

COUNCIL INFORMATION PACKAGE

August 5, 2026

1. **C-2026-200**
Correspondence dated July 21, 2026 from the Municipality of Shuniah respecting a resolution of support for the Town of Whitby correspondence regarding Review of the Ontario Land Tribunal and Enhancing Deference to Municipal Planning Decisions.
2. **C-2026-201**
Correspondence dated July 30, 2026 from the Township of Alnwick/Haldimand to The Right Honourable Mark Carney, Prime Minister of Canada respecting Beacons of Light British Home Children & Child Migrants.
3. **C-2026-202**
Correspondence dated July 31, 2026 from the Office of the Regional Clerk respecting Niagara Region Growth Report 2026 Year-End Summary and 10 Year Growth Forecast.
4. **C-2026-203**
Correspondence dated July 31, 2026 from the Office of the Regional Clerk respecting a motion regarding Community Safety and Shelter Operations Plan.



MUNICIPALITY OF
SHUNIAH

COUNCIL RESOLUTION

Received July 23, 2026
C-2026-200

Date: Jul 21, 2026

Resolution No.: 265-26

Moved By: _____

Seconded By: _____

THAT Council for the Municipality of Shuniah receives and supports the Resolution from the Town of Whitby regarding a Review of the Ontario Land Tribunal and Enhancing Deference to Municipal Planning Decisions;

AND THAT Council directs the Clerk to forward a copy of this resolution to FONOM, NOMA, AMO, TBDML, local MPPs and MPs, the Premier of Ontario, the Ontario Leader of the Official Opposition, and all Ontario municipalities.

☒ Carried

☐ Defeated

☐ Amended

☐ Deferred

Wendy Landry
Signature

Municipality of Shuniah, 420 Leslie Avenue, Thunder Bay, Ontario, P7B 1X8

June 25, 2026

Via Email

The Honourable Doug Ford
Premier of Ontario
premier@ontario.ca

Re: Review of the Ontario Land Tribunal and Enhancing Deference to Municipal Planning Decisions

Please be advised that at its meeting held on June 22, 2026, the Council of the Town of Whitby adopted the following as Resolution # 166-26:

Whereas local councils are elected by residents to make planning decisions that reflect the needs and priorities of their communities;

Whereas municipalities rely on extensive public consultation, professional planning advice, engineering studies, and technical reports when making land-use decisions;

Whereas the Ontario Land Tribunal (OLT) has the authority to overturn municipal planning decisions, often requiring municipalities to spend significant taxpayer dollars defending decisions that have already undergone a thorough local review process;

Whereas lengthy and costly appeals can delay housing projects, consume municipal resources, and reduce the ability of municipalities to focus on delivering services to residents; and,

Whereas local governments should have greater certainty and authority when decisions are consistent with approved Official Plans, provincial policies, and sound planning principles.

Now Therefore be it Resolved:

1. That the Government of Ontario be requested to review the role and mandate of the Ontario Land Tribunal to ensure greater respect for municipal planning decisions that are supported by evidence, public consultation, and approved planning policies;

2. That the Province consider amendments to the Planning Act and Ontario Land Tribunal Act to provide stronger deference to municipal decisions that align with provincial planning frameworks and Official Plans;
3. That the Province improve transparency and accountability within the Ontario Land Tribunal by requiring clear and detailed reasoning when municipal decisions are overturned;
4. That the Province explore measures to reduce the financial burden on municipalities defending planning decisions before the OLT, helping to protect taxpayer dollars and improve the efficiency of the planning process; and,
5. That Staff be directed to circulate this resolution to the Premier of Ontario, the Minister of Municipal Affairs and Housing, Local Members of Provincial Parliament, the Association of Municipalities of Ontario (AMO), and all Ontario municipalities for consideration and support.

Should you require further information, please do not hesitate to contact the Office of the Town Clerk at 905-430-4300.



Kathryn Douglas
Supervisor, Legislative Services
clerk@whitby.ca

Copy: C. Harris, Director of Legislative Services/Town Clerk - clerk@whitby.ca

The Honourable Rob Flack, Minister of Municipal Affairs and Housing - minister.mah@ontario.ca
Peter Bethlenfalvy, MPP, Pickering-Uxbridge - peter.bethlenfalvy@pc.ola.org
Lorne Coe, MPP, Whitby - lorne.coe@pc.ola.org
Jennifer K. French, MPP, Oshawa - jfrench-co@ndp.on.ca
Todd J. McCarthy, MPP, Durham - todd.mccarthy@pc.ola.org
Rob Cerjanec, MPP, Ajax - rcerjanec.mpp.co@liberal.ola.org
Laurie Scott, MPP, Haliburton-Kawartha Lakes-Brock - laurie.scott@pc.ola.org
Robin Jones, President, Association of Municipalities of Ontario - amopresident@amo.on.ca
All Ontario Municipalities



The Corporation of the Township of Alnwick/Haldimand

PO Box 70, 10836 County Road 2, Grafton, ON K0K 2G0
905-349-2822 / 1-888-685-1464 | info@ahwtp.ca | www.ahwtp.ca

Received July 30, 2026
C-2026-201

July 30, 2026

The Right Honourable Mark Carney
Prime Minister of Canada
Office of the Prime Minister
80 Wellington Street
Ottawa, ON K1A 0A2
mark.carney@parl.gc.ca

Dear Right Honourable Mark Carney,

Re: Beacons of Light British Home Children & Child Migrants

Please be advised that the Council of the Corporation of the Township of Alnwick Haldimand passed the following resolution at their July 28, 2026, Municipal Planning/Regular Council Meeting:

RES:20260728-38

That the Township of Alnwick/Haldimand participate in the “Beacons of Light for British Home Children and Child Migrants Tribute”; and

That Council request the Province of Ontario continue to support initiatives that recognize, educate and preserve the history; and

That Council of the Township of Alnwick/Haldimand respectfully urge the Government of Canada to issue a formal public apology to the British Home Children and Child Migrants and their families for Canada’s role in the British Child Migration Scheme; and





The Corporation of the Township of Alnwick/Haldimand

PO Box 70, 10836 County Road 2, Grafton, ON K0K 2G0

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That this resolution be forwarded to the Prime Minister of Canada, the Leader of the Official Opposition, the Minister responsible for Canadian Heritage, the local Member of Parliament, the Premier of Ontario, the local members of Provincial Parliament, AMO, FCM, and all Ontario municipalities for their consideration and support.

Regards,

Cassidy Sweet

Cassidy Sweet

Deputy Clerk

Township of Alnwick/Haldimand

Encl.

Cc Honourable Pierre Poilievre, Leader of the Official Opposition

Honourable Marc Miller, Minister of Canadian Identity and Culture

Philip Lawrence, Northumberland – Peterborough South

The Honourable Doug Ford, Premier of Ontario

David Piccini, MPP Northumberland – Peterborough South

AMO

FCM

All Ontario municipalities





British Home Children Advocacy & Research Association

CEO Ms. Lori Oschefski
59 Blair Crescent : Barrie, Ontario : L4M 5Y4
info@britishhomechildren.com

Press Release

Regarding: Beacons of Light British Home Children & Child Migrants Sesquicentennial International Tribute

From 1869 right up to 1948, over 100,000 children of all ages were emigrated right across Canada, from the United Kingdom, to be used as indentured farm workers and domestics. Believed by Canadians to be orphans, only two percent truly were. These children, known as the British Home Children ("BHC") and Child Migrants, were sent to Canada by over 50 organizations including the well-known and still working charities: Barnardo's, The Salvation Army, Quarrier's and Fairbridge, to name a few. BHC are an integral part of the fabric of our nation - often, rightfully, called Canada's Nation Builders. Their vast contributions to our country should never be forgotten. Descendants of BHC, number in the millions in Canada alone!

The British Home Children Advocacy and Research Association ("BHCARA") is a Canadian based not for profit organization dedicated to the story of Canada's British Home Children (BHC). Founded in 2012 by Barrie, Ontario's Lori Oschefski, the BHCARA now reaches thousands of people through their Facebook group of over 6,700 members and their mailing list of over 4,000 subscribers. Our website now has over 1 million hits and we have a high media presence. The mandate of the organization is to promote the story of the British Home Children, to advocate for those who no longer have a voice and to provide free research help to those seeking their family histories; often providing closure from painful pasts.

On November 8, 1869 the very first party of BHC arrived in Canada, making 2019 the 150th anniversary of this arrival. The date of September 28th has been chosen for a special international tribute as this date is commemorated nationally as British Home Child Day in Canada; a unanimous passage of MP Guy Lauzon's private member's motion M-133 in the House of Commons, Feb. 7, 2018. This initiative for this tribute started when BHCARA member Kim Crowder approached MS. Oschefski for support in the illumination of the High Level Bridge in her city of Edmonton, Alberta. Since then, many members have become involved reaching out in their communities for support. BHCARA member Tracy Smithers contacted Her Majesty the Queen and received a prompt letter of support back from her!

The BHCARA is asking communities to participate in the "**Beacons of Light for British Home Children and Child Migrants Tribute**" by illuminating memorials, monuments, buildings, City Halls or other areas with the colours of the BHCARA; red, white and blue. Cities and towns are also participating by proclaiming this day as "British Home Child Day" in their community. Some cities are sharing this message on their digital billboards.

The tribute is a symbolic gesture showing these children, in their sesquicentennial year, are not forgotten. Many Canadian and UK cities have agreed to participate with over sixty-five supporters to date, including the iconic Niagara Falls, Toronto's CN Tower, The Northern Lights Display in Vancouver and St. Andrews House - Head Quarters of the Scottish Government in Edinburgh, Scotland. The Town of Midland and Orillia are participating by proclaiming September 28th as BHC Day in their cities. A full listing of our supporters can be viewed at www.britishhomechildren.com.

The BHC are a critical part of our nation's fabric, this country was built on the backs of these children. We would appreciate your support in sharing the news of this important and extraordinary tribute to Canada's Nation Builders. A history of the British Home Children follows.

Very best regards
Lori Oschefski
CEO BHCARA
info@britishhomechildren.com
705-716-1332



The History of The British Home Children

By Roberta Horrox

The British Child Migration Scheme officially started in Canada, in 1869, when Maria Rye arrived with sixty-eight children from England. In Canada, the children from this scheme became known as British Home Children. Maria Rye's idea grew to over fifty organizations sending over 100,000 to Canada between 1869 and 1948. These children ranged from a few months to 18 years of age; being sent to Canada to work as indentured labourers and servants. The child migration scheme was supported by both British and Canadian governments which paid organizations for each child sent, additional bonus fees were paid for sending more children; however, no bonus was paid for children from workhouses. This scheme was viewed as a win-win situation, as Britain reduced the cost of caring for many poor destitute children; while Canada gained cheap labour for a country that was just starting to expand. While many believe the children were orphans this was not the case, as only 2% were true orphans; the majority were from single parent families, most often due to a parent dying or from families that were poor and destitute. Many factors led to Britain having so many poor, destitute people. These children through no fault of their own were caught up in this tragedy. As child migration to Canada came to a halt, it increased to Australia with approximately 7,000 children being sent there. Child migration to Australia ended in 1970s. The major difference was that children sent to Australia were most often institutionalized. New Zealand took in 549 child migrants, with fewer children being sent to Zimbabwe (Rhodesia) and Cape of Good Hope Colony in South Africa.

In Canada, while some of the children were treated well, most were seen as nothing more than cheap labour, some suffered abuse; some cases of horrific abuse resulted in death. Whether these children were treated well or abused one thing in common is the feeling of loss; loss of family, friends, country and culture. Some were sent to homes that didn't speak English. Often told by sending agencies that they were unwanted, uncared for, or that their parents had died, while their parent(s) were told they were adopted by good British families. If siblings arrived in Canada together they were more often than not separated once they got here. Although checks were suppose to take place on a regular basis, things fell short due to vast number of children, lack of enforcement, shortage of inspectors, the immense distance, and difficulty traveling to remote places in order to perform the checks on the children. When inspectors did visit, the children didn't necessary get to speak to, or even see, the inspector; and if they did it often occurred with the master present. Therefore the children would hide the truth for fear of being reprimanded or further abuse.

Many British Home Children were stigmatized by members of the communities they came to live in, often being told they were street rats, guttersnipes and a multitude of other derogatory terms. If a British Home Child lived in a community and something bad happened, usually a British Home Child was blamed. They had no one to turn too, no one to stick up for them, they suffered in silence. As a survival mechanism they shut down, blocking memories; they became silent of their trauma, silent of any abuse; silent and ashamed of their past, and their lives as British Home Children. Most carried this stigmatism throughout their lives, refusing to tell even their immediate family where they had come from. Some children had their names changed or spelling of names became corrupted, while some where too young to know their correct names, birthday dates, or the names of their parents. These children were not given the necessary documents to prove who they were; this became an issue when they became older wanted to travel, or needed proof of identity such as applying for pension. The children were promised an education, the vast majority did not receive the education promised. Silently and unwittingly aspects of their traumatic experiences were often passed down to their children. For instance, as a corruption of their BHC experience, when they became older with families of their own they were unable to show love or affection for their own children. During WWI nearly every eligible British Home Boy voluntarily signed up for the Canadian Expedition Force; 1,000 Home Boys paid the ultimate sacrifice. The most common date of death was April 9, 1917, the first day of the Battle of Vimy Ridge.

In Nov 2009, then Australian Prime Minister Kevin Rudd, issued an apology for their role in the Child Migration Scheme; then in Feb 2010, British Prime Minister Gordon Brown issued an apology for Britain's role. In Canada, Canadian Parliament declared 2010 Year of the British Home Child. On Feb 16, 2017 the Canadian House of Commons issued an apology and on Feb 7, 2018 MP Guy Lauzon's private member's motion M-133 was unanimous passed making Sept 28th, National British Home Child Day in Canada. To date our prime minister has not issued an official apology on behalf of the government.



On January 31, 2019, the Government of the United Kingdom issued a press release entitled “Ex-Gratia Payment Scheme for former British Child Migrants” to compensate former child migrants that were still alive on March 1, 2018, “in recognition of the fundamentally flawed nature of the historic child migration policy”. In a background Statement, the Independent Inquiry into Child Sexual Abuse Interim (UK) report stated, “The Government has long acknowledged and accepted, assessment at the time of the national apology in 2010 and went further, calling it a ‘shameful episode of history’ and this failure in the first duty of a nation, which is to protect its children”. For the Child Migrants sent to Canada this payment is much too late, as so few are still living.

BHC organizations in Canada, and Child Migrant organizations in Australia and the UK that have been formed to give voices to all British Child Migrants. These organizations were formed to help educate the public on The British Child Migration Scheme, as well as help descendants search and reconnect with lost family members. Of note, “The Guest Children” who were children sent to Canada by their parents for protection during the war are not part of the British Child Migration Scheme. The two are entirely different, but often misconstrued.

With this year being the 150th anniversary of British Home Children in Canada; work continues to give these children their voices.

The following website is excellent resource: British Home Child Advocacy and Research (BHCARA) - CEO Lori Oschefski website <https://www.britishhomechildren.com> BHCARA also has a facebook group

July 31, 2026

CL 12-2026, July 30, 2026

PWC 7-2026, July 14, 2026

PW 19-2026, July 14, 2026

Local Area Municipalities

SENT ELECTRONICALLY

Niagara Region Growth Report 2026 Year-End Summary and 10 Year Growth Forecast
PW 19-2026

Regional Council, at its meeting held on July 30, 2026, passed the following recommendation of its Public Works Committee:

That Report PW 19-2026, dated July 14, 2026, respecting Niagara Region Growth Report 2026 Year-End Summary and 10 Year Growth Forecast, **BE RECEIVED** and **BE CIRCULATED** to the Local Area Municipalities.

A copy of Report PW 19-2026 is enclosed for your reference.

Yours truly,

A handwritten signature in black ink, appearing to read "Ann-Marie Norio".

Ann-Marie Norio

Regional Clerk

rh

CLK-C 2026-058

cc: K. Costantini, Manager, Growth Management & Analytics
L. De Angelis, Commissioner, Public Works
K. Ward, Executive Assistant to the Commissioner, Public Works

Subject: Niagara Region Growth Report 2026 Year-End Summary and 10 Year Growth Forecast

Report to: Public Works Committee

Report date: Tuesday, July 14, 2026

Recommendations

1. That Report PW 19-2026 **BE RECEIVED** for information.
2. That Report PW 19-2026 **BE CIRCULATED** to the Local Area Municipalities.

Key Facts

- This report provides an overview of 2025 regional growth metrics and future growth forecasting.
- Regional growth forecasting supports data-driven decision-making, aligns with strategic priorities, and guides infrastructure delivery to enable orderly, efficient, and fiscally responsible development.
- Effective growth forecasting requires coordination and collaboration between local area municipalities and the Region.
- Key insights include:
 - Niagara is anticipated to continue growing over the next 10 years with 634,141 people and 251,120 jobs forecasted by 2036.
 - General population growth across the Region has averaged approximately 10,000 people per year since 2016. The current estimated population is 551,128 people.
 - Building permits issued for residential units and housing starts have improved slightly since 2024; however, housing completions continue to trend down reflecting a broader provincial pattern.
 - Development application circulations are generally consistent over the last five years supported by a healthy housing pipeline with approximately 75,000 units at various stages in the development approval process.

Financial Considerations

There are no direct financial implications associated with this report.

Analysis

Regional growth metrics, along with forecasts of future population and employment, form the foundation for capital infrastructure and service planning, financial planning and the calculation of development charges in Niagara Region.

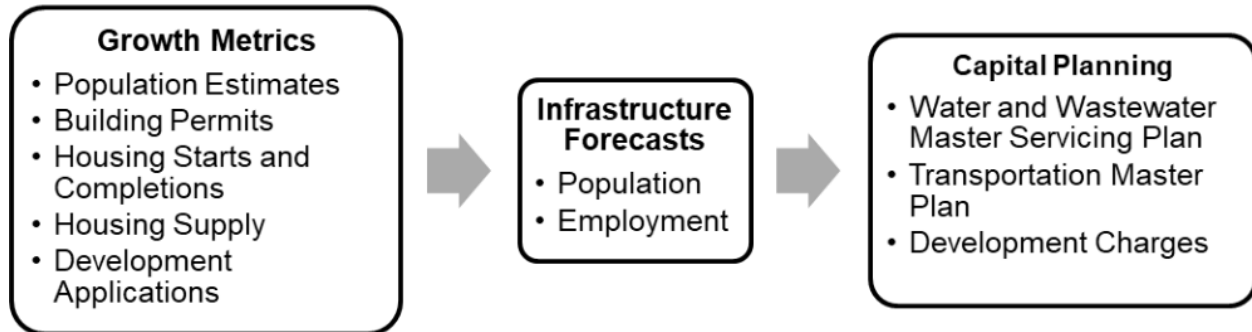
Key growth indicators - including population, employment, building permits, and the housing pipeline informed by development application activity - help show how and where the Region is growing. Development data also informs infrastructure requirements and available capacity within regional roads, water, and wastewater systems, as well as potential impending constraints and impacts to the system, attributable to growth pressures.

Currently, growth is forecasted to 2035, 2051 and 2081 horizons and is based on geographic zones (including traffic analysis zones and wastewater catchment areas). Growth forecasts are essential inputs into the Regional Master Servicing Plan and Transportation Master Plan (both currently undergoing an update), and inform infrastructure needs, capacity constraints, and the timing and funding of capital projects, including road and servicing upgrades. Regional population and employment forecasts also will support the 2027 Regional Development Charges Background Study and By-law Update, helping determine appropriate funding strategies for growth-related infrastructure.

Regional Growth Analytics

Regional staff use growth metrics and related analytical information to monitor historical trends, assess growth progress, and prepare growth forecasts that inform infrastructure and financial planning. Region-wide monitoring supports strategic decision-making across Public Works and other departments and helps ensure that growth is coordinated with the timely provision of water, wastewater, and transportation infrastructure. Growth analytics also supports wastewater treatment plant capacity tracking, capital project scheduling, and transportation project planning. Long-term growth forecasts also underpin corporate master plans and capital budgeting, helping the Region advocate for initiatives like GO Transit expansion or funding for major infrastructure projects.

Figure 1: Relationship between growth metrics, forecasts and capital planning



Throughout the year, Regional staff also respond to requests for growth data from various agencies, boards, and organizations. Providing these insights from a region-wide perspective is essential for the coordinated planning and delivery of services across the region.

10 Year Growth Forecast

To support short-term infrastructure planning and budgeting, particular emphasis is placed on the 10-year population and employment forecast. These short-term forecasts are primarily informed by development activity. The forecasts reflect the potential population and employment growth expected in that timeframe, based on an analysis of anticipated growth opportunities and the potential of the development pipeline. They generally consider but are not constrained by existing capacity and planned transportation, water and wastewater projects.

The Region's 10-year growth outlook is forecast at **634,141 people** and **251,120 jobs**.

Table 1. 10-year Growth Forecasts

Municipality	2036 Population Forecast	2036 Employment Forecast
Fort Erie	44,981	12,441
Grimsby	37,199	11,755
Lincoln	35,474	11,524
Niagara Falls	128,816	53,561
Niagara-on-the-Lake	25,544	14,905
Pelham	24,533	6,123

Municipality	2036 Population Forecast	2036 Employment Forecast
Port Colborne	24,148	7,058
St. Catharines	171,152	69,596
Thorold	37,401	10,405
Wainfleet	7,460	1,616
Welland	77,819	21,993
West Lincoln	19,614	6,228
Grand Total	634,141	251,120¹

¹ The municipal employment forecasts do not include jobs associated with employed persons who have no fixed place of work. Accordingly, the sum of the municipal employment forecasts is 227,205. When these additional jobs are included, the total employment forecast for 2036 increases to 251,120.

The timing of development and growth is dependent on multiple factors, as is the delivery of supporting infrastructure. Where possible, these factors are included in the development of the forecasts, but often they can be difficult to predict (i.e. tariffs, economic downturns, pandemics). As a result, the actual timeline on which growth numbers are realized may differ from what was projected.

Collaboration with local municipalities on current and expected growth numbers is essential to ensure the timing of new or expanded Regional infrastructure and construction or expansion of regional roads, water and wastewater services is coordinated with and complements existing local infrastructure and projects. During the development of the forecasts, Regional staff met with local area municipalities to review growth assumptions, discuss development expectations and planned infrastructure initiatives, and incorporate municipal input into the forecasting process. Local municipal growth forecasts, where available, are considered and reviewed to ensure alignment on expected future growth areas. Longer term (2051) growth outlooks may differ in locally specific areas, where both local and Regional staff acknowledge growth potential, but methodological differences and assumptions about timing of when the growth may actualize may result in different projections under long-term local and Regional servicing strategies. Regional staff have emphasized a 10-year planning approach when coordinating infrastructure planning and projects with local municipalities to ensure that growth expectations and near-term infrastructure needs are aligned.

Growth is comprehensively reassessed every five years to support capital planning; however, growth monitoring is continuous and iterative to best facilitate the ability to shift and pivot to where Niagara's growth requires Regional infrastructure projects and planning. Infrastructure planning and capital planning staff meet regularly to review growth pressures and capital projects to ensure that project timing is appropriate.

Forthcoming 2026 Census data will be used to calibrate baseline population and employment data and assess whether short-term growth forecasts have been tracking as expected. Short- and long-term population projections for different geographic ranges are published by the Provincial and Federal government through Statistics Canada and the Ontario Ministry of Finance. Projections are typically derived from assumptions of key indicators such as births, deaths, migration, current policy, etc. Niagara is projected to grow steadily to 2051, with the Ministry of Finance projecting a population of 689,016 by 2051 – 26 per cent of whom are expected to be over age 65. Staff consult these projections to guide and confirm the growth outlook across the region.

Growth forecasting also considers employment and expected job growth in the region as residential population increases. There is currently no Provincial or Federal source for employment projections. From 2006 to 2024, employment projections for Census Divisions within the Greater Golden Horseshoe were provided in A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019. These projections were used as the basis of the Niagara Official Plan (2022) and the associated activity rate remains the basis for long-range employment projections. Short-term employment forecasts are established based on building permit activity, development applications, and Niagara Employment Inventory results.

Year End 2025 – Growth Metrics

Reporting annually on growth metrics and development statistics gives a holistic picture of what is happening across the entire Niagara Region. Annual data points and five-to-10-year trends help validate short term growth management and inform long-term population and employment forecasts across Niagara.

The following metrics represent some of the key sources of information used in growth management analysis which supports more effective planning and monitoring of regional infrastructure and services. These data points represent growth-related information as of the end of 2025. More detailed analysis and graphs are located in Appendix 1.

1. **General population growth** - Niagara's population as of July 1, 2025 was estimated to be 551,128.
2. **Building permits** - 2,899 new residential units were issued a building permit across the Region in 2025.
3. **Housing starts** - In 2025, the Canada Mortgage and Housing Corporation (CMHC) recorded 2,544 housing starts in Niagara.
4. **Housing completions** - In 2025, there were 1,818 recorded housing completions in Niagara.
5. **Development review applications** - In 2025, 858 development applications were circulated to the Region for review.
6. **Development review applications by type** – 11 types of development applications were circulated for review in 2025 (see appendix 1 for additional details of types).
7. **Housing supply inventory** - There are approximately 75,801 unbuilt units in the housing supply pipeline across the Region as of January 1, 2026.
8. **Pre-consultation meetings** – Regional staff attended 458 meetings in 2025.

Coordination

Coordination between the Region and Area Municipalities is essential to effectively plan for impending growth in Niagara. The Provincial Projection Methodology (2025, draft), notes inter-municipal coordination is required between local municipalities (responsible for population projections) and the Region (responsible for infrastructure projections), which is essential to avoid service gaps and shortfalls. Staff continue to maintain conversations with area municipalities to ensure coordination and consistency where possible on growth management exercises.

Growth management staff continue to collaborate with project managers and capital planning teams in the Water and Wastewater, Transportation and Finance divisions to effectively plan for both short- and long-term growth impacting regional infrastructure and services. Public information sessions will play a key role in updating the infrastructure master plans in 2026 and 2027.

Conclusion

Regional growth forecasting is critically important to inform decision-making, support strategic priorities, and guide infrastructure planning and delivery to enable orderly, efficient, and fiscally responsible development. Staff reports annually on year-end growth metrics and will continue to update, monitor and report on the Region's growth forecasts.

Relationship to Council Strategic Priorities

This report provides information on growth management analytics and inputs for the implementation and planning of capital projects. This relates to Council's Strategic Priorities of Effective Region, Green and Resilient Region, Equitable Region and Prosperous Region, through ensuring orderly, efficient, and fiscally responsible development and growth.

Other Pertinent Reports

- [PDS 6-2026: 2025 Niagara Employment Inventory Results](https://pub-niagararegion.escribemeetings.com/filestream.ashx?DocumentId=47612)
(<https://pub-niagararegion.escribemeetings.com/filestream.ashx?DocumentId=47612>)
- [PW 15-2026: 2025 Reserve Water and Wastewater Treatment Capacities](https://pub-niagararegion.escribemeetings.com/filestream.ashx?DocumentId=48690)
(<https://pub-niagararegion.escribemeetings.com/filestream.ashx?DocumentId=48690>)

Prepared by:

Karen Costantini, Manager
Growth Management & Analytics
Infrastructure Planning

Recommended by:

Lisa De Angelis RPP, P.Eng.
Commissioner of Public Works
Public Works Department

Submitted by:

Ron Tripp, P.Eng.
Chief Administrative Officer

This report was prepared in consultation with Greg Bowie, Senior Planner, and reviewed by Jill Stephen, Associate Director, Infrastructure Planning, and Diana Morreale, Director of Infrastructure Planning and Development.

Appendices

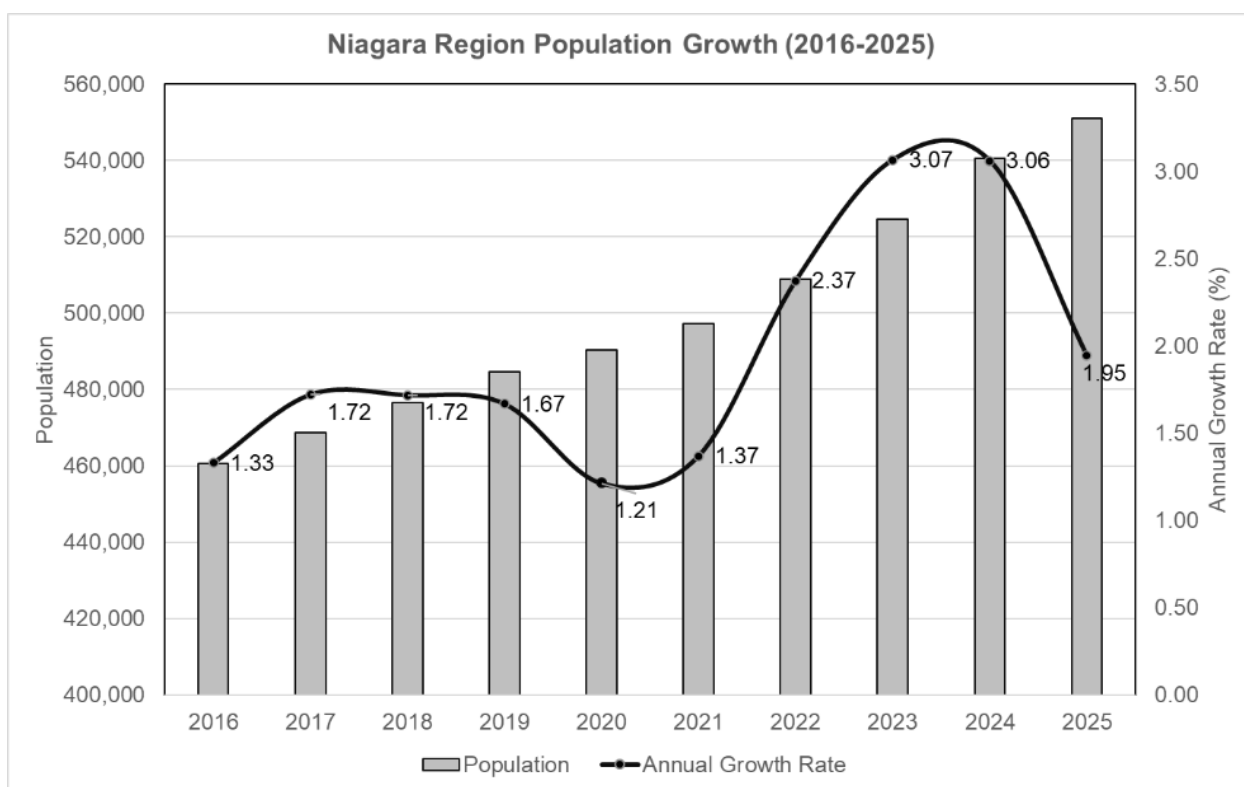
Appendix 1 Detailed Growth Management Data, End-of-year 2025

Appendix 1: Detailed Growth Management Data, End-of-year 2025

General Population Growth

Overall population in Niagara has continued to grow over the last 10 years. On average, the Region's population has increased by approximately 10,000 people per year since 2016, with growth rates peaking in 2023 and 2024. The growth rate in Niagara has slowed over 2025, consistent with a significant slowdown in the provincial growth rate and an overall decline in Canada's total population in 2025. Niagara's population as of July 1st, 2025 was estimated to be 551,128.

Figure A-1: Niagara Region Annual Population Estimates

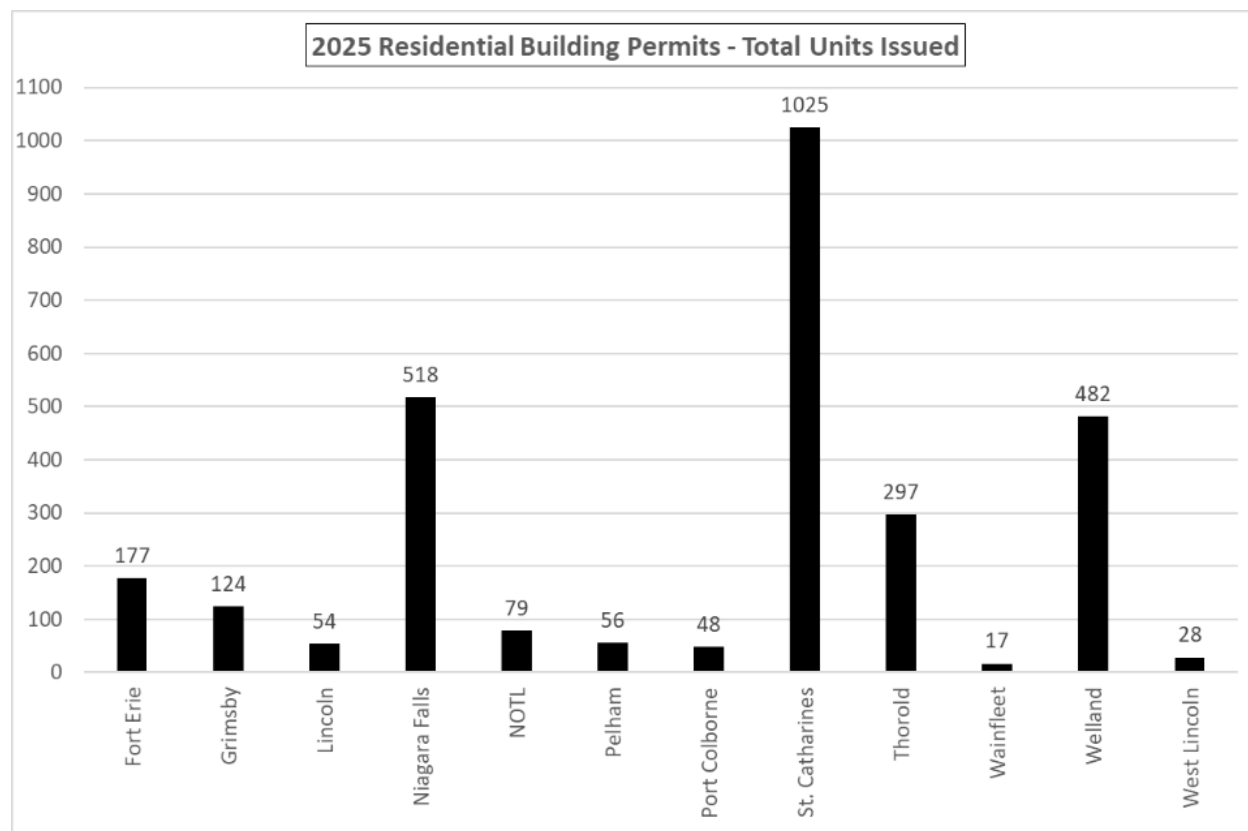


Source: Statistics Canada. Table 17-10-0152-01 Population estimates, July 1, by census division, 2021 boundaries

Building Permits

Building permit information is a useful indicator of growth and development, as it reflects where new construction, investment, and redevelopment activity are occurring within Niagara. Building permit activity is one indicator of the pace of housing development in Niagara and is used as a variable in short- and medium-term population and employment projections. In 2025, 2,905 new residential units were issued a building permit across the Region.

Figure A-2: Total residential building permits issued by each of the 12 municipalities

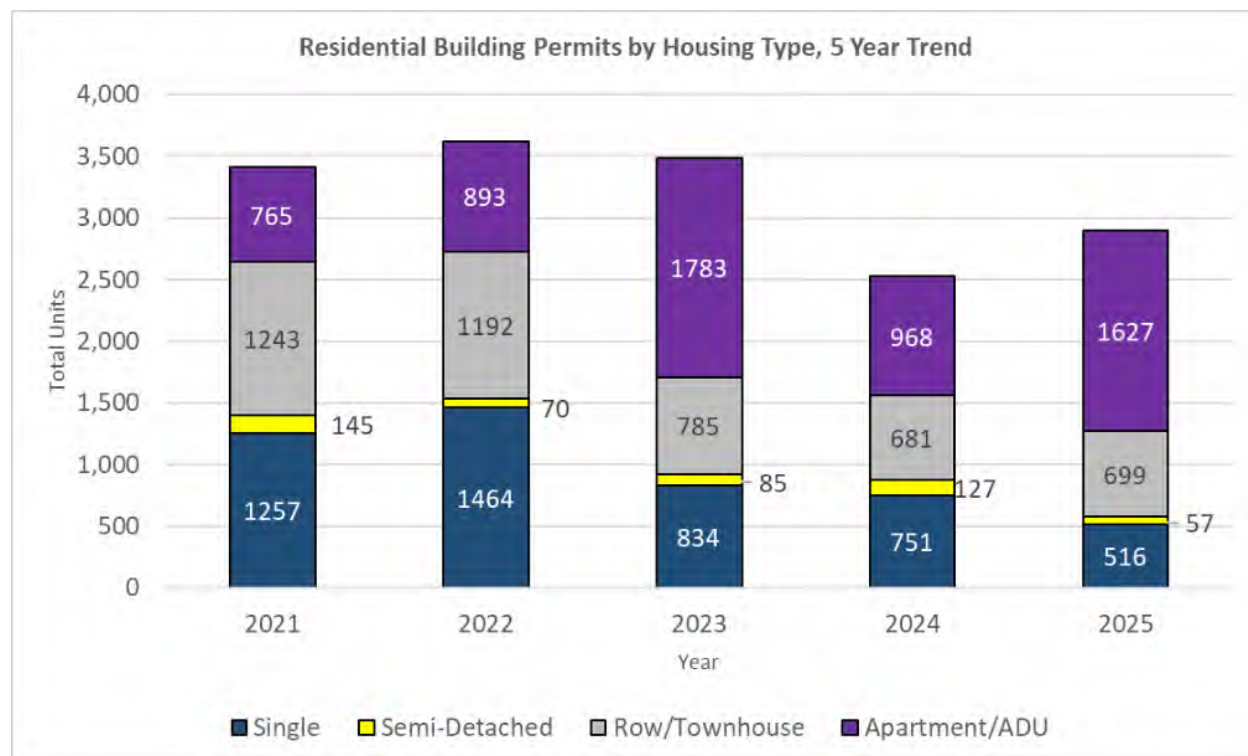


While total building permit unit totals slightly increased compared to 2024, the 2025 totals are still approximately 500 units below the 2018 to 2023 average reflecting a slower builder market.

Medium and high-density forms of housing, which include townhouse/row and apartment developments, continue to account for the majority of residential development in the Region compared with low density, which includes semi-detached and single detached housing. Medium and high-density housing forms accounted for 80% of all units issued building permits in 2025. From a growth management perspective, higher density developments create higher land productivity, resulting in a more efficient use of servicing infrastructure, while they also tend to take longer to reach completion and occupancy.

Additional dwelling units (ADUs), a self-contained, independent residential unit located on the same property as a primary dwelling (either detached or within), have become increasingly popular over the past 5 years and account for approximately 17% of all new residential building permit units in 2025. Staff consider the impacts of ADU's on residential neighbourhoods when completing growth management forecasts.

Figure A-3: Total building permits (residential) over the last 5 years by dwelling type



Housing Starts and Completions

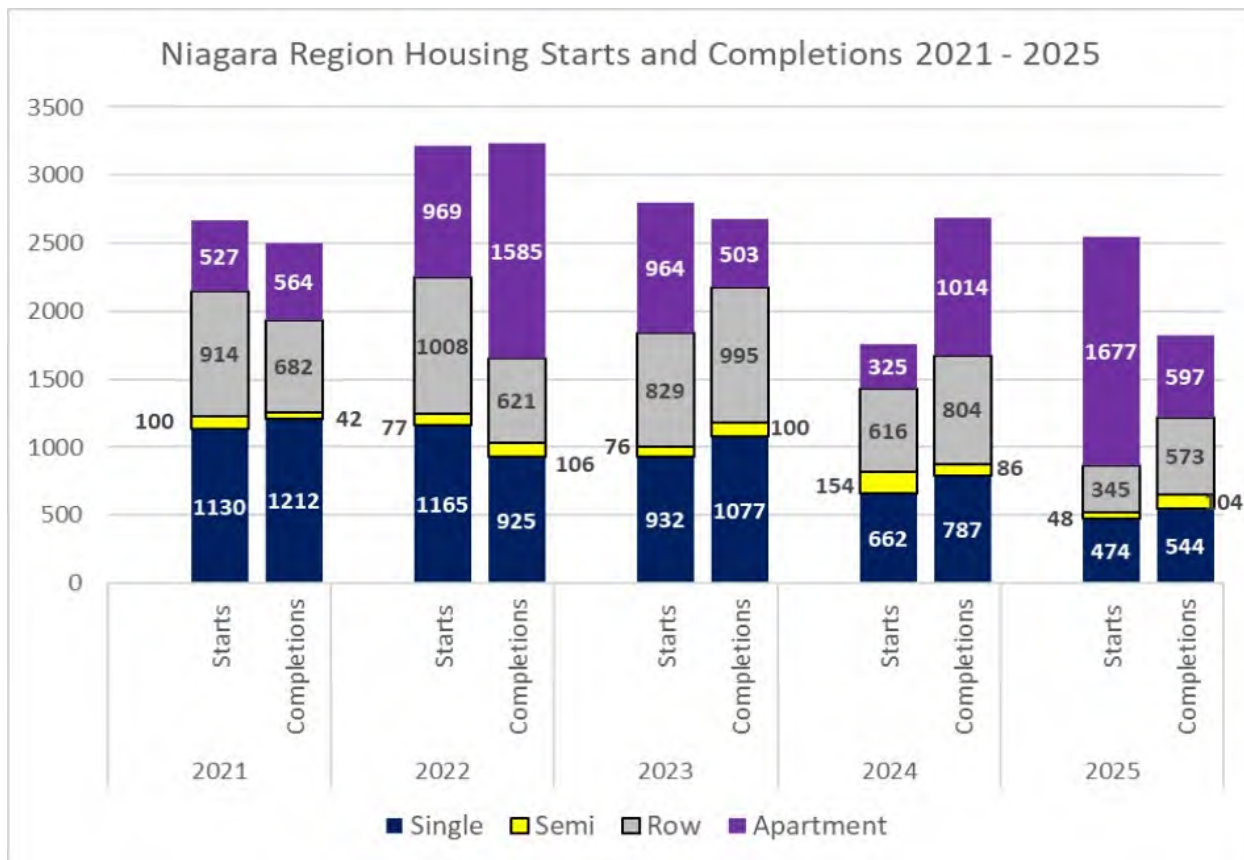
In 2025, the Canada Mortgage and Housing Corporation (CMHC) recorded 2,544 housing starts in Niagara, an increase from the 2024 ten-year-ow of 1,757. Of these, 21% were single-detached or semi-detached homes, 14% were row/townhouses, and 66% were apartments. The “apartment” classification includes all dwellings other than those listed, including structures commonly known as stacked townhouses, duplexes, and triplexes. Apartment projects are expected to continue to account for the majority of housing starts in 2026.

While Niagara saw a rise in starts in 2025, there continues to be an ongoing trend provincially of lower housing starts than previous years. Across Ontario, total housing starts in 2025 (62,561 starts) were down for the 4th year straight, and approximately 32% lower than 2021 total starts when 92,284 new homes were started. Market factors including rising construction costs, worker shortages, high interest rates, coupled with the impacts of tariffs all continue to be identified as contributing factors to a decline in housing starts.

Housing completions continue to trend downwards in Niagara. In 2025, there were 1,818 recorded housing completions—a third year decline from the post-COVID peak in 2022, when 3,237 completions were recorded. This mirrors the downward trend seen

in housing starts over the same period. However, should housing starts across Niagara continue to increase, completions correspondingly are expected to start to increase as well. Construction timelines are typically longer for apartment and multi-unit developments, while single and semi-detached housing can reach unit completion in less than a year based on current data.

Figure A-4: Niagara Region Housing Starts and Completions (2021 – 2025)



*Does not include West Lincoln

Source: CMHC, Housing Market Information Portal

Development Review Applications

Growth data and analytics are supported by information generated from regional review of local development applications. Regional staff comment on applications in accordance with the updated Memorandum of Understanding (2024) between the Region and area municipalities on matters related to regional infrastructure, other services and Region owned land. Additional planning services are provided through signed service level agreements with eight of the area municipalities provided on a cost-recovery basis. In 2025, 858 applications were circulated to the Region. While Regional

staff may not be required to comment on all circulations, information on development activity is still collected to ensure growth management data is properly informed and up to date.

Figure A-5: Total development review applications circulated for each of the last 10 years

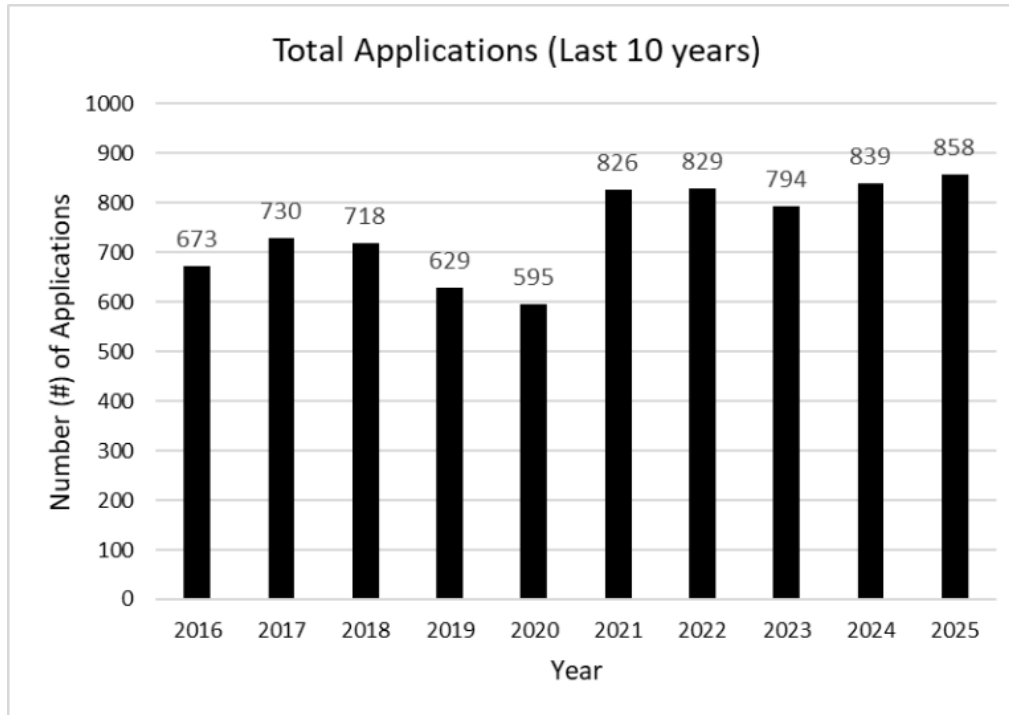
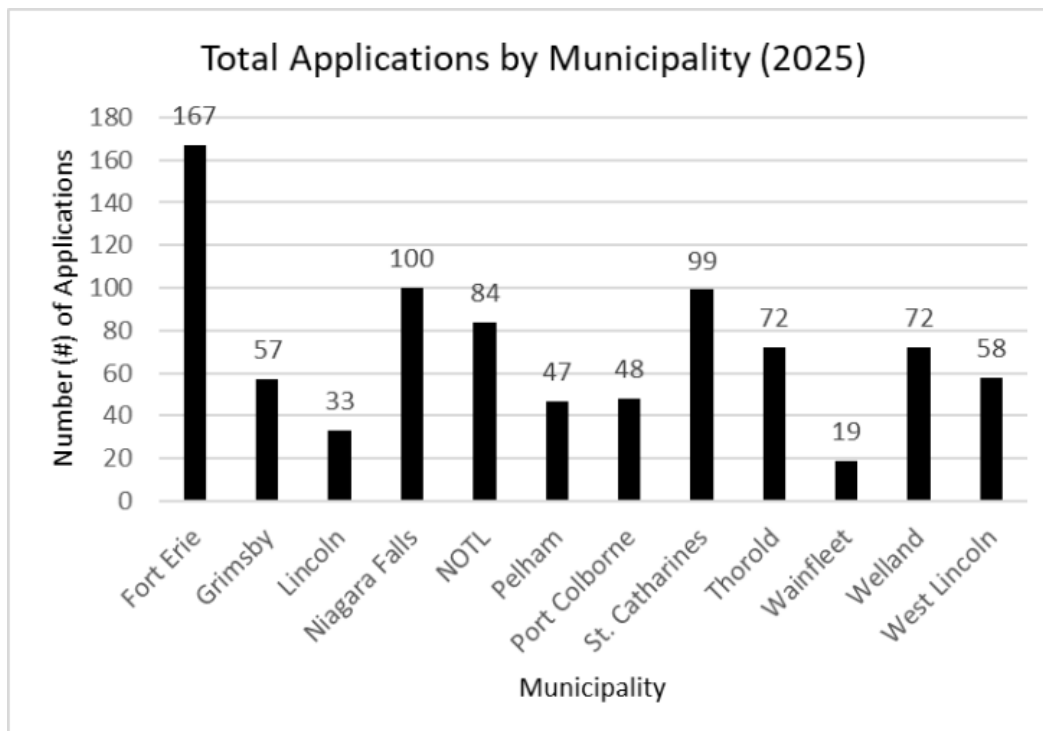
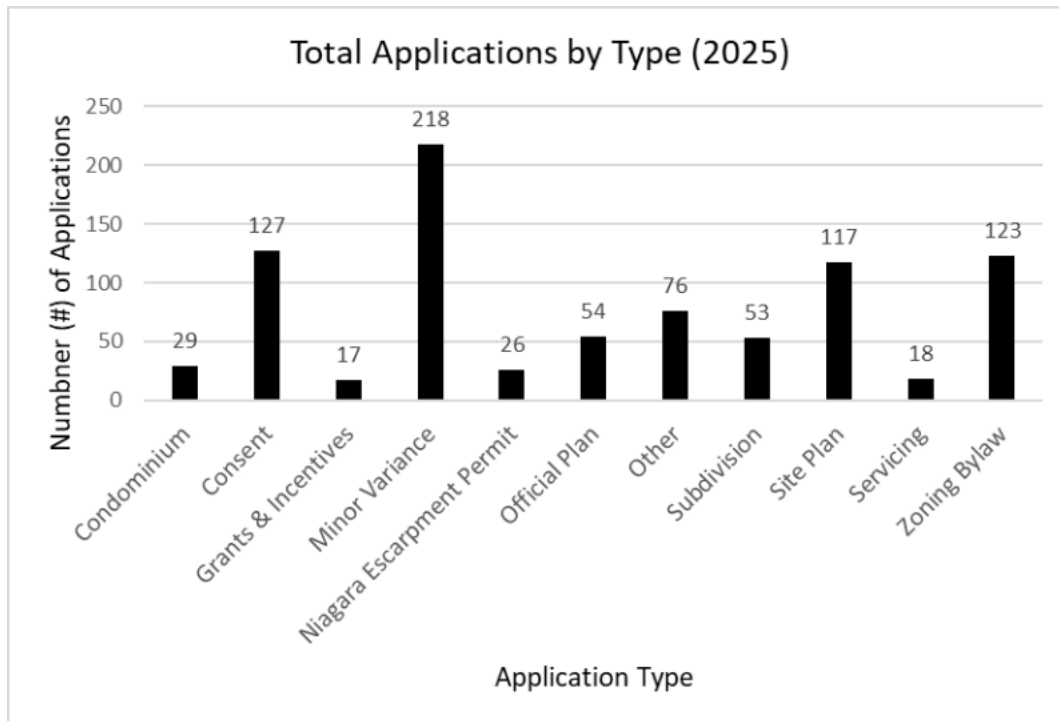


Figure A-6: Applications circulated to Niagara Region by municipality in 2025



Development applications provide insight into the types of development being considered, including residential, employment-based, or institutional development, as well as their potential scale, proposed housing densities, and the communities or corridors in which they are located. This information helps identify where growth pressure may be emerging across the Region.

Figure A-7: Circulated applications by type



Housing Supply Inventory

Growth monitoring relies on information from planning applications tracked through a permitting, approvals and application tracking system to assess active development activity and status, density, location and other growth-related information. The unbuilt housing supply inventory is a dataset maintained by Regional staff that monitors active site plans, plans of condominium, plans of subdivision and Ministerial Zoning Orders (MZO) in various stages of the development approval process based on information from the development tracking system. Staff compile this inventory through the circulation of planning applications and studies and verify information regularly with local municipal staff. In the inventory, the development approval process is grouped into four categories, including:

- Registered Unbuilt: Units that are within a Registered development but have not yet received a building permit.
- Draft Approved: Units that are within a Draft Approved development.
- Proposed/Under Application: The total number of units that are within development applications that are part of an application currently under review but do not have an approval.

- Ministerial Zoning Order (MZO): Units that have been approved for development by the Province of Ontario.

The data set is used to evaluate existing housing supply inventory and monitor impending growth in specific geographic areas. Units within the registered unbuilt and draft approved categories are considered more likely to come to market within the short-term whereas units within the proposed/under application and MZO are typically considered on a longer-term timeline. Regional staff continue to improve the data in the pipeline through municipal consultations, report review, enhanced review practices and improved structured queries in the development application tracking software.

Table 1. Housing Supply: Number of Units by Application Status (end of year 2025)

Application Status	Single-detached	Semi-detached	Townhouse	Apartment	Total of all Types
Registered Unbuilt	1,641	139	2,758	5,360	10,123
Draft Approved	3,208	521	5,336	12,240	21,800
Under Application / Proposed	2,483	198	9,710	22,259	42,178
Ministerial Zoning Order ¹	0	0	0	1,700	1,700
Total	7,332	858	17,804	41,559	75,801 ²

¹Ontario Regulation 592/22 Zoning Order does not specify housing unit types and is located in a Major Transit Station Area in Niagara Falls. Housing units associated with this MZO have been recorded in the apartment category for the purpose of this analysis.

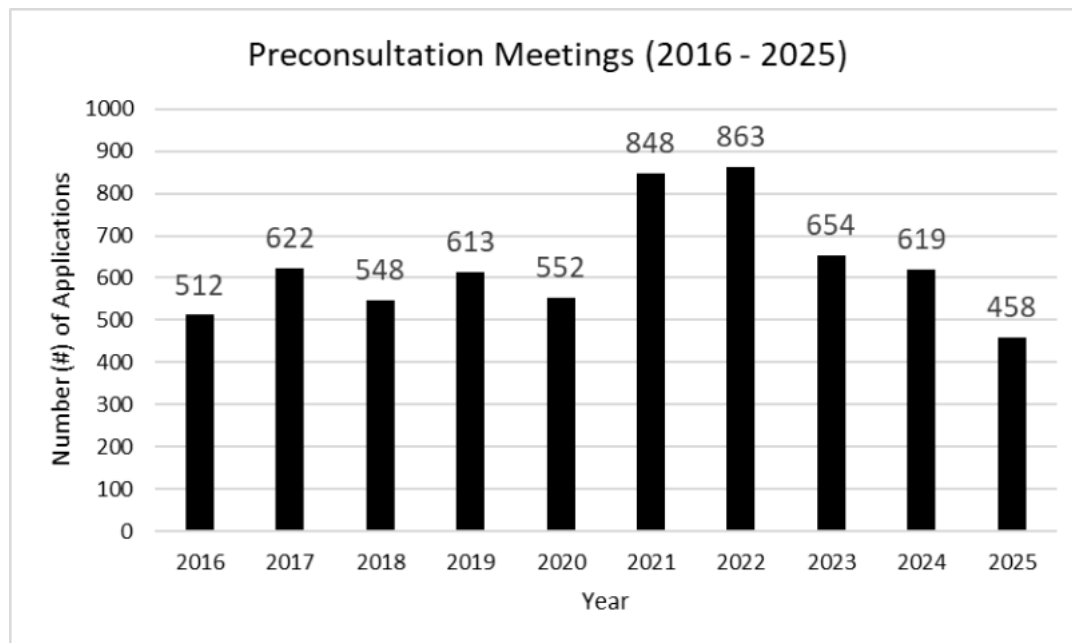
²Total units do not align to unit type totals as some applications have a "mixed block" where exact unit types are not yet known.

Overall, there are approximately 75,801 unbuilt units in the housing supply across the region as of January 1, 2026. This is an increase from last year, primarily reflecting additional units entering the approval process accompanied by a slowdown in actual housing starts. At the current pace of development, based on annual unit construction trends over the past five years, the Region has enough planned housing supply to exceed 20 years, if building rates remain unchanged. As additional units enter the development pipeline and construction activity increases, staff will continue to monitor the pipeline and growth pressures in specific areas of the Region. Growth is forecasted by using unit type-specific persons-per-unit factors for each housing type.

Pre-consultation Meetings

Pre-consultation meetings are one indicator of impending development activity, as these consultations show where landowners and developers are actively exploring projects, before a formal application is submitted. Regional staff attend regular pre-consultation meetings with each local municipality to comment on regional requirements and assist in the processing of applications. Figure A-8 illustrates the number of pre-consultation meetings attended by staff from 2016 – 2025. Regional staff attended fewer pre-consultation meetings in 2025 than in 2024.

Figure A-8: Total Pre-Consultation Meetings Attended



July 31, 2026

CL 12-2026, July 30, 2026

PHSSC 6-2026, July 14, 2026

COM-C 20-2026, July 14, 2026

DISTRIBUTION LIST

SENT ELECTRONICALLY

Motion – Community Safety and Shelter Operations Plan

COM-C 20-2026

Regional Council, at its meeting held on July 30, 2026, passed the following recommendation at the Public Health and Social Services Committee:

WHEREAS Niagara Region has proposed relocating the modular shelter for individuals experiencing homelessness from Riordon Street to the area of Bunting Road and Dunkirk Road within the City of St. Catharines;

WHEREAS in recognition that individuals experiencing homelessness, mental illness, substance use disorders and other complex challenges deserve access to safe shelter, compassionate care, evidence-based supports and permanent housing opportunities;

WHEREAS successful emergency shelters require not only appropriate indoor accommodation, but also comprehensive health and social supports, effective neighbourhood management, strong community partnerships and clear accountability to surrounding residents and businesses;

WHEREAS residents, businesses, schools and community organizations surrounding the proposed location have expressed concerns regarding public safety, neighbourhood impacts, cleanliness, behaviour in public spaces and the need for meaningful communication and ongoing oversight;

WHEREAS the proposed shelter is located in close proximity to neighbourhood parks, schools, residential areas and local businesses, making effective management of public spaces and mitigation of visible street disorder essential to maintaining community confidence while supporting successful shelter operations; and

WHEREAS the City of St. Catharines supports approaches that improve housing outcomes while minimizing impacts on surrounding neighbourhoods through proactive planning and collaboration.

NOW THEREFORE BE IT RESOLVED:

1. That, as respectfully requested by the Council of the City of St. Catharines, that Niagara Region **PREPARE AND PUBLICLY RELEASE** a comprehensive Community Safety and Shelter Operations Plan prior to the relocation of the modular shelter to the Bunting Road site, and that the plan include, at minimum, the following components:

a) Community Engagement and Accountability

- i. The designation of a dedicated Housing Services staff member as the primary community liaison, together with a direct telephone number and email address for residents and businesses;
- ii. The establishment of a Community Liaison Committee consisting of representatives from Niagara Region, the shelter operator, Niagara Regional Police Service, City staff, local residents, local businesses, neighbouring schools, Public Health and community organizations, meeting regularly throughout the first year of operation;
- iii. Public information meetings prior to occupancy together with regularly scheduled community update meetings following opening;
- iv. A publicly available Good Neighbour Plan outlining expectations for shelter residents, complaint resolution procedures, communication protocols, neighbourhood maintenance commitments, and the roles and responsibilities of all partner agencies; and
- v. A Frequently Asked Questions document for surrounding residents and businesses;

b) Community Safety and Security

- i. Fully operational security measures in place prior to occupancy, including:
 - 24-hour on-site security personnel;
 - Security patrols extending beyond the shelter property into adjacent parks, trails and surrounding neighbourhoods;
 - Comprehensive CCTV coverage;
 - Crime Prevention Through Environmental Design (CPTED) improvements including fencing, lighting, landscaping and other physical security measures;
 - Ongoing review of security staffing levels and patrol frequency; and
- ii. Enhanced proactive community policing in partnership with the Niagara Regional Police Service, focused on public safety, criminal enforcement where appropriate, crisis intervention and referrals to health and social services;

- iii. Coordination with the City of St. Catharines for enhanced municipal by-law enforcement addressing public space concerns, encampments, nuisance issues and property standards;
- iv. Recognition that Niagara Region's operational responsibility extends beyond the shelter property itself and includes reasonable mitigation of impacts within the surrounding neighbourhood; and
- v. A public space management plan that is intended to minimize visible public drug consumption and associated high-risk behaviours in the vicinity of the shelter, particularly within parks, playgrounds, school routes and other publicly accessible spaces frequented by children and families, through proactive security, outreach, timely intervention and access to appropriate indoor services;

c) Shelter Operations

- i. A detailed operational plan describing:
 - what "24-hour shelter" will mean in practice;
 - whether residents may remain inside throughout the day;
 - the size and capacity of indoor common areas;
 - the availability of meaningful daytime programming;
 - the delivery of on-site housing navigation, identification assistance, case management, mental health services, addictions treatment and other social supports;
 - how unnecessary displacement of shelter residents into surrounding neighbourhoods during daytime hours will be minimized; and
- ii. Expanded shelter supports for individuals with pets, behavioural challenges and other barriers to accessing shelter;

d) Mental Health, Housing and Community Supports

- i. Increased onsite access to:
 - mental health services;
 - addictions treatment;
 - crisis intervention;
 - outreach workers;
 - supportive housing;
 - permanent housing pathways; and
 - case management services, with the objective of improving housing outcomes while reducing neighbourhood impacts;

e) Neighbourhood Cleanliness and Maintenance

- i. A proactive neighbourhood maintenance strategy including:
 - continuous litter collection and needle sweeps throughout each day across an expanded perimeter;

- rapid identification and response to emerging hotspots;
- increased garbage collection beyond the current weekly schedule;
- installation of additional garbage and sharps disposal receptacles where appropriate;
- regular neighbourhood clean-up initiatives; and
- consideration of grant funding to assist nearby residents and businesses with anti-vandalism measures;

f) **Infrastructure Readiness**

- i. Confirmation that all required municipal infrastructure and utilities, including water, sanitary servicing, hydro and natural gas, will be fully operational and capable of supporting the shelter prior to occupancy;

g) **Performance Measurement and Public Reporting**

- i. Quarterly public reporting during the first year of operation, including:
 - shelter occupancy;
 - diversion results;
 - outreach contacts;
 - housing placements and successful shelter exits;
 - security incidents;
 - police and by-law response trends;
 - neighbourhood complaints;
 - litter collection and needle recoveries;
 - progress on security improvements;
 - community safety indicators; and
- ii. Representatives of Niagara Region attend St. Catharines City Council at least twice annually during the first year of operation to present updates, answer questions, and receive feedback from City Council and the community;

2. That this list of requirements **BE APPLICABLE** to all shelter locations in Niagara;
3. That Niagara Region **NOT PROCEED** with occupancy of the Bunting Road shelter until the Community Safety and Shelter Operations Plan described in this resolution has been completed, publicly released, and presented to the Council of the City of St. Catharines, demonstrating that appropriate operational plans, security measures, community supports, communications protocols and neighbourhood mitigation strategies are fully in place and ready for implementation on the first day of operation;
4. That the Niagara Region **COMMIT**, prior to occupancy, that the shelter will operate as a comprehensive 24-hour service hub that enables residents to remain on-site throughout the day while accessing housing supports, case management, mental health and addictions services and other programming, and that the shelter is not intended to function solely as overnight accommodation requiring residents to spend significant portions of the day elsewhere in the community;

5. That should quarterly reporting identify significant or persistent concerns relating to public safety, neighbourhood impacts, shelter operations or housing outcomes, that Niagara Region **PREPARE AND IMPLEMENT** a corrective action plan, in consultation with the Community Liaison Committee and the City of St. Catharines, outlining additional mitigation measures, implementation timelines and performance targets; and
6. That copies of this resolution **BE FORWARDED** to St. Catharines City Council; the Commissioner of Community Services; Niagara Regional Public Health; Niagara Regional Police Service; the Niagara Regional Police Service Board; all local Members of Provincial Parliament; all local Members of Parliament; the Local Area Municipalities; the District School Board of Niagara; the Niagara Catholic District School Board; and other relevant community partners for their information and consideration.

Yours truly,

A handwritten signature in black ink, appearing to read 'Ann-Marie Norio', with a stylized flourish at the end.

Ann-Marie Norio
Regional Clerk
:ab

CLK-C 2026-061

cc: H. Koning, Commissioner, Community Services
M. Gallardi, Executive Assistant, Community Services

Distribution List: Local Area Municipalities
Niagara Police Services Board
Local Members of Parliament
Local Members of Provincial Parliament
Local Area School Boards