

# Niagara Region's 2018 Consolidated Financial Statements Result in a Clean Audit Opinion

Niagara Region's 2018 year-end financial statement audit by third party Deloitte LLP has been completed and resulted in an unmodified audit opinion with no management letter points. Each year, this audit represents an objective examination and evaluation of the financial statements of Niagara Region to ensure the records are a fair and accurate representation of the transactions they represent.

The third party auditor's report concluded the financial statements conform to Canadian Public Sector Accounting and present fairly, in all material respects the financial position of Niagara Region.

Typically, during a corporation's year-end audit engagement, the auditors will provide management a list of suggestions on ways to improve practices. For the second consecutive year, Deloitte LLP felt that these suggestions were unnecessary and issued no management letter points during the 2018 audit engagement.

## Quotes

"Receiving a clean audit opinion for the second year in a row reflects the Region and Council's commitment to organizational excellence in our financial reporting."

*~ Tim Rigby, Councillor and Audit Chair*

"I'm proud to see that once again Niagara Region has gone above and beyond to ensure our financial statements meet the reporting requirements and continue our track record of no management letter points."

*~ Todd Harrison, Commissioner, Enterprise Resource Management Services - Treasurer*

## Contact

Peter Criscione

Niagara Region

905-980-6000 ext. 3747

[peter.criscione@niagararegion.ca](mailto:peter.criscione@niagararegion.ca)

# Learning, Earning and Parenting Program Celebrates Young Parents Successes at 2019 Graduation

Families of graduates and staff of the Learning, Earning and Parenting Program (LEAP) were joined today at the 2019 graduation event by Regional Councillor Laura Ip and Commissioner of Community Services Adrienne Jugley to congratulate nearly 30 young parents on their successful completion of the LEAP program.

LEAP provides the supports to allow young parents to focus on their education while developing parenting and employment skills for their future. The program covers some or all expenses for students related to educational trips, transportation, school supplies and employment. Taking into account individual needs, the program can also support with child care, clothing, recreational activity fees and more.

Many in this group of 2019 graduates are focusing on post-secondary and continued education, while others look towards entrepreneurial opportunities or employment goals. Each graduate has worked hard to successfully complete their high school education and the LEAP staff who support them understand each had their own individual needs and obstacles to overcome. Year after year staff continue to provide the supports necessary to best position graduates to achieve academic success.

## LEAP Components

There are three components of the program:

### Learning

Helps you return to school either in a traditional high school setting or in an alternative education program to complete your high school diploma.

### Earning

Provides you with access to all Ontario Works' employment supports to help you develop your employment skills and move from school to work.

### Parenting

Promotes the healthy development of your child by enhancing your parenting skills to provide the best start in life for your child.

## Contact

Will Foran            905-980-6000 ext 3466  
Niagara Region    will.foran@niagararegion.ca

June 2019

Dear Owners and Operators:

The purpose of this correspondence is to inform you that the province of Ontario is approaching its peak season for the transmission of Legionella related illnesses, and as a result, Niagara Region Public Health and Emergency Services is providing you with information on what you can do to prevent its transmission.

As you may be aware, exposure Legionella bacteria can lead to a serious and potentially fatal respiratory illness. Improperly maintained water systems, and particularly atmospheric cooling towers, contribute to the spread of Legionella bacteria.

In the interest of preventing the spread of Legionella bacteria we recommend compliance the following industry standards with respect to the maintenance of water systems including cooling towers:

- Follow ASHRAE or another recognized standard for control of Legionella in building water systems. If you would like a hard copy, please contact the undersigned.  
<http://www2.hamilton.ca/NR/rdonlyres/F3C3C0E7-D520-4149-9962-571980BF2F46/0/ashraeguideline122000.pdf>
- Use precaution when shutting down systems, and ensure safeguards are in place. Also ensure proper cleaning of equipment prior to re-start. Major Legionella related outbreaks have been linked to inoperable cooling towers.
- Respond to adverse situations such as:
  - Changes in the functioning of the apparatus
  - External influences such as nearby construction and high dust occurrences with cooling towers. Treatment residuals may need to be increased
- Follow equipment manufacturer maintenance instructions with regard to the operation of atmospheric cooling towers and hot water systems.

We appreciate your cooperation in keeping our community safe. Safety is a partnership involving many partners; we can count on your cooperation in the prevention of outbreaks of disease caused by Legionella bacteria. If you have any questions please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Jekel".

Peter Jekel, B.Sc., CPHI (C)  
For: M. M. Hirji, MD, MPH, FRCPC  
Medical Officer of Health/Commissioner (Acting)



# TOWNSHIP OF WARWICK

*"A Community in Action"*

6332 Nauvoo Road, R.R. #8, Watford, ON N0M 2S0

Township Office: (519) 849-3926 / 1-877-849-3926

Watford Arena: (519) 876-2808

Website: [www.warwicktownship.ca](http://www.warwicktownship.ca)

Works Department: (519) 849-3923

Fax: (519) 849-6136

E-mail: [info@warwicktownship.ca](mailto:info@warwicktownship.ca)

June 26, 2019

The Honourable Doug Downey, Attorney General of Ontario  
Ministry of the Attorney General  
720 Bay Street  
11<sup>th</sup> Floor  
Toronto, ON M7A 2S9

Dear Honourable Sir:

**Re: Resolution Regarding Enforcement for Safety on Family Farms**

Please be advised that Warwick Township Council adopted the following resolution at their regular meeting on June 17, 2019:

***WHEREAS agriculture is the second largest industry in Ontario, contributing \$13.7 billion annually to Ontario's GDP and is essential for putting food on the tables of millions of people here and around the world;***

***AND WHEREAS in recent months there has been a steady increase in harassment of farmers and livestock transporters by activists opposed to animal agriculture and the consumption of animals;***

***AND WHEREAS the protests have become blatantly illegal in nature with extremist groups trespassing onto private property, unlawfully entering into buildings and removing animals without fear of prosecution and even promoting and publishing their crimes on social media;***

***AND WHEREAS maintaining proper biosecurity is essential to ensure the health and well-being of the animals cared for on these agricultural operations;***

***AND WHEREAS the recent attacks on farmers homes and businesses have resulted in no criminal charges laid, leaving farmers feeling unprotected by the Ontario legal system and afraid for the welfare of themselves, their families, their employees and the animals they care for;***

***NOW THEREFORE BE IT RESOLVED THAT the Council for the Corporation of the Township of Warwick requests that Hon. Doug Downey work with his fellow MPP's and agricultural leaders to find a better way forward to ensure stronger enforcement of existing laws - or new legislation - to ensure the safety of Ontario's farm families, employees and animals;***

***AND BE IT FURTHER RESOLVED THAT this motion be circulated to Hon. Doug Downey, Ministry of the Attorney General, Hon. Doug Ford, Premier of Ontario, Hon. Sylvia Jones, Solicitor General and Hon. Ernie Hardeman, Minister of Agriculture, Food and Rural Affairs and all Municipalities in the Province of Ontario, AMO, and ROMA.***

***- Carried.***

Yours truly,

A handwritten signature in dark ink, appearing to read 'A. Gubbels', written in a cursive style.

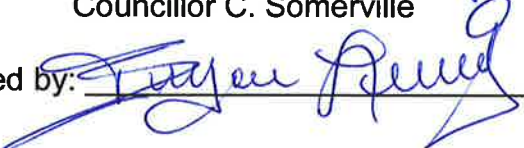
Amanda Gubbels  
Administrator/Clerk  
Township of Warwick

cc: The Honourable Doug Ford, Premier of Ontario  
The Honourable Sylvia Jones, Solicitor General  
The Honourable Ernie Hardeman, Minister of Agriculture, Food and Rural Affairs  
All Ontario Municipalities  
Association of Municipalities of Ontario (AMO)  
Rural Ontario Municipal Association (ROMA)



THE CORPORATION  
OF  
THE TOWN OF HALTON HILLS

Moved by:  Date: June 17, 2019  
Councillor C. Somerville

Seconded by:  Resolution No.: 2019-0121

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WHEREAS the Province of Ontario has asked municipal governments of all sizes to find efficiencies and savings in their budgets;

AND WHEREAS ROMA (Rural Ontario Municipal Association) and OGRA (Ontario Good Roads Association) until recently had a combined conference that allowed greater learning opportunities on a variety of subjects;

AND WHEREAS the organization having separate conferences means some smaller Municipalities have to choose which one, if either, they may attend

THEREFORE BE IT RESOLVED THAT the Town of Halton Hills supports the Municipality of East Ferris, the Town of Petrolia and others that have requested it be a combined conference again;

AND FURTHER THAT this resolution be sent to all Ontario municipalities for endorsement and support.

AND FURTHER THAT the Mayor write to the Chair of ROMA and President of AMO requesting the issue be put to a vote by the membership.

  
Mayor Rick Bonnette





**The Corporation of the Township of Huron-Kinloss**

P.O. Box 130  
21 Queen St.  
Ripley, Ontario  
N0G2R0

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Fax: (519) 395-4107

E-mail: [info@huronkinloss.com](mailto:info@huronkinloss.com)

Website: <http://www.huronkinloss.com>

June 20, 2019

Sent VIA EMAIL

The Honourable Steve Clark  
Minister of Municipal Affairs and Housing  
[minister.mah@ontario.ca](mailto:minister.mah@ontario.ca)

Dear Mr. Clark,

Re: Copy of Resolution #513

Please find below a copy of the resolution adopted by the Township of Huron-Kinloss Council at its June 17, 2019 session supporting the resolution brought forth by the Township of Archipelago, Town of Aurora, Grey County, Town of Grimsby, Town of Halton Hills, City of Markham and York Region.

Motion No: 513

Moved by: Lillian Abbott

Seconded by: Jim Hanna

THAT the Township of Huron-Kinloss Council hereby support the resolutions from the Township of Archipelago, Town of Aurora, Grey County, Town of Grimsby, Town of Halton Hills, City of Markham and York Region in opposing Bill 108 More Homes, More Choice Act in its current state that will allow for an unelected, unaccountable body to make decisions on how communities can evolve and grow and that Bill 108 will affect 15 different Acts and will have negative consequences on community building and proper planning and call upon the Government of Ontario to halt the advancement of Bill 108 legislation and allow for consultation with Municipalities to ensure sound decision making for housing growth that meets local needs AND FURTHER directs staff to forward a copy of the resolution to the Minister of Municipal Affairs and to the municipalities to distribute as they see fit.

Carried.

Sincerely,

Emily Dance  
Clerk

c.c All Ontario Municipalities



**The Corporation of the Township of Huron-Kinloss**

P.O. Box 130  
21 Queen St.  
Ripley, Ontario  
N0G2R0

Phone: (519) 395-3735

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E-mail: [info@huronkinloss.com](mailto:info@huronkinloss.com)

Website: <http://www.huronkinloss.com>

The Honourable Lisa MacLeod  
Minister of Tourism, Culture and Sport  
Hearst Block, 9th Floor  
900 Bay Street  
Toronto, Ontario M7A 2E1

June 21, 2019

Dear Ms. MacLeod,

Re: Copy of Resolution #512

Please find below a copy of the resolution adopted by the Township of Huron-Kinloss Council at its June 17, 2019 session supporting the resolution brought forth by the Town of Fort Frances, Town of Hanover, Township of Mulmur and the Township of Essa.

Motion No: 512

Moved by: Ed McGugan

Seconded by: Lillian Abbott

THAT the Township of Huron-Kinloss Council hereby support the Town of Fort Frances, Town of Hanover, Township of Mulmur, and the Township of Essa in asking the Ontario Government to restore the funding to the Southern Ontario Library Service and Ontario Library Service North to at least the minimum 2018 funding level AND FURTHER directs staff to forward a copy of the resolution to the Minister of Tourism, Culture and Sport and to the municipalities to distribute as they see fit.

Carried.

Sincerely,

Emily Dance  
Clerk





## TOWNSHIP OF SOUTH FRONTENAC

4432 George St, Box 100  
Sydenham ON, K0H 2T0  
613-376-3027 Ext 2222 or 1-800-559-5862  
amaddocks@southfrontenac.net



June 24, 2019

### ONTARIO GOOD ROADS ASSOCIATION (OGRA)

1525 Cornwall Rd, Unit 22  
Oakville, Ontario  
L6J 0B2

#### Attention: Board of Directors

Dear Board Members:

#### Re: ROMA/OGRA Combined Conference

Please be advised that the Council of the Township of South Frontenac passed the following resolution at their meeting June 18, 2019:

That Council endorse the resolution passed by Petrolia Town Council regarding the re-establishment of an annual combined conference of the Ontario Good Roads Association (OGRA) and Rural Ontario Municipal Association (ROMA) and that a letter is sent to the ORMA Board of Directors and OGRA Board of Directors supporting the combined conference in the future.

**Carried.**

We look forward to receiving any updates on this matter.

Yours truly

A handwritten signature in cursive script that reads "Angela Maddocks".

Angela Maddocks  
Clerk

c.c. Town of Petrolia  
All Ontario Municipalities  
ROMA Board of Directors

**Administration**

Office of the Regional Clerk

1815 Sir Isaac Brock Way, PO Box 1042, Thorold, ON L2V 4T7

Telephone: 905-685-4225 Toll-free: 1-800-263-7215 Fax: 905-687-4977

[www.niagararegion.ca](http://www.niagararegion.ca)

June 25, 2019

**CL 11-2019, June 20, 2019**

**PEDC 6-2019, June 12, 2019**

**PDS 21-2019, June 12, 2019**

***DISTRIBUTION LIST***

***SENT ELECTRONICALLY***

2018 End of Year Growth Report

PDS 21-2019

Regional Council, at its meeting held on June 20, 2019, passed the following recommendation of its Planning and Economic Development Committee:

That Report PDS 21-2019, dated June 12, 2019, respecting 2018 End Of Year Growth Report, **BE RECEIVED** and **CIRCULATED** to the Local Area Municipalities, Niagara Peninsula Conservation Authority, Niagara Home Builders Association, Niagara Industrial Association, local Chambers of Commerce and School Boards.

A copy of PDS 21-2019 is enclosed for your reference.

Yours truly,



Ann-Marie Norio

Regional Clerk

:jg

CLK-C 2019-115

Distribution List

Local Area Municipalities

Niagara Peninsula Conservation Authority

Niagara Home Builders Association

Niagara Industrial Association

Local Chambers of Commerce

Local School Boards

G. Bowie, Planner

N. Oakes, Executive Assistant to the Commissioner, Planning & Development Services

R. Mostacci, Commissioner, Planning and Development Services

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**Subject:** 2018 End Of Year Growth Report

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

**Report date:** Wednesday, June 12, 2019

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## **Recommendations**

1. That Report PDS 21-2019 **BE RECEIVED** for information; and
2. That a copy of Report PDS 21-2019 **BE CIRCULATED** to the Local Area Municipalities, Niagara Peninsula Conservation Authority, Niagara Home Builders Association, Niagara Industrial Association, local Chambers of Commerce and School Boards.

## **Key Facts**

- The purpose of this report is to inform Planning and Economic Development Services Committee and Council about 2018 growth and development trends in Niagara Region.
- Population growth in 2018 was greater than any year in the previous decade. In 2018, Niagara's population increased by approximately 7,000 people (1.49% growth rate) to 472,448 people.
- Data relating to Housing Starts, Completions and Building Permits show a shift towards higher density housing from single detached dwelling types.
- The average sale price for all homes in Niagara increased by 3.4%, significantly lower than the unusually high 21% combined increase over 2016 and 2017.
- For a second consecutive year, the total value of building permits issued in Niagara Region exceeded \$1 Billion.

## **Financial Considerations**

There are no direct financial implications associated with this report.

Metrics in this report inform Niagara's financial strategies. Increased residential, commercial and industrial development in Niagara, combined with increasing property assessments, has a direct impact on revenues collected by the Region.

## **Analysis**

### ***Annual Growth Report Overview***

Since 2017, Planning and Development Services has released Mid-Year and End-of-Year reports focused on growth and development trends in Niagara. The Growth Report represents an opportunity to update Regional Council on growth and development trends across Niagara's communities.

This report highlights trends between 2017 and 2018 related to growth in population, housing and building permits. While previous versions of the semi-annual growth report have discussed development applications and economic development trends, recent reports to Planning and Economic Development Services Committee covered both topics in detail (identified in Other Pertinent Reports as the end of this report.).

## **Population and Housing**

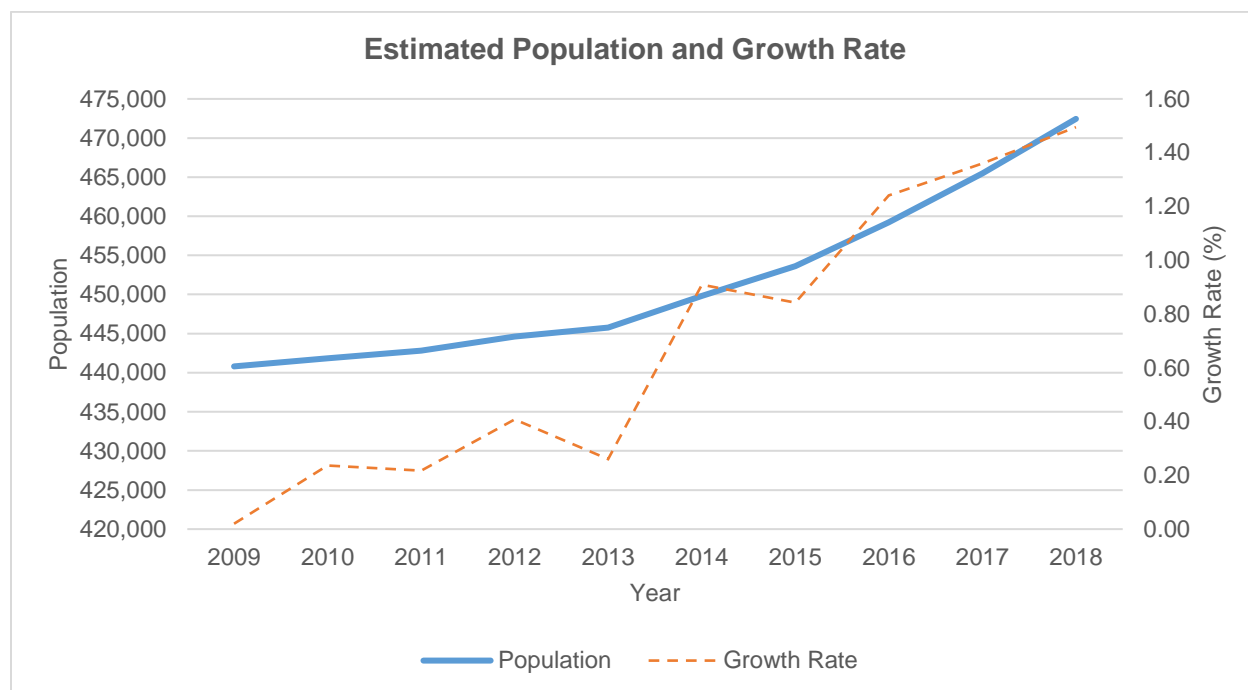
### **Annual Population Estimates**

Niagara Region's population has been increasing steadily since 2009 and reached an estimated population of 472,448 people as of July 1<sup>st</sup> 2018. This represents an increase of nearly 7,000 more people than 2017 and an annual growth rate of 1.49%.

The Region's annual population growth rate has increased consistently in recent years, starting at 0.02% in 2009 and reaching 1.24% in 2016, followed by 1.36% in 2017 and 1.49% in 2018. In general, the Region's growth rate has been rising since 2014 and is required to do so until 2041 to achieve Provincial planning forecasts.

Figure 1 shows the annual population estimate and associated growth rate between 2009 and 2018.

Figure 1: Estimated Population and Growth Rate (2009-2018)



Source: Statistics Canada, Annual Demographic Estimates: Subprovincial Areas

### Components of Population Growth and Demographic Trends

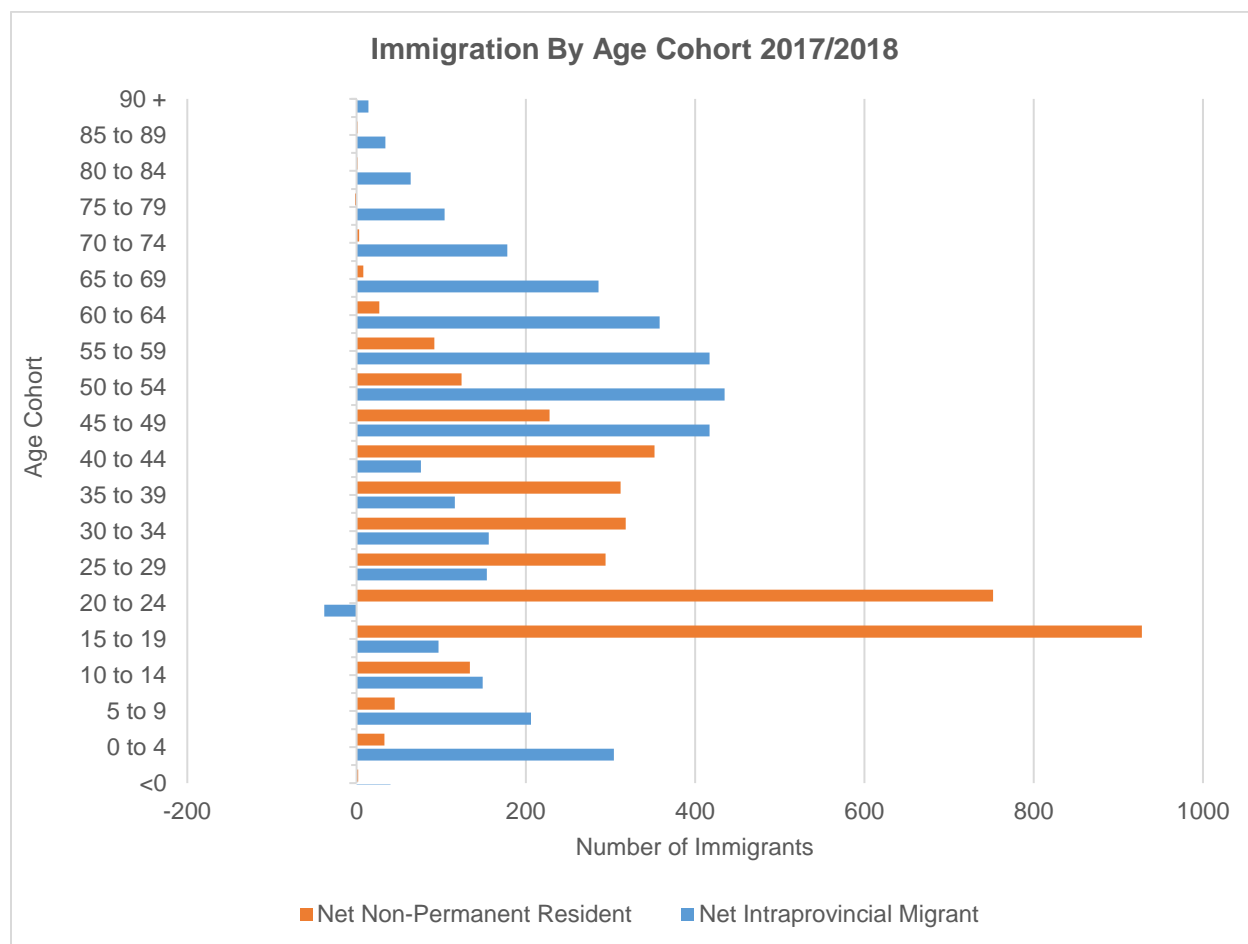
Niagara's population growth is driven entirely by international and intraprovincial migration.

Niagara's natural population change was a decrease of 577 people (meaning 577 more people died than were born in Niagara). The Region grew by 4,163 people from international migration and 3,567 people from intraprovincial migration. Without the benefit of international and intraprovincial migration, Niagara would be in population decline.

The majority of intraprovincial migrants moving into Niagara are between the ages of 45 to 69, increasing Niagara's median age and compounding a naturally-aging demographic. On the other hand, an even greater number of non-permanent residents in the 15 to 24 year old range are coming to Niagara. These non-permanent residents are likely attending post-secondary education institutions (Brock University and Niagara College) and leaving Niagara after completion.

Figure 2 shows the age breakdown of net non-permanent residents and net intraprovincial migrants.

Figure 2: Immigration to Niagara Region by Age Cohort 2017/2018



Source: Statistics Canada. Components of population change by census division, 2016 boundaries

The St. Catharines-Niagara Census Metropolitan Area (CMA), which includes most of Niagara,<sup>1</sup> has the third highest median age (45.6) and third highest share of persons aged 65 and older amongst all CMAs in Canada (22.1%). In addition, St. Catharines-Niagara CMA has the third lowest share of persons aged 15 to 64 years of age (63.9%) – also known as the working age population.

In addition, the St. Catharines-Niagara CMA had the greatest increase in median age over the past decade for Ontario (+3 years) and has increased by +1.5 years since the 2016 Census. Considering the majority of permanent intraprovincial migrants moving

<sup>1</sup> The St. Catharines-Niagara CMA excludes Grimsby and West Lincoln. When looking at the entire Niagara Census Division (which includes all 12 local municipalities), the average age falls outside of the top 10 oldest Census Divisions in Canada. Based on the 2016 Census, the Census Division had an average age of 43.8 where as the St. Catharines – Niagara CMA had an average of 44.1.



into Niagara are above 45 years of age, it is anticipated that the average age will continue to increase due to natural demographic change and migration trends.

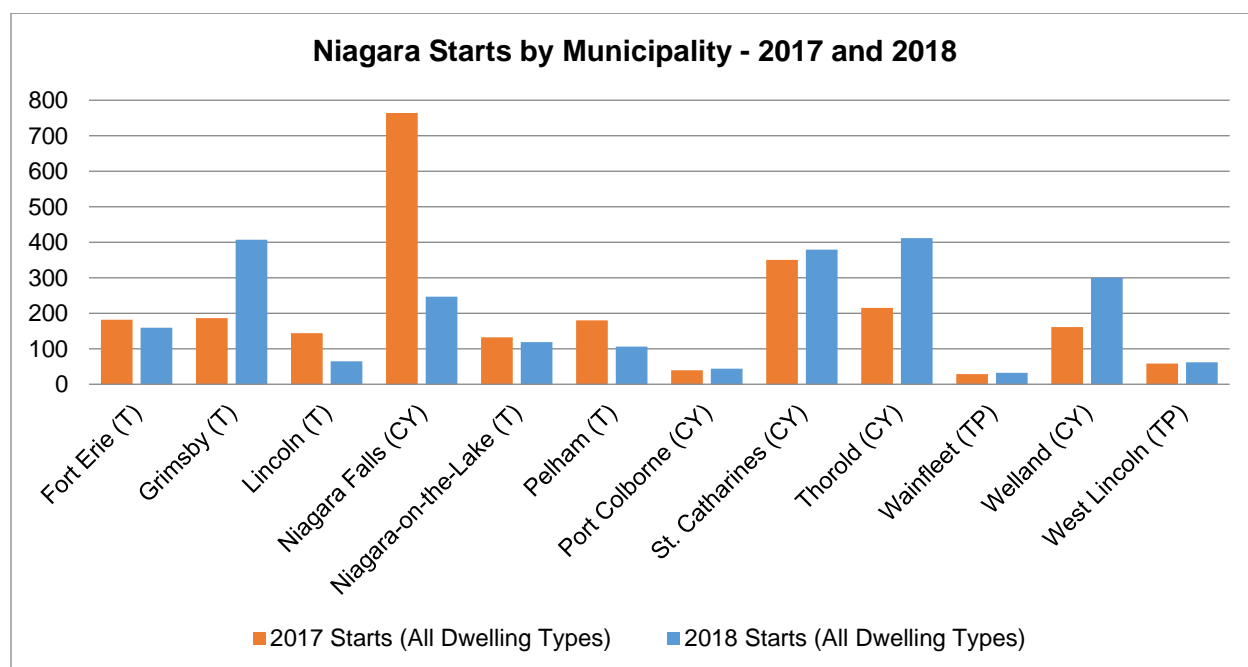
### Housing Developments

2,332 dwelling units began construction in 2018 (figure 3). While this was a 4% decline compared to the 2,440 dwellings started in 2017, it is still well above the average starts between 2006 and 2015, which were less than 1,500 per year.

Housing completions increased 29% to over 2,800 completed units (figure 4). This is the highest number of unit completions in over 15 years and is driven largely by medium and high density development (908 townhomes and 533 apartment units).

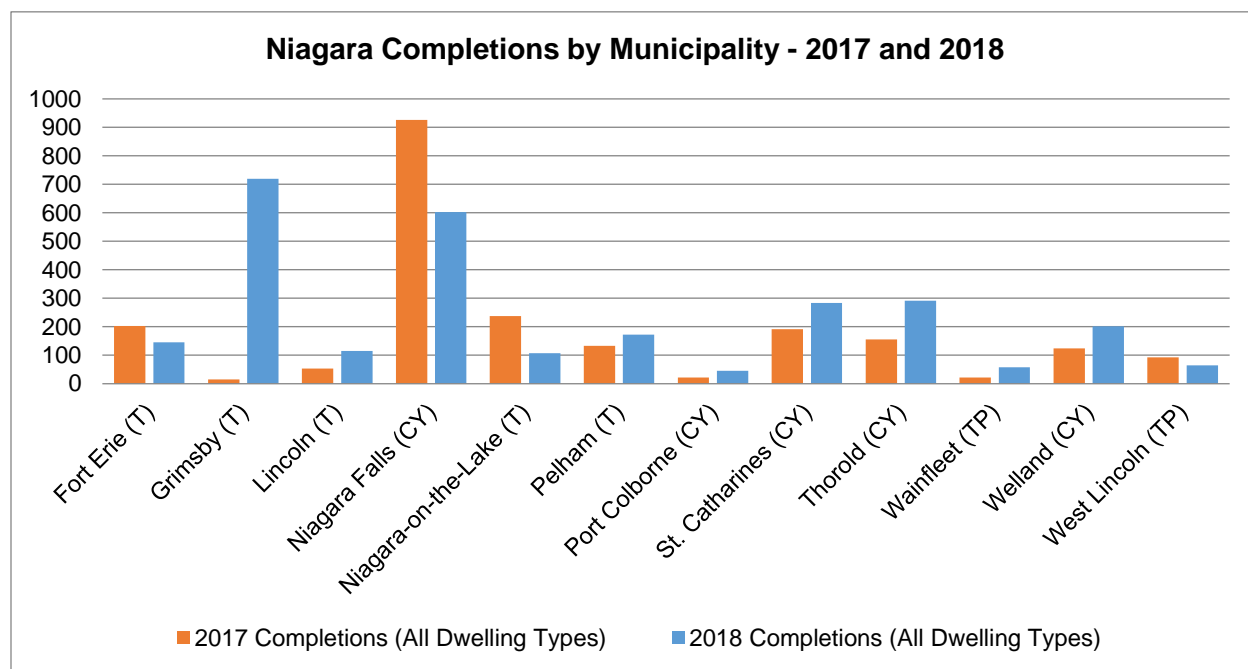
Building permit issuance for residential units also increased 5% between 2018 and 2017 (figure 5). Again, the trend here has been a shift towards higher density development rather than single detached dwellings. Nearly 3,000 dwelling unit building permits were issued in 2018. This will result in sustained starts and completions through 2019 and beyond as higher density housing (especially apartment units) take more time to complete than lower density housing types.

*Figure 3: Housing Starts by Municipality (2017/2018)*



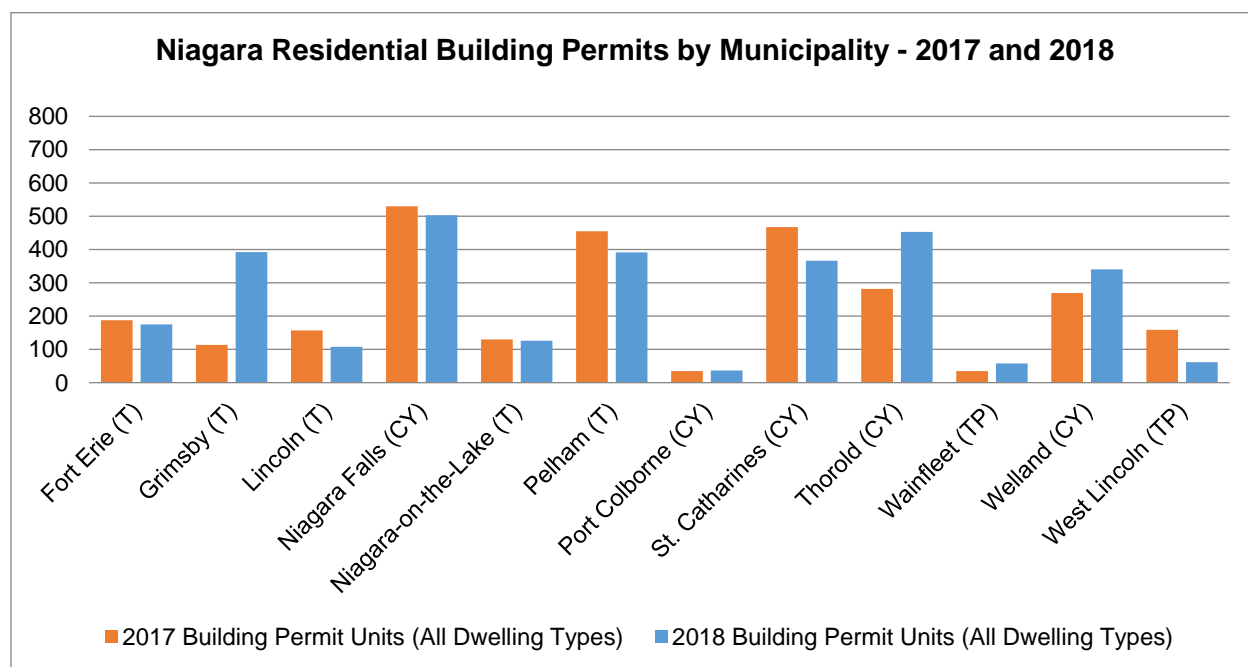
Source: CMHC Housing Now Report

Figure 4: Housing Completions by Municipality (2017/2018)



Source: CMHC Housing Now Report

Figure 5: Housing Units Issued Via Building Permit by Municipality (2017/2018)

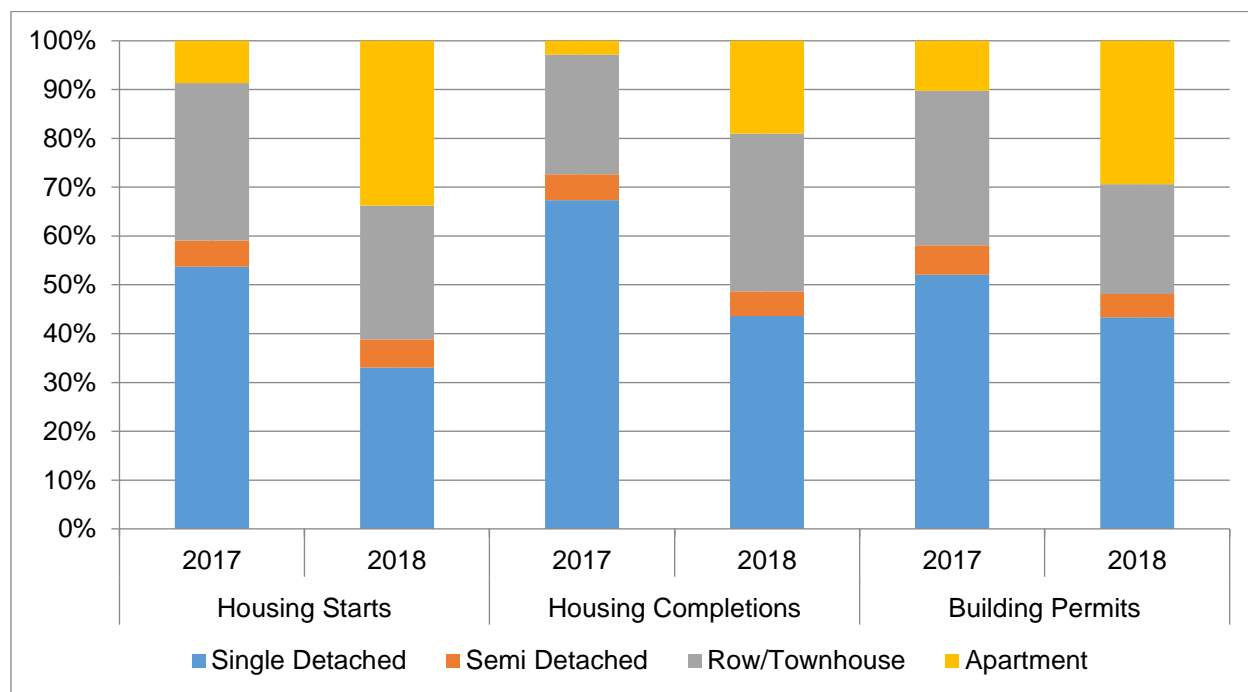


Source: Niagara Region Planning and Economic Development Building Permits

## Housing Diversity

A notable change between 2017 and 2018 is the increase in higher density housing types. Housing starts, completions and building permits all had less than 50% share of single detached dwellings. Whereas in 2017, and for most years previously, single detached dwellings made up over 50% in those categories. The largest shift in 2018 was towards apartment units. Figure 6 highlights the one-year shift towards higher density development for Housing Starts, Housing Completions and Building Permits.

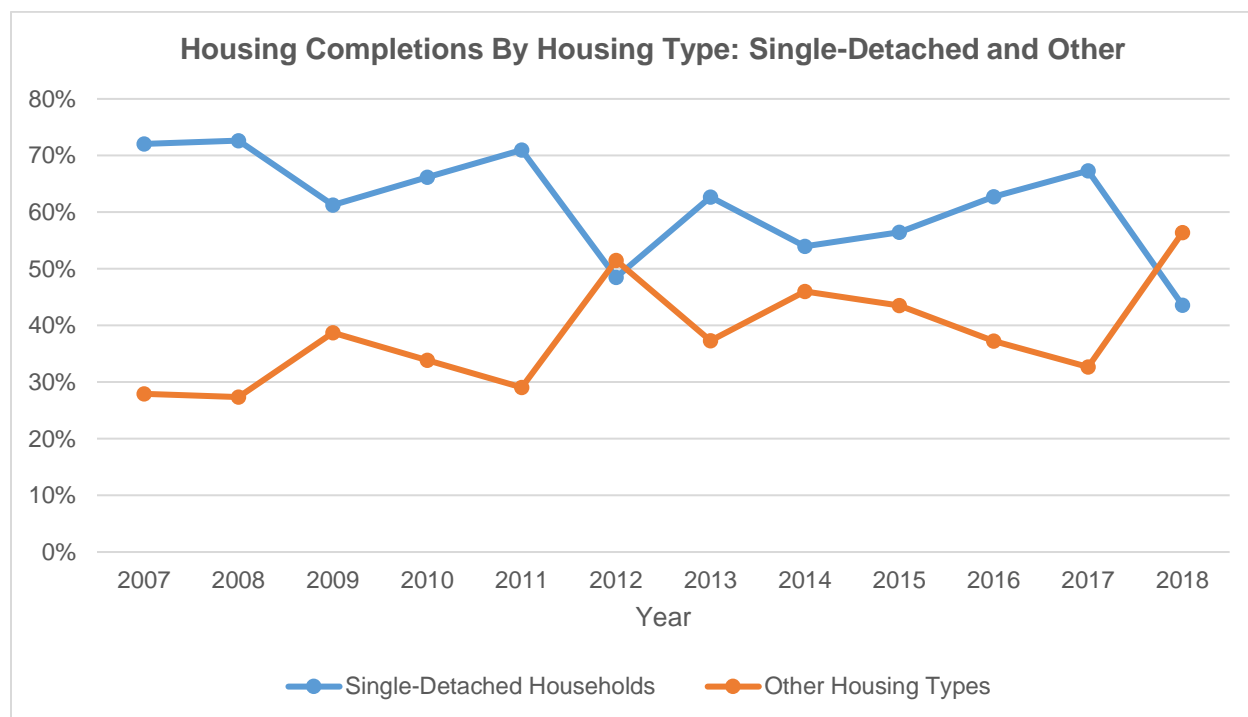
*Figure 6: Proportion of Housing Units by Development Stage (2017/2018)*



Source: CMHC Housing Now and Niagara Region Planning and Economic Development Building Permits

Figure 7 highlights a twelve-year trend in housing completions, showing how the gap between percent of single detached households and other housing types has narrowed over time and switched in 2018. By the end of 2018, the number of high-rise units in development reached a 25-year high. As land across the Region continues to develop and housing prices continue to increase, the share of higher density development in the coming years is likely to increase.

Figure 7: Housing Completions by Housing Type (2007-2019)



Source: CMHC Housing Now (2007-2018)

### Housing Market

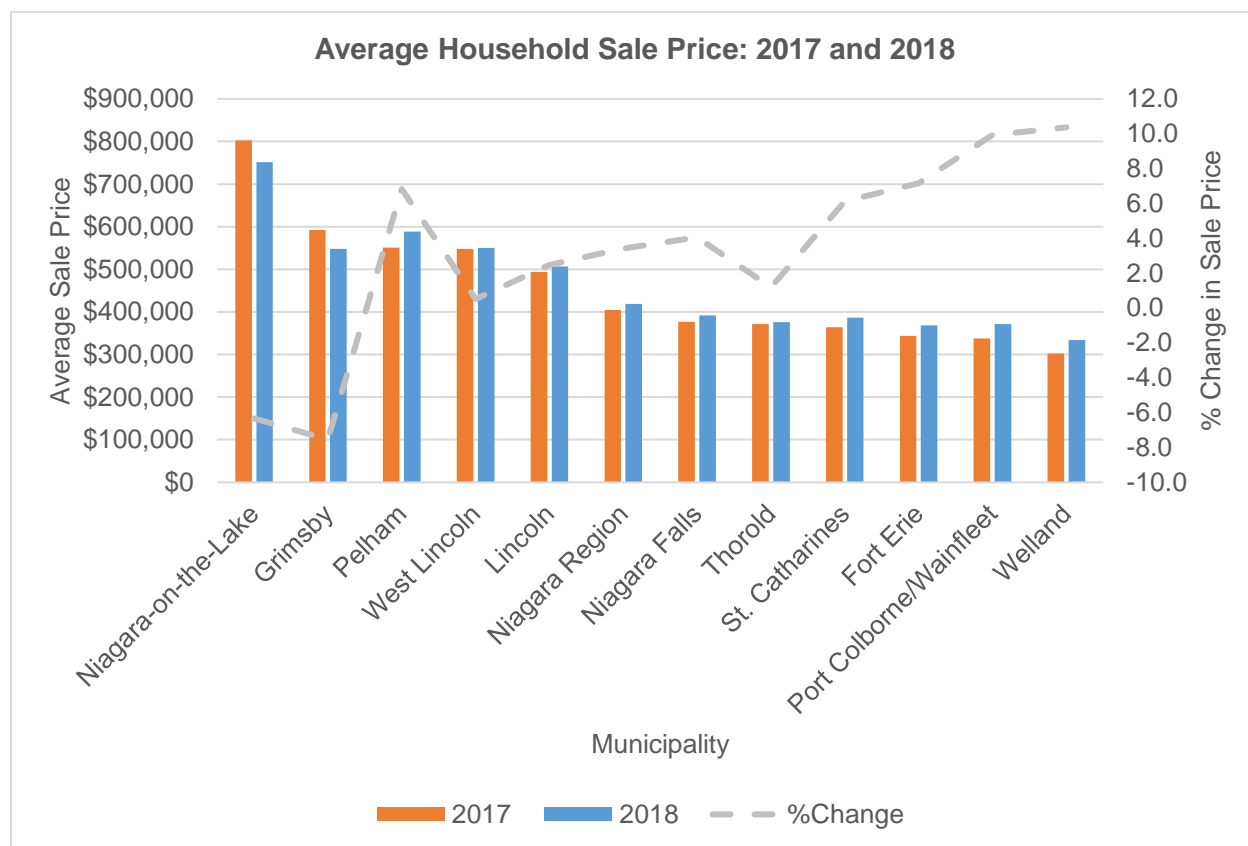
The average sale price for a home in Niagara continued to grow in 2018, increasing 3.4% to an average cost of \$418,751. While this increase is less than the 17% increase in 2016, or the 21% increase in 2017, the increase still has a significant impact on housing affordability in Niagara, especially first-time homebuyers who are looking to enter the housing market.

The two municipalities with the highest average sale price in 2017, Niagara-on-the-Lake and Grimsby, experienced a decline in average price between 2017 and 2018. The three municipalities with the lowest average sale price in 2017 (Welland, Fort Erie and Port Colborne/Wainfleet<sup>2</sup>) experienced the highest average price increase.

Figure 8 highlights the average sale price and percentage change for each municipality between 2017 and 2018.

<sup>2</sup> The Niagara Realty Association reports on Port Colborne and Wainfleet together, therefore they are listed as one in the report and in Figure 8.

Figure 8: Average Sale Price and % Change by Municipality (2017/2018)



Source: Niagara Realty Associate and Realty Association of Hamilton-Burlington

The number of home sales in Niagara decreased by 11% between 2017 and 2018. CMHC notes that this is likely due to the new mortgage rules as well as a cooling housing market. CMHC forecasts that sales should remain consistent in 2019 and 2020<sup>3</sup>.

## Building Permit Values

### Building Permit Values

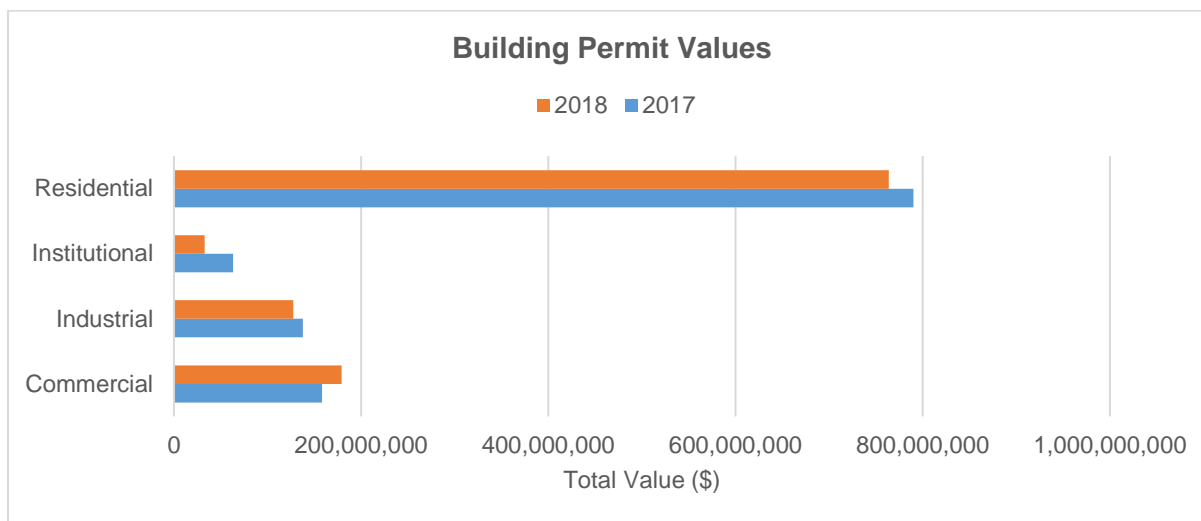
Building permit values for residential and non-residential uses remained above \$1 Billion for consecutive years. While building permit value for Industrial (-7.3%), Institutional (-48%) and Residential (-3.3%) all saw declines between 2017 and 2018, Commercial building permits increased 13.1%. The cumulative year-over-year decrease was -4%. Overall, \$1.1 Billion worth of permits were issued in 2018.<sup>4</sup>

<sup>3</sup> CMHC Housing Market Outlook: Central Ontario, Fall 2018.

<sup>4</sup> This figure is calculated by taking the Statistics Canada CMA Building Permit data and adding municipally-collected data for West Lincoln and Grimsby.

Figure 9 highlights the changes in building permit values for residential and non-residential uses).

*Figure 9: Building Permit Values (2017/2018)*



Source: Statistics Canada, Niagara Region Planning and Economic Development Building Permits

#### Highest Value Building Permits Issued in 2018:

Below is a table showing the 10 highest non-residential building permits issued in 2018. There was a good mix between industrial, commercial and institutional/government. Developments at Innio in Welland (200 Buchner Road, formerly GE) continue to top industrial investments for the Region.

Municipality	Location	Permit Value (\$)	Development Type
Welland	200 Buchner Road	30,000,000	Industrial
Niagara Falls	6366 Stanley Avenue	16,000,000	Commercial
Port Colborne	1555 Elm Street	15,000,000	Industrial
Fort Erie	2818 House Road	12,500,000	Industrial
Welland	670 Tanguay Avenue	11,000,000	Institutional/Government
St. Catharines	221 Glendale Avenue	10,000,000	Commercial
St. Catharines	89 Meadowvale Drive	8,650,500	Commercial
Fort Erie	2818 House Road	8,000,000	Commercial
Niagara Falls	6650 Niagara River Parkway	8,000,000	Commercial
St. Catharines	59 Church Street	8,000,000	Institutional/Government
West Lincoln	177 West Street	8,000,000	Institutional/Government

Source: Niagara Region Planning and Economic Development Building Permits



### **Alternatives Reviewed**

The End of Year Growth Monitoring report is meant to highlight trends in growth and development across Niagara based on the most current and complete data available. No alternatives were considered.

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

This report was prepared to show how development, and proactive planning for development, is leading towards stronger economic prosperity in our communities across the Niagara Region.

### **Other Pertinent Reports**

- PDS 9-2017: Niagara Region Annual Growth Monitoring Report
- PDS 25-2018: Niagara Region End of Year 2017 Growth Monitoring Report
- PDS 3-2019: Development Applications Monitoring Report – 2018 Year End
- ED 5-2019: Niagara Economic Update

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#### **Prepared by:**

Greg Bowie  
Planner  
Planning and Development Services

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#### **Recommended by:**

Rino Mostacci, MCIP, RPP  
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 Isaiah Banach, Manager of Long Range Planning, Blake Landry, Ec.D. Manager, Economic Research & Analysis and reviewed by Brian Dick, MCIP, RPP, Senior Planner, Long Range Planning.*