

Norfolk County

A vibrant community
growing opportunity
for everyone



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Norfolk County is ready to grow

To enable sustainable development in housing and employment, long-term solutions are needed in four key areas:



**Reliable water and
wastewater systems**



Consistent funding



**Responsive
housing growth**



**Affordable
communities**



Reliable water and wastewater systems

Where we are now:

- Aged facilities and equipment no longer meet the safety codes and regulations and carry high operating and maintenance cost
- Infrastructure in need of significant repair, replacement, and expansion to allow growth
- Inter-Urban Water Supply (IUWS) to bring water from Haldimand’s Nanticoke Water Treatment Plant conditional on provincial and federal funding (\$450M in 2023 dollars); Phase 1 construction starting in 2025 (\$110M in 2023 dollars)
- **Bottom line: Norfolk can’t complete this project. Grants are required to continue.**

In 2023, Norfolk County residents paid some of the highest annual water and wastewater rates across the province.

	Residential	Commercial	Industrial
Norfolk County	\$1,675	\$49,573	\$452,588
Provincial average	\$1,302	\$43,144	\$406,473
Data from 2023 BMA Study	↑ 29%	↑ 15%	↑ 11%

What we need to move forward:

- Grant funding for IUWS Implementation ahead of housing acceleration
- Reliable long-term water supply from Haldimand County
- Sufficient County-wide water supply and wastewater servicing capacity
- Consistent capital delivery to expand and improve infrastructure
- Long-term biosolids management facilities

In the absence of 66% funding, Norfolk ratepayers would have to shoulder a total 279% rate increase over the next 10 years.



Securing grants that cover 66% of the cost will reduce ratepayer increases to an average of 8% per year.

$$+ \text{66\% grant} = \uparrow \text{8\%}$$

Consistent funding

Where we are now:

- Over \$300,000,000 in outstanding debt projected by 2033
- Debt servicing costs escalating to 15% of own source revenues, within the next 5 years
- Unsustainable projected annual water/wastewater rates for average residential users:

2018	2019	2020	2021	2022	2023	2024
0%	0%	16.6%	6.5%	6.2%	8.5%	12.0%

- **Bottom line: Norfolk is projected to have the highest debt burden per capita across Ontario for water and wastewater infrastructure.**



69%
of Norfolk's
water-related
capital budget
is funded by debt...

...making Norfolk's
proportion of debt

58%
higher than
provincial averages.

What we need to move forward:

- New funding model that provides reliable revenues that grow with the economy
- Consistent funding through provincial and federal grants for major water and wastewater projects
- Reliable cash flow projections to support capital delivery in a timely fashion
- Affordable financing rates for municipal infrastructure projects
- Sustainable water and wastewater rates



85%

of Norfolk's
wastewater-related
capital budget
is funded by debt...

...making Norfolk's
proportion of debt

149%

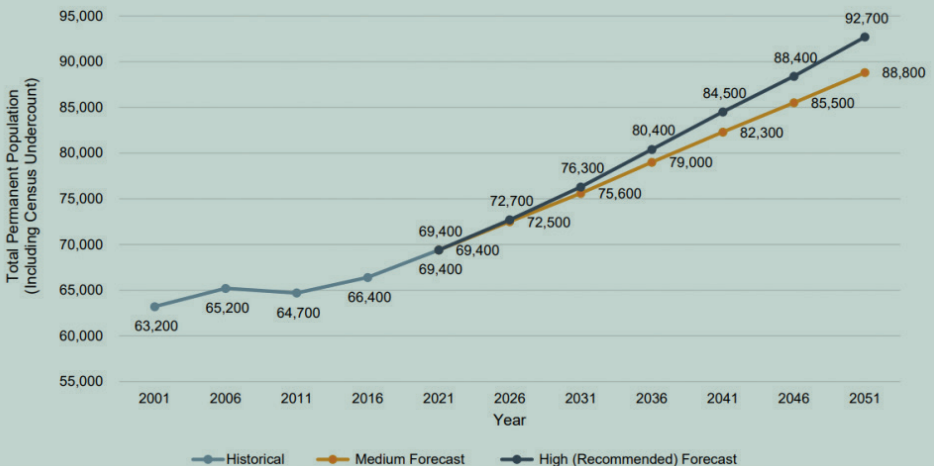
higher than
provincial averages.

Responsive housing growth

Where we are now:

- Current population growth rate is forecasted to triple historical rates, from 68,000 to close to 100,000 by 2051, with employment growth also expected to rise
- Creating all housing options to diversify, including high-density housing geared to younger residents in the market for their first home and older residents who are downsizing
- **Bottom line: new, responsive housing is needed to support projected population growth.**

Historic Growth vs. High Growth Scenario



Affordable communities

Where we are now:

- Addressing tools to encourage developers to build to suit community needs
- New initiatives, including the Mayor's Affordability Roundtable, will look at partnership opportunities with local businesses, developers and other organizations
- **Bottom line: action is needed to make life more affordable for many residents.**

The Mayor's Affordability Roundtable, launching in 2024, will identify and execute affordability priorities in the areas of:



In-kind services



Partnership opportunities



Development and housing



Lobby upper levels of government



**Norfolk is ready
to collaborate to
build an affordable,
sustainable future.**

Norfolk County Council

Back row, from left: Ward 3 Councillor Michael J. Columbus, Ward 5 Councillor Doug Brunton, Mayor Amy Martin, Ward 4 Councillor Chris Van Paassen, and Ward 1 Councillor Tom Masschaele.

Front row, from left: Ward 7 Councillor Kim Huffman, Ward 6 Councillor Adam Veri, Ward 5 Councillor Alan Duthie, and Ward 2 Councillor Linda Vandendriessche.





Executive Brief

Agriculture

- Clarity on farm severances
- Support for food security
- Greater focus on agri-business development and ongoing funding
- Future of University of Guelph OMAFRA Research facility

Attorney General

- Support for POA

Colleges and Universities

- Expansion of post-secondary opportunities in Norfolk

Economic Development

- Support to assist with job creation programs

Finance

- Predictable funding that keeps pace with economic costs



Health

- New health hub for Simcoe
- Consolidation of Public Health Units
- Physician recruitment

Indigenous Affairs

- Future of indigenous-owned properties and municipal property tax issues

Infrastructure

- Invest in Inter-Urban Water Supply (IUWS)
 - Will unlock 10,000 new dwelling units and 2,000 acres of new development lands for employment and economic development
- Invest in wastewater and biosolids management infrastructure

Municipal Affairs and Housing

- Address properties with tax arrears

Natural Resources and Forestry

- Future of the Normandale Pier
- Gas wells



**Doing politics
differently.**

**Same hurdles.
Better solutions.**

Norfolk
COUNTY 

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opportunity for everyone