



PRINCE EDWARD COUNTY

LONG TERM POPULATION, HOUSING AND EMPLOYMENT FORECAST AND CAPITAL NEEDS ASSESSMENT

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 Planning for growth

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1. INTRODUCTION

In the summer of 2012, Prince Edward County retained Watson & Associates Economists Ltd. (Watson) to undertake five separate, but integrated, pieces of work including a Development Charge (DC) Statutory Review, Growth and Servicing Options for DC and Official Plan Review (OPR), Water and Wastewater Connection Charge Review, Water and Wastewater Rate Review and Water Financial Plan Report. As part of the Growth and Servicing Options component of the statutory Development Charges Background Study, Watson has prepared a long-term housing, population and employment forecast for the County, its settlement areas¹ and remaining rural area over a 20-year (2012-2032), 40-year (2012-2052) and buildout time horizon.

The following describes the methodology undertaken to develop the growth forecast. This is followed by a discussion which summarizes baseline demographic and economic conditions, key growth drivers and the long-term population, housing and employment growth forecast for Prince Edward County. A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A.

The growth forecast will need to be monitored and updated as part of the Official Plan five-year review process.

2. GROWTH FORECAST METHODOLOGY

In developing the long-term growth forecast, a comprehensive review of current and evolving demographic and economic trends, as well as future development opportunities/constraints, was undertaken. Several factors were considered including:

- Historical population, housing and employment trends (based on Census data);
- Historical housing and employment activity (i.e. residential building permits, housing completions, demolitions, non-residential building permit values);
- A review of active housing units in the development approvals process and supply potential of other vacant designated residential lands;
- Prospective housing growth trends by type (i.e. single/semi-detached, townhomes, apartments);
- Servicing capacity;
- Recent employment trends and the medium- to long-term economic outlook for Prince Edward County and the surrounding area; and

¹ This includes Picton, Wellington, Bloomfield, Rossmore, Consecon/Carrying Place and Ameliasburg (Hamlet).

- Prospective employment growth by major sector (i.e. primary, work at home, industrial, commercial and institutional).

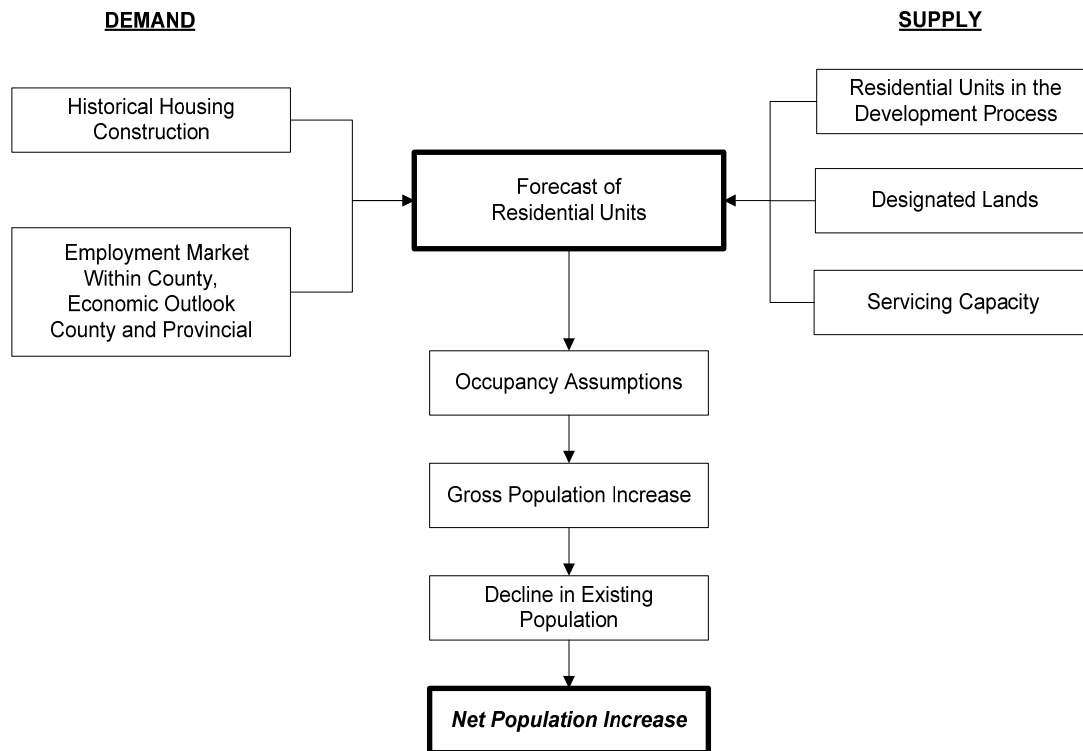
Population and Housing Forecast

The permanent population and household forecast is based on household formation, growth forecasting methodology, as illustrated in Figure 1, which is recognized in the Province's 1995 "Projection Methodology Guidelines."¹ This "bottom-up" approach focuses on the rate of historical housing construction in the County and surrounding area, adjusted to incorporate factors such as servicing constraints and units in the development process. The permanent population is then forecast by developing assumptions on average household size by unit type, taking into consideration the higher average occupancy of new units and the decline in persons per unit over time within existing households. The assumed PPU's (persons per unit) for new permanent housing units are based on 2006 custom Census tabulation data. The assumed decline in persons per unit in existing dwellings over the forecast period is based on regional and provincial trends.

The seasonal housing growth forecast was derived from examining recent development activity factoring in anticipated demographics trends over the forecast period and supply opportunities for waterfront development across the County.

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

FIGURE 1
HOUSEHOLD FORMATION PROJECTION MODEL



Employment Forecast

The employment forecast is largely based on the activity rate method, which is defined as the number of local jobs in a municipality divided by the resident population. The forecast is based on full-time and part-time employment by place of work, using historical Census data (1996 to 2006) and a 2011 estimate as a base.

The most current provincially accepted approach to forecasting employment was developed in the last decade to reflect the broader types of employment in local municipalities. In 1995, as part of a *Planning Act* review, the Province published a document entitled “Projection Methodology Guideline: A Guide to Projecting Population, Housing Need, Employment and Related Land Requirements” to be used in forecasting population and employment for planning purposes. The employment categories set out in that document are employed as the basis for this forecast, as follows:

- Employment Lands Employment (Basic Jobs) – “jobs that have traditionally been called ‘industrial’ and are found in specifically designated industrial or business parks.” This would include a portion of office commercial employment.
- Population-Related Employment (Non-Basic Jobs) – jobs that provide direct services to meet the personal needs of the population, located in commercial and office areas, in residential areas (i.e. local plazas, schools) and, increasingly, in industrial areas (dependent, in part, on zoning provisions). Population-related employment is also further sub-divided into commercial and institutional employment, based on the 1997 NAICS.
- Primary and Home-Based Employment – agriculture and resource-based employment, as well as home-based workers.

When forecasting long-term employment, it is important to understand how growth in the above three employment categories will be impacted by forecast population growth for the County. Population-related employment (i.e. retail, schools, service, commercial) is generally automatically attracted to locations convenient to local residents. Typically, as the population grows, the demand for population-related employment also increases to service the needs of the local community. Forecast commercial and institutional activity rates have been based on historical activity rate and employment trends, as well as future commercial and institutional employment prospects within a local and regional context. Similar to population-related employment, home-based employment is also anticipated to generally increase in direct proportion to population growth.

Industrial and primary employment (basic employment), on the other hand, is not closely linked to population growth and tends to be more influenced by broader market conditions (i.e. regional economic conditions, economic competitiveness, transportation access, distance to employment

markets), as well as local site characteristics. As a result, industrial and primary employment is not necessarily anticipated to increase in direct proportion to population growth and has been based on the following key economic indicators:

- Historical employment growth rates;
- Non-residential building permit activity 2002-2011;
- Future trends in employment by sub-sector; and
- Available serviced and serviceable industrial land supply.

Based on the analysis identified above, industrial and primary activity rates are then calculated for the purposes of illustrating industrial and primary employment to population growth ratios within the County. For each major employment sector (i.e. primary, industrial, commercial, institutional) plus work at home, forecast activity rates are used to generate employment growth over the forecast period.

3. GROWTH DRIVERS

A broad range of considerations related to demographics, economics and socio-economics are anticipated to drive future growth throughout Prince Edward County over the long term. Key growth drivers are identified below.

Population Growth of 55+ Age Group

Population growth of the 55-74 population (i.e. babyboomers and younger seniors) across Ontario will continue to be a key driver of permanent and seasonal housing in Prince Edward County over the next 25 years. For the Province of Ontario as a whole, the 55+ age group is projected to increase from 26% in 2011 to 35% in 2036.

The source of net migration to Prince Edward County within the 55-74 age category will largely be from major urban areas across Ontario such as the Greater Golden Horseshoe (including the Greater Toronto Area), Kingston and Ottawa.

Opportunities for waterfront living, combined with access to recreation and the rural countryside offer an attractive quality of life which is especially appealing to those nearing retirement or entering into their retirement years. It is anticipated that net migration from this demographic group will be strongest during the next ten years, followed by a gradual slowdown as a larger percentage of the population across the Province reaches 75+ years of age.

Growth in “Knowledge-Based” Sectors and the Creative Rural Economy

Prince Edward County is well positioned to capitalize on the employment growth potential associated with “knowledge-based” sectors and the Creative Rural Economy¹ initiative through its quality of life appeal. New employment growth in these sectors will be largely characterized by high quality jobs which will provide local residents with a broad range of employment opportunities that are economically sustaining.

Tourism/Recreation Industry Growth

Prince Edward County is a significant tourist destination. Due to its local attractions and amenities, and proximity to major urban markets such as the Greater Toronto Area, the County is well positioned to continue to expand and develop its tourism and recreational opportunities. This will drive employment growth in related sectors, including food and accommodations.

4. POPULATION GROWTH

Prince Edward County has an urban and rural population base comprised of both permanent and seasonal² residents. As of 2011, the County’s population is estimated to total 31,225, including 25,250 permanent³ residents and 5,975 seasonal residents.⁴ It is estimated that the 2012 population totals 31,350, reflecting a permanent population of 25,300 and a seasonal population of 6,050.

Figure 2 illustrates the forecast population for the County over the 2012-buildout period (approximately year 2066). Figure 3 summarizes the forecast incremental growth over the forecast period. Key observations include:

- During the forecast period, the permanent population is anticipated to increase modestly from 25,300 in 2012 to 27,350 by 2032, 31,325 by 2052 and 34,350 by buildout. This represents an increase of 2,050 over the 2012-2032 period, 6,025 over the 2012-2052 period and 9,050 over the 2012-buildout period. The forecast population in 2032 is comparable to that forecast by the Ministry of Finance;⁵
- The County’s seasonal population is expected to increase from 6,050 in 2012 to 7,425 by 2032, 8,525 by 2052 and 9,275 by buildout; and

¹ County has identified Prince Edward County as Canada's First Creative Rural Economy.

² Seasonal residents are defined as those occupying cottage dwellings and other dwellings on a non-permanent basis.

³ Permanent population excludes Census undercount of approximately 4%.

⁴ Statistics Canada 2011 Census identified a permanent population of 25,253 (rounded to 25,250). Seasonal population was based on an estimate of 1,630 seasonal dwellings derived from Census and MPAC data multiplied by a factor of 3.66 representing the average number of persons per dwelling.

⁵ Ontario Ministry of Finance, Ontario Population Projections Update, 2011–2036, Spring 2012.

- The County's total population (permanent and seasonal population) is anticipated to increase from 31,350 in 2012 to 34,775 in 2032, 39,850 in 2052 and 43,650 by buildout.

Figure 2

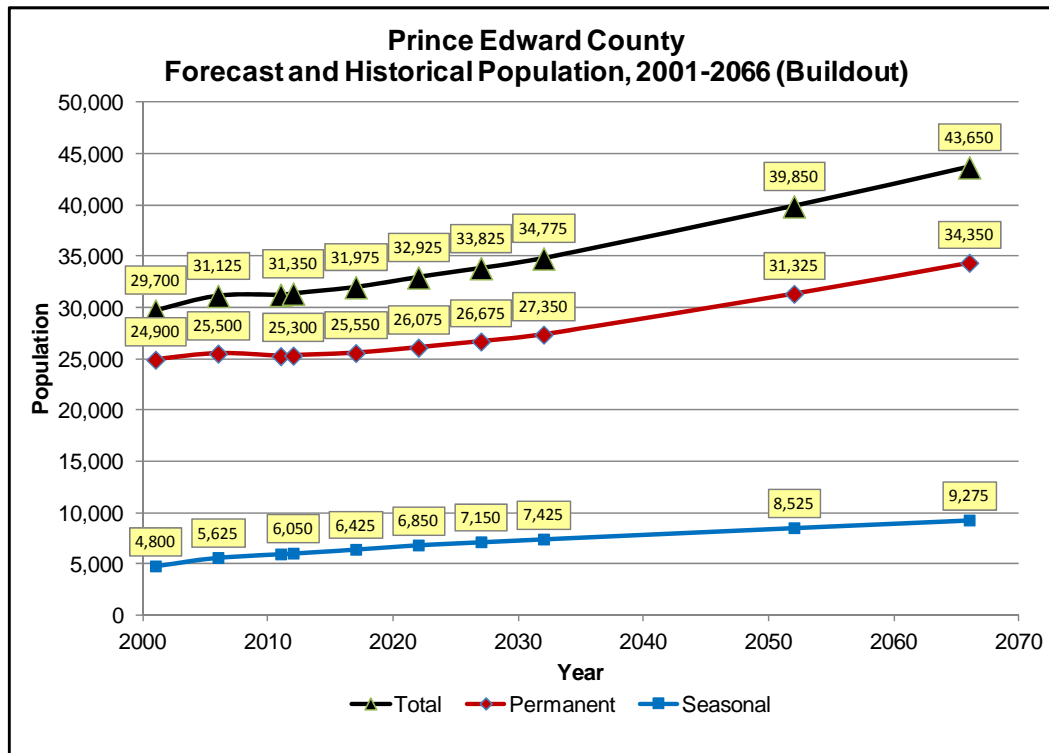


Figure 3

**Prince Edward County
Historical and Forecast Population Growth**

Year	Total	Permanent	Seasonal
2001	29,700	24,900	4,800
2006	31,125	25,500	5,625
2011	31,225	25,250	5,975
2012	31,350	25,300	6,050
2017	31,975	25,550	6,425
2022	32,925	26,075	6,850
2027	33,825	26,675	7,150
2032	34,775	27,350	7,425
2052	39,850	31,325	8,525
2066	43,650	34,350	9,275
2012-2032	3,425	2,050	1,375
2012-2052	8,500	6,025	2,475
2012-Buildout	12,300	9,050	3,225

Source: Watson & Associates Economists Ltd.

Note: Numbers have been rounded

Figure 4 summarizes the permanent and seasonal population forecast by community. Figure 5 illustrates the share of incremental total population growth (permanent and seasonal) by community. Key observations include:

- Over the 2012-buildout period, 60% of total population growth is anticipated to occur in Wellington, followed by 21% in Picton, 16% in the rural area, 2% in Bloomfield, 1% in Consecon/Carrying Place and less than 1% in Ameliasburg Hamlet. Over the period, Rossmore's population is expected to decline slightly;
- Wellington's total population is expected to increase to 4,200 by 2032, 7,300 by 2052 and 9,600 by buildout. In comparison, Picton's total population is forecast to rise to 5,600 by 2032, 6,825 by 2052 and 7,650 by buildout;
- Picton's long-term growth potential is constrained by its water servicing capacity and it is expected that, by 2052, Wellington will overtake Picton as the largest settlement area (in terms of population) in the County; and
- The rural area is expected to accommodate 72% of seasonal population growth. The total population in the rural area is forecast to increase to 22,075 by 2032, 22,650 by 2052 and 23,175 by buildout.

Figure 4
Prince Edward County
Population by Community, 2007, 2012, 2032, 2052 and Buildout

Permanent and Seasonal Population									
Community	Population					Incremental Growth			
	2007	2012	2032	2052	Buildout	2012-2032	2012-2052	2012-Buildout	
Picton	4,900	5,025	5,600	6,825	7,650	575	1,800	2,625	
Wellington	2,075	2,225	4,200	7,300	9,600	1,975	5,075	7,375	
Bloomfield	675	650	700	850	925	50	200	275	
Rossmore	1,100	1,100	1,050	1,050	1,075	-50	-50	-25	
Consecon/Carrying Place	850	850	850	900	925	0	50	75	
Ameliasburg (Hamlet)	275	250	275	275	300	25	25	50	
Rural	21,275	21,250	22,075	22,650	23,175	825	1,400	1,925	
Total	31,150	31,350	34,750	39,850	43,650	3,400	8,500	12,300	

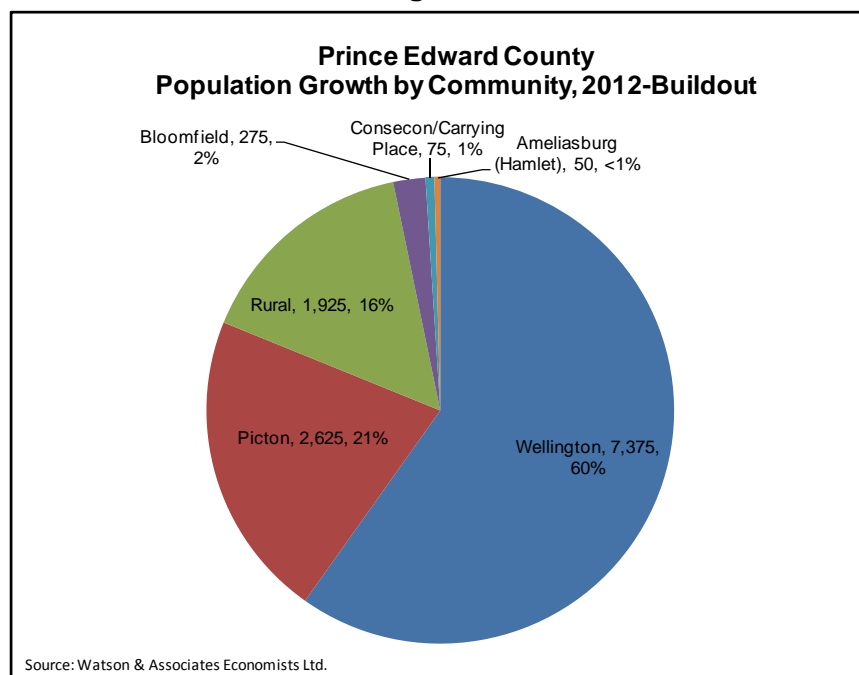
Permanent Population ¹									
Community	Population					Incremental Growth			
	2007	2012	2032	2052	Buildout	2012-2032	2012-2052	2012-Buildout	
Picton	4,375	4,475	4,975	6,150	6,925	500	1,675	2,450	
Wellington	1,825	1,900	3,625	6,500	8,600	1,725	4,600	6,700	
Bloomfield	625	600	650	775	825	50	175	225	
Rossmore	1,050	1,050	1,000	1,000	1,000	-50	-50	-50	
Consecon/Carrying Place	750	750	775	775	800	25	25	50	
Ameliasburg (Hamlet)	125	100	125	125	150	25	25	50	
Rural	16,650	16,450	16,025	16,025	16,050	-425	-425	-400	
Total	25,400	25,300	27,350	31,325	34,350	2,050	6,025	9,050	

Seasonal Population									
Community	Population					Incremental Growth			
	2007	2012	2032	2052	Buildout	2012-2032	2012-2052	2012-Buildout	
Picton	525	550	600	700	725	50	150	175	
Wellington	250	325	550	800	975	225	475	650	
Bloomfield	50	50	75	75	100	25	25	50	
Rossmore	50	50	50	50	75	0	0	25	
Consecon/Carrying Place	100	100	125	125	125	25	25	25	
Ameliasburg (Hamlet)	150	150	150	150	150	0	0	0	
Rural	4,625	4,800	5,850	6,600	7,125	1,050	1,800	2,325	
Total	5,750	6,025	7,400	8,500	9,275	1,375	2,475	3,250	

Source: Watson & Associates Economists Ltd.

1. Excludes Census undercount of approximately 4%

Figure 5



5. HOUSING GROWTH

Based on 2011 Census data, the County has a permanent housing stock of 10,550 dwelling units. Based on building permit activity, it is estimated that, as of 2012, the County has 10,640 permanent dwelling units of which 89% are low density (single family, semi-detached), 3% are medium density (townhouses, rowhouses), 7% high density (apartments, condominiums) and 1% other (including mobile homes). The County's seasonal housing base in 2012 is estimated to total 1,650.

Figure 6 summarizes the forecast incremental housing growth over the 2012-2032, 2012-2052 and 2012-buildout periods. Figure 7 presents the average annual housing growth over the forecast period. Key findings include:

- New housing development is anticipated to total 2,140 units over the 2012-2032 period, 4,420 units over the 2012-2052 period and 6,015 units over the 2012-buildout period. Over the 2012-buildout period, housing construction is forecast to average of 111 units per year;
- The housing mix for new housing development over the forecast period is 83% low density, 8% medium density and 9% high density;
- Residential construction activity is anticipated to gradually increase over the 2012-2017 period, (averaging 100 units per year) and is expected to peak at 118 units per year

during the 2017-2022 period, declining moderately thereafter to 2032. Post-2032, average housing development is expected to average 114 units per year;

- Seasonal housing growth is expected to remain strong during the forecast period (representing 15% of housing growth over the 2012-buildout period) though demographic trends and potential supply constraints will moderate growth in the longer term (i.e. post 2021); and
- It is anticipated that over the forecast period a small share of existing seasonal dwellings will be converted to permanent dwellings, thereby decreasing the seasonal housing stock. However, this is anticipated to be offset by a roughly equal number of existing permanent dwellings being converted to seasonal units, thereby having a negligible impact on the overall housing structure.

Figure 6

Period	Dwelling Units				
	Low Density (Singles, Semi Detached)	Medium Density (Townhouses)	High (Apartments)	Seasonal Dwellings	Total
2012-2032	1,482	148	133	377	2,140
2012-2052	3,026	348	369	677	4,420
2012-Buildout	4,088	488	552	887	6,015

Source: Watson & Associates Economists Ltd.

Figure 7

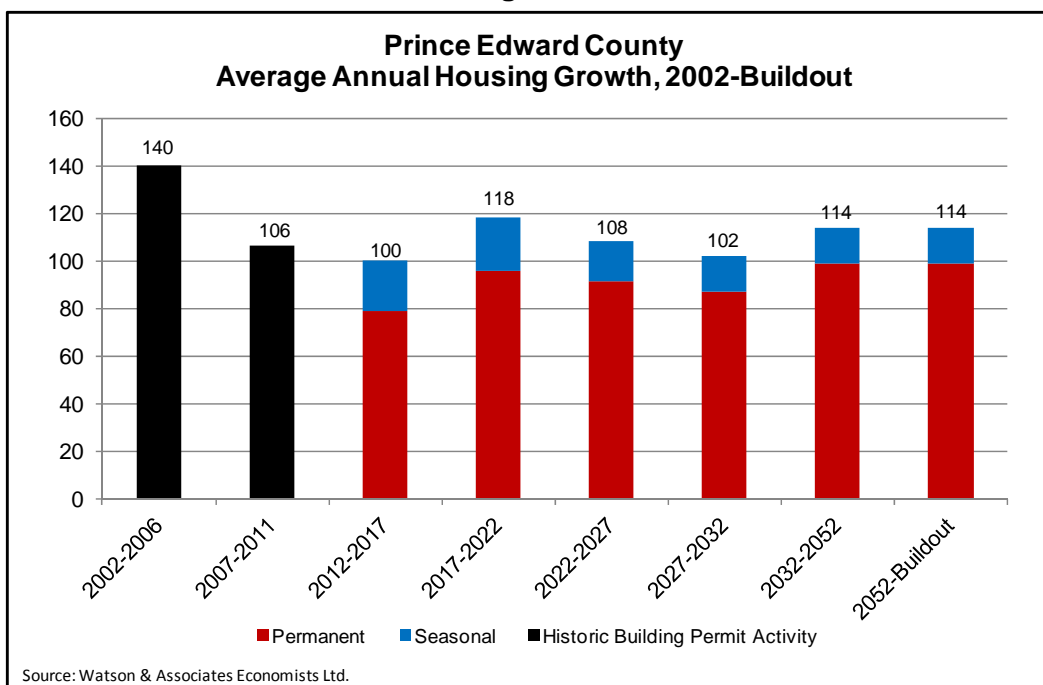


Figure 8 summarizes the anticipated housing growth by community over the 2012-buildout period. Figure 9 illustrates the share of housing growth by community by five-year increments to 2032 and over the 2032-2052 and 2052-buildout time horizons. Key observations include:

- Over the 2012-buildout period, 51% of housing growth is expected to occur in Wellington, followed by 23% in Picton and 22% in the rural area. The remaining 4% of housing growth is anticipated to occur in the water-only serviced areas of Ameliasburg, Consecon/Carrying Place, Rossmore and Bloomfield; and
- Over the forecast period, the rural area's share of housing growth will decline from 59% to 14% as opportunities for development diminish. Supply opportunities, demographic trends and policy direction are expected to shift the focus of housing development to the larger urban settlements of Wellington and Picton over the time period.

Figure 8

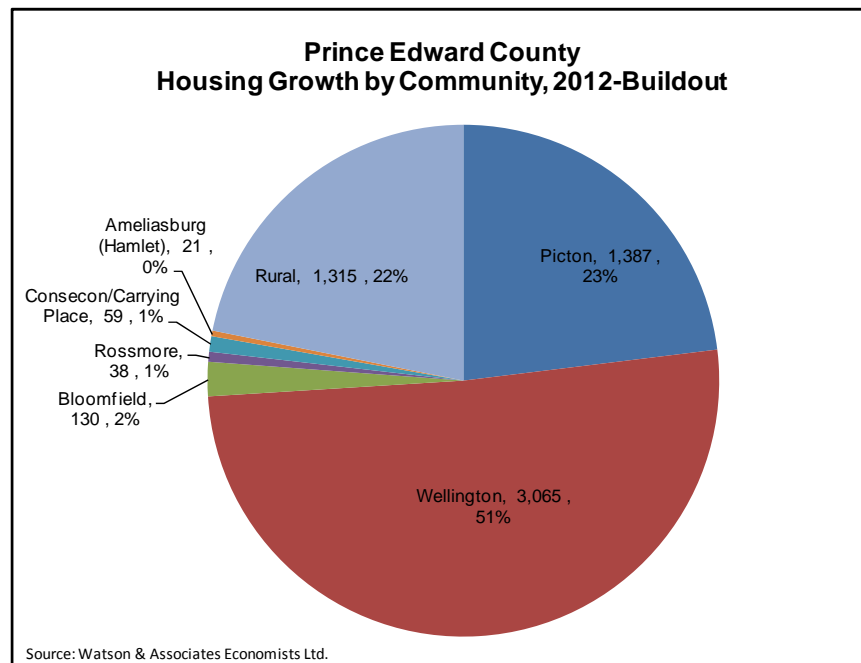
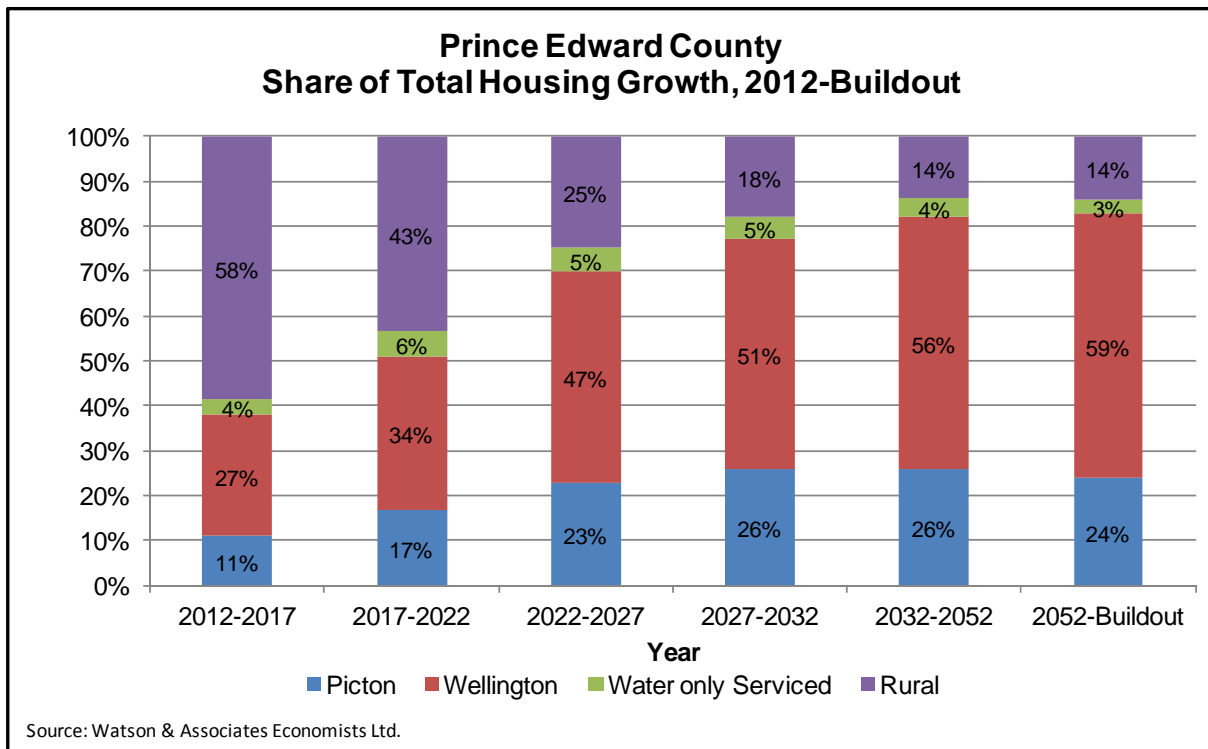


Figure 9



6. EMPLOYMENT GROWTH

Building on Census place of work data, non-residential building permit data and insights into recent business openings, closures and downsizing, a 2012 employment profile for the County and its settlement areas was developed. As of 2012, the County has an estimated employment base of 7,745, of which 34% of jobs are in the commercial sector, 22% in the institutional sector, 15% in the industrial sector and 9% in the primary sector. Further, 20% of jobs are classified as work at home.

Figure 10

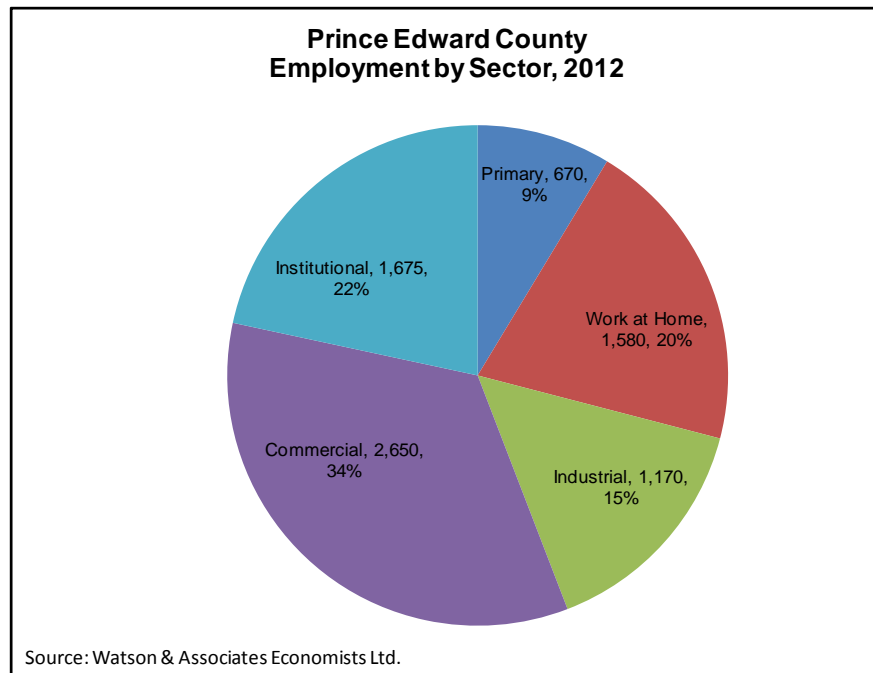


Figure 11 illustrates the historical and forecast employment base for the County over the 2001-buildout time horizon. The County’s total employment is anticipated to increase from an estimated 7,745 in 2012 to 9,145 in 2032, 10,555 in 2052 and 11,545 by buildout.

Figure 11

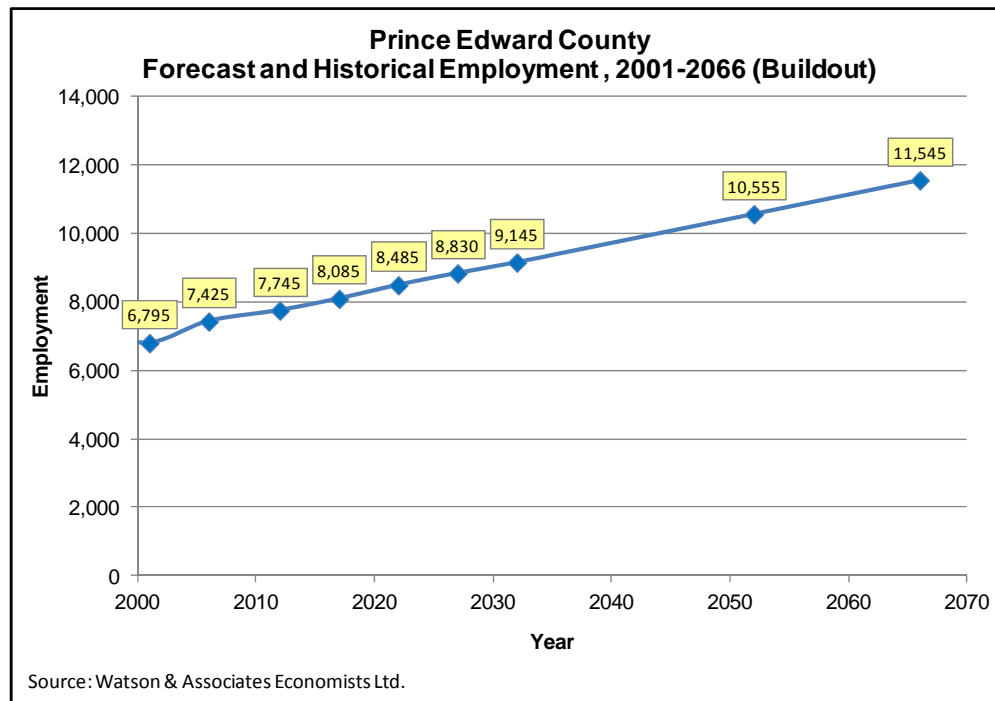


Figure 12 summarizes the forecast employment growth by sector. During the forecast period, the County is anticipated to experience moderate employment growth in all sectors of the economy, as described below.

Primary Employment

Primary industries (i.e. agriculture and other resource-based employment) comprise a relatively large proportion of the County's employment base (approximately 9% in 2012). This sector is expected to experience continued employment growth (representing 10% of total employment growth) over the forecast period in agriculture and agriculture-support activities focused largely on specialty crops, including viticulture (i.e. wineries/vineyards) and organic farming.

Industrial Employment

Future industrial employment growth in Prince Edward County is anticipated to account for 15% of employment growth. Over the forecast period, it is anticipated that development within the industrial sector will be driven by small and medium sized enterprises focused largely in manufacturing (food processing, green technologies).

Commercial/Population-Related Employment

Commercial/Population-related represents the largest employment growth sector in the County, with an anticipated increase of 1,770 jobs over the 2012-buildout period, comprising approximately 47% of total employment growth. A large portion of this employment growth will be directly related to population-related employment sectors, including retail and accommodation/food services. The County is well positioned to continue to expand, attract and develop its tourism and recreational sector, which will further drive employment growth in the retail, food/accommodation and recreation/cultural sectors. The County will also experience growth in "knowledge-based" sectors such as information technology and professional, scientific and technical services and population-related services including finance, insurance and real estate, which will be driven by the 55+ population age group.

Institutional Employment

Prince Edward County is anticipated to experience moderate employment growth in the institutional sector accounting for 15% of total employment growth. A large share of this employment growth will be driven by the need for increased health services. This includes the new planned Prince Edward County Memorial Hospital (with a main site in Picton and satellite sites in Wellington and the north part of the County) and an increase in seniors' health facilities/services including retirement homes and assisted living facilities, due to the aging of the population.

Work at Home Employment

Over the 2012-buildout period, the County's work at home employment will increase by 510. Opportunities exist for work at home employment through improved telecommunication technology, increased opportunities related to telecommuting and potential work schedule flexibility, most notably in knowledge-based employment sectors. Given the significant forecast increase in the 55+ age group population, it is likely that an increased number of working and semi-retired residents will be seeking lifestyles which will allow them to work from home on a full-time or part-time basis.

Figure 12

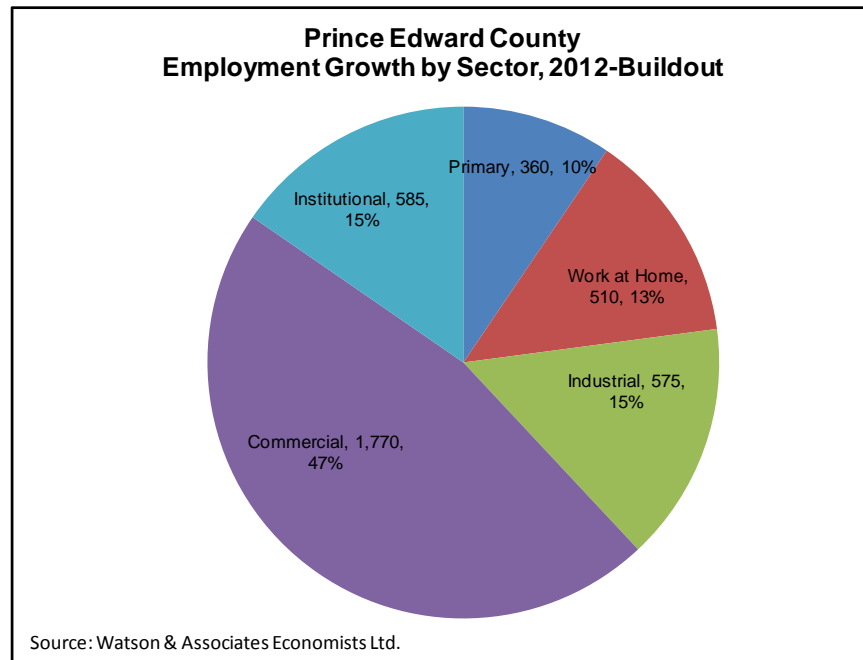


Figure 13 summarizes the forecast average annual employment growth by five-year increments to 2032 and for the 2032-2052 and 2052-buildout time horizons. As shown:

- Annual employment growth is anticipated to average 68 jobs per year over the 2012-2017 period, marginally higher than during the 2006-2012 period; and
- Average annual employment growth is expected to peak during the 2017-2022 period at 80 jobs per year and decline moderately thereafter.

Figure 13

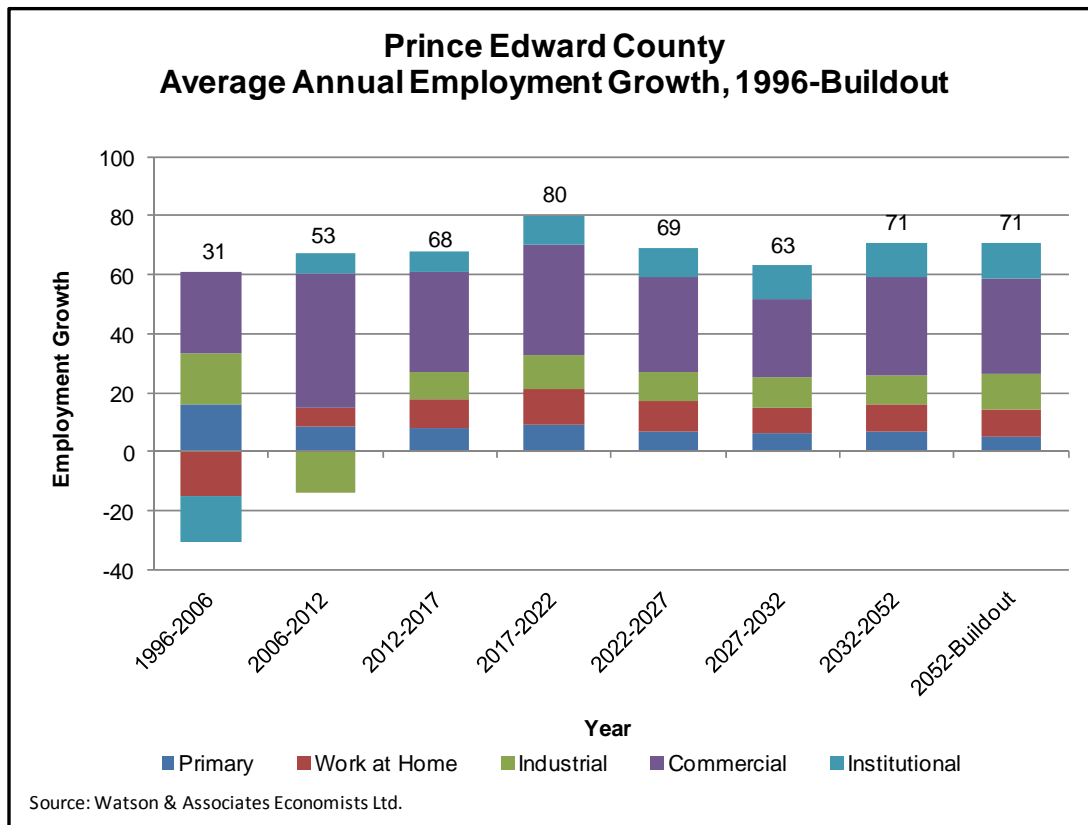


Figure 14 presents the employment growth by community over the 2012-buildout time horizon. Figure 15 summarizes the 2012, 2032, 2052 and buildout employment totals by community. Key findings include:

- Employment growth over the 2012-buildout period is anticipated to be concentrated in Wellington, Picton and the rural area, accounting for 39%, 37% and 22% of the total, respectively; and
- Picton's employment base is expected to increase from 3,955 in 2012 to 4,555 by 2032, 5,020 by 2052 and 5,360 by buildout. In comparison, Wellington's employment base is expected to increase to 1,095 by 2032, 1,710 by 2052 and 2,185 by buildout.

Figure 14

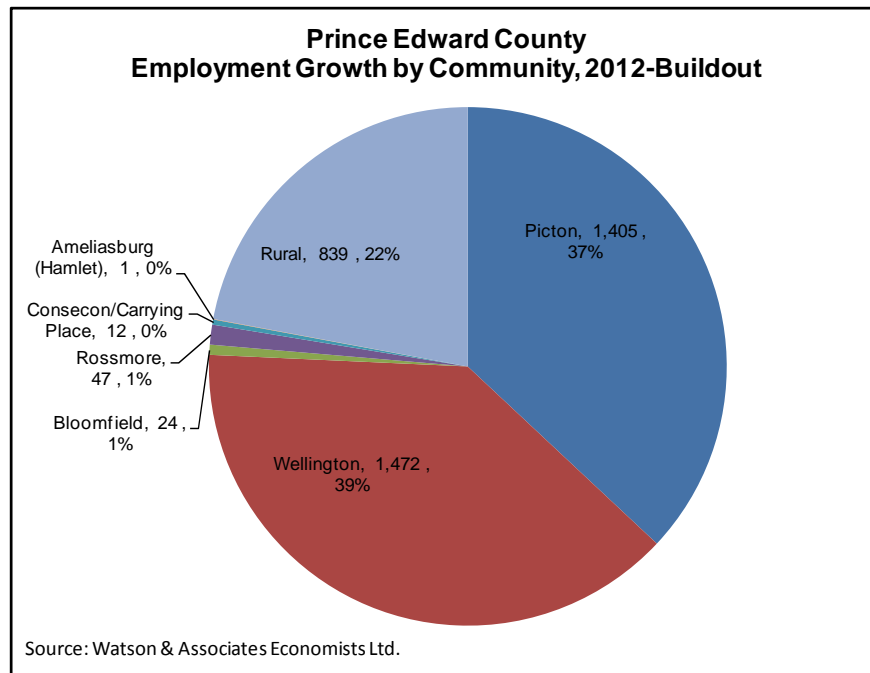


Figure 15

**Prince Edward County
Employment by Community, 2012, 2032, 2052 and Buildout**

Employment				
Community	2012	2032	2052	Buildout
Picton	3,955	4,555	5,020	5,360
Wellington	715	1,095	1,710	2,185
Bloomfield	370	380	390	395
Rossmore	185	200	225	225
Consecon/Carrying Place	185	190	195	195
Ameliasburg (Hamlet)	20	20	20	20
Rural	2,315	2,700	3,005	3,155
Total	7,745	9,140	10,565	11,545

Source: Watson & Associates Economists Ltd.

7. CAPITAL NEEDS ASSESSMENT

Paragraph 7 of s.s.5(1) of the DCA requires that “the capital costs necessary to provide the increased services must be estimated.” The Act goes on to require two potential cost reductions and the Regulation sets out the way in which such costs are to be presented. These requirements are outlined below.

These estimates involve capital costing to satisfy the increased demand for services attributable to development. This entails costing actual projects or the provision of service units, depending on how each service has been addressed.

Under the DCA, the capital costs include:

- a) costs to acquire land or an interest therein (including a leasehold interest);
- b) costs to improve land;
- c) costs to acquire, lease, construct or improve buildings and structures;
- d) costs to acquire, lease or improve facilities including rolling stock (with useful life of 7 or more years), furniture and equipment (other than computer equipment), materials acquired for library circulation, reference or information purposes;
- e) interest on money borrowed to pay for the above-referenced costs;
- f) costs to undertake studies in connection with the above-referenced matters; and
- g) costs of the development charge background study.

In order for an increase in need for service to be included in the DC calculation, Municipal Council must indicate “...that it intends to ensure that such an increase in need will be met” (s.s.5 (1)3). This can be done if the increase in service forms part of a Council-approved Official Plan, capital forecast or similar expression of the intention of Council (O.Reg. 82/98 s.3). The capital program contained herein reflects the County’s anticipated capital forecast in this regard.

The nature of the capital projects in this section reflects the County’s current intention to meet the increase in need for services attributable to the anticipated development. However, over time, municipal projects and Council priorities change and accordingly, Council’s intentions may alter, and different capital projects may be required to meet this increase in need for services.

The following sub-sections identify the anticipated capital needs by service for DC-eligible services. The anticipated capital needs are drawn from various background studies, e.g. the 2008 DC Background Study, Picton Sanitary Sewer and Watermain Class EA, etc. and discussions with County staff. These services have been categorized by buildout forecast period services, 20-year forecast period services and 10-year forecast period services. Appendix B provide a detailed listing of the anticipated capital needs by service, indicating the estimated gross capital costs, potential DC recoverable amounts, potential DC recoverable DC

deferred amounts for oversizing beyond the forecast period, anticipated amounts to be funded by other sources (i.e. grants, subsidies and other contributions), and the estimated tax/rate based cost share. The estimated tax/rate based cost share represents preliminary estimates of the share of cost attributable to existing developments, increase in level of service beyond the historic average within a capital project and the 10% statutory deduction for soft service capital costs.

Buildout Forecast Period Services

The anticipated growth within the fully municipally serviced areas of the County (i.e. Picton and Wellington) is expected to increase by 10,000 persons in net population¹ and 2,515 employees² over the buildout forecast period. Incremental net population and employment estimated for the municipal water only serviced area (i.e. Bloomfield, Rossmore, Consecon/Carrying Place and Ameliasburg) over the buildout forecast period is expected to total 353 and 73 respectively.

Water

The increased needs for service arising from development have been identified in various sources. The County's 2008 Water and Wastewater Connection Charges Study forms the basis for many of the needs identified in Picton and Wellington. These projects include:

Picton

- 2 Water Tower/Booster Stn. (New Development - E of John St., N of Cty. Rd. 8)
- Watermain Extension 10" (end of Washburn St. to New Bypass Rd.)
- Watermain Replacement and Oversizing 6" to 10" (King St. to End of Bowery St.)
- Watermain Extension 10" (end of Bowery St. to New Bypass Rd.)

Wellington

- Water Reservoir (location to be determined)
- Watermain Extension 10" (Prince Edward Dr. - Main St. to New Development)

These projects reflect additional storage capacity and the extension and oversizing of watermains to service future growth. The total gross capital expenditure estimate for these projects is \$3.85 million, which is largely to provide services for future development.

The water intake improvements capital needs are based on the Picton Water Treatment Plan Intake Replacement Project Class EA, dated December 2012. The total gross capital costs for the project total \$6.8 million with approximately 9% of the project attributable to future development based on rated capacity figures.

¹ Unless where otherwise stated the population included in the capital needs assessment includes permanent and seasonal population.

² Employees represent commercial, institutional and industrial uses.

The Picton Sanitary Sewer and Watermain Extension Study Class EA, dated October 2006 (as amended October 2011), is the basis for the Hallowell Secondary Plan Area EA Works. The total gross capital expenditure estimate for these projects is \$4.83 million. Approximately 80% of the capital needs are anticipated to provide services for future development based on the model output assumptions within the EA Study.

The Rossmore/Fenwood/County Road 28 Water Capacity Assessment, prepared by: E. A. Margetson, in February, 2004 identified the need to increase water supply capacity to service the Rossmore area. The memo identifies the need to increase maximum day capacity from 891 to 2,250 cubic meters per day. Based on current max day flows and projected growth over the buildout period in Rossmore, no additional capacity would be required to service the anticipated development. As such, the total gross capital cost of \$5.4 million has been identified as a post-period benefit for future growth beyond that included in the forecast.

Discussions with County staff identified additional capital needs that would be required to service future development in Picton, Rossmore and Wellington over the buildout period. These projects include:

Picton

- Watermain Replacement and Oversizing 6" to 10" (Cty Rd. 22 - Booster Stn. to Kingsley Rd.)
- Watermain Replacement and Oversizing 6" to 10" (McFarland Dr. - Main St. to McDonald Dr.)
- Watermain Extension 10" (end of McFarland Dr. to New Bypass Rd.)

Rossmore

- Rossmore/Peats Point Water Storage

Wellington

- Watermain Extension 10" (WTP to Area 1)
- Watermain Extension 10" (WTP to Prince Edward Dr.)

These projects reflect additional storage capacity and the extension and oversizing of watermains to service future growth. The total gross capital expenditure estimate for these projects is \$3.75 million, 39% of which is provided to service future development.

The Wellington WTP expansion and upgrades, reflects the increase in rated capacity required to service anticipated future development. The \$5.64 million anticipated capital cost is based on the projected development for the community of Wellington over the buildout forecast period and the current WTP capacity. With a current max day rating of 2,488 m³/d the plant has sufficient capacity to address some of the forecast growth, however based on current demand

levels the plant would have to be expanded by approximately 38% to service full buildout. Based on current plant estimates of \$15 million, at capital cost estimate of \$5.64 million has been provided. It should be noted that the inability of the County to charge for 'sunk' capacity under the DCA provides this increase for service to anticipated development for free. This was, in part, the rationale for the County using a connection charge in place of the DC for water services. Under the County's connection charge policy the capacity required to service future development is recovered. By comparison, the development charge would be approximately half the rate of the connection charge due to this capital cost restriction.

In total the gross capital costs for water services over the period is \$30.3 million. Approximately 51% of the total gross capital cost (or \$15.3 million) is provided to address the increase in needs of service related to development over the buildout forecast period. Similarly, approximately 18% (\$5.4 million) of capital costs would be potentially recoverable from future development beyond the forecast period. The rate based funding component of the works for benefits to existing represent 32% of total costs or \$9.5 million.

Wastewater

The increased wastewater service needs attributable to development have been accumulated from multiple County resources. The County's 2008 Water and Wastewater Connection Charges Study forms the basis for many of the needs identified for the sanitary sewer serviced area (i.e. Picton and Wellington). These projects include:

Picton

- Pumping Station Upgrades (W of Bridge St., S of Laird Lane)
- Sewermain Replacement and Oversizing 8" to 10" (Walton St. to End of Washburn St.)
- Sewermain Extension 10" (End of Washburn St. to New Bypass Rd.)
- Sewermain Replacement and Oversizing 8" to 10" (King St. to End of Bowery St.)
- Sewermain Extension 10" (End of Bowery St. to New Bypass Rd.)
- Pumping Station (New Development - Paul St. and New Bypass Rd.)
- Pumping Station (New Development - Jasper Ave. West End)
- Wastewater Treatment Plant

Wellington

- Sewermain Extension 10" (Prince Edward Dr. - Wellington Main St. to New Development)

These projects reflect additional pumping station capacity, the extension and oversizing of sewer mains to service future growth and the Picton Wastewater Treatment Plant that provides capacity to service growth. The total gross capital expenditure estimate for these projects is \$33.2 million, with 25% of costs (i.e. \$8.4 million) provided to services future development. Grant funding for the Picton Wastewater Treatment Plant would provide approximately \$11.3

million in capital funding (34% of total costs). The rate based cost share for these works totals \$13.5 million or 41% of total gross capital costs.

Similar to water services, the Picton Sanitary Sewer and Watermain Extension Study Class EA, is the basis for the Hallowell Secondary Plan Area EA Works. The total gross capital expenditure estimate for these projects is \$14.1 million. Approximately 80% of the capital needs are anticipated to provide services for future development based on the model output assumptions within the EA Study.

Discussions with County staff identified additional capital needs that would be required to service future development in Wellington over the buildout period. These projects include the following sewage pumping station and forcemain works:

Wellington

- SPS at Millennium Trial
- SPS at North of Cleminson St.
- Sewer Forcemain from Millennium Trial SPS to WTP

These projects reflect additional pumping station and a new forcemain to service future growth areas within Wellington. The total gross capital expenditure estimate for these projects is \$1.2 million and provided entirely to service future development.

Similar to the capacity analysis undertaken for the Wellington Water Treatment Plan, a provision has been provided for WPCP expansion and upgrades in Wellington. This provision reflects the increase in rated capacity required to service anticipated future development. The \$7.4 million anticipated capital cost is based on the projected development for the community of Wellington over the buildout forecast period and the current WPCP capacity. With a current max day rating of 1,500 m³/d the plant has sufficient capacity to address some of the forecast growth, however based on current demand levels the plant would have to be expanded by approximately 74% to service full buildout. The capital cost estimate is based on current plant replacement cost estimates of \$10 million.

In total the gross capital costs for wastewater services over the period is \$55.9 million. Approximately 51% of the total gross capital cost (or \$28.3 million) is provided to address the increase in needs of service related to development over the buildout forecast period. Grant funding for the Picton WWTP is expected to account for 20% (\$11.3 million) of capital costs would be potentially recoverable from future development beyond the forecast period. The rate based funding component of the works for benefits to existing represent 29% of total costs or \$16.3 million.

20-Year Forecast Period Services

The anticipated County-wide growth over the 20-year forecast period is expected to increase by 3,426 persons in net population and 1,045 employees.

Roads

The increase in needs for roads services attributable to development were derived from two sources: the County's 2008 DC Background Study and discussions with County staff on anticipated capital needs to service growth over the 20-year forecast period. The needs contained in the 2008 DC Study are summarized below and reflect an expression of the previous Council that these needs would be met in their approving the study. These projects include needs for traffic signals and intersection improvements to accommodate additional traffic resulting from development and a new Picton Bypass. The estimated gross capital cost for these capital needs is \$8.9 million, with 74% of costs (i.e. \$6.6 million) provided to services future development. These projects include:

Bloomfield

- Traffic Signals (Wellington St. and Hwy 62)
- Traffic Signals (Main St. and Stanley St.)

Carrying Place

- Intersection Improvements and Signalization (Cty Rd. 3 and Loyalist Prkwy)
- Intersection Improvements (Cty Rd. 3 and Taft Rd.)

Picton

- Intersection Improvements and Signalization (Bridge St. and Union St.)
- Intersection Improvements and Signalization (Main St. and Johnson St.)
- Intersection Improvements and Signalization (Talbot St. and Frank St.)
- Picton Bypass (White Chapel to Loyalist Pkwy incl. intersections)

Consecon

- Intersection Improvements (Salem Rd. and Loyalist Prkwy.)
- Intersection Improvements and Re-alignment (Cty Rd. 29 and Loyalist Prkwy.)
- Traffic Signals (West End - Cty Rd. 1 and Loyalist Prkwy.)

Wellington

- Intersection Improvements and Signalization incl. Land Purchase (Belleville St. and Wellington Main St.)
- Traffic Signals (Wellington Main St. and Prince Edward Dr.)

Rossmore/Fenwood

- Intersection Improvements - left turn lane (Hwy 62 and Cty. Rd. 28)

The remaining projects identified to meet the anticipated needs of development were provided in discussions with County staff. These projects include the following signalization and intersection improvement projects, as well as road extension and improvement projects attributable to the anticipated development in Picton, Wellington and the Rural Area over the 20-year forecast period. The total gross capital expenditure estimate for these projects is \$3.4 million and 71% (\$2.4 million) is attributable to future development.

Picton

- New Intersection (New Bypass Rd. and Loyalist Pkwy)
- New Intersection (New Bypass Rd. and Cty Rd. 49)
- Downes Road Extension (to Picton Bypass) and Road Widening
- Intersection Improvements and Signalization (Cty Rd 22 and Cty Rd 10)
- Signalization (Church St and Union)
- Signalization (Cty Rd 10 and Cty Rd 1)

Wellington

- Signalization incl. Land Purchase (Wellington Main St. and Consecon Rd)
- Consecon St. Upgrade and Sidewalk - Trail to Hersfield Property
- Prince Edward Drive Extension - Empire Blvd. to New East/West Collector

Rural Area

- Traffic Signals (Cty Rd. 2. and Hwy 62)
- Traffic Signals (Cty Rd. 1 and Hwy 62)

In total the gross capital costs for roads services over the 20-year forecast period is approximately \$12.3 million. Approximately $\frac{3}{4}$ of the total gross capital cost (or \$9.0 million) is provided to address the increase in needs of service related to development. The tax based funding component of the works for benefits to existing represent 27% of total costs or \$3.3 million.

Fire

The anticipated increase in needs for fire services attributable to anticipated development is derived from the County's Fire Business Plan. Under the Business Plan, Option 9 identifies the need to vacate 5 existing facilities and to accommodate future fire services in the two new facilities and through expansions to three existing facilities. Under the plan, the following fire facilities would be constructed or expanded, providing for an incremental growth in facility square footage of 16,890. County staff indicated that this facility plan is designed to accommodate growth beyond the 20-year forecast period and reflects a 30-year plan.

- Traffic Circle Administration (opt. 9 - 6 dbl bays)
- Cty Rd 29 & Cty Rd 33 (4 single bays)
- North Marysburgh Expansion
- Rossmore Expansion
- Wellington Expansion

The capital costs of facility projects total \$4.79 million. The increase in demand for service arising from development in the 20-year forecast period would account for 11% of the total costs or \$0.5 million. The growth beyond the forecast period would account for 16% of the total costs (\$0.8 million) and could be potentially included in subsequent DC bylaws. The cost share for replacement of existing space and increasing existing levels of service would be required to fund the remaining 72% of total costs or \$3.5 million.

In addition to fire facility needs, the Business Plan also addresses fleet and firefighter needs. The plan anticipates reducing the current fleet from 36 vehicles to 33 vehicles. However, due to the type of future residential development it is anticipated that the County will need to purchase a 100 ft. aerial truck to replace the existing 50 ft. aerial truck. The anticipated capital cost for the 100 ft. aerial truck is approximately \$1.2 million. The replacement cost for the existing vehicle at \$800,000 would be funded from existing tax-based sources, while the residual costs of the new aerial trunk (i.e. \$400,000) would be attributable to future development. With respect to firefighter equipment, all future purchases are anticipated to be replacements and as such no growth related needs have been identified.

Gross capital costs for fire services in total over the 20-year forecast period are approximately \$6.0 million. The increase in need for service attributable to future growth represents 16% of the total gross capital cost (or \$0.9 million). Approximately \$0.7 million could be included in subsequent DC bylaws for facility oversizing beyond the forecast period. The tax based funding component of the works for benefits to existing and increases in levels of service represent 71% of total costs or \$4.3 million.

Public Works

The anticipated increase in needs for public works services attributable to anticipated development consists of public works facilities and vehicle needs. The capital need for facilities were determined in discussions with County staff regarding the plan to consolidate and expand space into two new facilities (i.e. North County Depot and South County Depot). The consolidated space would also include expanded space to include 3 additional bays at the two depot sites. In addition, a new sand and salt dome would also be required at the North County Depot site. The anticipated capital costs for the new facilities would total \$3.8 million. Only a minor amount of this facility space would be to service the anticipated development, resulting in 6% of total costs (\$0.2 million).

Additional fleet to service anticipated development was included in the County's 2008 DC Background Study. Based on discussions with County staff provision for 6 new vehicles have been identified over the 20-year forecast period. These vehicles specifically include a new sewer flushing truck, fairgrounds service vehicle, service trailer and provision for 3 additional vehicles based on incremental road needs over the period. The total capital costs for public works vehicles are \$0.36 million, with \$0.32 million or 89% attributable to future anticipated development.

Gross capital costs for public works services in over the 20-year forecast period total approximately \$4.2 million. The increase in need for service attributable to future growth represents 13% of the total gross capital cost (or \$0.5 million). Approximately \$3.6 million (87%) in tax based funding for the works would be required as benefit to existing and increase in levels of service.

10-Year Forecast Period Services

The anticipated County-wide growth over the 10-year forecast period is expected to increase by 1,575 persons in net population and 545 employees. It should be noted that the net population increased used in the assessment of capital needs for homes for the aged services does not include seasonal population, as this service is being provided to addresses permanent population demands. The net increase in permanent population anticipated in the County for the 10-year forecast period is 773.

Marinas

The anticipated increase in needs for marina services attributable to future development for the period is reflected in the Tip of the Bay Boardwalk project. The County entered into an agreement with Sandbanks Homes acknowledging that a portion of the project costs would benefit future development. As such the agreement provides to Sandbank Homes a DC credit of \$250,000 reflecting the municipal cost share of which benefits future development. The \$250,000 credit obligation has been identified as potentially DC recoverable, however only \$62,700 (25%) is eligible for inclusion in the current bylaw review due to historic level of service restrictions. The remaining costs would be potentially recoverable from subsequent DC bylaws.

Outdoor Recreation

The source for the increase in capital needs attributable to growth for outdoor recreation services is principally the County's 2008 DC Background Study. The DC Study identified the need for parkland development within Redgate Subdivision and Macaulay Village to accommodate service demands of future development. In addition a parkland development provision has been identified for Wellington consistent with the Secondary Plan provisions and

historic standards. The Wellington Secondary Plan parkland provisions are based on historic standards of 2 ha. per 1,000 population.

In total the gross capital costs for outdoor recreation over the period is \$0.45 million. Approximately 74% of the total gross capital cost (\$0.34 million) is provided to address the increase in needs of service related to development over the 10-year forecast period. The rate based funding component of the works for benefits to existing and the statutory 10% deduction for outdoor recreation services represent the remaining 26% of total costs or \$0.12 million.

Indoor Recreation

Similar to outdoor recreation services, the anticipated increase in need attributable to the development is derived from the 2008 DC Study. The DC Study included growth related costs for the Wellington Arena Replacement/Expansion project. The cost estimates have been updated to reflect the outstanding debenture payments (\$2.9 million) for the project and the proportionate cost share attributable to future development (\$0.7 million or 26%).

The DC Study also identified the need for a new Pool/Fitness Centre. In discussion the capital cost estimate was updated to reflect a comparable facility recently constructed in the neighbouring municipality of Quinte West. The total capital cost estimate is \$12.3 million, of which approximately 9% would be potentially recoverable from development charges under the current review and subsequent bylaws.

In total the gross capital costs for indoor recreation over the period is \$15.1 million. Approximately 13% of the total gross capital cost (\$1.9 million) is provided to address the increase in needs of service related to development over the 10-year forecast period and beyond. The rate based funding component of the works for benefits to existing and the statutory 10% deduction for indoor recreation services represent the remaining 87% of total costs or \$13.2 million.

Library

Two separate motions of County Council were considered in developing the anticipated increase in need for library services attributable to the forecast development. Motion LB-66-2012 with respect to the library facility expansion project that was included in the previous DC, identified that the anticipated increase in need be maintained current DC update. In accordance with this motion the provision for a library branch expansion of 2,360 sq.ft. to accommodate future demand for services was maintained. The gross capital cost estimate for the project is estimated at \$0.38 million, which will be potentially entirely DC funded under the current DC review and subsequent bylaws, reflective of oversizing.

Motion LB-65-2012 with respect to library collections, identified that existing reserve fund balances collected for this purpose of \$29,984 will be transferred to the Board. Maintaining this historic level of service and historic practice, a provision for future collection materials to service anticipated development of \$94,800 has been identified.

Gross capital costs for library services in over the 10-year forecast period total approximately \$0.47 million. The increase in need for service attributable to future growth represents 87% of the total gross capital cost (or \$0.41 million) which could potentially be included under the current bylaw review and subsequent bylaws. Approximately \$0.06 million (13%) in tax based funding for the works would be required as benefit to existing and the statutory 10% deduction for library services.

Administration (Studies)

The County's 2008 DC Background Study identified numerous studies related to the capital needs identified therein. These projects have been updated to reflect current needs. In total the gross capital costs for studies over the 10-year forecast period are approximately \$2.1 million. A portion of these study costs will be required to address the service demands for new development within the County. As such approximately \$1.0 million or 50% of capital needs have been identified as being attributable to the anticipated development. The remaining cost share would be funded by tax/rate based sources.

8. CONCLUSIONS AND RECOMMENDATIONS

Conclusions

Based on the analysis contained herein, the following conclusions can be made:

- Over the long term, Prince Edward County has moderate population and employment growth potential, driven by its attractiveness as a retirement/seasonal market destination and its economic development prospects within the “knowledge-based” sectors, the Creative Rural Economy and tourism/recreation sectors;
- The County's total population (reflecting both permanent and seasonal population) is expected to increase from 31,350 in 2012 to 34,775 in 2032, 39,850 in 2052 and 43,560 by buildout. The County's permanent population is expected to grow to 27,350 by 2032, 31,325 by 2052 and 34,350 by buildout;
- Over the next 20 years, the County is anticipated to add 2,140 housing units to its housing stock. Over the 2012-2052 and 2012-buildout periods, the County's housing stock is expected to increase by 4,420 and 6,015, respectively;

- Over the forecast period, population and housing growth will shift from the rural area to Wellington and Picton; Wellington and Picton are expected to account for 51% and 23% of County-wide housing growth from 2012-buildout, respectively, compared to 22% for the rural area; and
- The County's employment base is anticipated to grow from 7,745 in 2012 to 9,140 in 2032, 10,565 in 2052 and 11,545 by buildout. The majority of employment growth is forecast to be accommodated within Picton, Wellington and the rural area.
- The anticipated capital needs over the various forecast periods total approximately \$132.3 million. The increase in need for service attributable to the anticipated development within the County over the respective planning forecast periods totals \$57.1 million (43%). Approximately \$7.3 million (6%) of costs could potentially be recovered from future growth beyond the respective planning forecast periods, reflecting oversizing of services. Funding from other sources (e.g. grants) accounts for approximately \$11.8 million (20%) of total gross capital needs. The tax/rate based cost share of the capital needs totals \$56.1 million (42%) over the respective planning forecast periods, representing the share of costs attributable to existing developments, increases in level of service and the 10% statutory deduction for soft services.

Recommendations

Based on the analysis contained herein, the following recommendations are provided for Council's consideration:

- That Council approve the anticipated development, as provided in the "Prince Edward County Long Term Population, Housing and Employment Forecast and Capital Needs Assessment" dated January 14, 2013, as the basis for the County's DC Background Study;
- That Council approve in principle that the increase in need for the services attributable to the anticipated development will be met; and
- That Council approve in principle the estimated capital needs to provide for the increase in services attributable to the anticipated development, as set out in Section 7 of the "Prince Edward County Long Term Population, Housing and Employment Forecast and Capital Needs Assessment" dated January 14, 2013, subject to further annual review during the capital budget process".

APPENDIX A

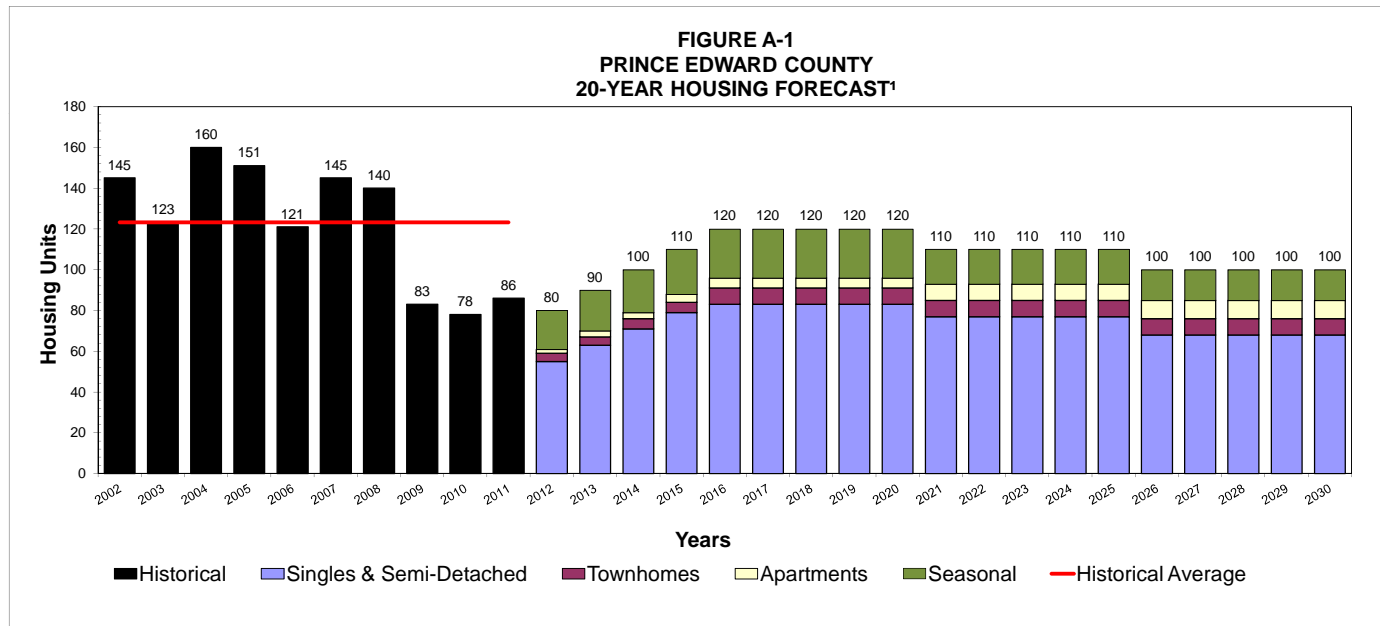
GROWTH FORECAST

**SCHEDULE 1
PRINCE EDWARD COUNTY
RESIDENTIAL GROWTH FORECAST SUMMARY**

Year	A	B	C	D=(A+(50%C))	E=A+C	Housing Units					J=(F+G+H+I)	K	L = (J+K)	M=(A/J)	N=(E/L)
	Population ¹	Population (Including Census Undercount)	Seasonal Population	Permanent Population + 50% Seasonal Population Equivalent	Permanent Population + 100% Seasonal Population Equivalent	Singles & Semi-Detached	Townhomes	Apartments	Other	Total Permanent Households	Seasonal Households	Total Households w/ Seasonal	Permanent Person Per Unit (PPU)	Permanent + 100% Seasonal Person Per Unit (PPU)	
Mid 2001	24,901	25,897	4,795	27,298	29,696	8,750	280	735	120	9,885	1,310	11,195	2.52	2.65	
Mid 2006	25,496	26,516	5,636	28,314	31,132	9,115	330	735	120	10,300	1,540	11,840	2.48	2.63	
Mid 2011	25,253	26,264	5,966	28,236	31,219	9,345	335	750	120	10,550	1,630	12,180	2.39	2.56	
Mid 2012	25,311	26,324	6,039	28,331	31,350	9,426	335	755	120	10,636	1,650	12,286	2.38	2.55	
Mid 2017	25,538	26,560	6,427	28,752	31,965	9,777	361	772	120	11,030	1,756	12,786	2.32	2.50	
Mid 2022	26,084	27,128	6,841	29,505	32,925	10,186	401	800	120	11,507	1,869	13,376	2.27	2.46	
Mid 2027	26,673	27,740	7,144	30,246	33,818	10,562	441	841	120	11,964	1,952	13,916	2.23	2.43	
Mid 2032	27,357	28,451	7,419	31,066	34,776	10,908	483	888	120	12,399	2,027	14,426	2.21	2.41	
Mid 2052	31,337	32,590	8,517	35,595	39,854	12,452	683	1,124	120	14,379	2,327	16,706	2.18	2.39	
Buildout	34,355	35,729	9,285	38,998	43,640	13,514	823	1,307	120	15,764	2,537	18,301	2.18	2.38	
Mid 2001 - Mid 2006	595	619	842	1,016	1,437	365	50	0	0	415	230	645			
Mid 2006 - Mid 2011	-243	-252	329	-78	87	230	5	15	0	250	90	340			
Mid 2011 - Mid 2012	58	60	73	95	131	81	0	5	0	86	20	106			
Mid 2012 - Mid 2017	227	236	388	421	615	351	26	17	0	394	106	500			
Mid 2012 - Mid 2022	773	804	802	1,174	1,574	760	66	45	0	871	219	1,090			
Mid 2012 - Mid 2027	1,362	1,417	1,105	1,915	2,467	1,136	106	86	0	1,328	302	1,630			
Mid 2012 - Mid 2032	2,046	2,127	1,380	2,735	3,425	1,482	148	133	0	1,763	377	2,140			
Mid 2012 - Mid 2052	6,025	6,266	2,478	7,264	8,503	3,026	348	369	0	3,743	677	4,420			
Mid 2012 - Buildout	9,044	9,405	3,246	10,667	12,290	4,088	488	552	0	5,128	887	6,015			

Source: Watson & Associates Economists Ltd., August, 2012.

1. Population excludes net Census Undercount of approximately 4%.



Source: Historical housing activity (2002-2006) based on Statistics Canada building permits. Historical housing activity (2007-2011) based on Prince Edward County Building Department.

1. Growth Forecast represents start year.

**SCHEDULE 2A
PRINCE EDWARD COUNTY
DETAILED HOUSING AND POPULATION FORECAST BY GROWTH AREA, 2012-Buildout**

Development Location	Growth Period	A	B	C	D =	E	F (D+E)	G	H	I	J	K = (G+J)	L = (H+J)	M = (I+J)
		Singles & Semi-Detached	Townhomes	Apartments	Total Permanent Households	Seasonal Households	Total Permanent + Seasonal Households	Gross Permanent Population in New Units	Gross Permanent Population in New Units + 50% Seasonal Population Equivalent	Gross Permanent Population in New Units + 100% Seasonal Population Equivalent	Decline in Existing Permanent Units	Permanent Net Population Increase	Net Population + 50% Seasonal Population Increase	Net Population + 100% Seasonal Population Increase
Pictou (Fully Serviced)	Mid 2011 - Mid 2012	4	-	3	7	-	7	15	15	15	(27)	(12)	(12)	(12)
	Mid 2012 - Mid 2017	32	11	10	53	2	55	121	125	128	(131)	(10)	(6)	(3)
	Mid 2012 - Mid 2022	95	27	26	148	7	155	341	354	367	(240)	101	114	127
	Mid 2012 - Mid 2027	174	43	50	267	12	279	613	635	657	(331)	282	304	326
	Mid 2012 - Mid 2032	256	61	78	395	17	412	904	935	966	(393)	511	542	573
	Mid 2012 - Mid 2052	609	143	215	967	38	1,005	2,192	2,262	2,331	(521)	1,671	1,741	1,810
Mid 2012 - Buildout	814	200	322	1,336	51	1,387	3,005	3,098	3,192	(565)	2,440	2,533	2,627	
Wellington (Fully Serviced)	Mid 2011 - Mid 2012	16	-	2	18	-	18	43	43	43	(11)	32	32	32
	Mid 2012 - Mid 2017	98	15	7	120	15	135	291	318	346	(54)	237	264	292
	Mid 2012 - Mid 2022	245	39	19	303	33	336	733	793	854	(100)	633	693	754
	Mid 2012 - Mid 2027	443	63	36	542	48	590	1,310	1,398	1,486	(137)	1,173	1,261	1,349
	Mid 2012 - Mid 2032	645	87	55	787	63	850	1,901	2,016	2,132	(163)	1,738	1,853	1,969
	Mid 2012 - Mid 2052	1,639	205	154	1,998	129	2,127	4,816	5,052	5,288	(216)	4,800	4,836	5,072
Mid 2012 - Buildout	2,368	288	230	2,886	179	3,065	6,952	7,280	7,607	(234)	6,718	7,046	7,373	
Urban Subtotal (Fully Serviced)	Mid 2011 - Mid 2012	20	-	5	25	-	25	58	58	58	(38)	20	20	20
	Mid 2012 - Mid 2017	130	26	17	173	17	190	412	443	474	(185)	227	258	289
	Mid 2012 - Mid 2022	340	66	45	451	40	491	1,074	1,147	1,221	(340)	734	807	881
	Mid 2012 - Mid 2027	617	106	86	809	60	869	1,923	2,033	2,143	(468)	1,455	1,565	1,675
	Mid 2012 - Mid 2032	901	148	133	1,182	80	1,262	2,805	2,951	3,098	(556)	2,249	2,395	2,542
	Mid 2012 - Mid 2052	2,248	348	369	2,965	167	3,132	7,008	7,314	7,619	(737)	6,271	6,577	6,882
Mid 2012 - Buildout	3,182	488	552	4,222	230	4,452	9,957	10,378	10,799	(799)	9,158	9,579	10,000	
Bloomfield (Water Only)	Mid 2011 - Mid 2012	-	-	-	-	-	-	-	-	-	(4)	(4)	(4)	(4)
	Mid 2012 - Mid 2017	4	-	-	4	1	5	10	12	14	(17)	(7)	(5)	(3)
	Mid 2012 - Mid 2022	21	-	-	21	2	23	53	57	60	(32)	21	25	28
	Mid 2012 - Mid 2027	36	-	-	36	3	39	90	95	101	(44)	46	51	57
	Mid 2012 - Mid 2032	48	-	-	48	4	52	120	127	135	(52)	68	75	83
	Mid 2012 - Mid 2052	97	-	-	97	7	104	243	256	269	(69)	174	187	200
Mid 2012 - Buildout	121	-	-	121	9	130	303	319	336	(69)	234	250	267	
Rossmore (Water Only)	Mid 2011 - Mid 2012	2	-	-	2	-	2	5	5	5	(6)	(1)	(1)	(1)
	Mid 2012 - Mid 2017	5	-	-	5	-	5	13	13	13	(31)	(18)	(18)	(18)
	Mid 2012 - Mid 2022	11	-	-	11	-	11	28	28	28	(56)	(28)	(28)	(28)
	Mid 2012 - Mid 2027	15	-	-	15	1	16	38	40	42	(77)	(39)	(37)	(35)
	Mid 2012 - Mid 2032	20	-	-	20	1	21	50	52	54	(92)	(42)	(40)	(38)
	Mid 2012 - Mid 2052	29	-	-	29	2	31	73	77	80	(121)	(48)	(44)	(41)
Mid 2012 - Buildout	35	-	-	35	3	38	88	93	99	(121)	(33)	(28)	(22)	
Concecon/ Carrying Place (Water Only)	Mid 2011 - Mid 2012	4	-	-	4	-	4	10	10	10	(4)	6	6	6
	Mid 2012 - Mid 2017	5	-	-	5	-	5	13	13	13	(22)	(9)	(9)	(9)
	Mid 2012 - Mid 2022	10	-	-	10	1	11	25	27	29	(40)	(15)	(13)	(11)
	Mid 2012 - Mid 2027	14	-	-	14	2	16	35	39	42	(55)	(20)	(16)	(13)
	Mid 2012 - Mid 2032	18	-	-	18	3	21	45	50	56	(65)	(20)	(15)	(9)
	Mid 2012 - Mid 2052	44	-	-	44	3	47	110	115	121	(86)	24	29	35
Mid 2012 - Buildout	56	-	-	56	3	59	140	145	151	(86)	54	59	65	
Ameliasburg (Water Only)	Mid 2011 - Mid 2012	1	-	-	1	-	1	3	3	3	(1)	2	2	2
	Mid 2012 - Mid 2017	3	-	-	3	-	3	8	8	8	(3)	5	5	5
	Mid 2012 - Mid 2022	5	-	-	5	-	5	13	15	17	(5)	8	10	12
	Mid 2012 - Mid 2027	7	-	-	7	1	8	18	20	22	(7)	11	13	15
	Mid 2012 - Mid 2032	9	-	-	9	1	10	23	25	27	(9)	14	16	18
	Mid 2012 - Mid 2052	15	-	-	15	2	17	38	42	45	(12)	26	30	33
Mid 2012 - Buildout	19	-	-	19	2	21	48	52	55	(12)	36	40	43	
Urban Subtotal (Water Only)	Mid 2011 - Mid 2012	7	-	-	7	-	7	18	18	18	(15)	3	3	3
	Mid 2012 - Mid 2017	17	-	-	17	1	18	44	46	48	(73)	(29)	(27)	(25)
	Mid 2012 - Mid 2022	47	-	-	47	4	51	119	127	134	(133)	(14)	(6)	1
	Mid 2012 - Mid 2027	72	-	-	72	7	79	181	194	207	(183)	(2)	11	24
	Mid 2012 - Mid 2032	95	-	-	95	9	104	238	254	272	(218)	20	36	54
	Mid 2012 - Mid 2052	185	-	-	185	14	199	464	490	515	(288)	176	202	227
Mid 2012 - Buildout	231	-	-	231	17	248	579	609	641	(288)	291	321	353	
Rural	Mid 2011 - Mid 2012	54	-	-	54	20	74	135	172	208	(100)	35	72	108
	Mid 2012 - Mid 2017	204	-	-	204	88	292	509	670	831	(480)	29	190	351
	Mid 2012 - Mid 2022	373	-	-	373	175	548	932	1,252	1,572	(879)	53	373	693
	Mid 2012 - Mid 2027	447	-	-	447	235	682	1,119	1,549	1,979	(1,210)	(91)	339	769
	Mid 2012 - Mid 2032	486	-	-	486	288	774	1,217	1,745	2,270	(1,440)	(223)	305	830
	Mid 2012 - Mid 2052	593	-	-	593	496	1,089	1,485	2,392	3,301	(1,906)	(422)	486	1,395
Mid 2012 - Buildout	675	-	-	675	640	1,315	1,690	2,862	4,032	(2,095)	(405)	767	1,937	
Municipal Total	Mid 2011 - Mid 2012	81	-	5	86	20	106	211	248	284	(153)	58	95	131
	Mid 2012 - Mid 2017	351	26	17	394	106	500	965	1,159	1,353	(738)	227	421	615
	Mid 2012 - Mid 2022	760	66	45	871	219	1,090	2,125	2,526	2,927	(1,352)	773	1,174	1,575
	Mid 2012 - Mid 2027	1,136	106	86	1,328	302	1,630	3,223	3,776	4,329	(1,861)	1,362	1,915	2,468
	Mid 2012 - Mid 2032	1,482	148	133	1,763	377	2,140	4,260	4,950	5,640	(2,214)	2,046	2,736	3,426
	Mid 2012 - Mid 2052	3,026	348	369	3,743	677	4,420	8,957	10,196	11,435	(2,931)	6,025	7,265	8,504
Mid 2012 - Buildout	4,088	488	552	5,128	887	6,015	12,226	13,849	15,472	(3,182)	9,044	10,667	12,290	

Source: Watson & Associates Economists Ltd.

**SCHEDULE 2B
PRINCE EDWARD COUNTY
DETAILED HOUSING AND POPULATION FORECAST BY GROWTH AREA, 2012-Buildout**

Development Location	Forecast Period	A	B	C	D=(A+(50%C))	E=A+C	F	G	H	I = (F+G+H)	J	K = (I+J)	L = (A/I)
		Permanent Population (Excluding Census Undercount)	Permanent Population (Including Census Undercount)	Seasonal Population	Permanent + 50% Seasonal Population Equivalent	Permanent + 100% Seasonal Population Equivalent	Singles & Semi-Detached	Townhomes	Apartments	Total Permanent Households	Seasonal Households	Total Permanent + Seasonal Households	Permanent Persons Per Unit (PPU)
Pictou (Fully Serviced)	2011	4,487	4,666	549	4,762	5,036	1,250	170	610	2,030	150	2,180	2.21
	2012	4,475	4,654	549	4,750	5,024	1,254	170	613	2,037	150	2,187	2.20
	2017	4,465	4,644	556	4,743	5,021	1,286	181	623	2,090	152	2,242	2.14
	2022	4,576	4,759	575	4,864	5,151	1,349	197	639	2,185	157	2,342	2.09
	2027	4,757	4,947	593	5,054	5,350	1,428	213	663	2,304	162	2,466	2.06
	2032	4,986	5,185	611	5,292	5,597	1,510	231	691	2,432	167	2,599	2.05
	2052	6,146	6,392	688	6,490	6,834	1,863	313	828	3,004	188	3,192	2.05
	Buildout	6,915	7,192	736	7,283	7,651	2,068	370	935	3,373	201	3,574	2.05
Wellington (Fully Serviced)	2011	1,860	1,934	329	2,025	2,189	780	10	110	900	90	990	2.07
	2012	1,892	1,968	329	2,057	2,221	796	10	112	918	90	1,008	2.06
	2017	2,129	2,214	384	2,321	2,513	894	25	119	1,038	105	1,143	2.05
	2022	2,525	2,626	450	2,750	2,975	1,041	49	131	1,221	123	1,344	2.07
	2027	3,065	3,188	505	3,318	3,570	1,239	73	148	1,460	138	1,598	2.10
	2032	3,630	3,775	560	3,910	4,190	1,441	97	167	1,705	153	1,858	2.13
	2052	6,492	6,752	802	6,893	7,294	2,435	215	266	2,916	219	3,135	2.23
	Buildout	8,610	8,954	985	9,103	9,595	3,164	298	342	3,804	269	4,073	2.26
Urban Subtotal (Fully Serviced)	2011	6,347	6,600	878	6,787	7,225	2,030	180	720	2,930	240	3,170	2.17
	2012	6,367	6,622	878	6,807	7,245	2,050	180	725	2,955	240	3,195	2.15
	2017	6,594	6,858	940	7,064	7,534	2,180	206	742	3,128	257	3,385	2.11
	2022	7,101	7,385	1,025	7,614	8,126	2,390	246	770	3,406	280	3,686	2.08
	2027	7,822	8,135	1,098	8,372	8,920	2,667	286	811	3,764	300	4,064	2.08
	2032	8,616	8,960	1,171	9,202	9,787	2,951	328	858	4,137	320	4,457	2.08
	2052	12,638	13,144	1,490	13,383	14,128	4,298	528	1,094	5,920	407	6,327	2.13
	Buildout	15,525	16,146	1,721	16,386	17,246	5,232	668	1,277	7,177	470	7,647	2.16
Bloomfield (Water Only)	2011	597	621	55	625	652	220	-	10	230	15	245	2.60
	2012	593	617	55	621	648	220	-	10	230	15	245	2.58
	2017	586	609	59	616	645	224	-	10	234	16	250	2.50
	2022	614	639	62	645	676	241	-	10	251	17	268	2.45
	2027	639	665	66	672	705	256	-	10	266	18	284	2.40
	2032	661	687	70	696	731	268	-	10	278	19	297	2.38
	2052	767	798	81	808	848	317	-	10	327	22	349	2.35
	Buildout	827	860	88	871	915	341	-	10	351	24	375	2.36
Rossmore (Water Only)	2011	1,046	1,088	55	1,074	1,101	390	15	20	425	15	440	2.46
	2012	1,045	1,087	55	1,073	1,100	392	15	20	427	15	442	2.45
	2017	1,027	1,068	55	1,055	1,082	397	15	20	432	15	447	2.38
	2022	1,017	1,058	55	1,045	1,072	403	15	20	438	15	453	2.32
	2027	1,006	1,046	59	1,036	1,065	407	15	20	442	16	458	2.28
	2032	1,003	1,043	59	1,033	1,062	412	15	20	447	16	463	2.24
	2052	997	1,037	62	1,028	1,059	421	15	20	456	17	473	2.19
	Buildout	1,012	1,052	66	1,045	1,078	427	15	20	462	18	480	2.19
Concsecon/ Carrying Place (Water Only)	2011	740	770	110	795	850	285	10	-	295	30	325	2.51
	2012	746	776	110	801	856	289	10	-	299	30	329	2.49
	2017	737	766	110	792	847	294	10	-	304	30	334	2.42
	2022	731	760	113	788	844	299	10	-	309	31	340	2.37
	2027	726	755	117	785	843	303	10	-	313	32	345	2.32
	2032	726	755	121	787	847	307	10	-	317	33	350	2.29
	2052	770	801	121	831	891	333	10	-	343	33	376	2.24
	Buildout	800	832	121	861	921	345	10	-	355	33	388	2.25
Ameliasburg (Water Only)	2011	101	105	146	174	247	40	-	-	40	40	80	2.53
	2012	103	107	146	176	249	41	-	-	41	40	81	2.51
	2017	108	112	146	181	254	44	-	-	44	40	84	2.45
	2022	111	115	150	186	261	46	-	-	46	41	87	2.41
	2027	114	119	150	189	264	48	-	-	48	41	89	2.38
	2032	117	122	150	192	267	50	-	-	50	41	91	2.34
	2052	129	134	154	206	283	56	-	-	56	42	98	2.30
	Buildout	139	145	154	216	293	60	-	-	60	42	102	2.32
Urban Subtotal (Water Only)	2011	2,484	2,584	366	2,668	2,850	935	25	30	990	100	1,090	2.51
	2012	2,487	2,587	366	2,671	2,853	942	25	30	997	100	1,097	2.49
	2017	2,458	2,555	370	2,644	2,828	959	25	30	1,014	101	1,115	2.42
	2022	2,473	2,572	380	2,664	2,853	989	25	30	1,044	104	1,148	2.37
	2027	2,485	2,585	392	2,682	2,877	1,014	25	30	1,069	107	1,176	2.32
	2032	2,507	2,607	400	2,708	2,907	1,037	25	30	1,092	109	1,201	2.30
	2052	2,663	2,770	418	2,873	3,081	1,127	25	30	1,182	114	1,296	2.25
	Buildout	2,778	2,889	429	2,993	3,207	1,173	25	30	1,228	117	1,345	2.26
Rural	2011	16,422	17,080	4,722	18,781	21,144	6,500	130	-	6,630	1,290	7,920	2.48
	2012	16,457	17,115	4,795	18,853	21,252	6,554	130	-	6,684	1,310	7,994	2.46
	2017	16,486	17,147	5,117	19,044	21,603	6,758	130	-	6,888	1,398	8,286	2.39
	2022	16,510	17,171	5,436	19,227	21,946	6,927	130	-	7,057	1,485	8,542	2.34
	2027	16,366	17,020	5,654	19,192	22,021	7,001	130	-	7,131	1,545	8,676	2.30
	2032	16,234	16,884	5,848	19,156	22,082	7,040	130	-	7,170	1,598	8,768	2.26
	2052	16,036	16,676	6,609	19,339	22,645	7,147	130	-	7,277	1,806	9,083	2.20
	Buildout	16,052	16,694	7,135	19,619	23,187	7,229	130	-	7,359	1,950	9,309	2.18
Municipal Total	2011	25,253	26,264	5,966	28,236	31,219	9,465	335	750	10,550	1,630	12,180	2.39
	2012	25,311	26,324	6,039	28,331	31,350	9,546	335	755	10,636	1,650	12,286	2.38
	2017	25,538	26,560	6,427	28,752	31,965	9,897	361	772	11,030	1,756	12,786	2.32
	2022	26,084	27,128	6,841	29,505	32,925	10,306	401	800	11,507	1,869	13,376	2.27
	2027	26,673	27,740	7,144	30,246	33,818	10,682	441	841	11,964	1,952	13,916	2.23
	2032	27,357	28,451	7,419	31,066	34,776	11,028	483	888	12,399	2,027	14,426	2.21
	2052	31,337	32,590	8,517	35,595	39,854	12,572	683	1,124	14,379	2,327	16,706	2.18
	Buildout	34,355	35,729	9,285	38,998	43,640	13,634	823	1,307	15,764	2,537	18,301	2.18

Source: Watson & Associates Economists Ltd.

**SCHEDULE 3
PRINCE EDWARD COUNTY
CURRENT YEAR GROWTH FORECAST
MID 2011 TO MID 2012**

		POPULATION
Mid 2011 Population		25,253
Occupants of New Housing Units, Mid 2011 to Mid 2012	<i>Units (2)</i>	86
	<i>multiplied by persons per unit (3)</i>	2.45
	<i>gross population increase</i>	211
Decline in Housing Unit Occupancy, Mid 2011 to Mid 2012	<i>Units (4)</i>	10,550
	<i>multiplied by ppu decline rate (5)</i>	-0.0145
	<i>total decline in population</i>	-153
Population Estimate to Mid 2012		25,311
<i>Net Population Increase, Mid 2011 to Mid 2012</i>		58

- (1) 2011 population based on StatsCan Census unadjusted for Census Undercount.
- (2) Estimated residential units constructed, Mid 2011 to the beginning of the growth period, assuming a six month lag between construction and occupancy.
- (3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit ¹	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.50	94%	2.36
<i>Multiples (6)</i>	2.28	0%	0.00
<i>Apartments (7)</i>	1.58	6%	0.09
Total		100%	2.45

¹ Based on 2006 Census custom database

² Based on Building permit/completion activity

- (4) 2011 households taken from StatsCan Census.
- (5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.
- (6) Includes townhomes and apartments in duplexes.
- (7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

**SCHEDULE 4A
PRINCE EDWARD COUNTY
FIVE YEAR GROWTH FORECAST
MID 2012 TO MID 2017**

		POPULATION
Mid 2012 Population		25,311
Occupants of New Housing Units, Mid 2012 to Mid 2017	<i>Units (2)</i>	394
	<i>multiplied by persons per unit (3)</i>	2.45
	<i>gross population increase</i>	965
Decline in Housing Unit Occupancy, Mid 2012 to Mid 2017	<i>Units (4)</i>	10,636
	<i>multiplied by ppu decline rate (5)</i>	-0.0694
	<i>total decline in population</i>	-738
Population Estimate to Mid 2017		25,538
<i>Net Population Increase, Mid 2012 to Mid 2017</i>		<i>227</i>

(1) Mid 2012 Population based on:

2011 Population (25,253) + Mid 2011 to Mid 2012 estimated housing units to beginning of forecast period (86 x 2.45 = 211) + (10,550 x -0.0145 = -153) = 25,311

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit ¹	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.50	89%	2.23
<i>Multiples (6)</i>	2.28	7%	0.15
<i>Apartments (7)</i>	1.58	4%	0.07
<i>one bedroom or less</i>	1.49		
<i>two bedrooms or more</i>	2.16		
Total		100%	2.45

¹ Persons per unit based on adjusted Statistics Canada Custom 2006 Census database.

² Forecast unit mix based upon historical trends and housing units in the development process.

(4) Mid 2012 households based upon 10,550 (2011 Census) + 86 (Mid 2011 to Mid 2012 unit estimate) = 10,636

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhomes and apartments in duplexes.

(7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

**SCHEDULE 4B
PRINCE EDWARD COUNTY
TEN YEAR GROWTH FORECAST
MID 2012 TO MID 2022**

		POPULATION
Mid 2012 Population		25,311
Occupants of New Housing Units, Mid 2012 to Mid 2022	<i>Units (2)</i>	871
	<i>multiplied by persons per unit (3)</i>	2.44
	<i>gross population increase</i>	2,125
Decline in Housing Unit Occupancy, Mid 2012 to Mid 2022	<i>Units (4)</i>	10,636
	<i>multiplied by ppu decline rate (5)</i>	-0.1271
	<i>total decline in population</i>	-1,352
Population Estimate to Mid 2022		26,084
<i>Net Population Increase, Mid 2012 to Mid 2022</i>		<i>773</i>

(1) Mid 2012 Population based on:

2011 Population (25,253) + Mid 2011 to Mid 2012 estimated housing units to beginning of forecast period (86 x 2.45 = 211) + (10,550 x -0.0145 = -153) = 25,311

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit ¹	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.50	87%	2.19
<i>Multiples (6)</i>	2.28	8%	0.17
<i>Apartments (7)</i>	1.58	5%	0.08
<i>one bedroom or less</i>	1.49		
<i>two bedrooms or more</i>	2.16		
Total		100%	2.44

¹ Persons per unit based on adjusted Statistics Canada Custom 2006 Census database.

² Forecast unit mix based upon historical trends and housing units in the development process.

(4) Mid 2012 households based upon 10,550 (2011 Census) + 86 (Mid 2011 to Mid 2012 unit estimate) = 10,636

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhomes and apartments in duplexes.

(7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

**SCHEDULE 4C
PRINCE EDWARD COUNTY
TWENTY YEAR GROWTH FORECAST
MID 2012 TO MID 2032**

		POPULATION
Mid 2012 Population		25,311
Occupants of New Housing Units, Mid 2012 to Mid 2032	<i>Units (2)</i>	1,763
	<i>multiplied by persons per unit (3)</i>	2.42
	<i>gross population increase</i>	4,260
Decline in Housing Unit Occupancy, Mid 2012 to Mid 2032	<i>Units (4)</i>	10,636
	<i>multiplied by ppu decline rate (5)</i>	-0.2082
	<i>total decline in population</i>	-2,214
Population Estimate to Mid 2032		27,357
<i>Net Population Increase, Mid 2012 to Mid 2032</i>		<i>2,046</i>

(1) Mid 2012 Population based on:

2011 Population (25,253) + Mid 2011 to Mid 2012 estimated housing units to beginning of forecast period (86 x 2.45 = 211) + (10,550 - 20,115 - 150) = 25,311

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit ¹	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.50	84%	2.11
<i>Multiples (6)</i>	2.28	8%	0.19
<i>Apartments (7)</i>	1.58	8%	0.12
<i>one bedroom or less</i>	1.49		
<i>two bedrooms or more</i>	2.16		
Total		100%	2.42

¹ Persons per unit based on adjusted Statistics Canada Custom 2006 Census database.

² Forecast unit mix based upon historical trends and housing units in the development process.

(4) Mid 2012 households based upon 10,550 (2011 Census) + 86 (Mid 2011 to Mid 2012 unit estimate) = 10,636

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhomes and apartments in duplexes.

(7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

**SCHEDULE 4D
PRINCE EDWARD COUNTY
FORTY YEAR GROWTH FORECAST
MID 2012 TO MID 2052**

		POPULATION
Mid 2012 Population		25,311
Occupants of New Housing Units, Mid 2012 to Mid 2052	<i>Units (2)</i>	3,743
	<i>multiplied by persons per unit (3)</i>	2.39
	<i>gross population increase</i>	8,957
Decline in Housing Unit Occupancy, Mid 2012 to Mid 2052	<i>Units (4)</i>	10,636
	<i>multiplied by ppu. decline rate (5)</i>	-0.2756
	<i>total decline in population</i>	-2,931
Population Estimate to Mid 2052		31,337
<i>Net Population Increase, Mid 2012 to Mid 2052</i>		6,026

(1) Mid 2012 Population based on:

2011 Population (25,253) + Mid 2011 to Mid 2012 estimated housing units to beginning of forecast period (86 x 2.45 = 211) + (10,550 x -0.0145 = -153) = 25,311

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit ¹	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.50	81%	2.02
<i>Multiples (6)</i>	2.28	9%	0.21
<i>Apartments (7)</i>	1.58	10%	0.16
<i>one bedroom or less</i> 1.49			
<i>two bedrooms or more</i> 2.16			
Total		100%	2.39

¹ Persons per unit based on adjusted Statistics Canada Custom 2006 Census database.

² Forecast unit mix based upon historical trends and housing units in the development process.

(4) Mid 2012 households based upon 10,550 (2011 Census) + 86 (Mid 2011 to Mid 2012 unit estimate) = 10,636

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhomes and apartments in duplexes.

(7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

**SCHEDULE 5
PRINCE EDWARD COUNTY
BUILDOUT GROWTH FORECAST
MID 2012 TO BUILDOUT**

		POPULATION
Mid 2012 Population		25,311
Occupants of New Housing Units, Mid 2012 to Buildout	<i>Units (2)</i>	5,128
	<i>multiplied by persons per unit (3)</i>	2.38
	<i>gross population increase</i>	12,226
		12,226
Decline in Housing Unit Occupancy, Mid 2012 to Buildout	<i>Units (4)</i>	10,636
	<i>multiplied by ppu. decline rate (5)</i>	-0.2992
	<i>total decline in population</i>	-3,182
		-3,182
Population Estimate to Buildout		34,355
<i>Net Population Increase, Mid 2012 to Buildout</i>		<i>9,044</i>

(1) Mid 2012 Population based on:

0

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit ¹	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.50	80%	2.00
<i>Multiples (6)</i>	2.28	10%	0.22
<i>Apartments (7)</i>	1.58	11%	0.17
<i>one bedroom or less</i> 1.49			
<i>two bedrooms or more</i> 2.16			
Total		100%	2.38

¹ Persons per unit based on adjusted Statistics Canada Custom 2006 Census database.

² Forecast unit mix based upon historical trends and housing units in the development process.

(4) 0

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhomes and apartments in duplexes.

(7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

**SCHEDULE 6A
PRINCE EDWARD COUNTY
SUMMARY OF UNITS IN THE DEVELOPMENT PROCESS**

Stage of Development	Density Type			Total
	Singles & Semi-Detached	Townhomes	Apartments	
Registered <i>% Breakdown</i>	178 70%	78 30%	0 0%	256 100%
Draft Approved <i>% Breakdown</i>	664 56%	174 15%	357 30%	1,195 100%
Pending <i>% Breakdown</i>	618 80%	39 5%	113 15%	770 100%
Designated Lands <i>% Breakdown</i>	4,691 91%	333 6%	137 3%	5,161 100%
Total <i>% Breakdown</i>	6,151 83%	624 8%	607 8%	7,382 100%

Source: Prince Edward County Building Department

**SCHEDULE 6B
 PICTON
 SUMMARY OF UNITS IN THE DEVELOPMENT PROCESS**

Stage of Development	Density Type			
	Singles & Semi-Detached	Townhomes	Apartments	Total
Registered <i>% Breakdown</i>	90 67%	45 33%	0 0%	135 100%
Draft Approved <i>% Breakdown</i>	223 37%	82 14%	297 49%	602 100%
Pending <i>% Breakdown</i>	5 36%	9 64%	0 0%	14 100%
Designated Lands <i>% Breakdown</i>	1,723 86%	200 10%	80 4%	2,003 100%
Total <i>% Breakdown</i>	2,041 74%	336 12%	377 14%	2,754 100%

Source: Prince Edward County Building Department

**SCHEDULE 6C
 WELLINGTON
 SUMMARY OF UNITS IN THE DEVELOPMENT PROCESS**

Stage of Development	Density Type			
	Singles & Semi-Detached	Townhomes	Apartments	Total
Registered <i>% Breakdown</i>	68 67%	33 33%	0 0%	101 100%
Draft Approved <i>% Breakdown</i>	394 72%	92 17%	60 11%	546 100%
Pending <i>% Breakdown</i>	376 72%	30 6%	113 22%	519 100%
Designated Lands <i>% Breakdown</i>	1,709 90%	133 7%	57 3%	1,899 100%
Total <i>% Breakdown</i>	2,547 83%	288 9%	230 8%	3,065 100%

Source: Prince Edward County Building Department

**SCHEDULE 6D
BLOOMFIELD
SUMMARY OF UNITS IN THE DEVELOPMENT PROCESS**

Stage of Development	Density Type			
	Singles & Semi-Detached	Townhomes	Apartments	Total
Registered <i>% Breakdown</i>	0 0%	0 0%	0 0%	0 0%
Draft Approved <i>% Breakdown</i>	0 0%	0 0%	0 0%	0 0%
Pending <i>% Breakdown</i>	0 0%	0 0%	0 0%	0 0%
Designated Lands <i>% Breakdown</i>	130 100%	0 0%	0 0%	130 100%
Total <i>% Breakdown</i>	130 100%	0 0%	0 0%	130 100%

Source: Prince Edward County Building Department

**SCHEDULE 6E
ROSSMORE
SUMMARY OF UNITS IN THE DEVELOPMENT PROCESS**

Stage of Development	Density Type			
	Singles & Semi-Detached	Townhomes	Apartments	Total
Registered <i>% Breakdown</i>	0 0%	0 0%	0 0%	0 0%
Draft Approved <i>% Breakdown</i>	0 0%	0 0%	0 0%	0 0%
Pending <i>% Breakdown</i>	0 0%	0 0%	0 0%	0 0%
Designated Lands <i>% Breakdown</i>	38 100%	0 0%	0 0%	38 100%
Total <i>% Breakdown</i>	38 100%	0 0%	0 0%	38 100%

Source: Prince Edward County Building Department

**SCHEDULE 6F
CARRYING PLACE/CONSECON
SUMMARY OF UNITS IN THE DEVELOPMENT PROCESS**

Stage of Development	Density Type			
	Singles & Semi-Detached	Townhomes	Apartments	Total
Registered <i>% Breakdown</i>	0 0%	0 0%	0 0%	0 0%
Draft Approved <i>% Breakdown</i>	47 100%	0 0%	0 0%	47 100%
Pending <i>% Breakdown</i>	0 0%	0 0%	0 0%	0 0%
Designated Lands <i>% Breakdown</i>	12 100%	0 0%	0 0%	12 100%
Total <i>% Breakdown</i>	59 100%	0 0%	0 0%	59 100%

Source: Prince Edward County Building Department

**SCHEDULE 6G
AMELIASBURG
SUMMARY OF UNITS IN THE DEVELOPMENT PROCESS**

Stage of Development	Density Type			
	Singles & Semi-Detached	Townhomes	Apartments	Total
Registered <i>% Breakdown</i>	0 0%	0 0%	0 0%	0 0%
Draft Approved <i>% Breakdown</i>	0 0%	0 0%	0 0%	0 0%
Pending <i>% Breakdown</i>	0 0%	0 0%	0 0%	0 0%
Designated Lands <i>% Breakdown</i>	21 100%	0 0%	0 0%	21 100%
Total <i>% Breakdown</i>	21 100%	0 0%	0 0%	21 100%

Source: Prince Edward County Building Department

**SCHEDULE 6H
RURAL
SUMMARY OF UNITS IN THE DEVELOPMENT PROCESS**

Stage of Development	Density Type			
	Singles & Semi-Detached	Townhomes	Apartments	Total
Registered <i>% Breakdown</i>	20 100%	0 0%	0 0%	20 100%
Draft Approved <i>% Breakdown</i>	0 0%	0 0%	0 0%	0 0%
Pending <i>% Breakdown</i>	237 100%	0 0%	0 0%	237 100%
Designated Lands ¹ <i>% Breakdown</i>	1,058 100%	0 0%	0 0%	1,058 100%
Total <i>% Breakdown</i>	1,315 100%	0 0%	0 0%	1,315 100%

Source: Prince Edward County Building Department

1. Includes 574 vacant lots on Shoreline Designated Lands

SCHEDULE 7A

**PRINCE EDWARD COUNTY
HISTORICAL RESIDENTIAL BUILDING PERMITS
YEARS 2002 - 2011**

Year	RESIDENTIAL BUILDING PERMITS			
	Singles & Semi Detached	Multiples ¹	Apartments ²	Total
2002	135	5	5	145
2003	123	0	0	123
2004	142	6	12	160
2005	120	11	20	151
2006	115	1	5	121
Sub-total	635	23	42	700
Average (2002 - 2006)	127	5	8	140
% Breakdown	90.7%	3.3%	6.0%	100.0%
2007	135	10	0	145
2008	117	3	20	140
2009	83	0	0	83
2010	74	4	0	78
2011	81	0	5	86
Sub-total	490	17	25	532
Average (2007 - 2011)	98	3	5	106
% Breakdown	92.1%	3.2%	4.7%	100.0%
2002 - 2011				
Total	1,125	40	67	1,232
Average	113	4	7	123
% Breakdown	91.3%	3.2%	5.4%	100.0%

Sources:

2002-2006 Building Permits - Statistics Canada Publication, 64-001XIB, 2007-2011 Prince Edward County Building Department

1. Includes townhomes and apartments in duplexes.
2. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

SCHEDULE 7B

**PRINCE EDWARD COUNTY
HISTORICAL RESIDENTIAL DEMOLITION PERMITS
YEARS 2002 - 2011**

Year	RESIDENTIAL DEMOLITION PERMITS			
	Low Density (Singles & Semis)	Medium Density (Townhomes)	High Density (Apartments)	Total
2002	5	0	0	5
2003	10	0	0	10
2004	12	0	0	12
2005	5	0	0	5
2006	10	0	10	20
2007	11	0	0	11
2008	9	0	0	9
2009	4	0	0	4
2010	8	0	0	8
2011	8	0	0	8
Sub-total	82	0	10	92
Average (2002 - 2011)	8	0	1	9
% Breakdown	89.1%	0.0%	10.9%	100.0%

Sources:

Demolition Permits - Statistics Canada Publication

SCHEDULE 8

**PRINCE EDWARD COUNTY
PERSONS PER UNIT BY AGE AND TYPE OF DWELLING
(2006 CENSUS)**

Age of Dwelling	SINGLES AND SEMI-DETACHED						Adjusted PPU ¹	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.941	2.940	-	2.708	2.61	
6-10	-	-	1.862	2.925	-	2.646	2.55	
11-15	-	-	1.848	2.571	-	2.489	2.42	
16-20	-	-	1.897	2.646	-	2.474	2.43	2.50
20-25	-	-	2.000	2.702	-	2.630	2.60	
25-35	-	1.308	2.118	2.551	2.786	2.427	2.41	
35+	-	2.049	1.991	2.572	3.245	2.442	2.43	
Total	-	1.765	1.976	2.627	3.441	2.485		

Age of Dwelling	TOWNHOMES					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	-	-	-	-
6-10	-	-	-	-	-	-
11-15	-	-	-	-	-	2.273
16-20	-	-	-	-	-	-
20-25	-	-	-	-	-	-
25-35	-	-	-	-	-	-
35+	-	-	2.417	2.381	-	2.270
Total	-	-	1.962	2.371	-	2.281

Age of Dwelling	APARTMENTS					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	-	-	-	-
6-10	-	-	-	-	-	-
11-15	-	-	-	-	-	-
16-20	-	-	-	-	-	1.667
20-25	-	-	-	-	-	1.357
25-35	-	1.000	-	-	-	1.360
35+	-	1.068	2.389	-	-	1.707
Total	-	1.040	1.755	3.214	-	1.582

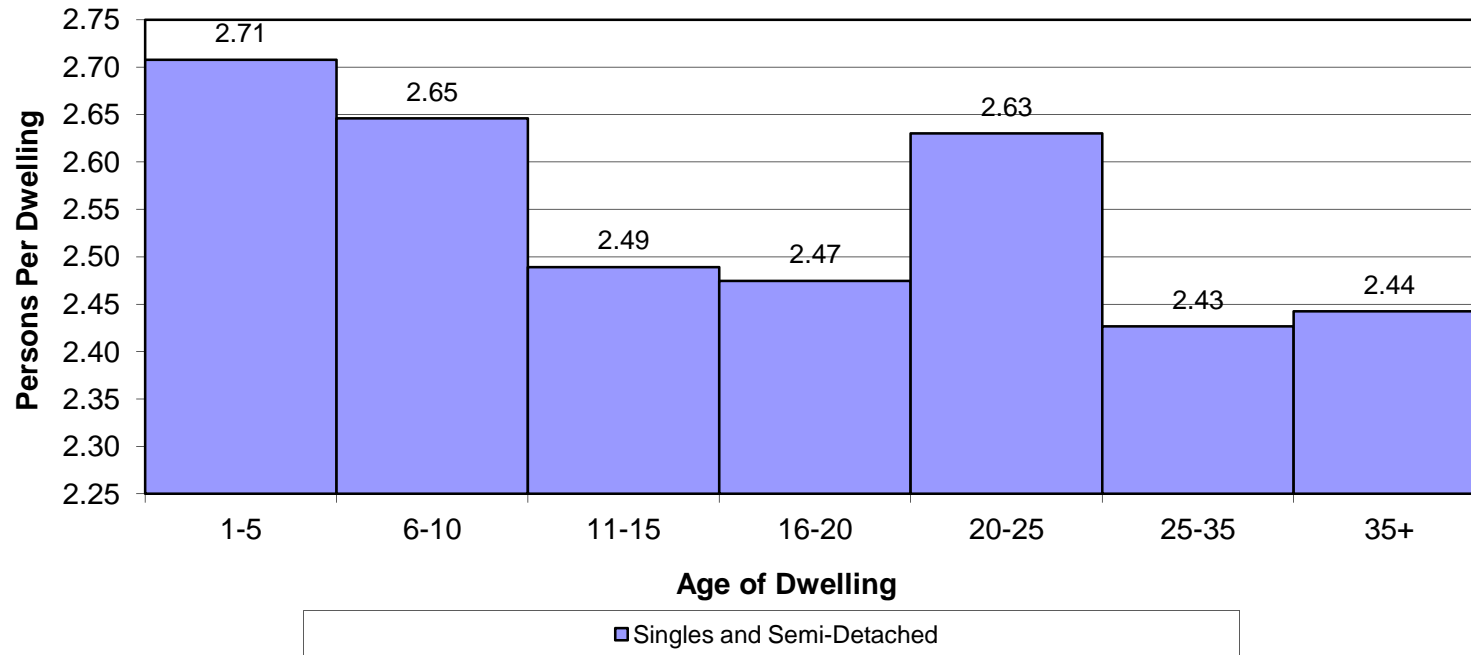
Age of Dwelling	ALL DENSITY TYPES					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	1.881	2.918	-	2.627
6-10	-	-	1.789	2.890	-	2.582
11-15	-	-	1.727	2.594	-	2.405
16-20	-	-	1.879	2.653	-	2.423
20-25	-	-	1.813	2.726	-	2.446
25-35	-	1.154	1.968	2.545	2.786	2.342
35+	-	1.506	2.039	2.574	3.094	2.384
Total	-	1.374	1.951	2.627	3.351	2.414

1. The Census PPU has been adjusted to account for the downward PPU trend which has been recently experienced in both new and older units, largely due to the aging of the population

Note: Does not include Statistics Canada data classified as 'Other'

PPU Not calculated for samples less than or equal to 50 dwelling units, and does not include institutional population

**SCHEDULE 9
PRINCE EDWARD COUNTY
PERSONS PER UNIT BY STRUCTURAL TYPE AND AGE OF DWELLING
(2006 CENSUS)**



Note: There is insufficient data for Townhomes and Apartments by Age of Dwelling for Prince Edward County.

**SCHEDULE 10A
PRINCE EDWARD COUNTY
EMPLOYMENT AND GROSS FLOOR AREA (GFA) FORECAST, 2012 TO BUILDOUT**

Period	Population	Activity Rate						Employment					Gross Floor Area in Square Feet (Estimated) ¹				
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	Industrial	Commercial/ Population Related	Institutional	Total
1996	25,046	0.018	0.067	0.043	0.084	0.071	0.284	460	1,690	1,080	2,100	1,790	7,120				
2001	24,901	0.021	0.065	0.046	0.086	0.056	0.273	525	1,610	1,135	2,140	1,385	6,795				
2006	25,496	0.024	0.060	0.049	0.093	0.064	0.291	620	1,540	1,253	2,378	1,635	7,425				
Mid 2012	25,311	0.026	0.062	0.046	0.105	0.066	0.306	670	1,580	1,170	2,650	1,675	7,745				
Mid 2017	25,538	0.028	0.064	0.048	0.110	0.067	0.317	710	1,630	1,215	2,820	1,710	8,085				
Mid 2022	26,084	0.029	0.065	0.049	0.115	0.067	0.325	755	1,690	1,275	3,005	1,760	8,485				
Mid 2027	26,673	0.030	0.065	0.050	0.119	0.068	0.331	790	1,740	1,325	3,165	1,810	8,830				
Mid 2032	27,357	0.030	0.065	0.050	0.121	0.068	0.334	820	1,785	1,375	3,300	1,865	9,145				
Mid 2052	31,337	0.031	0.063	0.050	0.127	0.067	0.337	960	1,960	1,575	3,970	2,090	10,555				
Buildout	34,355	0.030	0.061	0.051	0.129	0.066	0.336	1,030	2,090	1,745	4,420	2,260	11,545				
Incremental Change																	
1996 - 2001	-145	0.0027	-0.0028	0.0025	0.0021	-0.0158	-0.0114	65	-80	55	40	-405	-325				
2001 - 2006	595	0.0032	-0.0043	0.0035	0.0073	0.0085	0.0183	95	-70	118	238	250	630				
2006 - Mid 2012	-185	0.0022	0.0020	-0.0029	-0.0932	0.0021	0.0148	50	40	-83	273	40	320				
Mid 2012 - Mid 2017	227	0.0013	0.0014	0.0014	0.0058	0.0008	0.0107	40	50	45	170	35	340	49,500	85,000	24,500	159,000
Mid 2012 - Mid 2022	773	0.0025	0.0024	0.0027	0.0106	0.0012	0.0194	85	110	105	355	85	740	115,500	177,500	59,500	352,500
Mid 2012 - Mid 2027	1,362	0.0032	0.0028	0.0035	0.0140	0.0017	0.0252	120	160	155	515	135	1,085	170,500	257,500	94,500	522,500
Mid 2012 - Mid 2032	2,046	0.0035	0.0029	0.0040	0.0159	0.0020	0.0283	150	205	205	650	190	1,400	225,500	325,000	133,000	683,500
Mid 2012 - Mid 2052	6,025	0.0042	0.0001	0.0040	0.0220	0.0005	0.0308	290	380	405	1,320	415	2,810	445,500	660,000	290,500	1,396,000
Mid 2012 - Buildout	9,044	0.0035	-0.0015	0.0045	0.0240	-0.0004	0.0301	360	510	575	1,770	585	3,800	632,500	885,000	409,500	1,927,000
Annual Average																	
1996 - 2001	-29	0.0005	-0.0006	0.0005	0.0004	-0.0032	-0.0023	13	-16	11	8	-81	-65				
2001 - 2006	119	0.0006	-0.0009	0.0007	0.0015	0.0017	0.0037	19	-14	24	48	50	126				
2006 - Mid 2012	-31	0.0004	0.0003	-0.0005	-0.0155	0.0003	0.0025	8	7	-14	45	7	53				
Mid 2012 - Mid 2017	45	0.0003	0.0003	0.0003	0.0012	0.0002	0.0021	8	10	9	34	7	68	9,900	17,000	4,900	31,800
Mid 2012 - Mid 2022	77	0.0003	0.0002	0.0003	0.0011	0.0001	0.0019	9	11	11	36	8	74	11,550	17,750	5,950	35,250
Mid 2012 - Mid 2027	91	0.0002	0.0002	0.0002	0.0009	0.0001	0.0017	8	11	10	34	9	72	11,367	17,167	6,300	34,833
Mid 2012 - Mid 2032	102	0.0002	0.0001	0.0002	0.0008	0.0001	0.0014	8	10	10	33	9	70	11,275	16,250	6,650	34,175
Mid 2012 - Mid 2052	151	0.0001	0.0000	0.0001	0.0006	0.0000	0.0008	7	10	10	33	10	70	11,138	16,500	7,263	34,900
Mid 2012 - Buildout	167	0.0001	0.0000	0.0001	0.0004	0.0000	0.0006	7	9	11	33	11	70	11,713	16,389	7,583	35,685

Source: Watson & Associates Economists Ltd., August, 2012.

1. Square Foot Per Employee Assumptions

Industrial	1,100
Commercial/ Population Related	500
Institutional	700

SCHEDULE 10B
PRINCE EDWARD COUNTY
DETAILED EMPLOYMENT FORECAST BY GROWTH AREA, 2012-Buildout

Development Location	Growth Period	Employment						Gross Floor Area			
		Primary	Work at Home	Industrial	Commercial	Institutional	Total Employment	Industrial	Commercial	Institutional	Total Gross Floor Area
Picton (Fully Serviced)	Mid 2012 - Mid 2017	(1)	7	34	111	23	174	37,400	55,500	16,100	109,000
	Mid 2012 - Mid 2022	(3)	19	76	213	51	356	83,600	106,500	35,700	225,800
	Mid 2012 - Mid 2027	(5)	32	109	277	76	489	119,900	138,500	53,200	311,600
	Mid 2012 - Mid 2032	(7)	45	137	324	101	600	150,700	162,000	70,700	383,400
	Mid 2012 - Mid 2052	(18)	96	237	559	191	1,065	260,700	279,500	133,700	673,900
	Mid 2012 - Buildout	(24)	131	322	717	259	1,405	354,200	358,500	181,300	894,000
Wellington (Fully Serviced)	Mid 2012 - Mid 2017	(1)	15	5	24	7	50	5,500	12,000	4,900	22,400
	Mid 2012 - Mid 2022	(3)	38	17	70	20	142	18,700	35,000	14,000	67,700
	Mid 2012 - Mid 2027	(5)	64	30	134	35	258	33,000	67,000	24,500	124,500
	Mid 2012 - Mid 2032	(7)	89	48	195	57	382	52,800	97,500	39,900	190,200
	Mid 2012 - Mid 2052	(18)	196	128	530	158	994	140,800	265,000	110,600	516,400
	Mid 2012 - Buildout	(24)	279	196	778	243	1,472	215,600	389,000	170,100	774,700
Urban Subtotal (Fully Serviced)	Mid 2012 - Mid 2017	(2)	22	39	135	30	224	42,900	67,500	21,000	131,400
	Mid 2012 - Mid 2022	(6)	57	93	283	71	498	102,300	141,500	49,700	293,500
	Mid 2012 - Mid 2027	(10)	96	139	411	111	747	152,900	205,500	77,700	436,100
	Mid 2012 - Mid 2032	(14)	134	185	519	158	982	203,500	259,500	110,600	573,600
	Mid 2012 - Mid 2052	(36)	292	365	1,089	349	2,059	401,500	544,500	244,300	1,190,300
	Mid 2012 - Buildout	(48)	410	518	1,495	502	2,877	569,800	747,500	351,400	1,668,700
Bloomfield (Water Only)	Mid 2012 - Mid 2017	-	1	-	-	-	1	-	-	-	-
	Mid 2012 - Mid 2022	(1)	3	-	2	1	5	-	1,000	700	1,700
	Mid 2012 - Mid 2027	(2)	5	-	4	2	9	-	2,000	1,400	3,400
	Mid 2012 - Mid 2032	(3)	6	-	5	3	11	-	2,500	2,100	4,600
	Mid 2012 - Mid 2052	(9)	10	-	12	5	18	-	6,000	3,500	9,500
	Mid 2012 - Buildout	(12)	12	-	17	7	24	-	8,500	4,900	13,400
Rossmore (Water Only)	Mid 2012 - Mid 2017	-	1	-	3	-	4	-	1,500	-	1,500
	Mid 2012 - Mid 2022	-	2	-	7	1	10	-	3,500	700	4,200
	Mid 2012 - Mid 2027	-	2	-	10	2	14	-	5,000	1,400	6,400
	Mid 2012 - Mid 2032	-	3	-	13	3	19	-	6,500	2,100	8,600
	Mid 2012 - Mid 2052	-	4	-	26	5	35	-	13,000	3,500	16,500
	Mid 2012 - Buildout	-	5	-	35	7	47	-	17,500	4,900	22,400
Concsecon/ Carrying Place (Water Only)	Mid 2012 - Mid 2017	-	1	-	-	-	1	-	-	-	-
	Mid 2012 - Mid 2022	-	2	-	-	1	3	-	-	700	700
	Mid 2012 - Mid 2027	-	2	-	-	2	4	-	-	1,400	1,400
	Mid 2012 - Mid 2032	-	2	-	-	3	5	-	-	2,100	2,100
	Mid 2012 - Mid 2052	-	4	-	-	5	9	-	-	3,500	3,500
	Mid 2012 - Buildout	-	5	-	-	7	12	-	-	4,900	4,900
Ameliasburg (Water Only)	Mid 2012 - Mid 2017	-	-	-	-	-	-	-	-	-	-
	Mid 2012 - Mid 2022	-	-	-	-	-	-	-	-	-	-
	Mid 2012 - Mid 2027	-	-	-	-	-	-	-	-	-	-
	Mid 2012 - Mid 2032	-	-	-	-	-	-	-	-	-	-
	Mid 2012 - Mid 2052	-	1	-	-	-	1	-	-	-	-
	Mid 2012 - Buildout	-	1	-	-	-	1	-	-	-	-
Urban Subtotal (Water Only)	Mid 2012 - Mid 2017	-	3	-	3	-	6	-	1,500	-	1,500
	Mid 2012 - Mid 2022	(1)	7	-	9	3	18	-	4,500	2,100	6,600
	Mid 2012 - Mid 2027	(2)	9	-	14	6	27	-	7,000	4,200	11,200
	Mid 2012 - Mid 2032	(3)	11	-	18	9	35	-	9,000	6,300	15,300
	Mid 2012 - Mid 2052	(9)	19	-	38	15	63	-	19,000	10,500	29,500
	Mid 2012 - Buildout	(12)	23	-	52	21	84	-	26,000	14,700	40,700
Rural	Mid 2012 - Mid 2017	42	25	6	32	5	110	6,600	16,000	3,500	26,100
	Mid 2012 - Mid 2022	92	46	12	63	11	224	13,200	31,500	7,700	52,400
	Mid 2012 - Mid 2027	132	55	16	90	18	311	17,600	45,000	12,600	75,200
	Mid 2012 - Mid 2032	167	60	20	113	23	383	22,000	56,500	16,100	94,600
	Mid 2012 - Mid 2052	335	69	40	193	51	688	44,000	96,500	35,700	176,200
	Mid 2012 - Buildout	420	77	57	223	62	839	62,700	111,500	43,400	217,600
Municipal Total	Mid 2012 - Mid 2017	40	50	45	170	35	340	49,500	85,000	24,500	159,000
	Mid 2012 - Mid 2022	85	110	105	355	85	740	115,500	177,500	59,500	352,500
	Mid 2012 - Mid 2027	120	160	155	515	135	1,085	170,500	257,500	94,500	522,500
	Mid 2012 - Mid 2032	150	205	205	650	190	1,400	225,500	325,000	133,000	683,500
	Mid 2012 - Mid 2052	290	380	405	1,320	415	2,810	445,500	660,000	290,500	1,396,000
	Mid 2012 - Buildout	360	510	575	1,770	585	3,800	632,500	885,000	409,500	1,927,000

Source: Watson & Associates Economists Ltd.

1. Square Foot Per Employee Assumptions

Industrial	1,100
Commercial/ Population Related	500
Institutional	700

**SCHEDULE 10C
PRINCE EDWARD COUNTY
DETAILED EMPLOYMENT FORECAST BY GROWTH AREA, 2012-Buildout**

Development Location	Forecast Period	Employment					
		Primary	Work at Home	Industrial	Commercial	Institutional	Total Employment
Pictou (Fully Serviced)	2012	130	95	790	1,745	1,195	3,955
	2017	129	102	824	1,856	1,218	4,129
	2022	127	114	866	1,958	1,246	4,311
	2027	125	127	899	2,022	1,271	4,444
	2032	123	140	927	2,069	1,296	4,555
	2052	112	191	1,027	2,304	1,386	5,020
	Buildout	106	226	1,112	2,462	1,454	5,360
Wellington (Fully Serviced)	2012	165	35	75	300	140	715
	2017	164	50	80	324	147	765
	2022	162	73	92	370	160	857
	2027	160	99	105	434	175	973
	2032	158	124	123	495	197	1,097
	2052	147	231	203	830	298	1,709
	Buildout	141	314	271	1,078	383	2,187
Urban Subtotal (Fully Serviced)	2012	295	130	865	2,045	1,335	4,670
	2017	293	152	904	2,180	1,365	4,894
	2022	289	187	958	2,328	1,406	5,168
	2027	285	226	1,004	2,456	1,446	5,417
	2032	281	264	1,050	2,564	1,493	5,652
	2052	259	422	1,230	3,134	1,684	6,729
	Buildout	247	540	1,383	3,540	1,837	7,547
Bloomfield (Water Only)	2012	65	70	70	90	75	370
	2017	65	71	70	90	75	371
	2022	64	73	70	92	76	375
	2027	63	75	70	94	77	379
	2032	62	76	70	95	78	381
	2052	56	80	70	102	80	388
	Buildout	53	82	70	107	82	394
Rossmore (Water Only)	2012	10	30	30	100	15	185
	2017	10	31	30	103	15	189
	2022	10	32	30	107	16	195
	2027	10	32	30	110	17	199
	2032	10	33	30	113	18	204
	2052	10	34	30	126	20	220
	Buildout	10	35	30	135	22	232
Concsecon/ Carrying Place (Water Only)	2012	5	20	10	25	125	185
	2017	5	21	10	25	125	186
	2022	5	22	10	25	126	188
	2027	5	22	10	25	127	189
	2032	5	22	10	25	128	190
	2052	5	24	10	25	130	194
	Buildout	5	25	10	25	132	197
Ameliasburg (Water Only)	2012	-	5	15	-	-	20
	2017	-	5	15	-	-	20
	2022	-	5	15	-	-	20
	2027	-	5	15	-	-	20
	2032	-	5	15	-	-	20
	2052	-	6	15	-	-	21
	Buildout	-	6	15	-	-	21
Urban Subtotal (Water Only)	2012	80	125	125	215	215	760
	2017	80	128	125	218	215	766
	2022	79	132	125	224	218	778
	2027	78	134	125	229	221	787
	2032	77	136	125	233	224	795
	2052	71	144	125	253	230	823
	Buildout	68	148	125	267	236	844
Rural	2012	295	1,325	180	390	125	2,315
	2017	337	1,350	186	422	130	2,425
	2022	387	1,371	192	453	136	2,539
	2027	427	1,380	196	480	143	2,626
	2032	462	1,385	200	503	148	2,698
	2052	630	1,394	220	583	176	3,003
	Buildout	715	1,402	237	613	187	3,154
Municipal Total	2012	670	1,580	1,170	2,650	1,675	7,745
	2017	710	1,630	1,215	2,820	1,710	8,085
	2022	755	1,690	1,275	3,005	1,760	8,485
	2027	790	1,740	1,325	3,165	1,810	8,830
	2032	820	1,785	1,375	3,300	1,865	9,145
	2052	960	1,960	1,575	3,970	2,090	10,555
	Buildout	1,030	2,090	1,745	4,420	2,260	11,545

Source: Watson & Associates Economists Ltd.

**SCHEDULE 11
PRINCE EDWARD COUNTY
NON-RESIDENTIAL CONSTRUCTION VALUE
YEARS 2002 - 2011
(000's 2012 \$)**

YEAR	Industrial				Commercial				Institutional				Total			
	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total
2002	1,199	193	537	1,929	620	682	0	1,302	894	131	0	1,025	2,712	1,007	537	4,257
2003	2,706	1,253	2,036	5,995	872	1,679	0	2,551	0	368	0	368	3,578	3,300	2,036	8,914
2004	1,286	483	0	1,769	1,001	2,356	0	3,357	427	726	1,161	2,314	2,714	3,566	1,161	7,440
2005	1,490	280	0	1,770	4,480	1,148	0	5,628	7	1,707	0	1,714	5,977	3,135	0	9,112
2006	3,222	335	0	3,557	534	2,666	0	3,200	4,412	429	0	4,841	8,169	3,429	0	11,598
2007	1,946	389	0	2,334	2,948	861	985	4,795	0	187	0	187	4,894	1,437	985	7,316
2008	1,400	1,185	0	2,585	10,692	2,033	0	12,725	0	3,055	0	3,055	12,092	6,273	0	18,366
2009	2,062	5,179	0	7,241	14,750	455	0	15,205	1,561	10	0	1,571	18,373	5,644	0	24,017
2010	2,109	891	0	3,000	3,820	1,580	412	5,812	1,369	63	670	2,102	7,298	2,534	1,082	10,914
2011	3,903	685	0	4,588	1,103	1,507	750	3,360	232	100	1,260	1,592	5,238	2,292	2,010	9,540
Subtotal	21,323	10,874	2,573	34,770	40,820	14,968	2,147	57,935	8,902	6,777	3,090	18,769	71,045	32,618	7,810	111,474
Percent of Total	61%	31%	7%	100%	70%	26%	4%	100%	47%	36%	16%	100%	64%	29%	7%	100%
Average	2,132	1,087	257	3,477	4,082	1,497	215	5,793	890	678	309	1,877	7,105	3,262	781	11,147
2002 - 2011 10 Year Total				34,770				57,935				18,769				111,474
10 Year Average				3,477				5,793				1,877				11,147
% Breakdown				31.2%				52.0%				16.8%				100.0%

SOURCE: STATISTICS CANADA PUBLICATION, 64-001-XIB

Note: Inflated to year-end 2011 (January, 2012) dollars using Reed Construction Cost Index

SCHEDULE 12
PRINCE EDWARD COUNTY
EMPLOYMENT TO POPULATION RATIO BY MAJOR EMPLOYMENT SECTOR, 1996 TO 2006

		Year			Change		Comments
		1996	2001	2006	96-01	01-06	
Employment by industry							
1.0	Primary Industry Employment						Categories which relate to local land-based resources.
1.1	All primary	1,200	990	1,045	-210	55	
Sub-total		1,200	990	1,045	-210	55	
2.0	Industrial and Other Employment						Categories which relate primarily to industrial land supply and demand.
2.1	Manufacturing	460	570	690	110	120	
2.2	Wholesale trade	225	240	235	15	-5	
2.3	Construction	295	310	260	15	-50	
2.4	Transportation, storage, communication and other utility	335	368	340	33	-28	
Sub-total		1,315	1,488	1,525	173	38	
3.0	Population Related Employment						Categories which relate primarily to population growth within the municipality.
3.1	Retail trade	1,025	880	810	-145	-70	
3.2	Finance, insurance, real estate operator and insurance agent	345	335	385	-10	50	
3.3	Business service	285	428	560	143	133	
3.4	Accommodation, food and beverage and other service	1,025	1,175	1,290	150	115	
Sub-total		2,680	2,818	3,045	138	228	
4.0	Institutional						
4.1	Government Service	355	225	270	-130	45	
4.2	Education service, Health, Social Services	1,570	1,275	1,540	-295	265	
Sub-total		1,925	1,500	1,810	-425	310	
Total Employment		7,120	6,795	7,425	-325	630	
Population		25,046	24,901	25,496	-145	595	
Employment to Population Ratio							
Industrial and Other Employment		0.05	0.06	0.06	0.01	0.00	
Population Related Employment		0.11	0.11	0.12	0.01	0.01	
Institutional Employment		0.08	0.06	0.07	-0.02	0.01	
Primary Industry Employment		0.05	0.04	0.04	-0.01	0.00	
Total		0.28	0.27	0.29	-0.01	0.02	

Source: Statistics Canada Employment by Place of Work

Note: 1996-2006 employment figures are classified by Standard Industrial Classification (SIC) Code

APPENDIX B

**SUMMARY OF INCREASED SERVICE NEEDS BY
DC-ELIGIBLE SERVICE**

**TABLE B-1
PRINCE EDWARD COUNTY
SUMMARY OF INCREASED SERVICE NEEDS BY DC-ELIGIBLE SERVICE**

Prj .No	Increased Service Needs Attributable to Anticipated Development	Gross Capital Cost Estimate	Potential DC Recoverable Costs	Potential DC Deferral (Post Period Benefit)	Anticipated Funding from Other Sources	Tax/Rate Based Funding
BUILD-OUT FORECAST PERIOD SERVICES						
WATER						
<u>Pictou</u>						
1	2 Water Tower/Booster Stn. (New Development - E of John St., N of Cty. Rd. 8)	1,154,762	1,154,762	-	-	-
2	Watermain Extension 10" (end of Washburn St. to New Bypass Rd.)	214,324	214,324	-	-	-
3	Watermain Replacement and Oversizing 6" to 10" (King St. to End of Bowery St.)	160,743	32,149	-	-	128,594
4	Watermain Extension 10" (end of Bowery St. to New Bypass Rd.)	375,182	375,182	-	-	-
5	Watermain Replacement and Oversizing 6" to 10" (Cty Rd. 22 - Booster Stn. to Kingsley Rd.)	321,486	64,297	-	-	257,189
6	Watermain Replacement and Oversizing 6" to 10" (McFarland Dr. - Main St. to McDonald Dr.)	267,905	53,581	-	-	214,324
7	Watermain Extension 10" (end of McFarland Dr. to New Bypass Rd.)	88,409	88,409	-	-	-
8	Water Intake Improvements	6,800,000	620,635	-	-	6,179,365
9	Watermain Replacement and Oversizing 6" to 10" (Pitt St. - Booster Stn to Union)	267,905	53,581	-	-	214,324
10	Hallowell Secondary Plan Area EA Works (Ph1 - Interconnection to Bloomfield Line)	122,160	98,053	-	-	24,107
11	Hallowell Secondary Plan Area EA Works (Ph2 - Construction of trunk mains)	3,249,463	2,608,222	-	-	641,241
12	Hallowell Secondary Plan Area EA Works (Ph3 - Further construction of trunk mains)	1,453,707	1,166,836	-	-	286,871
<u>Rossmore</u>						
1	Rossmore/Peats Point Water Storage	1,732,144	137,128	-	-	1,595,016
2	Increase Belleville Supply (1,360 m3/d max day capacity)	5,403,395	-	5,403,395	-	-
<u>Wellington</u>						
1	Water Reservoir (location to be determined)	1,732,144	1,732,144	-	-	-
2	Watermain Extension 10" (Prince Edward Dr. - Main St. to New Development)	214,324	214,324	-	-	-
3	Watermain Extension 10" (WTP to Area 1)	937,869	937,869	-	-	-
4	Watermain Extension 10" (WTP to Prince Edward Dr.)	133,981	133,981	-	-	-
5	WTP Expansion/Upgrades	5,641,709	5,641,709	-	-	-
WATER - TOTAL		30,271,612	15,327,186	5,403,395	-	9,541,031
WASTEWATER						
<u>Pictou</u>						
1	Pumping Station Upgrades (W of Bridge St., S of Laird Lane)	519,643	519,643	-	-	-
2	Sewermain Replacement and Oversizing 8" to 10" (Walton St. to End of Washburn St.)	267,905	53,581	-	-	214,324
3	Sewermain Extension 10" (End of Washburn St. to New Bypass Rd.)	214,324	214,324	-	-	-
4	Sewermain Replacement and Oversizing 8" to 10" (King St. to End of Bowery St.)	160,743	32,149	-	-	128,594
5	Sewermain Extension 10" (End of Bowery St. to New Bypass Rd.)	375,182	375,182	-	-	-
6	Pumping Station (New Development - Paul St. and New Bypass Rd.)	692,857	692,857	-	-	-
7	Pumping Station (New Development - Jasper Ave. West End)	692,857	692,857	-	-	-
8	Hallowell Secondary Plan Area EA Works (Ph1 - trunkmains, forcemains, PS)	7,280,752	5,843,986	-	-	1,436,767
9	Hallowell Secondary Plan Area EA Works (Ph2 - downstream improvements)	427,561	343,187	-	-	84,374
10	Hallowell Secondary Plan Area EA Works (Ph3 - modification, new PS, forcemain to WWTP)	6,425,630	5,157,611	-	-	1,268,019
11	Wastewater Treatment Plant	30,000,000	5,511,000	-	11,300,000	13,189,000
<u>Wellington</u>						
1	Sewermain Extension 10" (Prince Edward Dr. - Wellington Main St. to New Development)	267,905	267,905	-	-	-
2	WPCP Expansion/Upgrades	7,390,387	7,390,387	-	-	-
3	SPS at Millennium Trial	200,000	200,000	-	-	-
4	SPS at North of Cleminson St.	200,000	200,000	-	-	-
5	Sewer Forcemain from Millennium Trial SPS to WTP	763,934	763,934	-	-	-
WASTEWATER - TOTAL		55,879,682	28,258,604	-	11,300,000	16,321,078
BUILD-OUT FORECAST PERIOD SERVICES - TOTAL		86,151,294	43,585,790	5,403,395	11,300,000	25,862,109

**TABLE B-1
PRINCE EDWARD COUNTY
SUMMARY OF INCREASED SERVICE NEEDS BY DC-ELIGIBLE SERVICE**

Prj .No	Increased Service Needs Attributable to Anticipated Development	Gross Capital Cost Estimate	Potential DC Recoverable Costs	Potential DC Deferral (Post Period Benefit)	Anticipated Funding from Other Sources	Tax/Rate Based Funding
20-YEAR FORECAST PERIOD SERVICES						
ROADS						
<u>Bloomfield</u>						
1	Traffic Signals (Wellington St. and Hwy 62)	128,063	53,684	-	-	74,379
2	Traffic Signals (Main St. and Stanley St.)	128,063	53,684	-	-	74,379
<u>Carrying Place</u>						
1	Intersection Improvements and Signalization (Cty Rd. 3 and Loyalist Pkwy)	330,146	253,949	-	-	76,198
2	Intersection Improvements (Cty Rd. 3 and Taft Rd.)	202,083	175,651	-	-	26,433
<u>Picton</u>						
1	Intersection Improvements and Signalization (Bridge St. and Union St.)	288,691	222,061	-	-	66,630
2	Intersection Improvements and Signalization (Main St. and Johnson St.)	288,691	222,061	-	-	66,630
3	Intersection Improvements and Signalization (Talbot St. and Frank St.)	436,731	335,934	-	-	100,798
4	Picton Bypass (White Chapel to Loyalist Pkwy incl. intersections)	5,286,964	4,154,078	-	-	1,132,886
5	New Intersection (New Bypass Rd. and Loyalist Pkwy)	436,731	335,934	-	-	100,798
6	New Intersection (New Bypass Rd. and Cty Rd. 49)	436,731	335,934	-	-	100,798
7	Downes Road Extension (to Picton Bypass) and Road Widening	566,500	492,402	-	-	74,098
8	Intersection Improvements and Signalization (Cty Rd 22 and Cty Rd 10)	288,691	222,061	-	-	66,630
9	Signalization (Church St and Union)	128,063	98,506	-	-	29,557
10	Signalization (Cty Rd 10 and Cty Rd 1)	128,063	98,506	-	-	29,557
<u>Consecon</u>						
1	Intersection Improvements (Salem Rd. and Loyalist Pkwy.)	308,668	129,394	-	-	179,274
2	Intersection Improvements and Re-alignment (Cty Rd. 29 and Loyalist Pkwy.)	308,668	129,394	-	-	179,274
3	Traffic Signals (West End - Cty Rd. 1 and Loyalist Pkwy.)	128,063	53,684	-	-	74,379
<u>Wellington</u>						
1	Intersection Improvements and Signalization incl. Land Purchase (Belleville St. and Wellington Main St.)	725,422	557,994	-	-	167,427
2	Traffic Signals (Wellington Main St. and Prince Edward Dr.)	128,063	98,506	-	-	29,557
3	Signalization incl. Land Purchase (Wellington Main St. and Consecon Rd)	725,422	557,994	-	-	167,427
4	Consecon St. Upgrade and Sidewalk - Trail to Hersfield Property	141,625	63,659	-	-	77,966
5	Prince Edward Drive Extension - Empire Blvd. to New East/West Collector	283,250	88,324	-	-	194,926
<u>Rossmore /Fenwood</u>						
1	Intersection Improvements - left turn lane (Hwy 62 and Cty. Rd. 28)	202,083	155,443	-	-	46,641
<u>Rural Area</u>						
1	Traffic Signals (Cty Rd. 2. and Hwy 62)	128,063	53,684	-	-	74,379
2	Traffic Signals (Cty Rd. 1 and Hwy 62)	128,063	53,684	-	-	74,379
ROADS - TOTAL		12,281,602	8,996,202	-	-	3,285,400
FIRE						
<u>Fire Facilities</u>						
1	Traffic Circle Administration (opt. 9 - 6 dbl bays)	2,835,437	322,062	464,807	-	2,048,567
2	Cty Rd 29 & Cty Rd 33 (4 single bays)	1,254,560	142,499	205,657	-	906,404
3	North Marysburgh Expansion	232,000	26,352	38,031	-	167,617
4	Rossmore Expansion	232,000	26,352	38,031	-	167,617
5	Wellington Expansion	232,000	26,352	38,031	-	167,617
<u>Fire Vehicles</u>						
1	Ariel Upgrade (50' to 100')	1,200,000	400,000	-	-	800,000
FIRE - TOTAL		5,985,997	943,616	784,559	-	4,257,822
PUBLIC WORKS						
<u>Public Works Facilities</u>						
1	North County Depot including land (12,800 sq.ft.)	1,763,700	62,016	-	-	1,701,684
2	Sand and Salt Dome incl. land purchase	311,300	76,096	-	-	235,204
3	South County Depot including land (12,300 sq.ft.)	1,763,700	74,690	-	-	1,689,010
<u>Public Works Vehicles</u>						
1	Sewer Flushing Truck	30,000	26,788	-	-	3,212
2	Fairgrounds Service Vehicle	30,000	26,788	-	-	3,212
3	Service Trailer	20,000	17,859	-	-	2,141
4	Provision for additional vehicles (3)	281,704	251,542	-	-	30,162
PUBLIC WORKS - TOTAL		4,200,404	535,777	-	-	3,664,627
20 YEAR FORECAST PERIOD SERVICES - TOTAL		22,468,003	10,475,595	784,559	-	11,207,849

**TABLE B-1
PRINCE EDWARD COUNTY
SUMMARY OF INCREASED SERVICE NEEDS BY DC-ELIGIBLE SERVICE**

Prj .No	Increased Service Needs Attributable to Anticipated Development	Gross Capital Cost Estimate	Potential DC Recoverable Costs	Potential DC Deferral (Post Period Benefit)	Anticipated Funding from Other Sources	Tax/Rate Based Funding
10-YEAR FORECAST PERIOD SERVICES						
MARINAS						
1	Tip of the Bay Boardwalk (municipal cost share)	250,000	62,713	171,722	-	15,565
MARINAS - TOTAL		250,000	62,713	171,722	-	15,565
OUTDOOR RECREATION						
1	Wellington Secondary Plan (4 ac.)	259,547	233,592	-	-	25,955
2	Redgate Subdivision (park and trails)	95,830	16,293	-	-	79,536
3	Macauley Village Local Park	95,830	86,247	-	-	9,583
OUTDOOR RECREATION - TOTAL		451,206	336,132	-	-	115,074
INDOOR RECREATION						
1	Wellington Arena Replacement/Expansion	2,861,778	733,514	-	-	2,128,264
2	Pool/Fitness Centre	12,260,661	412,643	745,529	-	11,102,489
INDOOR RECREATION - TOTAL		15,122,439	1,146,157	745,529	-	13,230,752
LIBRARY						
Library Facilities						
1	Library Branch Expansion (2,360 sq.ft)	377,485	130,696	195,226	-	51,564
Library Collection Materials						
1	Provision for Additional Collection Items	94,834	85,350	-	-	9,483
LIBRARY - TOTAL		472,319	216,046	195,226	-	61,047
HOMES FOR THE AGED						
1	Facility Expansion - Ph 1 (44 beds)	5,239,700	266,064	-	458,560	4,515,076
HOMES FOR THE AGED - TOTAL		5,239,700	266,064	-	458,560	4,515,076
ADMINISTRATION (STUDIES)						
1	Development Charge Study (2)	70,000	56,534	-	-	13,466
2	Recreation Master Plan	92,000	32,902	-	-	59,098
3	Traffic Study - County Wide	150,000	97,104	-	-	52,896
4	Servicing Study Wellington	75,000	48,552	-	-	26,448
5	Servicing Study Picton	75,000	48,552	-	-	26,448
6	Update County Official Plan (& 5 yr. Review)	425,200	152,063	-	-	273,137
7	Picton-Hallowell & Wellington Secondary Plan Update	175,000	101,960	-	-	73,040
8	Rossmore Secondary Plan Update	170,000	99,046	-	-	70,954
9	Bloomfield Secondary Plan Update	230,000	134,004	-	-	95,996
10	Picton Master SWM Plan	175,000	69,538	-	-	105,462
11	Consecon/Carrying Place Secondary Plan	170,000	99,046	-	-	70,954
12	West Lake Shoreline Management Plan	100,000	35,763	-	-	64,237
13	Wetlands Evaluation	200,000	71,525	-	-	128,475
ADMINISTRATION (STUDIES) - TOTAL		2,107,200	1,046,589	-	-	1,060,611
10 YEAR FORECAST PERIOD SERVICES - TOTAL		23,642,864	3,073,700	1,112,478	458,560	18,998,126
GRAND TOTAL		132,262,160	57,135,086	7,300,431	11,758,560	56,068,083