

**COUNCIL CORRESPONDENCE SUMMARY**  
**2019 11 06**

- 251. Comments received from the public regarding Planning Staff Report PSR-011/2019 Re: Regulating Backyard Hens (9 items)
- 252. Received from the Niagara Region Re: Notice of Decision to Adopt Regional Official Plan Amendment 13 (ROPA 13) Transportation Update
- 253. Received from the Niagara Peninsula Conservation Authority Re: Good Forestry Practices Permit Application for 75546 Regional Road 45, Wainfleet
- 254. Received from Port Colborne Quarries Inc. Re: Response to letter from the Niagara Water Protection Alliance regarding a site alteration permit application for soil importation at the Pit 1 rehabilitation site of Port Colborne quarries
- 255. Received from Grey Sauble Conservation Board of Directors Re: Resolution regarding Conservation Authorities/Conservation Authorities Act
- 256. Received from the Township of Stirling-Rawdon Re: Municipal Liability and Insurance Costs
- 257. Received from the Niagara Region Re: Growth Scenario Analysis Related to the Regional Housing Strategy

**Meredith Ciuffetelli**

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**From:** Betsy VandeBeld [betsyvandebeld@gmail.com]  
**Sent:** October-22-19 9:13 PM  
**To:** Council  
**Subject:** Chickens in the hamlet

I don't often get involved in "politics", and I do my best to support the decisions made by the elected.

However, I believe reconsideration is needed on chickens in the Wainfleet hamlet. We are a farming community; bees, trees, field crops, cows, horses, chickens, and more. From hobby farms to generation farms to huge farms - we support them all.

In my opinion, chickens would be no more of a nuisance than dogs or cats. Should measures be taken to "contain" the chickens and protect them from neighbouring properties and roadways? Absolutely. But a ban on them is highly unnecessary and makes Wainfleet look very hypocritical.

I appreciate the time and dedication of all of the elected and I hope a reconsideration can take place.

Regards,

Betsy VandeBeld  
Willford Road, Wainfleet

## Meredith Ciuffetelli

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**From:** Brad Moore [one\_fordfan@hotmail.com]  
**Sent:** October-23-19 4:38 AM  
**To:** Council  
**Subject:** Public input

Council members,

After watching last night's council meeting, I must say, I'm very disappointed in the rejection of the public meeting to further discuss backyard chickens being allowed in the hamlets.

I realize that my views won't always line up with council members and that is fine. I respect the fact that people have different outlooks on all topics. If we all agreed on everything it would be a very boring world.

What I can't understand is why 3 council members would so easily shut down a chance to get more public input on a topic that has clearly gotten the attention of many residents. The vote tonight wasn't for or against allowing chickens in the hamlets, but allowing public debate and input on the subject. To see the mayor and 2 councillors, who all supposedly support and encourage community involvement, turn down the opportunity to hear our views is mind boggling to me. Can any (or all) of you explain to me your rationale for not proceeding with a public meeting? For the record, my wife has wanted chickens for years. I absolutely do not! Your decision tonight has helped my personal side of the argument when it comes to discussions with my wife about this. That being said, I still strongly disagree with the bylaw and how this situation has been dealt with.

Wainfleet is supposed to be a rural community. Whether it's in the hamlets or not. We have major cities that allow backyard chickens but our "farming" community will not?? How does this make any sense?

As far as the health concerns that were brought up tonight, if chickens and their waste cause that much of a health risk, why then do we allow farmers to fertilize the fields that are within the hamlet boundaries with chicken manure?

On a positive note, I think council made the right decision on leaving bylaw issues as complaint driven enforcement rather than actively seeking out infractions. I have no doubt there are many outdated and silly bylaws still on the books. (No chickens in the hamlets being one of them.) If a silly and old bylaw isn't being followed and also isn't bothering anyone, in my opinion there is no need to go looking for trouble.

Also wanted to say that I think the VW car show was a good decision as well. I think the community will see enough benefits that make the thousand dollars worth it. And as Mr. MacLellan pointed out, we don't know that there aren't wounded vets in the township that won't benefit from this show.

Mrs. Van Vliet, I appreciate your thoughts on getting public input from the residents of Sideroad 20 about events that may bring heavy traffic up and down our road. For the record, I have no issue with increased traffic during festivals or events held across the street. If anything, the increased traffic helps keep the speeders at bay. I do have to wonder though, why you would suggest a public meeting to get the input of 10 families on Sideroad 20 but not want a public meeting to get feedback from possibly hundreds of residents on the chicken issue?

Again, please help me understand why any of you would vote against hearing public input on any matter, but especially one that has already gotten as much attention as the chicken topic has.

Thank you,  
Brad Moore  
Sideroad 20  
Wainfleet

## **Meredith Ciuffetelli**

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**From:** Stephanie Troscinski [s\_swifty77@hotmail.com]  
**Sent:** October-23-19 10:42 AM  
**To:** Council  
**Subject:** Chickens in the hamlet!

Allow chickens in the hamlet...

Keep Wainfleet country! Allow people to have backyard chickens! This is crazy! In today's world with the every rising prices on groceries and the environmental crisis it is a smart decision to keep a few chickens! Really everyone should be doing there part and raising their own food! If some people do not understand this then they shouldn't live here! This is the country we raise animals here and we farm!!! You have been elected to represent Wainfleet a farming community so please remember what that means we are not a city!!

## Meredith Ciuffetelli

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**From:** Stephanie Troscinski [s\_swifty77@hotmail.com]  
**Sent:** October-23-19 11:02 AM  
**To:** Council  
**Subject:** Chickens in hamlet

Wainfleet is rural not urban and you have been elected to represent country folks not city folks! This means we have farm animals! Let us have our chickens! You are letting one persons "complaining" be able to change the rules while ignoring what everyone else wants! Really was this why you were voted in? To ignore the wishes of the community and it change the very foundation of this community to one the no one here wants! Let us have our chickens!! Keep Wainfleet country allows!!

Wainfleet=farming=country =animals

**Meredith Ciuffetelli**

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**From:** william miles [ruckstarz@hotmail.com]  
**Sent:** October-23-19 12:01 PM  
**To:** Council  
**Subject:** Reconsider report PSR-011/2019

I am writing to ask you to reconsider repory PSR-011/2019. The constituents deserve to be heard and granted a public meeting.

WILLIAM MILES

## **Meredith Ciuffetelli**

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**From:** Shirley Memme [fsmemme@gmail.com]  
**Sent:** October-23-19 2:38 PM  
**To:** Council  
**Subject:** Chickens

I do not understand your refusal to allow chickens. You keep ramming rural down our throats . My granddaughter lives in the Phelps subdivision in Smithville and has chickens in the backyard, a very small backyard.

## Meredith Ciuffetelli

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**From:** Jennifer Mater [jennifermater@hotmail.com]  
**Sent:** October-23-19 4:33 PM  
**To:** Council  
**Subject:** Chickens

The township should be ashamed of banning chickens in hamlets! Wainfleet is a rural farming community and to ban people from having them is ridiculous! By the way things have been going it is almost looking like Wainfleet is on the road to becoming the next Binbrook!

~Jennifer Mater



## Meredith Ciuffetelli

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**From:** Roxy F [roxygft@gmail.com]  
**Sent:** October-28-19 7:39 AM  
**To:** Council  
**Subject:** chickens in Wainfleet hamlet

I've been a resident of Wainfleet all my life minus a couple years here and there, I keep coming back. My family moved here in 1986 and we had a small hobby farm on brown Rd. In 1996 we moved into the hamlet, our house came with a small 2 stall barn. I've been raising chickens 3 years now. They are free range (we have just over an acre) they've been trained to not go on the road or my neighbours yards. Both my neighbours are unbothered by the girls. I have no rooster, only hens for eggs. My eggs are delicious, healthier, bigger and better tasting then store bought eggs. Other than when they lay their daily egg they are silent.

Wainfleet is a farming town, country living, this ban on chickens is absolutely unnecessary. If the city folk don't want to live in the country they should move back to the city.

I should have the right to grow my own food on my property free of chemicals and antibiotics!

Roxanne Troscinski

**Meredith Ciuffetelli**

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**From:** Roxy F [roxygft@gmail.com]  
**Sent:** November-01-19 5:46 AM  
**To:** Council

Dear Council,  
I ask for a motion to reconsider report PSR-011/2019.

It is a human right for access to nutritional food. Chicken eggs are full of vitamins and protein, and cost very little to produce.



**Notice of Decision to Adopt  
Regional Official Plan Amendment 13 (ROPA 13)  
Transportation Update**

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Take Notice that the Council of the Regional Municipality of Niagara passed By-law Number 2019-77 "A By-law to Provide for the Adoption of Amendment 13 to the Official Plan for the Niagara Planning Area to Update the Transportation Policies and Mapping" on October 17, 2019.

**PURPOSE AND EFFECT**

The purpose and effect of the By-law is to make changes to the Regional Official Plan in accordance with Section 26 of the *Planning Act, 1990*.

Specifically, ROPA 13 seeks to support the goals, vision, and recommendations identified in the Niagara Region Transportation Master Plan, and to ensure conformity with Provincial planning policy, including the 2019 A Place to Grow: Growth Plan for the Greater Golden Horseshoe. The amendment introduces new transportation policies that replaces the current policies within Chapter 9 of the Regional Official Plan, as well as updates the Plan's other related transportation policies, schedules and definitions.

A public Open House to provide information on ROPA 13 was held on November 8, 2017, followed by a statutory public meeting on June 6, 2018. A comprehensive comment and response matrix, as well as a summary of the revisions made to the final draft of the amendment, is included in the final Recommendation Report (Report No. PDS 36-2019). All comments received at the public meeting and through the prescribed circulation were considered as part of the planning review.

**APPROVAL AUTHORITY**

As outlined in subsection 17(1) of the *Planning Act, 1990*, the Minister of Municipal Affairs and Housing is the approval authority for amendments processed as a conformity exercise under subsection 26(1) of the Act. As such, ROPA 13, as adopted, will be submitted to the Minister for a decision as required by subsection 17(31) of the *Planning Act, 1990*.

Any person or public body is entitled to receive notice of the decision from the approval authority if a written request be notified of the decision (including the person or public body's address, fax number or email address) is made to the approval authority:

Ministry of Municipal Affairs and Housing  
Central Municipal Services Office  
c/o Lorelea Tulloch  
College Park 13<sup>th</sup> Floor  
777 Bay Street  
Toronto, Ontario M5G 2E5

The Ministry will give written notice of its decision to those persons or public bodies that submitted a request to be notified of the decision.

Take Notice that as of April 3, 2018, through the *Building Better Communities and Conserving Watersheds Act, 2017*, no appeals can be made with respect to a decision on a new Official Plan or Official Plan Amendment brought forward under Section 26 of the *Planning Act, 1990*.

**ADDITIONAL INFORMATION**

Additional information, including a copy of ROPA 13, and Regional Council's decision is available to the public for inspection in the offices of the Planning and Development Services Department at the Regional Municipality of Niagara Administration Building, 1815 Sir Isaac Brock Way, Thorold from 8:30 a.m. to 4:30 p.m. (Telephone: (905) 980-6000 or 1-800-263-7215) or online at [www.niagararegion.ca/ropa13](http://www.niagararegion.ca/ropa13). Alternatively, please contact Alexandria Tikky, Planner, Long-Range Planning, at 905-980-6000 ext. 3593 for further information.

**Date Mailed: October 29, 2019**



October 29, 2019

File: FOCP 1.1.29.2.11

Mel Jones  
75546 Regional Rd 45  
Wellandport, ON L0R 2J0

Dear Mr. Jones

Re: Good Forestry Practices Permit Application  
Tree and Forest Conservation Bylaw 30-2008  
CON 7 PT LOT 55  
75546 Regional Road 45  
Municipality of Wainfleet

Thank you for your application for a Good Forestry Practices Permit under the Niagara Region's Tree and Forest Conservation Bylaw. The application has been assessed based on the information submitted with the application, which includes a Silvicultural Prescription prepared by Bruce Zavitz. The information submitted has been reviewed in the field in relation to the requirements under the Bylaw. Based on that information it has been determined that a Permit can be issued.

The enclosed permit (2019-08) has been issued pursuant to Tree and Forest Conservation Bylaw 30-2008. Forest operations must occur in accordance with the attached permit and its conditions using Good Forestry Practices. NPCA forestry staff will conduct harvest inspections to ensure those conditions are followed.

Also enclosed is *A Landowner's Guide to Careful Logging* which provides landowners with information on proper logging practices that will ensure good forestry is attained. The harvest inspections conducted by the NPCA are based on the contents in the guide.

The woodland where harvesting is planned has been designated as a Provincially Significant Wetland (PSW) by the Ministry of Natural Resources. There are several important considerations and conditions that must be addressed in carrying out a logging operation in this woodland:

- Logging must occur when the soil conditions are favourable for operations (dry weather or when the ground is frozen);
- Attempt to use existing trails located throughout the woodland; and
- Select skid trails as to avoid low areas and drainages located throughout the woodland.

Please be advised that this permit does not relieve you of any other applicable property boundary, municipal, provincial, or federal by-laws, regulations or requirements. Do not hesitate to contact this office should you have any questions.

Sincerely,

Dan Drennan, R.P.F.  
Forester, By-law Officer  
905.788.3135 x247

Enclosure

Copy: Townsend Lumber Inc. 1250 Jackson Side Road, RR 2, Tillsonburg, ON N4G 4G7  
Bruce Zavitz, P.O. Box 460, St. George, ON. N0E 1N0  
William Kolasa, Township Clerk, Township of Wainfleet, 31940 Hwy 3, PO Box 40, Wainfleet, ON L0S 1V0



**NIAGARA PENINSULA  
CONSERVATION  
AUTHORITY**

250 Thorold Road West, 3rd Floor, Welland, Ontario L3C 3W2  
Telephone 905.788.3135 | Facsimile 905.788.1121 | www.npca.ca

**GOOD FORESTRY PRACTICES PERMIT**

**REGIONAL MUNICIPALITY OF NIAGARA  
TREE AND FOREST CONSERVATION BY-LAW**

**PERMIT NUMBER: 2019-08**

**This permit is issued pursuant to Tree and Forest Conservation By-law No. 30-2008 of the Regional Municipality of Niagara. Conditions pertaining to this permit are on page two.**

**DATE OF ISSUE:** October 29, 2019  
**PERMIT EXPIRY:** October 28, 2020

**PERMIT ISSUED TO:**

Name: Donald Hardy  
Address: 75546 Regional Road 45, Wellandport, ON  
Postal Code: L0R 2J0 Telephone: 905-774-3268

**LOCATION OF WOODLAND:** (See map in Appendix A)

Legal Desc: CON 7 PT LOT 55  
Road: 75546 Regional Road 45  
Municipality: Wainfleet

**REGISTERED PROFESSIONAL FORESTER (or Associate Member)**

Name: Bruce Zavitz  
Address: P.O. Box 460, St. George, ON.  
Postal Code: N0E 1N0 Telephone: 519-448-9406

**CERTIFIED TREE MARKER:**

Name: Bruce Zavitz  
Address: P.O. Box 460, St. George, ON.  
Postal Code: N0E 1N0 Telephone: 519-448-9406

**LOGGING CONTRACTOR:**

Name: Townsend Lumber Inc.  
Address: 1250 Jackson Side Road, RR 2, Tillsonburg, ON  
Postal Code: N4G 4G7 Telephone: 519-688-1236

**NPCA APPROVAL:**

A handwritten signature in black ink that reads "Dan Drennan".

Dan Drennan, R.P.F.  
Forester

## GOOD FORESTRY PRACTICES PERMIT

### CONDITIONS

The following conditions apply to **Permit # 2019-08**

1. The unnecessary destruction of any tree not authorized by this permit is hereby prohibited; this permit shall be null and void in the event that the destruction of trees not authorized by this permit occurs.
2. All requirements of the tree marking and the Tree Marking Prescription as attached in appendix B, as prepared and approved by for the harvest and preservation of trees as permitted in this Permit, shall be complied with.
3. All trees marked for removal by the certified tree marker must be felled during the initial harvest operation to ensure silvicultural objectives in the tree marking prescription or harvest plan are achieved. **Trees marked with yellow paint are the only trees permitted to be removed.**
4. Only trees with a visible butt mark may be harvested or felled. Trees marked at eye level for removal, but missing a visible butt mark as per the *Ontario Tree Marking Guide* must not be felled until verified by the Tree Marker and marked at the butt. Trees felled without a visible butt mark will be regarded as a contravention of the Niagara Region Tree and Forest Conservation Bylaw.
5. Trees that are not marked but are damaged from adjacent tree felling cannot be removed unless authorized by Bylaw staff in the field.
6. The harvest of trees authorized by this permit shall be complied with on or before the expiration of this permit.
7. This permit shall be null and void if the work or a portion of the work authorized by this permit is undertaken by an individual other than that indicated on this permit.
8. Recognizable temporary bodies of open water (vernal pools) encountered during operations that have a surface area  $\geq 500 \text{ m}^2$  (i.e., about 25 m in diameter if circular), are not ponds (i.e.,  $< 0.5 \text{ ha}$  in size), and are not connected to a stream, will have the following conditions:
  - No machine travel within 3 m of the high-water mark of pools during the frost-free period.
  - No excessive removal or damage of sapling-sized trees ( $< 10 \text{ cm dbh}$ ) and shrubs within 3 m of the high-water mark of pools.
  - No felling of trees into pools or within 3 m of the high-water mark of pools during the frost-free period. Trees accidentally felled into pools will be left where they fall.
  - No disturbance of the forest floor that leaves ruts or a significant area of exposed mineral soil (see Section 10) within 15 m of the high-water mark of pools. Ruts or significant patches of exposed mineral soil will be promptly rehabilitated.
  - Trees will be retained in, and within, 3 m of the high-water mark of pools to provide  $\geq 70\%$  canopy cover; and retain forest comprised of trees  $\geq 35$  years of age (or  $\geq 10 \text{ m}$  in height) with a canopy closure  $\geq 50\%$  within 15 m of the high-water mark of pools to provide cover for amphibians.

Note: When these pools are difficult to identify because of snow cover they will be marked (with pink flagging tape) creating an Area of Concern (AOC). No skidding is permitted within the AOC.
9. Skidder trails shall be kept to the minimum required for the trees being cut and their construction or use shall not unnecessarily damage or disrupt other trees, vernal pools, wetland areas, natural habitats wildlife (i.e., Stick Nests) or drainages.

10. Any injuring or destruction of trees or removal of felled trees or portions thereof shall be done in a manner that avoids adverse impacts to the soil, wetlands, natural habitat or other portions of the Woodlands. Operations within the woodland must occur when the ground is frozen or when soil conditions are favourable for operations (dry weather). Operations must cease if this condition does not exist. Use light loads when skidding. Compliance with this condition is outlined in section 10.1: Soil Conservation.

### 10.1 Soil Conservation

This section addresses the conservation of soil and shallow ground water resources during forest management activities, with a focus on site disturbance resulting from forest management operations. Quantifiable measurements will be provided and used as a means of assessing compliance with Condition 9 above.

Well-informed advanced planning is a critical step in conserving soil resources. This includes all aspects of planning such as; landing location, skid trail layout, machinery selection, timing of entry, duration of entry, and operator training. The importance of prevention, through advanced planning and good information, cannot be overstated.

In general terms, a rut is a trench or furrow created by machine wheels or tracks caused by soil displacement and/or compaction. Compaction is the compression of soil caused by a machine load that exceeds the strength of the soil to resist it. Compaction can occur independent of rutting through machine vibration and slipping of tires. Rutting may occur independent of compaction (e.g., on saturated soil), but in general a rut can be thought of as a visual proxy for compaction.

For the purpose of measuring a rut under the Bylaw, a rut is a continuous trench or furrow created by machine traffic that is  $\geq 4$  m long and  $\geq 30$  cm deep (Figure 1) as stated in the *OMNR Forest Management Guide for Conserving Biodiversity at the Stand and Site Scales (2010)*.

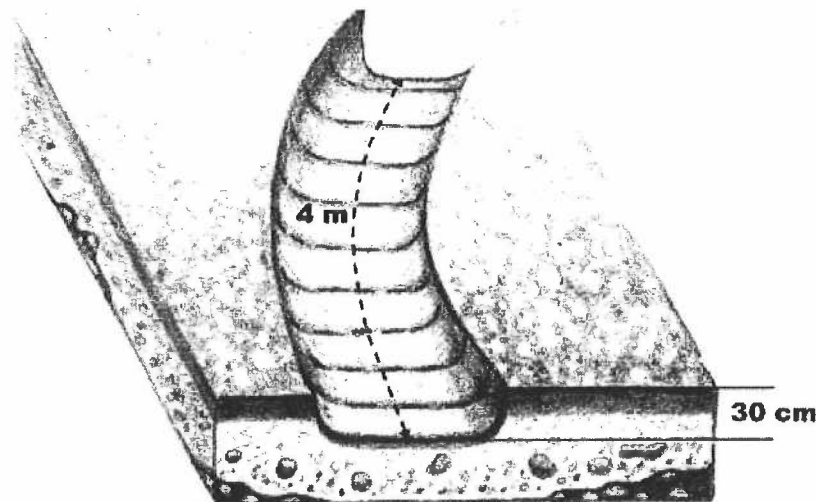


Figure 1. Graphical representation of a rut (Illustration by Mandy Saille).

#### **Compliance Standards:**

Condition 10 will be contravened if:

- more than 50% of any 0.1 ha circle is occupied in ruts; or
- more than 2% of any harvest area is occupied in ruts; or
- ruts channel water into, or are within 5 m of rivers, streams, and woodland pools,

The method to measure the percent coverage, depth, and length of a rut, is as follows:

**Percent coverage** is to be determined based on a line transect method. The total distance of the line that intersects ruts as a percentage of the total line length should determine the areal coverage over the sampled area. The methodology will be:

- Pick the center of the most disturbed area on the block, establish 3 random 100 m transects, offset by 120 degrees, within a 250m radius circle around that point. The percent cover would be the total length of the line that intersects a rut or trail divided by 3.

**Depth** is to be measured from the surface of the soil, including organic layers (LFH) if present

- When the depth varies across the width of the rut (i.e., perpendicular to the direction of travel), the deepest point is to be measured as the depth.
- When a rut has been filled, or partially filled with soil, litter, water, or debris, the depth should be measured as if the rut had not been filled. This includes areas in organic soil where churning and mixing of surface and sub-surface organic layers has occurred. In some circumstances it will be difficult to determine the unfilled depth.

When determining if a potential rut is at least 4 m long, **the length** is measured as the contiguous portion that is deeper than 30 cm (or depth to bedrock / large boulders), and is not to be an average depth measurement where some of the length is less than 30 cm deep.

11. **Bird nest sites**

Nests and eggs of all wild birds (except American crow, brown-headed cowbird, common grackle, house sparrow, red-winged blackbird, and European starling) are protected from disturbance and/or destruction (including incidental take) by either the federal Migratory Birds Convention Act or the provincial Fish and Wildlife Conservation Act, 1997.

All nests (occupied or unoccupied) will receive an Area of Concern prescription to mitigate the potential adverse affects of forest management operations on breeding activity. The AOC to be applied is species-specific. The *OMNR Forest Management Guide for Conserving Biodiversity at the Stand and Site Scales (2010): Section 4.2.2* will be used to prescribe an AOC.

12. The landowner or the logging contractor must notify the Bylaw officer at the NPCA of the exact day when operations are to commence. The notification must be three (3) working days (excludes weekend days) before commencement

**PLEASE NOTE:** This information is collected pursuant to the Municipal Act and/or the Municipal Freedom of Information and Protection of Privacy Act and will be used for the sole purpose of administering this By-Law.



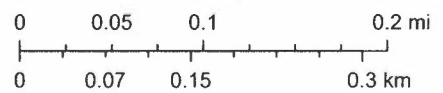
**APPENDIX A**  
**MAP OF WOODLAND LOCATION**

# Permit 2019-08: Jones Woodlot



11/4/2019, 10:38:35 AM

1:9,028



Brian Lee, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Web AppBuilder for ArcGIS

**APPENDIX B**  
**SILVICULTURAL PRESCRIPTION**

# TREE MARKING PRESCRIPTION

OWNERSHIP: Mel Jones

DATE: 10/09/19

Region of Niagara – 75546 Reg Rd 45

FOREST TYPE: Upland / Lowland Hardwood

SOILS: Silt / Clay

**OBJECTIVES:**

**Long Term:** To manage hardwoods using the selection silvicultural system (Good Forestry Practice) to produce a continual supply of sustainable high quality stems for sawlog and veneer production. To continue to enhance the mixture of tree species in existence and to provide for maximum wildlife opportunities when performing any forest management activities. *(Last harvest – Decades with ongoing fuelwood - diameter)*

**Short Term:** Tree marking will concentrate on salvage of ash (EAB positive), reduction of overmature oaks and undesirable growing stock (UGS). There are a high number of straight polewood trees that will be released throughout. Proper spacing of residual trees will maximize growth of acceptable growing stock (AGS). Mast trees such as oak and cherry will be released in larger openings created. This is a good oak stand – promote it.

**STAND INFORMATION:**

**Species Composition:** Oaks 50, (Ew, By, Cb, Be, Mh, Ms, Bd, Be, Sa, Pw, Pr, other) 50

**Stand Area (ha):** 7.3 **Site Notes:** Flat / River edge **Age:** 100+ **Height (m):** 25

**Stocking (%):** 100 **Regeneration Notes:** Moderate – Oaks, Maple, Ash, other

**Stand Quality Notes:** Emerald Ash Borer, BBD



**BASAL AREA DISTRIBUTION (m<sup>2</sup>/ha):**

Note – Based on actual prism plot data only – woodlots are variable!

Tree Size Classes (cm)>>>	10-24 AGS / UGS	26-36 AGS / UGS	38-48 AGS / UGS	50-60 AGS / UGS	62+ AGS / UGS	TOTAL AGS / UGS
Now	6.8 / 0.4	4.0 / 0.4	4.4 / 0.4	4.4 / -	4.0 / 0.4	23.6 / 1.6
Residual	6.8 / 0.4	4.0 / 0.4	4.4 / -	3.2 / -	1.2 / -	19.6 / 0.8
Ideal	5	5	4	4	2	20

# of Plots Installed = 5

**STAND PRESCRIPTION:**

**Treatment Instructions:** Marking will concentrate on salvage of ash, decreasing overmature oak (*owners request!*) and unacceptable growing stock. Release of areas of heavier oak and maple regeneration will be achieved in group selection to create small canopy gaps. Large field edge trees will be removed. No fuelwood will be marked. Target residual basal area is 19-21m<sup>2</sup>/ha. *Note: Dead ash along creek are estimated only and not marked with paint.*

**IRM Instructions:** Good oak & cherry mast should be promoted. 10 cavity trees / ha supporting various wildlife should be retained. Some large white pine will be retained for supercanopy status for raptors. *No stick nests were noted.*

**Note:** Marked by Bruce Zavitz with yellow paint for the landowner (Dots for sawlog / slash for fuelwood). Next harvest – 10-15 years.

Landowner's objectives under Good Forestry Practice were followed:

Owner: Mel Jones

Date: SEPT 20/19



**Arborland**  
**Forestry Consulting**

P.O. Box 460  
St. George, ON N0E 1N0  
519-448-9406 Fax 519-448-9407

September 12, 2019

**Timber Estimate Prepared For: Mel Jones**

**Location: #75546 Reg. Rd 45 – Wainfleet - 18 acres**

Species	# of Trees	Avg. Diameter Inches	Estimated Volume fbm
White Oak (Group)	50	25.2	20,485
Red Oak	39	23.8	15,986
Oak Dead	4	19.8	871
Ash	10	16.2	1,701
Soft Maple	3	15.1	270
Cherry	1	17.8	173
Poplar	1	18.6	229
White Pine	4	17.0	825
Red / Scots Pine	13	14.5	1,495
<b><u>Riverside Trees:</u></b>			
Ash	44	18.7	9,824
Swamp Oak	8	23.6	2,460
Hickory	1	18.6	168
<b>TOTAL</b>	<b>178</b>		<b>54,487 fbm</b>

The above timber has been marked with Yellow Paint and the volume of the marked material **ESTIMATED** as **GROSS MERCHANTABLE (Ontario Log Rule)** is not guaranteed. Sawlogs have been marked with a dot at breast height, fuelwood a slash and also on the stump. **ARBORLAND** is not responsible for establishing boundaries: that is the responsibility of the landowner! The *woodlot owner* should check that the marking is within their *boundaries*, contact neighbours where woodlands join together and be sure the **Tree Bylaw Officer** is notified before logging begins. Unsafe trees in the work area whether marked, not marked or marked to stay, should be made harmless by the contractor in a safe manner. If you cannot cut a tree safely – leave it standing!

P = Research plot

W = Tree to retain for wildlife



# Port Colborne Quarries Inc.

CONTRACTORS & ENGINEERS

Highway #140 @ 2<sup>nd</sup> Concession  
P.O. Box 275  
Port Colborne Ontario  
L3K5W1  
Telephone: (905) 684-1111  
Fax: (905) 684-2260  
stcath@rankinconstruction.ca

October 15, 2019

OPEN LETTER

Hon. Jeff Yurek, MPP, Minister of Environment, Conservation and Parks (MECP)  
Hon John Yakabuski, MPP, Minister of Natural Resources and Forestry (MNRF)  
Mayor and Council of City of Port Colborne

## RESPONSE TO AUGUST 29, 2019 LETTER FROM THE NIAGARA WATER PROTECTION ALLIANCE REGARDING A SITE ALTERATION PERMIT APPLICATION FOR SOIL IMPORTATION AT THE PIT 1 REHABILITATION SITE OF PORT COLBORNE QUARRIES IN PORT COLBORNE, ONTARIO

Port Colborne Quarries Inc. ("PCQ"), has reviewed the August 29, 2019 letter from the Niagara Water Protection Alliance regarding the Site Alteration Permit application by PCQ for importation of approximately 14.1 million metric tonnes of soil for the purposes of rehabilitating a former aggregate extraction site known as Pit 1 in Port Colborne, Ontario.

With regard to concerns expressed in the August 2019 letter by the Niagara Water Protection Alliance, we note that PCQ has been retained Golder Associates Ltd. ("Golder") to update the May 2019 Soil Management Plan for the Pit 1 Fill Placement Program. This updated fill plan for Pit 1 is scheduled for submittal to the Ministry of Environment, Conservation and Parks ("MECP") for review in October 2019. The October 2019 Soil Management Plan has been developed in consultation with MECP and will need to meet the applicable environmental standards approved by MECP for the Pit 1 rehabilitation site. PCQ will rely on the environmental standards approved by MECP for the Pit 1 Fill Placement Program to protect human health and the environment at and in the vicinity of the Pit 1 rehabilitation site. In preparation of the updated October 2019 Soil Management Plan, Golder will be developing the fill plan for Pit 1 with detailed consideration of the following items:

- Historical and current hydrogeology reports to understand the current and long-term expected groundwater flow directions at and in the vicinity of the site;
- Assessment of historical and current rock, soil, groundwater and surface water quality results to understand the existing background site conditions at and in the vicinity of the site prior to the implementation of the fill plan for Pit 1;
- Assessment of historical, current and potential future interference with water quantity and quality on neighbouring properties at and in the vicinity of the Pit 1 property;



- Proposed groundwater monitoring strategies for the Pit 1 area and adjacent properties in the future to provide ongoing assessment of groundwater quality;
- Identification of appropriate site condition standards for proposed fill materials to be used within the Pit 1 rehabilitation area based on the current regulations and our understanding of proposed future regulations in Ontario regarding excess soil management; and
- Discharge of the pumped water is regulated by the MOECC through the PTTW process. This includes an evaluation of potential impacts on surrounding water wells and quality of water discharged off site.

In addition to the licensed professional staff preparing the October 2019 Soil Management Plan, Golder understands that the proposed fill plan for Pit 1 will as well be peer reviewed by independent licensed professionals from another consulting company in Ontario sought out by the City of Port Colborne.

### **Soil Management Plan**

The existing Soil Management Plan that has been developed describes the process by which source sites will be assessed for suitability of fill supply, soil quality will be confirmed to meet the receiving requirements for the Site and the final locations of soil placement will be documented.

The Soil Management Plan includes a source site acceptance protocol that clearly defines acceptable fill quality and outlines the technical work required advance of fill importation to establish that the excess fill from the proposed source site will satisfy the requirements for acceptable fill quality. This approach has become a de facto standard of practice for site alteration and is central to the new Excess Soil Management Regulation that we understand the Ontario Ministry of the Environment, Conservation and Parks (MECP) intends to release commencing in 2020. Once it comes into effect, this regulation will specify the assessment activities that are required at proposed source sites, which are likely to include a review of readily ascertainable information relevant to the historic and current environmental conditions and uses of the source site (i.e. a limited form of Phase I environmental site assessment) along with minimum soil investigation requirements. In advance of this regulation coming into effect, the excess soil management protocol that will be developed will specify a source site assessment protocol that is consistent with the current MECP guidance document entitled Management of Excess Soil – A Guide for Best Management Practices.

The Soil Management Plan also specifies the audit sampling protocols to be undertaken in the course of the soil importation program to confirm that fill imported to the site meets the specified requirement for acceptable fill quality. The protocol will specify the frequency of audit sample collection, the required analytical parameters and the technical protocols for sample collection. The plan will also include a description of how rejected loads that do not meet the requirements for acceptable fill quality will be managed.

The Soil Management Plan will specify the procedures that will follow acceptance of the material for receipt at the site. This component of the Soil Management Plan will include methods to track and document:

- The amount of fill being received from each approved source;
- The location of fill placement on site from each of the approved sources;
- Methods of record keeping prior to and during the placement of the fill; and

- Erosion and dust control measures to be undertaken during and following the placement of the soil on the Site.

The components of this plan are described below.

## **Fill Source Assessment Protocol**

### ***Applicable Standards***

The application for a site alteration permit has specified that the soil to be imported to the site will meet the Background Standards listed in Table 1 of the "Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" (hereinafter "the Table 1 Standards"). The standards applicable to Residential, Parkland, Institutional, Industrial, Commercial and Community property uses will apply. Should the Table 1 Standards be amended in the future, the updated standards will apply to subsequent soil importation activities.

Two exceptions to the application of the Table 1 Standards are proposed. In accordance with Ontario Ministry of Natural Resources and Forestry ("MNRF") Policy No. A.R. 6.00.03, it is proposed that where the imported material is not being placed within 1.5 metres of the final surface, the Table 1 Standards for Electrical Conductivity ("EC") and Sodium Adsorption Ratio ("SAR") do not have to be met. EC and SAR generally correlate with the salinity of soils and are most commonly elevated through the application of road salt during de-icing activities. The standards for EC and SAR are based on the promotion of plant growth, rather than concerns over impacts to human health or the impairment of groundwater quality. As the rooting zone for the majority of plants does not extend below 1.5 metres from ground surface, the subsurface soil standards contained in the "Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" do not include values for EC and SAR. This absence of risks to human health or the natural environment when soils with elevated EC and SAR are situated at depth is the rationale for the exclusion of these two parameters from consideration for subsurface soils under the MNRF policy.

### ***Identification of Contaminants of Concern (COCs)***

To verify that only soils of suitable environmental quality are being imported for the backfilling of Pit 1, a program of sampling and laboratory analysis is required to be undertaken by the generator of the excess soil being directed to Pit 1. This testing will be conducted for the contaminants of concern that are identified as being potentially present on the source site(s). Identification of these COCs will be based on the completion of the Source Site Screening Form provided in the Soil Management Plan. The Source Site Screening Form is intended to identify the Potentially Contaminating Activities and corresponding COCs that may have affected the quality of the soil on the source site.

The Source Site Screening Form will be completed by, or under the direction of, a Qualified Person ("QP") as defined in Ontario Regulation 153/04. A QP retained by PCQ will review the completed Source Site Screening Form along with the corresponding laboratory analytical data to verify that the selection of COCs is appropriate based on the history of the source site.

### ***Sampling and Analysis Plan***

A Sampling and Analysis Plan is required to describe the process by which soil will be tested for the Contaminants of Concern to confirm that the Table 1 Standards have been met. The Sampling and Analysis Plan must be prepared by, or under the direction of, a QP. The details of the Sampling and Analysis Plan are provided in the Soil Management Plan.





### ***Required Frequency of Testing***

Testing is required to be completed on the source site prior to shipment of any soil to Pit 1. Testing frequencies are to be based on the Ontario Ministry of the Environment, Conservation and Parks ("MECP") Proposed Excess Soil Regulatory Package, and may be amended should the excess soil regulations, once passed, prescribe frequencies that differ from those provided herein. Sampling frequencies are dependent on whether soils are sampled in place prior to excavation (i.e. in-situ) or are stockpiled outside of the excavation area on the source site (i.e. ex-situ).

### ***Analytical and Laboratory Requirements***

Analysis of the recovered samples is required to be conducted by a laboratory meeting the accreditation requirements specified under Section 47(1) of Ontario Regulation 153/04. These requirements include a requirement for accreditation.

### ***Timing of Analysis***

Analysis should be completed prior to the importation of soil for placement into Pit 1, and preferably before the material leaves the source site. The majority of analytical parameters will require five to seven working days for analysis and reporting under typical turnaround times. If this schedule cannot be accommodated owing to constraints on the source site, then a specific procedure must be undertaken as specified in the Soil Management Plan as follows:

- The generator must make prior arrangements with PCQ notifying PCQ of the source and intended timing of analysis and transportation of the soil to Pit 1;
- The generator must supply a Source Site Screening Form and Sampling and Analysis Plan prepared by a QP;
- The material will be confirmed on arrival to Pit 1 to be free of waste materials, staining or objectionable odours before being received;
- The material will be segregated on arrival at Pit 1 until analytical results are obtained and it can be confirmed that the Table 1 Standards have been met for all contaminants of concern as identified using the procedures described in Section 3.0 of this Soil Management Plan.
- If the analytical results indicate an exceedance of the Table 1 Standards, then the procedure for rejected loads will be followed as described in the Soil Management Plan.

### **Fill Acceptance Protocol**

#### ***Source Site Submission***

Information required to be submitted by the source site to PCQ for consideration of acceptance of soil for placement within Pit 1 includes the Soil Source Screening Form described in the Soil Management Plan; the Sampling and Analysis Plan described in the Soil Management Plan; the Chain of Custody form(s) under which the samples were submitted to the laboratory for analysis; and the laboratory Certificates of Analysis for all samples and parameters analyzed, as described in the Soil Management Plan.

#### ***Qualified Person Review***

The source site submission will be reviewed by, or under the direction of, a QP to be retained by PCQ. The QP will review the information submitted to confirm the following conditions have been met:



- The contaminants of concern that have been identified for analysis are reflective of the range of potentially contaminating activities that may have affected the quality of the soil.
- The Sampling and Analysis Plan reflects the collection a sufficient number of samples to satisfy MECP requirements, as applicable based on whether soils were sampled in situ or in stockpiles.
- The Chain of Custody forms indicate that the samples were handled in accordance with the Analytical Protocol (i.e. sample holding times between collection and analysis were within the limits specified in the Analytical Protocol, sample temperatures were less than the maximum limits specified in the Analytical Protocol, etc.).
- The concentration of each analyte meets the Table 1 Site Condition Standards.

The QP will prepare a written response indicating that the information submitted has been reviewed and confirming whether the material is suitable for placement at Pit 1.

## **On-Site Soil Management Procedures**

### ***Load Importation Tracking***

To reduce the potential that unauthorized loads (i.e. materials from sources other than those that have been reviewed and approved for importation) arrive at Pit 1, by methods specific in the Soil Management Plan. Information for each truck (i.e. appropriate paperwork, or truck information conforming to the list provided by the source site) will be verified on arrival at Pit 1. Should the required information not be provided, the truck will not be permitted to deposit soil at Pit 1 until it can be verified that the truck did originate from the source site and is transporting soil represented by the information provided to PCQ and reviewed by PCQ's QP as described in the Soil Management Plan.

### ***Load Inspection***

On arrival at Pit 1, PCQ will verify through visual inspection that the soil is free of waste materials or deleterious materials (e.g. concrete rubble, brick, rebar, ash, cinders, etc.), and that there are no objectionable odours or staining that indicate the potential presence of contaminants. Loads that exhibit these conditions will not be permitted to remain at Pit 1.

### ***Audit Sampling Procedures***

One out of every 50 loads will be selected for audit sampling by PCQ. This sampling will be conducted by, or under the direction of, the QP retained by PCQ. The audit sampling procedure is specified in the Soil Management Plan.

## **Load Tracking and Placement**

### ***Establishment of Grid/Cell Coordinate System***

Prior to the importation of soil to Pit 1, a grid coordinate system will be established to allow for the locations of fill placement to be referenced and tracked.

### ***Sample Logging System***

A sample logging system will be established to document and track the placement of soil within Pit 1, including the source site from which the soil originated, including the site name and/or municipal address; the carrier transporting the soil; the truck/license plate number or waybill/ticket number for the truck transporting that load; Laboratory Certificate of Analysis Number(s) corresponding to the soil or source site; and Laboratory Certificate of Analysis Number(s) and sample identifier(s) corresponding to the audit samples that were collected for that load, if that load was selected for audit sampling.

### ***Procedure for Rejected Loads***

Loads rejected on arrival at Pit 1 due to the presence of deleterious material or indications of contamination will be the responsibility of the source site. Loads that are confirmed through audit sampling to have not met the Table 1 Standards for acceptance at Pit 1 will be addressed as follows: the location of placement of the affected load will be identified from the tracking logs described in the Soil Management Plan; three samples of the material will be collected from the location of fill placement and will be analysed for the Analytical Group(s) that include the parameter(s) that failed to meet the Table 1 Standards; and if any one of the three samples fails to meet the Table 1 Standards, then the soil will be removed and disposed of off-site.

### ***Document Retention***

Copies of the submittals described in the Soil Management Plan will be retained at PCQ's offices for inspection as required. Electronic or hard copy logs of the information collected for soil tracking purposes will be retained. These documents will be retained for seven years following the completion of backfilling to the pre-extraction grades at Pit 1.

### ***Summary***

In summary, Port Colborne Quarries is confident that Golder and Associates has developed a rigorous and comprehensive Soil Management Plan to meet the requirements of the MECP. We intend to rely on the integrity of this process and the stringent regulatory guidelines to ensure the safe importation of fill into Pit 1 of the Port Colborne Quarry.

Port Colborne Quarries is committed to providing a robust and responsible fill plan for the former Pit 1 aggregate extraction property that satisfies appropriate environmental standards approved by MECP for the rehabilitation site.

Sincerely,

**RANKIN CONSTRUCTION**

Tom Rankin  
C.E.O. Port Colborne Quarries





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November 1<sup>st</sup>, 2019

The Honourable Jeff Yurek  
 Minister of the Environment, Conservation and Parks  
 5<sup>th</sup> Floor 777 Bay Street  
 Toronto, ON M7A 2J3

sent via email: [jeff.yurek@pc.ola.org](mailto:jeff.yurek@pc.ola.org)

**RE: Grey Sauble Conservation Authority Board of Directors Resolution FA-19-116**

Please be advised that the following resolution was passed at the October 23, 2019 meeting of the Grey Sauble Conservation Authority Board of Directors.

**Motion No.: FA-19-116**

**Moved by: Scott Greig**

**Seconded By: Marion Koepke**

*Whereas the Grey Sauble Conservation Authority (GSCA) Board of Directors is comprised of elected representatives from the Municipality of Arran-Elderslie, the Township of Chatsworth, the Township of Georgian Bluffs, the Municipality of Grey Highlands, the Town of Meaford, the City of Owen Sound, the Town of South Bruce Peninsula, and the Town of the Blue Mountains; and,*

*Whereas the Board of Directors determines the policies, priorities, projects, fees and budget of the GSCA; and,*

*Whereas the GSCA provides important and valued programs and services to the residents of its member municipalities that include recreation, education, water quality monitoring, forestry services, biodiversity preservation, stewardship, as well as protecting life and property through a variety of measures;*

*Therefore, be it resolved that the publicly elected and municipally appointed GSCA Board of Directors supports the continuation of the programs and services of the GSCA, both mandatory and non-mandatory, and that no programs or services of GSCA be "wound down" at this time; and,*

*That the Minister of the Environment, Conservation and Parks give clear direction as to what programs and services are considered mandatory and non-mandatory and how those programs will be funded in the future; and,*

*That the Minister of the Environment, Conservation and Parks utilize the Conservation Authorities Act regulations to ensure that all programs and projects of the Authority that are consistent with the Objects and Powers of an Authority be considered core programs.*

1 of 2



**Watershed Municipalities**  
 Arran-Elderslie, Chatsworth, Georgian Bluffs, Grey Highlands  
 Meaford, Owen Sound, South Bruce Peninsula, Blue Mountains

The Honourable Jeff Yurek, MECP  
Re: Grey Sauble Conservation Authority Board Support of Authority Programs  
November 1st, 2019

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*That this resolution be forwarded to the Minister of the Environment, Conservation and Parks, Premier Doug Ford, MPP Bill Walker, the Association of Municipalities of Ontario, Conservation Ontario, and all Ontario municipalities.*

**CARRIED**

I look forward to hearing from you.

Regards,



Tim Lanthier  
Interim General Manager  
Grey Sauble Conservation Authority

cc: Premier Doug Ford  
MPP Bill Walker  
Association of Municipalities of Ontario  
Ontario Municipalities  
Conservation Ontario



Embracing the Future  
while Remembering our Past  
www.stirling-rawdon.com



November 5, 2019

The Honourable Doug Downey  
Attorney General of Ontario  
McMurtry-Scott Building  
720 Bay St., 11<sup>th</sup> floor  
Toronto, ON M7A 2S9

Dear Sir:

**Re: Municipal Liability and Insurance Costs**

At a meeting of the Township of Stirling-Rawdon Finance and Personnel Committee held on October 29, 2019 the following motion was passed:

*"The Committee acknowledges receipt of the AMO report entitled 'A Reasonable Balance: Addressing growing municipal liability and insurance costs'*

*and further that the Township of Stirling-Rawdon endorse the report submitted by the Association of Municipalities of Ontario*

*and further that the Attorney General of Ontario be requested to conduct a full review of joint and several liability as it affects municipalities*

*and further that this motion be forwarded to all Ontario municipalities for their consideration."*

Council respectfully requests your favourable consideration of this important matter.

Yours truly,

Tawnya Donald  
Clerk

c.c. Daryl Kramp, MPP Hastings-Lennox & Addington  
All Ontario Municipalities

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**Subject:** Growth Scenario Analysis Related to the Regional Housing Strategy

**Report to:** Planning and Economic Development Committee

**Report date:** Wednesday, November 6, 2019

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### **Recommendations**

1. That Report PDS 37-2019 **BE RECEIVED** for information; and,
2. That a copy of Report PDS 37-2019 **BE CIRCULATED** to the Local Area Municipalities.

### **Key Facts**

- The purpose of this report is to inform Council of the completion of the *Niagara Region Growth Scenario Analysis Final Report* (“the Report”).
- Building on the previously prepared *Niagara Region Housing Market Analysis* report (see PDS 27-2019), the Report utilizes housing-related data for the Niagara Region to run a series of growth forecasts that measure the impacts of each scenario on the Region’s population, housing stock, and local economic development.
- The results of the analysis indicate that the Region’s current growth trajectory may result in higher rates of core housing need, increased difficulty for individuals in the sales and service industry to find housing, and fewer households choosing to live in Niagara compared to a targeted growth scenario.
- The findings of the growth scenario analysis were presented by Paul Smetanin, President and CEO of the Canadian Centre for Economic Analysis (CANCEA), to the Committee-of-the-Whole on Thursday, September 5, 2019.
- Planning and Development Services staff will continue to work with the Affordable Housing Strategy Steering Committee to use the results of this analysis to inform the creation of a housing strategy for the Niagara Region.

## **Financial Considerations**

The Growth Scenario Analysis was funded through the 2019 Council Approved Operating Budget with contributions from the Planning and Development Services Department and Niagara Regional Housing. There are no direct financial implications arising from this report.

## **Analysis**

### ***Niagara Region Growth Scenario Analysis Report***

Following the completion of the Niagara Region Housing Database and the related *Niagara Region Housing Market Analysis* report in June 2019, the Planning and Development Services Department and Niagara Regional Housing prepared a single-source agreement with CANCEA for the continued analysis of the diversity and affordability of Niagara's housing stock.

The objective of the study was to provide forecasts of the Region's future housing stock up to the year 2041 under three different growth scenarios, including (1) status quo growth, which maintains the average construction rates seen in Niagara over the last five years; (2) slow growth, which uses two standard deviations less than the average construction rate of the status quo growth scenario; and (3) target growth, which uses the strategic growth numbers developed as part of the Region's Municipal Comprehensive Review with the assumed split in housing builds:

- 30% single-detached dwellings;
- 40% mid-density dwellings (i.e. 25% semi-detached, 75% row houses); and
- 30% apartment units.

The results of the analysis indicate that the Region's current growth trajectory would fall short of the 2041 population targets of the Municipal Comprehensive Review, which in turn may impact the Region's ability to affordably house its future residents. By maintaining the current growth rate, the Report states that rates of core housing need may increase by up to 26 per cent; that there may be increased difficulty for those in the sales and service industry to find housing, impacting industries such as tourism which rely on minimum-wage labour; and that there may be fewer households choosing to live in Niagara due to the price and types of housing available within the Region. This would indicate that the Region is better served by policy direction and investments that encourage higher-densities and greater housing diversity in our communities over the long-term.



### **Next Steps**

Planning and Development Services staff will continue to work with the inter-Departmental working group known as the Affordable Housing Strategy Steering Committee to develop a Regional Housing Strategy, which will utilize the findings of the Report to provide direction for long-term housing demand and supply.

The Regional Housing Strategy will support a range and mix of housing types and densities in our communities, address the current and future housing needs of Niagara residents, and establish affordable housing targets for ownership and rental housing. The recommendations of the strategy will be implemented through policies in the new Regional Official Plan.

### **Alternatives Reviewed**

N/A

### **Relationship to Council Strategic Priorities**

The data collected and analyzed as part of the Niagara Region Housing Database and Growth Scenario Analysis projects will inform the development of a Regional Housing Strategy that will support Objective 2.3 (“Addressing Affordable Housing Needs”) of Council’s 2019-2022 Strategic Priorities.

### **Other Pertinent Reports**

PDS 17-2019 Niagara Housing Statement: Affordable Housing Data  
PDS 27-2019 Niagara Housing Statement Final Summary Report

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**Prepared by:**

Alexandria Tikky  
Planner  
Planning and Development Services

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**Recommended by:**

Rino Mostacci  
Commissioner  
Planning and Development Services

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**Submitted by:**

Ron Tripp, P.Eng.  
Acting Chief Administrative Officer

*This report was prepared in consultation with Doug Giles, Director of Community and Long-Range Planning.*

**Appendices**

Appendix 1

Niagara Region Growth Scenario Analysis, 2018 to 2041

# **Niagara Region Growth Scenario Analysis, 2018 to 2041**

October 2019



**CANADIAN CENTRE FOR  
ECONOMIC ANALYSIS**

## About the Canadian Centre for Economic Analysis

## About the Report

The Canadian Centre for Economic Analysis (CANCEA) is a socio-economic research and data firm. CANCEA provides objective, independent and evidence-based analysis and is dedicated to a comprehensive, collaborative, and quantitative understanding of the short- and long-term risks and returns behind market changes, policy decisions and economic behaviour.

CANCEA uses modern techniques in data science, including agent-based modelling, for econometric analysis, risk management assessments, demographic forecasts and epidemiology. CANCEA's work includes market analysis, policy evaluation and risk management, business model optimization, cost-effectiveness and rate of return analysis, macroeconomic analysis, insurance risk evaluation, land use and infrastructure planning, logistics, and labour market analysis. CANCEA also provides comprehensive Canadian data services.

At the centre of CANCEA's analytical capabilities is an agent-based platform called Prosperity at Risk® that is an extensive, data-driven model of 56,000 locations across Canada. Given the systems focus behind all of CANCEA's work, CANCEA has a one model approach to its analysis which allows various disciplines and stakeholders to be incorporated into a single analysis.

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CANCEA does not accept any research funding or client engagements that require a pre-determined result or policy stance, or otherwise inhibits its independence.

In keeping with CANCEA's guidelines for funded research, the design and method of research, as well as the content of this study, were determined solely by CANCEA.

This information is not intended as specific investment, accounting, legal or tax advice.

**Citation:** Niagara Region Growth Scenario Analysis. CANCEA. October 2019.

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## 1.0 INTRODUCTION

### 1.1 OBJECTIVES

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As a follow-on study to the Niagara Region Housing Market Analysis, this study provides forecasts of Niagara Region's future housing stock up to the year 2041 under different growth scenarios. These scenarios are designed to present the implications of pursuing differing growth trends over the coming two decades for the population, housing stock and local economic development.

Growth scenarios are used to project the characteristics of Niagara Region's population and housing stock up to a defined planning horizon under different construction rates, including a baseline that represents the Region's status quo growth to determine the risks, benefits and potential pressures the Region could face under alternative growth paths. The results are intended to support evidence-based policy-making that considers the consequences of these different paths.

This growth scenario analysis was conducted to quantify the local socio-economic impacts of maintaining the current growth rate ("status quo growth"), growing at a slower pace than the status quo ("slow growth"), or alternatively, at a rate that will lead to the achievement of the population targets generated by the Municipal Comprehensive Review<sup>1</sup> ("target growth"). The findings of this analysis and their implications for Niagara Region are presented in this report.

### 1.2 METHODOLOGY

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The growth scenarios were built on the basis of historical construction rates as measured by CMHC completion rates at the local municipal level<sup>2</sup>. More detail on historical construction rates at the local municipal level can be found in Appendix O. The three scenarios considered are as follows:

- Status Quo Growth – maintains the average construction rates seen in Niagara Region over the last five years.
- Slow Growth – is the average construction rate over the last five years less two standard deviations, with a minimum threshold equal to half the average.
- Target Growth – is the growth required to achieve the number of dwellings needed to house the target population based on the MCR "strategic growth". The split of build types or density mix in new residential construction in Niagara Region as a whole<sup>3</sup> under target growth was defined as follows: 30% single-detached houses; 40% middle-density (of which 25% is semi-detached housing and 75% is row housing) and 30% apartments.

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<sup>1</sup> A municipal comprehensive review (MCR) is a new official plan or official plan amendment initiated by an upper- or single-tier municipality under section 26 of the Planning Act that comprehensively applies the policies and schedules of the Provincial Growth Plan.

<sup>2</sup> Completion rates were not available for West Lincoln and were therefore estimated.

<sup>3</sup> At the local municipal level, the density mix was allowed to vary in accordance with historical trends, e.g. a larger share of the higher-density buildings in the Region were allocated to the cities of St. Catharines, Niagara Falls and Welland.

## 2.0 GROWTH SCENARIO ANALYSIS

### 2.1 HOUSING STOCK

Currently, Niagara Region's housing stock primarily consists of low-density dwelling types, with single-detached homes as the most common dwelling type, followed by low-rise apartments and row houses. The composition of Niagara Region's housing stock by dwelling type is presented in Table 1. The number of additional units to be constructed in order to hit target growth by 2041 in 5-year increments (with the exception of the first 2018-2021 period) is given in Table 2.

**Table 1** Housing stock by dwelling type, 2016

Dwelling Type	Number of Dwellings	Percentage of Total Stock
Single-detached	126,208	68%
Semi-detached	9,734	5%
Duplex Apartment	6,050	3%
Row house	13,701	7%
Apartment 5 stories or less	19,975	11%
Apartment over 5 stories	9,864	5%
Other	486	0%
<b>Total</b>	<b>186,018</b>	<b>100%</b>

**Table 2** Additional units required to reach target growth, 2018-2041

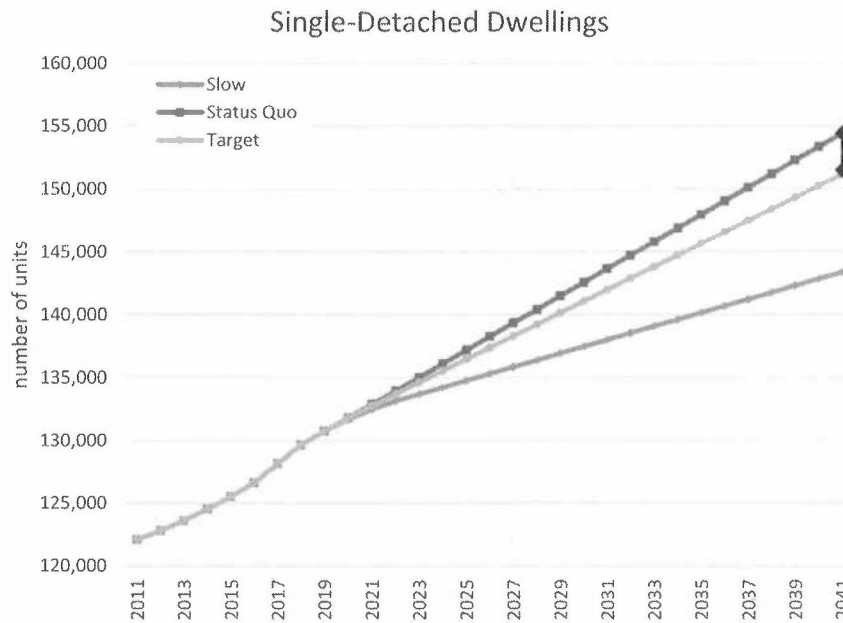
	2018-2021	2022-2026	2027-2031	2032-2036	2037-2041	2018-2041 Total
Single	3,110	4,625	4,584	4,586	4,586	<b>21,491</b>
Semi-Detached	463	1,486	1,535	1,537	1,535	<b>6,556</b>
Row	1,720	4,465	4,578	4,578	4,578	<b>19,919</b>
Apartment	1,162	4,408	4,585	4,584	4,586	<b>19,325</b>
<b>Total</b>	<b>6,455</b>	<b>14,984</b>	<b>15,282</b>	<b>15,285</b>	<b>15,285</b>	<b>67,291</b>

There is a greater share of medium- and higher-density dwellings in the target mix of dwellings defined by Niagara Region compared with the share in the current housing stock. As evidenced by the completion rates of the last decade, the preference for building single-detached housing continues. Figure 1 shows that if trends were to persist, there could be almost 3,200 more single-detached dwellings than would be required to hit target growth by 2041.<sup>4</sup> However, under a slow growth scenario, there could be almost 7,800 fewer single-detached dwellings than required by the target in 2041.

<sup>4</sup> Under the given set of target assumptions.

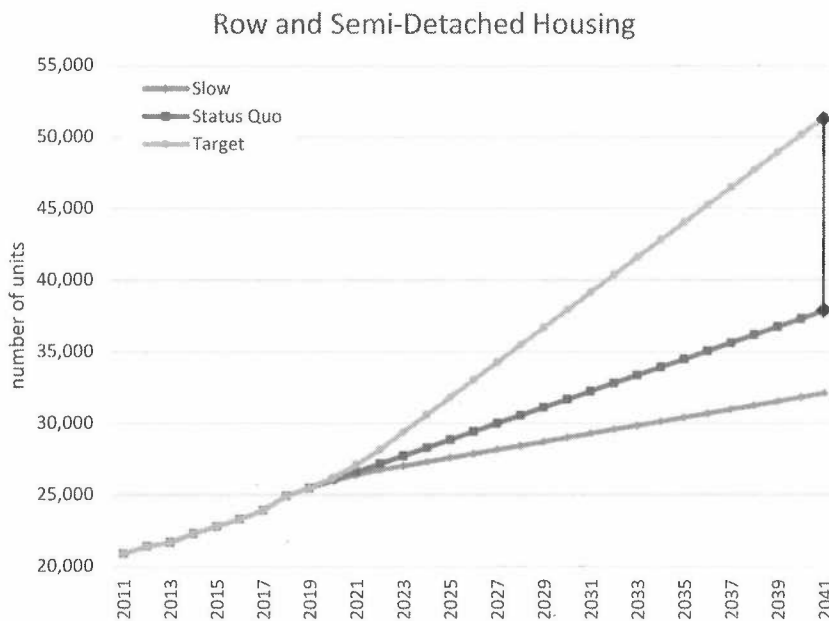


**Figure 1** Single-detached housing stock, historical and scenario projections



In order to achieve the target number and mix of dwellings, the construction rates for apartments, semi-detached and row housing will have to increase considerably from their historical rates. This can be seen in the size of the gap (represented by a black line segment) between the line representing status quo growth and the one representing target growth in Figure 2 and Figure 3, which represent the stock of medium-density and high-density dwelling, respectively, under each growth scenario.

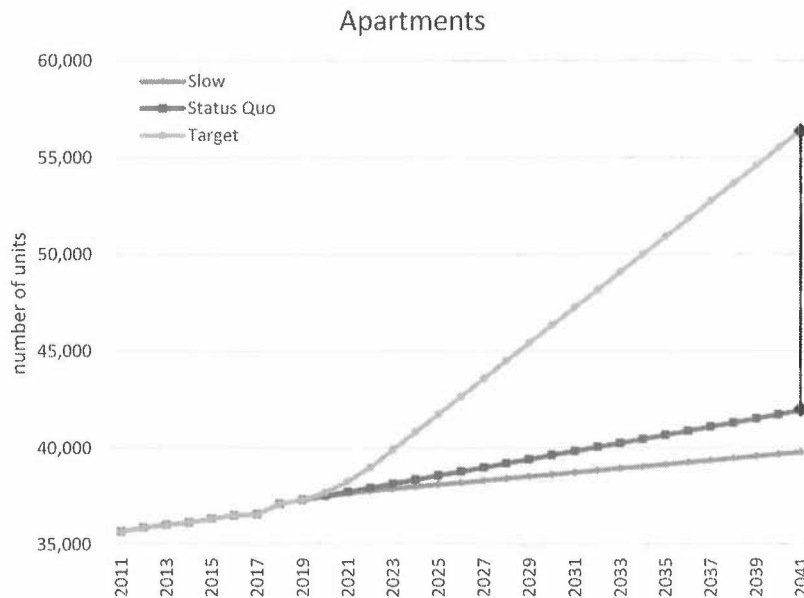
**Figure 2** Row and semi-detached housing stock, historical and scenario projections



## Niagara Region Growth Scenario Analysis, 2018 to 2041

If the Region is to follow a slow growth trend, the gap between the number of row- and semi-detached dwellings and the target number could widen to 19,300 units in 2041. For apartments, the gap between the number of units in a slow growth scenario by 2041 and the target could reach 16,700. If current trends persist, the size of the semi-detached and row housing gap could be 13,500 units and the apartment gap could be 14,500 units.

**Figure 3** Apartment housing stock, historical and scenario projections



To increase today's supply of apartments to the target growth level would require building an additional 19,115 units total or 870 units annually. To put this number in context, this would be equivalent to building, on average:

- Between eight and nine 100-unit apartment buildings a year; or
- Fifteen 60-unit apartment buildings a year; or
- Twenty-five 35-unit buildings a year.

At the local level, some smaller municipalities are already overshooting their growth targets for all housing types combined due to the high level of single-detached housing construction activity. Only one local municipality is building semi-detached and row housing at a rate exceeding that required to hit the target level by 2041, and the rate of apartment construction is well under the target growth rate in all municipalities.

## 2.2 HOUSED POPULATION

Different housing types can accommodate different household configurations (see Table 3). For example, a single person can comfortably live in a bachelor or one-bedroom apartment, while a couple with children or a lone-parent household will require a dwelling with at least two bedrooms. Housing types tend to

correlate with dwelling size and the number of bedrooms. For instance, although it is technically possible to build a one-bedroom single-detached house, it is much more common for these dwellings to have at least three bedrooms. On the other hand, apartment buildings are generally built to accommodate smaller household sizes. Middle-density type housing, such as semi-detached and row housing, tend to fall somewhere in between and can accommodate a variety of household types. For these reasons, the housing stock that is built in Niagara over the next two decades will influence the type of population that area attracts and retains.

**Table 3** Suitable dwelling size by household type

Household Composition	Suitable Housing
Single-Person Households	Bachelor or 1 bedroom
Lone-Parent Households	2 or more bedrooms
Couples without Children*	1 bedroom
Couples with Children	2 or more bedrooms

Given that the model used in this analysis takes into account household formation and migration patterns both in and outside of Niagara Region, this analysis can reveal the likely characteristics of households in Niagara Region under different growth scenarios. Using historical demographic data, additional characteristics such as age, occupations and incomes can also be inferred. The converse is also true; scenario analyses can reveal the characteristics of people and households that may not be able to live in Niagara Region in the future, due to the constraints imposed by the number and type of dwellings available.

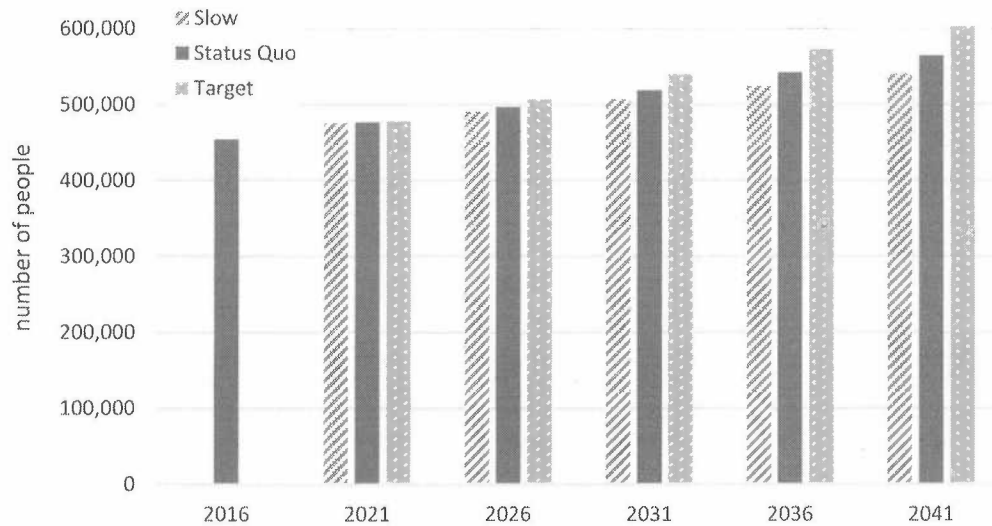
### 2.2.1 TOTAL POPULATION

Under the target growth scenario, Niagara Region’s population could reach 602,700<sup>5</sup> by 2041 (which is equal to 256,800 households). The target represents a population growth of 33% over the current population (38% household growth). The total population that can be achieved under different growth scenarios is presented in Figure 4.

<sup>5</sup> The target scenario reaches the target number of dwellings defined in the MCR for Niagara Region by 2041. Due to different modelling assumptions regarding the rate of household formation and household sizes, the population projection in the target scenario differs slightly from the Growth Plan target projection of 610,000.

Niagara Region Growth Scenario Analysis, 2018 to 2041

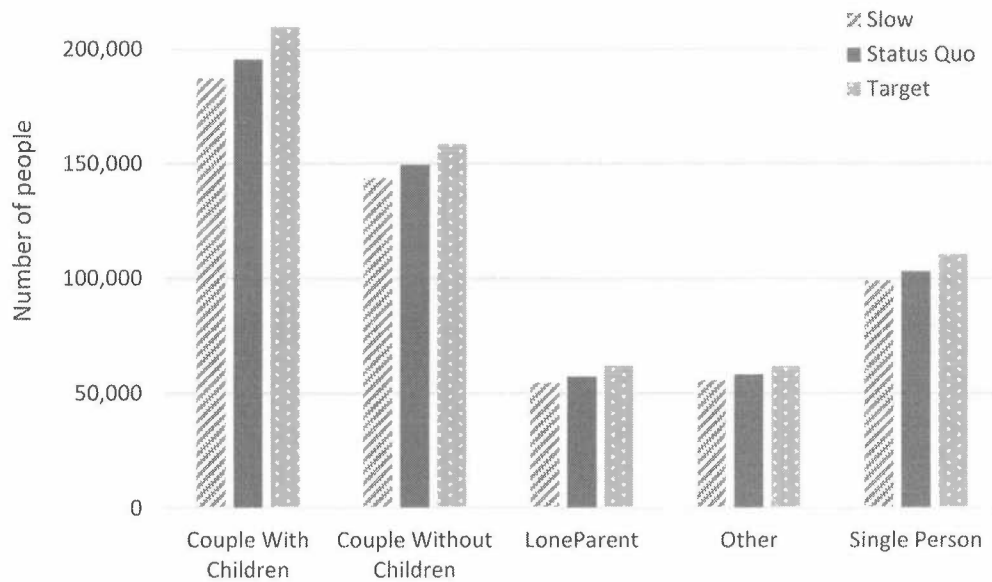
**Figure 4** Total population growth, 2016-2041



If Niagara were to follow a slow growth trajectory it would land 62,600 people under the target scenario population. At status quo, would land 38,600 under target, which is slightly larger than the combined population of Port Colborne and Thorold in 2016, for reference.

2.2.2 POPULATION CHARACTERISTICS

**Figure 5** Population by household type, 2041

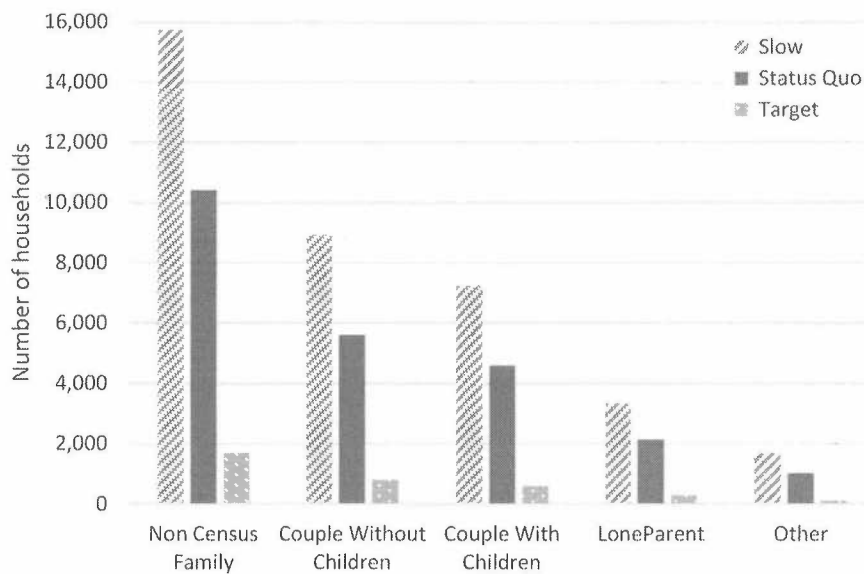


Under slow and status quo growth, there are far fewer single-person households than under target growth. At 17,100 fewer households in 2041 (20% lower than target growth) in the slow growth scenario

than in the target scenario, the difference is the largest for single-person households than for any other type of household. In the status quo scenario, there could be 10,500 fewer single-person households in 2041 than in the target scenario (12% lower). However, in terms of the number of people, the largest difference is in members of couple with children households, since these consist of three or more individuals. In the slow growth scenario, there could be 22,600 fewer people in these household types in 2041 than in the target scenario (11% lower). Comparatively, in the status quo growth scenario, there would be 14,000 fewer household members of this type than in the target (7% lower).

Looking to the future, it is also helpful to consider the demand pressures from outside Niagara Region. Depending on the its future housing stock, Niagara Region may not be able to accommodate all households who would like to live in the Region, which would put pressure on local housing prices and rents. Under all growth scenarios, unmet demand would consist primarily of single-person households, followed by couples without children and couples with children, as shown in Figure 6 (note that couples with and without children make up more people in total than the single-person households). Unmet demand could reach almost 37,000 households under the slow growth scenario or 24,000 households under status quo growth.

**Figure 6** Unmet demand by household type, 2041

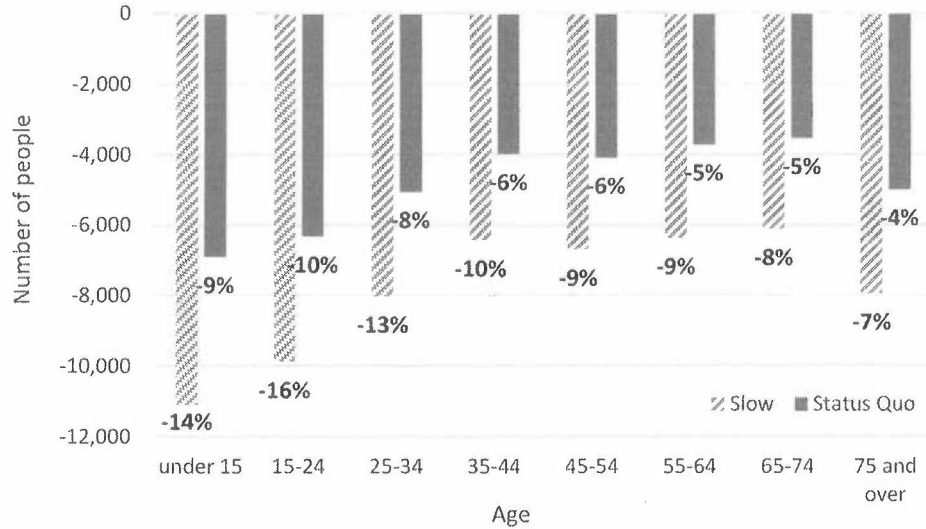


Similarly, the rate of growth can affect the future age composition of the population of Niagara Region. Slower growth tends to skew the population older. The difference between the number of people in each age cohort by 2041 in the slow growth and status quo scenarios compared to the target scenario is shown in Figure 7, along with the percentage by which each cohort’s size is smaller than the target. This shows that a slower growth rate would precipitate the demographic aging of the population. Under the status quo and slow growth scenarios, there is a greater difference in the number of people fewer in the under 25 age category than in any other age group compared with the target growth scenario. Specifically, under slow growth, there could be 14% fewer people aged 15 and under and 16% fewer people between the

## Niagara Region Growth Scenario Analysis, 2018 to 2041

ages of 15 and 24 than in the 2041 target population. Under status quo growth, there could be 9% fewer people aged 15 and under and 10% fewer people aged 15 to 24 than in the target population.

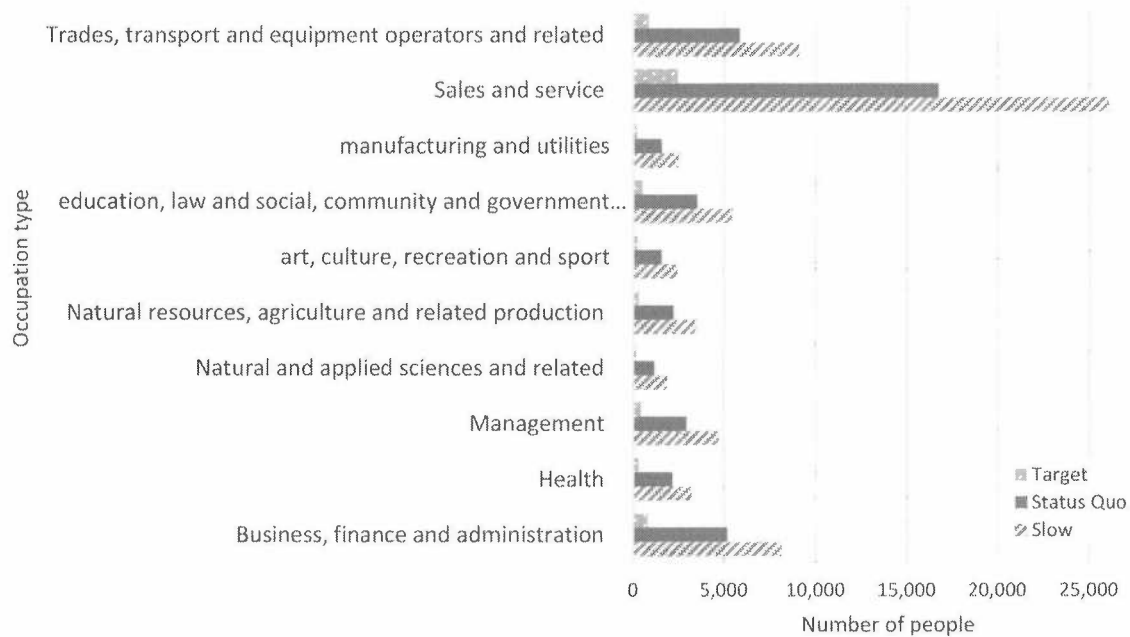
**Figure 7** Difference in population compared to target scenario by number and percentage, 2041



### 2.2.3 INCOMES AND OCCUPATIONS OF THE HOUSED POPULATION

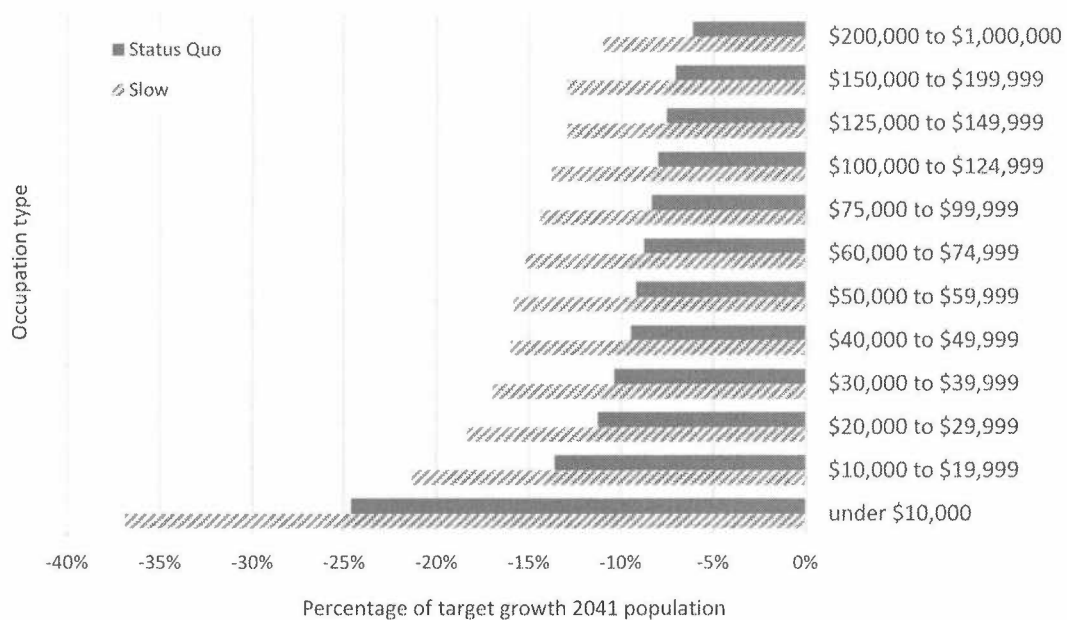
Growth policy can have an impact both on the Region's household income distribution and its labour supply because income, and relatedly, the ability to afford housing, tends to be correlated with occupation type. For instance, many service jobs are paid minimum wage, while occupations in education, law and government tend to be salaried. In the status quo and slow growth scenarios, the largest unmet demand for housing in Niagara Region will come from those in sales and service occupations, as shown in Figure 8. This is because sales and service occupations are generally associated with lower wages in Niagara Region, as presented in the Niagara Region Housing Market Analysis study. Sales and services occupations are the most common occupation type in Niagara Region, and a shortage of these types of labourers could have implications for the Region's tourism-based economy.

**Figure 8** Unmet housing demand by occupation type, 2041



Comparing the slow growth and status quo growth scenarios to the target scenario shows that the largest difference is in the number of households whose total income is under \$40,000, and especially those with incomes lower than \$10,000, as can be seen in Figure 9. Households in this income range are primarily single-person households and may include students and young people at the beginning of their professional lives.

**Figure 9** Difference in number of households by income compared to target scenario, 2041

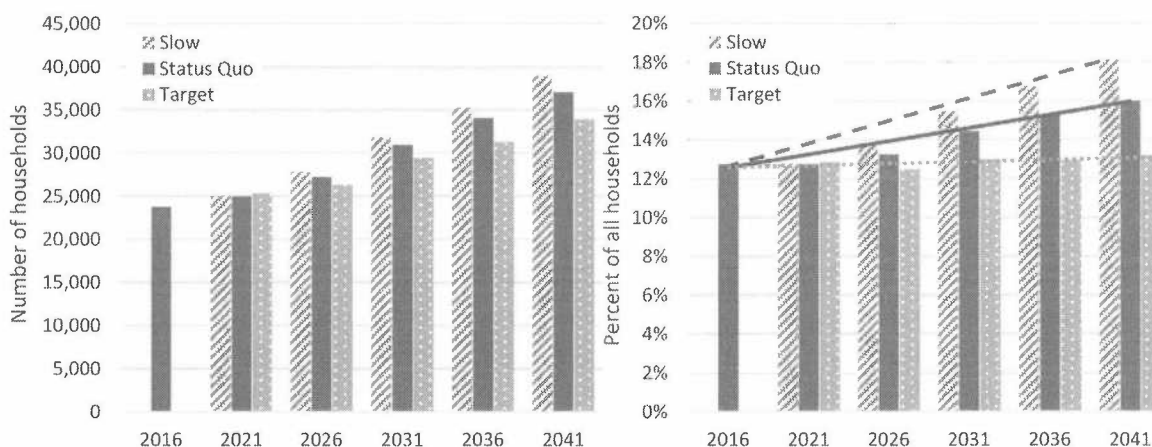


## 2.3 CORE HOUSING NEED

Core housing need is the standard indicator of housing need in Canada used by CMHC and Statistics Canada. A household is considered to be in core housing need if its dwelling does not acceptably meet its needs, i.e. it is either too small<sup>6</sup>, in a major state of disrepair or too expensive given its budget, and there is no alternative acceptable housing that would cost less than 30% of total household income. Core housing need affected a total of 23,830 of Niagara’s households in 2016, of which 84% are single-person households and 14% are lone-parent households.

The number of households in core housing need is expected to increase along with Niagara Region’s population. The only scenario in which the rates of core housing need in each local municipality and the Region as a whole remain relatively constant from now up until 2041 is the target growth scenario. The expected number and percentage of households in core housing need in Niagara Region from now until 2041 is shown in Figure 10. This shows that under status quo growth, the Regional rate of core housing need could increase from its current level of 13% to 17% and could even reach 18% under the slow growth scenario.

**Figure 10** Number and percentage of households in core housing need



Core housing need varies significantly across local municipalities in Niagara Region. In general, the rate is higher in the larger cities and lower in smaller towns and townships. A main reason for this is that a household that is at risk of being in core housing need is more likely to be priced out entirely of smaller townships that have a more limited and homogenous housing supply than of larger cities that have a

<sup>6</sup> This is calculated based on the National Occupancy Standard. The number of bedrooms required by a household is derived according to the following (if household members meet more than one criteria, the first conditions listed take precedence over the subsequent): a maximum of two persons per bedroom; household members living as part of a married or common-law couple share a bedroom; lone parents have a separate bedroom; household members aged 18 or over have a separate bedroom; household members under 18 years of the same sex share a bedroom; household members under 5 years of the opposite sex share a bedroom if doing so would reduce the number of required bedrooms. The exception to the above is a household consisting of one person living alone. Such a household would not need a bedroom, i.e. they may live suitably in a bachelor apartment.



## Niagara Region Growth Scenario Analysis, 2018 to 2041

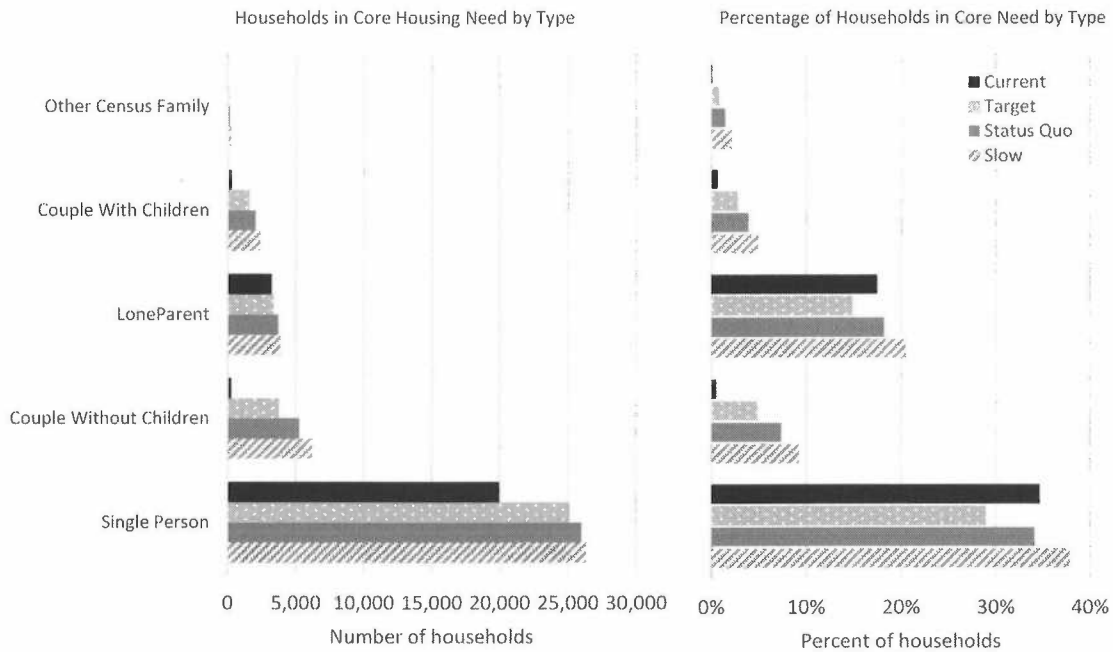
greater variety of housing options available (i.e. more variety in housing prices and housing types). Table 4 lists Niagara Region's local municipalities from largest to smallest percentage of the population currently living in core housing need and shows the expected number and percentage of households in core housing need in 2041 under the different growth scenarios. Under slow growth, five local municipalities could see their core housing need reach or surpass 20% by 2041.

**Table 4** Number and percentage of households in core housing need by local municipality

	2016		2041 Target		2041 Status Quo		2041 Slow	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
Port Colborne	1,336	18%	1,721	19%	1,826	23%	1,899	24%
Welland	3,540	16%	4,999	18%	5,278	21%	5,523	23%
St. Catharines	8,665	16%	10,788	15%	12,003	19%	12,296	21%
Fort Erie	1,809	14%	2,944	16%	3,345	21%	3,473	24%
Niagara Falls	5,135	14%	7,337	14%	7,840	16%	8,233	19%
Niagara Region	23,747	13%	33,915	13%	37,117	16%	39,047	18%
Thorold	945	12%	1,916	16%	1,997	18%	2,048	20%
Grimsby	727	6%	847	5%	803	5%	1,055	7%
Niagara-on-the-Lake	413	6%	979	9%	986	9%	1,184	12%
Wainfleet	139	5%	224	7%	201	7%	227	8%
Pelham	372	5%	669	6%	776	8%	980	11%
Lincoln	433	4%	844	6%	1,123	9%	1,183	11%
West Lincoln	233	4%	647	5%	939	10%	946	12%

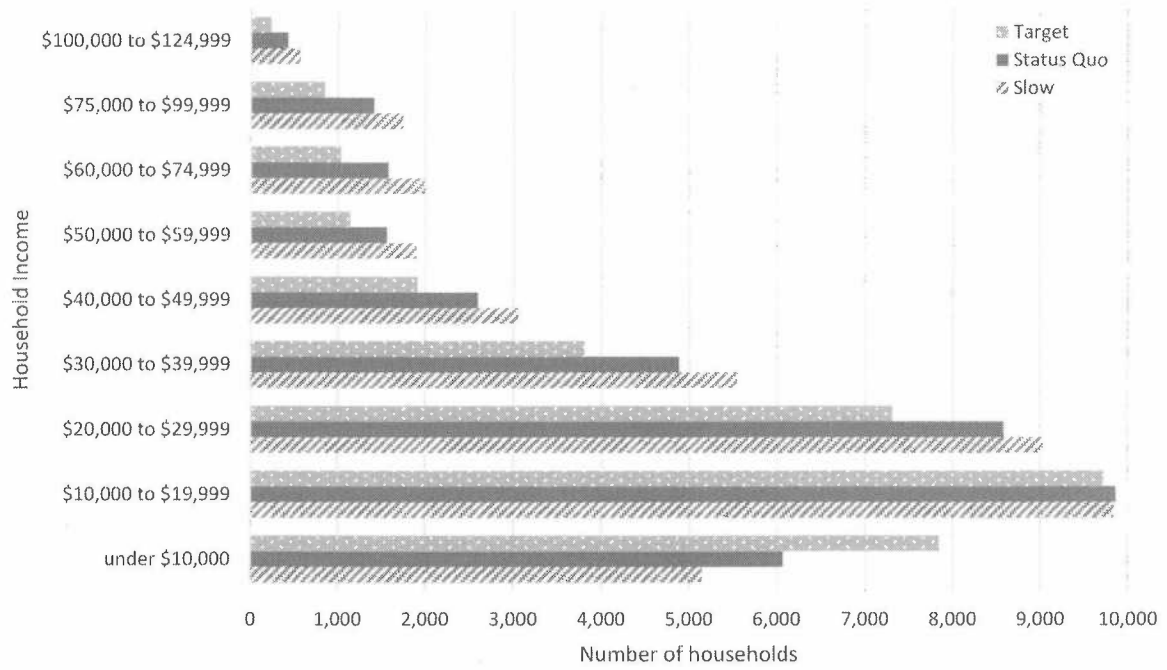
Single-person households will continue to be the household type with the greatest rate of core housing need, followed by lone-parent households in all scenarios, as shown in Figure 11. Under target growth, the rate of housing need of the two household types most vulnerable to core housing need could decrease relative to their current levels. However, under slow growth, the rate of core housing need among these households could increase beyond their current levels to 38% for single-person households and 21% for lone parents.

**Figure 11** Number and percentage of households in core housing need by type, 2041



Growth policy can also affect how core housing need affects households of different income levels. In scenarios where the stock of housing is lower, prices tend to increase due to the demand for housing being higher than the supply. This results in households with higher incomes falling into the core housing need category, while lower-income households may be displaced from or unable to move to the Region. This could also increase the risk of low-income households becoming homeless or entering precarious housing arrangements that are not captured in census data or by the homelessness point-in-time count, such as couch surfing, living in cars or residing in low-cost hotel accommodations ill-suited to their needs on a long-term basis. The change in the income level of households in core housing need is shown in Figure 12.

**Figure 12** Number of households in core housing need by income bracket, 2041



### 3.0 CONCLUSIONS

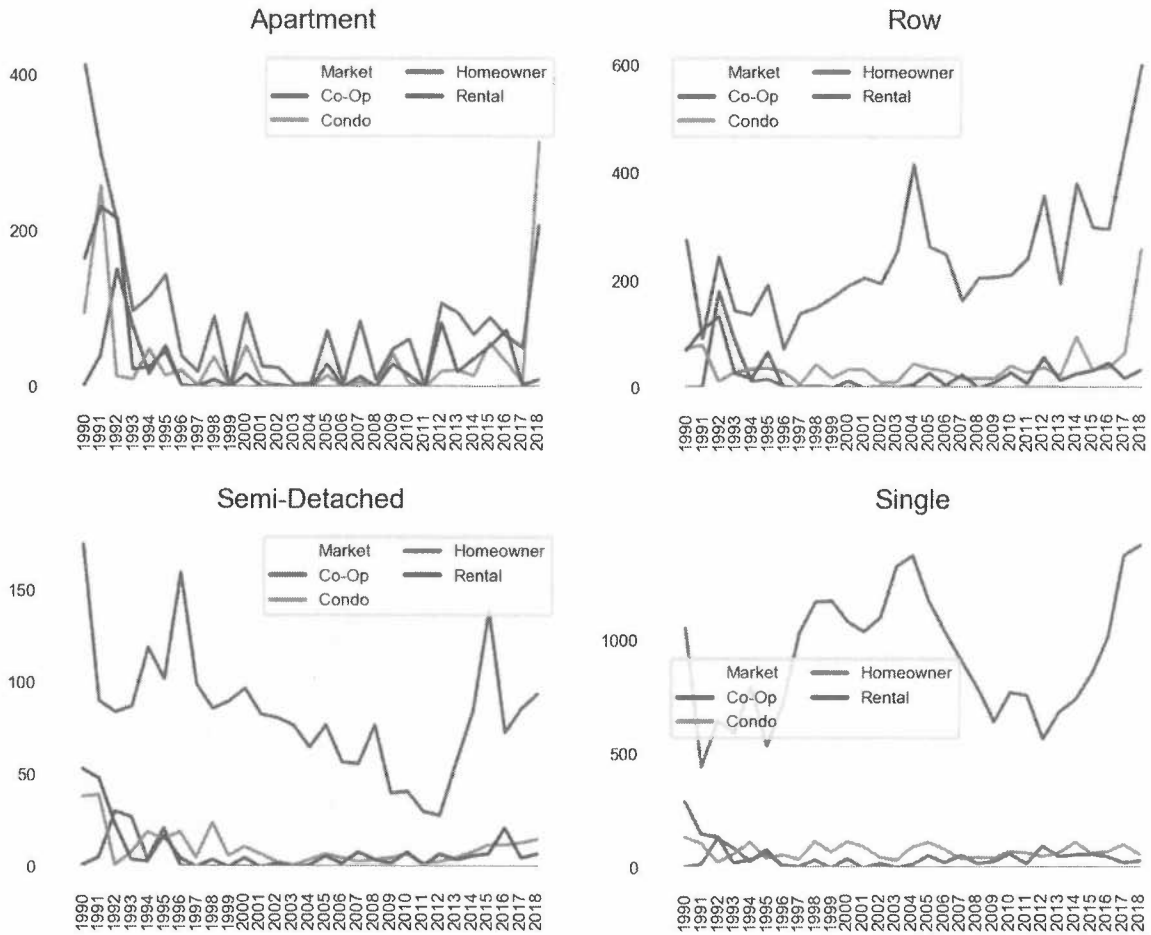
The growth scenario analysis exercise demonstrates that Niagara Region's current growth rate, if maintained over the coming two decades, could result in the Region falling short of the 2041 target population by over 6%. The rate at which Niagara Region builds new housing will not only affect the future population that the Region is able to accommodate, but also the ability of that population to live in dwellings that suit their needs and fit their budgets. If housing supply does not keep pace with the demand for housing in Niagara, housing prices and rents could increase significantly and further exacerbate existing affordability challenges. Consequently, the risk to the Region of continuing on the same trajectory includes a 26% increase in the rate of core housing need.

Results of this analysis also highlight how the features of the local housing market can affect Niagara Region's economic base. Prices and available housing types can affect the Region's ability to attract labour, especially for industries such as tourism that rely upon minimum-wage labour and to retain young people and growing families. If current growth trends are to persist, there will be far fewer households with incomes below \$40,000, which are primarily single-person households and young people at the beginning of their professional lives, and the largest unmet demand for housing would come from individuals in sales and services occupations.

To reach the population growth targets in the Growth Plan and to minimize overall levels of core housing need, Niagara Region can consider adopting policies that incentivize the development of a mix of housing to accommodate the future population, including a variety of housing densities, tenure and affordability levels, as well as right-sizing and maximizing the productivity of Niagara Region's existing housing stock. By providing a wider range of options to households, a more diversified housing stock can help mitigate some of the demographic trends identified in this report and make it easier for people of all ages and income levels to live in Niagara Region.

## APPENDIX A. HISTORICAL GROWTH

**Figure 13** Historical annual completions by housing type and market, 1990-2018



Niagara Region Growth Scenario Analysis, 2018 to 2041

Figure 14 Cumulative completions by housing type and market, 1990-2018

