

APPENDIX F
MUNICIPAL POPULATION, HOUSEHOLD
AND EMPLOYMENT ALLOCATIONS
FOR THE PREFERRED GROWTH OPTION (OPTION D)

Niagara Region**Comparison of 97-06 Completions vs. Options A, B, C & D for the Niagara GMS****Units per Year, 2006-2031**

Municipality	97-06 Completions¹	OPTION A²	OPTION B²	OPTION C²	OPTION D²
Fort Erie	126	169	326	180	178
Grimsby	177	94	36	75	140
Lincoln	130	155	33	130	130
Niagara Falls	274	407	354	445	410
Niagara-on-the-lake	154	169	66	140	136
Pelham	94	121	28	95	120
Port Colborne	36	77	123	100	95
Welland	172	213	383	260	275
West Lincoln	71	142	22	110	53
St. Catharines	278	344	379	345	353
Wainfleet	24	44	20	30	25
Thorold	59	133	300	160	155
Niagara Region	1,595	2,070	2,070	2,070	2,070

Sources:

1. Based on Average Annual Canada Mortgage and Housing Corporation (CMHC) Completions (1997-2006).
2. Watson & Associates Economists Ltd., 2008.

NIAGARA REGION
OPTION D: PREFERRED GROWTH OPTION
POPULATION AND HOUSEHOLD FORECAST BY LOCAL MUNICIPALITY, 2006 TO 2031

Fort Erie

Year	Population (Excluding Undercount)	Population (Including Undercount) ¹	Households				Persons Per Unit (PPU) (Including Undercount)
			Low-Density ²	Medium- Density ³	High-Density ⁴	Total	
2001	28,100	29,200	9,855	465	1,055	11,375	2.57
2006	29,900	31,100	10,245	665	1,300	12,220	2.55
2011	31,600	32,900	10,960	690	1,340	12,990	2.53
2016	33,800	35,200	11,790	760	1,370	13,920	2.53
2021	35,700	37,100	12,560	890	1,430	14,880	2.49
2026	37,500	39,000	13,280	1,080	1,480	15,840	2.46
2031	39,100	40,700	13,810	1,300	1,540	16,650	2.44

Grimsby

Year	Population (Excluding Undercount)	Population (Including Undercount) ¹	Households				Persons Per Unit (PPU) (Including Undercount)
			Low-Density ²	Medium- Density ³	High-Density ⁴	Total	
2001	21,300	22,200	6,100	865	620	7,585	2.93
2006	23,900	24,900	6,555	1,420	765	8,745	2.85
2011	26,000	27,000	7,110	1,660	850	9,620	2.81
2016	28,300	29,400	7,660	1,960	940	10,560	2.78
2021	29,800	31,000	8,050	2,210	1,010	11,270	2.75
2026	30,900	32,100	8,360	2,440	1,070	11,870	2.70
2031	31,500	32,800	8,530	2,600	1,110	12,240	2.68

Lincoln

Year	Population (Excluding Undercount)	Population (Including Undercount) ¹	Households				Persons Per Unit (PPU) (Including Undercount)
			Low-Density ²	Medium- Density ³	High-Density ⁴	Total	
2001	20,600	21,400	5,900	670	550	7,120	3.01
2006	21,700	22,600	6,310	840	530	7,680	2.94
2011	23,200	24,100	6,900	890	530	8,320	2.90
2016	25,200	26,200	7,590	970	550	9,110	2.88
2021	26,700	27,800	8,220	1,040	570	9,830	2.83
2026	28,100	29,200	8,770	1,120	590	10,480	2.79
2031	29,100	30,300	9,130	1,180	620	10,930	2.77

NIAGARA REGION
OPTION D: PREFERRED GROWTH OPTION
POPULATION AND HOUSEHOLD FORECAST BY LOCAL MUNICIPALITY, 2006 TO 2031

Niagara Falls

Year	Population (Excluding Undercount)	Population (Including Undercount) ¹	Households				Persons Per Unit (PPU) (Including Undercount)
			Low-Density ²	Medium- Density ³	High-Density ⁴	Total	
2001	78,800	82,000	23,665	2,505	5,335	31,505	2.60
2006	82,200	85,500	23,665	2,975	5,855	32,495	2.63
2011	85,700	89,100	24,960	3,210	5,900	34,070	2.62
2016	90,400	94,000	26,970	3,270	5,930	36,170	2.60
2021	95,300	99,100	28,760	3,640	6,190	38,590	2.57
2026	99,100	103,100	30,270	4,400	6,200	40,870	2.52
2031	102,700	106,800	31,040	5,120	6,580	42,740	2.50

Niagara-on-the-lake

Year	Population (Excluding Undercount)	Population (Including Undercount) ¹	Households				Persons Per Unit (PPU) (Including Undercount)
			Low-Density ²	Medium- Density ³	High-Density ⁴	Total	
2001	13,800	14,400	4,670	160	130	4,960	2.90
2006	14,600	15,200	5,060	280	105	5,445	2.79
2011	16,100	16,700	5,570	370	180	6,120	2.73
2016	17,700	18,400	6,100	510	250	6,860	2.69
2021	19,300	20,100	6,600	680	330	7,610	2.64
2026	20,800	21,600	7,070	890	410	8,370	2.59
2031	22,400	23,300	7,480	1,100	490	9,070	2.57

Pelham

Year	Population (Excluding Undercount)	Population (Including Undercount) ¹	Households				Persons Per Unit (PPU) (Including Undercount)
			Low-Density ²	Medium- Density ³	High-Density ⁴	Total	
2001	15,300	15,900	4,860	235	505	5,600	2.84
2006	16,200	16,800	5,070	340	515	5,930	2.83
2011	17,400	18,100	5,500	380	520	6,400	2.83
2016	19,000	19,800	6,030	460	540	7,030	2.82
2021	20,700	21,500	6,580	550	570	7,700	2.79
2026	22,200	23,100	7,100	670	610	8,380	2.76
2031	23,500	24,400	7,500	780	650	8,930	2.73

NIAGARA REGION
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POPULATION AND HOUSEHOLD FORECAST BY LOCAL MUNICIPALITY, 2006 TO 2031

Port Colborne

Year	Population (Excluding Undercount)	Population (Including Undercount) ¹	Households				Persons Per Unit (PPU) (Including Undercount)
			Low-Density ²	Medium- Density ³	High-Density ⁴	Total	
2001	18,500	19,200	6,105	365	1,150	7,620	2.52
2006	18,600	19,300	6,005	570	1,220	7,790	2.48
2011	19,200	20,000	6,230	640	1,220	8,090	2.47
2016	20,400	21,200	6,610	790	1,250	8,650	2.45
2021	21,700	22,600	7,010	930	1,310	9,250	2.44
2026	22,600	23,500	7,350	1,060	1,380	9,790	2.40
2031	23,200	24,100	7,560	1,140	1,470	10,170	2.37

Welland

Year	Population (Excluding Undercount)	Population (Including Undercount) ¹	Households				Persons Per Unit (PPU) (Including Undercount)
			Low-Density ²	Medium- Density ³	High-Density ⁴	Total	
2001	48,400	50,300	14,975	1,360	3,420	19,755	2.55
2006	50,300	52,300	15,090	1,705	3,920	20,715	2.52
2011	51,600	53,700	15,710	1,810	3,970	21,490	2.50
2016	53,900	56,100	16,560	2,010	4,080	22,650	2.48
2021	57,200	59,500	17,680	2,330	4,230	24,240	2.45
2026	60,600	63,000	18,830	2,760	4,410	26,000	2.42
2031	63,900	66,500	19,780	3,210	4,600	27,590	2.41

West Lincoln

Year	Population (Excluding Undercount)	Population (Including Undercount) ¹	Households				Persons Per Unit (PPU) (Including Undercount)
			Low-Density ²	Medium- Density ³	High-Density ⁴	Total	
2001	12,300	12,800	3,540	255	150	3,945	3.24
2006	13,200	13,700	3,910	205	175	4,295	3.19
2011	14,500	15,100	4,340	210	200	4,750	3.18
2016	15,300	15,900	4,650	220	230	5,100	3.12
2021	15,900	16,500	4,880	240	250	5,370	3.07
2026	16,000	16,600	4,980	260	270	5,510	3.01
2031	16,100	16,700	5,040	290	280	5,610	2.98

NIAGARA REGION
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St. Catharines

Year	Population (Excluding Undercount)	Population (Including Undercount) ¹	Households				Persons Per Unit (PPU) (Including Undercount)
			Low-Density ²	Medium-Density ³	High-Density ⁴	Total	
2001	129,200	134,400	36,065	5,045	12,705	53,815	2.50
2006	132,000	137,300	35,250	6,320	13,155	54,725	2.51
2011	133,600	138,900	36,100	6,710	13,550	56,360	2.46
2016	135,700	141,100	36,500	7,730	14,120	58,350	2.42
2021	137,000	142,500	36,960	8,800	14,650	60,410	2.36
2026	137,300	142,800	36,990	9,580	15,560	62,130	2.30
2031	138,300	143,800	37,080	10,470	16,000	63,550	2.26

Wainfleet

Year	Population (Excluding Undercount)	Population (Including Undercount) ¹	Households				Persons Per Unit (PPU) (Including Undercount)
			Low-Density ²	Medium-Density ³	High-Density ⁴	Total	
2001	6,300	6,600	2,170	20	35	2,225	2.97
2006	6,600	6,900	2,320	30	30	2,390	2.89
2011	6,900	7,200	2,450	30	30	2,510	2.87
2016	7,100	7,400	2,570	30	30	2,630	2.81
2021	7,400	7,700	2,700	30	30	2,760	2.79
2026	7,600	7,900	2,820	30	30	2,880	2.74
2031	7,900	8,200	2,950	30	30	3,010	2.72

Thorold

Year	Population (Excluding Undercount)	Population (Including Undercount) ¹	Households				Persons Per Unit (PPU) (Including Undercount)
			Low-Density ²	Medium-Density ³	High-Density ⁴	Total	
2001	18,000	18,700	5,710	430	775	6,915	2.70
2006	18,200	18,900	5,705	490	855	7,055	2.68
2011	19,200	20,000	6,060	560	880	7,500	2.67
2016	20,900	21,700	6,600	660	930	8,190	2.65
2021	23,900	24,900	7,470	840	1,060	9,370	2.66
2026	25,800	26,800	8,080	970	1,190	10,240	2.62
2031	27,300	28,400	8,530	1,060	1,330	10,920	2.60

NIAGARA REGION
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POPULATION AND HOUSEHOLD FORECAST BY LOCAL MUNICIPALITY, 2006 TO 2031

Niagara Region

Year	Population (Excluding Undercount)	Population (Including Undercount) ¹	Households				Persons Per Unit (PPU) (Including Undercount)
			Low-Density ²	Medium- Density ³	High-Density ⁴	Total	
2001	410,600	427,000	123,615	12,375	26,425	162,415	2.63
2006	427,400	444,500	125,195	15,860	28,445	169,500	2.62
2011	444,900	462,700	131,880	17,180	29,190	178,250	2.60
2016	467,600	486,300	139,630	19,380	30,240	189,250	2.57
2021	490,300	509,900	147,430	22,180	31,640	201,250	2.53
2026	508,100	528,400	153,830	25,230	33,190	212,250	2.49
2031	524,400	545,400	158,325	28,230	34,685	221,240	2.47

Source: Watson & Associates Economists Ltd., 2008

Note: Figures may not add precisely due to rounding.

¹ Population Undercount is estimated at approximately 4%.

² Low-density includes singles and semi-detached dwellings and "other" detached dwellings as per Statistics Canada.

³ Medium-density includes Townhouses and Apartments in Duplex as per Statistics Canada.

⁴ High-density includes Triplexes and Apartments as per Statistics Canada.

**NIAGARA REGION
 OPTION D: PREFERRED GROWTH OPTION
 POPULATION AND HOUSEHOLD GROWTH FORECAST BY LOCAL MUNICIPALITY, 2006-2031**

Municipality	Forecast Period	Low-Density ¹	Medium-Density ²	High-Density ³	Total Residential	Gross Population in new Units ⁴ (Excluding Population Undercount)	Population Decline in Existing Units ⁵	Net Population Increase ⁶ (Excluding Population Undercount)
Fort Erie	2006 - 2011	711	22	37	770	2,159	-493	1,666
	2006 - 2016	1,549	98	73	1,720	4,927	-1,067	3,859
	2006 - 2021	2,320	222	128	2,670	7,534	-1,774	5,760
	2006 - 2026	3,042	412	181	3,635	10,146	-2,573	7,573
	2006 - 2031	3,568	631	241	4,440	12,249	-3,054	9,195
Grimsby	2006 - 2011	550	238	87	875	2,465	-373	2,093
	2006 - 2016	1,109	542	174	1,825	5,197	-808	4,389
	2006 - 2021	1,495	784	246	2,525	7,258	-1,342	5,915
	2006 - 2026	1,807	1,017	301	3,125	8,957	-1,947	7,010
	2006 - 2031	1,982	1,173	345	3,500	9,959	-2,311	7,649
Lincoln	2006 - 2011	591	54	5	650	1,877	-361	1,516
	2006 - 2016	1,280	127	18	1,425	4,321	-782	3,539
	2006 - 2021	1,909	203	38	2,150	6,331	-1,299	5,032
	2006 - 2026	2,459	278	63	2,800	8,317	-1,884	6,433
	2006 - 2031	2,821	339	90	3,250	9,670	-2,236	7,434
Niagara Falls	2006 - 2011	1,295	232	48	1,575	4,899	-1,379	3,520
	2006 - 2016	3,303	295	77	3,675	11,142	-2,989	8,153
	2006 - 2021	5,098	668	334	6,100	18,034	-4,967	13,067
	2006 - 2026	6,599	1,422	344	8,365	24,126	-7,206	16,920
	2006 - 2031	7,367	2,147	726	10,240	29,007	-8,552	20,456
Niagara-on-the-lake	2006 - 2011	509	93	73	675	1,721	-242	1,479
	2006 - 2016	1,026	230	144	1,400	3,583	-525	3,058
	2006 - 2021	1,492	388	220	2,100	5,374	-872	4,502
	2006 - 2026	1,913	575	287	2,775	7,118	-1,265	5,853
	2006 - 2031	2,272	770	358	3,400	8,737	-1,502	7,235
Pelham	2006 - 2011	426	42	7	475	1,486	-267	1,219
	2006 - 2016	961	115	24	1,100	3,398	-579	2,819
	2006 - 2021	1,512	210	53	1,775	5,476	-963	4,514
	2006 - 2026	2,034	326	90	2,450	7,426	-1,396	6,030
	2006 - 2031	2,430	438	132	3,000	8,973	-1,657	7,316

**NIAGARA REGION
OPTION D: PREFERRED GROWTH OPTION
POPULATION AND HOUSEHOLD GROWTH FORECAST BY LOCAL MUNICIPALITY, 2006-2031**

Municipality	Forecast Period	Low-Density ¹	Medium-Density ²	High-Density ³	Total Residential	Gross Population in new Units ⁴ (Excluding Population Undercount)	Population Decline in Existing Units ⁵	Net Population Increase ⁶ (Excluding Population Undercount)
Port Colborne	2006 - 2011	224	74	2	300	874	-323	551
	2006 - 2016	606	215	29	850	2,492	-700	1,792
	2006 - 2021	1,002	361	87	1,450	4,226	-1,163	3,063
	2006 - 2026	1,346	491	163	2,000	5,661	-1,687	3,974
	2006 - 2031	1,563	564	248	2,375	6,616	-2,002	4,614
Welland	2006 - 2011	617	109	49	775	2,176	-847	1,329
	2006 - 2016	1,468	301	156	1,925	5,419	-1,836	3,583
	2006 - 2021	2,593	623	309	3,525	9,909	-3,051	6,858
	2006 - 2026	3,744	1,049	482	5,275	14,690	-4,425	10,265
	2006 - 2031	4,704	1,500	671	6,875	18,846	-5,252	13,594
West Lincoln	2006 - 2011	426	4	20	450	1,465	-215	1,250
	2006 - 2016	739	11	50	800	2,557	-465	2,091
	2006 - 2021	966	33	76	1,075	3,464	-773	2,691
	2006 - 2026	1,074	59	92	1,225	3,896	-1,122	2,774
	2006 - 2031	1,130	87	108	1,325	4,222	-1,331	2,891
St. Catharines	2006 - 2011	851	388	391	1,630	3,864	-2,261	1,603
	2006 - 2016	1,249	1,412	969	3,630	8,592	-4,899	3,693
	2006 - 2021	1,705	2,478	1,497	5,680	13,144	-8,141	5,003
	2006 - 2026	1,739	3,263	2,408	7,410	17,069	-11,809	5,260
	2006 - 2031	1,833	4,153	2,849	8,835	20,284	-14,015	6,269
Wainfleet	2006 - 2011	125	0	0	125	405	-110	295
	2006 - 2016	250	0	0	250	785	-237	548
	2006 - 2021	375	0	0	375	1,206	-394	811
	2006 - 2026	500	0	0	500	1,600	-572	1,028
	2006 - 2031	625	0	0	625	1,980	-679	1,301
Thorold	2006 - 2011	354	65	21	440	1,324	-316	1,008
	2006 - 2016	890	174	76	1,140	3,409	-685	2,724
	2006 - 2021	1,763	350	202	2,315	6,824	-1,138	5,686
	2006 - 2026	2,373	478	329	3,180	9,216	-1,650	7,566
	2006 - 2031	2,835	568	472	3,875	11,033	-1,958	9,075
Niagara Region	2006 - 2011	6,680	1,320	740	8,740	24,715	-7,186	17,529
	2006 - 2016	14,430	3,520	1,790	19,740	55,820	-15,572	40,248
	2006 - 2021	22,230	6,320	3,190	31,740	88,779	-25,877	62,902
	2006 - 2026	28,630	9,370	4,740	42,740	118,222	-37,537	80,686
	2006 - 2031	33,130	12,370	6,240	51,740	141,577	-44,549	97,028

Source: Watson & Associates Economists Ltd., 2008. Growth allocation trends based on a combination of historical development activity, future growth prospects, units in the development process, and available land supply by local municipality.

¹ Low-density includes singles and semi-detached dwellings and "other" detached dwellings as per Statistics Canada.

² Medium-density includes Townhouses and Apartments in Duplex as per Statistics Canada.

³ High-density includes Triplexes and Apartments as per Statistics Canada.

⁴ Gross Population in new units based on average persons per units by dwelling type from 2006 to 2031.

⁵ Population decline in existing units occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

⁶ Net population increase equals gross population less population decline in existing households.

NIAGARA REGION
OPTION D: PREFERRED GROWTH OPTION
URBAN POPULATION AND HOUSEHOLD GROWTH FORECAST BY LOCAL MUNICIPALITY, 2006-2031

Municipality	Forecast Period	Low-Density ¹	Medium-Density ²	High-Density ³	Total Residential	Gross Population in new Units ⁴ (Excluding Population Undercount)
Fort Erie	2006 - 2011	651	22	37	710	1,990
	2006 - 2016	1,429	98	73	1,600	4,583
	2006 - 2021	2,140	222	128	2,490	7,026
	2006 - 2026	2,802	412	181	3,395	9,476
	2006 - 2031	3,268	631	241	4,140	11,421
Grimsby	2006 - 2011	500	238	87	825	2,324
	2006 - 2016	1,009	542	174	1,725	4,912
	2006 - 2021	1,345	784	246	2,375	6,826
	2006 - 2026	1,607	1,017	301	2,925	8,384
	2006 - 2031	1,732	1,173	345	3,250	9,248
Lincoln	2006 - 2011	526	54	5	585	1,689
	2006 - 2016	1,150	127	18	1,295	3,927
	2006 - 2021	1,714	203	38	1,955	5,757
	2006 - 2026	2,199	278	63	2,540	7,545
	2006 - 2031	2,496	339	90	2,925	8,703
Niagara Falls	2006 - 2011	1,240	232	48	1,520	4,728
	2006 - 2016	3,193	295	77	3,565	10,809
	2006 - 2021	4,933	668	334	5,935	17,546
	2006 - 2026	6,379	1,422	344	8,145	23,492
	2006 - 2031	7,092	2,147	726	9,965	28,229
Niagara-on-the-lake	2006 - 2011	469	93	73	635	1,619
	2006 - 2016	946	230	144	1,320	3,378
	2006 - 2021	1,372	388	220	1,980	5,067
	2006 - 2026	1,753	575	287	2,615	6,708
	2006 - 2031	2,072	770	358	3,200	8,223
Pelham	2006 - 2011	401	42	7	450	1,408
	2006 - 2016	911	115	24	1,050	3,243
	2006 - 2021	1,437	210	53	1,700	5,245
	2006 - 2026	1,934	326	90	2,350	7,123
	2006 - 2031	2,305	438	132	2,875	8,599

NIAGARA REGION
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URBAN POPULATION AND HOUSEHOLD GROWTH FORECAST BY LOCAL MUNICIPALITY, 2006-2031

Municipality	Forecast Period	Low-Density ¹	Medium-Density ²	High-Density ³	Total Residential	Gross Population in new Units ⁴ (Excluding Population Undercount)
Port Colborne	2006 - 2011	174	74	2	250	728
	2006 - 2016	506	215	29	750	2,199
	2006 - 2021	852	361	87	1,300	3,789
	2006 - 2026	1,146	491	163	1,800	5,095
	2006 - 2031	1,313	564	248	2,125	5,919
Welland	2006 - 2011	557	109	49	715	2,008
	2006 - 2016	1,348	301	156	1,805	5,081
	2006 - 2021	2,413	623	309	3,345	9,403
	2006 - 2026	3,504	1,049	482	5,035	14,021
	2006 - 2031	4,404	1,500	671	6,575	18,023
West Lincoln	2006 - 2011	341	4	20	365	1,188
	2006 - 2016	569	11	50	630	2,013
	2006 - 2021	711	33	76	820	2,642
	2006 - 2026	734	59	92	885	2,814
	2006 - 2031	705	87	108	900	2,868
St. Catharines	2006 - 2011	851	388	391	1,630	3,864
	2006 - 2016	1,249	1,412	969	3,630	8,592
	2006 - 2021	1,705	2,478	1,497	5,680	13,144
	2006 - 2026	1,739	3,263	2,408	7,410	17,069
	2006 - 2031	1,833	4,153	2,849	8,835	20,284
Wainfleet	2006 - 2011	0	0	0	0	0
	2006 - 2016	0	0	0	0	0
	2006 - 2021	0	0	0	0	0
	2006 - 2026	0	0	0	0	0
	2006 - 2031	0	0	0	0	0
Thorold	2006 - 2011	314	65	21	400	1,203
	2006 - 2016	810	174	76	1,060	3,170
	2006 - 2021	1,643	350	202	2,195	6,470
	2006 - 2026	2,213	478	329	3,020	8,752
	2006 - 2031	2,635	568	472	3,675	10,464
Niagara Region	2006 - 2011	6,025	1,320	740	8,085	22,751
	2006 - 2016	13,120	3,520	1,790	18,430	51,907
	2006 - 2021	20,265	6,320	3,190	29,775	82,915
	2006 - 2026	26,010	9,370	4,740	40,120	110,480
	2006 - 2031	29,855	12,370	6,240	48,465	131,982

Source: Watson & Associates Economists Ltd., 2008. Growth allocation trends based on a combination of historical development activity, future growth prospects, units in the development process, and available land supply by local municipality.

¹ Low-density includes singles and semi-detached dwellings and "other" detached dwellings as per Statistics Canada.

² Medium-density includes Townhouses and Apartments in Duplex as per Statistics Canada.

³ High-density includes Triplexes and Apartments as per Statistics Canada.

⁴ Gross Population in new units based on average persons per units by dwelling type from 2006 to 2031.

NIAGARA REGION
OPTION D: PREFERRED GROWTH OPTION
RURAL POPULATION AND HOUSEHOLD GROWTH FORECAST BY LOCAL MUNICIPALITY, 2006-2031

Municipality	Forecast Period	Low-Density ¹	Medium-Density ²	High-Density ³	Total Residential	Gross Population in new Units ⁴ (Excluding Population Undercount)
Fort Erie	2006 - 2011	60	0	0	60	168
	2006 - 2016	120	0	0	120	344
	2006 - 2021	180	0	0	180	508
	2006 - 2026	240	0	0	240	670
	2006 - 2031	300	0	0	300	828
Grimsby	2006 - 2011	50	0	0	50	141
	2006 - 2016	100	0	0	100	285
	2006 - 2021	150	0	0	150	431
	2006 - 2026	200	0	0	200	573
	2006 - 2031	250	0	0	250	711
Lincoln	2006 - 2011	65	0	0	65	188
	2006 - 2016	130	0	0	130	394
	2006 - 2021	195	0	0	195	574
	2006 - 2026	260	0	0	260	772
	2006 - 2031	325	0	0	325	967
Niagara Falls	2006 - 2011	55	0	0	55	171
	2006 - 2016	110	0	0	110	334
	2006 - 2021	165	0	0	165	488
	2006 - 2026	220	0	0	220	634
	2006 - 2031	275	0	0	275	778
Niagara-on-the-lake	2006 - 2011	40	0	0	40	102
	2006 - 2016	80	0	0	80	205
	2006 - 2021	120	0	0	120	307
	2006 - 2026	160	0	0	160	410
	2006 - 2031	200	0	0	200	514
Pelham	2006 - 2011	25	0	0	25	78
	2006 - 2016	50	0	0	50	154
	2006 - 2021	75	0	0	75	231
	2006 - 2026	100	0	0	100	303
	2006 - 2031	125	0	0	125	374

NIAGARA REGION
OPTION D: PREFERRED GROWTH OPTION
RURAL POPULATION AND HOUSEHOLD GROWTH FORECAST BY LOCAL MUNICIPALITY, 2006-2031

Municipality	Forecast Period	Low-Density ¹	Medium-Density ²	High-Density ³	Total Residential	Gross Population in new Units ⁴ (Excluding Population Undercount)
Port Colborne	2006 - 2011	50	0	0	50	146
	2006 - 2016	100	0	0	100	293
	2006 - 2021	150	0	0	150	437
	2006 - 2026	200	0	0	200	566
	2006 - 2031	250	0	0	250	696
Welland	2006 - 2011	60	0	0	60	168
	2006 - 2016	120	0	0	120	338
	2006 - 2021	180	0	0	180	506
	2006 - 2026	240	0	0	240	668
	2006 - 2031	300	0	0	300	822
West Lincoln	2006 - 2011	85	0	0	85	277
	2006 - 2016	170	0	0	170	543
	2006 - 2021	255	0	0	255	822
	2006 - 2026	340	0	0	340	1,081
	2006 - 2031	425	0	0	425	1,354
St. Catharines	2006 - 2011	0	0	0	0	0
	2006 - 2016	0	0	0	0	0
	2006 - 2021	0	0	0	0	0
	2006 - 2026	0	0	0	0	0
	2006 - 2031	0	0	0	0	0
Wainfleet	2006 - 2011	125	0	0	125	405
	2006 - 2016	250	0	0	250	785
	2006 - 2021	375	0	0	375	1,206
	2006 - 2026	500	0	0	500	1,600
	2006 - 2031	625	0	0	625	1,980
Thorold	2006 - 2011	40	0	0	40	120
	2006 - 2016	80	0	0	80	239
	2006 - 2021	120	0	0	120	354
	2006 - 2026	160	0	0	160	464
	2006 - 2031	200	0	0	200	569
Niagara Region	2006 - 2011	655	0	0	655	1,964
	2006 - 2016	1,310	0	0	1,310	3,914
	2006 - 2021	1,965	0	0	1,965	5,864
	2006 - 2026	2,620	0	0	2,620	7,743
	2006 - 2031	3,275	0	0	3,275	9,594

Source: Watson & Associates Economists Ltd., 2008. Growth allocation trends based on a combination of historical development activity, future growth prospects, units in the development process, and available land supply by local municipality.

¹ Low-density includes singles and semi-detached dwellings and "other" detached dwellings as per Statistics Canada.

² Medium-density includes Townhouses and Apartments in Duplex as per Statistics Canada.

³ High-density includes Triplexes and Apartments as per Statistics Canada.

⁴ Gross Population in new units based on average persons per units by dwelling type from 2006 to 2031.

**NIAGARA REGION
OPTION D: PREFERRED GROWTH OPTION
EMPLOYMENT FORECAST BY MUNICIPALITY, 2006 TO 2031**

Fort Erie

Year	Population (Excluding Undercount)	Population (Including Undercount) ¹	Employment								Employment Activity Rate
			Primary	Work @ Home	Industrial	Commercial / Retail	Institutional	Total Employment (Excluding NFPOW)	NFPOW ²	Total Employment (Including NFPOW)	
2001	28,100	29,200	50	620	3,860	4,170	2,040	10,730	1,130	11,870	0.41
2006	29,900	31,100	110	760	3,150	4,910	1,780	10,720	1,080	11,790	0.38
2011	31,600	32,900	170	860	3,400	5,820	1,800	12,050	1,130	13,180	0.40
2016	33,800	35,200	220	960	3,900	6,410	1,830	13,310	1,160	14,480	0.41
2021	35,700	37,100	240	1,050	4,440	6,760	1,870	14,360	1,190	15,540	0.42
2026	37,500	39,000	260	1,130	4,770	7,120	1,940	15,210	1,210	16,420	0.42
2031	39,100	40,700	280	1,210	4,940	7,420	1,990	15,840	1,210	17,060	0.42

Grimsby

Year	Population (Excluding Undercount)	Population (Including Undercount) ¹	Employment								Employment Activity Rate
			Primary	Work @ Home	Industrial	Commercial / Retail	Institutional	Total Employment (Excluding NFPOW)	NFPOW ²	Total Employment (Including NFPOW)	
2001	21,300	22,200	410	780	1,370	2,350	1,380	6,280	660	6,940	0.31
2006	23,900	24,900	560	1,080	1,750	2,860	1,270	7,510	750	8,270	0.33
2011	26,000	27,000	630	1,180	1,790	3,610	1,290	8,500	810	9,320	0.35
2016	28,300	29,400	660	1,280	1,840	4,160	1,310	9,240	850	10,090	0.34
2021	29,800	31,000	670	1,360	1,890	4,260	1,350	9,530	860	10,390	0.34
2026	30,900	32,100	690	1,430	1,940	4,360	1,400	9,810	870	10,680	0.33
2031	31,500	32,800	710	1,510	1,960	4,570	1,440	10,180	860	11,040	0.34

Lincoln

Year	Population (Excluding Undercount)	Population (Including Undercount) ¹	Employment								Employment Activity Rate
			Primary	Work @ Home	Industrial	Commercial / Retail	Institutional	Total Employment (Excluding NFPOW)	NFPOW ²	Total Employment (Including NFPOW)	
2001	20,600	21,400	1,130	1,200	2,820	2,090	1,290	8,520	900	9,420	0.44
2006	21,700	22,600	1,810	1,250	2,880	2,270	1,540	9,750	980	10,720	0.47
2011	23,200	24,100	1,890	1,330	2,940	2,970	1,550	10,680	1,020	11,700	0.49
2016	25,200	26,200	1,910	1,410	3,030	3,470	1,560	11,380	1,050	12,430	0.47
2021	26,700	27,800	1,930	1,470	3,180	3,750	1,600	11,930	1,070	13,000	0.47
2026	28,100	29,200	1,960	1,530	3,230	4,030	1,640	12,380	1,080	13,460	0.46
2031	29,100	30,300	1,980	1,590	3,270	4,280	1,670	12,780	1,080	13,860	0.46

Niagara Falls

Year	Population (Excluding Undercount)	Population (Including Undercount) ¹	Employment								Employment Activity Rate
			Primary	Work @ Home	Industrial	Commercial / Retail	Institutional	Total Employment (Excluding NFPOW)	NFPOW ²	Total Employment (Including NFPOW)	
2001	78,800	82,000	180	1,470	7,140	20,820	4,960	34,570	3,650	38,220	0.47
2006	82,200	85,500	260	1,570	6,160	24,800	5,780	38,570	3,870	42,440	0.50
2011	85,700	89,100	290	1,700	6,290	27,600	5,820	41,710	3,980	45,690	0.51
2016	90,400	94,000	310	1,820	6,700	29,800	5,860	44,500	4,060	48,560	0.52
2021	95,300	99,100	330	1,950	6,780	31,700	5,920	46,700	4,120	50,820	0.51
2026	99,100	103,100	350	2,080	6,860	32,800	5,980	48,070	4,170	52,240	0.51
2031	102,700	106,800	360	2,190	6,930	33,930	6,050	49,450	4,190	53,640	0.50

**NIAGARA REGION
OPTION D: PREFERRED GROWTH OPTION
EMPLOYMENT FORECAST BY MUNICIPALITY, 2006 TO 2031**

Niagara-on-the-lake

Year	Population (Excluding Undercount)	Population (Including Undercount) ¹	Employment								Employment Activity Rate
			Primary	Work @ Home	Industrial	Commercial / Retail	Institutional	Total Employment (Excluding NFPOW)	NFPOW ²	Total Employment (Including NFPOW)	
2001	13,800	14,400	820	1,490	1,830	3,980	1,180	9,300	980	10,280	0.71
2006	14,600	15,200	1,030	1,520	2,300	4,160	1,300	10,310	1,040	11,350	0.75
2011	16,100	16,700	1,090	1,620	2,370	4,560	1,350	10,990	1,080	12,070	0.72
2016	17,700	18,400	1,140	1,720	2,450	4,960	1,450	11,710	1,110	12,820	0.70
2021	19,300	20,100	1,200	1,840	2,540	5,460	1,530	12,580	1,120	13,700	0.68
2026	20,800	21,600	1,260	1,960	2,640	5,960	1,620	13,440	1,140	14,580	0.67
2031	22,400	23,300	1,290	2,060	2,670	6,210	1,720	13,960	1,150	15,100	0.65

Pelham

Year	Population (Excluding Undercount)	Population (Including Undercount) ¹	Employment								Employment Activity Rate
			Primary	Work @ Home	Industrial	Commercial / Retail	Institutional	Total Employment (Excluding NFPOW)	NFPOW ²	Total Employment (Including NFPOW)	
2001	15,300	15,900	280	870	680	1,300	440	3,560	380	3,940	0.25
2006	16,200	16,800	350	810	620	1,480	720	3,980	400	4,380	0.26
2011	17,400	18,100	400	890	670	1,640	750	4,340	430	4,770	0.26
2016	19,000	19,800	450	960	720	1,800	770	4,700	460	5,160	0.26
2021	20,700	21,500	490	1,040	770	1,990	800	5,100	470	5,570	0.26
2026	22,200	23,100	540	1,120	830	2,180	820	5,490	490	5,980	0.26
2031	23,500	24,400	570	1,190	850	2,280	850	5,740	490	6,230	0.26

Port Colborne

Year	Population (Excluding Undercount)	Population (Including Undercount) ¹	Employment								Employment Activity Rate
			Primary	Work @ Home	Industrial	Commercial / Retail	Institutional	Total Employment (Excluding NFPOW)	NFPOW ²	Total Employment (Including NFPOW)	
2001	18,500	19,200	210	590	1,760	2,210	1,320	6,080	640	6,720	0.35
2006	18,600	19,300	190	520	1,890	2,190	1,390	6,180	620	6,800	0.35
2011	19,200	20,000	230	600	1,940	2,560	1,400	6,730	640	7,370	0.37
2016	20,400	21,200	240	650	1,990	2,900	1,420	7,200	660	7,860	0.37
2021	21,700	22,600	260	770	2,030	3,160	1,450	7,670	680	8,350	0.37
2026	22,600	23,500	270	820	2,080	3,430	1,480	8,080	690	8,770	0.37
2031	23,200	24,100	280	890	2,100	3,600	1,510	8,370	690	9,070	0.38

Welland

Year	Population (Excluding Undercount)	Population (Including Undercount) ¹	Employment								Employment Activity Rate
			Primary	Work @ Home	Industrial	Commercial / Retail	Institutional	Total Employment (Excluding NFPOW)	NFPOW ²	Total Employment (Including NFPOW)	
2001	48,400	50,300	90	590	6,630	7,820	4,320	19,450	2,050	21,500	0.43
2006	50,300	52,300	160	950	4,490	8,240	4,490	18,330	1,840	20,160	0.39
2011	51,600	53,700	220	1,100	4,590	9,340	4,520	19,770	1,890	21,660	0.40
2016	53,900	56,100	260	1,250	4,820	10,240	4,570	21,140	1,940	23,070	0.41
2021	57,200	59,500	340	1,360	5,060	11,240	4,670	22,660	1,980	24,640	0.41
2026	60,600	63,000	380	1,470	5,290	12,240	4,770	24,150	2,030	26,170	0.42
2031	63,900	66,500	410	1,580	5,380	12,800	4,860	25,020	2,050	27,080	0.41

**NIAGARA REGION
OPTION D: PREFERRED GROWTH OPTION
EMPLOYMENT FORECAST BY MUNICIPALITY, 2006 TO 2031**

West Lincoln

Year	Population (Excluding Undercount)	Population (Including Undercount) ¹	Employment								Employment Activity Rate
			Primary	Work @ Home	Industrial	Commercial / Retail	Institutional	Total Employment (Excluding NFPOW)	NFPOW ²	Total Employment (Including NFPOW)	
2001	12,300	12,800	160	910	770	740	520	3,100	330	3,430	0.27
2006	13,200	13,700	150	920	1,150	730	600	3,550	360	3,900	0.28
2011	14,500	15,100	170	970	1,210	1,080	640	4,070	390	4,450	0.29
2016	15,300	15,900	190	1,020	1,350	1,330	680	4,570	400	4,960	0.31
2021	15,900	16,500	200	1,050	1,750	1,430	730	5,150	400	5,550	0.34
2026	16,000	16,600	200	1,080	1,950	1,530	780	5,540	400	5,940	0.36
2031	16,100	16,700	210	1,110	2,030	1,640	840	5,830	400	6,230	0.37

St. Catharines

Year	Population (Excluding Undercount)	Population (Including Undercount) ¹	Employment								Employment Activity Rate
			Primary	Work @ Home	Industrial	Commercial / Retail	Institutional	Total Employment (Excluding NFPOW)	NFPOW ²	Total Employment (Including NFPOW)	
2001	129,200	134,400	470	2,910	17,490	23,840	13,470	58,170	6,140	64,320	0.48
2006	132,000	137,300	910	3,350	15,920	25,150	13,890	59,210	5,940	65,150	0.47
2011	133,600	138,900	1,060	3,530	16,040	26,280	13,920	60,820	6,050	66,870	0.48
2016	135,700	141,100	1,140	3,680	16,370	27,010	13,950	62,140	6,130	68,270	0.48
2021	137,000	142,500	1,190	3,830	16,830	27,660	14,010	63,510	6,180	69,690	0.49
2026	137,300	142,800	1,210	3,960	16,960	27,850	14,090	64,060	6,210	70,270	0.49
2031	138,300	143,800	1,250	4,090	17,060	28,230	14,150	64,780	6,220	71,000	0.49

Wainfleet

Year	Population (Excluding Undercount)	Population (Including Undercount) ¹	Employment								Employment Activity Rate
			Primary	Work @ Home	Industrial	Commercial / Retail	Institutional	Total Employment (Excluding NFPOW)	NFPOW ²	Total Employment (Including NFPOW)	
2001	6,300	6,600	130	630	250	210	100	1,310	140	1,450	0.22
2006	6,600	6,900	150	470	350	250	140	1,360	140	1,490	0.22
2011	6,900	7,200	170	490	360	300	140	1,460	140	1,600	0.22
2016	7,100	7,400	180	510	380	350	150	1,560	150	1,710	0.23
2021	7,400	7,700	190	520	390	370	150	1,630	150	1,780	0.23
2026	7,600	7,900	190	540	410	400	160	1,700	150	1,850	0.23
2031	7,900	8,200	200	550	410	420	170	1,750	160	1,910	0.23

Thorold

Year	Population (Excluding Undercount)	Population (Including Undercount) ¹	Employment								Employment Activity Rate
			Primary	Work @ Home	Industrial	Commercial / Retail	Institutional	Total Employment (Excluding NFPOW)	NFPOW ²	Total Employment (Including NFPOW)	
2001	18,000	18,700	70	380	3,830	1,480	1,440	7,200	760	7,960	0.43
2006	18,200	18,900	30	480	2,850	2,240	1,610	7,200	720	7,930	0.42
2011	19,200	20,000	100	550	2,880	2,840	1,620	7,980	750	8,730	0.44
2016	20,900	21,700	130	610	2,940	3,440	1,630	8,740	780	9,520	0.44
2021	23,900	24,900	140	730	2,990	4,020	1,690	9,560	820	10,380	0.42
2026	25,800	26,800	160	790	3,040	4,240	1,810	10,030	840	10,870	0.41
2031	27,300	28,400	180	860	3,060	4,520	1,870	10,480	840	11,330	0.40

**NIAGARA REGION
 OPTION D: PREFERRED GROWTH OPTION
 EMPLOYMENT FORECAST BY MUNICIPALITY, 2006 TO 2031**

Niagara Region

Year	Population (Excluding Undercount)	Population (Including Undercount) ¹	Employment								Employment Activity Rate
			Primary	Work @ Home	Industrial	Commercial / Retail	Institutional	Total Employment (Excluding NFPOW)	NFPOW ²	Total Employment (Including NFPOW)	
2001	410,600	427,000	3,980	12,430	48,440	71,010	32,380	168,230	17,770	186,000	0.44
2006	427,400	444,500	5,710	13,670	43,490	79,280	34,510	176,660	17,730	194,380	0.44
2011	444,900	462,700	6,410	14,800	44,480	88,590	34,820	189,090	18,330	207,420	0.45
2016	467,600	486,300	6,810	15,860	46,480	95,860	35,180	200,190	18,750	218,940	0.45
2021	490,300	509,900	7,180	16,950	48,660	101,810	35,780	210,370	19,030	229,410	0.45
2026	508,100	528,400	7,460	17,900	49,980	106,130	36,490	217,960	19,260	237,210	0.45
2031	524,400	545,400	7,720	18,810	50,660	109,900	37,100	224,190	19,350	243,540	0.45

Source: Watson & Associates Economists Ltd., 2008

Note: Figures may not add precisely due to rounding.

1. Population Undercount is estimated at approximately 4%

2. Statistics Canada defines "No Fixed Place of Work" (NFPOW) employees as, "persons who do not go from home to the same work place location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc. As of 2001, NFPOW employment in Niagara is estimated at approximately 17,800 employees. The allocation of 2001 NFPOW employment is established using the percentage of base employment by local municipality. The allocation of NFPOW employment growth from 2006 to 2031 is based on employment growth by local municipality.

NIAGARA REGION

OPTION D: PREFERRED GROWTH OPTION

EMPLOYMENT GROWTH FORECAST BY MAJOR SECTOR BY LOCAL MUNICIPALITY, 2006-2031

Municipality	Forecast Period	Primary	Work at Home	Industrial	Commercial/ Retail	Institutional	Total Employment Growth Excluding NFPOW	NFPOW*	Total Employment Growth Including NFPOW
Fort Erie	2006 - 2011	65	100	246	900	25	1,336	53	1,389
	2006 - 2016	110	200	750	1,490	50	2,600	89	2,689
	2006 - 2021	130	285	1,290	1,845	90	3,640	110	3,750
	2006 - 2026	150	370	1,620	2,200	160	4,500	130	4,630
	2006 - 2031	172	450	1,788	2,509	210	5,129	139	5,268
Grimsby	2006 - 2011	75	100	45	750	20	990	60	1,050
	2006 - 2016	100	200	90	1,299	40	1,729	95	1,824
	2006 - 2021	115	275	140	1,400	85	2,015	104	2,119
	2006 - 2026	130	350	190	1,501	130	2,301	112	2,413
	2006 - 2031	149	426	210	1,712	170	2,667	110	2,776
Lincoln	2006 - 2011	75	80	60	700	15	930	45	975
	2006 - 2016	100	160	150	1,200	25	1,635	74	1,709
	2006 - 2021	123	220	300	1,480	65	2,188	89	2,276
	2006 - 2026	145	280	350	1,760	100	2,635	100	2,735
	2006 - 2031	166	340	386	2,007	131	3,032	102	3,133
Niagara Falls	2006 - 2011	33	135	133	2,799	40	3,140	109	3,249
	2006 - 2016	46	256	547	5,000	80	5,929	190	6,119
	2006 - 2021	74	387	627	6,901	140	8,129	251	8,380
	2006 - 2026	90	512	699	8,000	200	9,501	299	9,801
	2006 - 2031	103	623	772	9,124	262	10,884	321	11,204
Niagara-on-the-lake	2006 - 2011	50	100	75	400	50	675	47	722
	2006 - 2016	100	200	150	800	150	1,400	74	1,474
	2006 - 2021	163	320	245	1,300	235	2,263	90	2,352
	2006 - 2026	225	440	340	1,800	320	3,125	105	3,230
	2006 - 2031	258	535	375	2,053	419	3,641	114	3,754
Pelham	2006 - 2011	50	75	50	160	25	360	33	393
	2006 - 2016	100	150	100	320	50	720	57	777
	2006 - 2021	145	230	155	510	75	1,115	73	1,188
	2006 - 2026	190	310	210	700	100	1,510	88	1,598
	2006 - 2031	218	377	232	798	131	1,756	94	1,850
Port Colborne	2006 - 2011	35	75	50	375	15	550	21	571
	2006 - 2016	50	130	100	710	30	1,020	44	1,064
	2006 - 2021	65	245	145	975	60	1,490	60	1,550
	2006 - 2026	80	300	190	1,240	90	1,900	72	1,972
	2006 - 2031	92	365	210	1,414	118	2,199	74	2,273

NIAGARA REGION

OPTION D: PREFERRED GROWTH OPTION

EMPLOYMENT GROWTH FORECAST BY MAJOR SECTOR BY LOCAL MUNICIPALITY, 2006-2031

Municipality	Forecast Period	Primary	Work at Home	Industrial	Commercial/ Retail	Institutional	Total Employment Growth Excluding NFPOW	NFPOW ¹	Total Employment Growth Including NFPOW
Welland	2006 - 2011	65	150	100	1,100	32	1,447	53	1,500
	2006 - 2016	100	300	330	2,000	80	2,810	100	2,910
	2006 - 2021	180	410	565	3,000	180	4,335	145	4,480
	2006 - 2026	220	520	800	4,000	280	5,820	189	6,009
	2006 - 2031	253	632	883	4,562	367	6,697	215	6,912
West Lincoln	2006 - 2011	20	50	60	350	40	520	31	551
	2006 - 2016	40	100	200	600	80	1,020	41	1,061
	2006 - 2021	45	130	600	700	130	1,605	44	1,649
	2006 - 2026	50	160	800	800	180	1,990	44	2,034
	2006 - 2031	57	195	883	912	236	2,283	41	2,325
St. Catharines	2006 - 2011	150	180	120	1,130	30	1,610	112	1,722
	2006 - 2016	230	330	450	1,860	60	2,930	187	3,117
	2006 - 2021	280	480	910	2,510	125	4,305	231	4,536
	2006 - 2026	300	610	1,040	2,700	200	4,850	260	5,110
	2006 - 2031	344	742	1,148	3,079	262	5,576	270	5,845
Wainfleet	2006 - 2011	15	20	15	50	2	102	9	111
	2006 - 2016	30	40	30	100	5	205	13	218
	2006 - 2021	35	55	45	125	12	273	15	288
	2006 - 2026	40	70	60	150	20	340	18	358
	2006 - 2031	46	85	66	171	26	395	20	414
Thorold	2006 - 2011	70	65	30	600	10	775	30	805
	2006 - 2016	100	130	90	1,200	18	1,538	59	1,597
	2006 - 2021	115	250	140	1,780	76	2,361	95	2,456
	2006 - 2026	130	310	190	2,000	199	2,829	114	2,943
	2006 - 2031	149	377	210	2,281	261	3,278	121	3,399
Niagara Region	2006 - 2011	703	1,130	984	9,314	305	12,436	603	13,039
	2006 - 2016	1,106	2,196	2,987	16,579	668	23,536	1,023	24,559
	2006 - 2021	1,469	3,287	5,162	22,526	1,274	33,718	1,307	35,025
	2006 - 2026	1,750	4,232	6,489	26,851	1,979	41,301	1,530	42,831
	2006 - 2031	2,009	5,146	7,163	30,624	2,592	47,534	1,620	49,154

Source: Watson & Associates Economists Ltd., 2008

1. Statistics Canada defines "No Fixed Place of Work" (NFPOW) employees as, "persons who do not go from home of the same work place location at the beginning of each shift." Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.

**NIAGARA REGION
OPTION D: PREFERRED GROWTH OPTION
EMPLOYMENT ON EMPLOYMENT LANDS, 2006-2031**

Municipality	Forecast Period	Primary	Work at Home	Employment on Employment Lands	Population Related ¹	Major Office ²	NFPOW ³	Total Employment Growth Excluding NFPOW	Total Employment Growth Including NFPOW
Fort Erie	2006 - 2011	65	100	424	747	0	53	1,336	1,389
	2006 - 2016	110	200	1,038	1,252	0	89	2,600	2,689
	2006 - 2021	130	285	1,643	1,583	0	110	3,640	3,750
	2006 - 2026	150	370	2,043	1,936	0	130	4,500	4,630
	2006 - 2031	172	450	2,275	2,232	0	139	5,129	5,268
Grimsby	2006 - 2011	75	100	196	619	0	60	990	1,050
	2006 - 2016	100	200	352	1,077	0	95	1,729	1,824
	2006 - 2021	115	275	426	1,199	0	104	2,015	2,119
	2006 - 2026	130	350	499	1,322	0	112	2,301	2,413
	2006 - 2031	149	426	565	1,527	0	110	2,667	2,776
Lincoln	2006 - 2011	75	80	200	575	0	45	930	975
	2006 - 2016	100	160	389	986	0	74	1,635	1,709
	2006 - 2021	123	220	596	1,249	0	89	2,188	2,276
	2006 - 2026	145	280	705	1,505	0	100	2,635	2,735
	2006 - 2031	166	340	793	1,731	0	102	3,032	3,133
Niagara Falls	2006 - 2011	33	135	694	1,998	280	109	3,140	3,249
	2006 - 2016	46	256	1,544	3,583	500	190	5,929	6,119
	2006 - 2021	74	387	2,008	4,969	690	251	8,129	8,380
	2006 - 2026	90	512	2,305	5,794	800	299	9,501	9,801
	2006 - 2031	103	623	2,608	6,638	912	321	10,884	11,204
Niagara-on-the-lake	2006 - 2011	50	100	158	366	0	47	675	722
	2006 - 2016	100	200	322	778	0	73	1,400	1,473
	2006 - 2021	163	320	524	1,256	0	86	2,263	2,349
	2006 - 2026	225	440	725	1,735	0	99	3,125	3,224
	2006 - 2031	258	535	820	2,027	0	106	3,641	3,747
Pelham	2006 - 2011	50	75	83	151	0	33	360	393
	2006 - 2016	100	150	167	303	0	57	720	777
	2006 - 2021	145	230	261	479	0	73	1,115	1,188
	2006 - 2026	190	310	356	654	0	88	1,510	1,598
	2006 - 2031	218	377	400	761	0	94	1,756	1,850
Port Colborne	2006 - 2011	35	75	125	315	0	21	550	571
	2006 - 2016	50	130	243	597	0	44	1,020	1,064
	2006 - 2021	65	245	343	837	0	60	1,490	1,550
	2006 - 2026	80	300	443	1,077	0	72	1,900	1,972
	2006 - 2031	92	365	500	1,242	0	74	2,199	2,273

Source: Watson & Associates Economists Ltd., 2008

- "Population Related" employment is defined as commercial and institutional employment (including tourism-related).
- "Major Office" employment is defined as freestanding office buildings of 10,000m² or greater, or with 500 jobs or more.
- Statistics Canada defines "No Fixed Place of Work" (NFPOW) employees as, "persons who do not go from home to the same work place location at the beginning of each shift." Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.

**NIAGARA REGION
OPTION D: PREFERRED GROWTH OPTION
EMPLOYMENT ON EMPLOYMENT LANDS, 2006-2031**

Municipality	Forecast Period	Primary	Work at Home	Employment on Employment Lands	Population Related ¹	Major Office ²	NFPOW ³	Total Employment Growth Excluding NFPOW	Total Employment Growth Including NFPOW
Welland	2006 - 2011	65	150	321	911	0	53	1,447	1,500
	2006 - 2016	100	300	731	1,679	0	100	2,810	2,910
	2006 - 2021	180	410	1,172	2,573	0	145	4,335	4,480
	2006 - 2026	220	520	1,612	3,468	0	189	5,820	6,009
	2006 - 2031	253	632	1,814	3,997	0	215	6,697	6,912
West Lincoln	2006 - 2011	20	50	133	317	0	31	520	551
	2006 - 2016	40	100	324	556	0	41	1,020	1,061
	2006 - 2021	45	130	741	689	0	44	1,605	1,649
	2006 - 2026	50	160	962	818	0	44	1,990	2,034
	2006 - 2031	57	195	1,071	960	0	41	2,283	2,325
St. Catharines	2006 - 2011	150	180	347	820	113	112	1,610	1,722
	2006 - 2016	230	330	819	1,365	186	188	2,930	3,118
	2006 - 2021	280	480	1,406	1,888	251	234	4,305	4,539
	2006 - 2026	300	610	1,579	2,091	270	265	4,850	5,115
	2006 - 2031	344	742	1,767	2,414	308	277	5,576	5,852
Wainfleet	2006 - 2011	15	20	25	43	0	9	102	111
	2006 - 2016	30	40	50	85	0	13	205	218
	2006 - 2021	35	55	70	112	0	15	273	288
	2006 - 2026	40	70	91	139	0	18	340	358
	2006 - 2031	46	85	102	162	0	20	395	414
Thorold	2006 - 2011	70	65	150	490	0	30	775	805
	2006 - 2016	100	130	330	978	0	59	1,538	1,597
	2006 - 2021	115	250	501	1,495	0	95	2,361	2,456
	2006 - 2026	130	310	606	1,783	0	114	2,829	2,943
	2006 - 2031	149	377	688	2,064	0	121	3,278	3,399
Niagara Region	2006 - 2011	703	1,130	2,857	7,352	393	603	12,436	13,039
	2006 - 2016	1,106	2,196	6,310	13,238	686	1,023	23,536	24,559
	2006 - 2021	1,469	3,287	9,691	18,329	931	1,307	33,718	35,025
	2006 - 2026	1,750	4,232	11,927	22,322	1,070	1,530	41,301	42,831
	2006 - 2031	2,009	5,146	13,403	25,755	1,220	1,620	47,534	49,154

Source: Watson & Associates Economists Ltd., 2008

1. "Population Related" employment is defined as commercial and institutional employment (including tourism-related).

2. "Major Office" employment is defined as freestanding office buildings of 10,000m² or greater, or with 500 jobs or more.

3. Statistics Canada defines "No Fixed Place of Work" (NFPOW) employees as, "persons who do not go from home of the same work place location at the beginning of each shift." Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.