

TOWNSHIP OF SIOUX NARROWS-NESTOR FALLS
OFFICIAL PLAN AND COMPREHENSIVE ZONING
DOCUMENTS PROJECT

BACKGROUND AND ISSUES REPORT – ADDEDUM

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Submitted to:

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1.0 INTRODUCTION

This addendum to the original Background and Issues Report provides updates on specific changes or additional data which became available or relevant during the review and circulation periods of the Draft Official Plan. Particularly, the addendum provides some additional population estimates for the recently released 2006 Census data from Statistics Canada, as well the addendum provides background on the data used to determine a residential land use area intensification target as currently required under the 2005 Provincial Policy Statement. This addendum should be read in conjunction with the original Background and Issues Report.

2.0 DEMOGRAPHIC PROFILE

The original Background and Issues Report brought into question the reliability of Statistics Canada's Census population data for Sioux Narrows-Nestor Falls. The release of the 2006 population data only heightens the question of this reliability.

Statistics Canada, as shown in Table 1, reports a resident population of 672 people living within the Township of Sioux Narrows-Nestor Falls based on the 2006 Census. But again, just as with the 2001 data the percentage change in population is very much out of line with the regional data. In 2001, Statistics Canada reported Northwestern Ontario's largest population declines at 27.3% had occurred in Sioux Narrows-Nestor Falls. While in 2006, Statistics Canada reported that one of Northern Ontario's largest population increases had occurred in Sioux Narrows-Nestor Falls with a 16.5% increase, being even greater than that of Ontario as a whole. Clearly, Sioux Narrows-Nestor Falls population changes as reported by Statistics Canada need to continue to be questioned based on: (1) their scale; and, (2) the fact that anecdotal evidence does not support such a significant population decline and growth in the community.

Table 1: Sioux Narrows Nestor Falls Population Statistics 1996 to 2006

		<u>% Change in Population</u>
Population in 1996	794	
Population in 2001	577	-27.3%
Population in 2006	672	16.5%

N.B. 1996 counts area adjusted to reflect 2001 Census boundaries.

Source: Statistics Canada.

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There are a number of factors that should be taken into consideration when evaluating the Statistics Canada population numbers. These factors are as follows:

- Census figures for populations of less than 1,000 tend to be less reliable and more prone to fluctuation;
- The 1996 population estimates for the municipality may be inaccurate. The 1996 population figures were adjusted by Statistics Canada to reflect 2001 Census boundaries, which recognized the new municipality of Sioux Narrows-Nestor Falls. Former census boundaries used in the rural and unincorporated areas to collect and compile data, were much larger than the current municipality. As a result when adjusting historical populations to meet new census boundaries population numbers would be estimated and assigned on a percentage basis from the former census divisions. On a small municipal scale this is an unreliable and likely source of error.
- On reserve First Nation population figures from Statistics Canada have traditionally been less reliable than those provided for non-Native communities. Examining those reserve lands congruent to Sioux Narrows-Nestor Falls that have Statistics Canada Census community profiles reported demonstrates some of this. One of the communities is reported as having no population in 1996 and 46 residents in 2001. Other communities show positive population changes of upwards of 180%. It can be postulated that some of Sioux Narrows-Nestor Falls 1996 reported population can be accounted for through errors in the enumeration of the on reserve First Nation population. This is perhaps in combination with a movement of First Nation residents from off reserve residences to on-reserve residences.

Based on these factors, and anecdotal evidence it would not be unreasonable to hold the changes Statistics Canada reports in doubt and work with the reasoned assumption that Sioux Narrows-Nestor Falls experienced a decline in population more in line with the region at somewhere between 2.4% and 4.6% over the period 1996 to 2001 and may have had a modest population increase over the period 2001 to 2006 of perhaps 1% or 2%. Further, for planning purposes it is safe to assume that for the life of the Township's land use planning documents residential growth will be moderate at best (perhaps rising to 2%) and more likely flat (1% or less). A continuation of negative population growths is also a strong possibility.

If factors influencing population levels change dramatically (either positively or negatively) or actual population changes fall outside of these projections, a review of the new Official Plan should be considered.

3.0 RESIDENTIAL INTENSIFICATION TARGET

As noted earlier, the Provincial Policy Statement of 2005 mandates that planning authorities shall not only identify and promote opportunities for intensification and redevelopment but shall set minimum targets for intensification and redevelopment within built-up areas (in this case the settlement areas of Sioux Narrows and Nestor Falls). Further, planning authorities shall establish and implement phasing policies to ensure that specified targets for intensification and redevelopment are achieved prior to, or concurrent with, new settlement type development outside of existing built-up areas.

In order to establish an intensification target a better understanding of the existing land use patterns within the settlement areas is needed.

Table 2 below provides a breakdown of the existing uses with the lands designated as Residential under the draft Official Plan. It should be noted that there are currently approximately 79 residential units within the lands designated as Residential under the draft Official Plan. There are also 6 vacant land parcels comprising approximately 11.7 acres as well as 855 acres of Crown Land.

Table 2: Land Use within the Residential Designation

Approx. Count of Parcels	Designation	Definition	Acres	Total Acres Developed	Total Acres Undeveloped	Crown Land
2 Residential		+1 Struc Res-At Least 1 Occ	1.5			
1 Residential		Church	3.5			
1 Residential		Recreational Sport Club	1.0			
1 Residential		School - Elem Or Secondary	1.8			
48 Residential		Seasonal Dwg - 1st Tier	115.5			
11 Residential		Single Fam Det Not On Water	34.0			
13 Residential		Single Fam.Detached-On Water	60.8			
7 Residential		Unspecified Residential Prop	11.4	229.6		
1 Residential		Vacant Industrial Land	0.9			
6 Residential		Vacant Land Parcel On Water	10.8		11.7	
91 Subtotal			Subtotal 241.3			
	Residential	Crown Land	855.1			855.1
			Subtotal 855.1			

In setting an intensification target a number of factors need to be taken into consideration including the following:

- The relatively low number of existing patent land lots within the designated areas;
- The numerous physical and development constraints that exist throughout the Township due to the challenging landforms and water bodies; and,

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- The challenges and timelines of seeing Crown Land converted to patent land available for development.

As a result of the above it is proposed that an intensification target for Sioux Narrows Nestor Falls be set as follows.

Council has set a target of achieving a 5% intensification of residential units within the lands currently designated as Residential. This target will be achieved prior to, or concurrent with, any expansion of the lands designated as Residential.

Intensification is defined as the development of a property, site or area at a higher density than currently exists through redevelopment, including the reuse of brownfield sites, the development of vacant and/or underutilized lots, infill development, or the expansion or conversion of existing buildings.