



---

# NIAGARA OFFICIAL PLAN

## 2051 Rural Land Needs Assessment

This report should be read in conjunction with Appendix 3 to PDS  
41-2021

---

Niagara Region  
December 2021



## Rural Land Needs Assessment

As directed by the Provincial Land Needs Assessment Methodology, an additional assessment was undertaken for Rural Settlement Areas.

Niagara has a modest population and employment base outside of urban settlement areas. Limited growth is anticipated to continue within rural areas and rural settlement areas. Between 2021 and 2051, the *2051 Growth Update Memo* forecast an additional 900 housing units and 8,090 jobs will occur within the rural area.

The Rural Settlement Area assessment determines where the forecast growth will occur within the rural areas and if additional land is required within rural settlement area boundaries (also known as Hamlets).

The Rural Land Needs Assessment has been restricted to municipalities where Rural Settlement Areas currently exist and are outside of the Greenbelt Plan Area. In other words, the analysis only considers the potential for additional Rural Settlement Area lands where supported by Provincial policies.

**Table 1** provides a summary of housing and employment forecasts within both the Rural Area and the proportion to be directed to Rural Settlement Areas. Distribution of units and employment to Rural Settlement Areas is based on historic trends and policy direction within associated Local Official Plans.

Table 1: Rural Area and Rural Settlement Area Forecasts

### Rural Area and Rural Settlement Area Forecasts: 2021 to 2051

Municipality	Rural Area Housing Forecast	Rural Area Employment Forecast	% Rural Employment to Rural Settlement Areas	% Units to Rural Settlement Areas
Fort Erie	40	500	0%	10%
Port Colborne	10	550	100%	100%
Wainfleet	420	460	60%	50%
West Lincoln	40	570	60%	100%

Residential land need within Rural Settlement Areas was determined by converting the housing growth to area (hectares).

In Niagara, residential lots within Rural Settlement Areas must be a minimum of 1 hectare in size. However, lots may be reduced to 1 acre based on studies. To determine the developable lot size for the Rural Settlement Area assessment, staff analyzed the vacant land supply within hamlets and the surrounding lot fabric of existing development.

It was determined that new residential lots within Rural Settlement Areas will have an average lot size of 0.6 hectares or 1.5 acres.

**Table 2** provides an overview of residential land needs within Rural Settlement Areas.

Table 2: Rural Settlement Area Forecasts (Housing), 2021 to 2051

**Rural Settlement Area Forecasts: Housing 2021 to 2051**

<b>Municipality</b>	<b>Housing Forecast</b>	<b>Residential Need (ha)</b>
Fort Erie	0	0
Port Colborne	10	6
Wainfleet	210	140
West Lincoln	40	25

Rural Employment land need within Rural Settlement Areas was determined by converting employment growth to area (hectares).

Employment densities were calculated based on existing businesses identified through the Niagara Employment Inventory.

**Table 3** provides an overview of employment land needs within Rural Settlement Areas.

Table 3: Rural Settlement Area Forecasts (Employment), 2021 to 2051

**Rural Settlement Area Forecasts: Employment 2021 to 2051**

<b>Municipality</b>	<b>Employment Forecast</b>	<b>Employment Density (jobs per hectare)</b>	<b>Employment Need (ha)</b>
Fort Erie	50	35	0
Port Colborne	550	10	55
Wainfleet	275	15	20
West Lincoln	335	10	35

Finally, the overall land need for Rural Settlement Areas was determined by adding the residential and employment land needs, and subtracting existing supply.

**Table 4** provides an overview of Rural Settlement Area land needs.

Table 4: Rural Settlement Area Land Needs to 2051

**Rural Settlement Area Land Needs**

<b>Municipality</b>	<b>Residential and Employment Land Need (ha)</b>	<b>Existing Supply (ha)</b>	<b>Land Need (ha)</b>
Fort Erie	0	0	0
Port Colborne	60	80	-20
Wainfleet	160	85	75
West Lincoln	60	20	40

Based on the Rural Settlement Area assessment, an additional 75 hectares is needed within Wainfleet and 40 hectares within West Lincoln.

## Conclusion

The Rural LNA Summary represents the land need requirements for Rural Settlement Areas to 2051 and is a component of the overall Regional assessment.

The *Growth Plan* requires that the Province approve the Region's final LNA. The Region has been consulting with the Province on the draft LNA and will continue to communicate until the final assessment is approved.

In preparing this document, careful consideration was given to input from the public, agency and area municipalities.