

## CHAPTER 2 – GROWING REGION

### Section 2.1 Plan for Forecasted Growth

Niagara is growing. Effective and proactive growth management is needed to ensure there is appropriate *infrastructure* and housing available to support Niagara’s population as it grows, with the flexibility to anticipate unforeseen shifts in demographic, economic, and market demands over time.

*A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan)* requires Niagara Region plan to accommodate a minimum population of 674,000 people and 272,000 jobs by 2051.

Table 1 outlines the Niagara-specific forecasts that will be used to determine the land, housing, and servicing requirements needed to *sustainably* accommodate growth throughout Niagara over the horizon of this Plan. As part of on-going monitoring, the Region will update these forecasts as needed to ensure growth is planned for and managed based on reliable data.

#### 2.1.1 Coordinate Regional growth forecasts with land use planning.

- 2.1.1.1 The population and employment forecasts listed in Table 1 are the basis for all land use planning decisions to the horizon of this Plan.
- 2.1.1.2 A land needs assessment shall be completed as part of a *municipal comprehensive review* to determine the quantity of land needed to accommodate the forecasts in Table 1 to the horizon of this Plan.
- 2.1.1.3 Provincial Land Needs Assessment Methodology shall be used to complete a land needs assessment outlined in Policy 2.1.1.2.
- 2.1.1.4 The Region will use the forecasts in Table 1 to determine the location and capacity of new *infrastructure, public service facilities*, and the delivery of related programs and services required to meet the needs of Niagara’s current and future residents.
- 2.1.1.5 The forecasts in Table 1 shall be regularly monitor pursuant to Section 7.3 {Performance Indicators}.

- 2.1.1.6 Forecasts in Table 1 may be revised through an amendment to this Plan provided they are equal to or higher than the forecasts identified in Schedule 3 of the Growth Plan, if deemed necessary by growth monitoring.
- 2.1.1.7 The Region, in consultation with local municipalities, will monitor and review Table 1 distribution of growth by municipal level every 5 years and may revise Table 1, as appropriate.
- 2.1.1.8 [Policies for *excess lands* will be included in future draft]
- 2.1.1.9 A Technical Guide shall be developed to supplement the results of the completed land needs assessment that will outline:
  - a) the steps, data inputs, and assumptions used to calculate growth forecasts and municipal allocations;
  - b) performance indicators that should be tracked as part of forecast monitoring; and
  - c) the use of forecasts as part of local Official Plan conformity, employment conversions, and *settlement area* boundary expansions or adjustments as set out in Chapter 2.2 {Regional Structure}.

**2.1.2 Provide clear direction for local municipalities to implement regional growth forecasts.**

- 2.1.2.1 At a minimum, local municipalities shall include the following policies in local Official Plans:
  - a) The population and employment forecasts in Table 1, as applicable to that local municipality;
  - b) That the population and employment forecasts in Table 1, as applicable to that local municipality, be used for all land use planning decisions.
- 2.1.2.2 Local municipalities should include the following policies in their local Official Plan:
  - a) Encourage the use of the forecasts in Table 1 to determine the location and capacity of local *infrastructure, public service facilities*, and related programs and services.

**Table 1 – 2051 Population and Employment Forecast Allocations by Local Municipality**

| <b>Municipality</b>   |                |                |
|-----------------------|----------------|----------------|
| Fort Erie             | 48,050         | 17,430         |
| Grimsby               | 37,000         | 14,670         |
| Lincoln               | 35,660         | 15,960         |
| Niagara Falls         | 141,650        | 58,110         |
| Niagara-on-the-Lake   | 28,900         | 16,960         |
| Pelham                | 28,830         | 7,140          |
| Port Colborne         | 23,230         | 7,550          |
| St. Catharines        | 171,890        | 81,010         |
| Thorold               | 39,690         | 12,080         |
| Wainfleet             | 7,730          | 1,830          |
| Welland               | 73,000         | 28,790         |
| West Lincoln          | 38,370         | 10,480         |
| <b>Niagara Region</b> | <b>674,000</b> | <b>272,000</b> |