



## Planning and Development Services

<b>Prepared for</b>	Regular Council	<b>Report No.</b>	PDS-52-2023
<b>Agenda Date</b>	July 24, 2023	<b>File No.</b>	350308

### **Subject**

**PLANNING AND DEVELOPMENT SERVICES – DEVELOPMENT, BUILDING AND BY-LAW STATISTICAL REPORTING – FIRST QUARTER 2023**

### **Recommendations**

**THAT** Council receives Report No. PDS-52-2023 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-52-2023 to Regional Niagara Planning and Development Services, the District School Board of Niagara and the Niagara Catholic District 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 Council with information about the 2023 first quarter (Q1) performance relative to subdivision, building permit, planning application intake and by-law activity and volumes, and to further provides 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, planning application activity and the Town's By-law Enforcement caseload by way of quarterly and year-end subdivision and building permit status reports.

This reporting procedure 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 with recently approved Provincial Plan updates, particularly that of the Places to Grow.

### **Analysis**

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. **Appendix "1"** provides statistical information pertaining to the 2022 building permit, planning application and by-law enforcement activity. The Report provides the aforementioned data for the Planning and Development Services Department including statistical information and is divided into the following 3 sections:

- Section A: Building
- Section B: Planning & Development
- Section C: By-law Enforcement

## SECTION A: BUILDING

### 2023 First-Quarter (Q1) Building Permit Overview:

The Building Department issued a total of 147 building permits in the first quarter of 2023 totaling an estimated construction value of \$40.8 million, a decrease when compared to the record-breaking 217 building permits issued in Q1-2022 and estimated construction value of \$74.2 million and 204 issued building permits in Q1-2021 and estimated value of \$50 million. This attributes to a 68% decrease in issued building permits in Q1-2023 compared to Q1-2022. Historically, the number of issued permits tends to be lower in the first quarter compared to all other quarters so based on the data staff anticipate an increase in issued permits in the second quarter of this year however this may be impacted by the increasing interest rates and how the market responds with new sales.

In breaking down the Q1-2023 data further by “building permit type”, of the total 147 permits issued the top-ranking categories were:

1. Additions/Alterations/Other Improvements – 56 permits, totalling 38% of the total issued permits
2. New Residential Construction – 44 permits, totalling 31% of the total issued permits
3. Demolition – 10 permits – totalling 7% of the total issued permits

Table 1 of **Appendix “1”** to this report further illustrates the 2023 first-quarter permit volume and estimated values.

Further detailed information pertaining to the number of issued new residential permits is captured below:

### **Residential Dwelling Permit Report Q1-2023 (Section A of Appendix “1”)**

#### New Residential Permit Overview

The Building Department issued a total of 44 new residential building permits which resulted in a total of 51 new residential units with an estimated construction value of \$28.7 million in Q1-2023.

The first quarter of 2023 saw a decrease in residential applications compared to the residential permit spike in the first quarters of both 2021 and 2022. The permit value and number of permits historically tend to be low in Q1 compared to all other quarters, however an increase in the volume of residential applications was noted in the two previous years for a total of 112 residential applications in Q1-2022 with an estimated value of \$72.7 million and 106 residential applications in Q1-2021 with a permit value of \$40.7 million. Pre-dating 2021, the highest number of residential applications in the first quarter from 2016 to-date was in Q1-2020 with 39 residential permits issued with a value of \$12 million. The data from the first quarter of this year suggests that a decrease in residential permits may continue following the residential permit spike of the previous two years to remain more consistent with the residential permit data trend pre-dating 2021. Table 2 of **Appendix “1”** to this report illustrates the first quarter residential permit volume from 2020 to 2023.

In breaking down the residential data further by neighbourhood, it can be noted that the highest number of residential permits were issued within the Crystal Beach Neighbourhood which accounted for 45.5% of all issued residential building permits. Ridgeway-Thunder Bay Neighbourhood comes in at a close second at 34.1% followed by Stevensville Neighbourhood at 11.4% of all issued residential building permits. Over the last few years, new residential permit activity has been dominated by development in the Ridgeway-Thunder Bay Neighbourhood and although still accounting for a considerable percentage of residential permits issued, the increase in permit activity within the Crystal Beach Neighbourhood can be more closely attributed to the building-out and issuance of permits for the Jetmar subdivision. Table 3 and Figure 3 of **Appendix “1”** to this report illustrates the distribution of residential permit data by neighbourhood.

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. Bill 23, the *More Homes Built Faster Act, 2022*, permits landowners to add two additional residential units “as of right” on properties containing a single detached dwelling, semi-detached dwelling or a townhouse without requiring a zoning by-law amendment and therefore moving forward a larger discrepancy in the number residential permits issued and units created may be noted. In terms of the 2023 first quarter statistics for new residential dwellings, the 44 permits issued consisted of 28 single detached dwellings, 9 townhomes, 3 semi-detached dwellings, 3 apartment (including one basement second dwelling unit and one accessory apartment within a detached garage) and 1 mixed use. Of the aforementioned 44 permits issued, 51 new residential units were created. Figure 4 of **Appendix “1”** to this report portrays the statistical data for residential new construction by type.

### **Industrial / Commercial / Institutional (ICI) Permit Activity and Development Charge Collections Q1 – 2020 (Section B of Appendix “1”)**

#### Industrial

Industrial permit activity was average during the first quarter of 2023, with 3 permits issued for a value of \$5.4 million, compared to 2 permits in the first quarter of 2022 for a value of \$1.58 million.

#### Commercial

There was a creditable amount of commercial permit activity throughout Q1-2023. Permits issued were for 13 renovation/additions/alterations to existing commercial uses for a total value of \$914,850 surpassing the 8 commercial permits issued in Q1-2022 for an estimated value of \$570,000.

#### Institutional

The first quarter 2023 saw no institutional related permits drawn, a decrease from 1 institutional renovation permit issued in the first quarter of 2022 for a value of \$25,952.

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

### **Commercial Development Charges (DC’s)**

Historically this report would identify Development Charges collected for Industrial, Commercial and Institutional development, however industrial and institutional development are exempt from development charges as well as commercial development in designated community improvement plan areas.

In the first quarter of 2023 one commercial permit triggered Regional and Town DC’s. The permit was for an addition onto an existing commercial use with \$8,433.91 in DC’s paid to the Town and \$20,443.09 in DC’s paid to the Regional Municipality of Niagara .

All other Commercial sector permits for alteration or renovation did not qualify for DC’s to be applied.

In total, Development Charge collections for the first quarter amounted to \$28,877.00 (\$20,443.09 Region and \$8,433.91 Town).

## **SECTION B: PLANNING AND DEVELOPMENT**

Historically, statistical reporting of Development Planning Application volume, with the exception of active, draft and registered plan of subdivision inventory has not been included within this report. As the increase in the number of development applications across the most recent years continues on trend for the Planning Department, the tracking of application volume will allow benchmarks to be established for future departmental planning. This report quantifies the amount of pre-consultation, minor variance, consent, site plan, official plan amendment, zoning by-law amendment, deeming by-law and removal of part lot control applications and will continue to measure plan of subdivision inventory.

In the first quarter of 2023, the Development Planning division received a total of 80 applications. The number of applications received by Development Planning staff continues to grow simultaneously with the number of pre-consultation applications. It should be noted that not all pre-consultation application submissions will result in a formal submission and further, that not all applications require a pre-consultation meeting. Pre-consultation meetings are a requirement of the following applications: consent, site plans, zoning by-law and official plan amendments and draft plans of subdivision and condominium. Figure 5 of **Appendix “1”** to this report illustrates the application volume and type for the first quarter of 2023 and is further outlined below.

Excluding pre-consultation application volume, the highest volume of applications in Q1-2023 was generated from applications to the Committee of Adjustment for consent and minor variances. Q1 saw a total of 19 applications for consent and 32 minor variance applications. The number of consent applications is the same as the number of consent applications received within the first quarter of 2022 (19 applications) however a slight decrease is noted in the number of minor variance applications submitted with 38 applications received in Q1-2022. This data is reflective of increased development within the Town of Fort Erie and boom experienced in 2021 following the 2020 Covid-19 pandemic. For comparative purposes, significantly fewer Committee of Adjustment

applications were submitted in 2020 with only 23 consents and 37 minor variances applications being received and processed throughout the whole year. A breakdown of all other applications received and processed by the Planning Department in the first quarter of 2023 in descending order is as follows: zoning by-law amendment applications (7), removal of part lot control (6), deeming by-law (2), site plan application (1), official plan amendment (0), plan of subdivision (0).

Staff will continue to monitor the trends in application submissions as they correlate to the significant increase of development within Fort Erie in order to provide data above and beyond plan of subdivisions statistics which are further detailed below.

#### Subdivision Plan Registrations

With respect to subdivision plans registering in this first quarter, there were none. Subdivision registrations have slowed across the past 3 years. There were a high number of 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 has now increased to a 2.66 years' worth. At the end of Q1 there were 683 potential units available in Registered Plans. A decrease compared to the 779 available units at the end of 2021 and 3.23 years' supply and 715 units at the end of 2022 and 2.9 years' supply. Table 4 and 5 included in **Appendix "1"** provide the statistical information on built-out Registered Plans of Subdivision and Registered Plans of Subdivision with remaining units.

#### Draft Plans of Subdivision

Similar to Registrations, the first quarter of 2023 did not see any new draft plans receive approval from Council. Currently there are 21 approved Plans of Subdivision that are in various stages of clearing conditions of their respective approval.

Present supply provides for 2121 new residential units in approved Plans of Subdivision with a healthy mix of 499 detached, 212 semi-detached and 1374 multiple unit dwellings (towns & apartments).

Presently, the available supply of residential lots in Draft Approved Plan of Subdivision is equal to 8.3 years using the 5-year rolling construction average of 256.4

Table 6 of **Appendix "1"** to this report provides statistical information on the draft approved plans of subdivision and proposed units.

#### Active Plans

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

There are seven active plans cited in Table 7 of Appendix "1". The first five active plans cited in Table 7 (613 Helena, Peace Bridge Village Phase 4, Crescent Acres (0-10747 Kraft Road, Shayne Avenue South and Shayne Avenue North) are scheduled to proceed to Council for consideration in the second quarter of 2023.

The seven plans represent a total of 779 residential units with considerable multi-dwelling units. This includes townhome and apartment units making up 420 of those

dwellings, in addition to 228 single detached and 131 semi-detached units. Presently, the available supply of residential units in Active Plans of Subdivision is equal to 3.0 years' using the 5-year rolling average of 256.4 units/year of absorption.

### Residential Inventory

The residential supply reported in the previous 3 categories (*Registered, Draft Approved and Active Plans*) of process is representative of a comfortable 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 inventory is 256.4 units per year.

At the time of reporting on this first quarter of 2023, using the current average for annual absorption (256.4), the respective inventories are as follows:

- Registered Plans - 1850 units at 256.4 units/year = 2.66 years' worth of supply;
- Draft Approved – 2121 units at 256.4 units/year = 8.3 years' worth of supply;
- Active Plans – 779 units at 256.4 units/year = 3.0 years' worth of supply.

In general terms, the Town is still in a healthy and comfortable position with its current inventory for residential supply reflected primarily by the 8.3 years' worth of supply in Draft Approved Plans of Subdivision.

## **SECTION C: BY-LAW ENFORCEMENT**

### By-law Overview

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

In the first quarter of 2023, By-law Enforcement received a total of 361 new calls for service with 129 calls carried over from 2022. By-law Enforcement was able to resolve 70% of the total calls for service of the 361 new calls and 129 carried over calls.

Table 8 of **Appendix "1"** shows the total number of calls for service across various categories. It should be noted that two additional categories were added this quarter as the Town has experienced an influx in calls for dead/damaged trees and drainage. The two new categories were added as it is anticipated with the increase in severe weather events and affects of climate change that the volume of calls within these two categories will continue on an upward trajectory and are therefore worth tracking. It should also be noted that the COVID-19 category for COVID-19 related issues has been removed as calls are no longer being received.

In Q1-2023, Lot Maintenance calls represented 25% of the total calls for service surpassing all other categories. In descending order, Other Calls/Miscellaneous represented 16% of calls followed by Traffic By-law/Parking calls (15%),

Dead/Damaged Trees (14%), Property Standards (9%), Noise & Nuisance and Short Term Rentals each accounting for (6%) and Zoning and Drainage calls (5%).

Breakdowns of By-law Enforcement activity are found in **Section C of Appendix “1”** which conveys the volumes under various headings found as Table 8 and Figure 6 in **Appendix “1”** to this report.

### Parking Violations

By-law Enforcement Staff issued a total of 51 parking tickets in the first quarter of 2023 which is less than the 93 tickets that were issued in Q1-2022. In the second quarter of this year, a seasonal By-law Enforcement Officer will be joining the Town who's focus will be on parking and long grass and weed complaints for the summer season.

### Overall Quarter Summary

The first quarter of 2023, although not record-breaking and below the permit spikes of the first quarters of 2021 and 2022 is still characterized as being a strong start to the year for the residential sector and typical in terms of the industrial and institutional sectors but particularly strong in the commercial sector. The residential construction activity is apparent in many parts of Fort Erie and with sites being pre-serviced, that activity and sales are anticipated to remain strong. With registered lot inventories back to a more comfortable level, staff is interested to observe how fast the market responds with sales, especially with the noticeable market decline following increased interest rates and whether the impact of available lots can be sustained using the draft approved plans that are approaching registration in the balance of 2023.

Planning and Development Services saw a compelling number of development applications received in the first quarter of 2023 for a total of 80 applications received and processed. Further, the Town of Fort Erie is in a healthy and comfortable positions with the current inventory for residential supply of 8.3 years in Draft Approved Plans of Subdivision which is in line with the 2020 Provincial Policy Statement requirement of a maintained 3-year supply.

In Q1-2023, By-law Enforcement received a significant number of calls for service for a total of 361 new calls. The Q4-2022 report identified that the number of By-law calls for service quadrupled in volume across a span of 10-years and therefore staff anticipate the remaining quarters of 2023 to show a strong increase in call volume based on the current trend. By-law Enforcement are hoping to stay on top of the anticipated calls with the hiring of a seasons By-law Enforcement Officer and contract By-law Enforcement Officer.

Overall, Q1-2023 although not record breaking, speaks to the continued increased growth and development within Fort Erie by the overall volume of applications and calls across the Building, Planning and Development and By-law Enforcement divisions. The Town of Fort Erie is growing at an exponential rate as reflected by the data provided herein. As the Town continues to grow, staff will continue to monitor data trends and strive to meet the needs of the community.

### **Financial/Staffing Implications**

Net proceeds from the Building and Inspections revenue will be transferred to the Building Permit Reserve as part of the Town's Reserve policy at year-end. End of year shortfalls will be funded through the reserve. There are no financial or staffing implications as it related to the preparation of this report. Reporting of this nature is part of the Planning and Development Services normal operational activities and procedures. Operating Budget variances and impacts are reported in the Town's quarterly financial reports.

### **Policies Affecting Proposal**

N/A

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

Planning, Building and By-law divisions were consulted during 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"** – 2023 Q1 Development, Building and By-law Statistical Report

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



**2023 FIRST QUARTER (Q1)**



**July 2023**

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**The Corporation of the Town of Fort Erie  
Planning and Development Services**

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.

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## POPULATION

The 2021 Census of Population conducted by Statistics Canada recorded a population of 32,901 for the Town of Fort Erie which is a 7.2% increase from the 2016 population of 30,710 (or 2,191 people). Figure 1 illustrates the increase in Census recorded population from 1996 to 2021. The projected population target of 48,050 people by the year 2051 as provided by the Regional Municipality of Niagara through its new Official Plan.

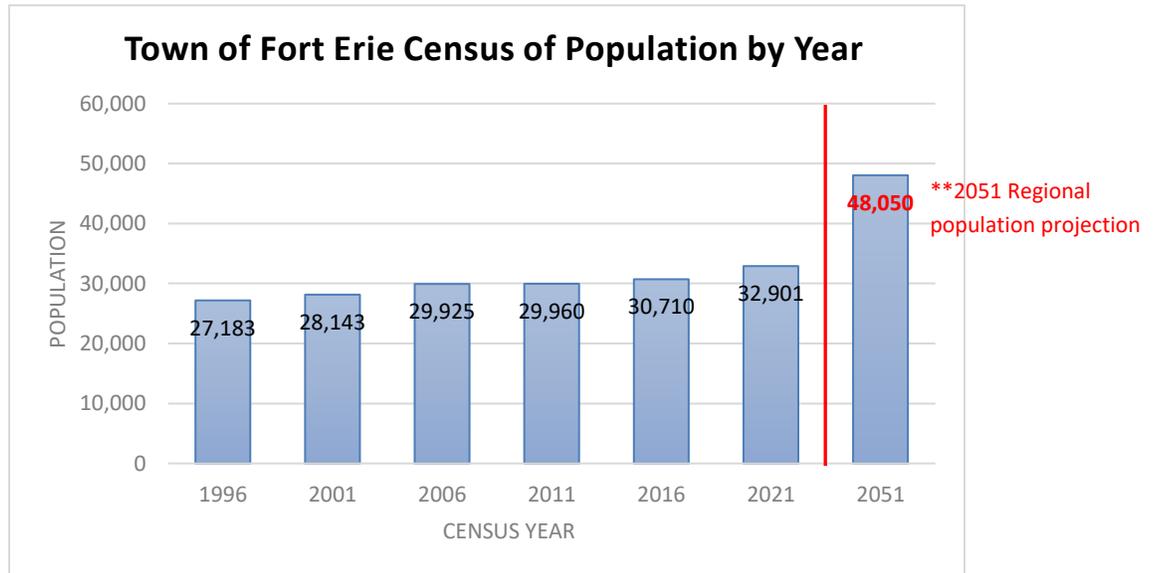


Figure 1 Source: Statistics Canada Census Information & 2051 Regional Projected Population

The 2021 Census of Population recorded that the largest population age category for the Town of Fort Erie is between 40-64 years of age (Figure 2). If this composition continues, the Town of Fort Erie will have a largely senior based population by 2051 and will need to plan for development that takes this aging population into consideration. Focus on affordable and attainable housing, housing/community design and services and facilities available for this aging demographic will need to be taken into account.

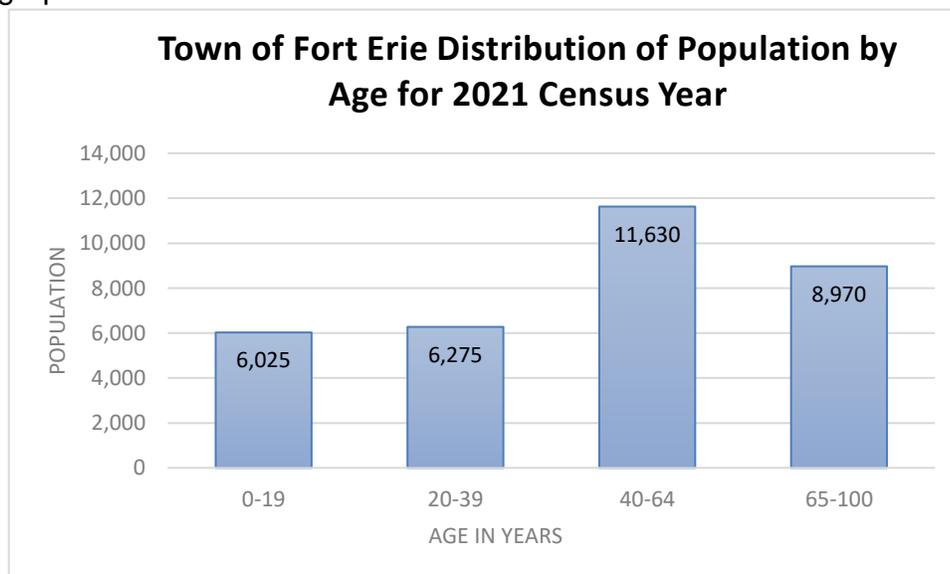


Figure 2 Source: Statistics Canada

## SECTION A: BUILDING – 2023 FIRST QUARTER (Q1)

### 2023 First Quarter Building Permit Overview

The Building Department issued a total of 147 building permits in the first quarter of 2023 totaling an estimated construction value of \$40.8 million

### Summary of Permit Volumes & Estimated Value – First Quarter 2023 (Q1)

**Table 1** provides the volumes and estimated construction values for Q1-2023 broken down by category.

2023-Q1 Permit Values	Q1 PERMIT VOLUMES AND ESTIMATED VALUES		
	CLASSIFICATION	2023	
		NO. OF PERMITS Q1 ONLY	ESTIMATED VALUE \$
	<b>Total Value of all New Dwellings</b>	<b>44</b>	<b>28,715,080.00</b>
	New Single Detached Dwellings	28	\$17,275,726.00
	New Semi-Detached Dwellings	3	\$2,849,334.00
	New Multi-Unit Dwellings/Apartments/Towns	13	\$8,590,020.00
	Res. Add. Alt, & Repairs	56	\$3,537,035.00
	Garages & Carports	4	\$338,750.00
	Accessory Buildings	0	
	Swimming Pools	6	\$243,400.00
	Farm Buildings	0	
	Model Homes	0	
	Commercial Business	0	
	New	2	\$452,000.00
	Additions, Alterations, Etc.	11	\$464,850.00
	Industrial	0	
	New	2	\$5,200,000.00
	Additions, Alterations, Etc.	1	\$200,000.00
	Institutional & Gov't	0	
	New	0	
	Additions, Alterations, Etc.	0	
	Demolitions	10	\$98,500.00
	Plumbing	4	\$1,603,000.00
	Other (sign, tent, tank, etc;)	7	\$18,910.00
	<b>TOTALS</b>	<b>147</b>	<b>\$40,871,525.00</b>

Table 1: Q1-2023 permit volume and estimated values

## New Residential Construction

The Building Department issued a total of 44 new residential building permits which resulted in a total of 51 new residential units with an estimated construction value of \$28.7 million in Q1-2023.

The first quarter of 2023 saw a decrease in residential applications compared to the residential permit spike in the first quarters of both 2021 and 2022. The permit value and number of permits historically tend to be low in Q1 compared to all other quarters, however an increase in the volume of residential applications was noted in the two previous years for a total of 112 residential applications in Q1-2022 with an estimated value of \$72.7 million and 106 residential applications in Q1-2021 with a permit value of \$40.7 million. Pre-dating 2021, the highest number of residential applications in the first quarter from 2016 to-date was in Q1-2020 with 41 residential permits issued with a value of \$12 million. The data from the first quarter of this year suggests that a decrease in residential permits may continue following the residential permit spike of the previous two years to remain more consistent with the residential permit data trend pre-dating 2021.

**Table 2** illustrates the first quarter residential permit volume from Q1-2020 to Q1-2023.

First Quarter (Q1) Residential Permit Volume – 2020 to 2023							
1Q 2020	# of Units per Month	Q1 2021	# of Units per Month	Q1 2022	# of Units per Month	Q1 2023	# of Units per Month
January	20	January	10	January	38	January	18
February	11	February	75	February	47	February	13
March	10	March	27	March	27	March	13
<b>TOTAL</b>	<b>41</b>	<b>TOTAL</b>	<b>112</b>	<b>TOTAL</b>	<b>112</b>	<b>TOTAL</b>	<b>44</b>

*Table 2: 2023 First Quarter Residential Permit Volume*

## New Residential Construction By Neighbourhood

The top three neighbourhoods with the highest number of issued residential permits were:

1. Crystal Beach
2. Ridgeway-Thunder Bay
3. Stevensville

**Table 3** and **Figure 3** on the following page illustrate the distribution of new residential permits issued in each neighbourhood in the first quarter of 2023.

<i>Neighbourhood</i>	<i>NEW CONSTRUCTION - RES.</i>	<i>PERCENTAGE</i>
Bridgeburg	0	0.0%
Business Park/ Gilmore	0	0.0%
Crescent Park	0	0.0%
Crystal Beach	20	45.5%
Douglastown	0	0.0%
Fort Erie	0	0.0%
Garrison	0	0.0%
Gateway	0	0.0%
Kraft	0	0.0%
Lakeshore	0	0.0%
Ridgeway/Thunder Bay	15	34.1%
Spears/High Pointe	0	0.0%
Stevensville	5	11.4%
Walden	0	0.0%
Rural Areas	4	9.1%
<b>TOTAL</b>	<b>44</b>	<b>100%</b>

Table 3: Q1-2023 Residential permits by neighbourhood

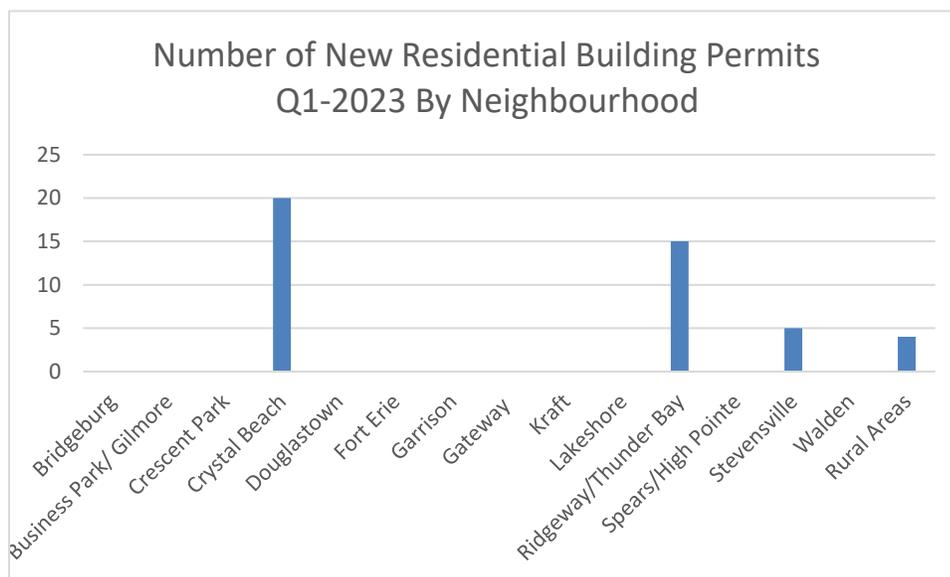


Figure 3: Q1-2023 Residential permits issued by neighbourhood

### Residential New Construction By Type

In terms of the 2023 first quarter statistics for new residential dwellings, the 44 permits issued consisted of 28 single detached dwellings, 9 townhomes, 3 semi-detached dwellings, 3 apartment (including one basement second dwelling unit and one accessory apartment within a detached garage) and 1 mixed use. Of the aforementioned 44 permits issued, 51 new residential units were created. **Figure 4** illustrates the distribution of new residential building permits by type within the first quarter of 2023.

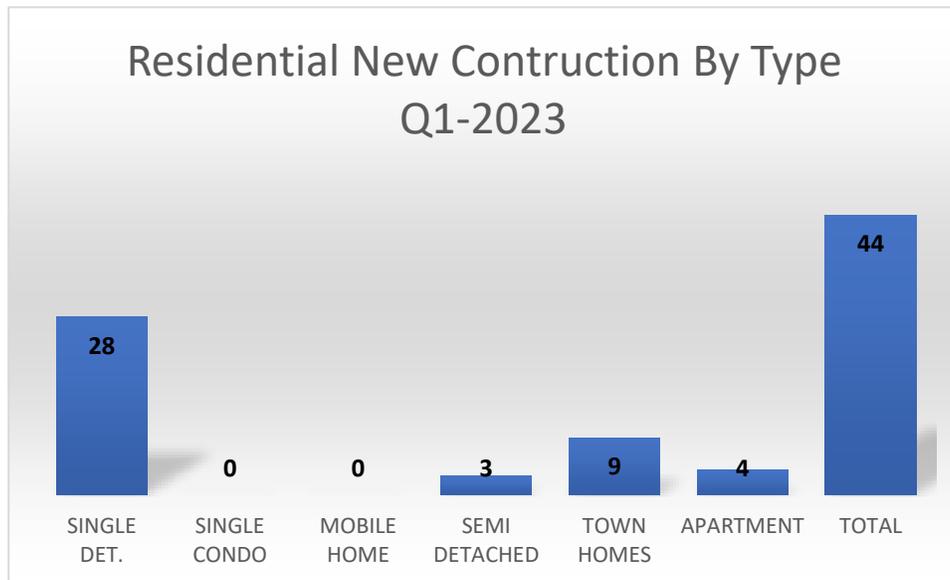


Figure 4: Q1-2023 Residential new construction by type

## Industrial, Commercial & Institutional Permit Activity – 2022 Year-End

### Industrial

Industrial permit activity was average during the first quarter of 2023, with 3 permits issued for a value of \$5.4 million, compared to 2 permits in the first quarter of 2022 for a value of \$1.58 million.

### Commercial

There was a creditable amount of commercial permit activity throughout Q1-2023 that saw permits issued for 13 renovation/additions/alterations to existing commercial uses for a total value of \$914,850 surpassing the 8 commercial permits issued in Q1-2022 for an estimated value of \$570,000.

### Institutional

The first quarter 2023 saw no institutional related permits drawn, a decrease from 1 institutional renovation permit issued in the first quarter of 2022 for a value of \$25,952.

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

Historically this report would identify Development Charges collected for Industrial, Commercial and Institutional development, however industrial and institutional development are exempt from development charges as well as commercial development in designated community improvement plan areas.

In the first quarter of 2023 one commercial permit triggered Regional and Town DC's. The permit was for an addition onto an existing commercial use with \$8,433.91 in DC's paid to the Town and \$20,443.09 in DC's paid to the Regional Municipality of Niagara .

All other Commercial sector permits for alteration or renovation did not qualify for DC's to be applied.

In total, Development Charge collections for the first quarter amounted to \$28,877.00 (\$20,443.09 Region and \$8,433.91 Town).

## **SECTION B: PLANNING & DEVELOPMENT- 2023 FIRST QUARTER (Q1)**

### Development Planning Applications:

In the first quarter of 2023, the Development Planning division received a total of 80 applications. The number of applications received by Development Planning staff continues to grow simultaneously with the number of pre-consultation applications. It should be noted that not all pre-consultation application submissions will result in a formal submission and further, that not all applications require a pre-consultation meeting. Pre-consultation meetings are a requirement of the following applications: consent, site plans, zoning by-law and official plan amendments and plans of subdivision and are valid for 1-year prior to formal application submission. **Figure X** provides the statistical information for the total application volume by type in the first quarter of 2023.

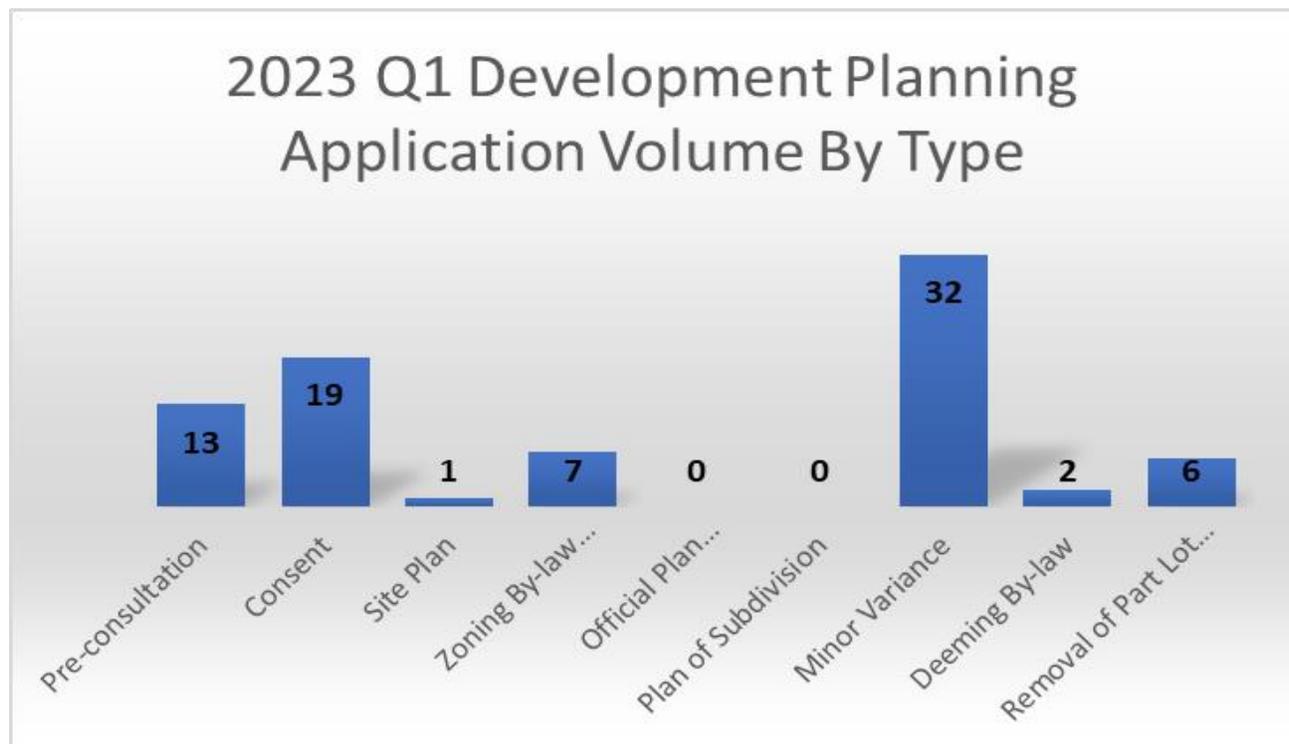


Figure 5: Q1-2023 Development planning application volume by type

# APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-52-2023 DATED JULY 24, 2023

## Land Supply

The 2020 Provincial Policy Statement requires at least a 3-year supply of serviceable draft approved and registered units be maintained to ensure a healthy supply of buildable lots.

## Registered Plans of Subdivision

With respect to subdivision plans registering in this first quarter, there were none. Subdivision registrations have slowed across the past 3 years. There were a high number of 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 has now increased to a 2.66 years' worth. At the end of Q1 there were 683 potential units available in Registered Plans. A decrease compared to the 779 available units at the end of 2021 and 3.23 years' supply and 715 units at the end of 2022 and 2.9 years' supply.

**Table 4** provides the statistical information on built-out (pink) Registered Plans. **Table 5** on the following page provides the statistical information on Registered Plans with inventory yet to receive permits (blue).

### Q1-2023 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. Units	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
B02	HILL ESTATES NORTH	Stevensville	M-232	26T-91018	1996-10-23	27	27	0	0	0	0
B03	CRESCENT FARM EXTENSION I	Crescent Park	M-244	26T-22885	1998-04-16	19	19	0	0	0	0
B04	VICTORIA VILLAGE PHASE I	Garrison	M-261	26T-90009	1998-12-21	10	10	0	0	0	0
B05	RIVER TRAIL ESTATES II - PHASE I	Douglastown	M-276	26T-	2000-06-07	23	23	0	0	0	0
B06	NORTHTRIDGE MEADOWS PHASE 1	Ridgeway/Thunder Bay	M-305	26T-15-2001-	2003-02-27	7	7	0	0	0	0
B07	NORTHTRIDGE MEADOWS PHASE 2	Ridgeway/Thunder Bay	M-313	26T-15-02-03	2003-07-30	44	44	0	0	0	0
B08	WELLINGTON COURT CONDOMINIUM	Garrison	NSSCC-65	26CD-15-9901	2001-01-01	1	17	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
B10	BEAVER CREEK ESTATES	Ridgeway/Thunder Bay	M-330	26T-15-02-05	2005-03-09	53	53	0	0	0	0
B11	VILLAGE CREEK ESTATES PHASE I	Stevensville	M-347	26T-91013	2006-05-29	40	63	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
B13	RIVER TRAIL CONDOMINIUMS	Douglastown	NSVLC-99	350303-0011		10	10	0	0	0	0
B14	SHOREBREEZE CONDOMINIUM PLAN	Crystal Beach	VLC-92		2008-09-03	19	19	0	0	0	0
B15	HAGEY AVENUE CONDOMINIUM PLAN	Fort Erie	NSC-102		2009-09-17	1	21	0	0	0	0
B16	VILLAGE CREEK ESTATES PHASE II	Stevensville	M-390	26T-91013	2012-06-06	40	55	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
B18	LEXINGTON COURT CONDOMINIUM	Garrison	NSSCP89	26CD-15-04-01	2013-10-18	1	20	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
B20	RIDGEWAY-BY-THE-LAKE PHASE 2	Ridgeway/Thunder Bay	M-372		2008-09-11	41	70	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
B22	WILLOW TRAIL HOMES	Ridgeway/Thunder Bay	59M-453	350308-075	2018-05-15	4	16	0	0	0	0
B23	GARRISON VILLAGE PHASE I	Garrison	M-83	26T-85019	1979-11-26	215	306	0	0	0	0
B24	PROSPECT POINT PLAN	Crystal Beach	M-265	26T-91010	1999-03-24	55	55	0	0	0	0
B25	VICTORIA VILLAGE 2	Garrison	M-331	26T-90009	2005-03-09	11	11	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
B27	DOMINION WOODS PHASE 1	Ridgeway/Thunder Bay	M-375 (1)	26T-15-03-01	2008-04-03	24	24	0	0	0	0
B28	SPEARS ROAD ESTATES	Spears-High Pointe	59M-419	350308-0380	2015-10-02	40	59	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
B30	BURLEIGH SOUTH PLAN	Ridgeway/Thunder Bay	M-287	26T-		14	14	0	0	0	0
B31	NEYE PLAN PHASE II	Rural Area	M-267	26T-91011	1999-06-21	4	4	0	0	0	0
B32	DAYTONA PARK ACRES	Crescent Park	M-155	26T-85019	1989-03-10	15	15	0	0	0	0
B33	DEERWOOD LANE PHASE 2 (CONDO.)	Ridgeway/Thunder Bay	NSVLC 140/59M-397	26CD-15-10-01	2018-06-14	5	18	0	0	0	0
B34	ERIE BEACH PHASE 1A	Lakeshore	M-263	26T-94005	1999-02-08	6	12	0	0	0	0

Table 4: Built-out registered plans of subdivision

# APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-52-2023 DATED JULY 24, 2023

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	40	40	32	7	7	0	0
R02	GARRISON VILLAGE PHASE II	Garrison	M-84	26T-74019	1979-11-26	65	150	6	8	4	0	4
R03	COUNTRY SQUIRE ESTATES I	Rural Area	M-172	26T-78024	1990-03-08	11	11	2	2	2	0	0
R04	CRYSTAL BEACH Y & T CLUB	Crystal Beach	M-208	26T-91012	1993-04-07	169	169	32	30	30	0	0
R05	NEYE PLAN PHASE I	Outside of Urban Area	M-209	26T-91011	1993-12-09	2	2	1	1	1	0	0
R07	HILL ESTATES SOUTH	Stevensville	M-303	26T-	2002-11-18	36	36	1	1	1	0	0
R06	RIDGEWAY SHORES PHASE 1	Ridgeway/Thunder Bay	M-304	26T-15-9801	2002-12-18	16	16	2	1	1	0	0
R08	ERIE BEACH PHASE 1B	Lakeshore	M-319	26T-94005	2004-03-31	39	46	3	3	3	0	0
R09	BRIAN STREET DEVELOPMENT	Crescent Park	M-BRI	N/A	N/A	46	46	10	9	9	0	0
R10	BAY RIDGE CROSSING 1	Crystal Beach	M-337	26T-15-03-02	2005-07-15	10	10	2	2	2	0	0
R11	BAY BEACH WOODS	Crystal Beach	M-349	26T-15-9803	2006-08-04	32	32	13	9	9	0	0
R12	BAY RIDGE CROSSING PHASE 3	Crystal Beach	M-363	26T-15-03-02	2007	1	9	1	1	1	0	0
R13	SOUTH COAST VILLAGE PHASE 1	Crystal Beach	59M-415	26T-15-09-01	2014-12-12	2	11	2	2	2	0	0
R14	SOUTH COAST VILLAGE PHASE 2	Crystal Beach	59M-430	350308-0087	2016-10-13	48	128	2	83	1	0	82
R15	VILLAGE CREEK ESTATES PHASE 3	Stevensville	59M-438	350308-0099	2017-05-17	56	72	14	8	7	0	1
R16	RIVER TRAIL PHASE 2	Douglastown-Black Creek	59M-451	350308-0042.2	2018-01-25	90	90	34	21	21	0	0
R17	PARKLANE PLACE	Crystal Beach	59M-452	350309-0095	2018-04-25	6	22	4	4	0	2	2
R18	THE OAKS AT 6 MILE CREEK	Ridgeway/Thunder Bay	NSVLCF 149/59M-455	350308-0085	2018-06-28	78	120	55	47	15	7	25
R19	HIGH POINTE SUBDIVISION	High Pointe	59M-459	26T-15-02-02	2018-08-14	114	139	34	26	10	0	16
R20	BRYDGEVIEW (Fmr. King Albany)	Gateway (Garrison)	59M-464	26T-15-0801	2018-11-28	6	42	2	26	0	0	26
R21	CRYSTAL RIDGE LANDING	Ridgeway/Thunder Bay	59M-465	26T-15-2005-02	2018-12-12	72	72	10	8	8	0	0
R22	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
R23	PEACE BRIDGE VILLAGE Phase 1	Garrison	59M-470	26T-15-06-02	2019-05-03	70	100	5	12	4	0	8
R24	RIVER LEA ESTATES	Rural Area	NSVLCF 148	350303-0016	2019-01-29	4	3	2	2	2	0	0
R25	BLACK CREEK SIGNATURE	Douglastown	59M-483	350308-0100	2020-12-03	138	181	172	144	94	7	43
R26	KETTLE COURT	Lakeshore	59M-490	350308-0067	2021-05-27	12	12	12	7	7	0	0
R27	PEACE BRIDGE VILLAGE PHASE 2	Garrison	59M-488	350308-0111	2021-03-25	47	88	88	40	11	0	29
R28	SOUTH COAST VILLAGE PHASE 3 CONODO.	Crystal Beach	59M-430	350303-0027	2020-11-09	9	69	9	49	0	0	49
R29	ROYAL RIDGE	Ridgeway/Thunder Bay	59M-506	350308-0101	2022-10-03	12	31	14	27	0	10	17
<b>TOTALS</b>						<b>1313</b>	<b>1850</b>	<b>646</b>	<b>683</b>	<b>328</b>	<b>26</b>	<b>329</b>
denotes Registered Built-out												
denotes Registered/Units Remaining						<b>2.66 YEAR SUPPLY OF UNITS IN REGISTERED PLANS</b>						

Table 5: Registered plans of subdivision

## Draft Approved Plans of Subdivision

Similar to Registrations, the first quarter of 2023 did not see any new draft plans receive approval from Council. Currently there are 21 approved Plans of Subdivision that are in various stages of clearing conditions of their respective approval.

Present supply provides for 2121 new residential units in approved Plans of Subdivision with a healthy mix of 499 detached, 212 semi-detached and 1374 multiple unit dwellings (towns & apartments).

Presently, the available supply of residential lots in Draft Approved Plan of Subdivision is equal to 8.3 years using the 5-year rolling construction average of 256.4

**Table 6** on the following page provides the details on the present Draft Approved Subdivision inventory.

# APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-52-2023 DATED JULY 24, 2023

Q1-2023 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	23.56
D02	HERSHEY ESTATES	Rural Area	26T-15-99-02	12-Jan-01	2003-09-15	17	17	17	0	0	14.30
D03	SCHOOLLEY ROAD CONDOMINIUMS	Crystal Beach	350303-006	11-Sep-06		53	53	0	0	53	3.94
D04	HAZELWOOD CONDOMINIUMS	Crystal Beach	350309-0293	10-Mar-08		2	12	0	0	12	0.35
D05	CREEKSIDE ESTATES	Ridgeway/Thunder Bay	26T-15-05-	11-Apr-11		31	31	31	0	0	2.43
D06	ABINO DUNES CONDOMINIUM	Point Abino	350308-040/D12-040			27	27	27	0	0	32.97
D07	NIGH ROAD SUBDIVISION	Rural Area	350308-0077	Mar-08		19	19	19	0	0	9.57
D08	ELIZABETH ST. SUBDV.(Fmr. Dantini Plan)	Crystal Beach	350308-0082			28	28	28	0	0	3.18
D09	FORT ERIE HILLS	Bridgeburg	350308-0120	01-May-17		137	900	30	134	736	19.26
D10	LU LONG PING Ph 2 (Fmr. Spears Garden Ph2)	High Pointe	350308-0104	26-Feb-18		8	7	7	0	0	0.43
D11	SOUTHRIDGE MEADOWS	Ridgeway/Thunder Bay	350308-0117	14-Sep-19		58	58	4	54	0	2.24
D12	BRIDGEVIEW TOWNHOUSE CONDOMINIUM	Garrison	350303-0031	22-Mar-21		6	26	0	0	26	0.79
D13	ROYAL RIDGE PH.2	Ridgeway/Thunder Bay	350308-112	08-Mar-21		8	47	1	6	40	1.35
D14	PEACE BRIDGE VILLAGE PHASE 3 (CONDO)	Garrison	350303-0032	09-Aug-21		1	24	0	0	24	0.91
D15	294 GORHAM ROAD & 3819 HIBBARD (CONDO)	Ridgeway/Thunder Bay	350309-535 & 350303-034	14-Feb-22		2	19	0	0	19	1.20
D16	HABOURTOWN AT ERIE BEACH	Lakeshore	350308-0108	11-May-22			232	55	2	175	4.45
D17	3285 THUNDER BAY ROAD	Ridgeway/Thunder Bay	350308-0122	30-May-22		41	41	41	0	0	4.60
D18	726 GORHAM	Ridgeway/Thunder Bay	350309-0543/350308-0125	11-Jul-22		8	7	7	0	0	0.68
D19	0-10972 SEYMOUR AVENUE	Spears	350308-0126	03-Oct-22		8	8	8	0	0	0.17
D20	315 & 350 GARRISON ROAD CONDOMINIUM	Gateway	350303-0035	12-Dec-22		2	36	0	0	0	1.24
D21	SPRING CREEK ESTATES	Douglastown-Black Cr.	350309-540/350308-123	12-Dec-22		77	225	54	16	155	8.68
	<b>TOTALS</b>					<b>710</b>	<b>2121</b>	<b>499</b>	<b>212</b>	<b>1374</b>	<b>136.30</b>
<b>8.3 YEARS SUPPLY OF UNITS IN DRAFT APPROVED PLANS</b>											

Table 6: Draft-approved plans of subdivision

## Active Plans in Process

Active Plans simply refers to subdivision applications currently in the process for Council consideration. There are currently seven active plans cited in Table 7 of the following page. The first five active plans cited in Table 7 (613 Helena, Peace Bridge Village Phase 4, Crescent Acres (0-10747 Kraft Road, Shayne Avenue South and Shayne Avenue North) are scheduled to proceed to Council for consideration in the second quarter of 2023.

The seven plans represent a total of 779 residential units with considerable multi-dwelling units. This includes townhome and apartment units making up 420 of those dwellings, in addition to 228 single detached and 131 semi-detached units. Presently, the available supply of residential units in Active Plans of Subdivision is equal to 3.0 years' using the 5-year rolling average of 256.4 units/year of absorption.

**Table 7** on the following page provides statistical information on the present Active Plans of Subdivision Inventory.

2023 FIRST QUARTER - 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	613 Helena	Kraft	350308-107	18-Sep-18		69	351	46	121	184	8.16
A02	Peace Bridge Village Phase 4	Garrison				35	65	29	0	36	2.64
A03	Crescent Acres (0-10747 Kraft Road)		350309-0553			95	220	67	8	145	10.68
A04	Shayne Avenue South					23	23	23	0	0	1.56
A05	Shayne Avenue N- Crescent Park Estates					22	22	22	0	0	1.5
A06	3458 Black Creed Road					8	8		2	6	
A07	2649 Stevensville Road					90	90	41	0	49	5.346
	<b>TOTALS</b>					<b>342</b>	<b>779</b>	<b>228</b>	<b>131</b>	<b>420</b>	<b>29.886</b>
THE AMOUNT OF UNITS IN PROCESS WOULD REPRESENT AN ADDITIONAL SUPPLY OF 3.0 YEARS WORTH OF DWELLINGS UNDER CURRENT 5 YEAR ROLLING AVERAGE											

Table 7: Active plans of subdivision

## Residential Inventory

At the time of reporting on this first quarter of 2023, using the current average for annual absorption (256.4), the respective inventories are as follows:

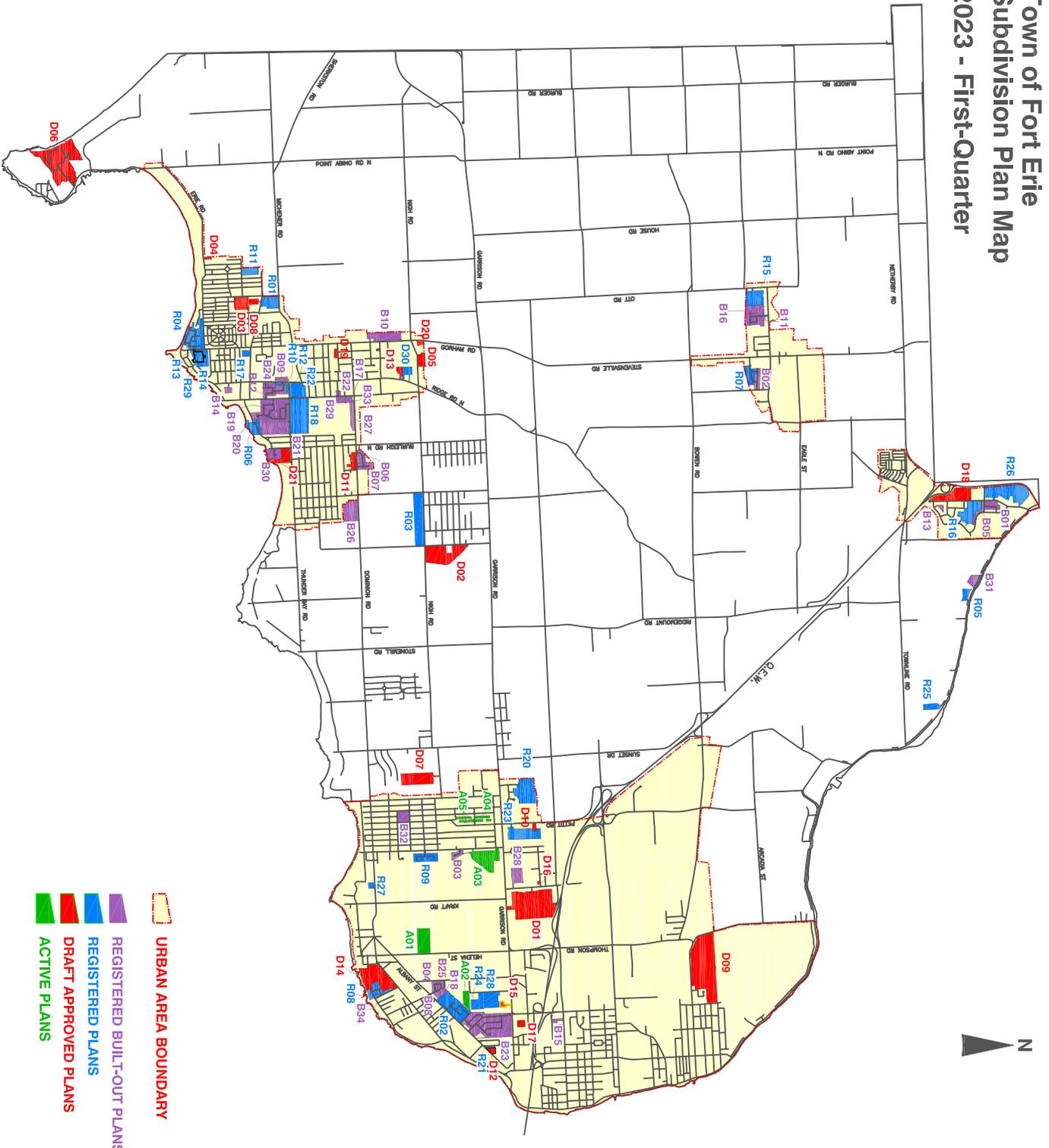
- Registered Plans - 1850 units at 256.4 units/year = 2.66 years' worth of supply;
- Draft Approved – 2121 units at 256.4 units/year = 8.3 years' worth of supply;
- Active Plans – 779 units at 256.4 units/year = 3.0 years' worth of supply.

In general terms, the Town is still in a healthy and comfortable position with its current inventory for residential supply reflected primarily by the 8.3 years' worth of supply in Draft Approved Plans of Subdivision.

## 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.

**Town of Fort Erie  
Subdivision Plan Map  
2023 - First-Quarter**



- 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-Brown
- B10 Beaver Creek Estates
- B11 Village Creek Estates Phase I
- B12 Bay Ridge Crossing Phase II
- B13 River Trail Condominiums
- B14 Shorebreze Condominiums
- B15 Village Avenue Condominiums
- B16 Village Meadows Phase II
- B17 Woodcroft Estates Phase I
- B18 Lexington Court Condominiums
- B19 Ridgeway-by-the-Lake Phase I
- B20 Ridgeway-by-the-Lake Phase II
- B21 Ridgeway-by-the-Lake Phase III
- B22 Willow Trail
- B23 Garrison Village Phase 1
- B24 Prospect Point Phase 2
- 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 Burlington South
- B31 Noye Han Phase II
- B32 Noye Han Phase I
- B33 Noye Han Phase 2 Condominium
- B34 Erie Beach Phase 1A

**REGISTERED PLANS**

- R01 Jannar Subdivision
- R02 Garrison Village II
- R03 Country Square Estates
- R04 Crystal Beach Tennis & Yacht Club
- R05 Noye Plan I
- R06 Ridgeway Shores Phase 1
- R07 Hill Estates South
- R08 Erie Beach Phase IB
- R09 Brian Street
- R10 Bay Ridge Crossing Phase I
- R11 Bay Beach Woods
- R12 Bay Ridge Crossing Phase III
- R13 South Coast Village (Phase I)
- R14 South Coast Village (Phase II)
- R15 Ridge Creek Estates (Phase I)
- R16 Ridge Creek Estates (Phase II)
- R17 Parklane Place
- R18 The Oaks at 6 Mile Creek
- R19 High Pointe Subdivision
- R20 Brydewview Phase 1
- R21 Crystal Ridge Landing
- R22 Lu Long Ping (Phase I)
- R23 Peace Bridge Subdivision (Phase 1)
- R24 River Lea Estates (Condo)
- R25 Black Creek Signature
- R26 Kettle Court
- R27 Peace Bridge Village (Phase 2)
- R28 South Coast Village Phase 3 Condominium
- R29 Royal Ridge
- R30

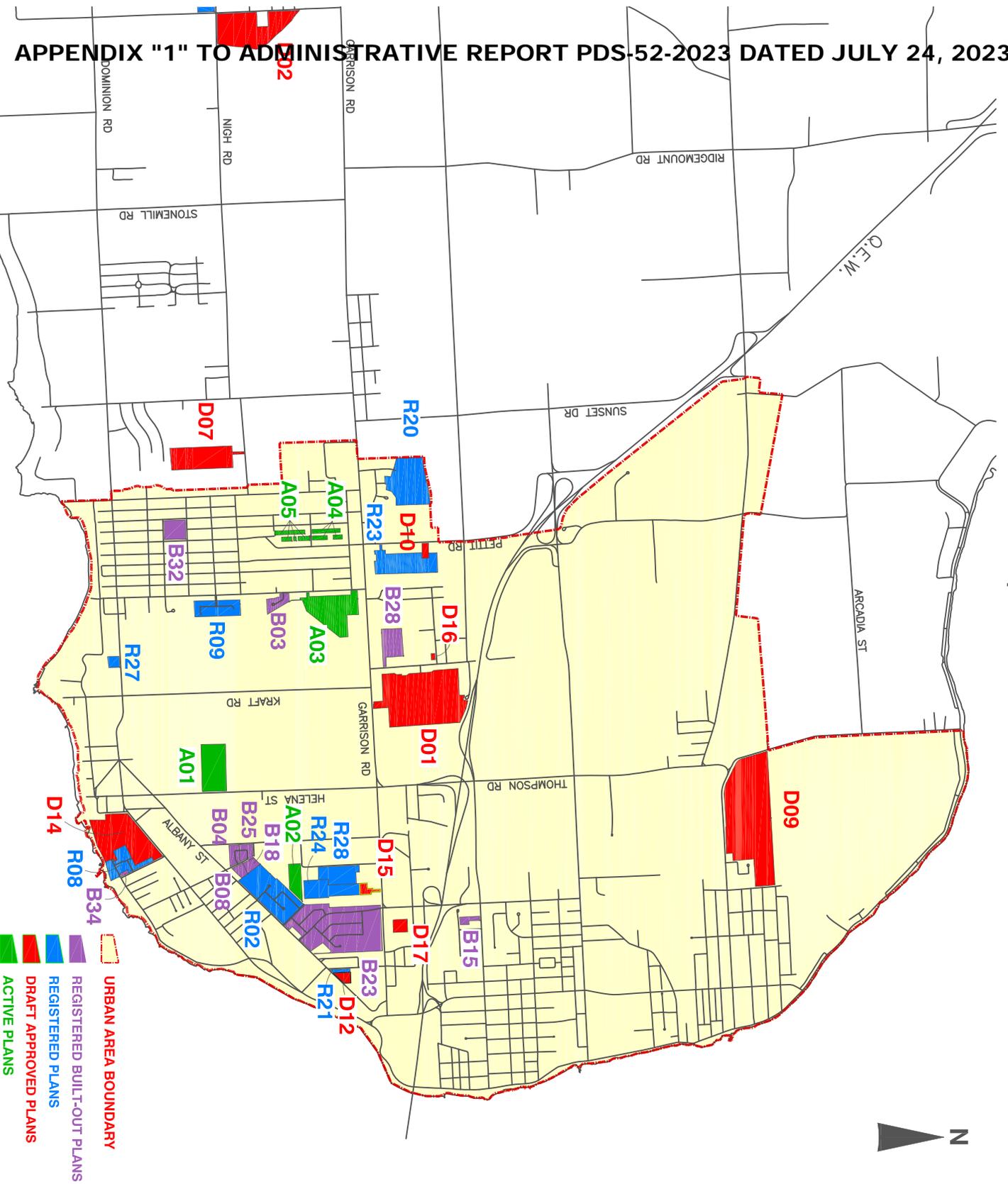
**DRAFT APPROVED PLANS**

- D01 Allison Woods
- D02 Hershey Estates
- D03 Schooley Road Condominiums
- D04 Hazelwood Condominiums
- D05 Creekside Estates
- D06 Adhno Durres
- D07 Night Road Subdivision
- D08 Elizabeth Road Subdivision
- D09 Fort Erie Hills
- D10 Fort Erie Hills (Phase II)
- D11 Southridge Meadows
- D12 Bayview/Townhouse Phase 2 Condominium
- D13 Royal Ridge Phase 2
- D14 Harbourtown Village
- D15 Peace Bridge Village Phase 3 (Condo)
- D16 0-10972 Seymour Avenue
- D17 315 & 350 Garrison Road (Condo)
- D18 Spring Creek Estates
- D19 294 Gorham & 3819 Hibbard (Condo)
- D20 726 Gorham
- D21 3285 Thunder Bay Road

**ACTIVE PLANS (Not Draft Approved)**

- A01 613 Helena
- A02 Peace Bridge Village Ph. 4
- A03 Crescent Acres
- A04 Crescent Park Estates
- A05 Shayne South

Town of Fort Erie - Subdivision Plan Map 2023-First-Quarter EAST REGION



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

REGISTERED BUILT-OUT PLANS

- R001 Douglas-on-the-Parkway
- R002 Hill Estates North
- R003 Crescent Farm Extension 1
- R004 Victoria Village Phase I
- R005 River Trail Estates 2 Phase I
- R006 North Ridge Meadows Phase I
- R007 North Ridge Meadows Phase II
- R008 Wellington Court Condominiums Phase I
- R009 Henry-Browne
- R010 Beaver Creek Estates
- R011 Village Creek Estates Phase I
- R012 Bay Ridge Crossing Phase II
- R013 River Trail Condominiums
- R014 Shorebreeze Condominiums
- R015 Hager Avenue Condominiums
- R016 Village Creek Estates Phase II
- R017 Deerwood Lanes Phase I
- R018 Lexington Court Condominiums
- R019 Ridge-by-the-Lake Phase I
- R020 Ridge-by-the-Lake Phase II
- R021 Ridge-by-the-Lake Phase III
- R022 Willow Trail
- R023 Garrison Village Phase 1
- R024 Prospect Point Plan
- R025 Victoria Village Phase 2
- R026 Dominion Road Estates
- R027 Dominion Woods Phase 1
- R028 Spears Road Estates
- R029 Dominion Woods Phase 2 (Condo)
- R030 Burlingh South
- R031 Neye Plan Phase II
- R032 Daytona Park Acres
- R033 Deerwood Lane Phase 2 Condominium
- R034 Erie Beach Phase 1A

REGISTERED PLANS

- R001 Jernar Subdivision
- R002 Garrison Village II
- R003 Country Square Estates
- R004 Crystal Beach Tennis & Yacht Club
- R005 Neye Plan I
- R006 Ridgeview Shores Phase 1
- R007 Hill Estates South
- R008 Erie Beach Phase II
- R009 Erie Beach Phase I
- R010 Bay Ridge Crossing Phase I
- R011 Bay Beach Woods
- R012 South Coast Village (Phase I)
- R013 South Coast Village (Phase II)
- R014 Village Creek (Phase III)
- R015 River Trail Estates (Phase II)
- R016 Parklane Place
- R017 The Oaks at 6 Mile Creek
- R018 High Pointe Subdivision
- R019 Bydgetown Phase 1
- R020 Crystal Ridge Landing
- R021 Lu Long Ping (Phase I)
- R022 Peace Bridge Subdivision (Phase 1)
- R023 River Lea Estates (Condo)
- R024 Black Creek Signature
- R025 Kettle Court
- R026 Peace Bridge Village (Phase 2)
- R027 South Coast Village Phase 3 Condominium
- R028 Royal Ridge
- R029
- R030

DRAFT APPROVED PLANS

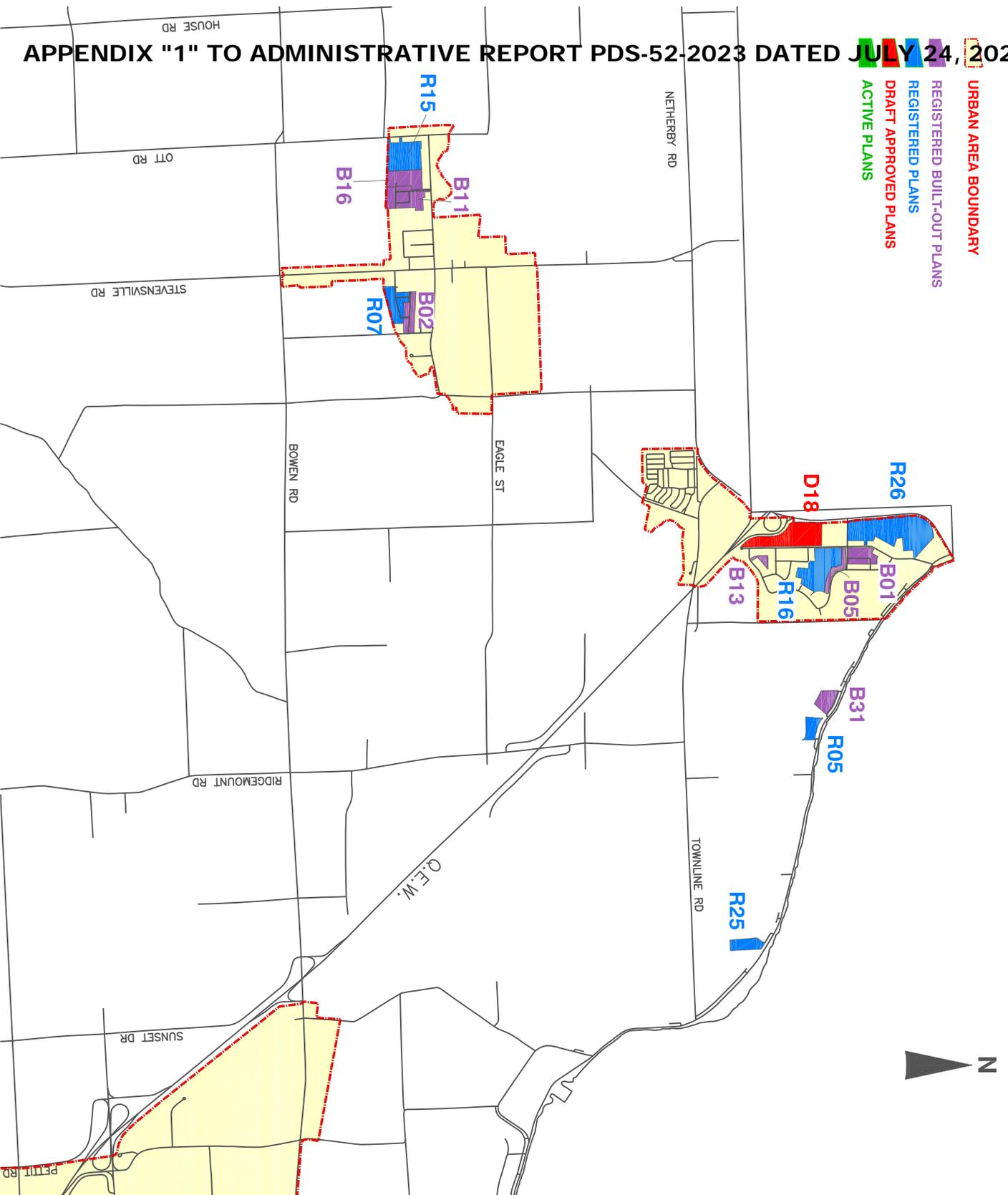
- D001 Alliston Woods
- D002 Hershey Estates
- D003 Schooley Road Condominiums
- D004 Hazelwood Condominiums
- D005 Creekside Estates
- D006 Abino Dunes
- D007 Night Road Subdivision
- D008 Elizabeth Road Subdivision
- D009 Fort Erie Hills
- D010 Lu Long Ping (Phase II)
- D011 Southridge Meadows
- D012 Bydgetown Townhouse Phase 2 Condominium
- D013 Royal Ridge Phase 2
- D014 Peace Bridge Village Phase 2
- D015 Peace Bridge Village Phase 3 (Condo)
- D016 0-10972 Seymour Avenue
- D017 315 & 350 Garrison Road (Condo)
- D018 Spring Creek Estates
- D019 294 Gorham & 3819 Hillbard (Condo)
- D020 726 Gorham
- D021 3285 Thunder Bay Road

ACTIVE PLANS (Not Draft Approved)

- A001 613 Helena
- A002 Peace Bridge Village Ph. 4
- A003 Crescent Acres
- A004 Crescent Park Estates
- A005 Shayne South

Town of Fort Erie - Subdivision Plan Map 2023 - First-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 Hager 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 Ridge-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 Burlleigh South
- B31 Neve Plan Phase II
- B32 Daytona Park Acres
- B33 Deerwood Lane Phase 2 Condominium
- B34 Erie Beach Phase 1A

REGISTERED PLANS

- R01 Jernar Subdivision
- R02 Garrison Village II
- R03 Country Squire Estates
- R04 Crystal Beach Tennis & Yacht Club
- R05 Neve Plan I
- R06 Ridgeway Shores Phase 1
- R07 Hill Estates South
- R08 Erie Beach Phase 1B
- R09 Erie Beach Phase 1C
- R10 Bay Ridge Crossing Phase I
- R11 Bay Beach Woods
- R12 South Coast Village (Phase I)
- R13 South Coast Village (Phase II)
- R14 Village Creek (Phase III)
- R15 River Trail Estates (Phase II)
- R16 Parklane Place
- R17 The Oaks at 6 Mile Creek
- R18 High Pointe Subdivision
- R21 Brydgeview Phase 1
- R22 Crystal Ridge Landing
- R23 Lu Long Ping (Phase I)
- R24 Peace Bridge Subdivision (Phase 1)
- R25 River Lea Estates (Condo)
- R26 Black Creek Signature
- R27 Kettle Court
- R28 Peace Bridge Village (Phase 2)
- R29 South Coast Village Phase 3 Condominium
- D30 Royal Ridge

DRAFT APPROVED PLANS

- D01 Alliston Woods
- D02 Hershey Estates
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- D06 Abino Dunes
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ACTIVE PLANS (Not Draft Approved)

- A01 613 Helena
- A02 Peace Bridge Village Ph. 4
- A03 Crescent Acres
- A04 Crescent Park Estates
- A05 Shayne South



**SECTION C: BY-LAW ENFORCEMENT – 2023 FIRST QUARTER (Q1)**

**By-law Enforcement Overview**

This section provides statistics related to the volume of calls for service and actions the Town’s By-law Enforcement Officers experienced in the first quarter of 2023 for the information of Council and the general public. **Table 8** provides a more detailed breakdown of 2023 first quarter data for types and volumes of calls for service filed. **Figure 6** on the following page indicates the percentage of new calls for service by type during Q1-2023.

It is worth noting that in a span of 10 years, the number of By-law calls for service have quadrupled in volume and that the demand for municipal enforcement services continues with call volume continuing on a steady incline

By –Law Enforcement Quarterly Statistics January 1 - March 31, 2023				
Q1 - 2023				
BY-LAW	Calls Carried Over from Q4 - 2022	New Calls for Service	Resolved Calls	Pending Calls
DRAINAGE	6	17	14	9
LOT MAINTENANCE BY-LAW	23	90	86	27
LONG GRASS & WEEDS	0	0	0	0
ZONING	12	19	19	12
NOISE & NUISANCE	4	23	25	2
PROPERTY STANDARDS	29	31	29	31
OTHER CALLS/MISCELLAENOU	19	57	50	27
DEAD/DAMAGED TREES	23	50	46	27
TRAFFIC BY-LAW/PARKING	8	54	60	2
SHORT TERM RENTALS	5	20	13	12
<b>TOTAL</b>	<b>129</b>	<b>361</b>	<b>342</b>	<b>149</b>

Table 8: By-law volume of calls by type

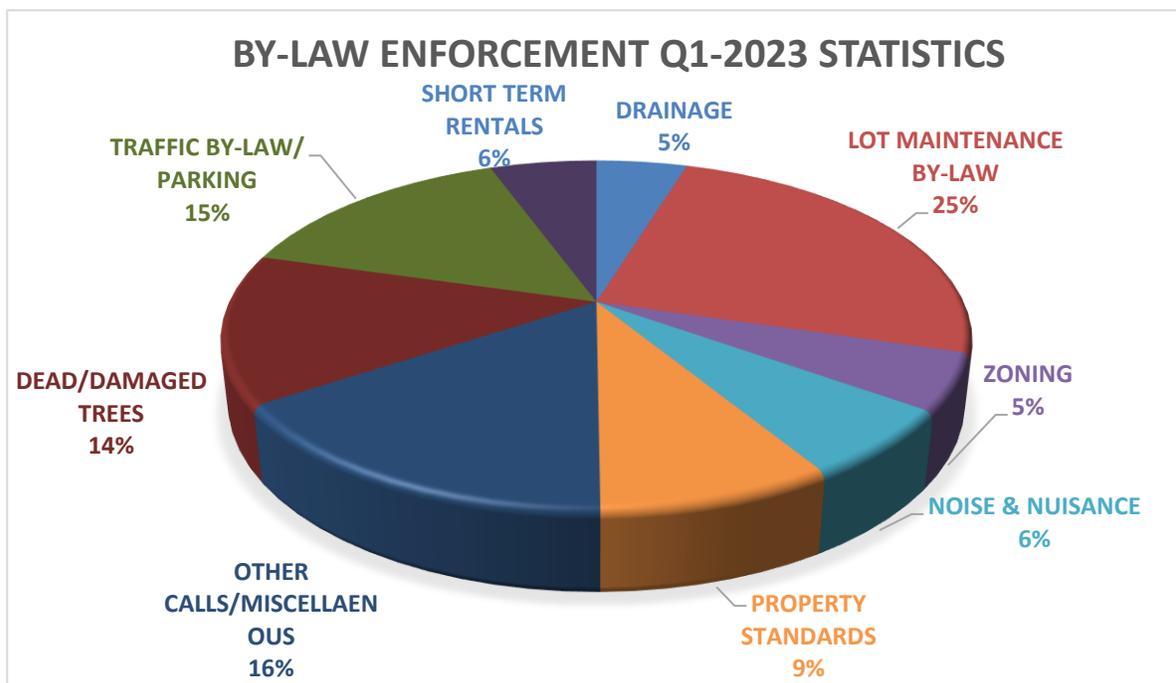


Figure 6: By-law Q1-2023 percentage of new calls for service by type

### Parking Violations

By-law Enforcement Staff issued a total of 51 parking tickets in the first quarter of 2023 which is less than the 93 tickets that were issued in Q1-2022. In the second quarter of this year, a seasonal By-law Enforcement Officer will be joining the Town who's focus will be on parking and long grass and weed calls for the summer season.

### OVERALL 2023 FIRST QUARTER (Q1) SUMMARY

The first quarter of 2023, although not record-breaking and below the permit spikes of the first quarters of 2021 and 2022 is still characterized as being a strong start to the year for the residential sector and typical in terms of the industrial and institutional sectors but particularly strong in the commercial sector. The residential construction activity is apparent in many parts of Fort Erie and with sites being pre-serviced, that activity and sales are anticipated to remain strong. With registered lot inventories back to a more comfortable level, staff is interested to observe how fast the market responds with sales, especially with the noticeable market decline following increased interest rates and whether the impact of available lots can be sustained using the draft approved plans that are approaching registration in the balance of 2023.

Planning and Development Services saw a significant number of development applications received in the first quarter of 2023 for a total of 80 applications received and processed. Further, the Town of Fort Erie is in a healthy and comfortable positions with the current inventory for residential supply of 8.3 years in Draft Approved Plans of Subdivision which is in line with the 2020 Provincial Policy Statement requirement of a maintained 3-year supply.

In Q1-2023, By-law Enforcement received a significant number of calls for service for a total of 361 new calls. The Q4-2022 report identified that the number of By-law calls for service quadrupled in volume across a span of 10-years and therefore staff anticipate the remaining

## **APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-52-2023 DATED JULY 24, 2023**

quarters of 2023 to show a strong increase in call volume based on the current trend. By-law Enforcement are hoping to stay on top of the anticipated calls with the hiring of a seasons By-law Enforcement Officer and contract By-law Enforcement Officer.

Overall, Q1-2023 although not record breaking, speaks to the continued increased growth and development within Fort Erie by the overall volume of applications and calls across the Building, Planning and Development and By-law Enforcement divisions. The Town of Fort Erie is growing at an exponential rate as reflected by the data provided herein. As the Town continues to grow, staff will continue to monitor data trends and strive to meet the needs of the community.