

2019-2023 | PLAN UPDATE



THE COUNTY OF HURON

CONSERVATION AND DEMAND MANAGEMENT PLAN

PREPARED BY
THE CORPORATION OF THE COUNTY OF HURON

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Units & Abbreviations

BPS	Broader public sector
CDM	Conservation and demand management
eKWh	Equivalent kilowatt hour
GHG	Greenhouse gas
HDD	Heating degree day
kg	Kilogram
kWh	Kilowatt hour
L	Litres
sqft	Square foot
m ²	Metres squared
m ³	Metres cubed

Glossary

Energy benchmarks: A unit of measurement that divides the energy use of a building by its floor area to normalize the data for comparison. A higher benchmark indicates a building that consumes more energy per square foot of floor area.

Equivalent kilowatt hour: A measurement that converts sources of energy (ie. natural gas and propane) into an equivalent kilowatt hour for summation and comparison.

Greenhouse gas: Any gas emit from a source (natural and/or anthropogenic) that absorbs thermal radiation in the atmosphere.

Heating degree day: A unit that accounts for the energy required to heat a building during winter months.

1. Overview

1.1 Introduction

Ontario regulation 507/18 (formerly 397/11) requires all broader public sector (BPS) organizations (including municipalities, schools, and hospitals) to annually report their energy use and greenhouse gas (GHG) emissions. As part of this regulation, these agencies are also required to develop and implement Conservation and Demand Management (CDM) plans, which are updated every 5 years. The purpose of these plans is to assist public organizations in devising strategies to improve energy management and conservation at the corporate level.

1.2 Purpose

In 2014, the County of Huron developed their first [CDM plan](#), which proposed several measures to reduce energy consumption within County-owned buildings. The purpose of this update is to report on the energy reduction progress achieved to date, as well as build upon the County's initial plan to propose new conservation measures for the next 5 years (2019-2023). The next update to this plan will occur in 2024.

This report will begin with a revision of the commitments made under the 2014 CDM plan, followed by an analysis of the County's annual energy consumption, and finally an overview of the new measures proposed to be implemented by 2023.

This plan was approved by County Council on July 3, 2019, and is available [online](#) or in hard copy at the Courthouse located at 1 Courthouse Square in Goderich, Ontario.

2. Commitments

Many of the goals and objectives guiding this update are consistent with those outlined in the 2014 CDM plan. Revising these commitments ensures that the County has a clear vision and plan to further their conservation efforts over the next 5 years. The current goals and objectives are summarized below, along with the County's updated reduction target.

2.1 Commitment

The Corporation of the County of Huron will continue to implement measures through the CDM plan that will reduce energy consumption and its related environmental impact, whenever it is cost effective to do so.

2.2 Vision

The County will strive to further reduce energy consumption and mitigate costs through the wise use of energy. The will involve a collaborative effort amongst all County Departments to

increase the education, awareness, and understanding of energy management within the County.

2.3 Goals & Objectives

- To continuously improve the energy efficiency of the County's buildings through effective energy management processes in order to reduce operational costs, energy consumption, and GHG emissions
- To conduct energy audits on all municipal buildings to identify areas in need of conservation
- To raise awareness and provide leadership to encourage a culture of conservation and sustainability in Huron County
- To continue identifying and considering the adoption of best practices for energy conservation, including renewable energy and electrification when feasible
- To work alongside other BPS organizations to collectively support Ontario's Long-Term Energy Plan

2.4 Reduction Target

Under the 2014 CDM plan, the County of Huron strived to reduce energy consumption in corporate facilities by 0.5% per year, representing a total reduction of 2.5% between 2014 and 2018 (based on 2013 levels). Through the implemented measures, the County was successful in meeting this target and actually exceeded this goal to achieve a 3.8% reduction over 5 years.

Moving forward, the County intends to continue implementing conservation measures to further reduce energy consumption in County-owned buildings. Given the success of the 2014 CDM plan, the County proposes to continue reducing energy use by an average of 0.5% per year between 2019 and 2023. This will represent a 2.5% decrease over the next 5 years, based on the County's 2017 energy consumption data. For clarification, 2017 is used as the baseline year for developing the 2019 CDM plan due to a 2-year reporting delay that results in public agencies submitting their energy data for 2017 in 2019.

3. Annual Energy Use

The County of Huron has 18 buildings that are reportable under O. Reg. 507/18. These buildings are categorized by facility type and include County offices, museums, emergency medical services, fire services, public works yards, and storage facilities. The County also voluntarily reports consumption data for long-term care facilities, as these buildings are energy intensive and therefore an important area to consider when developing conservation strategies.

The following summary provides an overview of the County’s energy consumption for 2017. This information will be used as a baseline to propose new energy conservation measures to be implemented over the next 5 years. A full inventory of the County’s buildings with a more detailed breakdown of the data can be found in the Appendix (Table 1).

Table 1. Summary of 2017 energy consumption in County buildings.

A. Offices

Facility	Electricity (kWh)	Natural Gas (m ³)	Propane (L)	GHG Emissions (kg)	Energy Intensity (ekWh/sqft)
Courthouse	299,306	50,596	N/A	100,836	19.8
Assessment Office	95,058	11,426	N/A	23,247	14.0
Registry Office	32,493	6,557	N/A	12,959	30.4
Health & Library Complex	328,226	39,680	N/A	80,698	17.2
Jacob Memorial Building	181,182	47,863	N/A	93,625	27.2
Total	936,265	156,122	N/A	311,364	N/A

B. Museums

Facility	Electricity (kWh)	Natural Gas (m ³)	Propane (L)	GHG Emissions (kg)	Energy Intensity (ekWh/sqft)
Museum	431,408	54,887	N/A	111,233	29.7
Historic Gaol	17,382	9,500	N/A	18,262	9.9
Total	448,790	64,387	N/A	129,495	N/A

C. Emergency Medical Services

Facility	Electricity (kWh)	Natural Gas (m ³)	Propane (L)	GHG Emissions (kg)	Energy Intensity (ekWh/sqft)
Goderich EMS	23,518	5,740	N/A	11,259	28.9
Exeter EMS	20,864	5,482	N/A	10,725	27.0
Tuckersmith EMS	26,852	6,093	N/A	11,984	30.2
Wingham EMS	23,998	3,863	N/A	7,719	18.8
Total	95,232	21,178	N/A	41,687	N/A

D. Fire Services

Facility	Electricity (kWh)	Natural Gas (m ³)	Propane (L)	GHG Emissions (kg)	Energy Intensity (ekWh/sqft)
Fire Pump House	22,082	N/A	N/A	382	28.9
Total	22,082	N/A	N/A	382	N/A

E. Long-Term Care

Facility	Electricity (kWh)	Natural Gas (m ³)	Propane (L)	GHG Emissions (kg)	Energy Intensity (ekWh/sqft)
Huronview Home for the Aged	1,249,010	294,493	N/A	578,382	54.0
Huronlea Home for the Aged	751,214	185,173	N/A	363,088	48.7
Total	2,000,224	479,666	N/A	941,469	N/A

F. Public Works Yards

Facility	Electricity (kWh)	Natural Gas (m ³)	Propane (L)	GHG Emissions (kg)	Energy Intensity (ekWh/sqft)
Auburn	125,378	N/A	30,041	48,461	23.4
Wingham	22,366	8,129	N/A	15,756	22.4
Wroxeter	58,103	N/A	18,885	30,107	18.3
Zurich	54,785	14,511	N/A	28,383	55.0
Total	260,632	22,640	48,926	122,706	N/A

G. Storage Facilities

Facility	Electricity (kWh)	Natural Gas (m ³)	Propane (L)	GHG Emissions (kg)	Energy Intensity (ekWh/sqft)
Airport	5,475	N/A	N/A	95	0.8
Total	5,475	N/A	N/A	95	N/A

H. Grand Total

Facility	Electricity (kWh)	Natural Gas (m ³)	Propane (L)	GHG Emissions (kg)
All Facilities	3,768,700	743,993	48,926	1,547,198

Energy Consumption by Facility Type

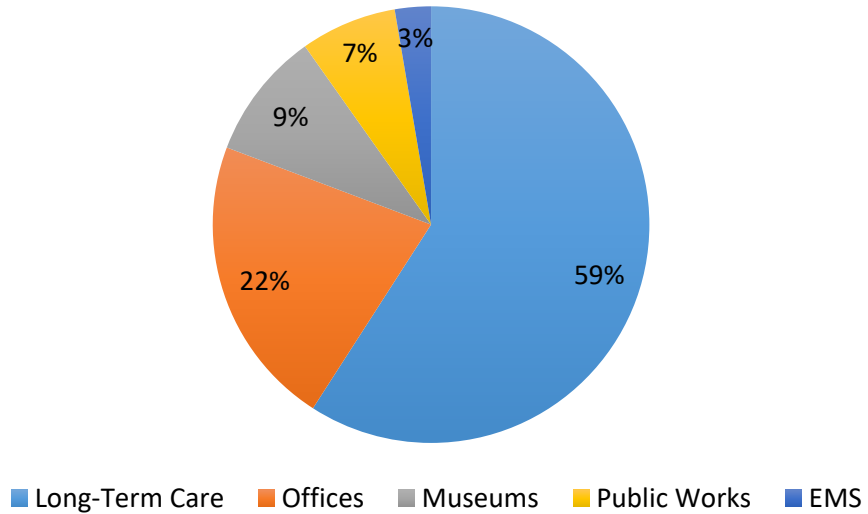


Figure 1. 2017 energy consumption represented as percentages by facility type. Note: fire services (0.19%) and storage facilities (0.05%) not represented as they account for small percentages of overall energy use.

Greenhouse Gases Generated by Facility Type

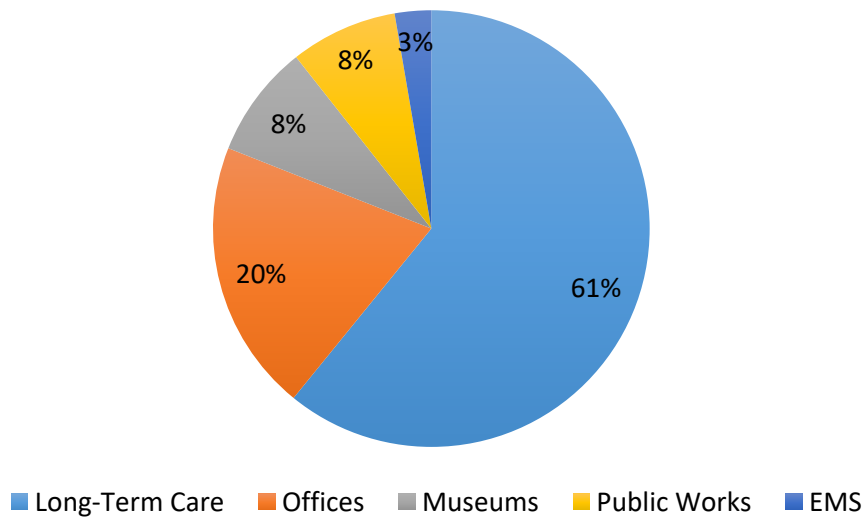


Figure 2. GHGs generated as a result of energy use represented as percentages by facility type. Note: fire services (0.02%) and storage facilities (0.01%) not represented as they contribute negligibly to overall emissions.

When examining the County's 2017 energy consumption (Table 1 and Figure 1), it can be seen that certain facilities contribute more than others to the overall totals. Of the reported buildings, the County's long-term care facilities are the largest consumer, accounting for almost 60% of energy use. As a result of this consumption, these buildings emit more than 2/3 of the County's GHG emissions in 2017 (Figure 2).

Of the buildings that are reportable under O. Reg. 507/18, the County's offices consume the greatest amount of energy, therefore contributing most significantly to GHG emissions (Figure 1 and 2). Second to the County's offices are the museums, followed by the public works yards. The museums consume more electricity, however the use of other sources of energy (including natural gas and propane) within the public works yards results in both of these facilities respectively generating 8% of the County's overall emissions (Figure 2). Emergency medical services, fire services, and storage facilities all utilize energy, but contribute less significantly to the overall totals for 2017.

Energy benchmarks (or energy intensities) are a metric that allows the usage of various buildings to be compared, as it takes into account the floor area of each facility. When examining this data (Table 1), it can be seen that the Zurich public works yard and long-term care facilities consume the greatest amount of energy, relative to the size of the buildings. This is useful, as a greater energy intensity indicates a facility that may be a priority area for energy conservation efforts.

4. Comparative Analysis

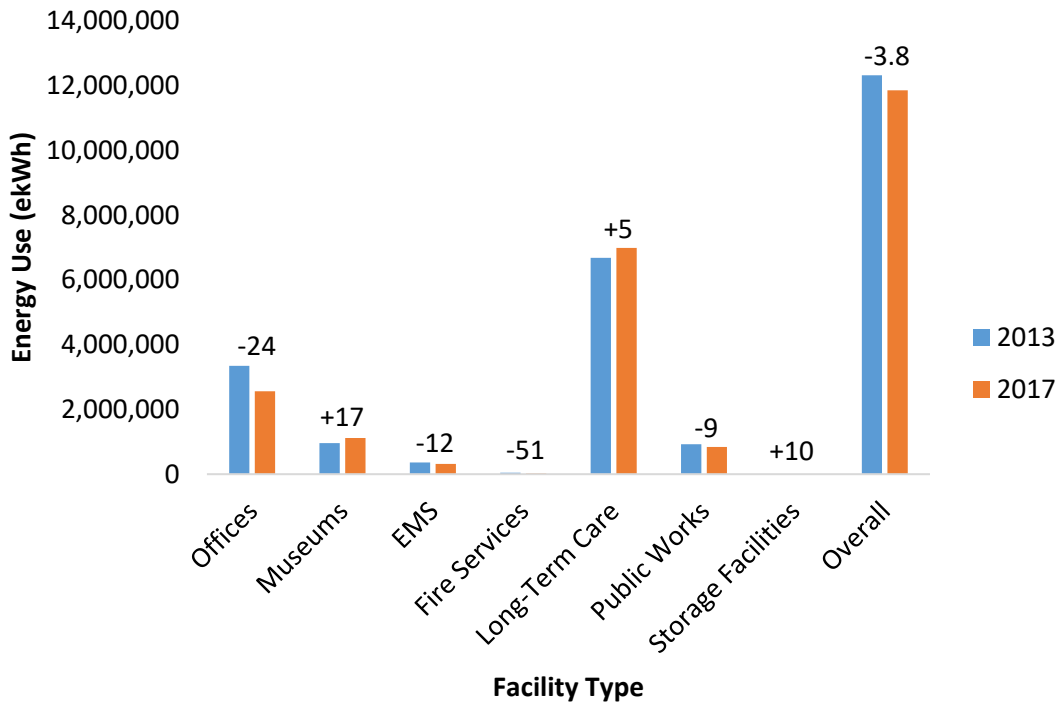
This section of the report will focus on comparing the County's energy use between 2013 and 2017 to analyze trends in consumption patterns, as well as report on the reduction progress achieved to date. The 2013 data displayed in the following figures can be found in the County's [2013 Annual Consumption and Greenhouse Gas Emissions Report](#), posted online.

The figure below (Figure 3A) indicates that the County of Huron successfully reduced energy consumption by 3.8% between 2013 and 2017. When examined by facility type, 4 of the 7 groups saw a reduction in energy use over this time period. The most significant reductions were achieved in the County's fire services and office buildings. Alternatively, some facilities consumed a greater amount of energy in 2017, including the County's museums, storage facilities, and long-term care buildings. This will be kept in mind when devising new conservation measures for the next 5 years.

When represented by fuel source (Figure 3B), it indicates that overall the County's buildings consumed less electricity and natural gas in 2017 than in 2013. However, there was a 56%

increase in the amount of propane used over this time period, which would be a result of operations in the County’s public works yards.

(A) Total Energy Consumption by Facility Type



(B) Energy Use by Source

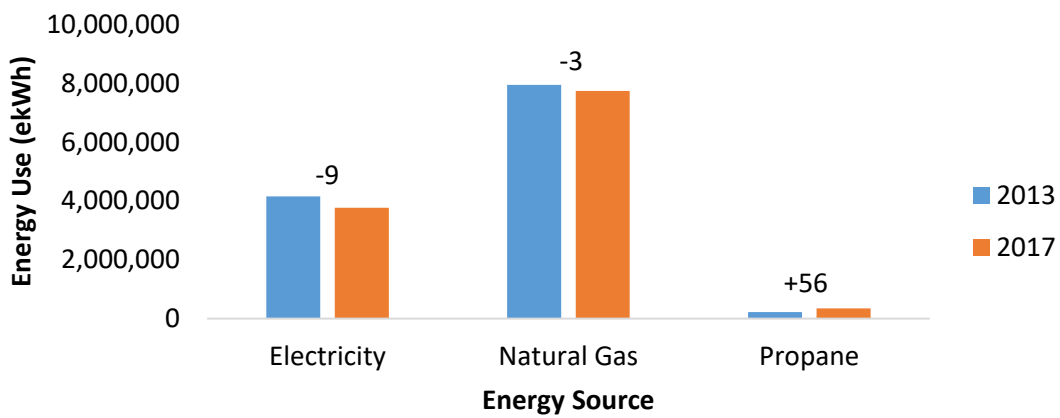


Figure 3. Energy consumption by facility type (A) and fuel source (B) with values representing the percentage change observed between 2013 and 2017.

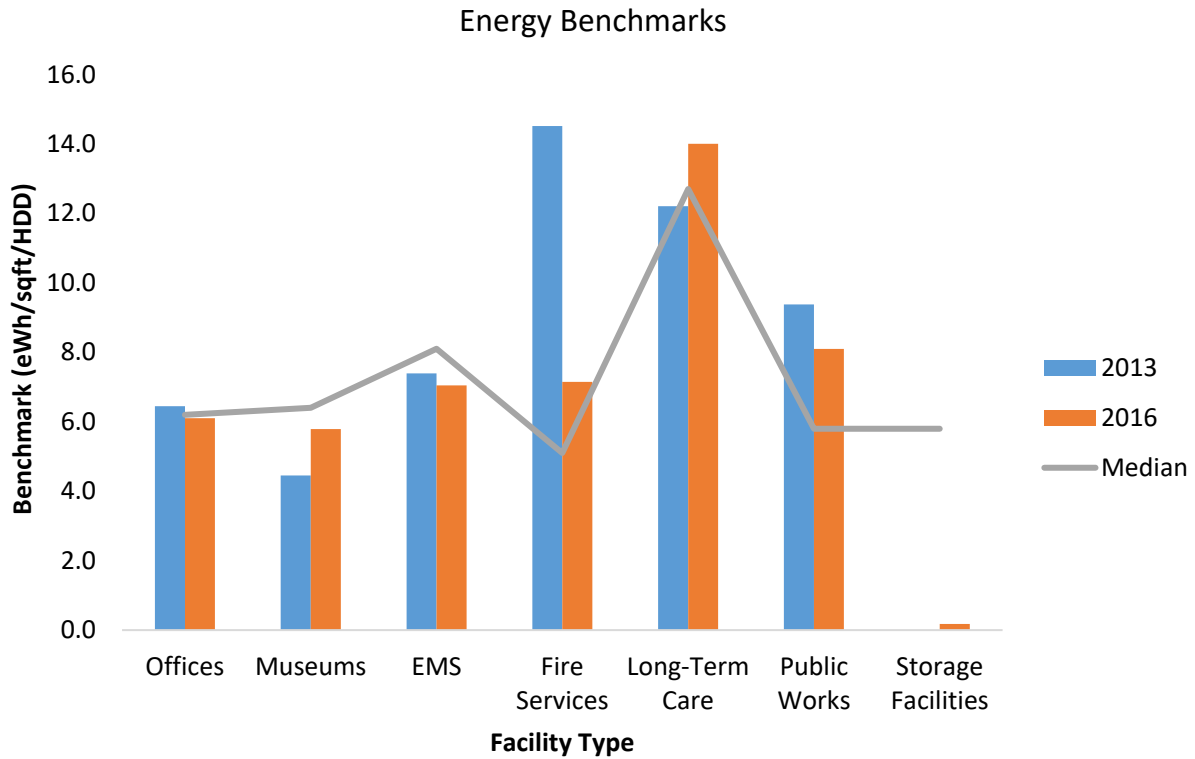


Figure 4. Energy benchmarks averaged by facility type and compared to provincial medians.

It was of interest to the province for BPS organizations to examine energy benchmarks over time. Energy benchmarks can be adjusted to account for heating during winter months (ie. heating degree days). These benchmarks are referred to as weather normalized data, and were last calculated by the Ministry in 2016. In addition, the Ministry calculates the median provincial benchmark for each operation type. These values can be used to identify buildings that may be operating inefficiently, and therefore may be priority areas for energy conservation.

When examining the average benchmarks for the County’s facilities, it can be seen that 4 of the 7 categories saw decreased benchmarks in 2016, compared to 2013 levels. Increased benchmarks were observed in the museums and long-term care facilities (excluding storage facilities as benchmark data was not available in 2013). When compared to provincial medians, all County facilities operated below median values, except for the fire services, long-term care facilities, and public works yards. This may suggest that these buildings could be improved to operate more efficiently, thereby leading to energy savings.

5. Implemented Projects

Through the 2014 CDM plan, the County of Huron implemented several energy conservation measures, all of which contributed to the 3.8% reduction achieved. The following provides a summary of the conservation initiatives implemented between 2014 and 2018.

5.1 Technical & Organizational Measures

Table 2. Energy conservation measures installed in accordance with the County's 2014 CDM Plan.

A. Offices

Facility	Description of Measure	Estimated Energy Savings (kWh/yr)	Date of Completion
Courthouse	Installed motion sensors for 8 lights	5,781	2014
	Installed timers on 4 exhaust fans	12,970	2014
	Upgraded bulbs in clocks to LEDs	2,102	2014
	Replaced rooftop heating/cooling system with energy efficient model	N/A	2017
Assessment Office	Insulated bare block walls on first floor	N/A	2017
Health & Library Complex	Installed timers on 2 exhaust fans	7,644	2014
	Replaced rooftop heating/cooling system with energy efficient model	N/A	2017
	Installed building automation system	N/A	2017

B. Museum

Facility	Description of Measure	Estimated Energy Savings (kWh/yr)	Date of Completion
Museum	Replaced electric heat coil with hot water coil	19,110	2015
	Replaced all halogen bulbs with LEDs	94,550	2017
	Replaced chiller with energy efficient model	N/A	2017
	Complete energy audit	N/A	2017

C. Long-Term Care

Facility	Description of Measure	Estimated Energy Savings (kWh/yr)	Date of Completion
Huronview Home for the Aged	Replaced light switches with motion sensors in 4 washrooms	1,682	2014
	Replaced exhaust fan switch with motion sensors in 4 washrooms	1,537	2014
	Replaced T8 bulbs with LEDs	17,520	2014
	Replaced 120 incandescent bulbs with 28 low wattage bulbs	13,599	2014
Huronlea Home for the Aged	Replaced light switches with motion sensors in 3 washrooms	1,261	2014
	Replaced exhaust fan switch with motion sensors in 3 washrooms	1,793	
	Replaced 120 incandescent bulbs with 28 low wattage bulbs	8,562	2014
	Replaced existing HVAC humidifiers	142,710	2014
	Replaced T8 bulbs with LEDs	3,504	2015

D. Public Works

Facility	Description of Measure	Estimated Energy Savings (kWh/yr)	Date of Completion
Auburn	Replaced 5 yard light fixtures with LED wall packs	4,336	2014

E. Other

Facility	Description of Measure	Estimated Energy Savings (kWh/yr)	Date of Completion
Various Facilities	Issued 'how to' document to guide staff in altering computer settings to conserve energy	N/A	2015
	Implemented global power reduction strategy for all County computers	N/A	2016
	Replaced all exterior lighting	29,312	2017
	Energy reporting to monitor usage	N/A	2017

Estimated Energy Savings by Facility Type

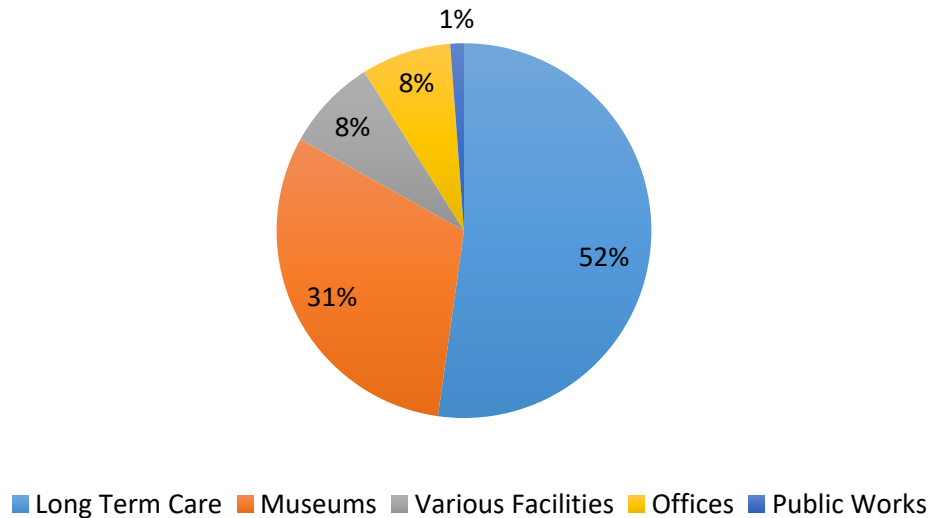


Figure 5. Energy savings represented as percentages by facility type.

Collectively through the quantified technical and organizational measures, the County of Huron achieved a total annual savings of 367,973 kWh. When organized by facility type, over half of all the savings were achieved in the County’s long-term care facilities, followed by the museums. Additional savings were seen in the County’s offices, as well as in various facilities where initiatives were implemented across several departments. A smaller proportion of the savings can be attributed to the County’s public works yards.

5.2 Behavioural Measures

In addition to the measures explored above, the County has been continually working to promote energy conservation through behavioural initiatives. This has included:

- Educating and promoting awareness amongst staff (ie. by sharing energy saving tips at staff meetings) to conserve energy by turning off lights and shutting down equipment when not in use
- Displaying energy usage in visual areas within each building, to encourage energy savings through behavioural awareness
- Completing internal posts on the County’s intranet site to raise awareness about the importance of energy management
- Developing a Conservation Committee comprised of representatives from each department, to oversee the implementation of energy conservation measures

6. Proposed Energy Conservation Measures

The following provides an overview of the proposed energy conservation measures to be implemented over the next 5 years. These measures were selected based on best practices in energy conservation, as well as input from representatives within the County’s departments. This list includes a combination of measures, some of which were proposed under the previous CDM plan and are still under consideration.

Table 3. Proposed technical, organizational, and behavioural energy conservation measures.

Table A. Technical Measures

Facility	Description of Measure	Estimated Cost (\$)	Estimated Energy Savings (kWh)	Expected Date of Implementation
Courthouse	Upgrade lighting in Courtroom #1 to LEDs	20,000	4.2/hour	2021
	Upgrade corridor lighting to LEDs	42,000	3.6/hour	2022
All Housing and Facility Buildings*	Replace 30-40 existing parking lot lights with LEDs	30,000	5.9/hour	2020
Various Facilities	Acquire energy monitoring software	250/year	N/A	2019
	Continue to replace existing lights with LEDs or low-wattage bulbs	TBD	TBD	2020
	Continue to install occupancy sensors in washrooms and other infrequently used areas (ie. corridors and meeting rooms)	TBD	TBD	2020
	Review the County’s global power reduction strategy	N/A	TBD	2020
	Continue to evaluate the feasibility of electric vehicles for the County’s fleet	N/A	TBD	2020
	Investigate renewable energy options for County buildings	N/A	TBD	2020
	Explore opportunities for water efficient products (ie. low flow bathroom fixtures)	TBD	TBD	2021
	Continue to conduct energy audits on County buildings, specifically those with high energy intensities (ie. long-term care facilities and Zurich public works yard)	TBD	TBD	2022

Facility	Description of Measure	Estimated Cost (\$)	Estimated Energy Savings (kWh)	Expected Date of Implementation
	Continue to evaluate and improve HVAC and building automation systems	TBD	TBD	2023

**Includes County offices, museums, and long-term care facilities.*

B. Organizational Measures

Description of Measure	Estimated Cost (\$)	Estimated Energy Savings (kWh)	Expected Date of Implementation
Investigate innovative technologies and best practices for energy efficiency in buildings	N/A	TBD	2019
Continue to regularly monitor water and energy consumption to determine areas for improvement	N/A	TBD	2019
Evaluate the possibility of establishing a purchasing policy that incorporates sustainability or lifecycle costing	N/A	TBD	2020
Explore the possibility of implementing a temperature set point for County buildings	N/A	2-8%/building	2020
Collaborate with lower-tier municipalities and other BPS organizations to share knowledge and advance initiatives	N/A	N/A	2020

C. Behavioural Measures

Description of Measure	Estimated Cost (\$)	Estimated Energy Savings (kWh)	Expected Date of Implementation
Climate Change and Energy Specialist attends department meetings to discuss ideas for energy conservation	N/A	N/A	2019
Conservation Committee meets quarterly to ensure conservation measures are being implemented in respective departments	N/A	N/A	2019
Continue to raise awareness regarding energy conservation through posts on County Intranet	N/A	3-5% of total energy use	2019/2020
Continue organizing initiatives and providing incentives to encourage conservation amongst staff	TBD	3-5% of total energy use	2019/2020

It should be noted that many of the proposed conservation measures are still in the process of being considered as options for the County of Huron. This is because some of these items are timely endeavors that require research, planning, and financial support. As the feasibility of these measures are examined, financial support may be acquired through external funding

opportunities, such as grants, or through capital budget forecasting for the County. Although the direct energy savings for these initiatives cannot yet be quantified, it is expected that if accomplished within the next 5 years, energy savings will be achieved.

7. Approach to Energy Management

It is important within this update to provide an overview of the County's approach to energy management to highlight any changes that may have occurred since the 2014 CDM plan. As stated in the previous plan, each County department is responsible for managing their own energy use. However, in 2014, the County developed a Conservation Committee to oversee energy use across all departments, and work to reduce this through the implementation of conservation measures.

The most notable change to the County's approach to energy management has occurred recently through the hiring of a Climate Change and Energy Specialist. This staff person will be responsible for regularly monitoring the County's energy use, as well as working with the Conservation Committee to integrate the measures proposed in this plan. Ultimately, this will assist the County in furthering their energy reduction efforts over the next 5 years.

8. Moving Forward

Through the 2014 CDM plan, the County of Huron successfully reduced corporate energy consumption by 3.8%. The new conservation measures proposed in this plan will help guide the County in further reducing energy use over the next five years. It is intended that many of these initiatives will be implemented by 2023, but this could change as new opportunities arise and as financial support is acquired. The 2019 CDM plan will ultimately assist the County in reducing energy consumption and GHG emissions, thereby generating cost savings and a reduced impact on the natural environment.

9. Appendix

Table 1. Energy consumption in the County of Huron's corporate buildings for 2017.

Facility	Address	Total Floor Area (m ²)	Electricity (kWh)	Natural Gas (m ³)	Propane (L)	GHG Emissions (kg)	Energy Intensity (ekWh/sqft)
Offices							
Courthouse	1 Courthouse Square, Goderich	3,927	299,306	50,596	N/A	100,836	19.8
Assessment Office	57 Napier Street, Goderich	1,432	95,058	11,426	N/A	23,247	14.0
Registry Office	38 North Street, Goderich	312	32,493	6,557	N/A	12,959	30.4
Health & Library Complex	77722B London Road, RR 5, Clinton	4,051	328,226	39,680	N/A	80,698	17.2
Jacob Memorial Building	77722D London Road, RR 5, Clinton	2,354	181,182	47,863	N/A	93,625	27.2
Total			936,265	156,122	N/A	311,364	N/A
Museums							
Museum	110 North Street, Goderich	3,176	431,408	54,887	N/A	111,233	29.7
Historic Gaol	181 Victoria Street, Goderich	1,115	17,382	9,500	N/A	18,262	9.9
Total			448,790	64,387	N/A	129,495	N/A
Emergency Medical Services							
Goderich EMS	170 Cambria Street, Goderich	272	23,518	5,740	N/A	11,259	28.9
Exeter EMS	210 Thames Road West, Exeter	272	20,864	5,482	N/A	10,725	27.0
Tuckersmith EMS	79997 Kinburn Line, Clinton	282	26,852	6,093	N/A	11,984	30.2
Wingham EMS	62 North Street, Wingham	321	23,998	3,863	N/A	7,719	18.8
Total			95,232	21,178	N/A	41,687	N/A
Fire Services							
Fire Pump House	77722F London Road, RR 5, Clinton	71	22,082	N/A	N/A	382	28.9
Total			22,082	N/A	N/A	382	N/A
Long-Term Care							
Huronview Home for the Aged	77722A London Road, RR 5, Clinton	7,535	1,249,010	294,493	N/A	578,382	54.0

Facility	Address	Total Floor Area (m ²)	Electricity (kWh)	Natural Gas (m ³)	Propane (L)	GHG Emissions (kg)	Energy Intensity (ekWh/sqft)
Huronlea Home for the Aged	820 Turnberry Street, Brussels	5,188	751,214	185,173	N/A	363,088	48.7
Total			2,000,224	479,666	N/A	941,469	N/A
Public Works Yards							
Auburn	83091 Donnybrook Line, Auburn	1,334	125,378	N/A	30,041	48,461	23.4
Wingham	86287 London Road, Wingham	452	22,366	8,129	N/A	15,756	22.4
Wroxeter	43166 Harriston Road, Wroxeter	970	58,103	N/A	18,885	30,107	18.3
Zurich	72881 Blind Line, Zurich	353	54,785	14,511	N/A	28,383	55.0
Total			260,632	22,640	48,926	122,706	N/A
Storage Facilities							
Airport	33889 Airport Road, RR 5, Clinton	650	5,475	N/A	N/A	95	0.8
Total			5,475	N/A	N/A	95	N/A
Grand Total			3,768,700	743,993	48,926	1,547,198	N/A

Table 2. Energy benchmarks for the County's facilities compared to provincial medians.

Facility	2013	2016	Median
Offices			
Courthouse	5.8	5.4	6.2
Assessment Office	6.6	5.2	6.2
Registry Office	8.5	8.6	6.2
Health & Library Complex	4.9	5.2	6.2
Jacob Memorial Building	9.9	7.2	6.2
Average	6.4	6.1	6.2
Museums			
Museum	6.0	9.1	6.4
Historic Gaol	2.9	2.5	6.4
Average	4.5	5.8	6.4
Emergency Medical Services			
Goderich EMS	7.5	7.6	8.1
Exeter EMS	7.7	6.9	8.1
Tuckersmith EMS	8.8	8.3	8.1
Wingham EMS	5.4	5.4	8.1
Average	7.4	7.0	8.1
Fire Services			
Fire Pump House	14.5	7.1	5.1
Average	14.5	7.1	5.1
Long-Term Care			
Huronview Home for the Aged	12.6	14.6	12.7
Huronlea Home for the Aged	11.8	13.4	12.7
Average	12.2	14.0	12.7
Public Works Yards			
Auburn	5.1	7.0	5.8
Wingham	8.2	6.6	5.8
Wroxeter	3.8	4.2	5.8
Zurich	20.5	14.7	5.8
Average	9.4	8.1	5.8
Storage Facilities			
Airport	N/A	0.2	5.8
Average	N/A	0.2	5.8