas extraction	31	94%	2	6%
22 Utilities	50	94%	3	6%
23 Construction	468	98%	12	3%
31-33 Manufacturing	607	74%	218	26%
41 Wholesale trade	209	79%	55	21%
44-45 Retail trade	228	48%	245	52%
48-49 Transportation and warehousing	193	77%	58	23%
51 Information and cultural industries	20	27%	55	73%
52 Finance and insurance	28	16%	148	84%
53 Real estate and rental and leasing	31	39%	49	61%
54 Professional, scientific and technical services	26	21%	97	79%
55 Management of companies and enterprises	5	45%	6	55%
56 Administrative and support, waste management and remediation services	59	40%	88	60%
61 Educational services	67	22%	240	78%
62 Health care and social assistance	33	6%	543	94%
71 Arts, entertainment and recreation	35	38%	58	62%
72 Accommodation and food services	31	16%	163	84%
81 Other services (except public administration)	82	38%	131	62%
91 Public administration	86	72%	34	28%



2022 Community Profile

#### 3.4 General Wages by Occupation

Below is a sampling of local wage rates of the highest paying occupations (by median wage) for the closest and most representative region available (Stratford-Bruce Peninsula Region).



For a complete review of all wags by occupation see: <a href="https://www.jobbank.gc.ca/wagereport/location/39328">https://www.jobbank.gc.ca/wagereport/location/39328</a>

Table 14: General Wages by Occupation<sup>9</sup>

Category	Low Wage	Median Wage	High Wage
	(\$/hour)	(\$/hour)	(\$/hour)
Allied primary health practitioners (3124)	\$25.00	\$55.91	\$65.00
Engineering managers (0211)	\$38.46	\$55.29	\$82.42
Insurance, real estate and financial brokerage managers (0121)	\$27.47	\$52.88	\$76.92
Corporate sales managers (0601)	\$25.96	\$52.50	\$95.00
School principals and administrators of elementary and secondary education (0422)	\$33.80	\$51.92	\$63.74
Managers in health care (0311)	\$24.04	\$48.08	\$71.79
Secondary school teachers (4031)	\$28.13	\$47.12	\$57.69
Human resources managers (0112)	\$30.11	\$47.09	\$70.64
Manufacturing managers (0911)	\$28.00	\$43.59	\$71.79
Inspectors in public and environmental health and occupational health and safety (2263)	\$23.99	\$41.82	\$72.27
Information systems analysts and consultants (2171)	\$24.04	\$41.44	\$61.54
Paramedical occupations (3234)	\$32.00	\$41.36	\$43.00
Nursing co-ordinators and supervisors (3011)	\$21.63	\$41.03	\$49.23

<sup>&</sup>lt;sup>9</sup> For more wage rates please visit: <u>www.jobbank.gc.ca/LMI\_report\_area.do?&area=29315&reportOption=wage</u>

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Physiotherapists (3142)	\$23.00	\$41.00	\$50.00
Construction managers (0711)	\$26.25	\$40.91	\$72.12
Industrial and manufacturing engineers (2141)	\$23.00	\$40.87	\$59.46
Database analysts and data administrators (2172)	\$22.00	\$39.23	\$59.34

Source: Produced by Human Resources and Skills Development Canada's Labour Market Information Service. Last updated November 17<sup>th</sup>, 2021.





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#### 3.5 Largest Employers

Tables 15 and 16 identify some of the largest private and public employers by NAICS and employment level in Huron East.



Table 15: Largest Private Sector Employers

Name	Industry (NAICS Classification)
Hensall District Co-Op	Agriculture, forestry, fishing and hunting
Vanastra Packaging	Administrative and support, waste management and remediation services
Sun-North Systems	Manufacturing
Brussels Agri Services	Agriculture, forestry, fishing and hunting
Brussels Agromart	Agriculture, forestry, fishing and hunting
Delta Power Equipment	Wholesale trade
G. Heard Construction	Construction
Jamco Trailer Division of MacLellan Welding	Manufacturing
Kraemer Concrete	Manufacturing
McCann Electric Motor	Wholesale Trade
Molesworth Farm Supply	Agriculture, forestry, fishing and hunting
Marcrest Manufacturing	Manufacturing
RTM North	Manufacturing
Seaforth Elevators and Expediting	Transportation and warehousing
Tuckersmith Communication	Information and cultural industries

Source: Municipality of Huron East and McSweeney & Associates



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Table 16: Largest Public Sector Employers

Name	Industry
Huron Perth Healthcare Alliance	Health care and social assistance
Municipality of Huron East	Public administration
Avon District School Board	Educational services
Huron-Perth Catholic School Board	Educational services
Huronlea Home for the Aged	Health care and social assistance

Source: Municipality of Huron East and McSweeney & Associates

Table 17: Key/Target Sectors

Sector
Agriculture
Tourism
Retail
Manufacturing
Source: Municipality of Huron East



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2022 Community Profile

#### 3.6 Place of Work

Tables 18 and 19 provide information on persons reporting a "usual place of work other than in their home or outside of Canada", and reveal the following:



- Approximately two out of three residents worked outside the Municipality in 2016.
- Most non-resident workers were from Central Huron, West Perth, or Bluewater.

Table 18: Place of Work for Residents of Huron East, 2016

Place of Work	Total	Male	Female
Huron East, MU	1,070	505	565
North Perth, MU	365	155	205
Central Huron, MU	360	120	245
West Perth, MU	245	145	105
Bluewater, MU	210	95	115
Stratford, CY	195	90	105
Goderich, T	150	70	80
South Huron, MU	100	50	45
Morris-Turnberry, MU	80	55	25
Perth East, TP	75	55	20
Kitchener, CY	70	35	35
London, CY	65	25	35
North Huron, TP	65	45	15
Waterloo, CY	40	25	20
Mapleton, TP	35	25	15
Minto, T	35	20	10
Wellesley, TP	25	15	0
Ashfield-Colborne-Wawanosh, TP	25	20	10
St. Marys, T	20	15	10
Total workforce residing in Huron East	3,230	1,565	1,660
Total resident labour force with a usual place of work outside Huron East	2,160	1,060	1,095
Percent of residents working outside of Huron East	67%	68%	66%

Source: McSweeney & Associates, Statistic Canada, 2016 Commuting Flow



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Table 19: Place of Residence for Persons Working in Huron East, 2016

Place of Residence	Total	Male	Female
Huron East, MU	1,070	505	565
Central Huron, MU	320	110	210
West Perth, MU	160	50	110
Bluewater, MU	150	40	115
Goderich, T	95	35	60
South Huron, MU	80	35	50
Morris-Turnberry, MU	75	30	40
Stratford, CY	70	25	45
North Perth, MU	70	40	25
North Huron, TP	65	25	45
Ashfield-Colborne-Wawanosh, TP	65	10	55
London, CY	45	30	15
Gatineau, V	35	20	15
Howick, TP	30	15	15
Perth East, TP	25	15	0
Total workforce in Huron East	2,355	985	1,365
Total non-resident workforce commuting to work to Huron East	1,285	480	800
Percent of workers (non-residents) commuting to work in Huron East	55%	49%	59%

Source: McSweeney & Associates, Statistic Canada, Commuting Flow



2022 Community Profile

### 4. TRANSPORTATION AND SHIPPING

#### 4.1 Highways

Huron East is bisected by Ontario Highway 8, with Ontario Highway 4 acting as a southwest "border" and Ontario Highway 86 as a "border" to the north.



Ontario's Highway 4 runs along the south of Huron East, in a stretch approximately 20 kilometres long from just south of Hensall to its termination point at Highway 8.

#### Average Annual Daily Traffic (AADT) counts for key roads<sup>10</sup>:

Highway 4: Huron Road 84-King Street to Huron Rd 12-Kippen Road

Distance (km): 3.9

Annual Average Daily Traffic (AADT): 5,050

Highway 4: Huron Rd 12-Kippen Road to Clinton S LT

Distance (km): 15.1

Annual Average Daily Traffic (AADT): 3,700

Highway 8: Mitchell to Seaforth

Distance (km): 16.1

Annual Average Daily Traffic (AADT): 3,850

Highway 8: Seaforth to Clinton

Distance (km): 12.5

Annual Average Daily Traffic (AADT): 4,400

**Highway 86:** Runs along the northern border, though there is no data regarding average daily traffic.

<sup>&</sup>lt;sup>10</sup> Ontario Ministry of Transportation <a href="https://bit.ly/3EZM5Sd">https://bit.ly/3EZM5Sd</a>



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Table 20: Distance to Urban Centres

Distance to Major Urban Centres				
Location	Distance (km)	Distance (miles)	Driving Time	
Kitchener	76	47	1 hour 10 minutes	
London	83	52	1 hour 10 minutes	
Hamilton	142	88	1 hour 45 minutes	
Mississauga	161	100	1 hour 55 minutes	
Sarnia	136	85	1 hour 45 minutes	
Toronto	185	115	2 hours 10 minutes	
Detroit	238	148	2 hours 45 minutes	
Buffalo, NY	247	153	2 hours 50 minutes	
Windsor	276	171	3 hours 5 minutes	

Source: McSweeney & Associates from Google Maps

Table 21: Distance to Major US Border Crossings

Distance to Border Crossings				
Border Crossing	Distance (km)	Distance (miles)	Driving Time	
Sarnia, ON/ Port Huron, MI	140	87	1 hour 45 minutes	
Niagara Falls, ON/Niagara Falls, NY	220	137	2 hours 30 minutes	
Fort Erie, ON/Buffalo, NY	245	152	2 hours 40 minutes	
Windsor, ON/Detroit, MI	280	174	3 hours 5 minutes	

Source: McSweeney & Associates from Google Maps.



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### 4.2 Rail Services

Freight rail access for Huron East is accessed via the Goderich-Exeter Railway, created in 1992. With headquarters in nearby Stratford and stations in Seaforth and Mitchell, the railway handles approximately 25,000 carloads of freight annually. The Railway interchanges with CN in Stratford Yard.



Access to GO Transit and VIA/CN Rail is available in Stratford:

#### Stratford Rail Station

101 Shakespeare Street Stratford, ON N5A 3W5

Web: https://www.viarail.ca/en/explore-our-destinations/stations/ontario/Stratford

#### **GO Transit**

Go Transit is a division of Metrolinx and the regional public transit service for the Greater Toronto and Hamilton Area. It is a network of train and bus lines that keep people moving around the GTHA, carrying over 70 million passers per year.

#### Head Office:

20 Bay Street, Suite 6000 Toronto, ON M5J 2W3

Web: https://www.gotransit.com/en/

#### CN Rail

CN Rail operates the national passenger rail services on behalf of the Government of Canada, offering intercity rail services and ensuring rail transportation services to communities across Canada.

#### Canadian Head Office:

PO Box 8116 Succ. Centre-Ville Montreal, QC H3C 3N3 Web: https://corpo.viarail.ca/en

### Closest Passenger Terminal

101 Shakespeare St. Stratford, Ontario N5A 3W5



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### 4.3 Airports

The following airports serve Huron East:

London International Airport, 1 hour from Huron East. Historically a military training base, the airport transitioned towards a passenger- and freight- centric approach following WWII. It has since grown considerably and, prepandemic, the airport serviced over half a million passengers annually



- Region of Waterloo International Airport, 1 hour and 10 minutes from Huron East. The airport underwent a major expansion in the early 2000s and in 2013, was noted as the 16<sup>th</sup> busiest airport in Canada. Since then, a new air traffic control tower was built and in early 2021 a \$44 million expansion was approved by Waterloo Regional Council, which will again increase capacity.
- John C. Munro Hamilton International Airport, 1 hour and 50 minutes from Huron East. Recently upgraded, this airport has increased passenger service and is a leading freight terminal.
- Toronto Pearson International Airport, 1 hour and 50 minutes from Huron East. Canada's busiest airport, Pearson handled 29.9 million passengers in 2005. It offers 249 truck loading doors and 1.2 million sq. ft. of on-airport warehouse space, and can process 1 million metric tonnes of cargo annually.
- Wingham Aerodrome and Goderich Municipal Airport are local airports classified to handle "general aviation aircraft" with no more than 15 passengers.

Table 22: Regional Airports

Name	Location	Web	Code/Elevation
Region of Waterloo International Airport	Address: 4881 Fountain St N #1 Breslau, ON N0B 1M0 Phone: (519) 648-2256	https://www.waterlooairport.ca/	Code: YKF Elevation: 321 m
John C. Munro Hamilton International Airport	Address: 9300 Airport Road, #2206, Mount Hope, ON LOR 1W0 Phone: (905) 679-1999	http://flyhamilton.ca/	Code: YHM Elevation: 238 m



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Toronto Pearson Airport	Address: 6301 Silver Dart Dr, Mississauga, ON L5P 1B2 Phone: (416) 247-7678	https://www.torontopearson.com/#	Code: YYZ Elevation: 173 m
London International Airport	Address: 10 Seabrook Way London, ON N5V 3B6 Phone: (519) 452-4015	https://www.flylondon.ca/	Code: YXU Elevation: 278 m
Wingham Aerodrome	Address: 40647 Amberley Rd Wingham, ON N0G 2W0 Phone: (519) 318-4224	https://pappleaviation.ca/	Code: CPR7 Elevation: 328 m
Goderich Airport	Address: 33874 Airport Rd, Goderich, ON N7A 3Y2 Phone: (519) 524-2915	https://goderichairport.ca/	Code: YGD Elevation: 278 m

Source: McSweeney & Associates from Google Maps





2022 Community Profile

#### 4.4 Ports

The **Port of Goderich** is located at the east end of Lake Huron, 40 km west of Huron East. The port at Goderich is considered a Medium-sized port. Bulk Carriers up to 226 meters long, 8.2 meters deep, and up to 38,000 tonnes all make use of the Goderich port. The Port is owned by the Town of Goderich and recently completed upgrades to the facility totalling over \$15 million.

**Sarnia Harbour** is located at the southernmost tip of Lake Huron, 136 kms from Huron East. Sarnia's port is, similarly, a Medium-sized Port. The types of vessels regularly calling at SARNIA are Oil/Chemical Tanker (25%), Self Discharging Bulk Carrier (22%), Tug (3%), Crude Oil Tanker (3%), Asphalt/Bitumen Tanker (3%). The port is capable of holding vessels upwards of 305 metres in length, drawing 8.6 metres deep, up to a maximum deadweight of 93,646 tonnes. The port is owned by the City of Sarnia.

Located on Lake Ontario, 145 kilometers from Huron East, the Hamilton-Oshawa Port Authority (Hamilton) offers smooth and efficient access to markets in south central Ontario, the northeastern United States and the entire world. The Hamilton-Oshawa Port Authority's facilities consist of two berths, capable of accommodating vessels to a maximum of 222.5 metres in length and drawing 7.9 metres, full seaway depth, on the east and west sides.

Table 23: Regional Ports

Name	Location	Web
Port of Goderich	Goderich	https://www.goderichport.ca/Port_Corporation/
Sarnia Harbour	Sarnia	https://www.sarnia.ca/living-here/sarnia- harbour/
Hamilton-Oshawa Port Authority	Hamilton	https://www.hopaports.ca/locations/port-of- hamilton/

Source: McSweeney & Associates from Google Maps



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## **5. TAXES AND UTILITIES**

This section describes the taxes (local, provincial and federal), cost of water and sewer connection, waste management rates and sites, and natural gas and electricity rates.



## 5.1 Local Property Tax Rates

Table 24: Local Property Tax Rates, 2021

Local Tax Rates 2021	Total
Combined Town, County and Education	%
Residential	0.01000242
Multi-Residential	0.01084966
Farmland and Managed Forests	0.00250060
Commercial Occupied	0.01811966
Commercial Excess/Vacant/New Construction	0.01811966
Commercial On Farm	0.00452991
Landfill PIL - Full	0.01609882
Industrial - Full, Large Full	0.01811966
Industrial PIL - Full/Excess/Vacant	0.01811966
Industrial Excess/Vacant/New Construction	0.01811966
Industrial On Farm	0.00452991
Industrial - Farmland	0.00250060
Pipelines	0.01051785

Source: Municipality of Huron East <a href="https://www.huroneast.com/en/my-huron-east/resources/Property-Tax/8-Bylaw27-Tax-Rate-Bylaw.pdf">https://www.huroneast.com/en/my-huron-east/resources/Property-Tax/8-Bylaw27-Tax-Rate-Bylaw.pdf</a>



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### 5.2 Federal and Provincial Income Tax Rates

Table 25: Corporate Taxes - General Corporation (2021/2022)

Corporate Tax Rates - Non-Canadian Controlled	2021	2022
Combined Federal and Provincial	%	%
General/Manufacturing and Processing/Investment <sup>11</sup>	25.0	25.0
General; Active Business Income	26.5	26.5

Source: https://taxsummaries.pwc.com/canada/corporate/taxes-on-corporate-income

Table 26: Corporate Taxes - Canadian Controlled (2020/2021)

Corporate Tax Rates - Canadian Controlled	2021	2022
Combined Federal and Provincial	%	%
Small Business Income up to \$500,000	12.2	12.2
General; Active Business Income	26.5	26.5
Investment Income	50.2	50.2

Source: <a href="https://www.sslgroup.ca/resources/tax-rates/">https://www.sslgroup.ca/resources/tax-rates/</a>

Table 27: Personal Income Tax, 2020- 2021

2020-21 Combined Federal and Provincial Tax Rates				
2020 Taxable Income	Other Income	Capital	Canadian Dividends	
2020 Taxable Income		Gains	Eligible	Non-Eligible
first \$46,226	20.05%	10.03%	-6.86%	9.24%
over \$46,226 up to \$50,197	24.15%	12.08%	-1.20%	13.95%
over \$50,197 up to \$81,411	29.65%	14.83%	6.39%	20.28%
over \$81,411 up to \$92,454	31.48%	15.74%	8.92%	22.38%
over \$92,454 up to \$95,906	33.89%	16.95%	12.24%	25.16%

<sup>&</sup>lt;sup>11</sup> Ontario provides a manufacturing and processing tax credit that effectively reduces the corporate tax rate on the corporation's Canadian manufacturing and processing profits earned in the province to 10%

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over \$95,906 up to \$100,392	37.91%	18.95%	17.79%	29.78%
over \$100,392 up to \$150,000	43.41%	21.70%	25.38%	36.10%
over \$150,000 up to \$155,625	44.97%	22.48%	27.53%	37.90%
over \$155,625 up to \$220,000	48.35%	24.17%	32.19%	41.79%
over \$220,000 up to \$221,708	49.91%	24.95%	34.34%	43.58%
over \$221,708	53.53%	26.76%	39.34%	47.74%

Marginal tax rate for dividends is a % of actual dividends received (not grossed-up taxable amount).

Marginal tax rate for capital gains is a % of total capital gains (not taxable capital gains).

Gross-up rate for eligible dividends is 38%, and for non-eligible dividends is 15%.

The surtax is calculated before deducting dividend tax credits.

For more information see Ontario dividend tax credits.

Marginal tax rates do not include the Ontario Health Premium, which increases the above rates by up to 1.2%

Basic Personal Amount				
Level	2022 Amount	2022 Tax Rate		
Federal	\$14,398	15%		
Ontario	\$11,141	5.05%		

Source: http://www.taxtips.ca/taxrates/canada.html

Table 28: Sales Tax

Sales Tax	2022
HST (harmonized sales tax)	13%

Source: https://www.taxtips.ca/salestaxes/sales-tax-rates-2021.htm



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### 5.3 Water/Wastewater and Waste Management

Table 29: Water and Sewer Charges, 2022

Water Rates Effective January 1, 2022				
Meter Size (inches)	Brussels	Brucefield	Seaforth	Vanastra
Monthly Flat Rate <sup>12</sup>	\$46.00	\$62.00	\$40.00	N/A
Monthly Meter Rate - Residential	\$3.75	N/A	\$3.95	\$18.17
Monthly Meter Rate - Commercial	\$3.75	N/A	\$3.95	\$23.36
Consumption per m3	\$1.69	N/A	\$1.78	\$3.84
Connection Charge <sup>13</sup>	\$2,500	\$2,500	\$2,500	\$2,500
Minimum Charge	\$46.00	N/A	\$40.00	N/A
Out of Town Rate	1.5x	N/A	N/A	N/A
Wastewate	r Rates Effec	ctive January 1	1, 2022	
Brussels Brucefield Seaforth Vanastra				
Monthly Flat Rate <sup>2</sup>	\$42.00	N/A	\$48.00	N/A
Metered Rate - % of Water Consumption Rate	91%	N/A	120%	N/A
Monthly Meter Rate - Residential	N/A	N/A	N/A	\$55.79
Connection Charge <sup>3</sup>	\$3,000	N/A	\$3,000	\$3,000
Out of Town Rate	1.5x	N/A	N/A	N/A

Standby Charges apply when a property temporarily discontinues the use of water or wastewater systems. Charges are billed based on the basic rate for the applicable service size.

Source: Municipality of Huron East 2022 Fees and Charges Schedule

<sup>&</sup>lt;sup>12</sup> Per residential/commercial unit

<sup>&</sup>lt;sup>13</sup> Per residential/commercial unit on a lot

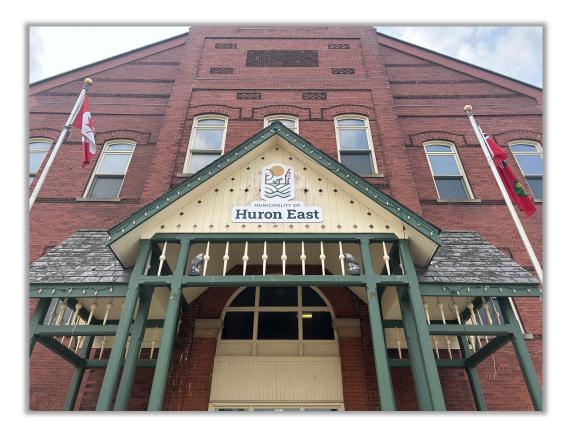


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Table 30: Landfill and Tipping Fees

Waste Management			
Name of Site	Brussels Residents (Morris - Turnberry Landfill)	Grey/McKillop Residents (Walton Landfill)	Seaforth/Tuckersmith Residents (Mid-Huron Recycling Centre)
Location	85047 Clyde Line, Morris Ward	42966 Blyth Rd	37506A Huron Road
Operation Hours	Wednesday (10 am-3 pm) Saturday (9 am-5 pm)	Alternating Saturdays (9 am-4:30 pm)	Tues - Sat (8 am -1:00 pm)

Sources: https://www.huroneast.com/en/my-huron-east/garbage--and-recycling.aspx





2022 Community Profile

### 5.4 Electricity

### Service Provider: Festival Hydro (Seaforth & Brussels) and Hydro One

Electricity for the Municipality of Huron East is provided by Festival Hydro (to Seaforth & Brussels) or Hydro One.



Table 31: Electricity Rates

General Service Festival Hydro - Effective Jan 2022		
Distribution Charges	Rate	
Monthly Service Charge	\$29.93	
Low Voltage Service Rate	\$0.0004/kWh	
Smart Metering Entity Charge Variance Account	\$0.57	
Retail Transmission Rate - Line and Transformation Connection Service Rate	\$0.0050/kWh	
Retail Transmission Rate - Network Service Rate	\$0.0088/kWh	

Source: https://www.festivalhydro.com/accounts-services/electricity-rates/residential-electricity-rates





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Residential Delivery Charges HydroOne		
Distribution Charges	Rate	
Monthly Service Charge	\$72.45 <sup>1,2,3</sup>	
Smart Metering Entity Change <sup>4</sup>	\$0.57	
Distribution Volume Charge <sup>5</sup>	1.60¢/kWh	
Transmission Connection Charge <sup>6</sup>	0.72¢/kWh	
Transmission Network Charge <sup>6</sup>	0.96¢/kWh	
Line Loss Adjustment Factor <sup>6</sup>	1.105	
Regulatory Charges	Rate	
Standard Supply Admin Charge <sup>7</sup>	\$0.25/month	
Rural Rate Protection Charge 0.05¢/kWh		
IESO Wholesale Market Service Rate	0.34¢/kWh	

Source: https://www.cwhydro.ca/may-1-2021-new-tou-and-tiered-rates/

- 1 Cost adjustment to recover past tax amounts has been included in the delivery rates shown above. This adjustment is effective until June 30, 2023. To see the full schedule of rates and charges, please click here.
- 2 Residential medium density and low density customers have Distribution Rate Protection, which is a cap of \$36.86 on the monthly service charge and distribution volume charge.
- 3 A \$60.50 credit for rural or remote rate protection has been applied to the monthly service charge.
- 4 As directed by the OEB, the smart meter entity charge will be collected from residential and general service energy-billed customers on behalf of the IESO until December 31, 2022.
- 5 As directed by the OEB, residential distribution rates are transitioning from a blend of a fixed monthly service charge and volume charge to an all-fixed monthly service charge. For urban high density residential customers, 2021 was the fifth and final year of the transition period. The transition continues in 2022 for residential customers with a medium or low density and will be completed in 2024.
- 6 Adjustment to account for line losses on Electricity, Regulatory and Transmission charges.
- 7 If you've enrolled with a retailer, the \$0.25 standard supply service administration charge will be deducted from the Regulatory Charges on your bill.



2022 Community Profile

### 5.5 Natural Gas

Service Provider: Union Gas

Service Provider(s): Union Gas

Head Office:

500 Consumers Road North York, Ontario

M2J 1P8

Phone 1-877-362-7434

Email: ombudsman@enbridge.com



Table 32: Natural Gas Rates, Commercial and Industrial, 2021

Commercial and Industrial Rates	
Monthly Charges	Monthly Rates 2022
Gas Commodity	19.5945
Gas Price Adjustment	-1.541¢/m³
Delivery to You	See Below
Storage Charge	0.8339¢/m³
Transportation to Enbridge	0.00
Federal Carbon Charge	7.8300
Monthly Charge	23.18
Delivery to You Breakdown: Amount of gas used per month	Cost in cents per cubic
First 100 m <sup>3</sup>	6.1079¢/m³
Next 150 m <sup>3</sup>	5.8134¢/m³
All over 250 m³	5.0529¢/m³
Facility Carbon Charge	0.0127 ¢/m³

Source: https://www.oeb.ca/sites/default/files/qram-union-20220101.pdf



2022 Community Profile

## 6. PLANNING AND DEVELOPMENT RELATED FEES14

## 6.1 Planning Related Fees/Charges

Table 33: General Government and Administration Fees

Administration Fees		
Fax Transmissions/Receipt	\$1.00 per page Local	
·	\$2.00 per page Long Distance	
Freedom of Information Request	\$5.00 per application	
	\$7.50 per 15 minutes of time spent researching for, retrieving and preparing a record for disclosure, including the time to sever any part of the record in accordance with the exemptions under the act	
	\$1.00 per page for photocopying and computer printouts	
	Reasonable estimate of cost will be provided if the request will cost more than \$25.00.	
Commissioning/Affidavits/Certification	\$15.00 per document	
Statement of Tax Account	\$10.00 per account	
Marriage Licence	\$120.00 per licence	
Photocopies	\$1.00 per page Black and White	
	\$2.00 per page Colour	
Registration of Death	\$10.00 death occurred within Huron East	
	\$20.00 death occurred outside Huron East	
Travel Letter	\$25.00	
Fina	ance Charges	
Convenience Fee (online payments)	3.5% + \$0.20 administration fee per transaction	
Finance Charge for unpaid Property Taxes,	1.25% per month of balance owing	
Utilities or Accounts Receivable	15% per annum	
NSF Cheques/Pre-Authorized Payments	\$35.00	
Н	istory Books	
Brussels Township	\$25.00	
Grey Township	\$10.00	
Tuckersmith Township	\$25.00	
	Licences	
Hawkers & Peddlers Licence - Resident <sup>1</sup>	\$100.00	
Hawkers & Peddlers Licence - Non- Resident <sup>1</sup>	\$300.00	
Pawnbroker's Licence - Initial <sup>2</sup>	\$60.00	
Pawnbroker's Licence - Renewal <sup>2</sup>	\$30.00	

<sup>&</sup>lt;sup>14</sup> Please note that planning and development related fees are subject to change. For the most up-to-date fees, please see our website here: <a href="https://www.huroncounty.ca/plandev/guides-and-resources/application-fees/">https://www.huroncounty.ca/plandev/guides-and-resources/application-fees/</a>

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## 2022 Community Profile

•	,
Sidewalk Café Licence Application Fee <sup>3</sup>	\$75.00
Sidewalk Patio Licence Application Fee <sup>3</sup>	\$150.00
Refreshment Vehicle License - Annual <sup>7</sup>	\$350.00
Lice	nces Continued
Taxi Driver's Licence - Initial year of	\$40.00
Licensing <sup>4</sup>	, , , , ,
Taxi Driver's Licence - Renewal <sup>4</sup>	\$30.00
Taxi Owners Licence - Annual <sup>4</sup>	\$120.00
Taxi Owner's Licence - For each additional	
vehicle used as a Taxi where one or more	\$60.00
taxi is owned - Annual <sup>4</sup>	
	y Licensing Fees
Break Open Ticket Lotteries where tickets	20/ of total prizes per unit
are not sold in conjunction with another gaming event	3% of total prizes per unit
Raffles under \$50,000, Bazaar, Bingo and	
Catch the Ace Lotteries	3% of the total value of all prizes to be awarded
Misc	cellaneous Fees
Brussels Trailer Park Lot Rental <sup>5</sup>	\$99.35 per month
Huron East Flags	\$81.00
Pewter Ornaments	\$5.00
Та	x Certificates
Rushed Tax or Zoning Certificates - Same	\$100.00
or Next Day	
Tax Certificate for property taxes only <sup>6</sup>	\$80.00
Tax & Zoning Certificate for zoning	\$150.00
requirements, building compliance <sup>6</sup>	· ·
Tax Sale Tender Package	\$10.00
Zoning Certificate only for zoning requirements, building compliance <sup>6</sup>	\$80.00
	lan Control Fees
Site Plan Control Initial Application	\$500.00 + recovery
Site Plan Control Amendment Application	\$250.00 + recovery
Source: Municipality of Huron East	

Source: Municipality of Huron East

- 1 Hawkers & Peddlers Licence fees established under the provisions of Seaforth By-law 42-1984.
- $2\ \mathsf{Pawnbrokers}\ \mathsf{Licence}\ \mathsf{fees}\ \mathsf{established}\ \mathsf{under}\ \mathsf{the}\ \mathsf{provisions}\ \mathsf{of}\ \mathsf{By-law}\ \mathsf{42-2003}.$
- 3 Sidewalk Patio and Café Licence fees established under the provisions of By-law 35-2015.
- 4 Taxi Licence fees established under the provisions of By-law 75-2017.
- 5 Rates are adjusted annually in accordance with the guidelines established by the Ontario Rental Housing Tribunal.
- 6 Tax certificate fees established under the provisions of By-law 18-2012. Any fees adopted by Committee motion after the passing of this by-law will supersede any fees listed in this by-law.
- 7 Refreshment Vehicle License Seaforth By-Law 23-1992.



2022 Community Profile

Table 34: Land Use Planning Fees

2022 FEES	Municipal	County	Total
Official Plan Amendment (OPA), Local OPA, County OPA	\$1,126	\$2,815	\$3,941
Zoning By-law Amendment (ZBLA)	\$669	\$1,357	\$2,026
Minor Variance (1 or 2)	\$677	\$898	\$1,575
Minor Variance (3 or more)	\$901	\$1,125	\$2,026
Consent-Technical (e.g. lot additions, easements, ROW's, Validation	\$561	\$1,689	#2.2E0
Certificates, re-creation of original lots, etc.)	\$301	\$1,009	\$2,250
Consent-New Lot Creation (e.g. new lots, surplus farm severances)	\$813	\$2,437	\$3,250
Plan of subdivision/Condominium	\$3,000	\$6,000	\$9,000
Lots/Blocks/Units over 10	add \$58 per lot/unit/block	add \$112 per lot/unit/block	add \$170 per lot/unit/block
Draft approval extension	\$500	\$1,500	\$2,000
Phasing, Final Approval*	\$281	\$844	\$1125 per final approval/phase*
Changes to a Draft Approval Plan or Conditions*			
*Note: Where Final Approval, Phasing or Changes to draft plan	\$140	\$422	562.00*
conditions result in the creation of additional lots/blocks/units, an	\$140	\$422	502.00**
additional fee of \$170/lot/block/unit shall apply			
Combined Local OPA & ZBL	\$1,387	\$3,567	\$4,954
Combined County & Local OPA	\$1,306	\$5,225	\$6,531
Combined County OPA, Local OPA & ZBL	\$1,748	\$5,853	\$7,601
Removal of Holding (H) Symbol	\$281.00	\$280.00	\$561.00
	******	<del></del>	*******
If combined with a planning application and when H is imposed by the	\$0.00	\$0.00	\$0.00
Municipality	****		
Renewal of Temporary Use Zoning By-Law	\$502	\$1,018	\$1,520
By-law to Deem lots not in a plan of Subdivision, or the repeal of such By-law	\$224	\$225	\$449
Where combined with any other planning application	\$112	\$112	\$224
Part Lot Control *	\$1,104	\$1,104	\$2,250
	add \$58 per additional conveyable Part over	add \$112 per additional conveyable Part	plus \$170 per additional conveyable Part over
	2	over 2	2
*in both cases, applicants cover all legal costs & by-law prep			
Application Re-circulation fee (resulting from a change/meeting	Fee to be paid to Municipality responsible	' '	\$300
cancellation requested by the applicant)	for re-circulation	for re-circulation	4000
Agreements: site plan control, subdivision, condominium, development, lot grading & draining (Planning costs to be reimbursed like legal, and engineering). Application fee determined by local municipality	Cost recovery for legal, engineering and planning costs. Application fee determined by local municipality	Cost recovery for legal, engineering and planning costs. Application fee determined by local municipality	Cost recovery for legal, engineering and planning costs. Application fee determined by local municipality
Natural Heritage Review by County Biologist (if development is proposed within 120m of a Natural Heritage feature) -comments on planning applications - review terms of reference and EIS		\$220 (\$45.50/hour)	\$220 Variable

Source: Municipality of Huron East



2022 Community Profile

## 7. BUSINESS SUPPORT PROGRAMS AND SERVICES

### 7.1 National and Provincial Support

The following organizations support businesses by facilitating commercialization, workforce development, research and development, export growth and, raising capital funding. For a complete list of funding, grants and tax credits available to businesses locating in the Municipality of Huron East please see the <u>Appendix</u>.

Table 35: National and Provincial Business Support Organizations

Federal Departments/National Agencies		
Name	URL	
Federation of Canadian Municipalities	https://www.fcm.ca/home.htm	
Futurpreneur Canada	http://www.futurpreneur.ca/en/	
Business Development Bank of Canada	https://www.bdc.ca/en/pages/home.aspx	
Federal Economic Development Agency for Southern Ontario (FedDev Ontario)	http://www.feddevontario.gc.ca/eic/site/723.nsf/eng/home	
Canada Business - Business Start-up Assistant	https://canadabusiness.ca/	
Business Development Bank of Canada	https://www.bdc.ca/en/pages/home.aspx	
Export Development Canada	http://www.edc.ca/en/Pages/default.aspx	
Innovation, Science and Economic Development Canada	http://www.ic.gc.ca/eic/site/icgc.nsf/eng/home	
Economic Developers Association of Canada	https://edac.ca/	
Canadian Business Network	http://canadabusiness.ca/	
Canada Post	www.canadapost.ca	
Fundica	https://www.fundica.com/	
CoopZone	http://www.coopzone.coop/	
Tools and Financing for Aboriginal Business	https://www.ccab.com/tfab/	

Source: Municipality of Huron East and McSweeney & Associates



2022 Community Profile

Provincial Departments/Agencies		
Name	URL	
Service Ontario	https://www.ontario.ca/page/serviceontario	
The Ontario Network of Entrepreneurs (ONE)	www.ONEbusiness.ca	
Ministry of Economic Development, Job Creation and Growth	https://www.ontario.ca/page/ministry- economic-development-and-growth	
Ontario Ministry of Agriculture, Food and Rural Affairs	http://www.omafra.gov.on.ca/english/	
Economic Development Council of Ontario	https://www.edco.on.ca/	
Ontario Centres of Excellence	www.oce-ontario.org	

Source: Municipality of Huron East and McSweeney & Associates

## 7.2 Local/Regional Support

Below is a list of agencies at the local/regional level involved in business support and development.

Table 36: Local Business Support

Regional/Local/Other Departments/Agencies		
Name	URL	
Community Futures Huron	https://cfhuron.ca/	
Huron East Chamber of Commerce	http://www.huroneastcc.ca/	
Town of Seaforth Community Improvement Plan	http://www.waynecaldwell.ca/redesign/wp-content/uploads/2020/07/Town-of-Seaforth.pdf	
Brussels Community Improvement Plan	https://www.huroneast.com/en/business-and-development/resources/2017BrusselsCIPforWebsite.pdf	
Huron County Economic Development	https://www.huroncounty.ca/economic-development/our-services/incentives-programs/	
Seaforth BIA	https://www.shopseaforth.ca/	
Municipality of Huron East Economic Development	https://www.huroneast.com/en/index.aspx#	

Source: Municipality of Huron East and McSweeney & Associates



2022 Community Profile

### 7.3 Education and Training

The following are only a subset of the many recognized universities and colleges serving residents of Huron East.

#### University of Waterloo

200 University Ave W Waterloo, ON N2L 3G1 519-888-4567 https://uwaterloo.ca/

#### Wilfrid Laurier University

75 University Ave W Waterloo, ON N2L 3C5 519-884-1970 https://www.wlu.ca/

### Conestoga College - Stratford Campus

130 Youngs Street Stratford, ON N5A 1J7 519-271-5700

https://www.conestogac.on.ca/

#### Western University

1151 Richmond Street London, ON N6A 3K7 519-661-2111 www.uwo.ca

#### Fanshawe College

1001 Fanshawe College Boulevard London, ON N5Y 566 519-452-4277 www.fanshawec.ca

Comprehensive list of Ontario Colleges: <a href="http://bit.ly/2o30Pf1">http://bit.ly/2o30Pf1</a>

Comprehensive list of Ontario Universities: <a href="http://bit.ly/2ptNQE3">http://bit.ly/2ptNQE3</a>





2022 Community Profile

## 8. QUALITY OF LIFE

### 8.1 Housing Characteristics

Huron East is more affordable, when it comes to housing costs, relative to Ontario. That is, median dwelling values in Huron East are \$390,405 compared to \$475,166 in Ontario. Further, monthly shelters costs for both owned and rented dwellings are cheaper both on average and at the median, compared to Ontario housing units. Finally, Huron East households are more likely to spend under 30% of their total income on housing, a traditional measure of household affordability. This suggests that housing relative to wages is more palatable in Huron East compared to Ontario.

Table 37: Dwelling Characteristics, 2021

	Huron East	Ontario
Total number of private households	3,885	5,703,122
Average value of dwelling \$	\$455,170	\$635,196
Median value of dwellings (\$)	\$390,405	\$475,166
Median monthly shelter costs for owned dwellings	\$1,216	\$1,493
Average monthly shelter costs for owned dwellings	\$1,296	\$1,696
% Owned	79%	70%
% Rented	21%	30%
Median monthly shelter costs for rented dwellings	\$899	\$1,106
Average monthly shelter costs for rented dwellings	\$890	\$1,215
Percent of the population spending 30% or more of household total income on shelter costs	19%	28%

Source: McSweeney & Associates from Manifold Data Mining Inc. SuperDemographics 2021.

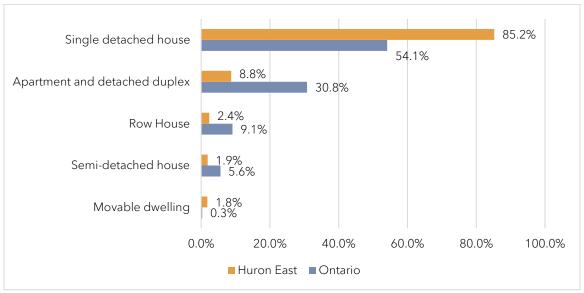
Note: The definition of this category refers to occupied dwellings; therefore, it does not incorporate seasonal dwellings (i.e., cottages).



2022 Community Profile

Huron East has significantly more single detached homes compared to Ontario (85.2% of housing units are single detached homes in Huron East, compared to 54.1% across Ontario) and fewer apartments (only 8.8%, compared to 30.8%), row houses (2.4% compared to 9.1%) and semi-detached homes (1.9% compared to 5.6%).

Figure 9 Structure type by Occupied Dwelling, 2021



Source: McSweeney & Associates from Manifold Data Mining Inc. SuperDemographics 2021.





2022 Community Profile

## 8.2 Social and Community Services

Table 38: Social and Protective Services

Table 36. Social and Protective Services			
Protective Services			
Service	Service Provider	Contact	
		911	
	Huron East Fire Department	Brussels Fire Station - 51 CN Road, Brussels	
Fire		Grey Township Fire Station - 44358 Brandon Road, Ethel	
		Seaforth Fire Station - 31 Birch Street, Seaforth	
		911	
	ОРР	Non-emergency 1-888-310-1122	
Police Services		Offices: 330 Wallace Ave N, Listowel, ON N4W 1L3	
	Huron County Paramedic Services	911	
Ambulance/Param		519-524-8394	
edics		2nd Floor - 401 Beech St.	
		Clinton, ON N0M 1L0	
	Emergency Shelters / R	esource Centres	
Shelter/Resource	Service Provider	Contact	
Huron Women's Shelter and	113 North Street N,	24 Hour Support & Information Phone Line: 1-800-265-5506 or 519-524-6245	
Second Stage Housing of Huron	Clinton, ON N0M 1L0	Clinton Office: 519-524-5333 x 222	
Victim Services of	325 Albert Street	519-600-4108	
	Clinton, ON N0M 1L0	info@victimserviceshuron.ca	



2022 Community Profile

Health Care Services		
Shelter/Resource	Service Provider Contact	
Seaforth Community Hospital	24 Centennial Dr., Seaforth, ON N0K 1W0	
Huron Community Family Health Team	32B Centennial Drive Seaforth ON N0K 1W0	
	373 Turnberry Street Brussels, ON N0G 1H0	
Gateway Rural Health Research Institute	Main Office: 74 Kingston St, Goderich, ON N7A 3K4	
Resilience Huron Perth Mental Health Services	92 Goderich Street West, Seaforth, ON N0K 1W0	
Choices for Change (Counselling Centre)	Main Office: 10 Downie Street., 3rd Floor, Stratford, Ontario N5A 7K4	
South West LHIN – Home & Community Care	32 Centennial Dr, Seaforth, ON N0K 1W0	
Onecare Home & Community Support Services	317 Huron St, Clinton, ON N0M 1L0	
Alzheimer Society of Huron County	317 Huron St, Clinton, ON N0M 1L0	

Source: McSweeney & Associates and the Municipality of Huron East



2022 Community Profile

### 8.3 Education and Daycare

Table 39: Primary and Secondary Schools

Elementary Schools		
Name	Address	
Bluewater Coast Elementary School	Box 130, 85 York St, Hensall, ON N0M 1X0 519-262-2833	
Huron Centennial Public School	39978 Centennial Rd, Brucefield, ON N0M 1J0 519-233-3330	
Seaforth Public School	58 Chalk St N, Seaforth, ON N0K 1W0 519-527-0790	
North Woods Elementary School	84925 Ethel Line, Ethel, ON NOG 1T0 519-887-6601	
St. James Catholic School	13 Chalk Street, Box 100, Seaforth, ON N0K 1W0 519-527-0321	
Secondary Schools		
Centre for Employment and Learning	9 Goderich Street West, P.O. Box 1019 Seaforth, Ontario N0K 1W0 519-527-2288 or 519-440-6352	

Source: https://www.amdsb.ca/apps/pages/ourschools; https://huronperthcatholic.ca/programs-and-services/french-immersion/; https://csviamonde.ca/nos-ecoles/trouver-une-ecole/;

https://www.thecentreforemploymentandlearning.ca/; http://reachhuron.ca/; and https://huronperthcatholic.ca/ourschools/our-schools/.

Daycare Services		
Name	Address	
Vanastra Early Childhood Learning Centre (also known as Tuckersmith Day Nursery)	26 Toronto Blvd, Clinton, ON, N0M 1L0 519-482-7634	
Seaforth Co-Operative Children's Centre	82 Chalk St N, Seaforth, ON N0K 1W0 519-527-0682	

Source: https://www.huroneast.com/en/my-huron-east/childcare.aspx

- Childcare subsidies are available for some Huron County families. Visit <u>here</u> to assess eligibility.
- OneHSN is an online portal designed to assist Huron County families learn about and apply for eligible services.



Brussels, Morris &

**Grey Community** 

Centre

Vanastra

Recreation Centre

# Municipality of Huron East

2022 Community Profile

### 8.4 Recreational Facilities

Recr	eation	Faci	lities
	Cation		

Name Address

**Community Centers** 

122 Duke St Seaforth, ON

Seaforth, ON NOK 1W0

Seaforth & District

Community

Centre

T: 519-527-1272

Open 24 hours

 $\underline{https://www.facebook.com/Seaforth-and-District-Community-Centre-}$ 

1609486459282535/

800 Sports Drive

Brussels, ON NOG 1H0

T: 519-887-6621 M-F: 8:30 am to 5 pm

Sat/Sun: closed

https://www.facebook.com/brussels.arena/

26 Toronto Blvd

Clinton, ON

N0M 1L0

T: 519-482-3544

Monday 8a.m.-9p.m. Tuesday 7a.m.-9p.m.

Tuesday 7a.m.-9p.m. Wednesday 7a.m.-8:30p.m.

Thursday 8a.m.-9p.m.

Friday 7a.m.-4p.m.

Saturday 9a.m.-4p.m. Sunday 2p.m.-4p.m.

https://www.huroneast.com/en/being-active/recreation-and-

programs.aspx

### **Sports Facilities**

Arena Seaforth & District Community Centre

| 55 huroneast.com



Golf

Fitness Clubs

Fitness Clubs

# Municipality of Huron East

## 2022 Community Profile

Seaforth Golf Club 42990 Front Rd, Seaforth, ON N0K 1W0

519-522-0985

Seaforth Curling Club 116 E William St, Seaforth, ON N0K 1W0

TTO E William St, Seaforth, ON NOK

519-527-0590

Vanastra Curling Club

39 1st Ave, Clinton, ON N0M 1L0 519-482-3055

Destinations

Winery Maelstrom Winery

Racetrack Walton Raceway

Parks and Trails

Natural Amenities Maitland River (fishing, kayaking/canoeing, hiking trail)

Cycling Trail

The Goderich to Guelph (G2G) Rail Trail bisects Huron East along its route

Conservation area Hullett Provincial Wildlife Area

Conservation area George Taylor Conservation Area

Conservation area Brussels Conservation Area

Conservation area Clinton Conservation Area

Conservation area Maple Keys Sugar Bush Conservation Area

Walking Trails

Brussels Historic Walking Trail Brochure

Brussels Fairy Trail

Seaforth Historic Walking Tour

Vanastra Heritage Trail

| 56 huroneast.com



2022 Community Profile

 $Source: Municipality of Huron East \\ \underline{https://www.huroneast.com/en/being-active/parks-trails-and-playgrounds.aspx} \text{ and } \underline{https://www.huroneast.com/en/being-active/recreation-and-programs.aspx}$ 

### 8.5 Events

### Spring

Easter Egg Hunts

Seaforth Lion's Club Fishing Derby

Summer

Summerfest - Seaforth

#### Seaforth Fall Fair

Brussels Fall Fair

#### Santa Claus Parades

Source: McSweeney & Associates and Municipality of Huron East

### 8.6 Local Media

### Table 40: Radio

Media	Frequency	Contact
Bayshore Broadcasting	Country 104.9	https://www.bayshorebroadcasting.ca/
Blackburn Radio	101.7 The One	https://www.1017theone.ca/

Source: McSweeney & Associates and Municipality of Huron East



2022 Community Profile

Table 41: Print

Media	Frequency	Phone	Website
Huron Citizen	Weekly	519-523-4792	https://www.huroncitizen.ca/
Seaforth Huron Expositor	Weekly	519-524-2614	https://www.seaforthhuronexpositor.com/
My News Today (Blackburn News)	N/A	1 800-265-3031	https://blackburnnews.com/

Source: McSweeney & Associates and Municipality of Huron East

### 8.7 Local Institutions

Table 42: Real Estate Institutions

Name	Address	Contact
Culligan Real Estate Ltd.	6 Main St S, Seaforth, ON N0K 1W0	519-600-1577
Realty Executives Platinum Limited	34 Main St S, Seaforth, ON N0K 1W0	519-600-4949
RE/MAX Real Estate Centre Inc.	33 Main St S, Seaforth, ON N0K 1W0	519-527-1577
Century 21 Heritage House Ltd. Brokerage	150 Main St N, Seaforth, ON N0K 1W0	519-527-0560

Source: McSweeney & Associates and Municipality of Huron East

Table 43: Financial Institutions

Name	Address	Contact
CIBC	44 Main St S, Seaforth, ON N0K 1W0	519-527-0100
Meridian Credit Union	49 Main Street South, Seaforth, ON N0K 1W0	519-527-0210
TD Canada Trust	56 Main St S, Huron East, ON NOK 1W0	519-527-1460

Source: McSweeney & Associates and Municipality of Huron East



2022 Community Profile

### 8.8 Communications Infrastructure

Table 44: Communications Infrastructure

Cable, Internet, and Phone Services		
Name	Web	
Bell Canada	https://www.bell.ca/	
Tuckersmith Communications	https://tcc.on.ca/	
Eastlink	https://www.eastlink.ca/	

Source: Municipality of Huron East

