



Planning, Building and By-law Services

Prepared for: Council-in-Committee

Report: PBBS-04-2025

Meeting Date: January 13, 2025

1. Title

PBBS 2024 Third Quarter (Q3) Development-Building-Planning-By-law Status Report

2. Recommendations

That: Council receives Report PBBS-04-2024 regarding development, building, planning and by-law statistical reporting for information purposes, and further

That: Council directs staff to forward a copy of Report PBBS-04-2024 to Regional Niagara Planning and Development Services, the District School Board of Niagara and the Niagara Catholic District School Board.

3. Relation to Council's Corporate Strategic Plan

Priority: Sustainable and managed growth

Initiative: Managed growth in a responsible manner by determining and responding to the impacts of legislation (i.e. Bill 23 and Bill 109 on growth, more impact on taxpayers, and fees to support growth).

4. List of Stakeholders

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

5. Purpose of Report

The purpose of this report is to provide data for the 2024 third quarter (Q3) and performance relative to subdivision, building permit, planning application intake and by-law activity and volumes, and to further provide comparative information to assist in assessing and illustrating the activity.

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 report.

This report 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 the growth in relation to growth targets and unit projections based on approved land use designation 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 Act, 2005.

6. 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 third quarter (Q3) 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

2024 Third-Quarter (Q3) Building Permit Overview:

In the third quarter of 2024, the Building Department issued 152 building permits, representing an estimated construction value of \$36 million. This is relatively consistent with Q3-2023, which saw 175 permits issued with an estimated construction value of \$77 million. While Q3-2023 had a higher number of permits, Q3-2024 saw a significant increase in residential units, with 57 units created compared to 23 in Q3-2023.

Based on data from the first and second quarters, staff had anticipated an overall increase in permits for 2024. Although Q3-2024 did not surpass the previous year's third-quarter figures in permit volume, the continued strength in permit issuance throughout 2024 validates this hypothesis. Staff are eager to observe permit activity in the fourth quarter and its impact on the year's overall performance.

In breaking down the Q3-2024 data further by "building permit type", of the total 152 permits issued the top-ranking categories were:

1. Additions/Alterations/Other Improvements – 62 permits, totalling 40% of the total issued permits
2. New Residential Construction – 45 permits, totalling 30% of the total issued permits
3. Other permits (sign, tent, etc. – 45 permits, totalling 30% of the total issued permits

Table 1 of **Appendix 1** to this report further illustrates the 2024 third-quarter permit volume and estimated values.

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

Residential Dwelling Permit Report Q3-2024 (Section A of Appendix 1)

New Residential Permit Overview

Beginning in the first quarter of 2024, staff have implemented a new process to track and monitor issued permits for "accessory dwelling units" (ADUs) under a distinct category. This change aligns with the increasing prevalence of ADUs in the Town, following the introduction of Bill 23: More Homes Built Faster Act, 2022. This legislation permits property owners to add two residential additional units on lots with single-detached, semi-detached, or townhouse dwellings without requiring a zoning by-law amendment.

Given the legislative changes and the growing number of ADUs in the Town, staff determined that ADU permits should be categorized separately, rather than being grouped with apartment dwelling units as they have been historically. It is important to note that accessory dwelling units created as part of another issued permit type—such as those for townhomes, single-detached, or semi-detached dwellings—will not be identified as separate permits. However, staff will continue to monitor and report on the total number of ADUs created within the Town. To support this, a new chart has been developed to track the total number of units created by type.

In Q3-2024, the Building Department issued 45 new residential building permits, leading to the creation of 57 new residential units. The total estimated construction value for all building permits issued during this period amounted to \$36 million.

The third quarter of 2024 saw a significant increase in residential permits and units compared to the same period in 2023. In Q3 2023, the Town issued 23 residential permits, resulting in 23 new residential units. In contrast, Q3 2024 recorded 45 residential permits and 57 residential units, marking an impressive 148% increase in units created within the Town.

During this period, the 45 residential permits issued consisted of 32 single detached dwellings, 10 semi-detached dwellings, 2 apartment buildings, and 1 accessory apartment unit. In total, 57 new residential units were created, which includes an additional 15 units beyond the primary dwelling permits: 1 standalone ADU, 2 ADUs within existing residential units, and 12 units within apartment buildings.

This growth is attributed to the continued decline in interest rates, which have sparked renewed activity in the housing market and increased interest among homeowners in investing in their properties. In 2023, the Town experienced a significant decline in residential permits across all quarters, primarily driven by rising interest rates and a slowdown in the housing market.

However, as interest rates stabilize and the housing market shows signs of recovery in early 2024, the Town anticipates a potential rebound in development activity." Staff are pleased to report a strong resurgence in residential construction, signaling renewed confidence in Fort Erie's housing market. **Table 2 of Appendix 1** to this report illustrates the first quarter residential permit volume from 2020 to 2024.

When examining residential data by neighborhood for the third quarter, it becomes evident that the Ridgeway/Thunder Bay and Spears/High Pointe neighborhoods led the way, accounting for 33.3% of all residential building permits issued. The Lakeshore neighborhood ranked second, contributing 11.1%, followed by rural areas with 8.9%. Crystal Beach and Stevensville neighborhoods shared third place with 4.4%, while the Douglas Town neighborhood accounted for 2.2% of issued residential permits. Across the last few years, new residential permit activity has been dominated by development in the Ridgeway-Thunder Bay Neighbourhood and can be more closely attributed to the building-out and issuance of permits for The Oakes at Six Mile Creek subdivisions. Q3-2024 continues to be dominated by residential building permits being issued within the Ridgeway/Thunder Bay Neighbourhood and the building out of Alliston Woods Subdivision and further South Ridge Meadows 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. In terms of the 2024 third quarter statistics for new residential dwellings, the 45 permits issued consisted of 32 single detached dwellings, 10 semi-detached dwellings, 2 apartment and 1 accessory apartment dwelling units. Of the aforementioned 45 permits issued, 57 new residential units were created. **Figure 3 of Appendix 1** to this report portrays the third quarter statistical data for residential new construction by type. Figure 5 of this report portrays the third quarter statistical data for total number of dwelling units created by residential new construction.

Industrial / Commercial / Institutional (ICI) Permit Activity and Development Charge Collections Q3-2024 (Section B of Appendix 1)

Due to exemption changes within the new Development Charges By-law this report will now identify Regional and Town development charges collected amongst applicable categories.

The value of Industrial/Commercial/Institutional (ICI) construction in Q3-2024 was approximately \$1.2 million

Industrial

There was no industrial permit activity during the third quarter, a decrease compared to the issuance of four building permits valued at \$50,430,000.00 in the third quarter of 2023.

Commercial

Commercial permit activity decreased in Q3-2024 compared to Q3-2023, with only 4 commercial permits issued this quarter, down from 17 in the same period last year. All commercial permits issued this quarter were for renovations, additions, or alterations. The total estimate value of the 4 issued commercial permits in Q3-2024 equalled 1.2 million, a reduction when compared to the 17 commercial permits issued in Q3-2023 which equalled 1.9 million.

No commercial permits triggered development charges within the third quarter of 2024 as all commercial permits issued were for renovations/alterations.

Institutional

Permit activity in the third quarter of 2024 declined compared to the third quarter in 2023. Only one institutional permit was issued, with an estimated value of \$10,000, significantly lower than \$261,800.00 in institutional permit value recorded in Q3-2023. All institutional permits drawn in the third quarter were for renovations/additions/alterations.

No institutional permits triggered development charges within the third quarter of 2024 as all permits issued were for renovations/alterations.

SECTION B: PLANNING AND DEVELOPMENT

In years prior, 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 number of Development Applications continue to increase in most recent years, staff began tracking planning application volume in 2022 to 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 and condominium inventory. Further, with new legislative requirements brought into force by Bill 109 and Bill 23 which have tightened timelines on planning applications, the tracking of this data proves to be beneficial when assessing staffing resources required to meet the legislative deadlines. It should be noted, since the deadlines came into force in July 2023, the Town of Fort Erie Development Division has managed to meet all legislative required deadlines for affected development 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. In the third quarter of 2024, the Development Planning Division received a total of 72 applications.

The applications, categorized by type in descending order, included: minor variances (24), pre-consultations (23), consents (15), removal of part lot control (6), and one application each for zoning by-law amendment, official plan amendment, plan of subdivision, and deeming by-law. The third quarter of 2024 saw 13 fewer development application submissions compared to the same period in 2023, which recorded a total of 85 submissions. Figure 5 of **Appendix 1** to this report illustrates the application volume by type for the third quarter of 2024.

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/Condominium Plan Registrations

With respect to subdivision plans registering in this third quarter, there were none. Subdivision registration had slowed from 2020 to 2023 but picked up again last year with 4 registrations made. At the end of Q3-2024 there were 1183 potential units available in Registered Plans which equates to 4.5 years available supply of residential lots in Registered Plans of Subdivision using the 5-year rolling construction of average of 260.6 units per year of absorption. 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

The third quarter of 2024 saw two new draft plans receive approval from Council.

Present supply provides for 2580 new residential units in approved Draft Plans of Subdivision with a healthy mix of 603 detached, 184 semi-detached and 1793 multiple unit dwellings (towns & apartments).

Presently, the available supply of residential lots in Draft Approved Plan of Subdivision is equal to 9.9 years using the 5-year rolling construction average of 260.6 units per year of absorption.

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 six active plans cited in Table 7 of **Appendix 1**.

The six plans represent a total of 313 residential units. This includes multiple units making up 220 of those dwellings, in addition to 93 single detached units. Presently, the available supply of residential units in Active Plans of Subdivision is equal to 1.2 years using the 5-year rolling average of 260.6 units per year of absorption.

Residential Inventory

The residential supply reported in the previous 3 categories (*Registered, Draft Approved and Active Plans*) of the 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 260.6 units per year absorption.

At the time of reporting the 2024 third quarter and using the current average for annual absorption (260.6), the respective inventories are as follows:

- Registered Plans – 1183 units at 260.6 units/year = 4.5 years' worth of supply.
- Draft Approved – 2580 units at 260.6 units/year = 9.9 years' worth of supply.
- Active Plans – 313 units at 260.6 units/year = 1.2 years' worth of supply.

In general terms, the Town is in a healthy and comfortable position with its current inventory for residential supply reflected primarily by the 4.5 years' worth of supply in Registered Plans of Subdivision and 9.9 years' worth of supply in Draft Approved Plans of Subdivision.

THE INTRODUCTION OF TREE BY-LAW 33-2024

In response to concerns with tree clearing within the Town of Fort Erie, Council authorized staff on May 29, 2023 to initiate a comprehensive review and amendment to By-law No. 60-04, A By-Law To Regulate The Destruction, Injury And Harvesting Of Trees. This initiative, aligned with the Municipal Act of Ontario and was outlined in Report No. PDS-54-2023, which aimed to enhance the Town's approach to tree protection and management.

After extensive review, public consultation, and consideration of best practices, Council passed By-law 33-2024 on March 24, 2024. The by-law offers numerous benefits for the community. Economically, it supports the stabilization of soils and slopes, reducing erosion and minimizing damage. By enhancing water absorption, it decreases stormwater runoff and flooding risks. The presence of trees also provides energy savings, with increased shade reducing cooling costs during summer months and windbreaks lowering heating expenses in winter. Additionally, trees act as a wind break adjacent to Lake Erie and provide much needed stop over areas for migratory birds.

The by-law contributes to the environment as trees' roots systems assist with the stabilization of soils and slopes while promoting carbon sequestration to combat climate change. Trees also provide essential wildlife habitats, supporting biodiversity within the region. Beyond these tangible benefits, the by-law enhances the aesthetic value of the community, improves physical and mental wellbeing through greener spaces, and reduces noise pollution.

Despite its many benefits, tree preservation in Fort Erie continues to face challenges, including land clearing for development, damage from severe storms and high winds, and threats posed by insects, diseases, and invasive species. To date, the Town has received 170 tree permit applications, demonstrating the community's growing commitment to tree preservation. Of these applications, 25 permits were issued for regulated trees, 112 permits for dead or hazardous trees, 30 permits were either pending, withdrawn, or cancelled, and 3 new applications remain unprocessed. For properties with limited space for replacement plantings, a cash-in-lieu option

allows applicants to contribute to municipal tree-planting efforts. So far, the Town has collected \$6,000 through this program, further supporting the enhancement of Fort Erie's urban canopy.

SECTION C: BY-LAW ENFORCEMENT

By-law Overview

A straightforward statistical approach is used for tracking the volume and type of municipal by-law calls received. By-law Enforcement staff monitor calls for service and this report conveys the statistics in a summary form. In the third quarter of 2024, By-law Enforcement received a total of 706 new calls for service with 266 calls carried over from Q2-2024 and was able to resolve 81% of the total calls for service. New calls for service are down by approximately 18% when compared to the third quarter of 2023.

Table 8 of **Appendix 1** shows the total number of calls for service across various categories.

In Q3-2024, Long Grass and Weeds calls represented 37% of the total calls for service surpassing all other categories. In descending order, Lot Maintenance By-law calls represented 23% of calls followed by Traffic By-law/Parking Calls (12%), Property Standards (7%), Noise and Nuisance By-law (5%), Zoning for (4%), Dead/Damaged Trees and Drainage calls (3%) Short Term Rental and Drainage calls (3%) and other calls/Miscellaneous (2%).

Breakdowns of By-law Enforcement activity for the third quarter of 2024 are found in **Section C** of **Appendix 1** to this report which conveys the volumes under various headings found as Table 8 and Figure 7.

A more detailed breakdown of By-law Enforcement activity for the 2024 third quarter can be found in Table 16 and Figure 12 under Section C of **Appendix 1** to this report.

Parking Violations

In the third quarter of 2024, By-law Enforcement staff issued a total of 241 parking tickets, representing a decrease from the 372 tickets issued in the same period in 2023. This reduction can be attributed to a combination of factors, including a decline in parking-related service calls, an observed increase in overall compliance, and a strategic shift in enforcement priorities. During the busy summer months, greater focus was placed on addressing Lot Maintenance concerns, such as long grass and weed complaints.

Overall 2024 Third Quarter (Q3) Summary (Building, By-law Enforcement, Planning)

The third quarter of 2024 reflected a mixed trend in building permit activity. While there was a decrease in residential permits compared to the first and second quarters of the year, the overall number of permits issued has surpassed 2023 levels. In 2023, a total of 603 permits were issued, whereas, as of December 2024, the total number of building permits stands at 667.

Residential construction activity experienced a slight decline throughout Q1 to Q3 of 2024, aligning with the broader trend of a cooling housing market. With registered lot inventories returning to more comfortable levels, staff is closely monitoring how the market responds to sales, particularly considering the downturn following increased interest rates.

Overall, building permit activity declined in the third quarter of 2024 compared to Q3-2023, with a total of 152 permits issued, representing an estimated construction value of \$36 million. However, residential permit activity showed significant growth compared to the same period last year. In Q3-2024, 45 residential permits were issued, accounting for 57 residential units, compared to Q3 2023, which recorded 23 residential permits and 23 residential units.

Planning and Development Services saw a decent number of development applications received in Q3-2024 with a total of 72 applications received and processed. The number of development applications received has decreased slightly when compared to the 85 applications received and processed in Q3-2023. Across the most recent years, the Planning Department has seen a significant increase in the number of development applications received. Further, the Town of Fort Erie is in a healthy and comfortable position with the current inventory for residential supply of 4.5 years' worth in Registered Plans of Subdivision and 9.9 year' worth in Draft Approved Plans of Subdivision which is in line with the 2024 Provincial Policy Statement requirement of a maintained 3-year supply.

In Q3-2024, By-law Enforcement received a reasonable number of new calls for service for a total of 709 new calls and 266 calls carried over from Q2-2024. The number of By-law calls for service have quadrupled in volume across a span of the past 10-years and are continuing on a steady incline. By-law Enforcement staff are working diligently to stay on top of the increasing calls while also maintaining parking enforcement during the day and getting ready for winter control operations over the next couple of months.

The third quarter of 2024 remained steady in residential permit volumes within the Building Division. While activity levels did not set records across all divisions, the increased volume of applications and inquiries highlights the continued growth and development in Fort Erie. Notably, the Building, Planning and Development, and By-law Enforcement divisions collectively experienced a significant increase in overall activity.

Although the Planning and By-law Enforcement divisions saw slight decreases in volume, these variations were not substantial enough to overshadow the broader trend of growth within the Town. The consistent rise in applications and calls across these divisions demonstrates Fort Erie's prosperity and its exponential growth, as reflected in the data provided in this report.

As Fort Erie continues to expand, staff remain committed to monitoring data trends and ensuring the community's evolving needs are met effectively.

7. Financial, Staffing and Accessibility (AODA) Implications

Any 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. And any end of year shortfalls will be funded through the same 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.

8. Policies Affecting Proposal

N/A

9. Comments from 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.

10. Alternatives

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

11. 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.

12. Report Approval

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Submitted by:
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Director, Planning and Development Services

Approved by:
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Chief Administrative Officer

13. Attachments

Appendix 1 – Title of Appendix

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



2024 THIRD QUARTER (Q3)



January 2025

**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 was provided by the Regional Municipality of Niagara through its new Official Plan.

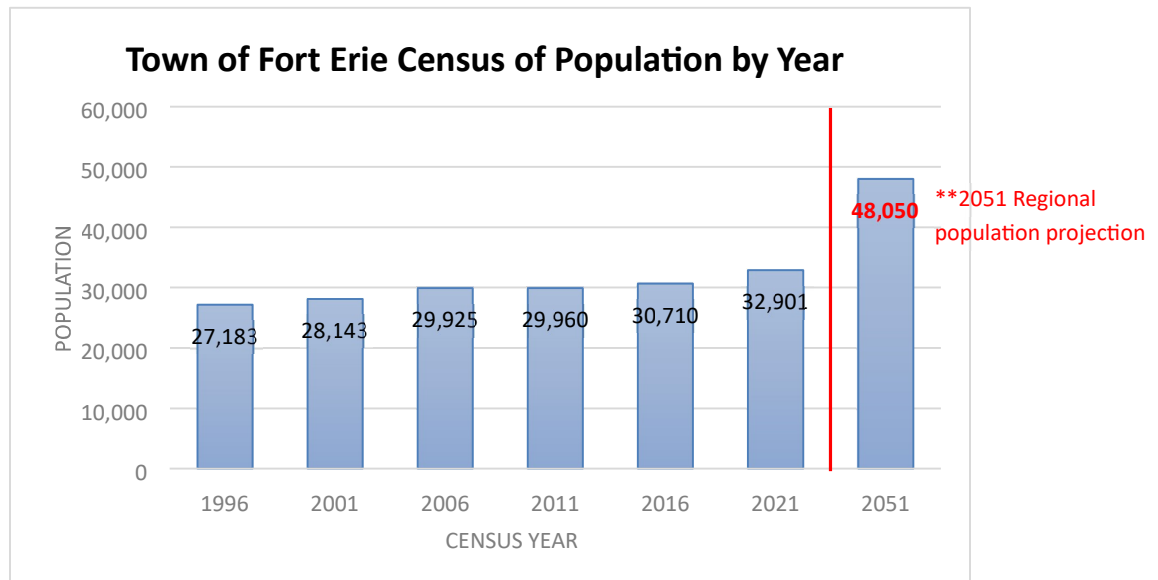


Figure 1 Source: Statistics Canada Census Information & 2051 Regional Projected Population

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.

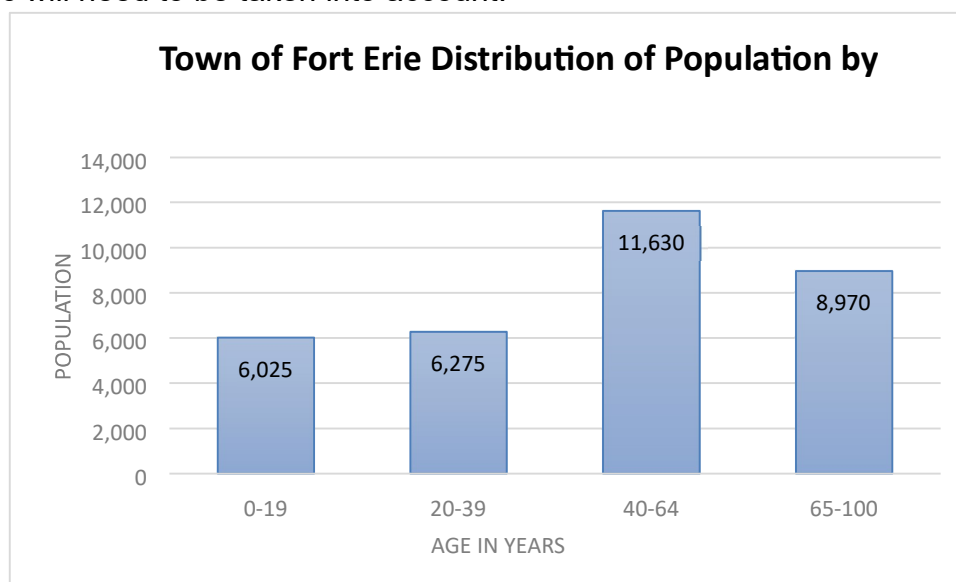


Figure 2 Source: Statistics Canada

SECTION A: BUILDING – 2024 THIRD QUARTER (Q3)

2024 Third Quarter Building Permit Overview

The Building Department issued a total of 152 building permits in the third quarter of 2024 totaling an estimated construction value of \$36 million

Summary of Permit Volumes & Estimated Value – Third Quarter 2024 (Q3)

Table 1 provides the volumes and estimated construction values for Q3-2024 broken down by category.

	CLASSIFICATION	2024		
		NO. OF PERMITS Q3 ONLY	ESTIMATED VALUE \$	UNITS CREATED
2024-Q3 Permit Values	Total Value of Residential Permit Values and Units	45	\$29,226,558.00	57
	New Single Detached Dwellings	32	\$21,201,658.00	34
	New Semi-Detached Dwellings	10	\$5,007,500.00	10
	New Multi-Unit Dwellings/Apartments/Towns and ADU's associated with other permits	2	\$2,650,000.00	12
	New Accessory Dwelling Units (permits specific to the constructoin of an ADU not associated with another permit)	1	\$367,400.00	1
	Res. Add. Alt, & Repairs	37	\$3,099,203.00	
	Garages & Carports	3	\$300,000.00	
	Accessory Buildings	4	\$199,000.00	
	Swimming Pools	5	\$73,501.00	
	Farm Buildings	3	\$390,000.00	
	Commercial Business			
	New			
	Additions, Alterations, Etc.	4	\$1,220,000.00	
	Industrial			
	New			
	Additions, Alterations, Etc.			
	Institutional & Gov't			
	New			
	Additions, Alterations, Etc.	1	\$10,000.00	
	Demolitions	16	\$150,501.00	
	Plumbing	7	\$216,300.00	
	Other (sign, tent, tank, etc;)	27	\$370,130.00	
	TOTALS	152	\$35,255,193.00	

Table 1: Q3-2024 permit volume and estimated values

New Residential Construction – Third Quarter 2024 (Q3)

The Building Department issued a total of 152 new building permits which resulted in a total of 57 new residential units with an estimated construction value of \$36 million in Q3-2024.

In the third quarter of 2024, the Building Department issued 152 building permits, representing an estimated construction value of \$36 million. This is relatively consistent with Q3-2023, which saw 175 permits issued with an estimated construction value of \$77 million. While Q3-2023 had a higher number of permits, Q3-2024 saw a significant increase in residential units, with 57 units created compared to 23 in Q3-2023.

Based on data from the first and second quarters, staff had anticipated an overall increase in permits for 2024. Although Q3-2024 did not surpass the previous year's third-quarter figures in permit volume, the continued strength in permit issuance throughout 2024 validates this hypothesis. Staff are eager to observe permit activity in the fourth quarter and its impact on the year's overall performance.

Table 2 illustrates the third quarter residential permit volume from Q-2020 to Q3-2024

3Q 2020	# of Units per Month	Q3 2021	# of Units per Month	Q3 2022	# of Units per Month	Q3 2023	# of Units per Month	Q3 2024	# of Units per Month
July	22	July	19	July	18	July	6	July	18
August	18	August	29	August	7	August	7	August	27
September	46	September	53	September	11	September	10	September	12
TOTAL	86	TOTAL	101	TOTAL	36	TOTAL	23	TOTAL	57

Table 2: 2020 to 2024 Third Quarter Residential Permit Volume

New Residential Construction By Neighbourhood

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

1. Spears/High Pointe and Ridgeway/Thunder Bay
2. Lakeshore
3. Rural Areas

Table 3 and **Figure 3** on the following page illustrate the distribution of new residential permits issued in each neighbourhood in the third quarter of 2024.

<i>Neighbourhood</i>	<i>NEW CONSTRUCTION - RES.</i>	<i>PERCENTAGE</i>
Bridgeburg	1	2.2%
Business Park/ Gilmore	0	0.0%
Crescent Park	0	0.0%
Crystal Beach	2	4.4%
Douglastown	1	2.2%
Fort Erie	0	0.0%
Garrison	0	0.0%
Gateway	0	0.0%
Kraft	0	0.0%
Lakeshore	5	11.1%
Ridgeway/Thunder Bay	15	33.3%
Spears/High Pointe	15	33.3%
Stevensville	2	4.4%
Walden	0	0.0%
Rural Areas	4	8.9%
TOTAL	45	100%

Table 3: Q3-2024 Distribution of Residential Permits by Neighbourhood

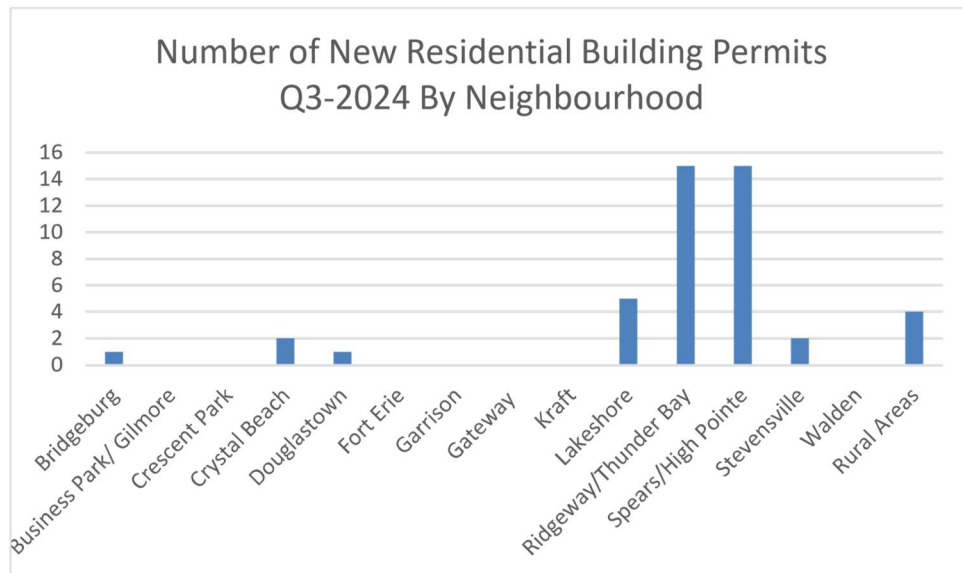


Figure 3: Q3-2024 Distribution of Residential Permits by Neighbourhood

Residential New Construction By Type

For the third quarter of 2024, 45 permits were issued for new residential dwellings. These permits included 32 single detached dwellings, 10 semi-detached dwellings, 2 apartment buildings, and 1 accessory apartment unit. In total, 57 new residential units were created, which includes an additional 15 units beyond the primary dwelling permits: 1 standalone ADU, 2 ADUs within existing residential units, and 12 units within apartment buildings. **Figure 4** below portrays the third quarter statistical data for total number of dwelling units created by residential new construction.

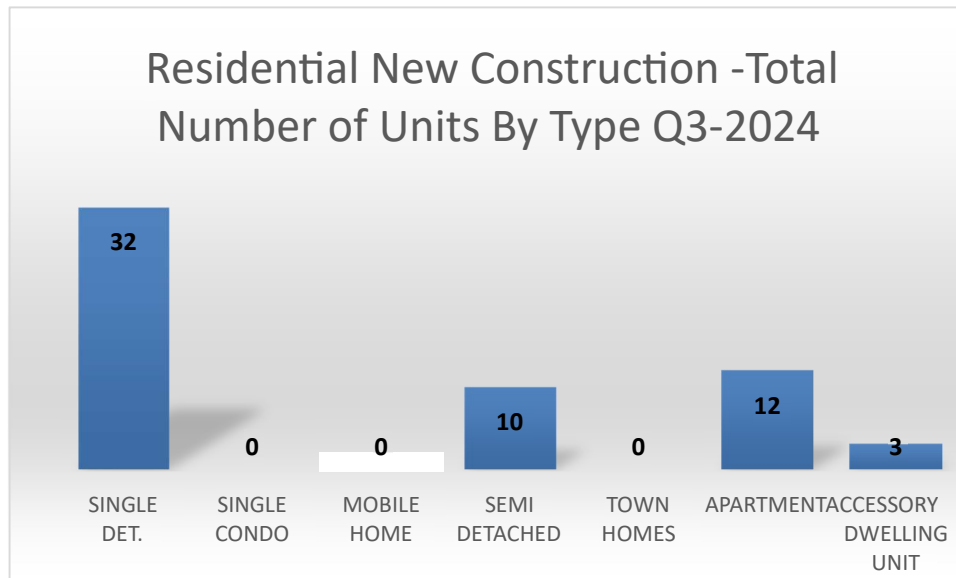


Figure 4: 2024 Third Quarter Total Number of Units

Industrial, Commercial & Institutional Permit Activity and Development Charge Collection – Q3-2024

The value of Industrial/Commercial/Institutional (ICI) construction in Q3-2024 was approximately \$1.2 million.

Industrial

There was no industrial permit activity during the third quarter, a decrease compared to the issuance of four building permits valued at \$50,430,000.00 in the third quarter of 2023.

Commercial

Commercial permit activity experienced a notable decline in Q3-2024 compared to the same period in 2023. Only 4 commercial permits were issued this quarter, a significant decrease from the 17 permits issued during Q3-2023.

All permits issued in Q3-2024 were for renovations, additions, or alterations, with a combined estimated value of \$1.2 million. This represents a reduction in both volume and value compared to Q3-2023, when 17 permits were issued with a total estimated value of \$1.9 million.

No commercial permits triggered development charges within the third quarter of 2024 as all commercial permits issued were for renovations/alterations.

Institutional

Permit activity in the third quarter of 2024 declined compared to the third quarter in 2023. Only one institutional permit was issued, with an estimated value of \$10,000, significantly lower than \$261,800.00 in institutional permit value recorded in Q3-2023. All institutional permits drawn in the third quarter were for renovations/additions/alterations.

No institutional permits triggered development charges within the third quarter of 2024 as all permits issued were for renovations/alterations.

SECTION B: PLANNING & DEVELOPMENT - 2024 Third QUARTER (Q3)

Development Planning Applications – Third Quarter 2024 (Q3):

In the third quarter of 2024, the Development Planning Division received a total of 72 applications. **Figure 6** on the following page illustrates the statistical information for third quarter application volume by type.

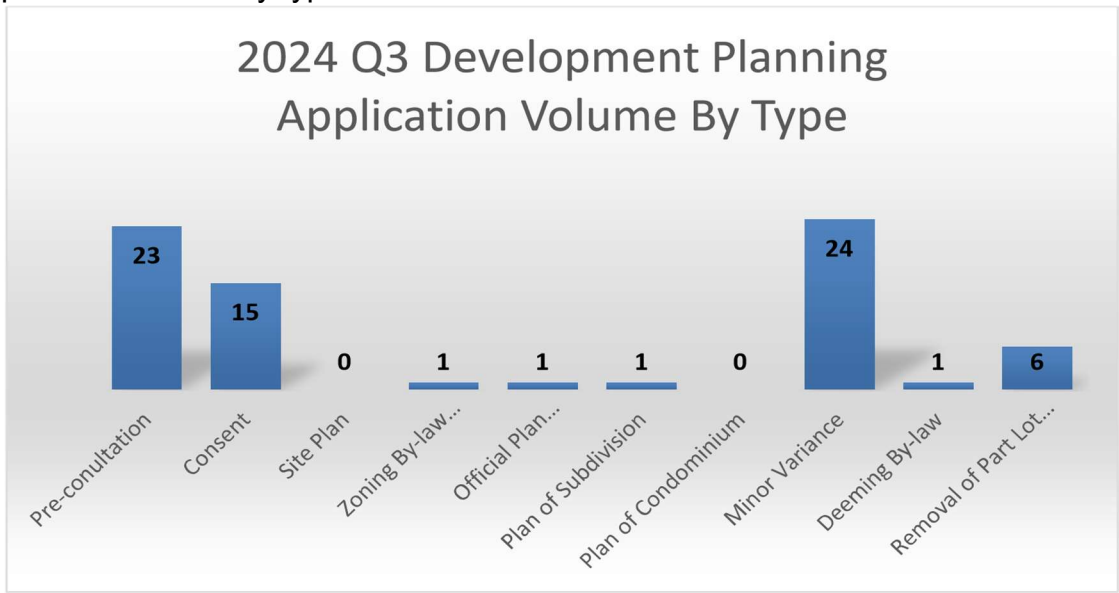


Figure 5: Q3-2024 Development Planning Application Volume

Land Supply

The 2024 Provincial Planning 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 third quarter, there were none. Subdivision registration had slowed from 2020 to 2023 but picked up again last year with 4 registrations made. At the end of Q3-2024 there were 1183 potential units available in Registered Plans which equates to 4.5 years available supply of residential lots in Registered Plans of Subdivision using the 5-year rolling construction of average of 260.6 units per year of absorption. **Table 4** provides the statistical information on built-out (pink) Registered Plans. **Table 5** provides the statistical information on Registered Plans with inventory yet to receive permits (blue).

2024 Q3 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
REGISTERED BUILT-OUT											
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	NSVLCP 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
B31 NEYE PLAN PHASE II	Rural Area	M-267	26T-91011	1999-06-21	4	4	0	0	0	0	0
B32 DAYTONA PARK ACRES	Crescent Park	M-155	26T-85019	1989-03-10	15	15	0	0	0	0	0
B33 DEERWOOD LANE PHASE 2 (CONDO.)	Ridgeway/Thunder Bay	NSVLCP 140/59M-397	26CD-15-10-01	2018-06-14	5	18	0	0	0	0	0
B34 ERIE BEACH PHASE 1A	Lakeshore	M-263	26T-94005	1999-02-08	6	12	0	0	0	0	0

Table 4: 2024 Q3 Built Out 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
REGISTERED WITH UNITS REMAINING											
R01	JETMAR SUBDIVISION	Crystal Beach	M-65	26T-74259	1978-02-07	49	49	9	9	9	0
R02	GARRISON VILLAGE PHASE II	Garrison	M-84	26T-74019	1979-11-26	65	150	6	8	4	0
R03	COUNTRY SQUIRE ESTATES I	Rural Area	M-172	26T-78024	1990-03-08	11	11	2	2	2	0
R04	CRYSTAL BEACH Y & T CLUB	Crystal Beach	M-208	26T-91012	1993-04-07	169	169	32	30	30	0
R05	NEYE PLAN PHASE I	Outside of Urban Area	M-209	26T-91011	1993-12-09	2	2	1	1	1	0
R07	HILL ESTATES SOUTH	Stevensville	M-303	26T-	2002-11-18	36	36	1	1	1	0
R06	RIDGEWAY SHORES PHASE 1	Ridgeway/Thunder Bay	M-304	26T-15-9801	2002-12-18	16	16	2	1	1	0
R08	ERIE BEACH PHASE 1B	Lakeshore	M-319	26T-94005	2004-03-31	39	46	3	3	3	0
R09	BRIAN STREET DEVELOPMENT	Crescent Park	M-BRI	N/A	N/A	46	46	10	9	9	0
R10	BAY RIDGE CROSSING 1	Crystal Beach	M-337	26T-15-03-02	2005-07-15	10	10	2	2	2	0
R11	BAY BEACH WOODS	Crystal Beach	M-349	26T-15-9803	2006-08-04	32	32	13	9	9	0
R12	BAY RIDGE CROSSING PHASE 3	Crystal Beach	M-363	26T-15-03-02	2007	1	9	1	1	1	0
R13	SOUTH COAST VILLAGE PHASE 1	Crystal Beach	59M-415	26T-15-09-01	2014-12-12	2	11	2	2	2	0
R14	SOUTH COAST VILLAGE PHASE 2	Crystal Beach	59M-430	350308-0087	2016-10-13	47	127	1	82	1	0
R15	VILLAGE CREEK ESTATES PHASE 3	Stevensville	59M-438	350308-0099	2017-05-17	59	73	17	9	7	0
R16	RIVER TRAIL PHASE 2	Douglastown-Black Creek	59M-451	350308-0042.2	2018-01-25	88	88	32	18	18	0
R17	PARKLANE PLACE	Crystal Beach	59M-452	350309-0095	2018-04-25	6	22	4	4	0	2
R18	THE OAKS AT 6 MILE CREEK	Ridgeway/Thunder Bay	NSVLCP 149/59M-455	350308-0085	2018-06-28	78	120	54	45	15	5
R19	HIGH POINTE SUBDIVISION	High Pointe	59M-459	26T-15-02-02	2018-08-14	114	139	33	25	9	0
R20	BRYDGEVIEW (Fmr. King Albany)	Gateway (Garrison)	59M-464	26T-15-0801	2018-11-28	6	42	2	26	0	0
R21	CRYSTAL RIDGE LANDING	Ridgeway/Thunder Bay	59M-465	26T-15-2005-02	2018-12-12	72	72	10	8	8	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
R23	PEACE BRIDGE VILLAGE Phase 1	Garrison	59M-470	26T-15-06-02	2019-05-03	70	100	5	12	4	0
R24	RIVER LEA ESTATES	Rural Area	NSVLCP 148	350303-0016	2019-01-29	4	3	2	2	2	0
R25	PEACE BRIDGE VILLAGE PHASE 3 CONDO.	Garrison	59M-470	350303-0032	2019-05-03	1	15	1	15	0	0
R26	BLACK CREEK SIGNATURE	Douglastown	59M-483	350308-0100	2020-12-03	138	181	172	144	94	7
R27	KETTLE COURT	Lakeshore	59M-490	350308-0067	2021-05-27	12	12	12	7	7	0
R28	PEACE BRIDGE VILLAGE PHASE 2	Garrison	59M-488	350308-0111	2021-03-25	47	88	88	40	11	0
R29	SOUTH COAST VILLAGE PHASE 3 CONODO.	Crystal Beach	59M-430	350303-0027	2020-11-09	9	73	9	38	0	0
R30	ROYAL RIDGE	Ridgeway/Thunder Bay	59M-506	350308-0101	2022-10-03	14	39	14	35	0	10
R31	HAZELWOOD CONDOMINIUMS	Crystal Beach		350309-0293		2	12		12	0	0
R32	ALLISTON WOODS	Spears	59M-516	26T-15-00-02	2023-04-25	161	299	71	269	124	0
R33	HABOURTOWN AT ERIE BEACH	Lakeshore	59M-519	350308-0108	2023-07-26	72	197	70	195	51	2
R34	SOUTHRIDGE MEADOWS	Ridgeway/Thunder Bay	59M-521	350308-0117	2023-09-22	46	44	9	9	1	8
R35	726 GORHAM ROAD	Ridgeway/Thunder Bay	59M-523	350308-0125	2023-12-14	8	7	7	7	7	0
						1614	2443	779	1183	509	34
TOTALS											610
denotes Registered Built-out											
denotes Registered/Units Remaining						4.5 YEAR SUPPLY OF UNITS IN REGISTERED PLANS					

Table 5: 2024 Q3 Registered Plans of Subdivision with Inventory

Draft Approved Plans of Subdivision

During the third quarter of 2024, Council approved two new draft plans. One of these plans had previously received approval but was resubmitted for revisions before being finalized.

Present supply provides for 2580 new residential units in approved Plans of Subdivision with a healthy mix of 603 detached, 184 semi-detached and 1793 multiple unit dwellings (towns & apartments).

Presently, the available supply of residential lots in Draft Approved Plan of Subdivision is equal to 9.9 years using the 5-year rolling construction average of 260.6 units per year of absorption.

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

Q3-2024 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	HERSHEY ESTATES	Rural Area	26T-15-99-02	12-Jan-01	2003-09-15	17	17	17	0	0	14.30
D02	SCHOOLEY ROAD CONDOMINIUMS	Crystal Beach	350303-006	11-Sep-06		53	53	0	0	53	3.94
D03	CREEKSIDE ESTATES	Ridgeway/Thunder Bay	26T-15-05-	11-Apr-11		31	31	31	0	0	2.43
D04	ABINO DUNES CONDOMINIUM	Point Abino	350308-040/D12-040			27	27	27	0	0	32.97
D05	NIGH ROAD SUBDIVISION	Rural Area	350308-0077	Mar-08		19	19	19	0	0	9.57
D06	ELIZABETH ST. SUBDV.(Fmr. Dantini Plan)	Crystal Beach	350308-0082			28	28	28	0	0	3.18
D07	FORT ERIE HILLS	Bridgeburg	350308-0120	01-May-17	10-Jun-24	137	900	30	134	736	19.26
D08	ALISTON WOODS PHASE II	Spears	350308-0058-3	03-May-17		102	218	98	0	120	
D09	LU LONG PING Ph 2 (Fmr. Spears Garden Ph2)	High Pointe	350308-0104	26-Feb-18		8	7	7	0	0	0.43
D10	BRIDGEVIEW TOWNHOUSE CONDOMINIUM	Garrison	350303-0031	22-Mar-21		6	26	0	0	26	0.79
D11	ROYAL RIDGE PH.2	Ridgeway/Thunder Bay	350308-112	08-Mar-21		8	47	1	6	40	1.35
D12	PEACE BRIDGE VILLAGE PHASE 3 (CONDO)	Garrison	350303-0032	09-Aug-21		1	24	0	0	24	0.91
D13	294 GORHAM ROAD & 3819 HIBBARD (CONDO)	Ridgeway/Thunder Bay	350309-535 & 350303-034	14-Feb-22		2	19	0	0	19	1.20
D14	3285 THUNDER BAY ROAD	Ridgeway/Thunder Bay	350308-0122	30-May-22		41	41	41	0	0	4.60
D15	726 GORHAM	Ridgeway/Thunder Bay	350309-0543/350308-0125	11-Jul-22		8	7	7	0	0	0.68
D16	0-10972 SEYMOUR AVENUE	Spears	350308-0126	03-Oct-22		8	8	8	0	0	0.17
D17	315 & 350 GARRISON ROAD CONDOMINIUM	Gateway	350303-0035	12-Dec-22		2	36	0	0	36	1.24
D18	SPRING CREEK ESTATES	Douglastown-Black Cr.	350309-540/350308-123	12-Dec-22		77	225	54	16	155	8.68
D19	PEACE BRIDGE VILLAGE PHASE 4	Garrison	350302-0127 & 350309-0544	16-Jan-23		37	67	31	0	36	2.64
D20	CRESCENT ACRES (0-10747 KRAFT ROAD)		350309-0553	08-May-23		95	220	67	8	145	10.68
D21	SHAYNE AVENUE SOUTH		350308-0124	24-Apr-23		23	23	23	0	0	1.56
D22	SHAYNE AVENUE N - CRESCENT PARK ESTATES		350308-0128	29-May-23		22	22	22	0	0	1.50
D23	613 Helena Street	Kraft	350308-107	08-May-23		23	128	0	4	124	8.14
D24	0-10417 WALDEN BLVD	Walden	350308-132	02-Oct-23		3	13	0	2	11	0.37
D25	BLACK CREEK SIGNATURE PHASE 2	Douglastown-Black Cr.	350308-0100	06-Nov-23		94	129	77	0	52	0.55
D26	3458 BLACK CREEK ROAD	Douglastown-Black Cr.	350308-0130, 350309-0559	06-Nov-23		8	8	0	2	6	0.24
D27	1101 DIPIETRO STREET	Walden	350308-0134	06-Nov-23		3	18	0	0	18	0.45
D28	1211-1237 PETTIT ROAD	Spears-High Pointe	350308-133	15-Jan-24		27	98	5	12	81	3.83
D29	315 & 0-350 GARRISON ROAD SUBDIVISION	Gateway	350308-0135	29-Jan-24		6	36	0	0	36	1.24
D30	1589 NIGH ROAD		35038-007	09-Apr-24		10	10	10	0	0	9.51
D31	255 EMERICK AVENUE	Bridgeburg	350303-0045	13-May-24		1	35	0	0	35	0.85
D32	412 RIDGEWAY ROAD (CONDO)	Ridgeway/Thunder Bay		27-May-24		1	11	0	0	11	0.57
D33	0-14166 Hendershot Drive					7	29	0	0	29	1.005
	TOTALS					935	2580	603	184	1793	148.83
9.9 YEARS SUPPLY OF UNITS IN DRAFT APPROVED PLANS											

Table 6: Q3-2024 Draft Approved Subdivision Inventory

Active Plans in Process

Active Plans simply refers to subdivision applications currently in the process for Council consideration. Presently, the available supply of residential units in Active Plans of Subdivision is equal to 1.2 years' supply using the 5-year rolling average of 260.6 units/year of absorption. **Table 7** below provides statistical information on the present Active Plans of Subdivision Inventory.

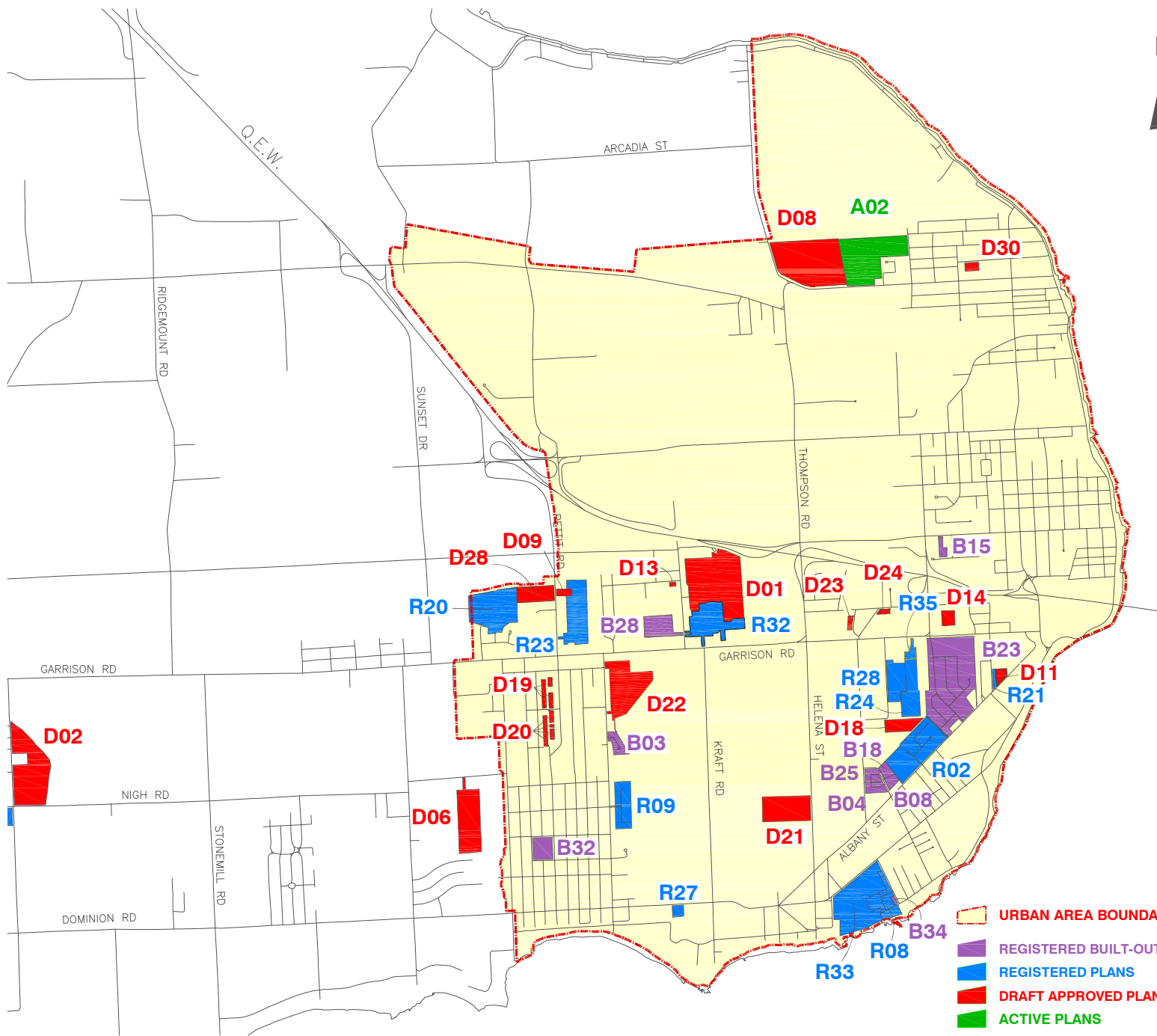
Q3-2024 - ACTIVE PLANS											
ACTIVE PLANS OF SUBDIVISION (NOT DRAFT APPROVED)											
	Plan Name	Neighbourhood	Reg/Town File No	Submission Date		# of Lots/ Blocks	# of Units	Single-Det. Lots	SemiDet. Units	Multiple Units	Site Area (ha)
A01	2649 Stevensville Road					90	90	41	0	49	5.346
A02	986 Ridge Road North		350309-0505			3	3	3	0	0	5.63
A03	576 Ridge Road N					54	119	49	0	70	5.19
A04	272 Ridge Road S		350309-0554			3	18	0	0	18	0.54
A05	3303 Dominion Road		35308-0138			3	13	0	0	13	0.41
A06	576 Ridge Road - Block 50 (Condo)			15-Feb-24		1	70	0	0	70	2.065
	TOTALS					154	313	93	0	220	17.116
THE AMOUNT OF UNITS IN PROCESS WOULD REPRESENT AN ADDITIONAL SUPPLY OF 1.2 YEARS WORTH OF DWELLINGS UNDER CURRENT 5 YEAR ROLLING AVERAGE											

Table 7: Q3-2024 Active 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 2024 - Third-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
- 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
- B31 Neye Plan Phase II
- B32 Daytona Park Acres
- B33 Deerwood Lane Phase 2 Condominium
- B34 Erie Beach Phase 1A

REGISTERED PLANS

- R01 Jetmar Subdivision
- R02 Garrison Village II
- R03 Country Squire Estates
- R04 Crystal Beach Tennis & Yacht Club
- R05 Neye 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 Village Creek (Phase III)
- R16 River Trail Estates (Phase II)
- R17 Parklane Place
- R18 The Oaks at 6 Mile Creek
- R20 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
- R30 Royal Ridge
- R31 Hazelwood Condominiums
- R32 Alliston Woods Ph. 1
- R33 Harbourtown Village
- R34 726 Gorham Road
- R35 Peace Bridge Village Phase 3 (Condo)

DRAFT APPROVED PLANS

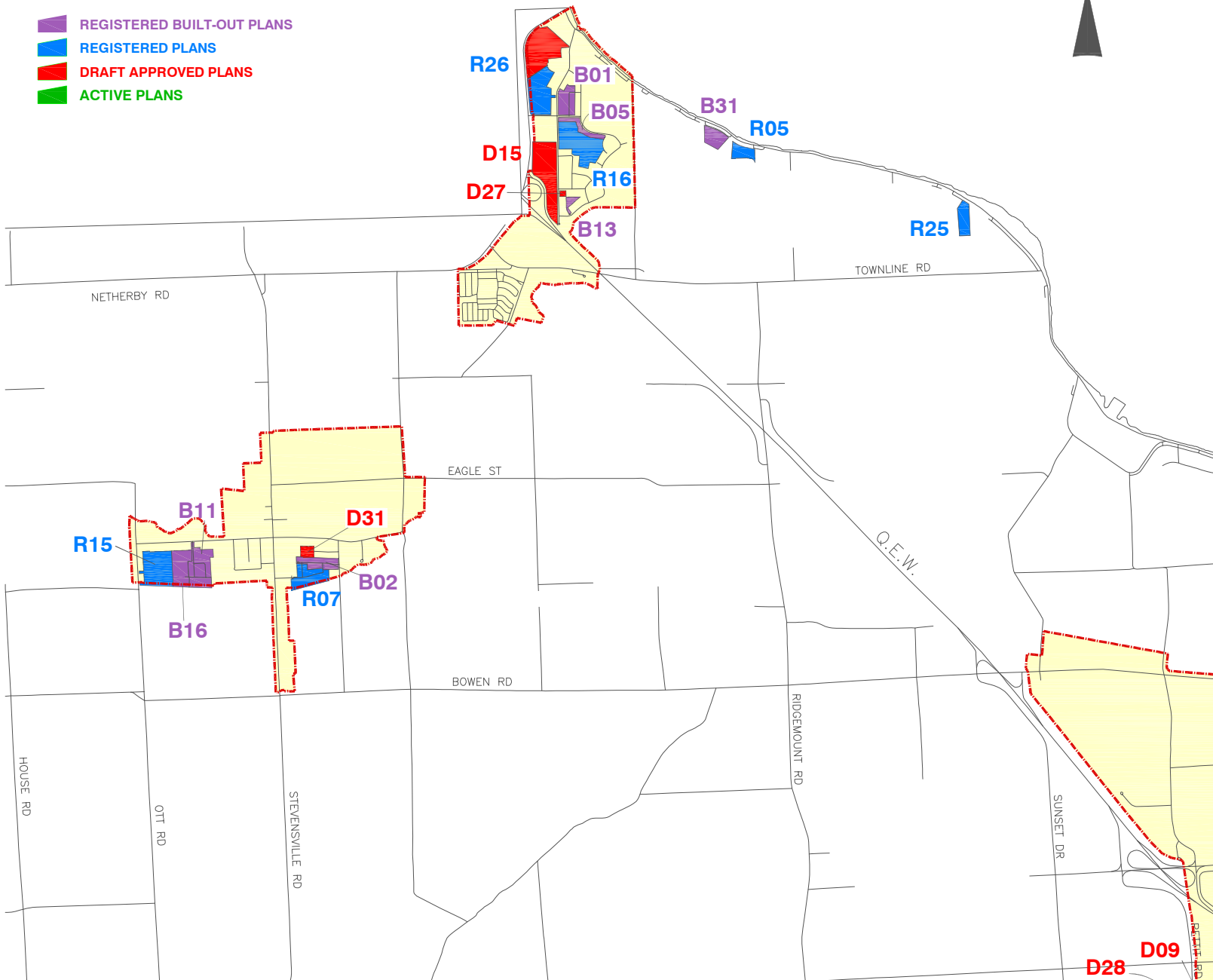
- D01 Alliston Woods Ph. 2
- D02 Hershey Estates
- D03 Schooley Road Condominiums
- D04 Creekside Estates
- D05 Abino Dunes
- D06 Nigh Road Subdivision
- D07 Elizabeth Road Subdivision
- D08 Fort Erie Hills
- D09 Lu Long Ping (Phase II)
- D10 Southridge Meadows
- D11 Brydgeview Townhouse Phase 2 Condominium
- D12 Royal Ridge Phase 2
- D13 0-10972 Seymour Avenue
- D14 315 & 350 Garrison Road (Condo)
- D15 Spring Creek Estates
- D16 294 Gorham & 3819 Hibbard (Condo)
- D17 3285 Thunder Bay Road
- D18 Peace Bridge Village Ph. 4
- D19 Crescent Park Acres
- D20 Shayne Avenue South
- D21 613 Helena Street
- D22 Crescent Acres
- D23 1101 DiPietro Street
- D24 0-10417 Walden Boulevard
- D25 272 Ridge Road South
- D26 3303 Dominion Road
- D27 3458 Black Creek Road
- D28 1211-1237 Pettit Road
- D29 412 Ridgeway Road
- D30 255 Emerick Avenue
- D31 0-14166 Hendershot Drive

ACTIVE PLANS (Not Draft Approved)

- A01 576 Ridge Road North
- A02 Fort Erie Hills East

Town of Fort Erie - Subdivision Plan Map 2024 - Third-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
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- R03 Country Squire Estates
- R04 Crystal Beach Tennis & Yacht Club
- R05 Neye Plan I
- R06 Ridgeway Shores Phase 1
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- R09 Brian Street
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- R13 South Coast Village (Phase I)
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- R18 The Oaks at 6 Mile Creek
- R20 High Pointe Subdivision
- R21 Brydgeview Phase 1
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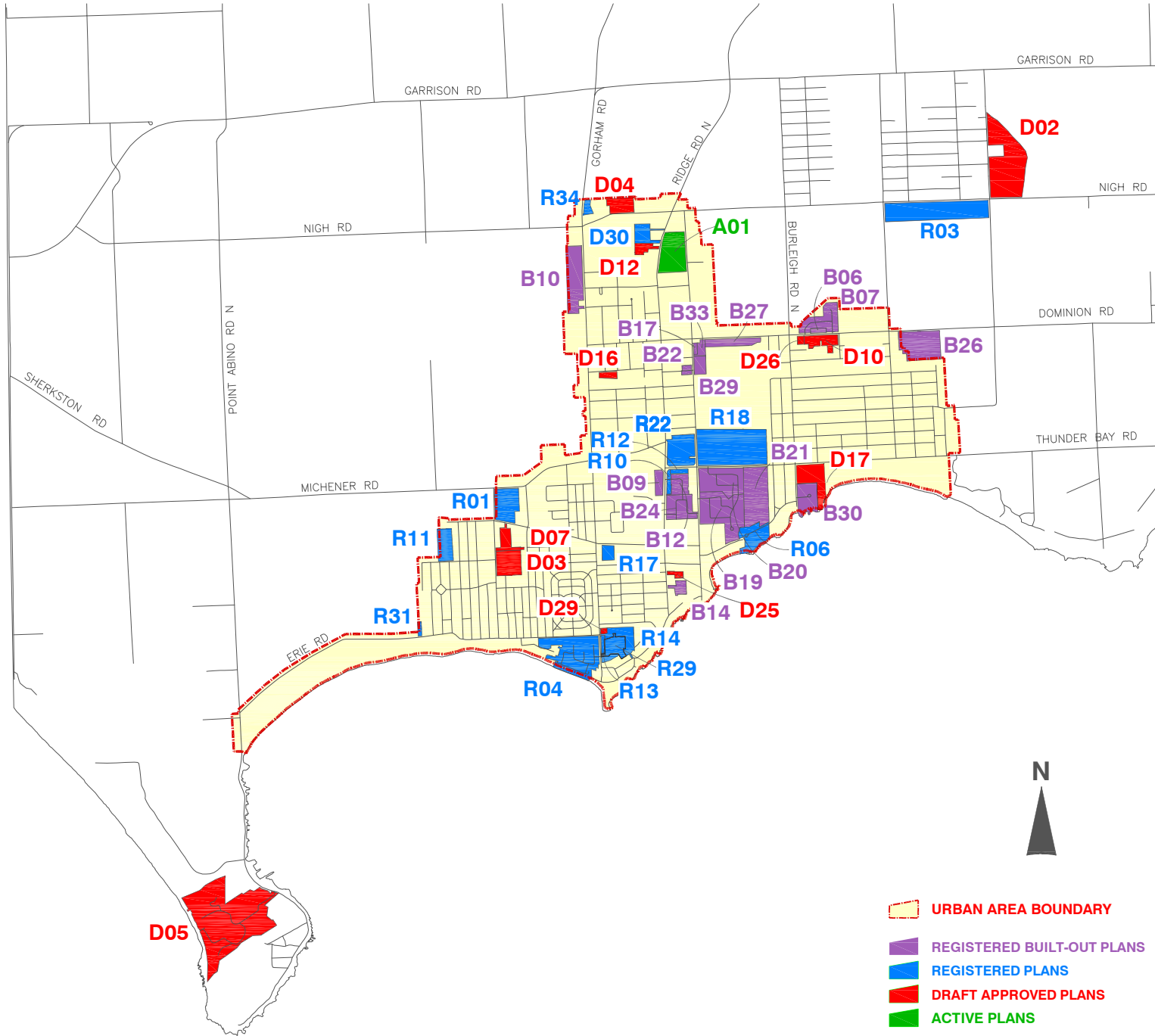
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- A02 Fort Erie Hills East

Town of Fort Erie - Subdivision Plan Map 2024 - Third-Quarter SOUTHWEST REGION



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- B03 Crescent Farm Extension 1
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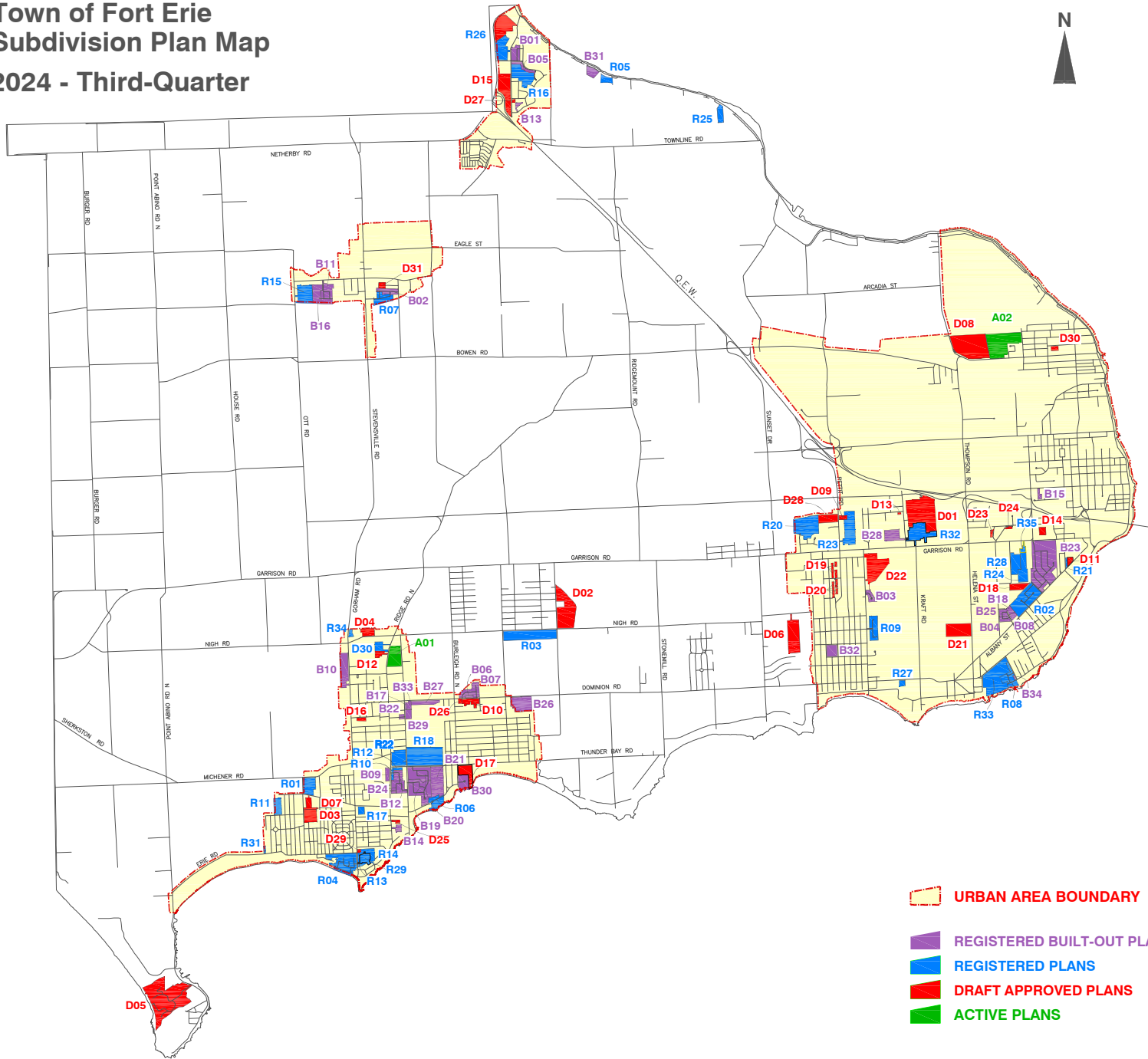
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THE INTRODUCTION OF TREE BY-LAW 33-2024

In response to concerns with tree clearing within the Town of Fort Erie, Council authorized staff on May 29, 2023 to initiate a comprehensive review and amendment to By-law No. 60-04, A By-Law To Regulate The Destruction, Injury And Harvesting Of Trees. This initiative, aligned with the Municipal Act of Ontario and was outlined in Report No. PDS-54-2023, which aimed to enhance the Town's approach to tree protection and management.

After extensive review, public consultation, and consideration of best practices, Council passed by-law 33-2024 on March 24, 2024. The by-law offers numerous benefits for the community. Economically, it supports the stabilization of soils and slopes, reducing erosion and minimizing damage. By enhancing water absorption, it decreases stormwater runoff and flooding risks. The presence of trees also provides energy savings, with increased shade reducing cooling costs during summer months and windbreaks lowering heating expenses in winter. Additionally, trees act as a wind break adjacent to Lake Erie and provide much needed stop over area's for migratory birds.

The by-law contributes to the environment as trees roots systems assist with the stabilization of soils and slopes while promoting carbon sequestration to combat climate change. Trees also provide essential wildlife habitats, supporting biodiversity within the region. Beyond these tangible benefits, the by-law enhances the aesthetic value of the community, improves physical and mental wellbeing through greener spaces, and reduces noise pollution.

Despite its many benefits, tree preservation in Fort Erie continues to face challenges, including land clearing for development, damage from severe storms and high winds, and threats posed by insects, diseases, and invasive species. To date, the Town has received 170 tree permit applications, demonstrating the community's growing commitment to tree preservation. Of these applications, 25 permits were issued for regulated trees, 112 permits for dead or hazardous trees, 30 permits were either pending, withdrawn, or cancelled, and 3 new applications remain unprocessed. For properties with limited space for replacement plantings, a cash-in-lieu option allows applicants to contribute to municipal tree-planting efforts. So far, the Town has collected \$6,000 through this program, further supporting the enhancement of Fort Erie's urban canopy.

SECTION C: BY-LAW ENFORCEMENT – 2024 THIRD QUARTER (Q3)

This section provides statistics related to the volume of calls for service and actions the Town's By-law Enforcement Officers experienced in the third quarter of 2024 for the information of Council and the general public.

By-law Enforcement Overview 2024 Third Quarter (Q3)

In the third quarter of 2024, By-law Enforcement received a total of 706 new calls for service with 266 calls carried over from Q2-2024. By-law Enforcement was able to resolve 81% of the total calls for service of the 706 new calls and 266 carried over calls. New calls for service are down by approximately 18% when compared to the third quarter of 2023.

Table 8 provides a more detailed breakdown of the 2024 third quarter data for types and volumes of calls for service filled. **Figure 7** on the following page indicates the percentage of new calls for service by type during Q3-2024.

By –Law Enforcement Quarterly Statistics July 1 to September 30, 2024 Q3 - 2024				
BY-LAW	Calls Carried Over from Q2 - 2024	New Calls for Service	Resolved Calls	Pending Calls
DRAINAGE	8	18	23	3
LOT MAINTENANCE BYLAW	49	125	132	42
LONG GRASS & WEEDS	103	196	259	40
ZONING	16	23	26	13
NOISE & NUISANCE	6	29	30	5
PROPERTY STANDARDS	29	35	36	28
OTHER CALLS/MISCELLANEOUS	0	8	8	0
DEAD/DAMAGED TREES	23	18	22	19
TRAFFIC BY-LAW/ PARKING	11	62	72	2
SHORT TERM RENTALS	3	18	20	1
TOTAL	248	532	628	153

Table 8: Q3-2024 By-law volume of calls by type

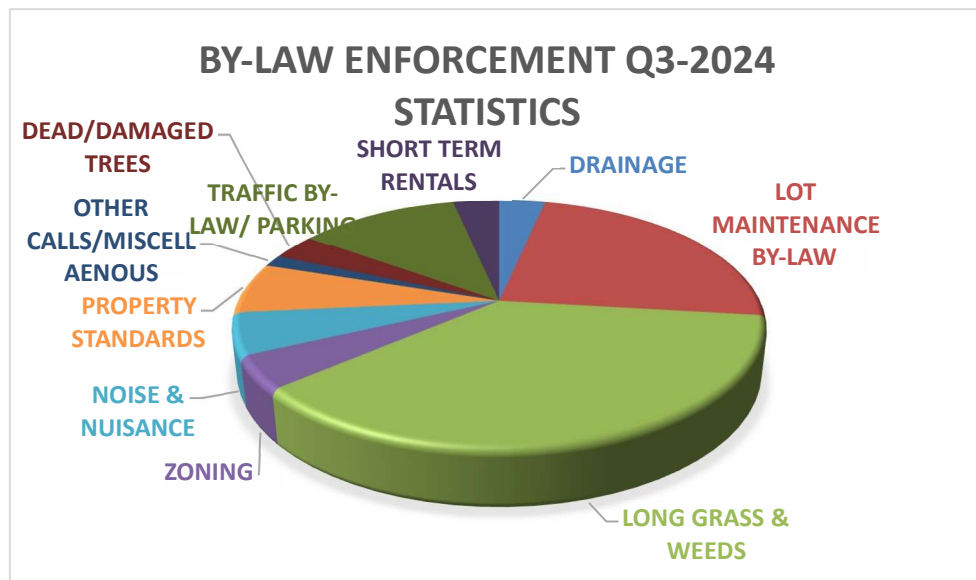


Figure 7: By-law Q3-2024 percentage of new calls for service by type

In Q3-2024, Long Grass and Weeds calls represented 37% of the total calls for service surpassing all other categories.

Parking Violations

In the third quarter of 2024, By-law Enforcement staff issued a total of 241 parking tickets, representing a decrease from the 372 tickets issued in the same period in 2023. This reduction can be attributed to a combination of factors, including a decline in parking-related service calls, an observed increase in overall compliance, and a strategic shift in enforcement priorities. During the busy summer months, greater focus was placed on addressing Lot Maintenance concerns, such as long grass and weed complaints.

OVERALL, 2024 THIRD QUARTER (Q3) SUMMARY

The third quarter of 2024 reflected a mixed trend in building permit activity. While there was a decrease in residential permits compared to the first and second quarters of the year, the overall number of permits issued has surpassed 2023 levels. In 2023, a total of 603 permits were issued, whereas, as of December 2024, the total number of building permits stands at 667.

Residential construction activity experienced a slight decline throughout Q1 to Q3 of 2024, aligning with the broader trend of a cooling housing market. With registered lot inventories returning to more comfortable levels, staff is closely monitoring how the market responds to sales, particularly considering the downturn following increased interest rates.

Overall, building permit activity declined in the third quarter of 2024 compared to Q3-2023, with a total of 152 permits issued, representing an estimated construction value of \$36 million. However, residential permit activity showed significant growth compared to the same period last year. In Q3-2024, 45 residential permits were issued, accounting for 57 residential units, compared to Q3 2023, which recorded 23 residential permits and 23 residential units.

Planning and Development Services saw a decent number of development applications received in Q3-2024 with a total of 72 applications received and processed. The number of development applications received has decreased slightly when compared to the 85 applications received and processed in Q3-2023. Across the most recent years, the Planning Department has seen a significant increase in the number of development applications received. Further, the Town of Fort Erie is in a healthy and comfortable position with the current inventory for residential supply of 4.5 years' worth in Registered Plans of Subdivision and 9.9 year' worth in Draft Approved Plans of Subdivision which is in line with the 2024 Provincial Policy Statement requirement of a maintained 3-year supply.

In Q3-2024, By-law Enforcement received a decent number of new calls for service for a total of 709 new calls and 266 calls carried over from Q2-2024. The number of By-law calls for service have quadrupled in volume across a span of the past 10-years and are continuing on a steady incline. By-law Enforcement staff are working diligently to stay on top of the increasing calls while also maintaining parking and beach road allowance patrols.

The third quarter of 2024 remained steady in residential permit volumes within the Building Division. While activity levels did not set records across all divisions, the increased volume of applications and inquiries highlights the continued growth and development in Fort Erie. Notably, the Building, Planning and Development, and By-law Enforcement divisions collectively experienced a significant increase in overall activity.

Although the Planning and By-law Enforcement divisions saw slight decreases in volume, these variations were not substantial enough to overshadow the broader trend of growth within the Town. The consistent rise in applications and calls across these divisions demonstrates Fort Erie's prosperity and its exponential growth, as reflected in the data provided in this report.

As Fort Erie continues to expand, staff remain committed to monitoring data trends and ensuring the community's evolving needs are met effectively.