



## Planning and Development Services

<b>Prepared for</b>	Regular Council	<b>Report No.</b>	PDS-13-2021
<b>Agenda Date</b>	February 22, 2021	<b>File No.</b>	350308

### **Subject**

**PLANNING AND DEVELOPMENT SERVICES – DEVELOPMENT, BUILDING AND BY-LAW STATISTICAL REPORTING – FOURTH QUARTER AND YEAR-END 2020**

### **Recommendations**

**THAT** Council receives Report No. PDS-13-2021 regarding development, building and by-law statistical reporting for information purposes, and further

**THAT** Council directs staff to forward a copy of Report No. PDS-13-2021 to the Regional Planning and Development Services Department, the Fort Erie Economic Development and Tourism Service, the District School Board of Niagara and the Niagara District Catholic School Board.

### **Relation to Council's 2018-2022 Corporate Strategic Plan**

Priority: Attracting interest and investment through strong advocacy and promotion  
Strong Customer Service, Relationships and Communications  
Goal 3.2: Improve Fort Erie's reputation as a vibrant, liveable community with competitive investment advantages.  
Priority: Promoting Business, Economic Growth and Employment Opportunities  
Goal 4.5: Promote service excellence and efficiency/effectiveness.

### **List of Stakeholders**

Land Owners / Developers  
Region of Niagara  
School Boards  
Fort Erie Economic Development and Tourism Service

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## **Purpose of Report**

The purpose of this report is to provide data for the 2020 fourth quarter (Q4) and 2020 year-end performance relative to subdivision, building permit and by-law activity, and further provide comparative information to assist in assessing and illustrating the activity.

## **Background**

This report tracks and examines the residential, commercial, industrial and institutional building permit activity, related development charge information and the Town's By-law Enforcement caseload by way of quarterly and year-end status reports.

This reporting assists staff in monitoring new development and intensification occurring throughout the Town, thereby assisting in the Town's growth management initiatives. The data allows staff to compare growth in relation to growth targets and unit projections based on approved land use in the Town's Official Plan, Secondary and Neighbourhood Plans. The reporting identifies areas where residential activity is occurring and reports on actual permits drawn for each Neighbourhood Area. The report also supplies a breakdown of residential dwelling types/mix being constructed.

All levels of government share an interest in tracking this data for comparative purposes, particularly when it is used to gauge effectiveness of the Provincial Growth Plan and Regional Growth Management Plan. These growth numbers have and will continue to be used to inform the Niagara Region and will also be useful in review of their current Growth Management exercises in correlation to Provincial Plans, particularly that of the Places to Grow.

## **Analysis**

### **Residential Dwelling Permit Report Q4-2020 (Section A of Appendix "1")**

#### **New Permit Overview**

The information supplied in this report will be used to generate data for the annual Statistical Reporting requirements and the Financial Information Return for the municipality. **Section A of Appendix "1"** contains results that are charted and illustrated.

The Q4 2020 was strong with 65 permits issued for new residential with a permit value of \$27,266,800. The permit value and number of permits tends to be high in the Q4, but normally below the permit value and number of permits when compared to the average Q3. In comparison, the 2020 Q3 permits for new residential consisted of 86 permits with a permit value of \$36,352,800.

The Q4 2020 is slightly higher in value, but lower in the number of permits issued than the Q4 2019 which consisted of 73 residential permits with a value of \$27,217,200. The data from the fourth quarter also shows that in comparison to all quarters since 2016,

the fourth quarter turned out the third highest permit value for residential permits. The highest permit values were turned out in the Q3 2020 and the Q4 2016. The highest number of permits issued were in the Q4 2016 (89), Q3 2020 (86) and Q3 2018 (79). The COVID-19 pandemic has not caused a decrease in permit activity.

In terms of the year-end statistics for 2020, there were a total of 243 permits issued for new residential dwellings, which included 184 single-detached homes, 2 semi-detached dwellings, and 57 multi-unit/apartment/towns. The value of the new residential permits in 2020 is \$99,260,000, which is the highest total for a year-end. The closest comparator for new the value of residential permits issued was 184 residential permits with a value of \$88,304,600 in 2019. The month of November 2020 had the highest number of residential permits (35) issued and in the year of 2020 the highest number of residential permits (45) were issued in September.

Over the last few years, new residential permit activity has been dominated by development in the Ridgeway-Thunder Bay neighbourhood. After some surges in other parts of Fort Erie (Stevensville and Spears-High Pointe mostly), Ridgeway-Thunder Bay again represents the highest number of permits issued, holding 32% or 21 of the new residential permits issued in Q4 2020. The remaining permits for new residential buildings issued in the Q4 2020 were represented by Douglastown 17% (12 permits), Spears-High Pointe (11 permits) and Crystal Beach (11 permits) each represented 16% of new residential permits issued in the Q4. These were followed with permits for new residential building issued in the Q4 in Rural (5 permits), Stevensville (3 permits), Bridgeburg (1 permit) and Lakeshore (1 permit).

The year-end data shows that the highest number of permits for new residential buildings was issued in Ridgeway-Thunder Bay with 94 permits or 38% of all permits issued in 2020. Spears-High Pointe represented 51 permits or 20% of all permits issued in 2020. This shows that more than half of all permits for new residential were issued in Ridgeway-Thunder Bay and Spears-High Pointe neighbourhoods. In addition, Douglastown represents 35 or 14% of the residential permits issued in 2020 and Crystal Beach represents 28 or 11% of the residential permits issued in 2020.

It is important to recognize that the number of permits issued does not always coincide with the number of units created. A permit issued for an apartment building could result in numerous dwelling units, while a permit for a single detached dwelling with an accessory apartment could result in two dwelling units. In the fourth quarter a total of 69 units of housing were created, including four dwelling units under the category of accessory apartment.

In Q4 2020 the final numbers for types of dwelling units created were 68% single-detached dwellings, 26% towns/row house and 6% apartments (accessory apartment). No permits issued for semi/duplex or mobile homes.

The year-end results for 2020 for types of dwelling units created were 73% single-detached dwelling, 23% townhouse/row house, 3% apartments and 1% semi/duplex. No permits issued for semi/duplex or mobile homes.

### Subdivision Plan Registrations

There was one subdivision, Black Creek Signature, registered this quarter. There were a high number of Plan Registrations in 2018 that is likely the result of the development community responding to the extremely low inventory at that time. Council may recall that the inventory of buildable lots in registered plans of subdivision and condominium had reached a low 1.4 years' worth of supply in 2018, but that now increased to a comfortable 3.7 years' worth. At the end of the Q4 2020 there were 825 units available in Registered Plan which is up from the 694 in the Q3 2020.

### Draft Plans of Subdivision

The fourth quarter of 2020 saw the South Coast Village Condominium added to the Draft Approved Plans. Currently, there are 15 approved Plans of Subdivision that are in various stages of clearing conditions of their respective approval.

Present supply provides for 1668 new residential units in approved Plans of Subdivision with a healthy mix of 383 detached, 200 semi-detached and 1058 multiple unit dwellings (towns & apartments).

Presently, the available supply of residential lots in Draft Approved Plans of Subdivision is equal to 7.6 years using the 5 year rolling average of 220.8 units/year of absorption.

### Active Plans

Active Plans simply refer to Draft Plan applications currently in the process for Council consideration.

There are five active plans cited in Table 4 of **Appendix "1. Harbourtown Village** remains on this list despite having received Council's approval. Due to an appeal of the decision, Harbourtown will remain under Active Plans until such time that a decision of the Local Planning Area Tribunal is rendered.

Four of the Active Plans (613 Helena, Royal Ridge Phase 2, Brydgeview Townhouse Condominium and Peace Bridge Village Phase 3) have held their statutory Public Meeting and have additional information to provide prior to Council's consideration. At this time it remains unclear when 613 Helena will be moving forward with respect to the additional required information. Recommendation reports are imminent for Royal Ridge Phase 2, Brydgeview Townhouses and Peace Bridge Village Phase 3.

The five plans represent a total of 685 residential units, comprised of 445 townhomes and apartment units, 113 single detached and 127 semi-detached units. Presently, the available supply of residential lots in Active Plans of Subdivision is equal to 3.1 years using the 5 year rolling average of 220.8 units/year of absorption.

### Residential Inventory

The residential supply reported in the previous 3 categories (*Registered, Draft Approved and Active Plans*) is representative of a lean but healthy housing supply.

The absorption rate used in determining how long these supplies will last is generated using the previous 60 months (5 years) worth of building permits issued to generate an average. The average is adjusted quarterly to produce an ongoing or rolling average covering a consistent 60 month period. If permit activity increases, the amount of years' worth of supply reflects this with a decrease. Currently, the average residential uptake is 220.8 units per year.

At the time of reporting on this fourth quarter of 2020, using the current average for annual absorption (220.8), the respective inventories are as follows:

- Registered Plans – 825 units at 220.8 units/year = 3.2 years' worth of supply;
- Active Plans – 685 units at 220.8 units/year = 3.5 years' worth of supply.

In general terms, the Town is still in a healthy position with its current inventory for residential supply.

### **Industrial / Commercial / Institutional (ICI) Permit Activity and Development Charge Collections Q4 and Year End – 2020 (Section B of Appendix “1”)**

#### Industrial

Industrial permit activity was low during the fourth quarter of 2020. Typically permit activity in the fourth quarter is over 1 million dollars with an average of two permits. This Q4 saw three permits issued for New Industrial with a value of \$90,000. One additional permit was issued for Addition/Renovation/Alterations with a permit value of \$18,000. In comparison, the 2019 Q4 saw two permits issued with a value of \$1,505,000. To compare permit activity over previous Q4's the highest was for two permits in 2017 with a value of \$1,720,000.

Industrial permit values for the year-end of 2020 totaled \$1,233,200 and consisted of three permits for New Industrial with a value of \$90,000 and six permits for Additions/Alterations with a permit value of \$1,143,200. The highest year-end for all Industrial permits was in 2018 when there were 6 permits issued with a permit value of \$27,135,000.

#### Commercial

There was a respectable amount of commercial permit activity in the Q4 that saw four permits issued for a total of \$1,024,000. This included Additions/Alterations to existing commercial buildings valued at \$224,000 and two permits for New Commercial with a permit value of \$800,000. Included in the new commercial permits were permits for two new restaurants. In comparison, the 2019 Q4 saw a total of four permits issued with a

value of \$280,500. Prior to 2020, the highest Q4 was for five permits with a commercial permit value of \$1,054,000 in 2016.

Commercial permit values for the year-end of 2020 totaled \$5,972,700 and consisted of six permits for New Commercial with a value of \$2,950,000 and 21 permits for Additions and Alterations with a permit value of \$3,022,700. The highest year-end for all Commercial permits was in 2018 when there were 44 permits issued with a permit value of \$7,234,300.

### Institutional

There were no Institutional permits issued in the fourth quarter. Institutional permit activity in the fourth quarter can waiver. The 2019 Q4 consisted of 4 permits with a total permit value of \$3,040,000. The highest permit activity for Institutional permits in a Q4 was in 2015 with three permits and a permit value of \$23,031,000.

Institutional permit values for the year-end of 2020 totaled \$6,510,000 and consisted of four permits for New Institutional with a value of \$6,200,000 and six permits for Additions/Alterations with a permit value of \$310,000. The highest year-end for all Institutional permits was in 2015 when there were 13 permits issued with a permit value of \$31,491,000.

Charting for all permits and values can be found in **Appendix “1”** to this report.

### Industrial/Commercial Development Charges (DC's)

The fourth quarter of 2020 saw four Commercial permits that resulted in the collection of Town development charges. One permit in October resulted in \$28,747.91 in Town DC's and three permits in December resulted in a total of \$34,114.61 in Town DC's. This shows for a total of \$62,862.52 in Town DC's. The DC's were collected for an indoor recreation building, A&W Restaurant, Starbucks and Taco Bell.

### 2020–Q4 By-law Statistical Reporting Section C of Appendix “1”

#### Section Overview

A straight forward statistical approach is used for tracking the volume and type of municipal by-law complaints received. By-law Enforcement staff monitor action and activity and this quarterly report conveys the statistics in a summary form.

For the period of October-December 2020, By-law Enforcement received 451 new calls for service and there were 255 calls carried over from the previous quarter. By-law Enforcement was able to resolve 73% of the total calls for service of 706 total calls.

The demand for municipal enforcement services continues with a dramatic increase. Compared to Q4 2019 there was a 137% increase in By-law enforcement calls for service and a 175% increase compared to Q4 in 2018. The ability to cope with the significant increase in call volume was possible by retaining the temporary part-time By-

law Enforcement officer, who started working in August of 2020 originally to assist with COVID-19 related matters, parking, and beach road allowance patrols.

Table 7 in Appendix “1” shows the number of calls that were carried over from the Q3, the number of new calls for service, the number of resolved calls and the number of calls that are pending (not resolved before the end of the quarter) in nine different categories. In the Q4 2020 there were 451 calls for service compared to Q4 2019 where there were 191 new calls for service. This is an increase of 261 calls in a three month period. As Graph 9 in Appendix “1” shows, the largest increase in calls to By-law Enforcement in the fourth quarter came under the COVID-19 category. A total of 157 calls related to COVID-19 were received this quarter, which is significant increase from the 52 calls that were received in Q3. This is a deviation from the norm since typically the highest number of calls are under the categories of Waste and Debris, Property Standards and Long Grass and Weeds.

New calls in other categories were consistent with the number of calls received in the Q4 2019. New calls in the Miscellaneous category increased from 46 in the Q4 2019 to 88 in Q4 2020. Long Grass and Weed calls were consistent with 2 called in Q4 2019 and 1 call in Q4 2020. Zoning related calls up in Q4 2020 to 25 from 15 in Q4 2019 and Noise calls remained steady in Q4 2020 to 17 from 14 in 2017. New calls for service for Property Standards issues were down from 79 in Q4 2019 to 69 in Q4 2020.

In the Q4 2020 Miscellaneous calls represented 19% of the calls, Property Standards accounted for 15% of all new calls. Waste and Debris accounted for 11% of calls and Long Grass and Weeds accounted for less than 1% of all calls. Calls for Zoning represented 6% and Noise calls represented 4%. Calls for COVID-19 related issues peaked at 35% of all incoming calls for service. Calls for service for parking related issues accounted for 10% of the calls and Short-Term Rental issues represented 0% of the calls for service

Two new categories were added to the By-law Quarterly statistics in the third quarter of 2020 that included parking and short term rental related calls. There were 23 calls concerning short term rentals in the Q3, but that dropped to zero calls received in the Q4. There were 46 calls for service regarding parking infractions in the Q4 which is a drop from the 66 calls for service received in the Q3. Calls for service for parking related issues accounted for 10% of the calls and Short-Term Rental issues represented 0% of the calls for service.

In addition to the Q4 2020 By-Law statistics, the Year-End numbers are illustrated in Table 8. There were a total of 1581 calls for service in 2020 compared to 1164 in 2019. The table shows that the highest number of calls for service (350) in the year 2020 were COVID-19 related calls. Following this, there were 318 calls for service were under the Miscellaneous category. Additionally, there were 298 calls for Waste and Debris, 234 for Property Maintenance and 216 for Long Grass & Weeds. Rounding out the calls for service in 2020 were 121 calls for parking related issues, 80 calls regarding Noise, 85 for Zoning related issues and 23 for Short Term Rentals.

By-law Enforcement issued a total of 67 tickets in the Q4 2020 which is less than the 107 that were issued in the Q4 2019. By-law Enforcement recorded record numbers for penalty notices (parking tickets) in the year of 2020 with a total of 1115 parking tickets issued. The busiest month for parking tickets was August with 530 tickets issued. In 2019 there were a total of 607 parking tickets issued. It is also interesting to note that in April, May and June only one penalty notice was issued (parking in an accessible parking spot without a permit). During the first six months of the year there were only 116 tickets issued. The remainder of the tickets, 999, were issued between July 1 and December 31, 2020.

Table 6 shows that at the end of 2019 there were a total of 1164 new calls and at the 2020 year end there were 1725 new calls for service received, which is an increase of 39% in new calls for service from 2019. In addition the total number of calls for service from 2013 to 2020 was 7401 with a low of 522 calls for service in 2013 to a high of 1581 calls in 2020.

With respect to COVID-19 related matters in Q4, the Niagara Region Health Unit went from Yellow, to Orange, to Red, to Grey, and then to a provincial lock-down near the end of the year. This resulted in a significant amount of resources dedicated towards responding to citizen complaints, and assisting the community with compliance. During the period, close to 100 pro-active business inspections were performed, with the primary focus of assisting local businesses in achieving compliance as the stages transitioned, and providing on site guidance and Q&A's. No tickets, fines, or charges were laid during the Q4 period under the provincial emergency orders.

In an effort to continue to enhance service delivery to the public, and to reduce contact with other Town staff, two By-law enforcement vehicles have been outfitted with equipment to maximize the amount of time officers are in the field, and increase the ability to address matters on site. Replacing a paper-based ticketing process, By-law officers are now equipped with tablets and printers, and can issue penalty notices for both parking and non-parking offences, which are uploaded electronically to a database. After uploaded, the ability to dispute or pay the penalty notice online is available within a very short time after being issued. Additionally, all By-law enforcement responses can now be updated in the field, providing instant updates regarding the status of a file. The mobile technology affords the ability for By-law officers in the field to be notified if a complaint is generated, and if the opportunity is available such as already being in the area, can potentially address a matter such as property standards shortly after being received.

The next stage of enhancements is currently underway, where By-law officers will have the ability to print off an Order to Comply in the field, delivering residents with an instant formal document, identifying deficiencies and the remedies required to address an issue. This eliminates turnaround time, and the same equipment can be utilized for addressing matters of non-compliance by issuing a penalty notice if required.

The breakdowns are found in **Section C of Appendix "1"** which conveys the volumes under various headings. For a comparison, the 2019 Q4 By-law Enforcement statistics



are shown together with the 2020 Q4 numbers and are found as Tables 7 and 8 and Graph 9 and 10 in **Appendix “1”** to this report.

### **Overall Quarter and Year-End Summary**

The fourth quarter of 2020 is characterized as being strong for residential permits and typical in terms of the industrial, institutional and commercial sectors. Residential construction activity is apparent in many parts of Fort Erie. The fourth quarter was the third highest quarter for value of residential permits, and with many sites being pre-serviced; sales are anticipated to remain strong.

With registered lot inventories at a comfortable level, Staff will track and assess how fast the market responds with sales and whether the impact of available lots can be sustained using the draft approved plans that are approaching registration in the beginning of 2021.

The focus and strength of this year's fourth quarter was on residential permit activity with 65 permits issued for new residential with a permit value of \$27,266,800. Overall permit activity is down from the Q3 2020 where there were a total of 207 permits issued with a value of \$44,487,975. In the Q4, a total of 157 permits were issued for all building related matters with a total permit value of \$35,645,600 which encompasses residential, commercial and industrial new builds and additions/alterations as well as permits for demolitions, plumbing, garages and carports, accessory buildings and swimming pools, signs and tents.

The year of 2020 was a record-breaking year for total permit values. A grand total of 591 permits were issued in 2020 with an overall permit value of \$128,717,375. In 2019 the total for the year was 644 permit issued with a value of \$107,700,200.

In the year of 2020, By-law Enforcement recorded record numbers for penalty notices (parking tickets) with a total of 1115 parking tickets issued.

Calls for service (complaints) have also increased in 2020. There were a total of 1581 calls for service in 2020 compared to 1164 in 2019. In 2020, the highest number of calls (350) were in the COVID-19 related category. Following this, there were 318 calls for service were under the Miscellaneous category. Additionally, there were 298 calls for Waste and Debris, 234 for Property Maintenance and 216 for Long Grass & Weeds.

Overall, 2020 was an extraordinary year despite the issues caused by the COVID-19 pandemic. 2020 started out typically, but due to the emergence of COVID-19 in the spring there was a definite change in how the department dealt with building permits and by-law calls for service.

The Town of Fort Erie continues to grow and staff continue to strive to meet the needs of the community.

#### **Financial/Staffing Implications**

There are no financial or staffing implications as it relates to the preparation of this report. Reporting of this nature is part of the Planning and Development Services normal operational activities and procedures.

#### **Policies Affecting Proposal**

N/A

#### **Comments from Relevant Departments/Community and Corporate Partners**

Planning, Building and By-law Enforcement divisions were consulted during the preparation of this report. Statistical information relating to each division was provided by staff members who maintain statistics used to monitor and project activity in their relative areas of responsibility. The information conveyed is purely of a statistical nature for Council, stakeholder and public consumption.

#### **Communicating Results**

The report is posted on the Town's website for public access and forwarded to key stakeholders for information. No further communication is required at this time.

#### **Alternatives**

As this is a recurring Information Report, there are no alternatives to consider.

#### **Conclusion**

Planning staff collect the information being reported for their continued monitoring and growth management purposes. The report is made available for public distribution to interested persons, organizations and governments for benchmarking new construction activity in our Residential and IC&I sectors and recording its monetary value.

#### **Attachments**

**Appendix "1"** – 2020 Q4 and Year-End Development, Building and By-law Statistical Report

# 2020 Q4 and YEAR-END

## PLANNING AND DEVELOPMENT SERVICES DEVELOPMENT, BUILDING AND BY-LAW STATISTICAL REPORTING



### SECTION A

#### SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT



### SECTION B

#### INDUSTRIAL, COMMERCIAL & INSTITUTIONAL PERMIT ACTIVITY and DEVELOPMENT CHARGE REPORT



### SECTION C

#### BY-LAW ENFORCEMENT REPORT

Note - This Report is prepared for the information of the Town of Fort Erie Council and overall public consumption. Reporting is of statistical nature only. Analysis is the domain of the reader.

# APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-13-2021 DATED FEBRUARY 22, 2021

## SECTION A – 2020 Q4 AND YEAR END - SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT

### DEVELOPMENT ACTIVITY – 2020 Q4

#### New Residential Construction

The fourth quarter of 2020 was consistent with a typical Q4 with 65 permits issued for new residential dwellings and a permit value of \$27,266,800. In addition, there were also four accessory apartment units created. The highest number of permits were issued in November.

The largest neighbourhood concentration for new residential permit activity is Ridgeway/Thunder Bay neighbourhood with 21 of permits issued in Q4 2020. **Table 1** below shows the residential permit activity by month and location for 2020 Q4.

PERMITS ISSUED FOR NEW RESIDENTIAL DWELLINGS- FOURTH QUARTER 2020					
(does not include accessory apartments created)					
Oct-20	ADDRESS	NEIGHBOURHOOD	TYPE	NO./UNITS	REG PLAN
2020-10-02	3573 DOMINION ROAD	Ridgeway-Thunder Bay	ROW HOUSE	1	PLAN NSVLCP140 LEVEL 1 UNIT
2020-10-02	3573 DOMINION ROAD	Ridgeway-Thunder Bay	ROW HOUSE	1	PLAN NSVLCP140 LEVEL 1 UNIT
2020-10-02	3573 DOMINION ROAD	Ridgeway-Thunder Bay	ROW HOUSE	1	PLAN NSVLCP140 LEVEL 1 UNIT
2020-10-02	3573 DOMINION ROAD	Ridgeway-Thunder Bay	ROW HOUSE	1	PLAN NSVLCP140 LEVEL 1 UNIT
2020-10-02	3651 ALLEN TRAIL	Ridgeway-Thunder Bay	SINGLE HOUSE	1	PLAN 59M465 LOT 7
2020-10-07	3538 CANFIELD CRESCENT	Douglastown-Black Creek	SINGLE HOUSE	1	PLAN 59M451 LOT 56
2020-10-09	324 THORNWOOD AVENUE	Ridgeway-Thunder Bay	SINGLE HOUSE	1	PLAN 486 LOT 45
2020-10-23	140 HETRAM COURT	Crystal Beach	SINGLE HOUSE	1	PLAN 59M349 LOT 14
2020-10-26	150 HETRAM COURT	Crystal Beach	SINGLE HOUSE	1	PLAN 59M349 LOT 12
2020-10-29	159 LINCOLN ROAD EAST	Crystal Beach	SINGLE HOUSE	1	PLAN 27 LOT 84 NP370
<b>TOTAL</b>				<b>10</b>	

Nov-20	ADDRESS	NEIGHBOURHOOD	TYPE	NO./UNITS	REG PLAN
2020-11-27	1452 MARINA DRIVE	Spears-High Pointe	ROW HOUSE	1	<b>PLAN 59M459</b>
2020-11-27	1456 MARINA DRIVE	Spears-High Pointe	ROW HOUSE	1	PLAN 59M459
2020-11-27	1460 MARINA DRIVE	Spears-High Pointe	ROW HOUSE	1	PLAN 59M459
2020-11-27	1464 MARINA DRIVE	Spears-High Pointe	ROW HOUSE	1	PLAN 59M459
2020-11-27	1468 MARINA DRIVE	Spears-High Pointe	ROW HOUSE	1	PLAN 59M459
2020-11-27	1472 MARINA DRIVE	Spears-High Pointe	ROW HOUSE	1	PLAN 59M459
2020-11-29	1432 MARINA DRIVE	Spears-High Pointe	ROW HOUSE	1	PLAN 59M459
2020-11-29	1436 MARINA DRIVE	Spears-High Pointe	ROW HOUSE	1	PLAN 59M459
2020-11-29	1440 MARINA DRIVE	Spears-High Pointe	ROW HOUSE	1	PLAN 59M459
2020-11-29	1444 MARINA DRIVE	Spears-High Pointe	ROW HOUSE	1	PLAN 59M459
2020-11-29	1448 MARINA DRIVE	Spears-High Pointe	ROW HOUSE	1	PLAN 59M459
2020-11-02	2834 ARROWSMITH COURT	Douglastown-Black Creek	SINGLE HOUSE	1	PLAN 59M451 LOT 29
2020-11-04	275 RIDGE ROAD SOUTH	Crystal Beach	SINGLE HOUSE	1	PLAN 435 LOT 214 PT LOT 213 RP 59R15980 PART 1
2020-11-05	3556 EDINBURGH ROAD	Douglastown-Black Creek	SINGLE HOUSE	1	PLAN 59M451 LOT 80
2020-11-09	163 WESTWOOD AVENUE	Crystal Beach	SINGLE HOUSE	1	PLAN 425 PT LOTS 379 AND 380, RP 59R14210
2020-11-09	157 WESTWOOD AVENUE	Crystal Beach	SINGLE HOUSE	1	PLAN 425 LOT 378 PT LOT 379, RP 59R14210 PART 6
2020-11-11	1720 REBECCA STREET	Rural	SINGLE HOUSE	1	PLAN 456 LOTS 104 TO 106 PT LOT 107 RP 59R16419
2020-11-12	1833 POUND AVENUE	Rural	SINGLE HOUSE	1	PLAN 147 LOT 37 TO LOT 43
2020-11-17	110 RIDGE ROAD NORTH	Ridgeway-Thunder Bay	SINGLE HOUSE	1	PLAN 59M465 LOT 3
2020-11-17	76 BUTLERS DRIVE NORTH	Ridgeway-Thunder Bay	SINGLE HOUSE	1	PLAN 59M455 LOT 68
2020-11-19	201 PLEASANT AVENUE NORTH	Ridgeway-Thunder Bay	SINGLE HOUSE	1	PLAN 436 PT LOTS 337 AND 338
2020-11-21	3352 WHISPERING WOODS TRAIL	Ridgeway-Thunder Bay	SINGLE HOUSE	1	PLAN 59M455 LOT 53
2020-11-23	2022 STEVENSVILLE ROAD	Rural	SINGLE HOUSE	1	BERTIE CON 11 NR PT LOT 8 RP
2020-11-24	3616 CANFIELD CRESCENT	Douglastown-Black Creek	SINGLE HOUSE	1	PLAN 59M451 LOT 48
2020-11-24	3264 BETHUNE AVENUE	Ridgeway-Thunder Bay	SINGLE HOUSE	1	PLAN 344 LOT 554 PT LOT 555
2020-11-25	3623 THUNDER BAY ROAD	Crystal Beach	SINGLE HOUSE	1	PLAN 59M363 PT BLK 29 RP 59R16011 PART 5
2020-11-25	2301 TOWNLINE ROAD	Rural	SINGLE HOUSE	1	CON 7 NR PT LOT 16
2020-11-26	1625 NIAGARA RIVER PARKWAY	Bridgeburg	SINGLE HOUSE	1	CON CROSS NR PT LOT 4
2020-11-26	106 RIDGE ROAD NORTH	Ridgeway-Thunder Bay	SINGLE HOUSE	1	PLAN 59M465 LOT 5
2020-11-27	3627 THUNDER BAY ROAD	Crystal Beach	SINGLE HOUSE	1	PLAN 59M363 PT BLK 29 RP
2020-11-30	3629 THUNDER BAY ROAD	Crystal Beach	SINGLE HOUSE	1	PLAN 59M363 PT BLK 29 RP
2020-11-30	3620 THUNDER BAY ROAD	Ridgeway-Thunder Bay	SINGLE HOUSE	1	PLAN 59M465 LOT 61
<b>TOTAL</b>				<b>32</b>	

# APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-13-2021 DATED FEBRUARY 22, 2021

## SECTION A – 2020 Q4 AND YEAR END - SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT

Dec-20	ADDRESS	NEIGHBOURHOOD	TYPE	NO./UNITS	REG PLAN
2020-12-15	13 SASSAFRAS ROW	Ridgeway-Thunder Bay	ROW HOUSE	1	PLAN NSVLCP149 LEVEL 1 UNIT
2020-12-15	13 SASSAFRAS ROW	Ridgeway-Thunder Bay	ROW HOUSE	1	PLAN NSVLCP149 LEVEL 1 UNIT
2020-12-15	17 SASSAFRAS ROW	Ridgeway-Thunder Bay	ROW HOUSE	1	PLAN NSVLCP149 LEVEL 1 UNIT
2020-12-01	3619 THUNDER BAY ROAD	Crystal Beach	SINGLE HOUSE	1	PLAN 59M363 PT BLK 29 RP
2020-12-01	4007 VILLAGE CREEK DRIVE	Stevensville	SINGLE HOUSE	1	PLAN 59M438 LOT 33
2020-12-02	3532 CANFIELD CRESCENT	Douglastown-Black Creek	SINGLE HOUSE	1	PLAN 59M451 LOT 57
2020-12-02	4225 VILLAGE CREEK DRIVE	Stevensville	SINGLE HOUSE	1	PLAN 59M438 LOT 40
2020-12-08	2877 ARROWSMITH COURT	Douglastown-Black Creek	SINGLE HOUSE	1	PLAN 59M451 LOT 84
2020-12-09	3749 DISHER STREET	Ridgeway-Thunder Bay	SINGLE HOUSE	1	PLAN 349 PT LOT 19 W SOUTH
2020-12-10	3609 CANFIELD CRESCENT	Douglastown-Black Creek	SINGLE HOUSE	1	PLAN 59M451 LOT 70
2020-12-10	3621 THUNDER BAY ROAD	Crystal Beach	SINGLE HOUSE	1	PLAN 59M363 PT BLK 29 RP
2020-12-11	3624 THUNDER BAY ROAD	Ridgeway-Thunder Bay	SINGLE HOUSE	1	PLAN 59M465 LOT 59
2020-12-11	112 RIDGE ROAD NORTH	Ridgeway-Thunder Bay	SINGLE HOUSE	1	PLAN 59M465 LOT 2
2020-12-15	18 PARKVIEW AVENUE	Lakeshore	SINGLE HOUSE	1	PLAN 53 NP 393 LOT 3
2020-12-16	4176 VILLAGE CREEK DRIVE	Stevensville	SINGLE HOUSE	1	PLAN 59M438 LOT 22
2020-12-16	114 RIDGE ROAD NORTH	Ridgeway-Thunder Bay	SINGLE HOUSE	1	PLAN 59M465 LOT 1
2020-12-17	4820 GILMORE ROAD	Rural	SINGLE HOUSE	1	CON 15 NR PT LOT 5
2020-12-17	3575 EDINBURGH ROAD	Douglastown-Black Creek	SINGLE HOUSE	1	PLAN 59M451 LOT 81
2020-12-21	2846 ARROWSMITH COURT	Douglastown-Black Creek	SINGLE HOUSE	1	PLAN 59M451 LOT 27
2020-12-21	2773 ARROWSMITH COURT	Douglastown-Black Creek	SINGLE HOUSE	1	PLAN 59M451 LOT 45
2020-12-22	82 BUTLERS DRIVE NORTH	Ridgeway-Thunder Bay	SINGLE HOUSE	1	PLAN 59M455 LOT 67
2020-12-22	3592 CANFIELD CRESCENT	Douglastown-Black Creek	SINGLE HOUSE	1	PLAN 59M451 LOT 52
2020-12-22	2810 ARROWSMITH COURT	Douglastown-Black Creek	SINGLE HOUSE	1	PLAN 59M451 LOT 33
<b>TOTAL</b>				<b>23</b>	

NEIGHBOURHOOD	TOTAL NUMBER OF RESIDENTIAL UNITS
Bridgeburg	1
Business Park - Gilmore	0
Crescent Park	0
Crystal Beach	11
Douglastown-Black Creek	12
Fort Erie	0
Garrison	0
Gateway	0
Kraft	0
Lakeshore	1
Ridgeway/Thunder Bay	21
Spears/High Pointe	11
Stevensville	3
Walden	0
Rural Areas	5
<b>TOTAL</b>	<b>65</b>

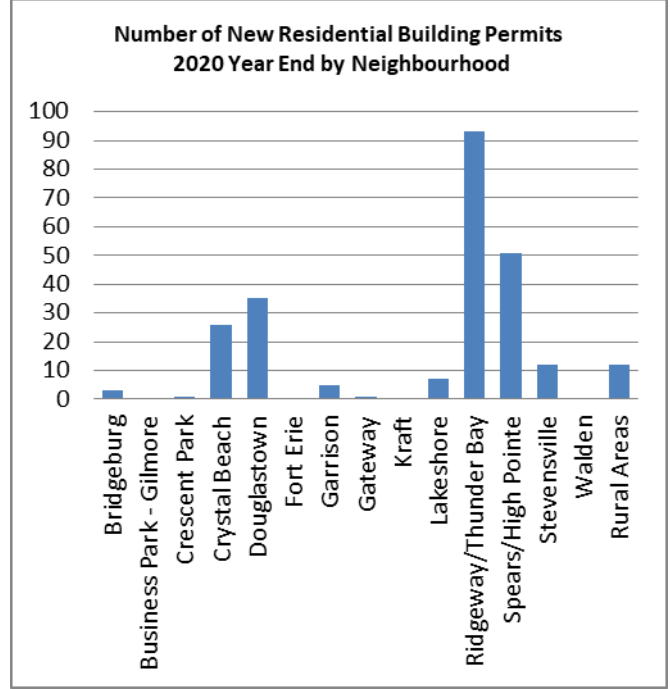
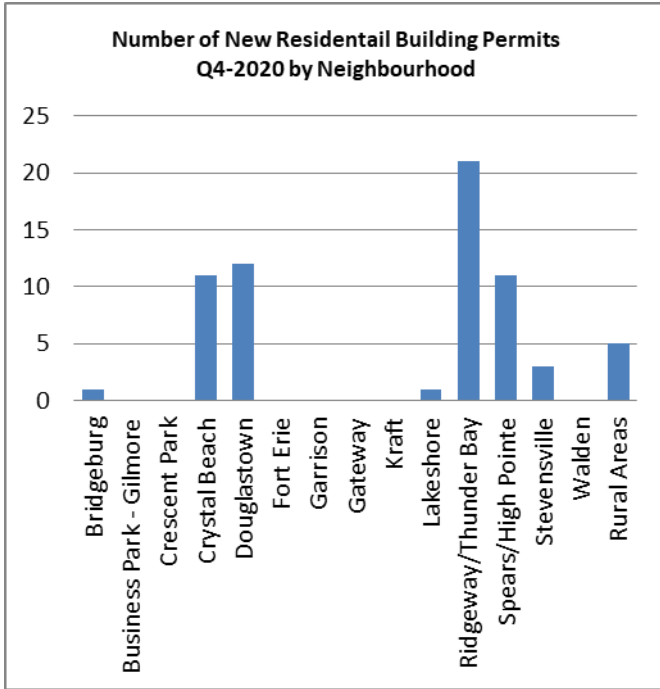
The chart to the left indicates the neighbourhood where new residential permits were issued.

# APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-13-2021 DATED FEBRUARY 22, 2021

## SECTION A – 2020 Q4 AND YEAR END - SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT

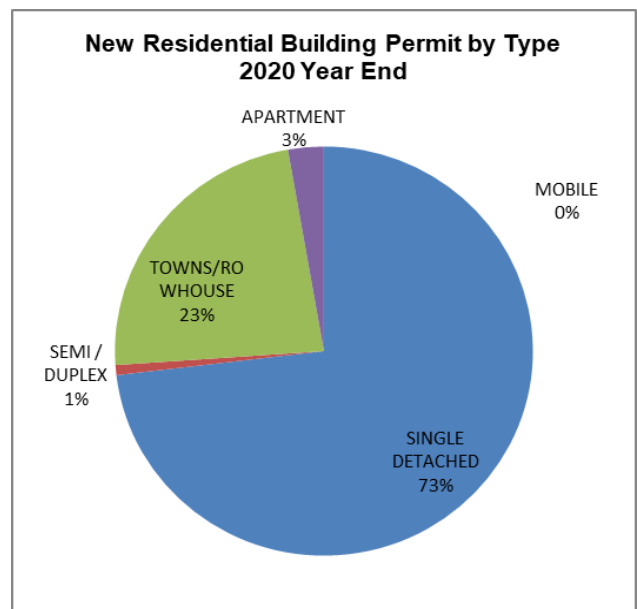
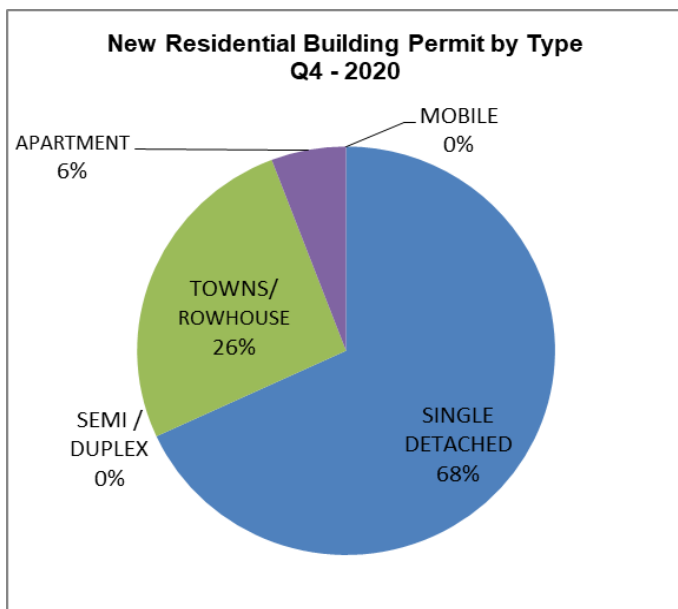
Graph 1 illustrates the fourth quarter and year-end distribution of new residential permits issued in each neighbourhood by the number of permits issued.

**Graph 1**



Graph 2 illustrates the type of residential dwellings permits in the fourth quarter of 2020 and the current year-end for comparison.

**Graph 2**



# APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-13-2021 DATED FEBRUARY 22, 2021

## SECTION A – 2020 Q4 AND YEAR END - SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT

### Registered Plans of Subdivision

In the fourth quarter there was one subdivision registration.

With the permits drawn to date on all active developments in Town, the current supply of available dwellings based on a 5-year rolling average absorption rate (*currently 220.8 units per year*) is 3.1 years' worth of inventory.

**Table 2** provides the statistical information on Registered Plans, which ones are built out (pink) and which have inventory yet to receive permits (blue).

Table 2

2020 Q4 REGISTERED PLANS OF SUBDIVISION												
Plan Name	Neighbourhood	Reg'd	Reg'l File No.	Date of Reg'n	# of Lots/Blocks	# of Units	Vacant Lots/ Blocks	Potential Units	Vacant Single-Det.	Vacant Semi-Det. Units	Vacant Multiple Units	
<b>REGISTERED BUILT-OUT</b>												
B01	DOUGLAS-ON-THE-PARKWAY	Douglastown	M-197	26T-88006	1991-04-08	38	38	0	0	0	0	0
B02	HILL ESTATES NORTH	Stevensville	M-232	26T-91018	1996-10-23	27	27	0	0	0	0	0
B03	CRESCENT FARM EXTENSION I	Crescent Park	M-244	26T-22885	1998-04-16	19	19	0	0	0	0	0
B04	VICTORIA VILLAGE PHASE I	Garrison	M-261	26T-90009	1998-12-21	10	10	0	0	0	0	0
B05	RIVER TRAIL ESTATES II - PHASE I	Douglastown	M-276	26T-	2000-06-07	23	23	0	0	0	0	0
B06	NORTHRIDGE MEADOWS PHASE 1	Ridgeway/Thunder Bay	M-305	26T-15-2001-	2003-02-27	7	7	0	0	0	0	0
B07	NORTHRIDGE MEADOWS PHASE 2	Ridgeway/Thunder Bay	M-313	26T-15-02-03	2003-07-30	44	44	0	0	0	0	0
B08	WELLINGTON COURT CONDOMINIUM	Garrison	NSSCC-65	26CD-15-9901	2001-01-01	1	17	0	0	0	0	0
B09	HENRY-BROWNE SUBDIVISION	Crystal Beach	M-329	26T-15-02-06	2005-02-24	8	8	0	0	0	0	0
B10	BEAVER CREEK ESTATES	Ridgeway/Thunder Bay	M-330	26T-15-02-05	2005-03-09	53	53	0	0	0	0	0
B11	VILLAGE CREEK ESTATES PHASE I	Stevensville	M-347	26T-91013	2006-05-29	40	63	0	0	0	0	0
B12	BAY RIDGE CROSSING PHASE 2	Crystal Beach	M-363	26T-15-2000-01	2007-09-05	26	26	0	0	0	0	0
B13	RIVER TRAIL CONDOMINIUMS	Douglastown	NSVLC-99	350303-0011		10	10	0	0	0	0	0
B14	SHOREBREEZE CONDOMINIUM PLAN	Crystal Beach	VLC-92		2008-09-03	19	19	0	0	0	0	0
B15	HAGEY AVENUE CONDOMINIUM PLAN	Fort Erie	NSC-102		2009-09-17	1	21	0	0	0	0	0
B16	VILLAGE CREEK ESTATES PHASE II	Stevensville	M-390	26T-91013	2012-06-06	40	55	0	0	0	0	0
B17	DEERWOOD LANE PHASE 1	Ridgeway/Thunder Bay	M-397	350308-089	2012-11-08	2	8	0	0	0	0	0
B18	LEXINGTON COURT CONDOMINIUM	Garrison	NSSCP89	26CD-15-04-01	2013-10-18	1	20	0	0	0	0	0
B19	RIDGEWAY-BY-THE-LAKE PHASE I	Ridgeway/Thunder Bay	M-341	26T-96014	2006-01-30	86	86	0	0	0	0	0
B20	RIDGEWAY-BY-THE-LAKE PHASE 2	Ridgeway/Thunder Bay	M-372		2008-09-11	41	70	0	0	0	0	0
B21	RIDGEWAY-BY-THE-LAKE PHASE 3	Ridgeway/Thunder Bay	59M-418	350308-0048	2015-10-02	54	73	0	0	0	0	0
B22	WILLOW TRAIL HOMES	Ridgeway/Thunder Bay	59M-453	350308-075	2018-05-15	4	16	0	0	0	0	0
B23	GARRISON VILLAGE PHASE I	Garrison	M-83	26T-85019	1979-11-26	215	306	0	0	0	0	0
B24	PROSPECT POINT PLAN	Crystal Beach	M-265	26T-91010	1999-03-24	55	55	0	0	0	0	0
B25	VICTORIA VILLAGE 2	Garrison	M-331	26T-90009	2005-03-09	11	11	0	0	0	0	0
B26	DOMINION ROAD ESTATES PLAN	Rural Area	M-333	26T-15-00-01	2005-04-01	7	7	0	0	0	0	0
B27	DOMINION WOODS PHASE 1	Ridgeway/Thunder Bay	M-375 (1)	26T-15-03-01	2008-04-03	24	24	0	0	0	0	0
B28	SPEARS ROAD ESTATES	Spears-High Pointe	59M-419	350308-0380	2015-10-02	40	59	0	0	0	0	0
B29	DOMINION WOODS 2 (CONDOMINIUM)	Ridgeway/Thunder Bay	NSVLC 141 59M-375 (2)	26CD-15-09-01	2018-07-09	1	51	0	0	0	0	0
B30	BURLEIGH SOUTH PLAN	Ridgeway/Thunder Bay	M-287	26T-		14	14	0	0	0	0	0



# APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-13-2021 DATED FEBRUARY 22, 2021

## SECTION A – 2020 Q4 AND YEAR END - SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT

Plan Name	Neighbourhood	Reg'd	Reg'l File No.	Date of Reg'n	# of Lots/Blocks	# of Units	Vacant Lots/Blocks	Potential Units	Vacant Single-Det.	Vacant Semi-Det. Units	Vacant Multiple Units
<b>REGISTERED WITH UNITS REMAINING</b>											
R01 JETMAR SUBDIVISION	Crystal Beach	M-65	26T-74259	1978-02-07	54	54	46	46	46	0	0
R02 GARRISON VILLAGE PHASE II	Garrison	M-84	26T-74019	1979-11-26	65	150	6	8	4	0	4
R03 DAYTONA PARK ACRES	Crescent Park	M-155	26T-85019	1989-03-10	15	15	1	1	1	0	0
R04 COUNTRY SQUIRE ESTATES I	Rural Area	M-172	26T-78024	1990-03-08	11	11	2	2	2	0	0
R05 CRYSTAL BEACH Y & T CLUB	Crystal Beach	M-208	26T-91012	1993-04-07	169	169	33	33	33	0	0
R06 NEYE PLAN PHASE I	Outside of Urban Area	M-209	26T-91011	1993-12-09	2	2	1	1	1	0	0
R07 ERIE BEACH PHASE 1A	Lakeshore	M-263	26T-94005	1999-02-08	6	12	1	2	0	2	0
R08 NEYE PLAN PHASE II	Rural Area	M-267	26T-91011	1999-06-21	4	4	1	1	1	0	0
R09 HILL ESTATES SOUTH	Stevensville	M-303	26T-	2002-11-18	36	36	1	1	1	0	0
R10 RIDGEWAY SHORES PHASE 1	Ridgeway/Thunder Bay	M-304	26T-15-9801	2002-12-18	16	16	3	3	3	0	0
R11 ERIE BEACH PHASE 1B	Lakeshore	M-319	26T-94005	2004-03-31	39	46	3	3	3	0	0
R12 BRIAN STREET DEVELOPMENT	Crescent Park	M-BRI	N/A	N/A	46	46	10	10	10	0	0
R13 BAY RIDGE CROSSING 1	Crystal Beach	M-337	26T-15-03-02	2005-07-15	10	10	2	2	2	0	0
R14 BAY BEACH WOODS	Crystal Beach	M-349	26T-15-9803	2006-08-04	32	32	15	15	15	0	0
R15 BAY RIDGE CROSSING PHASE 3	Crystal Beach	M-363	26T-15-03-02	2007	1	9	1	2	2	0	0
R16 SOUTH COAST VILLAGE PHASE 1	Crystal Beach	59M-415	26T-15-09-01	2014-12-12	2	11	2	2	2	0	0
R17 SOUTH COAST VILLAGE PHASE 2	Crystal Beach	59M-430	350308-0087	2016-10-13	48	128	2	83	1	0	82
R18 VILLAGE CREEK ESTATES PHASE 3	Stevensville	59M-438	350308-0099	2017-05-17	59	75	17	28	18	0	10
R19 RIVER TRAIL PHASE 2	Douglastown-Black Creek	59M-451	350308-0042.2	2018-01-25	90	90	53	53	53	0	0
R20 PARKLANE PLACE	Crystal Beach	59M-452	350309-0095	2018-04-25	6	22	4	12	0	2	10
R21 DEERWOOD LANE PHASE 2 (CONDO.)	Ridgeway/Thunder Bay	NSVLCP 140 59M-387	26CD-15-10-01	2018-06-14	5	18	0	0	0	0	0
R22 THE OAKS AT 6 MILE CREEK	Ridgeway/Thunder Bay	NSVLCP 149 59M-455	350308-0085	2018-06-28	81	123	60	89	56	8	25
R23 HIGH POINTE SUBDIVISION	High Pointe	59M-459	26T-15-02-02	2018-08-14	114	139	47	61	45	0	16
R24 BRYDGEVIEW (Fmr. King Albany)	Gateway (Garrison)	59M-464	26T-15-0801	2018-11-28	6	42	2	33	0	0	33
R25 CRYSTAL RIDGE LANDING	Ridgeway/Thunder Bay	59M-465	26T-15-2005-02	2018-12-12	72	72	20	20	20	0	0
R26 LU LONG PING Phase 1 (Fmr. Spears Garden)	Separs-High Pointe	59M-469	26T-85022	2019-05-02	82	103	82	103	76	0	27
R27 PEACE BRIDGE VILLAGE Phase 1	Garrison	59M-470	26T-15-06-02	2019-05-03	70	100	5	30	4	0	26
R28 RIVER LEA ESTATES	Rural Area	NSVLCP 148	350303-0016	2019-01-29	4	3	3	0	0	0	0
R29 BLACK CREEK SIGNATURE	Douglastown	59M-483	350308-0100	Dec-20	138	181	181	181	121	14	46
<b>TOTALS</b>					<b>1283</b>	<b>1719</b>	<b>604</b>	<b>825</b>	<b>520</b>	<b>26</b>	<b>279</b>
denotes Registered Built-out											
denotes Registered/Units Remaining											
<b>3.7 YEAR SUPPLY OF UNITS IN REGISTERED PLANS</b>											



# APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-13-2021 DATED FEBRUARY 22, 2021

## SECTION A – 2020 Q4 AND YEAR END - SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT

### Draft Approved Plans of Subdivision

There was one addition to the list of Draft Approved Plans in the Q4 2020. Presently, the available supply of residential lots in Draft Approved Plans of Subdivision is equal to 7.6 years using the 5-year rolling average of 220.8 units/year of absorption. Table 3 below provides the details on the present Draft Approved Subdivision inventory.

Table 3

Q4 2020 DRAFT APPROVED PLANS										
DRAFT APPROVED PLANS OF SUBDIVISION										
Plan Name	Neighbourhood	File No	Draft Approval	Redline Approved	# of Residential Lots/Blks	# of Units	Single-Det. Units	Semi-Det. Units	Multiple Units	Site Area (ha)
D01 ALLISTON WOODS	Spears	26T-15-00-02	8-Feb-01	2015-05-22	177	304	170	0	134	23.58
D02 KETTLE COURT (formerly Levy Crt)	Lakeshore	26T-15-02-07	23-Sep-03	2010-07-16	12	12	12	0	0	0.84
D03 HERSHEY ESTATES	Rural Area	26T-15-99-02	12-Jan-01	2003-09-15	17	17	17	0	0	14.30
D04 SCHOOLEY ROAD CONDOMINIUMS	Crystal Beach	350303-006	11-Sep-06		53	53	0	0	53	3.94
D05 HAZELWOOD CONDOMINIUMS	Crystal Beach	350309-0293	10-Mar-08		2	12	0	0	12	0.35
D06 CREEKSIDE ESTATES	Ridgeway/Thunder Bay	26T-15-05-	11-Apr-11		31	31	31	0	0	2.43
D07 ABINO DUNES CONDOMINIUM	Point Abino	350308-040/D12-040			27	27	27	0	0	32.97
D08 HIGH ROAD SUBDIVISION	Rural Area	350308-0077	Mar-08		19	19	19	0	0	9.57
D09 ELIZABETH ST. SUBDV. (Fmr. Dantini Plan)	Crystal Beach	350308-0082			28	28	28	0	0	3.18
D10 ROYAL RIDGE	Ridgeway/Thunder Bay	350308-0101	07-Nov-16		14	39	0	12	27	2.61
D11 FORT ERIE HILLS	Bridgeburg	350308-0120	01-May-17		137	900	30	134	736	19.26
D12 LU LONG PING Ph 2 (Fmr. Spears Garden Ph2)	High Pointe	350308-0104	26-Feb-18		8	7	7	0	0	0.43
D13 SOUTHRIDGE MEADOWS	Ridgeway/Thunder Bay	350308-0117	14-Sep-19		58	58	4	54	0	2.24
D14 PEACE BRIDGE VILLAGE PHASE 2	Garrison	305308-0111	04-Jun-20		47	88	38	0	50	4.34
D15 SOUTH COAST VILLAGE CONDOMINIUM	Crystal Beach	350303-0027	09-Nov-20		9	73	0	0	73	2.50
TOTALS					639	1668	383	200	1085	122.515
7.6 YEARS SUPPLY OF UNITS IN DRAFT APPROVED PLANS										

### Active Plans in Process

Active Plans simply refer to Draft Plan applications currently in the process for Council consideration. Presently, the available supply of residential lots in Active Plans of Subdivision is equal to 3.1 years using the 5-year rolling average of 220.8 units/year of absorption.

Table 4

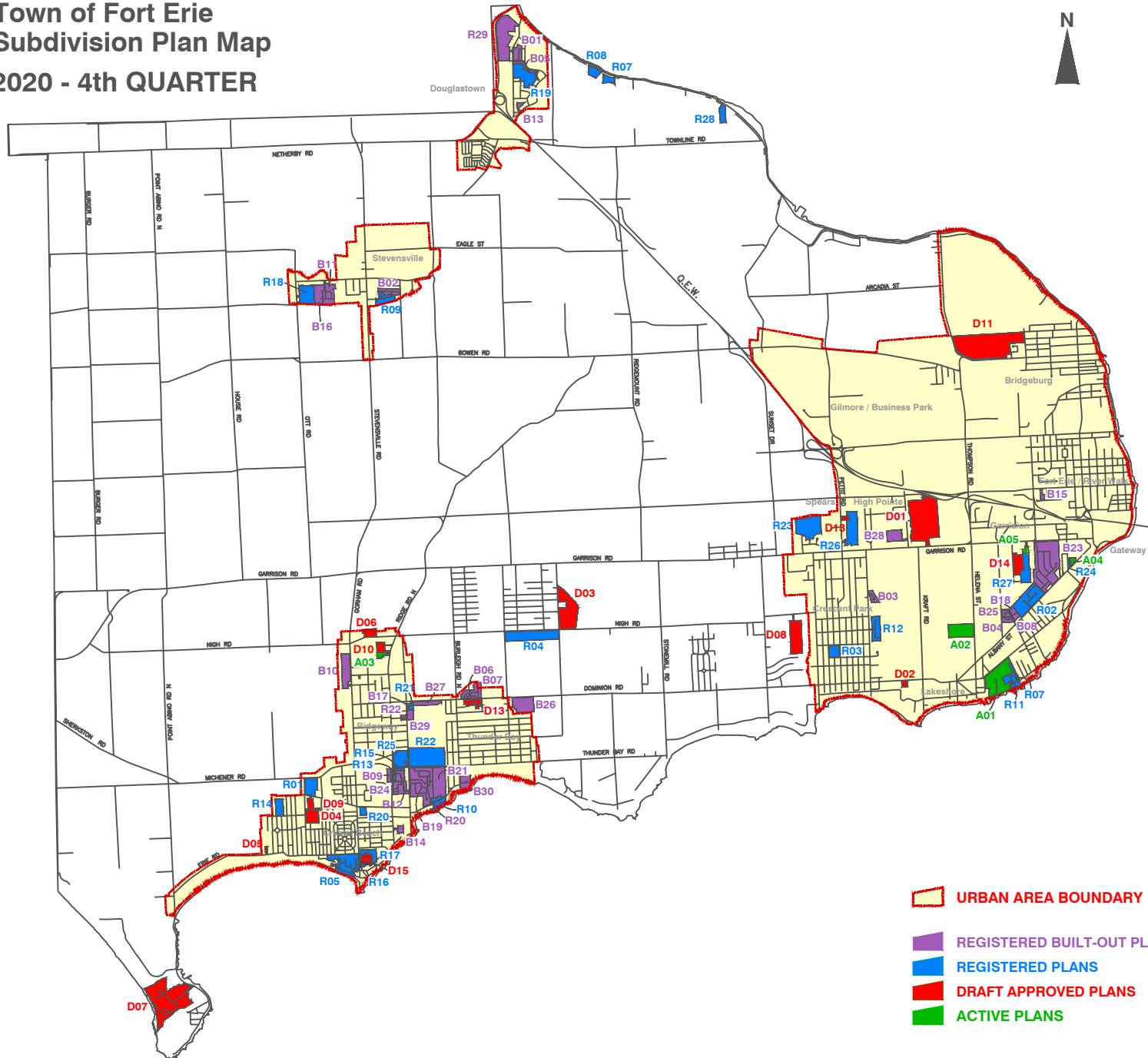
Q4 2020 ACTIVE PLANS										
ACTIVE PLANS OF SUBDIVISION (NOT DRAFT APPROVED)										
Plan Name	Neighbourhood	Reg/Town File No	Submission Date		# of Lots/ Blocks	# of Units	Single-Det. Lots	Semi-Det. Units	Multiple Units	Site Area (ha)
A01 Harbortown Village	Lakeshore	350308-108	21-Nov-17		83	237	66	0	171	0.67
A02 613 Helena	Kraft	350308-107	18-Sep-18		69	351	46	121	184	8.16
A03 Royal Ridge Ph.2	Ridgeway-Thunder Bay	350308-112	24-Dec-18		8	47	1	6	40	1.35
A04 Brydgeview Townhouse Condominium	Garrison	350303-0031	08-Apr-20		6	26			26	0.79
A05 Peace Bridge Village Phase 3 (Condo)	Garrison	350303-0032	17-Jul-20		5	24			24	0.91
TOTALS					171	685	113	127	445	11.88
THE AMOUNT OF UNITS IN PROCESS WOULD REPRESENT AN ADDITIONAL SUPPLY OF 3.1 YEARS WORTH OF DWELLINGS UNDER CURRENT 5 YEAR ROLLING AVERAGE										

### Subdivision Maps

The following pages contain a series of maps that illustrate geographically where each of the Registered, Draft Approved and Active Plans are found within the municipality. The mapping provides a full municipal view for context, but also supplies excerpts for the various locations (southwest, east and north) that makes it easier to read and interpret.

# APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-13-2021 DATED FEBRUARY 22, 2021

## Town of Fort Erie Subdivision Plan Map 2020 - 4th QUARTER



### REGISTERED BUILT-OUT PLANS

- B01 Douglas-on-the-Parkway
- B02 Hill Estates North
- B03 Crescent Farm Extension 1
- B04 Victoria Village Phase I
- B05 River Trail Estates 2 Phase I
- B06 North Ridge Meadows Phase I
- B07 North Ridge Meadows Phase II
- B08 Wellington Court Condominiums Phase I
- B09 Henry-Browne
- B10 Beaver Creek Estates
- B11 Village Creek Estates Phase I
- B12 Bay Ridge Crossing Phase II
- B13 River Trail Condominiums
- B14 Shorebreeze Condominiums
- B15 Hagey Avenue Condominiums
- B16 Village Creek Estates Phase II
- B17 Deerwood Lanes Phase I
- B18 Lexington Court Condominiums
- B19 Ridgeway-by-the-Lake Phase I
- B20 Ridge-by-the-Lake Phase II
- B21 Ridgeway-by-the-Lake Phase III
- B22 Willow Trail
- B23 Garrison Village Phase 1
- B24 Prospect Point Plan
- B25 Victoria Village Phase 2
- B26 Dominion Road Estates
- B27 Dominion Woods Phase 1
- B28 Spears Road Estates
- B29 Dominion Woods Phase 2 (Condo)
- B30 Burleigh South

### REGISTERED PLANS

- R01 Jetmar Subdivision
- R02 Garrison Village II
- R03 Daytona Park Acres
- R04 Country Squire Estates
- R05 Crystal Beach Tennis & Yacht Club
- R06 Neye Plan I
- R07 Erie Beach IA
- R08 Neye Plan II
- R09 Hill Estates South
- R10 Ridgeway Shores Phase 1
- R11 Erie Beach Phase IB
- R12 Brian Street
- R13 Bay Ridge Crossing Phase I
- R14 Bay Beach Woods
- R15 Bay Ridge Crossing Phase III
- R16 South Coast Village (Phase I)
- R17 South Coast Village (Phase II)
- R18 Village Creek (Phase III)
- R19 River Trail Estates (Phase II)
- R20 Parklane Place
- R21 Deerwood Lane (Phase II Condo)
- R22 The Oaks at 6 Mile Creek
- R23 High Pointe Subdivision
- R24 Brydgeview Phase 1
- R25 Crystal Ridge Landing
- R26 Lu Long Ping (Phase I) (formerly Spears Garden Pk.)
- R27 Peace Bridge Subdivision (Phase 1)
- R28 River Lea Estates (Condo)
- R29 Black Creek Signature

### DRAFT APPROVED PLANS

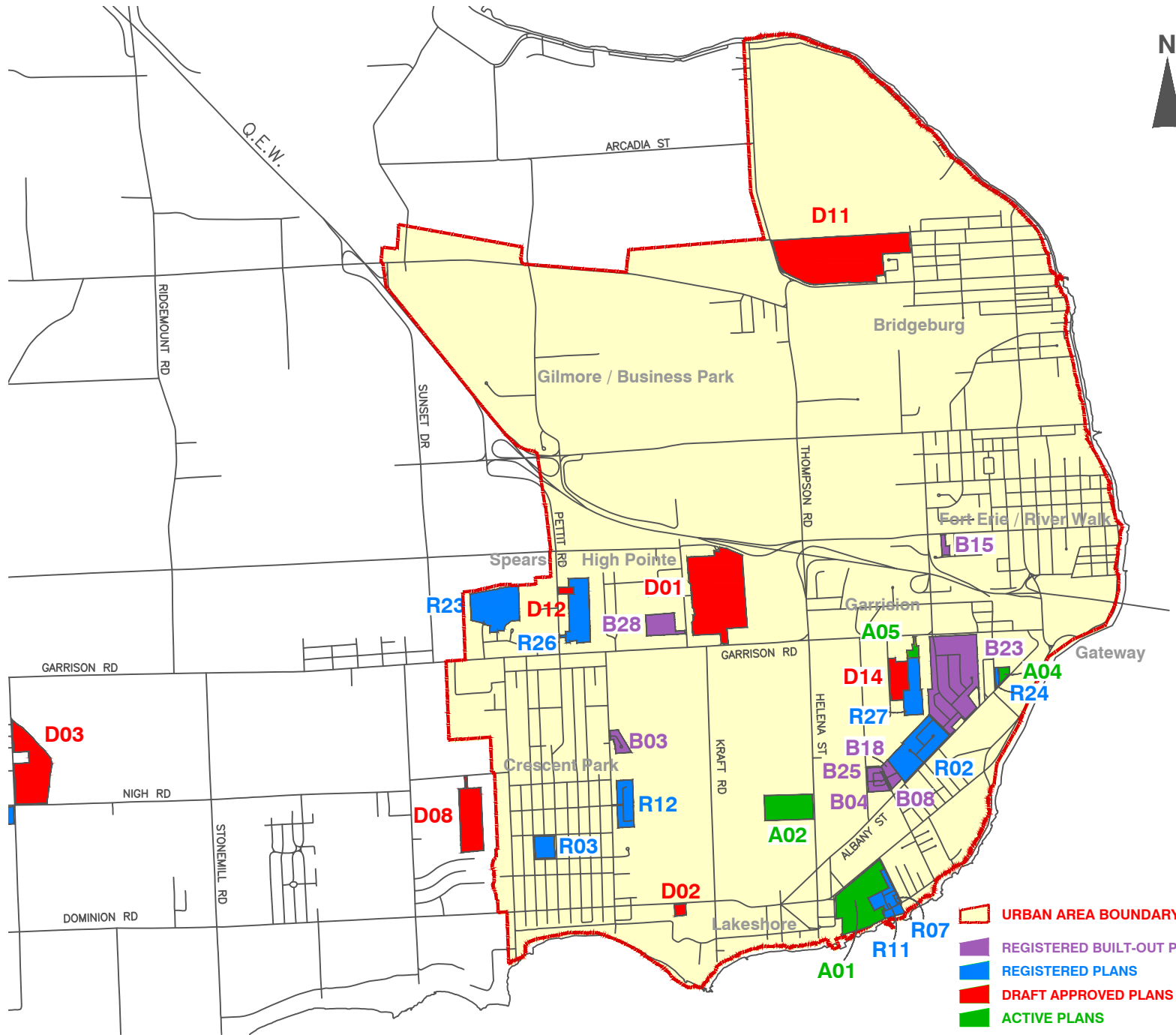
- D01 Alliston Woods
- D02 Kettle Court
- D03 Hershey Estates
- D04 Schooley Road Condominiums
- D05 Hazelwood Condominiums
- D06 Creekside Estates
- D07 Abino Dunes
- D08 Nigh Road Subdivision
- D09 Elizabeth Road Subdivision (formerly Duffell Plan)
- D10 Royal Ridge
- D11 Fort Erie Hills
- D12 Lu Long Ping (Phase II)
- D13 Southridge Meadows
- D14 Peace Bridge Village Phase 2
- D15 South Coast Village Phase 3 Condominium

### ACTIVE PLANS (Not Draft Approved)

- A01 Harbortown Village
- A02 613 Helena
- A03 Royal Ridge Phase 2
- A04 Brydgeview Townhouse Phase 2 (Condo)
- A05 Peace Bridge Village Phase 3 (Condo)

# APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-13-2021 DATED FEBRUARY 22, 2021

## Town of Fort Erie - Subdivision Plan Map 2020 - 4th QUARTER EAST REGION



### REGISTERED BUILT-OUT PLANS

- B01 Douglas-on-the-Parkway
- B02 Hill Estates North
- B03 Crescent Farm Extension 1
- B04 Victoria Village Phase I
- B05 River Trail Estates 2 Phase I
- B06 North Ridge Meadows Phase I
- B07 North Ridge Meadows Phase II
- B08 Wellington Court Condominiums Phase I
- B09 Henry-Browne
- B10 Beaver Creek Estates
- B11 Village Creek Estates Phase I
- B12 Bay Ridge Crossing Phase II
- B13 River Trail Condominiums
- B14 Shorebreeze Condominiums
- B15 Hagey Avenue Condominiums
- B16 Village Creek Estates Phase II
- B17 Deerwood Lanes Phase I
- B18 Lexington Court Condominiums
- B19 Ridgeway-by-the-Lake Phase I
- B20 Ridge-by-the-Lake Phase II
- B21 Ridgeway-by-the-Lake Phase III
- B22 Willow Trail
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- B24 Prospect Point Plan
- B25 Victoria Village Phase 2
- B26 Dominion Road Estates
- B27 Dominion Woods Phase 1
- B28 Spears Road Estates
- B29 Dominion Woods Phase 2 (Condo)
- R30 Burleigh South

### REGISTERED PLANS

- R01 Jetmar Subdivision
- R02 Garrison Village II
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- R04 Country Squire Estates
- R05 Crystal Beach Tennis & Yacht Club
- R06 Neye Plan I
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- R08 Neye Plan II
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- R10 Ridgeway Shores Phase 1
- R11 Erie Beach Phase IB
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- R13 Bay Ridge Crossing Phase I
- R14 Bay Beach Woods
- R15 Bay Ridge Crossing Phase III
- R16 South Coast Village (Phase I)
- R17 South Coast Village (Phase II)
- R18 Village Creek (Phase III)
- R19 River Trail Estates (Phase II)
- R20 Parklane Place
- R21 Deerwood Lane (Phase II Condo)
- R22 The Oaks at 6 Mile Creek
- R23 High Pointe Subdivision
- R24 Brydgeview
- R25 Crystal Ridge Landing
- R26 Lu Long Ping (Phase I) (Formerly Spears Garden Pk.)
- R27 Peace Bridge Subdivision (Phase 1)
- R28 River Lea Estates (Condo)
- R29 Black Creek Signature

### DRAFT APPROVED PLANS

- D01 Alliston Woods
- D02 Kettle Court
- D03 Hershey Estates
- D04 Schooley Road Condominiums
- D05 Hazelwood Condominiums
- D06 Creekside Estates
- D07 Abino Dunes
- D08 High Road Subdivision
- D09 Elizabeth Road Subdivision (Formerly Duffin Plan)
- D10 Royal Ridge
- D11 Fort Erie Hills
- D12 Lu Long Ping (Phase II)
- D13 Southridge Meadows
- D14 Peace Bridge Village Phase 2
- D15 South Coast Village Phase 3 Condominium

### ACTIVE PLANS (Not Draft Approved)

- A01 Harbortown Village
- A02 613 Helena
- A03 Royal Ridge Phase 2
- A04 Brydgeview Townhouse Phase 2 (Condo)
- A05 Peace Bridge Village Phase 3 (Condo)

- URBAN AREA BOUNDARY
- REGISTERED BUILT-OUT PLANS
- REGISTERED PLANS
- DRAFT APPROVED PLANS
- ACTIVE PLANS

# APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-13-2021 DATED FEBRUARY 22, 2021

## Town of Fort Erie - Subdivision Plan Map 2020 - 4th QUARTER NORTH REGION

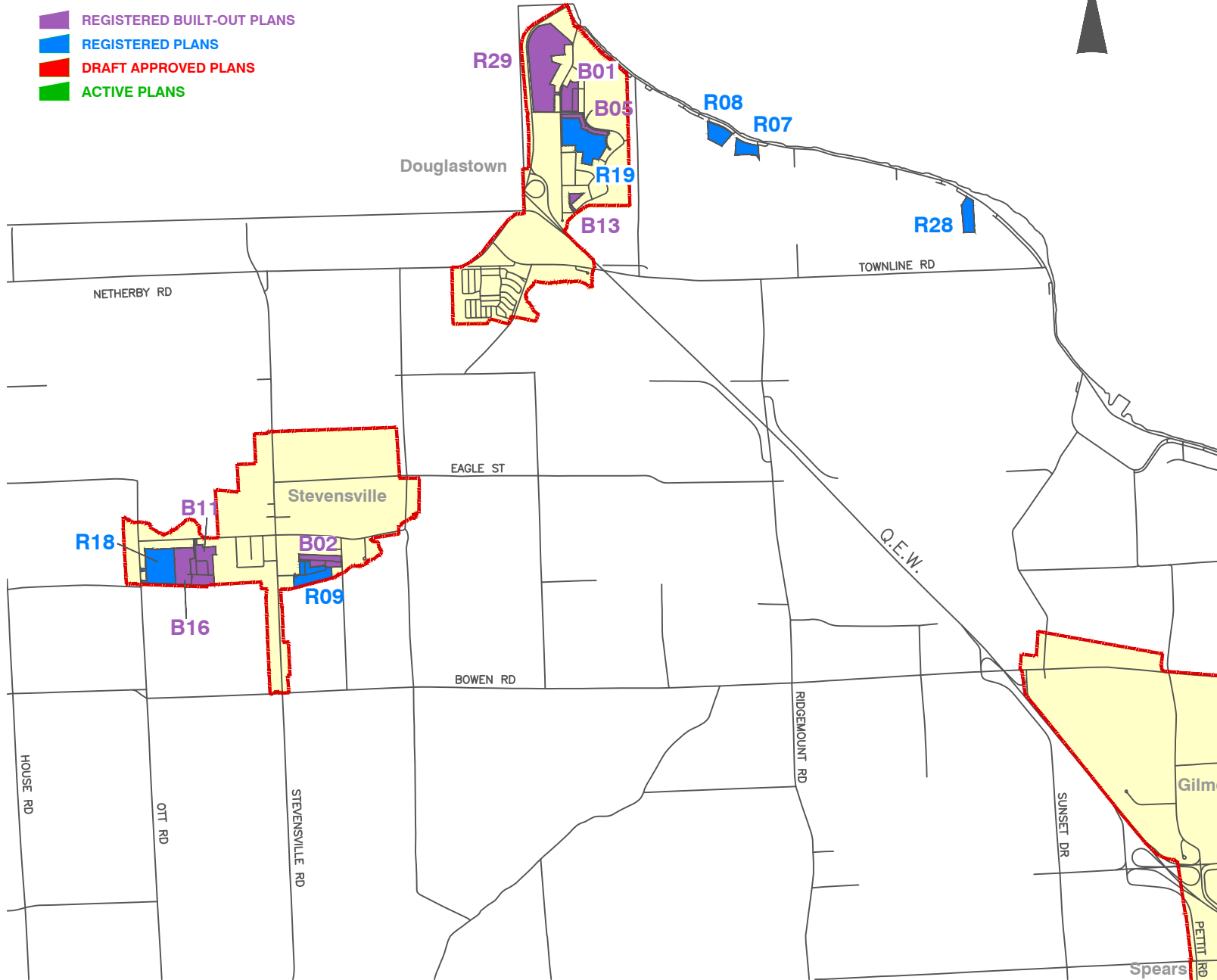
URBAN AREA BOUNDARY

REGISTERED BUILT-OUT PLANS

REGISTERED PLANS

DRAFT APPROVED PLANS

ACTIVE PLANS



### REGISTERED BUILT-OUT PLANS

- B01 Douglas-on-the-Parkway
- B02 Hill Estates North
- B03 Crescent Farm Extension 1
- B04 Victoria Village Phase I
- B05 River Trail Estates 2 Phase I
- B06 North Ridge Meadows Phase I
- B07 North Ridge Meadows Phase II
- B08 Wellington Court Condominiums Phase I
- B09 Henry-Browne
- B10 Beaver Creek Estates
- B11 Village Creek Estates Phase I
- B12 Bay Ridge Crossing Phase II
- B13 River Trail Condominiums
- B14 Shorebreeze Condominiums
- B15 Hagey Avenue Condominiums
- B16 Village Creek Estates Phase II
- B17 Deerwood Lanes Phase I
- B18 Lexington Court Condominiums
- B19 Ridgeway-by-the-Lake Phase I
- B20 Ridge-by-the-Lake Phase II
- B21 Ridgeway-by-the-Lake Phase III
- B22 Willow Trail
- B23 Garrison Village Phase 1
- B24 Prospect Point Plan
- B25 Victoria Village Phase 2
- B26 Dominion Road Estates
- B27 Dominion Woods Phase 1
- B28 Spears Road Estates
- B29 Dominion Woods Phase 2 (Condo)
- R30 Burleigh South

### REGISTERED PLANS

- R01 Jetmar Subdivision
- R02 Garrison Village II
- R03 Daytona Park Acres
- R04 Country Squire Estates
- R05 Crystal Beach Tennis & Yacht Club
- R06 Neye Plan I
- R07 Erie Beach IA
- R08 Neye Plan II
- R09 Hill Estates South
- R10 Ridgeway Shores Phase 1
- R11 Erie Beach Phase IB
- R12 Brian Street
- R13 Bay Ridge Crossing Phase I
- R14 Bay Beach Woods
- R15 Bay Ridge Crossing Phase III
- R16 South Coast Village (Phase I)
- R17 South Coast Village (Phase II)
- R18 Village Creek (Phase III)
- R19 River Trail Estates (Phase II)
- R20 Parklane Place
- R21 Deerwood Lane (Phase II Condo)
- R22 The Oaks at 6 Mile Creek
- R23 High Pointe Subdivision
- R24 Brydgeview
- R25 Crystal Ridge Landing
- R26 Lu Long Ping (Phase I) (formerly Spears Garden Ph.I)
- R27 Peace Bridge Subdivision (Phase 1)
- R28 River Lea Estates (Condo)
- R29 Black Creek Signature

### DRAFT APPROVED PLANS

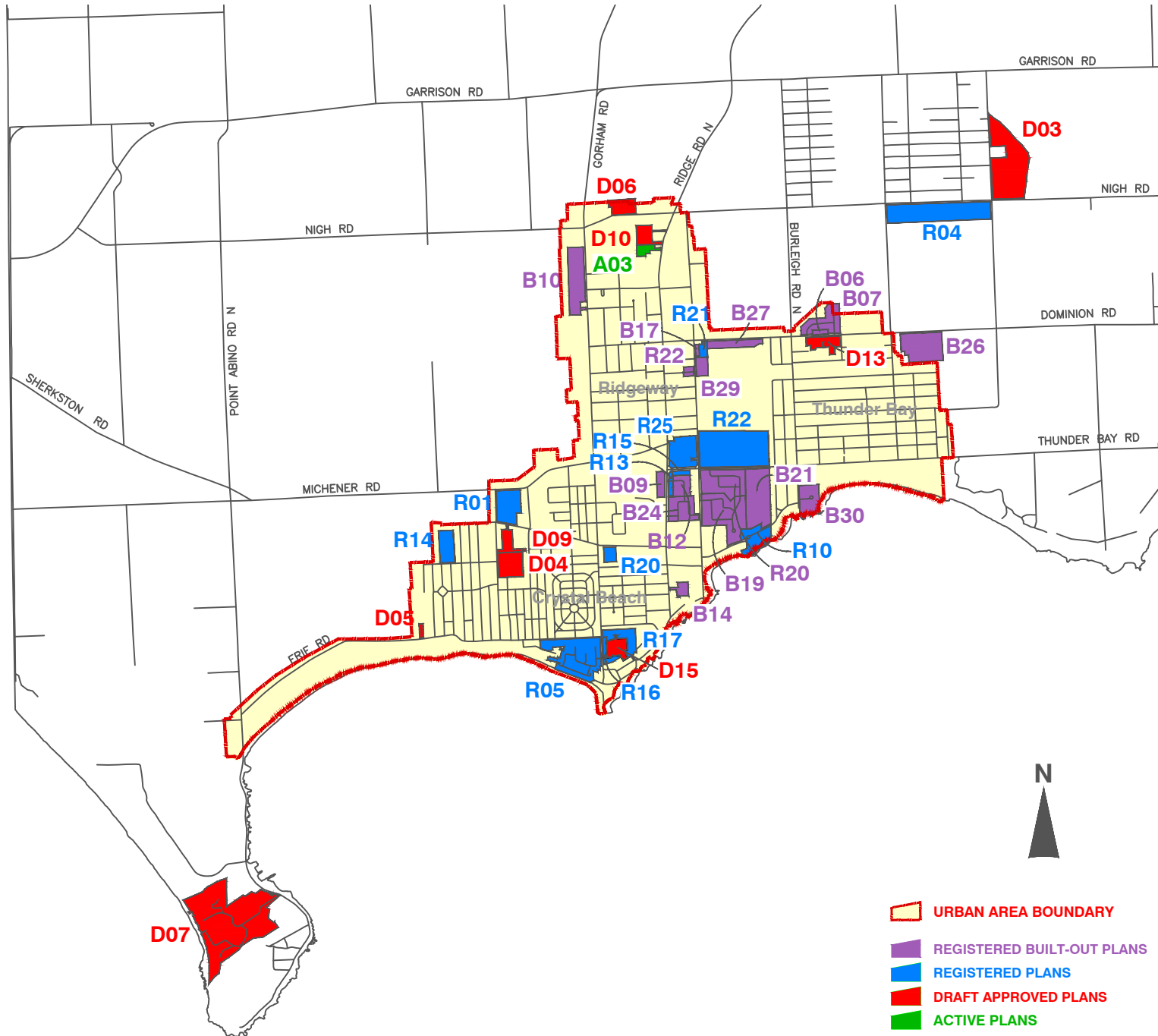
- D01 Alliston Woods
- D02 Kettle Court
- D03 Hershey Estates
- D04 Schooley Road Condominiums
- D05 Hazelwood Condominiums
- D06 Creekside Estates
- D07 Abino Dunes
- D08 Nigh Road Subdivision
- D09 Elizabeth Road Subdivision (formerly Dandli Plan)
- D10 Royal Ridge
- D11 Fort Erie Hills
- D12 Lu Long Ping (Phase II)
- D13 Southridge Meadows
- D14 Peace Bridge Village Phase 2
- D15 Peace Bridge Village Phase 3 (Condo)
- D16 South Coast Village Phase 3 (Condo)

### ACTIVE PLANS (Not Draft Approved)

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- A02 613 Helena
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- A04 Brydgeview Townhouse Phase 2 (Condo)
- A05 Peace Bridge Village Phase 3 (Condo)

# APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-13-2021 DATED FEBRUARY 22, 2021

## Town of Fort Erie - Subdivision Plan Map 2020 - 4th QUARTER SOUTHWEST REGION



### REGISTERED BUILT-OUT PLANS

- B01 Douglas-on-the-Parkway
- B02 Hill Estates North
- B03 Crescent Farm Extension 1
- B04 Victoria Village Phase I
- B05 River Trail Estates 2 Phase I
- B06 North Ridge Meadows Phase I
- B07 North Ridge Meadows Phase II
- B08 Wellington Court Condominiums Phase I
- B09 Henry-Browne
- B10 Beaver Creek Estates
- B11 Village Creek Estates Phase I
- B12 Bay Ridge Crossing Phase II
- B13 River Trail Condominiums
- B14 Shorebreeze Condominiums
- B15 Hagey Avenue Condominiums
- B16 Village Creek Estates Phase II
- B17 Deerwood Lanes Phase I
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- B24 Prospect Point Plan
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- B27 Dominion Woods Phase 1
- B28 Spears Road Estates
- B29 Dominion Woods Phase 2 (Condo)
- B30 Burleigh South

### REGISTERED PLANS

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- R03 Daytona Park Acres
- R04 Country Squire Estates
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- R11 Erie Beach Phase IB
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- R14 Bay Beach Woods
- R15 Bay Ridge Crossing Phase III
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- R17 South Coast Village (Phase II)
- R18 Village Creek (Phase III)
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- R20 Parklane Place
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- R23 High Pointe Subdivision
- R24 Brydview
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- R26 Lu Long Ping (Phase I) (Formerly Spence Garden Ph.1)
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## **INDUSTRIAL, COMMERCIAL & INSTITUTIONAL PERMIT ACTIVITY – 2020 Q4**

This section provides a brief summary for the fourth quarter and year-end of 2020. This report is provided strictly for information purposes and is not intended to convey analysis. Interpretations drawn from these figures are those of the reader. Staff may add some comments, but in doing so, are intending only to draw attention to certain figures, trends or variations that may be of interest to Council or stakeholders reviewing this report.

### **Industrial Q4**

The Q4 2020 saw three permits issued for New Industrial with a value of \$90,000. One additional permit was issued for Addition/Renovation/Alterations with a permit value of \$18,000. The total value of Industrial permits in the Q4 2020 was \$108,200.

The year-end shows that 9 industrial permits were issued with a total value of \$1,233,200.

### **Commercial Q4**

Commercial activity in the Q4 2020 came in the way of two permits under the category of renovations/additions/alterations with a permit value of \$224,000 and two permits for New Commercial with a permit value of \$800,000 for a total of value of \$1,024,000.

The year-end of 2020 shows that 27 Commercial permits were issued with a total value of \$5,972,700.

### **Institutional Q4**

There were no permits Institutional building permits issued in the Q4 2020.

The year-end of 2020 shows that 10 Institutional permits were issued with a total value of \$6,510,000.

## **SUMMARY PERMIT VOLUMES & ESTIMATED VALUE – Q4**

**Table 5** provides the sum totals of each permit category covering the period October 1, 2020 to December 31, 2020. The table breaks down the entire quarter's permits into various categories to assist in quick dissemination of volumes and values. The report also includes the two prior years Q4 activity for direct comparison of the recent history.

Also included with Table 5 are the Year-End permit volumes and estimated values for 2020 and the two prior years as well.

# APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-13-2021 DATED FEBRUARY 22, 2021

## SECTION B – 2020 Q4 AND YEAR-END – PERMIT ACTIVITY, INDUSTRIAL, COMMERCIAL & INSTITUTIONAL

TABLE 5

### Q4 PERMIT VOLUMES AND ESTIMATED VALUES

CLASSIFICATION	2020		2019		2018	
	NO. OF PERMITS Q4 ONLY	ESTIMATED VALUE \$	NO. OF PERMITS Q4 ONLY	ESTIMATED VALUE \$	NO. OF PERMITS Q4 ONLY	ESTIMATED VALUE \$
<b>Total Value of all New Dwellings</b>	65	\$27,266,800	73	\$27,217,200	36	\$13,047,000
<i>New Single Detached Dwellings</i>	47	\$20,854,300	61	\$23,352,200	36	\$13,047,000
<i>New Semi-Detached Dwellings</i>	0	\$0	0	\$0	0	\$0
<i>New Multi-Unit Dwellings/Apartments/Towns</i>	18	\$6,412,500	12	\$3,865,000	0	\$0
<i>Res. Add. Alt. &amp; Repairs</i>	46	\$4,057,400	44	\$1,781,500	28	\$830,900
<i>Garages &amp; Carports</i>	6	\$250,000	9	\$421,000	7	\$172,000
<i>Accessory Buildings</i>	7	\$127,500	7	\$81,500	3	\$16,700
<i>Swimming Pools</i>	2	\$55,000	0	\$0	1	\$30,000
<i>Farm Buildings</i>	0	\$0	2	\$580,900	3	\$220,000
<i>Model Homes</i>	0	\$0	0	\$0	0	\$0
<b>Commercial Business</b>						
<i>New</i>	2	\$800,000	0	\$0	0	\$0
<i>Additions, Alterations, Etc.</i>	4	\$224,000	4	\$280,500	9	\$346,000
<b>Industrial</b>						
<i>New</i>	3	\$90,000	1	\$1,500,000	1	\$1,100,000
<i>Additions, Alterations, Etc.</i>	1	\$18,200	1	\$5,000	0	\$0
<b>Institutional &amp; Gov't</b>						
<i>New</i>	0	\$0	1	\$2,480,000	1	\$85,000
<i>Additions, Alterations, Etc.</i>	0	\$0	3	\$560,000	2	\$17,000
<b>Demolitions</b>	14	\$121,500	8	\$47,000	5	\$67,500
<b>Plumbing</b>	3	\$2,622,000	5	\$258,500	4	\$18,100
<i>Other (sign, tent, tank, etc.)</i>	4	\$13,200	15	\$135,000	8	\$577,200
<b>TOTALS</b>	157	\$35,645,600	173	\$35,348,100	108	\$16,527,400

### YEAR-END PERMIT VOLUMES AND ESTIMATED VALUES

CLASSIFICATION	2020		2019		2018	
	NO. OF PERMITS YEAR END	ESTIMATED VALUE \$	NO. OF PERMITS YEAR END	ESTIMATED VALUE \$	NO. OF PERMITS YEAR END	ESTIMATED VALUE \$
<b>Total Value of all New Dwellings</b>	243	\$99,260,000	230	\$88,304,600	169	\$49,053,300
<i>New Single Detached Dwellings</i>	184	\$74,065,500	180	\$75,255,600	96	\$36,735,000
<i>New Semi-Detached Dwellings</i>	2	\$520,000	2	\$700,000	0	\$0
<i>New Multi-Unit Dwellings/Apartments/Towns</i>	57	\$24,674,500	48	\$12,349,000	73	\$12,318,300
<i>Res. Add. Alt. &amp; Repairs</i>	157	\$8,485,900	159	\$8,213,200	142	\$3,770,700
<i>Garages &amp; Carports</i>	27	\$1,346,000	44	\$1,562,100	39	\$1,373,700
<i>Accessory Buildings</i>	14	\$195,100	22	\$218,700	22	\$262,400
<i>Swimming Pools</i>	33	\$793,100	29	\$589,300	36	\$810,300
<i>Farm Buildings</i>	1	\$100,000	6	\$814,900	5	\$236,000
<i>Model Homes</i>	0	\$0	0	\$0	0	\$0
<b>Commercial Business</b>						
<i>New</i>	6	\$2,950,000	2	\$160,000	7	\$1,565,000
<i>Additions, Alterations, Etc.</i>	21	\$3,022,700	21	\$1,375,900	37	\$5,669,300
<b>Industrial</b>						
<i>New</i>	3	\$90,000	2	\$1,600,000	3	\$21,600,000
<i>Additions, Alterations, Etc.</i>	6	\$1,143,200	3	\$185,000	3	\$5,535,000
<b>Institutional &amp; Gov't</b>						
<i>New</i>	4	\$6,200,000	2	\$2,540,000	9	\$1,388,100
<i>Additions, Alterations, Etc.</i>	6	\$310,000	9	\$792,500	10	\$1,109,000
<b>Demolitions</b>	32	\$256,700	50	\$622,500	38	\$689,800
<b>Plumbing</b>	16	\$4,405,500	18	\$462,900	26	\$1,649,800
<i>Other (sign, tent, tank, etc.)</i>	22	\$159,175	47	\$258,600	32	\$706,000
<b>TOTALS</b>	591	\$128,717,375	644	\$107,700,200	578	\$95,418,400

### **DEVELOPMENT CHARGE (DC) REPORT**

Planning and Development Services monitors the Industrial and Commercial construction sectors with an interest in keeping track of the DC's collected on projects that are not exempt or credited under the By-law permissions. Development Charges are often a topic for discussion in relation to encouraging new development across all sectors, but for the purposes of this report, the Town focus is on Industrial and Commercial.

The fourth quarter of 2020 saw four Commercial permits that resulted in the collection of Town development charges. One permit in October resulted in \$28,747.91 in Town DC's and three permits in December resulted in a total of \$34,114.61 in Town DC's. This shows for a total of \$42,862.52 in Town DC's. The DC's were collected for an indoor recreation building, A&W Restaurant, Starbucks and Taco Bell.

The Niagara Catholic District School Board Education Development Charge does not apply to Industrial or Commercial development and therefore is not being monitored under these sectors.



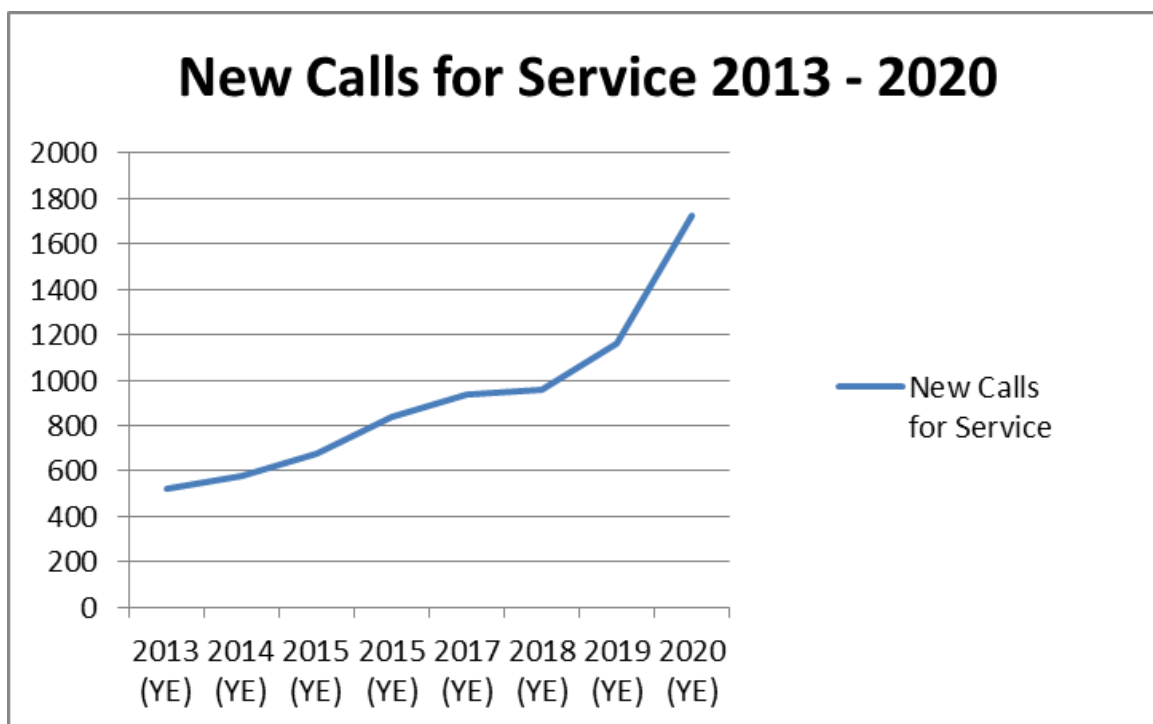
## BY-LAW ENFORCEMENT - Q4 2020

This section provides statistics related to the volume of calls for service (complaints) and actions the Town's By-law Enforcement Officers are experiencing for the information of Council and the general public. Table 6 provides a look at the calls for service for the previous 7 years and year-to-date (YTD). Table 7 provides a more detailed breakdown of the types and volumes of complaints filed, which vary from quarter to quarter. The year-end data is attached as **Table 8** for comparison. Table 9 indicates the percentage of new calls for service during the Q4 period.

It is worth noting that in a span of only 8 years, the number of By-law calls for service have effectively doubled in volume and are now topping 1000+ per year.

**Table 6**

TOTAL CALLS FOR SERVICE 2013-2020	
2013 (YE)	522
2014 (YE)	580
2015 (YE)	675
2015 (YE)	837
2017 (YE)	937
2018 (YE)	961
2019 (YE)	1164
2020 (YE)	1725
<b>Total Complaints</b>	<b>7401</b>



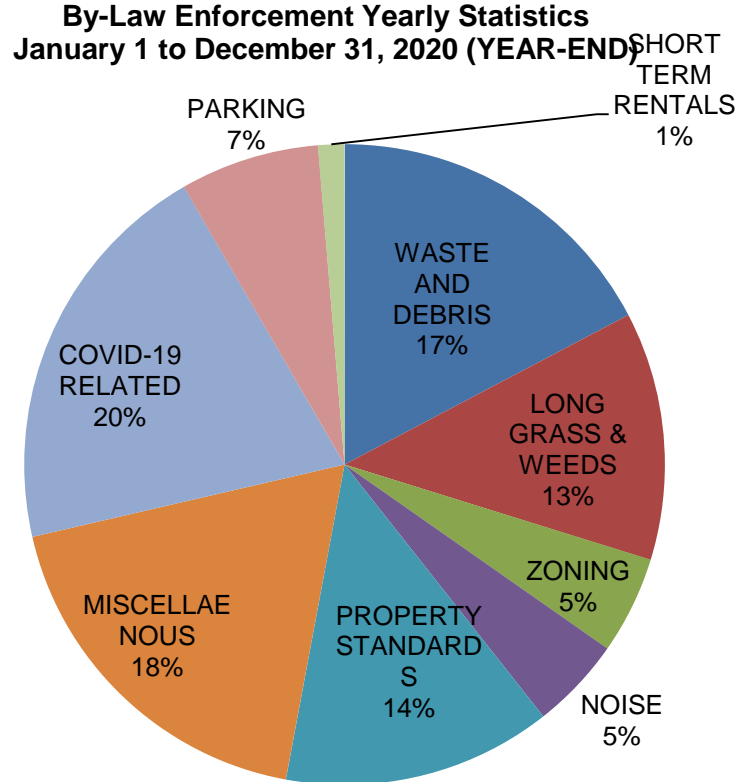
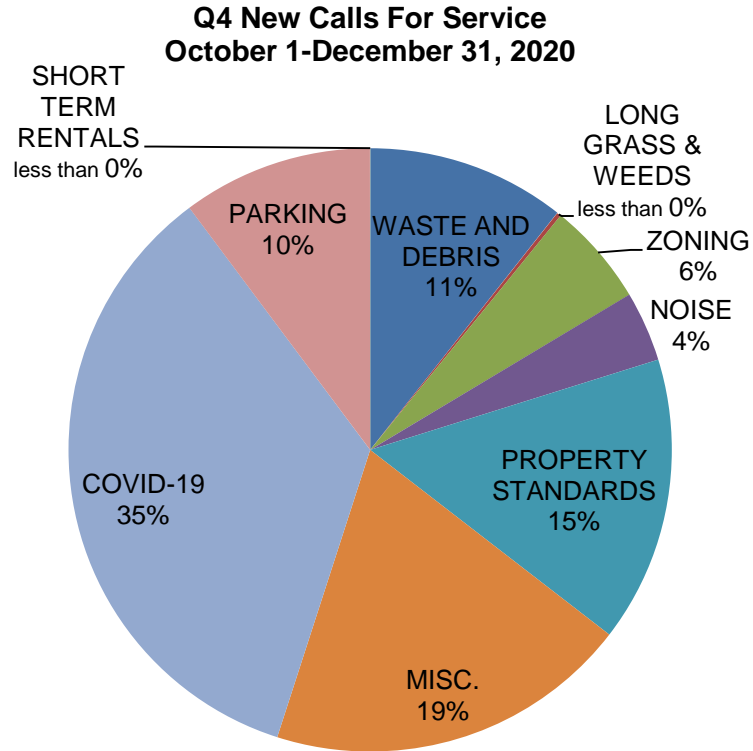
# APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-13-2021 DATED FEBRUARY 22, 2021

## SECTION C – 2020 Q4 AND YEAR-END-BY-LAW ENFORCEMENT REPORT

Table 7				
By –Law Enforcement Quarterly Statistics October 1 to December 31, 2020 Q4 - 2020				
BY-LAW	Calls Carried Over from Q3 - 2020	New Calls for Service	Resolved Calls	Pending Calls
WASTE AND DEBRIS	70	48	68	50
LONG GRASS & WEEDS	17	1	16	2
ZONING	21	25	21	25
NOISE	1	17	18	0
PROPERTY STANDARDS	92	69	98	63
MISCELLANEOUS	49	88	93	44
COVID-19 RELATED	0	157	157	0
PARKING	0	46	41	5
SHORT TERM RENTALS	5	0	5	0
TOTAL	255	451	517	189

Table 8				
By –Law Enforcement Yearly Statistics January 1 to December 31, 2020 YEAR-END 2020				
BY-LAW	Calls Carried over from 2019	YTD New Calls for Service	YTD Resolved Calls	Pending Calls
WASTE AND DEBRIS	17	298	265	50
LONG GRASS & WEEDS	0	216	214	2
ZONING	10	85	70	25
NOISE	7	80	87	0
PROPERTY STANDARDS	64	234	235	63
MISCELLANEOUS	21	318	295	44
COVID-19 RELATED	NA	350	350	0
PARKING	NA	121	116	5
SHORT TERM RENTALS	NA	23	23	0
TOTAL	119	1581	1516	189

Graph 9



**Parking Violations**

In the Q4 2020, 67 penalty notices were issued compared to 107 in the Q4 2019.

The total number of tickets issued in 2020 was 1115 compared to 607 in 2019.

**Graph 10**

