



Planning, Building and By-law Services

Prepared for: Council-in-Committee

Report: PBBS-31-2025

Meeting Date: April 14, 2025

1. Title

PBBS 2024 Fourth Quarter (Q4) and Year-End Development-Building-Planning-By-law Status Report

2. Recommendations

That: Council receives Report PBBS-31-2025 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-31-2025 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 forth quarter (Q4) and year-end 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 and year-end.

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 fourth quarter (Q4) and Year-End 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 Fourth-Quarter (Q4) and Year-End Building Permit Overview:

In the fourth quarter of 2024, the Building Department issued 130 building permits, with an estimated construction value of \$23 million. This closely aligns with Q4 2023, which saw 118 permits issued and a construction value of \$24 million.

Notably, Q4 2024 recorded a higher number of residential units, totaling 33, compared to 25 in Q4 2023. However, Q4 2024 had the lowest permit issuance of the year, trailing behind Q1 (170 permits), Q2 (232 permits), and Q3 (152 permits).

In breaking down the Q4-2024 data further by "building permit type", of the total 130 permits issued the top-ranking categories were:

1. Additions/Alterations/Other Improvements – 43 permits, totalling 33% of the total issued permits
2. New Residential Construction – 29 permits, totalling 22% of the total issued permits
3. Other permits (sign, tent, etc. – 58 permits, totalling 45% of the total issued permits

Figure 3 of **Appendix 1** to this report further illustrates the 2024 fourth-quarter permit volume and estimated values.

For the 2024 year-end statistics, a total of 684 building permits were issued, representing an estimated construction value of \$167 million. This marks an increase compared to 603 permits issued in 2023, valued at approximately \$176 million.

Figure 4, 5 and 6 of **Appendix 1** to this report further illustrate the total number of building permit by quarter and 5-year building permit volume. Figure 7 of **Appendix 1** to this report outlines the 2024 permit volumes and estimated values broken down by category.

As of year-end 2024, the Town of Fort Erie issued a total of 684 building permits, representing an estimated construction value of \$167 million. This reflects an increase in permit activity compared to 2023, when 603 permits were issued with an estimated construction value of \$176 million.

Residential construction remains the primary driver of permit activity, with new housing starts and renovations contributing significantly to the total. Meanwhile, commercial and industrial projects, though fewer in number, continue to represent a vital component of local economic investment. Notably, several key developments in 2024, including mixed-use and multi-residential projects, have supported the town's strategic growth objectives.

The Town remains committed to fostering responsible development and ensuring an efficient, transparent permit approval process. Staff continue to monitor trends in permit issuance and engage with builders, developers, and stakeholders to support Fort Erie's long-term growth while maintaining alignment with municipal planning policies and infrastructure capacity.

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

Residential Dwelling Permit Report Q4-2024 and Year-End (Section A of Appendix 1)

New Residential Permit Overview

Starting in Q1 2024, staff began tracking "accessory dwelling unit" (ADU) permits separately due to their increasing prevalence and changes under Bill 23, which allows additional residential units without zoning amendments. Previously grouped with apartment units, ADUs now have a distinct category. However, ADUs created within other permit types (e.g., townhomes, single-detached homes) won't be issued separate permits but will still be monitored. A new chart has been introduced to track ADU creation by type.

In Q4-2024, the Building Department issued 29 new residential building permits, resulting in the creation of 33 new residential units, which includes four accessory dwelling units (ADUs). The total estimated construction value for all building permits issued during this period was 17 million.

The fourth quarter of 2024 saw a significant increase in residential permits and units compared to the same period in 2023. In Q4 2023, the Town issued 24 residential permits, resulting in 25 new residential units. In contrast, Q4 2024 recorded 29 residential permits and 33 residential units, marking an impressive 32% increase in units created within the Town.

During this period, the 33 residential permits issued consisted of 20 single detached dwellings, 6 semi-detached dwellings, 3 Townhomes, and 4 accessory dwelling unit.

Figure 8 of **Appendix 1** to this report illustrates the fourth quarter residential permit volume from 2020 to 2024.

The Building Department issued a total of 256 new residential building permits in 2024, resulting in 293 new residential units with an estimated construction value of \$132 million. This marks a significant increase compared to 2023, when 123 new residential building permits were issued, creating 130 new residential units with an estimated value of \$86.4 million.

This upward trend in residential construction reflects continued growth and development within the Town of Fort Erie. The data from all quarters of 2024 indicate that this momentum may persist into the coming year, suggesting sustained demand for residential housing and ongoing investment in the local economy.

When examining residential data by neighborhood for the fourth quarter, it becomes evident that the Ridgeway/Thunder Bay neighborhoods led the way, accounting for 42.4% of all residential building permits issued. Spears/Highs Pointe neighborhood ranked second, contributing 30.3%, followed by Crystal Beach areas with 27.3%. Across the last few years, new residential permit activity has been dominated by development in the Ridgeway-Thunder Bay Neighbourhood. Figure 10 and Figure 11 of **Appendix 1** to this report illustrates the distribution of residential permit data by neighbourhood.

A breakdown of the 2024 year-end residential permit statistics by neighborhood reaffirms that the Ridgeway/Thunder Bay area continues to lead in residential development. The top three neighborhoods with the highest number of issued residential permits were Ridgeway/Thunder Bay, accounting for 28.7% of all issued residential permits, Spears/High Pointe, following closely behind with 28% of residential permits, and Crystal Beach, representing 11.9% of all issued residential building permits. Figure 13 of **Appendix 1**

These figures highlight the ongoing growth and demand for housing in these key areas, with Ridgeway/Thunder Bay maintaining its position as the most active neighborhood for new residential development. Figure 14 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 single permit issued for an apartment building could result in numerous dwelling units, while a permit for a single detached dwelling with an accessory

dwelling unit could result in two dwelling units. In terms of the 2024 fourth quarter statistics for new residential dwellings, the 29 permits issued consisted of 20 single detached dwellings, 6 semi-detached dwellings, 3 Townhomes and 4 accessory apartment dwelling units. Of the aforementioned 29 permits issued, 33 new residential units were created. Figure 16 of **Appendix 1** to this report portrays the fourth quarter statistical data for residential new construction by type. Figure 15 of this report portrays the Year-End statistical data for total number of dwelling units created by residential new construction.

Industrial / Commercial / Institutional (ICI) Permit Activity and Development Charge Collections Q4-2024 and Year-End (Section B of Appendix 1)

The value of Industrial/Commercial/Institutional (ICI) construction in Q4-2024 was approximately \$1.8 million.

Industrial

Permit activity in the fourth quarter of 2024 declined compared to the fourth quarter in 2023. Only one industrial permit was issued, with an estimated value of \$6,000.00, significantly lower than \$261,800.00 in industrial permit value recorded in Q4-2023. The one industrial permit drawn in the fourth quarter were for renovations/additions/alterations.

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

Year-end statistics show a decline in industrial permit activity in 2024 following a record-breaking year in 2023. A total of six industrial building permits were issued in 2024, with an estimated construction value of \$6.5 million. By comparison, 14 permits were issued in 2023, totaling an estimated \$16.5 million

Commercial

Commercial permit activity saw an increase in Q4-2024 compared to Q4-2023, with 12 permits issued this quarter, up from 7 in the same period last year. The total estimated value of these permits reached \$1.7 million, a significant rise from the \$250,000.00 total value of the 7 permits issued in Q4-2023.

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

Year-end statistics show that while the number of commercial permits issued in 2024 decreased compared to 2023, the total construction value increased. In 2024, 31 commercial building permits were issued, with an estimated construction value of \$6.4 million. By comparison, 45 permits were issued in 2023, totaling an estimated \$3.5 million.

Institutional

Permit activity in the fourth quarter of 2024 increased compared to the same period in 2023. However, the total value of institutional permits decreased significantly. Four institutional permits were issued in Q4 2024, with an estimated value of \$111,600—significantly lower than the \$390,000 recorded in Q4 2023. All institutional permits issued in the fourth quarter were for

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

Year-end statistics indicate a significant increase in institutional permit values in 2024 compared to 2023. Although slightly fewer permits were issued (13 in 2024 versus 14 in 2023), the total estimated construction value rose significantly from \$668,800 in 2023 to \$2.2 million in 2024.

SECTION B: PLANNING AND DEVELOPMENT

In previous years, statistical reporting on Development Planning Application volumes—aside from active, draft, and registered Plans of Subdivision—was not included in this report. However, as development applications have continued to rise in recent years, staff began tracking planning application volumes in 2022 to establish benchmarks for future departmental planning.

This report quantifies the number 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. It also continues to monitor the inventory of Plans of Subdivision and Condominium developments.

Additionally, the legislative requirements under Bill 185 impose stricter timelines on planning applications, making data tracking essential for assessing the staffing resources needed to meet these deadlines. Notably, since these requirements took effect in July 2023, the Town of Fort Erie's Development Division has successfully met all mandated timelines for affected development applications.

The number of applications received by Development Planning staff has decreased slightly compared to last year, particularly in pre-consultation applications. However, we continue to rank the highest in application volume within the Niagara Region. It is important to note that not all pre-consultation applications lead to formal submissions, and not all applications require a pre-consultation meeting. While pre-consultation is not mandatory, it is recommended for certain applications, including consent, site plans, zoning by-law amendments, official plan amendments, and draft plans of subdivision and condominium.

In the fourth quarter of 2024, the Development Planning Division received a total of 63 applications.

In the fourth quarter of 2024, a total of 63 development applications were submitted, just one fewer than the 64 received during the same period in 2023. These applications, listed in descending order by type, included 19 minor variances, 18 consents, 10 pre-consultations, 5 zoning by-law amendments, 4 site plans, 3 requests for the removal of part-lot control, and 1 application each for a deeming by-law and an official plan amendment. Figure 19 of **Appendix 1** to this report illustrates the application volume by type for the fourth quarter of 2024.

In 2024, the Development Planning division received a total of 280 applications, a decrease from the 306 applications submitted in 2023. In 2024, the Regional Municipality of Niagara released a report which summarized that the Town of Fort Erie submitted the highest number of development applications when compared to the 12 other local municipalities. The Town of Fort Erie submitted (167) development applications to the Region for review followed by Niagara

Falls (148), Niagara-on-the Lake (136) and Lincoln (130). Figure 20 of **Appendix 1** to this report illustrates the application volume and type for all of 2024 and is further outlined below.

In 2024, the majority of applications submitted to the Committee of Adjustment were for consents and minor variances, totaling 66 and 91, respectively. By comparison, 2023 saw 73 consent applications and 81 minor variance applications. While consent applications decreased slightly, the rise in minor variance applications reflects ongoing development activity within the Town.

Staff will continue to monitor application trends in relation to Fort Erie's significant growth, providing broader data beyond Plan of Subdivision statistics, which are detailed below.

Subdivision/Condominium Plan Registrations

One Plan of Subdivision was registered (3285 Thunder Bay Road). For the year as a whole, only one registration was completed.

Subdivision registrations have slowed over the past three years. The high number of registrations in 2018 was likely a response to the development community addressing the extremely low inventory at that time. Council may recall that in 2018, the supply of buildable lots in registered Plans of Subdivision and Condominium had dropped to just 1.4 years. As of year-end 2024, that supply has increased to 4.7 years.

At the end of 2024, there were 1194 potential units available in Registered Plans, compared to 1302 units at the end of 2023, when the supply stood at 5.42 years.

Figure 22 and Figure 23 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 fourth quarter of 2024 saw 3 new draft plans receive approval from Council.

2024 saw 9 subdivisions added to the Draft Approved Plans. Currently, 38 approved Plans of Subdivision are in various stages of fulfilling their respective approval conditions.

Present supply provides for 2849 new residential units in approved Plans of Subdivision with a healthy mix of 652 single detached, 184 semi-detached and 2013 multiple unit dwellings (towns & apartments). As of year-end, the available supply of residential lots in Draft Approved Plans of Subdivision equates to 11.3 years, based on a 5-year rolling average of 252 units absorbed per year.

Figure 24 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 3 active plans cited in Figure 25 of **Appendix 1**. The following active plans cited in Table 11 (, 0-15850 Rebstock Road, Spears Garden, and Crescent Acres) are scheduled to proceed to Council for consideration at future date.

The 3 plans represent a total of 531 residential units with considerable multi-dwelling units. This includes townhome units making up 318 of those dwellings, in addition to 205 single detached and 8 semi-detached units. Presently, the available supply of residential units in Active Plans of Subdivision is equal to 2.1 years' using the 5-year rolling average of 252 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 252 units per year absorption.

At the end of 2024, the available residential lot supply, based on an annual absorption rate of 252 units, is as follows:

- Registered Plans - 1194 units at 252 units/year = 4.7years' worth of supply;
- Draft Approved – 2849 units at 252 units/year = 11.3 years' worth of supply;
- Active Plans – 531 units at 252 units/year = 2.1 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 4.7 years' worth of supply in Registered Plans of Subdivision and 11.3 years' worth of supply in Draft Approved Plans of Subdivision.

THE INTRODUCTION OF TREE BY-LAW 33-2024

In response to concerns about tree clearing, Fort Erie Council initiated a review of By-law No. 60-04, resulting in the adoption of By-law 33-2024 on March 24, 2024. The updated by-law strengthens tree protection and management, offering economic, environmental, and community benefits. It helps stabilize soils, reduce erosion, minimize stormwater runoff, and lower energy costs. Environmentally, it supports carbon sequestration, enhances biodiversity, and protects migratory bird habitats. Additionally, it improves aesthetics, promotes well-being, and reduces noise pollution, contributing to a healthier and more sustainable community.

Despite these benefits, tree preservation in Fort Erie faces ongoing challenges, including land clearing for development, storm damage, and threats from pests, diseases, and invasive species. In 2024, the Town has issued 137 tree permit applications, reflecting a growing commitment to conservation, with an estimated total value of \$8,925.00. For properties with limited space for replacement plantings, a cash-in-lieu option allows applicants to contribute to

municipal tree-planting initiatives. This program has collected \$14,300.00 in 2024, further supporting the enhancement of Fort Erie's urban canopy. Figure 26 of **Appendix 1**

SECTION C: BY-LAW ENFORCEMENT

By-law Overview

In the fourth quarter of 2024, By-law Enforcement received 412 new calls for service, with 165 carried over from Q3, totaling 577 calls. Of these, 77.64% were successfully resolved.

Lot Maintenance By-law calls accounted for the largest share at 37% of all service requests, followed by Property Standards (19%), Noise & Nuisance By-law (16%), Long Grass & Weeds (15%), Zoning (9%), and Drainage (5%). This is outlined in **Appendix 1** Figure 27.

In 2024, By-law Enforcement received a total of 2,170 new calls for service, with 100 calls carried over from 2023. By-law Enforcement staff were able to resolve 94.6% of the total calls for service. A more detailed breakdown of By-law Enforcement activity for the 2024 fourth quarter and Year-End. This is outlined in **Appendix 1** Figure 28, 29, 30, and 31.

Parking Violations

In the fourth quarter of 2024, By-law Enforcement staff issued a total of 187 parking tickets, a significant increase from the 51 tickets issued during the same period in 2023.

By the end of 2024, By-law Enforcement staff had issued a total of 607 parking tickets, reflecting a slight decrease from the 636 tickets issued in 2023.

OVERALL 2024 FOURTH QUARTER (Q4) AND YEAR END SUMMARY

The fourth quarter and year-end statistics for 2024 demonstrate continued growth and development within the Town of Fort Erie. The Building Department issued 684 permits valued at \$167 million, marking an increase in permit activity over 2023. Residential construction remains the primary driver of development, with a significant rise in new housing units.

While commercial and institutional permit values increased, industrial permit activity declined. Development Planning saw 280 applications in 2024, maintaining Fort Erie's position as the leading municipality in Niagara for development applications. The available residential lot supply remains healthy, ensuring sustainable growth. By-law Enforcement addressed 2,170 service calls throughout the year, with Lot Maintenance and Property Standards being the most common concerns. The Implementation of Tree By-law 33-2024 reflects the Town's commitment to environmental sustainability, supporting tree conservation efforts.

Overall, the Town of Fort Erie continues to foster responsible development, maintain efficient regulatory processes, and address community needs to support long-term growth and sustainability.

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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13. Attachments

Appendix 1 – Title of Appendix

PLANNING, BUILDING AND BY-LAW SERVICES DEPARTMENT STATISTICAL REPORTING



2024 YEAR IN REVIEW



March 2025

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

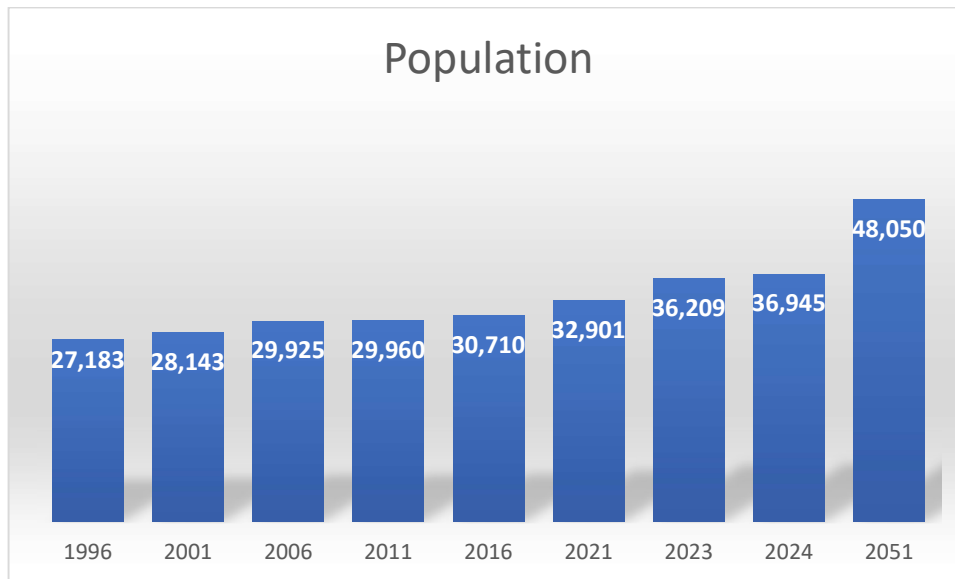
Note - This Report is prepared for the information of the Town of Fort Erie Council and overall public consumption. Reporting is of statistical nature only. Analysis is the domain of the reader.

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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.



****2051 Regional
population projection**

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.

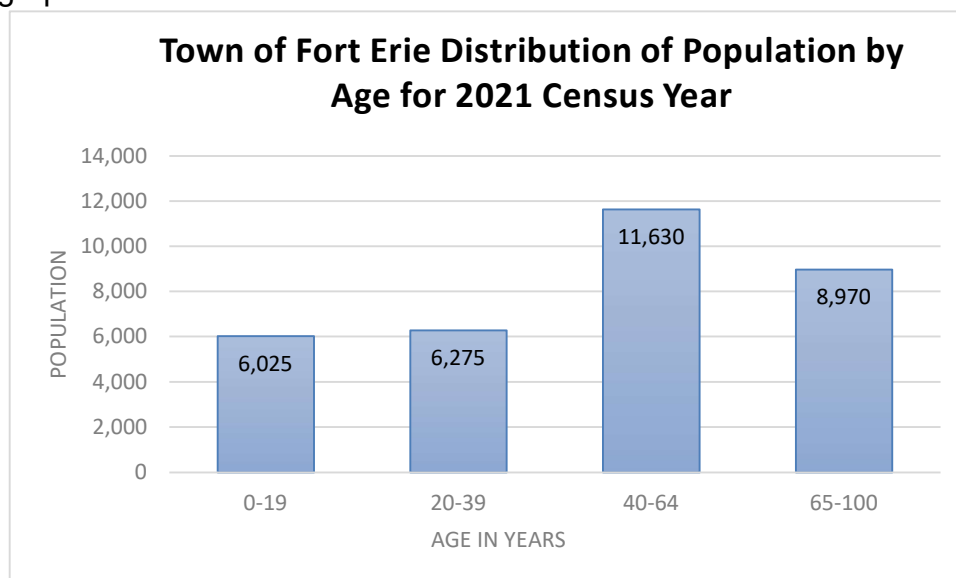


Figure 2 Source: Statistics Canada

SECTION A: BUILDING – 2024 FOURTH QUARTER (Q4) AND YEAR-END

2024 Fourth Quarter Building Permit Overview

The Building Department issued a total of 130 building permits in the fourth quarter of 2024 totaling an estimated construction value of \$23 million.

Summary of Permit Volumes & Estimated Value – Fourth Quarter 2024 (Q4)

Figure 3 provides the volumes and estimated construction values for Q4-2024 broken down by category.

2024-Q4 Permit Values

Q4 PERMIT VOLUMES AND ESTIMATED VALUES			
Classification	2024		
	NO. OF PERMITS Q4 ONLY	ESTIMATED VALUE \$	UNITS CREATED
Total Value of all New Dwellings	33	\$17,528,896.00	33
New Single Detached Dwellings	20	\$11,599,096.00	20
New Semi-Detached Dwellings	6	\$3,329,000.00	6
New Multi-Unit Dwellings/Apartments/Towns and ADU's associated with other permits	3	\$2,428,000.00	3
New Accessory Dwelling Units (permits specific to the constructoin of an ADU not associated with another permit)	4	\$172,800.00	4
Res. Add. Alt, & Repairs	30	\$1,922,459.00	
Garages & Carports	6	\$215,000.00	
Accessory Buildings	6	\$503,600.00	
Swimming Pools	3	\$300,000.00	
Farm Buildings			
Commercial Business			
New			
Additions, Alterations, Etc.	12	\$1,676,500.00	
Industrial			
New			
Additions, Alterations, Etc.	1	\$6,000.00	
Institutional & Gov't			
New			
Additions, Alterations, Etc.	4	\$111,600.00	
Demolitions	11	\$94,550.00	
Plumbing	5	\$28,100.00	
Other (sign, tent, tank, etc;)	19	\$529,198.00	
TOTALS	130	\$22,915,903.00	33

Figure 3: Q4-2024 permit volume and estimated values

2024 Year-End Building Permit Overview

The Building Department issued a total of 684 building permits in 2024 totaling an estimated construction value of \$167 million. The highest number of permits were issued in the second quarter. **Figure 4** illustrates the number of building permits issued by quarter. **Figure 5** depicts the total building permit volume over the past 5 years.

2024 TOTAL BUILDING PERMITS BY QUARTER	
Q1	170
Q2	232
Q3	152
Q4	130
2024 TOTAL	684

Figure 4: 2024 Building Permits by Quarter

	Permits Issued	Value	New Residential Permits	New Residential - Value	Single Detached Dwellings	Semi-Detached	Town/Apartment/ Multi-unit	Additional Dwelling Units	Units Created
2024	684	\$ 167,192,103	256	\$ 134,259,952	115	56	85	37	293
2023	603	\$ 177,755,385	123	\$ 86,715,080	83	7	32		
2022	782	\$ 207,037,347	239	\$ 145,789,154	166	5	68		
2021	810	\$ 258,846,238	357	\$ 236,269,915	221	17	119		
2020	584	\$ 128,728,575	243	\$ 99,260,000	184	2	114		
2019	632	\$ 107,700,200	184	\$ 88,304,600	180	2	48		

Figure 5: Building Permit Volume - 6 Year

Q1 2024	# of Units per Month
January	7
February	12
March	30
TOTAL	49
Q2 2024	
April	71
May	47
June	36
TOTAL	154
Q3 2024	# of Units per Month
July	18
August	27
September	12
TOTAL	57
Q4 2024	# of Units per Month
October	11
November	7
December	15
TOTAL	33

Figure 6: Total resident units per quarter for 2024

Summary of Permit Volumes and Estimated Value - Year-End 2024

Figure 7 on the following page provides the volumes and estimated construction values for all of 2024 building permits broken down by category.

2024-Year End Permit Values	YEAR-END PERMIT VOLUMES AND ESTIMATED VALUES			
	CLASSIFICATION	NO. OF PERMITS 2024	ESTIMATED VALUE \$	UNITS CREATED
	Total Value of all New Dwellings			
	New Single Detached Dwellings	115	\$71,548,574.00	117
	New Semi-Detached Dwellings	56	\$25,701,850.00	56
	Townhomes	70	\$31,618,378.00	86
	Apartments	4	\$2,755,000.00	15
	New Accessory Dwelling Units (permits specific to the constructoin of an ADU not associated with another permit)	18	\$2,636,150.00	19
	Res. Add. Alt. & Repairs	83	\$9,417,245.00	
	Garages & Carports & Accessory Buildings	35	\$2,021,000.00	
	Swimming Pools	22	\$765,301.00	
	Farm Buildings	4	\$990,000.00	
	Commercial Business			
	New	2	\$2,414,310.00	
	Additions, Alterations, Etc.	29	\$3,972,417.00	
	Industrial			
	New	2	\$343,100.00	
	Additions, Alterations, Etc.	4	\$6,144,000.00	
	Institutional & Gov't			
	New			
	Additions, Alterations, Etc.	13	\$2,217,100.00	
	Demolitions	54	\$793,970.00	
	Plumbing	15	\$249,200.00	
	Other (sign, tent, tank, etc;)	158	\$3,604,418.00	
	TOTALS	684	\$167,192,013.00	293

Figure 7: 2024 permit volume and estimated values

New Residential Construction – Fourth Quarter 2024 (Q4)

The Building Department issued 29 new residential building permits, resulting in the creation of 33 new residential units, which includes four accessory dwelling units (ADUs). The total estimated construction value for all building permits issued during this period was \$17 million.

Residential permit activity in the fourth quarter of 2024 increased compared to the same period in 2022 and 2023. However, Q4 2021 and Q4 2022 continue to hold the highest permit volumes. **Figure 8** on the following page illustrates the fourth quarter residential permit volume from 2020 to 2024.

4Q 2020	# of Units per Month	Q4 2021	# of Units per Month	Q4 2022	# of Units per Month	Q4 2023	# of Units per Month	Q4 2024	# of Units per Month
October	10	October	22	October	13	October	5	October	11
November	35	November	20	November	8	November	10	November	7
December	24	December	23	December	7	December	12	December	15
TOTAL	69	TOTAL	65	TOTAL	28	TOTAL	27	TOTAL	33

Figure 8: 2020 to 2024 Fourth Quarter Residential Permit Volume

New Residential Construction – Year-End 2024

New residential building permit activity in 2024 surpassed the previous year, with the Building Department issuing 256 permits, resulting in 293 new residential units and an estimated construction value of \$167 million. In comparison, 2023 saw 131 permits issued, creating 137 new residential units with an estimated value of \$176 million.

Data from all quarters of 2023 indicates a decline in residential permit activity following the post-pandemic surge in 2021 and 2022. However, 2024 shows signs of recovery, with permit activity trending upward. **Figure 9** shows the residential permit activity by year.

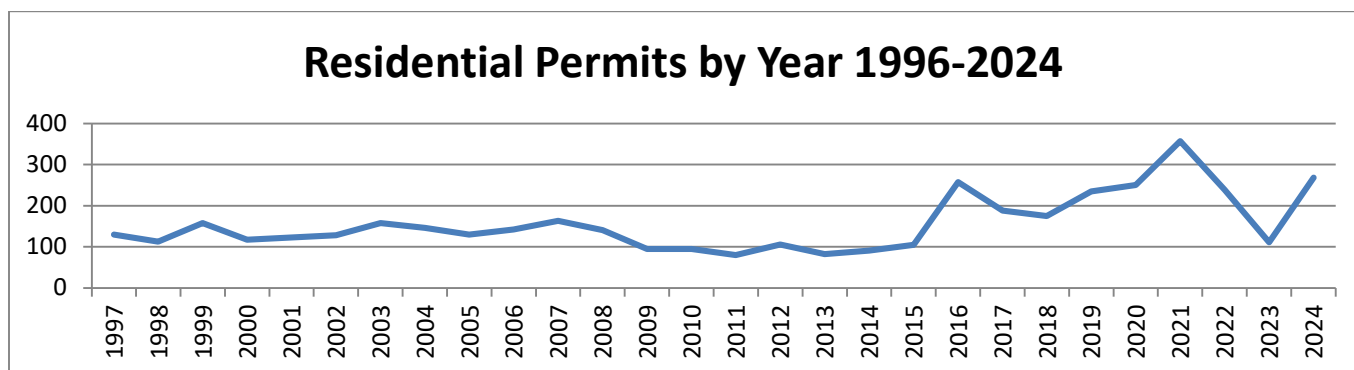


Figure 9: Residential permit activity (27 years)

New Residential Construction By Neighbourhood – Fourth Quarter 2024 (Q4)

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

1. Ridgeway-Thunder Bay
2. Spears/High Pointe
3. Crystal Beach

Figure 10 and 11 illustrate the fourth quarter distribution of new residential permits issued in each neighbourhood.

Neighbourhood	NEW CONSTRUCTION - RES.	PERCENTAGE
Bridgeburg	0	0.0%
Business Park/ Gilmore	0	0.0%
Crescent Park	0	0.0%
Crystal Beach	9	27.3%
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	14	42.4%
Spears/High Pointe	10	30.3%
Stevensville	0	0.0%
Walden	0	0.0%
Rural Areas	0	0.0%
TOTAL	33	100%

Figure 10: Q4-2024 Distribution of Residential Permits by Neighbourhood

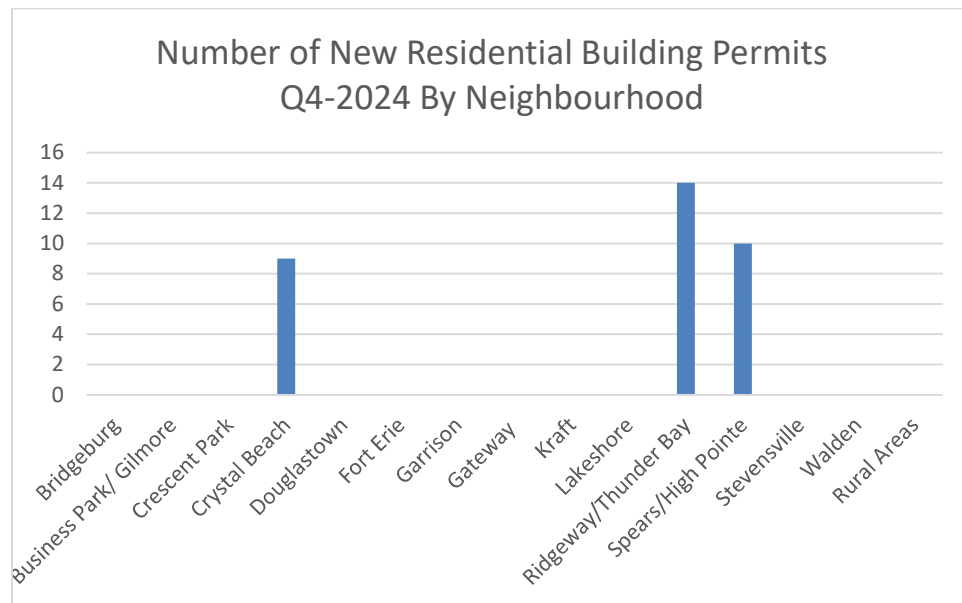


Figure 11: Q4-2024 Distribution of Residential Permits by Neighbourhood

New Residential Construction By Neighbourhood – Year-End 2024

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

1. Ridgeway/Thunder Bay
2. Spears/High Pointe
3. Crystal Beach

Figure 12 and 13 illustrate the year-end distribution of all new residential permits issued in each neighbourhood in 2024

<i>Neighbourhood</i>	<i>NEW CONSTRUCTION - RES.</i>	<i>PERCENTAGE</i>
Bridgeburg	5	1.9%
Business Park/ Gilmore	0	0.0%
Crescent Park	4	1.5%
Crystal Beach	32	11.9%
Douglastown	5	1.9%
Fort Erie	2	0.7%
Garrison	15	5.6%
Gateway	0	0.0%
Kraft	0	0.0%
Lakeshore	42	15.7%
Ridgeway/Thunder Bay	77	28.7%
Spears/High Pointe	75	28.0%
Stevensville	2	0.7%
Walden	1	0.4%
Rural Areas	8	3.0%
TOTAL	268	100%

Figure 12: 2024 Year-End Distribution of Residential Permits by Neighbourhood

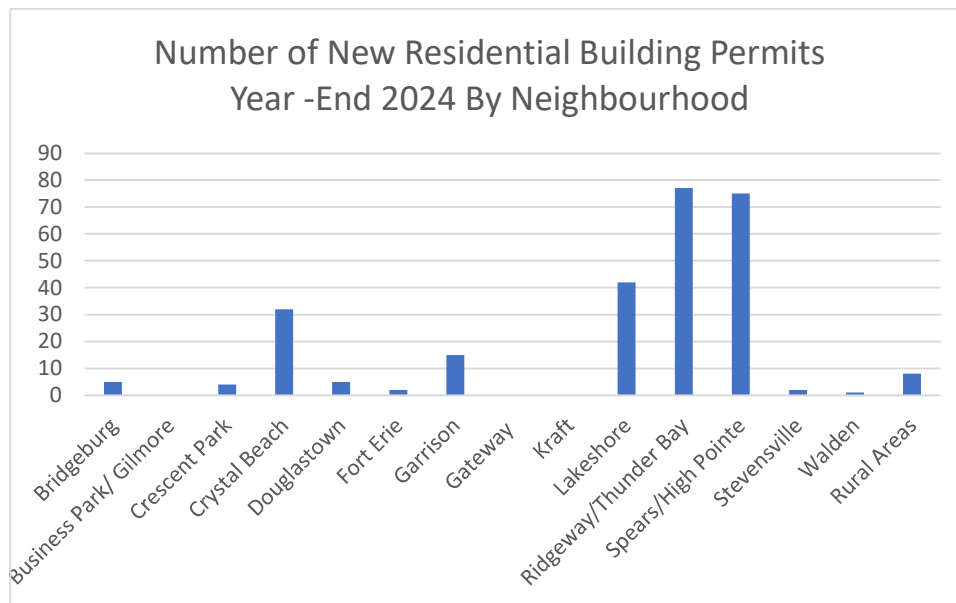


Figure 13: 2024 Year-End Distribution of Residential Permits by Neighbourhood

Figure 14 below depicts the 10-year comparison of residential building permit distribution by neighbourhood.

Neighbourhood	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	TOTAL
Bridgeburg* (1)	0	4	0	3	1	3	11	21	2	0	0	45
Business Park/ Gilmore* (1)	0	0	0	0	0	0	0	0	0	0	0	0
Crescent Park	4	9	5	2	2	1	12	10	4	6	2	57
Crystal Beach	34	64	82	26	33	28	29	54	23	18	14	405
Douglastown	7	20	106	35	4	3	3	0	2	7	6	193
Fort Erie	2	1	1	2	8	2	8	2	6	0	0	32
Garrison* (1)	9	36	34	5	73	0	0	1	1	2	1	162
Gateway (2)	0	0	7	1	6	0	0	1	0	0	0	15
Kraft* (1)	0	0	0	0	0	0	0	0	0	0	0	0
Lakeshore* (2)	4	7	14	7	4	6	8	17	7	8	17	99
Ridgeway/Thunder Bay	26	57	53	94	50	88	60	74	39	30	30	601
Spears/High Pointe	0	12	35	51	33	16	23	38	3	0	0	211
Stevensville	12	11	9	12	12	14	19	27	13	10	6	145
Walden	0	2	0	0	0	1	0	0	0	1	0	4
Rural Areas	13	16	11	12	9	13	15	12	5	9	6	121
TOTAL	111	239	357	250	235	175	188	257	105	91	82	2090

Figure 14: 10-year Comparison of Residential Building Permits by Neighbourhood

Residential Construction By Type

In terms of the year-end statistics for 2024 new residential dwellings, the 256 permits issued consisted of 115 single detached dwellings, 70 townhomes and 56 semi-detached dwellings. Of the aforementioned 256 permits issued, 293 new residential units were created. **Figure 15 and 16** below illustrates the year-end distribution of new residential building permits by type.

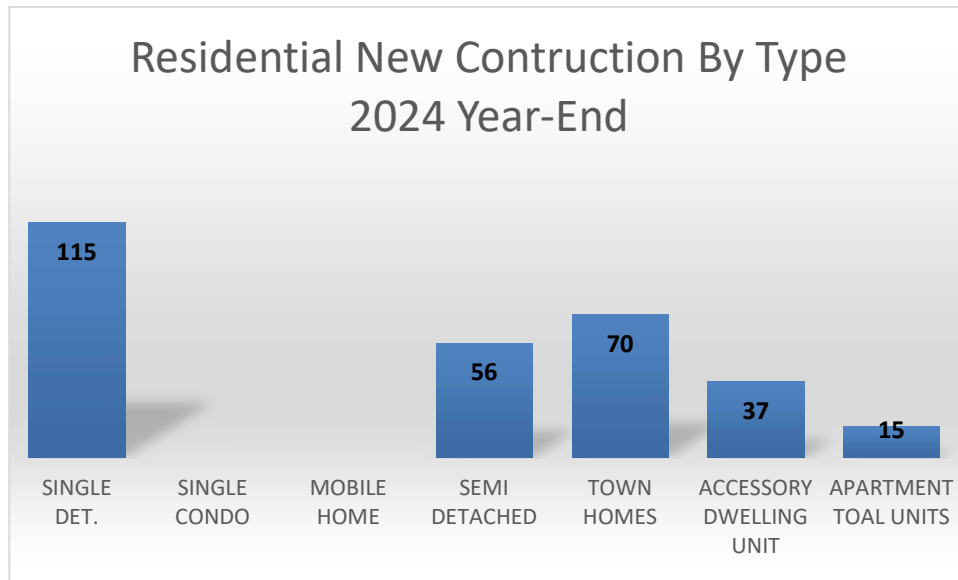


Figure 15: 2024 Year-End Distribution of Residential Permits

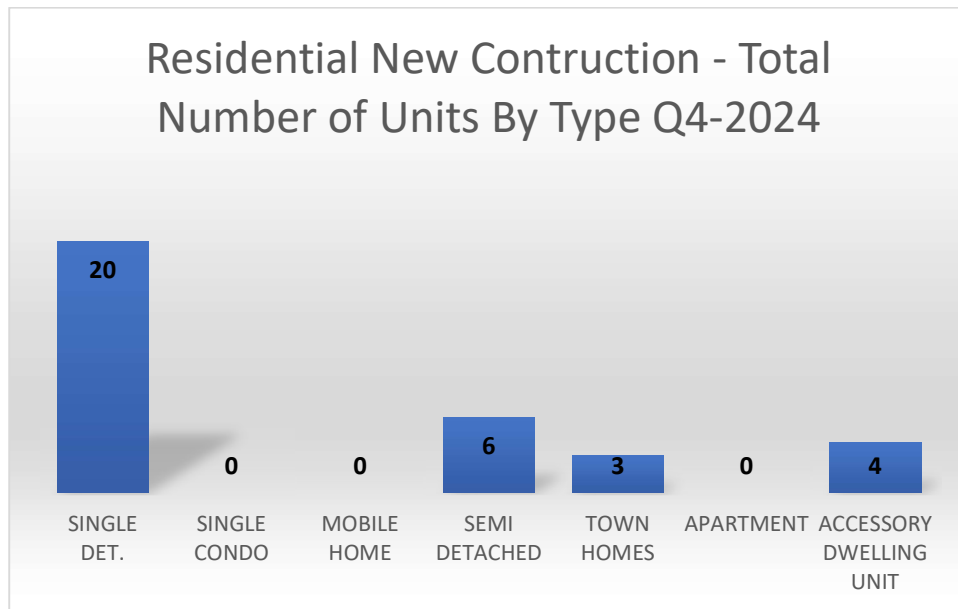


Figure 16: 2024 Year-End Distribution of Residential Permits

Over the past 10 years, new residential construction has been dominated by single detached dwellings. **Figure 17** below illustrates the 10-year distribution of new residential building permit types.

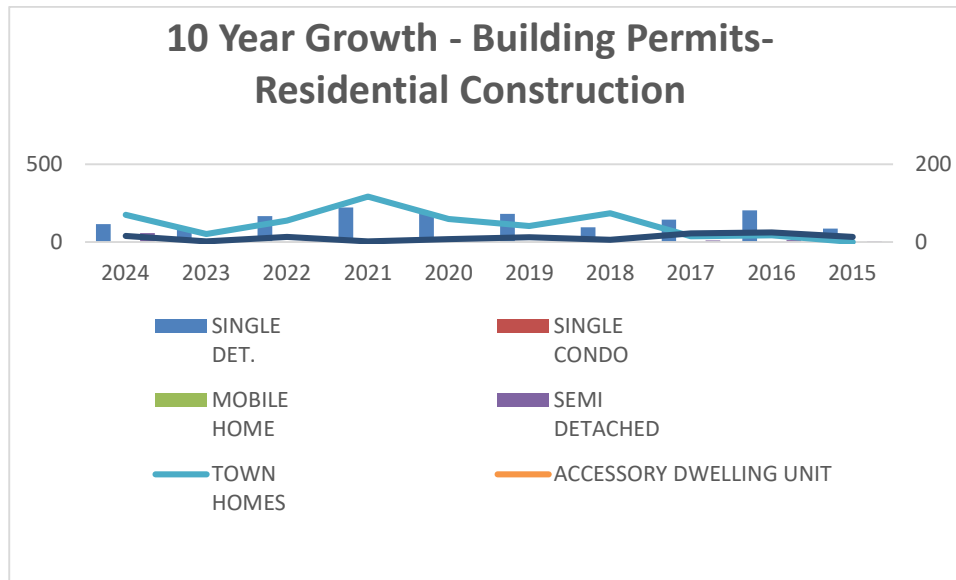


Figure 13: 10-Year Distribution of Residential New Construction

Industrial, Commercial & Institutional Permit Activity – 2024 Year-End

In 2024, the Town saw a decrease in the value of new Industrial, Commercial, and Institutional (ICI) construction. The total value of new ICI construction in 2024 was approximately \$15 million, a significant decline from the \$64 million recorded in 2023.

Industrial

Permit activity in the fourth quarter of 2024 declined compared to the fourth quarter in 2023. Only one industrial permit was issued, with an estimated value of \$6,000.00, significantly lower than \$261,800.00 in industrial permit value recorded in Q4-2023. The one institutional permit drawn in the fourth quarter was for renovations/additions/alterations.

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

Year-end statistics show a decline in industrial permit activity in 2024 following a record-breaking year in 2023. A total of six industrial building permits were issued in 2024, with an estimated construction value of \$6.5 million. By comparison, 14 permits were issued in 2023, totaling an estimated \$16.5 million.

Commercial

Commercial permit activity saw an increase in Q4-2024 compared to Q4-2023, with 12 permits issued this quarter, up from 7 in the same period last year. All permits issued in Q4-2024 were for renovations, additions, or alterations. The total estimated value of these permits reached \$1.7 million, a significant rise from the \$250,000 total value of the 7 permits issued in Q4-2023.

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

Year-end statistics show that while the number of commercial permits issued in 2024 decreased compared to 2023, the total construction value increased. In 2024, 31 commercial building permits were issued, with an estimated construction value of \$6.4 million. By comparison, 45 permits were issued in 2023, totaling an estimated \$3.5 million.

Institutional

Permit activity in the fourth quarter of 2024 increased compared to the same period in 2023. However, the total value of institutional permits decreased significantly. 4 institutional permits were issued in Q4 2024, with an estimated value of \$111,600—significantly lower than the \$390,000 recorded in Q4 2023. All institutional permits issued in the fourth quarter were for renovations, additions, or alterations. No institutional permits triggered development charges within the fourth quarter of 2024 as all permits issued were for renovations/alterations.

Year-end statistics indicate a significant increase in institutional permit values in 2024 compared to 2023. Although slightly fewer permits were issued (13 in 2024 versus 14 in 2023), the total estimated construction value rose significantly from \$668,800 in 2023 to \$2.2 million in 2024.

Summary of Permit Volumes & Estimated Value – Year-End 2024

Figure 18 The Year-End permit volumes and estimated construction values for 2024 broken down by category. The report also includes the four prior years activity for a direct comparison of recent history.

2024-Year End Permit Values	YEAR-END PERMIT VOLUMES AND ESTIMATED VALUES											
	CLASSIFICATION	NO. OF PERMITS 2024	ESTIMATED VALUE \$	UNITS CREATED	2023		2022		2021		2020	
					NO. OF PERMITS YEAR END	ESTIMATED VALUE \$	NO. OF PERMITS YEAR END	ESTIMATED VALUE \$	NO. OF PERMITS YEAR END	ESTIMATED VALUE \$	NO. OF PERMITS YEAR END	ESTIMATED VALUE \$
	Total Value of all New Dwellings				123	86,409,192	239	145,789,154	357	162,939,185	310	\$124,951,500
	New Single Detached Dwellings	115	\$71,548,574.00	117	83	57,627,488	166	102,071,152	221	\$108,534,195	194	\$82,177,700
	New Semi-Detached Dwellings	56	\$25,701,850.00	56	7	6,649,334	5	2,027,500	17	6,952,738	2	\$441,000
	Townhomes	70	\$31,618,378.00	86								
	Apartments	4	\$2,755,000.00	15	32	22,102,370	68	\$41,690,502	119	\$47,452,252	114	\$42,332,800
	New Accessory Dwelling Units (permits specific to the constructoin of an ADU not associated with another permit)				18	\$2,636,150.00						
	Res. Add. Alt. & Repairs	83	\$9,417,245.00		140	15,134,212	273	\$21,416,336	183	\$12,350,649	161	\$8,393,500
Garages & Carports & Accessory Buildings	35	\$2,021,000.00		30	1,938,200	35	\$2,337,330	47	\$1,413,480	28	\$1,157,400	
Swimming Pools	22	\$765,301.00		37	1,295,967	49	\$1,569,725	71	\$1,483,990	38	\$1,024,600	
Farm Buildings	4	\$990,000.00		0	0	4	\$635,000	10	\$1,105,000	5	\$505,000	
Commercial Business					4,379,350							
New	2	\$2,414,310.00		4		2	\$35,000	4	\$3,650,730	7	\$2,100,000	
Additions, Alterations, Etc.	29	\$3,972,417.00		39		33	\$1,631,550	18	\$1,731,900	23	\$2,899,800	
Industrial					59,532,980							
New	2	\$343,100.00		10		10	\$15,781,703	4	\$4,320,000	3	\$90,000	
Additions, Alterations, Etc.	4	\$6,144,000.00		5		1	\$7,291,752	5	\$1,170,000	7	\$1,523,200	
Institutional & Gov't					666,800							
New				10		1	\$264,000	2	\$65,400,000	4	\$11,450,000	
Additions, Alterations, Etc.	13	\$2,217,100.00		4		2	\$6,425,952	15	\$550,500	3	\$120,000	
Demolitions	54	\$793,970.00		63	\$922,000	88	\$922,774	48	\$288,000	38	\$279,900	
Plumbing	15	\$249,200.00		20	\$5,401,255	18	\$2,059,789	13	\$2,189,401	14	\$3,994,800	
Other (sign, tent, tank, etc.)	158	\$3,604,418.00		110	\$2,060,429	47	\$877,282	49	\$253,403	32	\$168,375	
TOTALS	684	\$167,192,013.00	293	603	\$177,710,385	782	\$207,037,347	810	\$258,846,238	584	\$158,858,075	

Figure 18: Year-End Permit Volumes and Estimated Values

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

Historically, this report included Development Charges (DCs) collected for Industrial, Commercial, and Institutional developments. However, industrial and institutional developments are now exempt from DCs, along with commercial developments located within designated Community Improvement Plan (CIP) areas.

In the fourth quarter of 2024, no commercial permits triggered Regional or Town DCs.

For the full year, one commercial permit resulted in Regional and Town DCs totaling \$164,630.40 in regional development charge and \$7,101.31 in municipal development charges.

Overall, Development Charge collections for 2024 amounted to \$234,731.71 (combined municipal and regional). Meanwhile, the Town is expected to fund approximately \$451,000 in DC exemptions for the year.

SECTION B: PLANNING & DEVELOPMENT - 2024 FOURTH QUARTER (Q4) AND YEAR-END

Development Planning Applications – Fourth Quarter 2024 (Q4):

In the fourth quarter of 2024, the Development Planning division received a total of 63 applications. **Figure 19** on the following page illustrates the statistical information for fourth quarter application volume by type. **Figure 19** below depicts the number of development applications submitted to the Regional Municipality of Niagara in 2024 by municipality.

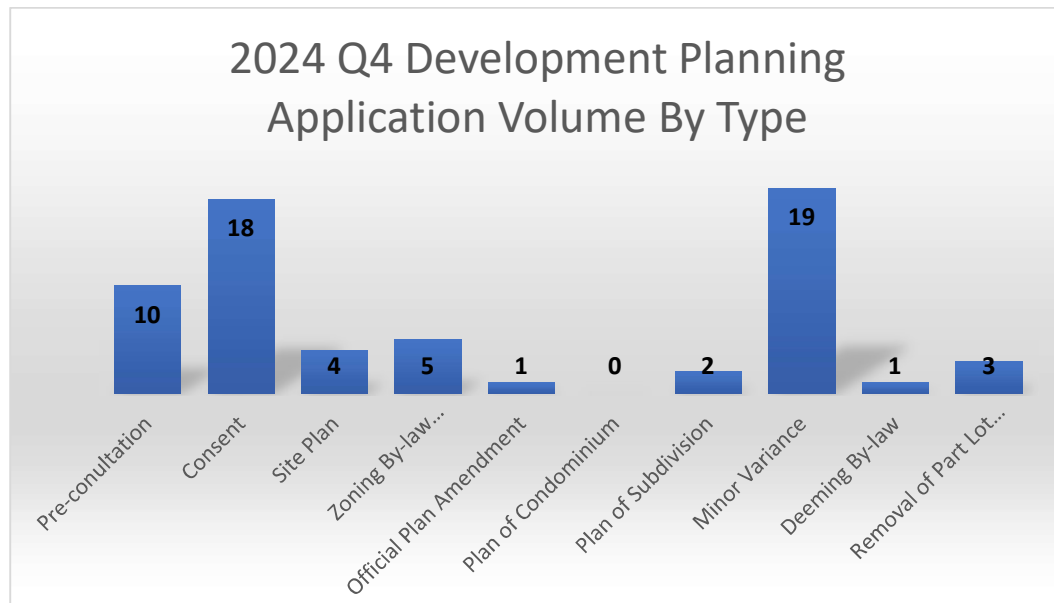


Figure 19: Q4-2024 Development Planning Application Volume

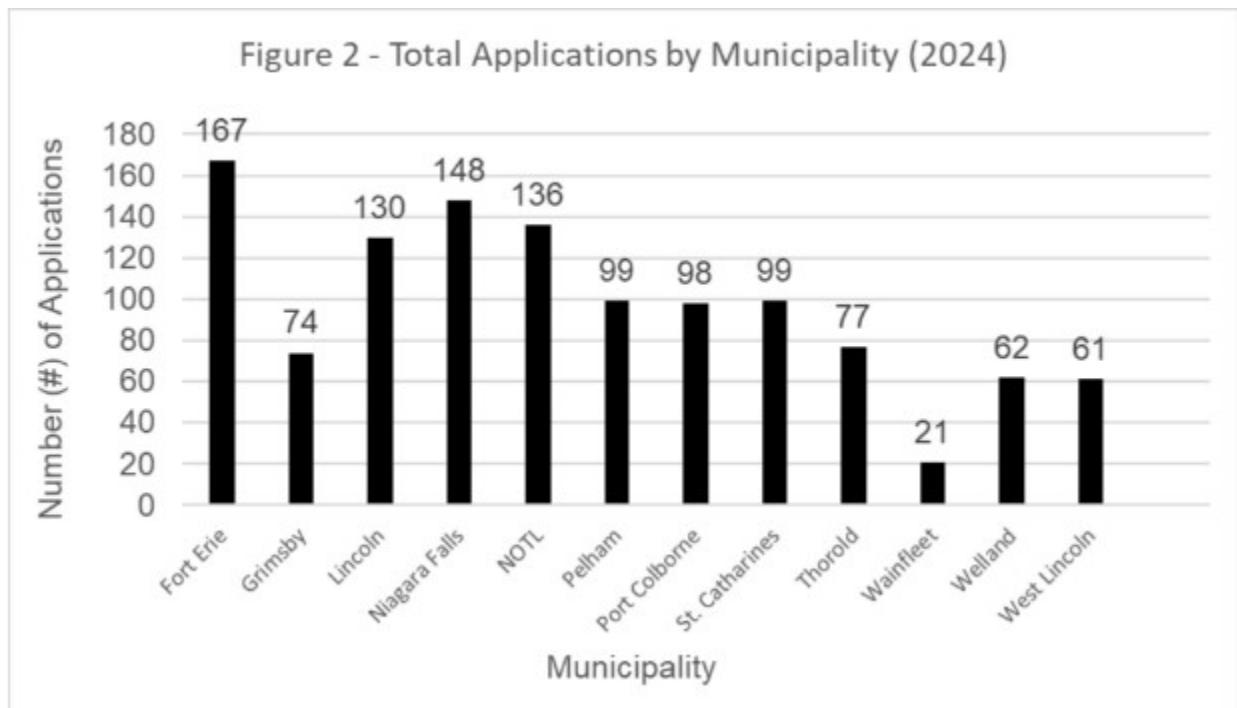


Figure 20: 2024 Development Applications Submitted to the Regional Municipality of Niagara by Municipality

Development Planning Applications – Year-End 2024:

The Development Planning Division received a total of 280 applications in 2024. The number of applications received by Planning staff continues to grow simultaneously with the number of pre-consultation applications submitted, however, it should be noted that not all pre-consultation application submissions result in formal application submission and not all developmental planning applications require a pre-consultation meeting. Pre-consultation meetings are suggested for the following applications: consent, site plans, zoning by-law and official plan amendments and plans of subdivision. For the 2024-year, the Town of Fort Erie received a total of 82 pre-consultation meeting applications, a decrease from the 85 submitted in 2023.

Figure 21 below provides the statistical information for the total application volume by type in 2024.

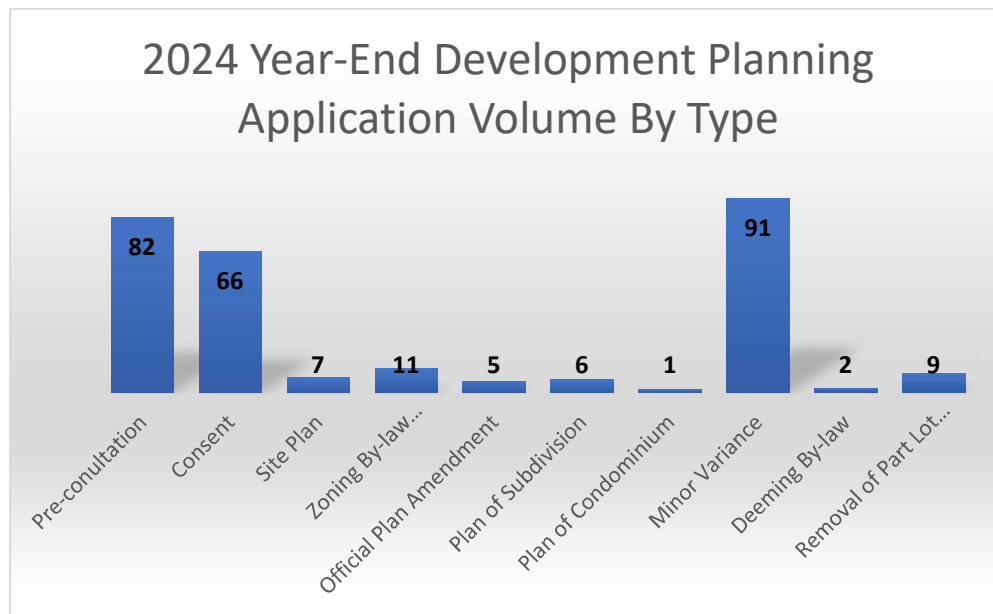


Figure 21: 2024 Development Planning Application Volume

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

One Plan of Subdivision was registered (3285 Thunder Bay Road). For the year, only one registration was completed.

Subdivision registrations have slowed over the past three years. The high number of registrations in 2018 was likely a response to the development community addressing the extremely low inventory at that time. Council may recall that in 2018, the supply of buildable lots in registered Plans of Subdivision and Condominium had dropped to just 1.4 years. As of year-end 2024, that supply has increased to 4.7 years.

At the end of 2024, there were 1194 potential units available in Registered Plans, compared to 1302 units at the end of 2023, when the supply stood at 5.42 years.

Figure 22 on the following page provides the statistical information on built-out (pink) Registered Plans. **Figure 23** provides the statistical information on Registered Plans with inventory yet to receive permits (blue).

2024 Q4 REGISTERED PLANS OF SUBDIVISION

Plan Name	Neighbourhood	Reg'd	Reg'l File No.	Date of Reg'n	# of Lots/Blocks	# of Units	Vacant Lots/Blocks	Potential Units	Vacant Single-Det.	Vacant Semi-Det. Units	Vacant Multiple Units
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

Figure 22: 2024 Year-End 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 SUBDIVSION	Crystal Beach	M-65	26T-74259	1978-02-07	49	49	9	9	9	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	47	127	1	82	1	0	81
R15	VILLAGE CREEK ESTATES PHASE 3	Stevensville	59M-438	350308-0099	2017-05-17	59	73	17	9	7	0	2
R16	RIVER TRAIL PHASE 2	Douglastown-Black Cre	59M-451	350308-0042.2	2018-01-25	88	88	32	18	18	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	NSVLCP 149/59M-455	350308-0085	2018-06-28	78	120	54	45	15	5	25
R19	HIGH POINTE SUBDIVISION	High Pointe	59M-459	26T-15-02-02	2018-08-14	114	139	33	25	9	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-15-2005-0	2018-12-12	72	72	10	8	8	0	0
R22	LU LONG PING Phase 1 (Fmr. Spears Garden)	Spears-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	NSVLCP 148	350303-0016	2019-01-29	4	3	2	2	2	0	0
R25	PEACE BRIDGE VILLAGE PHASE 3 CONDO.	Garrison	59M-470	350303-0032	2019-05-03	1	15	1	15	0	0	15
R26	BLACK CREEK SIGNATURE	Douglastown	59M-483	350308-0100	2020-12-03	138	181	172	144	94	7	43
R27	KETTLE COURT	Lakeshore	59M-490	350308-0067	2021-05-27	12	12	12	7	7	0	0
R28	PEACE BRIDGE VILLAGE PHASE 2	Garrison	59M-488	350308-0111	2021-03-25	47	88	88	40	11	0	29
R29	SOUTH COAST VILLAGE PHASE 3 CONODO.	Crystal Beach	59M-430	350303-0027	2020-11-09	9	73	9	38	0	0	38
R30	ROYAL RIDGE	Ridgeway/Thunder Bay	59M-506	350308-0101	2022-10-03	14	39	14	35	0	10	25
R31	HAZELWOOD CONDOMINIUMS	Crystal Beach		350309-0293		2	12		12	0	0	12
R32	ALLISTON WOODS	Spears	59M-516	26T-15-00-02	2023-04-25	161	299	71	239	124	0	115
R33	HABOURTOWN AT ERIE BEACH	Lakeshore	59M-519	350308-0108	2023-07-26	72	197	70	195	51	2	142
R34	SOUTHRIDGE MEADOWS	Ridgeway/Thunder Bay	59M-521	350308-0117	2023-09-22	46	44	9	9	1	8	0
R35	726 GORHAM ROAD	Ridgeway/Thunder Bay	59M-523	350308-0125	2023-12-14	8	7	7	7	7	0	0
D14	3285 THUNDER BAY ROAD/WESTWIND SUBDV	Ridgeway/Thunder Bay	59R17574	350308-0122	24-Jul-24	41	41	41	41	41	0.00	0
	TOTALS					1655	2484	820	1194	550	34	610
	denotes Registered Built-out	4.7 YEAR SUPPLY OF UNITS IN REGISTERED PLANS										
	denotes Registered/Units Remaining											

Figure 23: 2024 Registered Plans of Subdivision With Inventory

Draft Approved Plans of Subdivision

The fourth quarter of 2024 saw 3 new draft plans receive approval from Council.

2024 saw 9 subdivisions added to the Draft Approved Plans. Currently, 38 approved Plans of Subdivision are in various stages of fulfilling their respective approval conditions. Present supply provides for 2849 new residential units in approved Plans of Subdivision with a healthy mix of 652 single detached, 184 semi-detached and 2013 multiple unit dwellings (towns & apartments).

As of year-end, the available supply of residential lots in Draft Approved Plans of Subdivision equates to 11.3 years, based on a 5-year rolling average of 252 units absorbed per year.

Figure 24 on the following page provides the details on the present Draft Approved Subdivision inventory.

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
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
D34	272 Ridge Road S		350309-0554	26-Jun-23		3	18	0	0	18	0.54
			35308-0138								
D35	3303 Dominion Road		35309-0569	28-Aug-23		3	13	0	0	13	0.41
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			12-Aug-24		7	29	0	0	29	1.005
D36	2649 Stevensville Road			04-No-24		90	90	41	0	49	5.346
D37	576 Ridge Road N			07-Oct-24		54	119	49	0	70	5.19
D38	576 Ridge Road - Block 50 (Condo)			07-Oct-24		1	70	0	0	70	2.065
	TOTALS					900	2849	652	184	2013	157.78
11.3 YEARS SUPPLY OF UNITS IN DRAFT APPROVED PLANS											

Figure 24: 2024 Draft Approved Subdivision Inventory

Active Plans in Process

Active Plans

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

There are 3 active plans cited in Figure 25 of **Appendix 1**. The following active plans cited in Figure 25 (, 0-15850 Rebstock Road, Spears Garden, and Cresnet Acres) are scheduled to proceed to Council for consideration at future date.

The 3 plans represent a total of 531 residential units with considerable multi-dwelling units. This includes townhome units making up 318 of those dwellings, in addition to 205 single detached and 8 semi-detached units. Presently, the available supply of residential units in Active Plans of Subdivision is equal to 2.1 years' using the 5-year rolling average of 252 units/year of

absorption. **Figure 25** below provides statistical information on the present Active Plans of Subdivision Inventory.

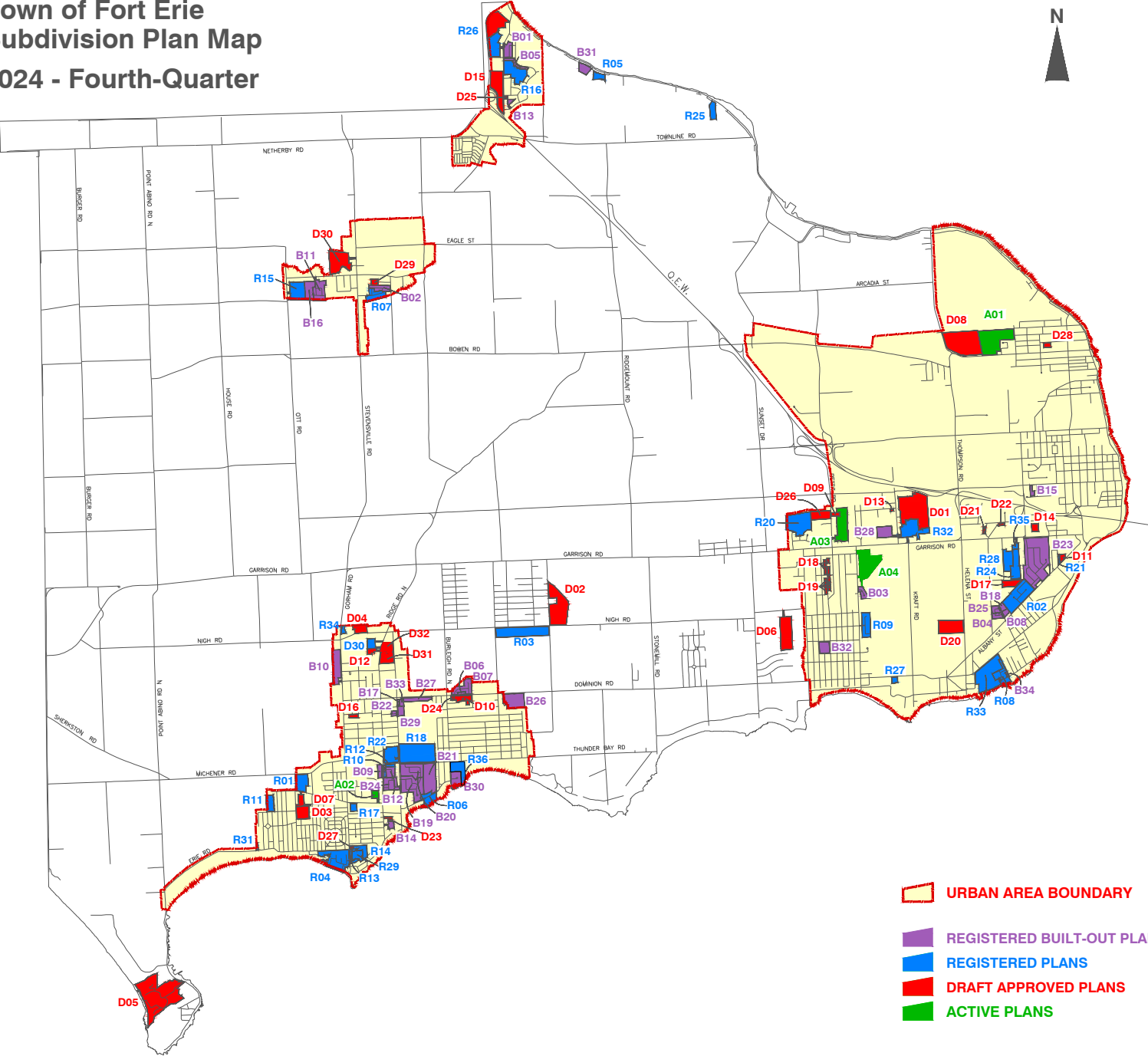
Q4-2024 - ACTIVE PLANS										
ACTIVE PLANS OF SUBDIVISION (NOT DRAFT APPROVED)										
	Plan Name	Neighbourhood	Complete Application Date		# of Lots/ Blocks	# of Units	Single-Det. Lots	Semi-Det. Units	Multiple Units	Site Area (ha)
A01	0-15850 Rebstock Road	Crystal Beach	04-Dec-24		9	90	0	0	90	1.5
A03	Spears Garden	Spears-High Pointe	13-Dec-24		14	203	119		84	
A04	Crescent Acres	Kraft	05-Dec-24		28	238	86	8	144	10.68
	TOTALS				51	531	205	8	318	12.18
THE AMOUNT OF UNITS IN PROCESS WOULD REPRESENT AN ADDITIONAL SUPPLY OF 2.1 YEARS WORTH OF DWELLINGS UNDER CURRENT 5 YEAR ROLLING AVERAGE										

Figure 25: 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 - Fourth-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-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
- 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 Harbortown Village
- R34 726 Gorham Road
- R35 Peace Bridge Village Phase 3 (Condo)
- R36 3285 Thunder Bay Road

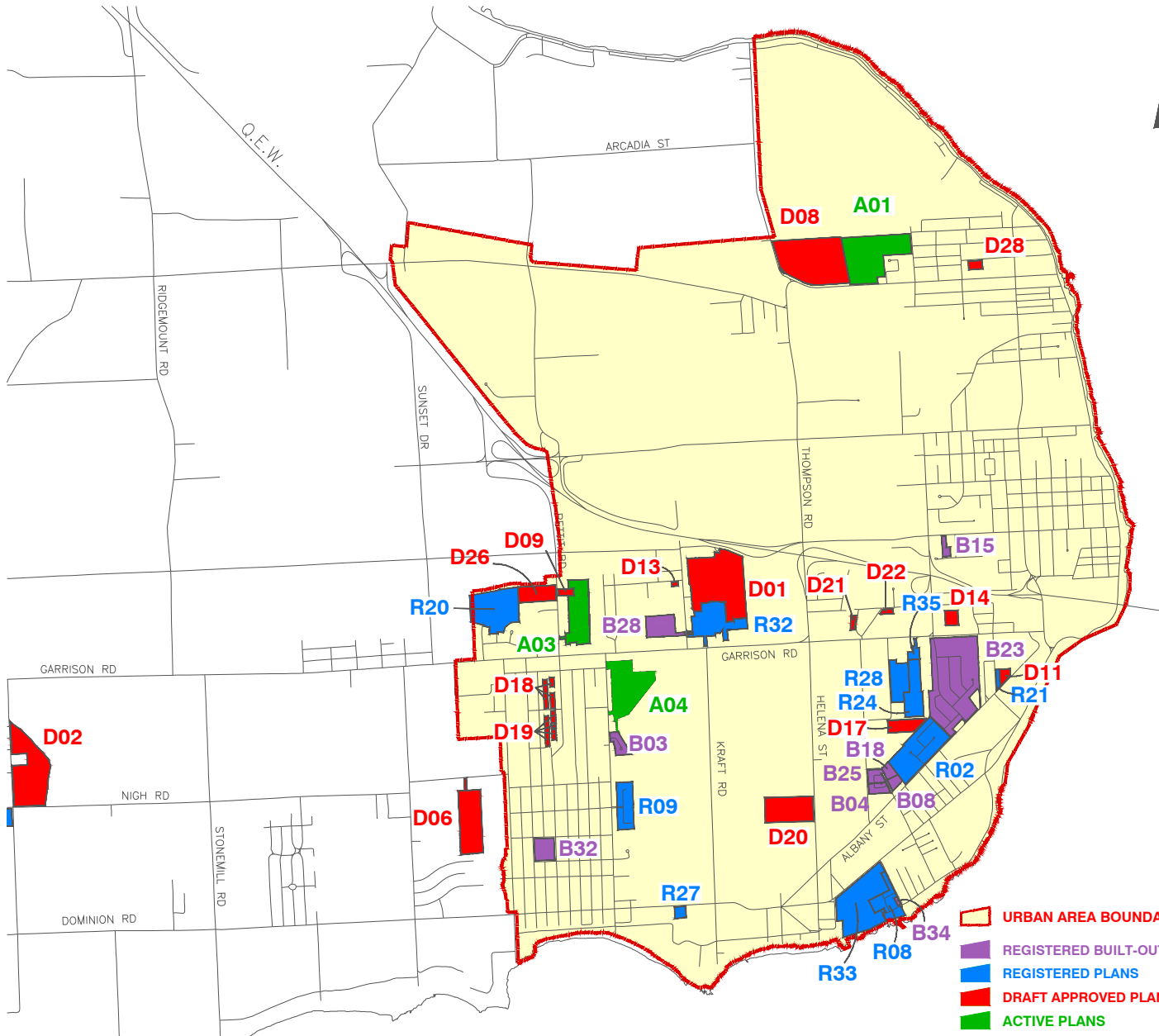
DRAFT APPROVED PLANS

- 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 Peace Bridge Village Ph. 4
- D18 Crescent Park Acres
- D19 Shayne Avenue South
- D20 613 Helena Street
- D21 1101 DiPietro Street
- D22 0-10417 Walden Boulevard
- D23 272 Ridge Road South
- D24 3303 Dominion Road
- D25 3458 Black Creek Road
- D26 1211-1237 Pettit Road
- D27 412 Ridgeway Road
- D28 255 Emerick Avenue
- D29 0-14166 Hendershot Drive
- D30 2649 Stevensville Road
- D31 576 Ridge Road North
- D32 576 Ridge Road North Blk 50

ACTIVE PLANS (Not Draft Approved)

- A01 Fort Erie Hills East
- A02 0-15850 Rebstock Road
- A03 Spears Garden
- A04 Crescent Acres

Town of Fort Erie - Subdivision Plan Map 2024 - Fourth-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
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- R21 Brydview Phase 1
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- R27 Kettle Court
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- R31 Hazelwood Condominiums
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- R33 Harbourtown Village
- R34 726 Gorham Road
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- R36 3285 Thunder Bay Road

DRAFT APPROVED PLANS

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- D02 Hershey Estates
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- D04 Creekside Estates
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- D32 576 Ridge Road North Blk 50

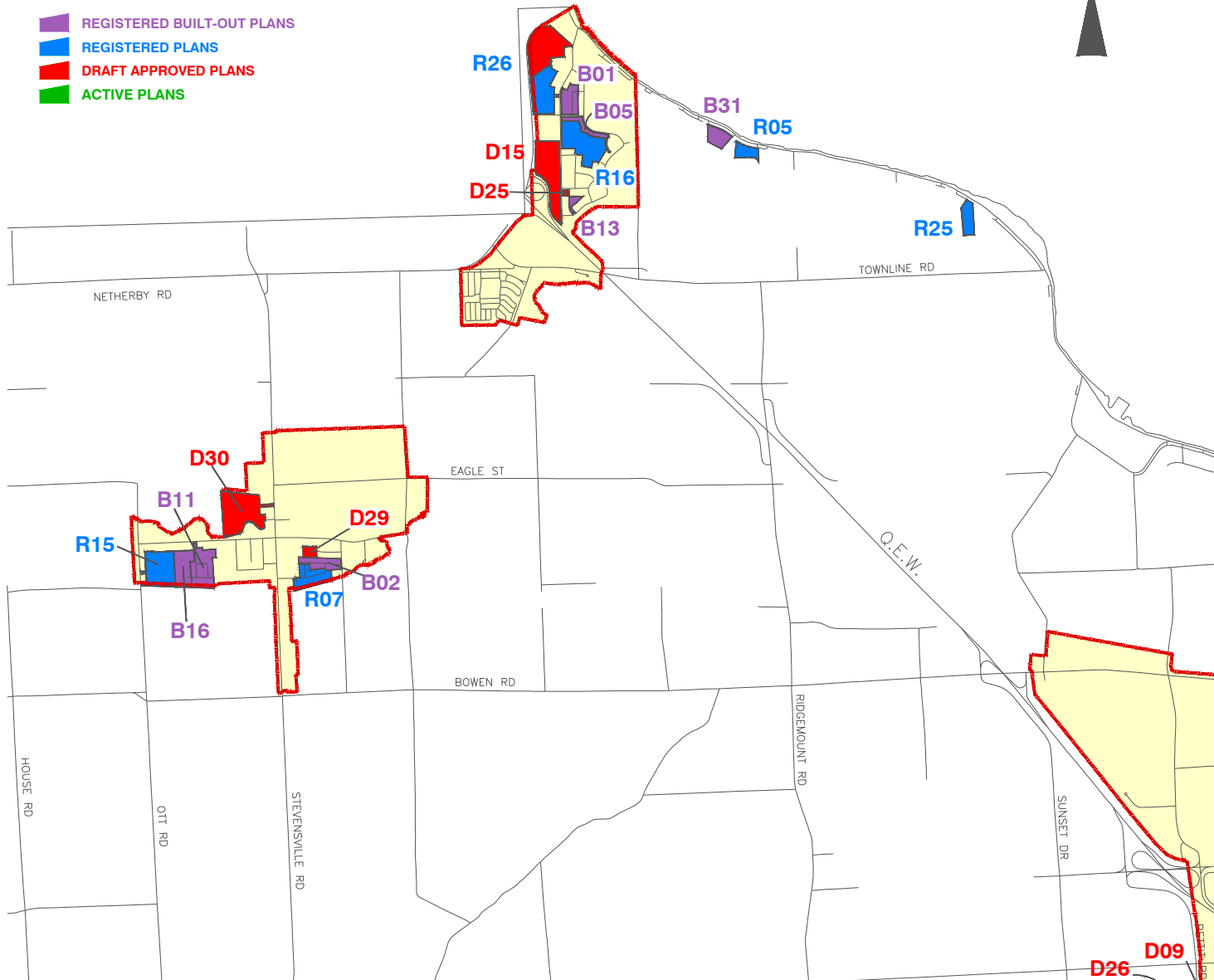
ACTIVE PLANS (Not Draft Approved)

- A01 Fort Erie Hills East
- A02 0-15850 Rebstock Road
- A03 Spears Garden
- A04 Crescent Acres

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

Town of Fort Erie - Subdivision Plan Map 2024 - Fourth-Quarter NORTH REGION

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



REGISTERED BUILT-OUT PLANS

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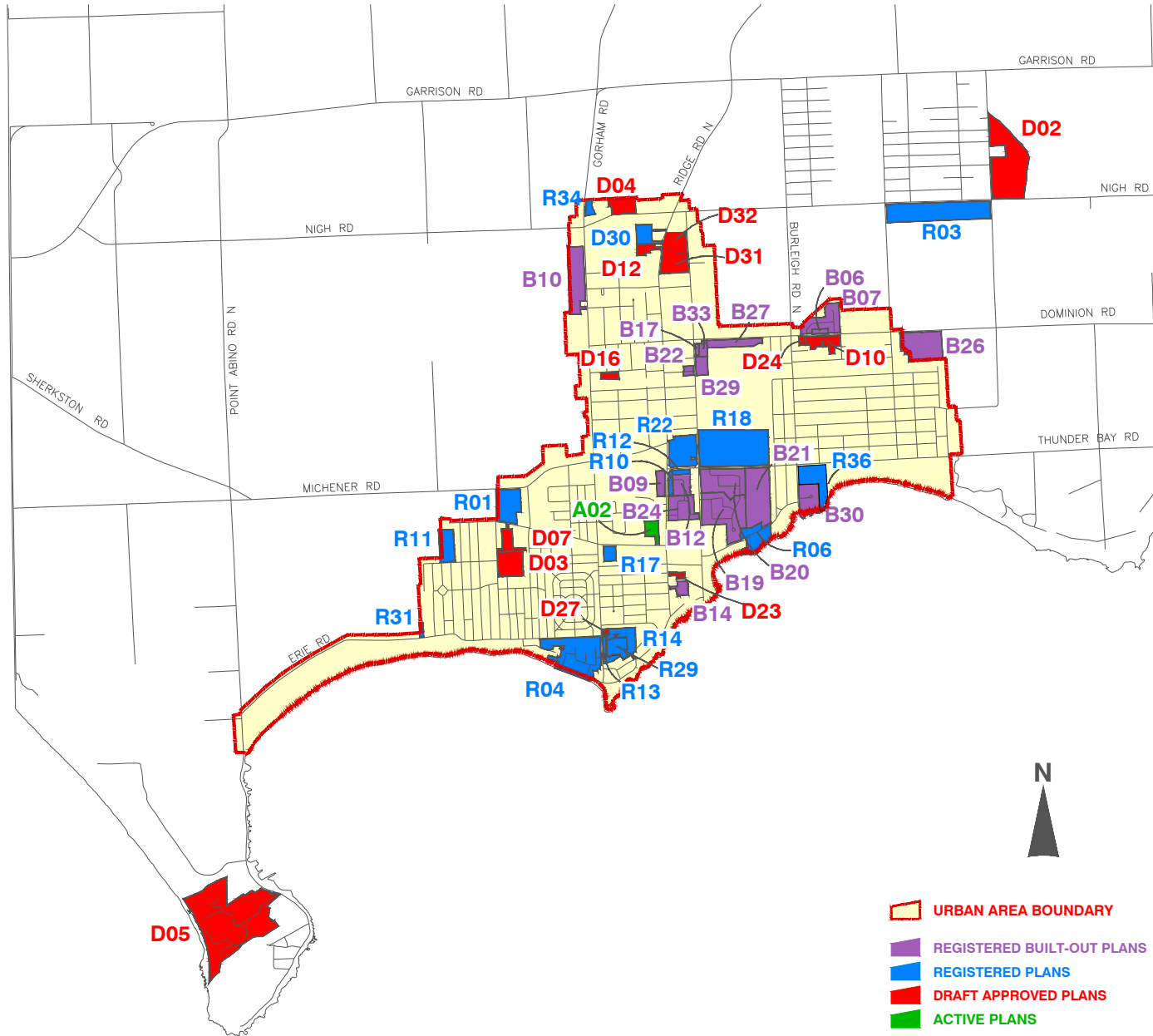
DRAFT APPROVED PLANS

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- D28 255 Emerick Avenue
- D29 0-14166 Hendershot Drive
- D30 2649 Stevensville Road
- D31 576 Ridge Road North
- D32 576 Ridge Road North Blk 50

ACTIVE PLANS (Not Draft Approved)

- A01 Fort Erie Hills East
- A02 0-15850 Rebstock Road
- A03 Spears Garden
- A04 Crescent Acres

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



REGISTERED BUILT-OUT PLANS

- B01 Douglas-on-the-Parkway
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- R13 South Coast Village (Phase I)
- R14 South Coast Village (Phase II)
- R15 Village Creek (Phase II)
- 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
- 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 Harbortown Village
- R34 726 Gorham Road
- R35 Peace Bridge Village Phase 3 (Condo)
- R36 3285 Thunder Bay Road

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 Peace Bridge Village Ph. 4
- D18 Crescent Park Acres
- D19 Shayne Avenue South
- D20 613 Helena Street
- D21 1101 DiPietro Street
- D22 0-10417 Walden Boulevard
- D23 272 Ridge Road South
- D24 3303 Dominion Road
- D25 3458 Black Creek Road
- D26 1211-1237 Pettit Road
- D27 412 Ridgeway Road
- D28 255 Emerick Avenue
- D29 0-14166 Hendershot Drive
- D30 2649 Stevensville Road
- D31 576 Ridge Road North
- D32 576 Ridge Road North Blk 50

ACTIVE PLANS (Not Draft Approved)

- A01 Fort Erie Hills East
- A02 0-15850 Rebstock Road
- A03 Spears Garden
- A04 Crescent Acres

THE INTRODUCTION OF TREE BY-LAW 33-2024

In response to concerns about tree clearing, Fort Erie Council initiated a review of By-law No. 60-04, resulting in the adoption of By-law 33-2024 on March 24, 2024. The updated by-law strengthens tree protection and management, offering economic, environmental, and community benefits. It helps stabilize soils, reduce erosion, minimize stormwater runoff, and lower energy costs. Environmentally, it supports carbon sequestration, enhances biodiversity, and protects migratory bird habitats. Additionally, it improves aesthetics, promotes well-being, and reduces noise pollution, contributing to a healthier and more sustainable community.

Despite these benefits, tree preservation in Fort Erie faces ongoing challenges, including land clearing for development, storm damage, and threats from pests, diseases, and invasive species. In 2024, the Town has issued 137 tree permit applications, reflecting a growing commitment to conservation, with an estimated total value of \$8,925.00. For properties with limited space for replacement plantings, a cash-in-lieu option allows applicants to contribute to municipal tree-planting initiatives. This program has collected \$14,300.00 in 2024, further supporting the enhancement of Fort Erie's urban canopy. **Figure 26** provides a more detailed breakdown of the 2024 permit volume and estimated values.

PLANNING – 2024 FOURTH QUARTER (Q4) AND YEAR-END

Q2 Permit Issuance, Estimated Values, and Cash-in-Lieu Summary			
CLASSIFICATION	2024		
	NO. OF PERMITS Q2 ONLY	ESTIMATED VALUE \$	CASH IN LIEU
Tree Permit	37	\$ 1,275.00	\$ 8,800.00
Q3 Permit Issuance, Estimated Values, and Cash-in-Lieu Summary			
CLASSIFICATION	2024		
	NO. OF PERMITS Q3 ONLY	ESTIMATED VALUE \$	CASH IN LIEU
Tree Permit	52	\$ 1,000.00	\$ 2,500.00
Q4 Permit Issuance, Estimated Values, and Cash-in-Lieu Summary			
CLASSIFICATION	2024		
	NO. OF PERMITS Q4 ONLY	ESTIMATED VALUE \$	CASH IN LIEU
Tree Permit	48	\$ 6,650.00	\$ 3,000.00
YEAR-END PERMIT VOLUMES Estimated Values, and Cash-in-Lieu Summary			
CLASSIFICATION	Total NO. OF PERMITS 2024	ESTIMATE VALUE \$	CASH IN LIEU
TREE PERMIT	137	\$ 8,925.00	\$ 14,300.00

Figure 26: 2024 Year-End Tree Permit Volumes and Estimated Vales

SECTION C: BY-LAW ENFORCEMENT – 2024 FOURTH QUARTER (Q4) AND YEAR-END

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

By-law Enforcement Overview 2024 Fourth Quarter (Q4)

In the fourth quarter of 2024, By-law Enforcement received 412 new calls for service, in addition to 165 calls carried over from Q3-2024. Of the combined 577 calls, 77.64% were successfully resolved.

Figure 27 provides a more detailed breakdown of the 2024 fourth quarter data for types and volumes of calls for service filled.

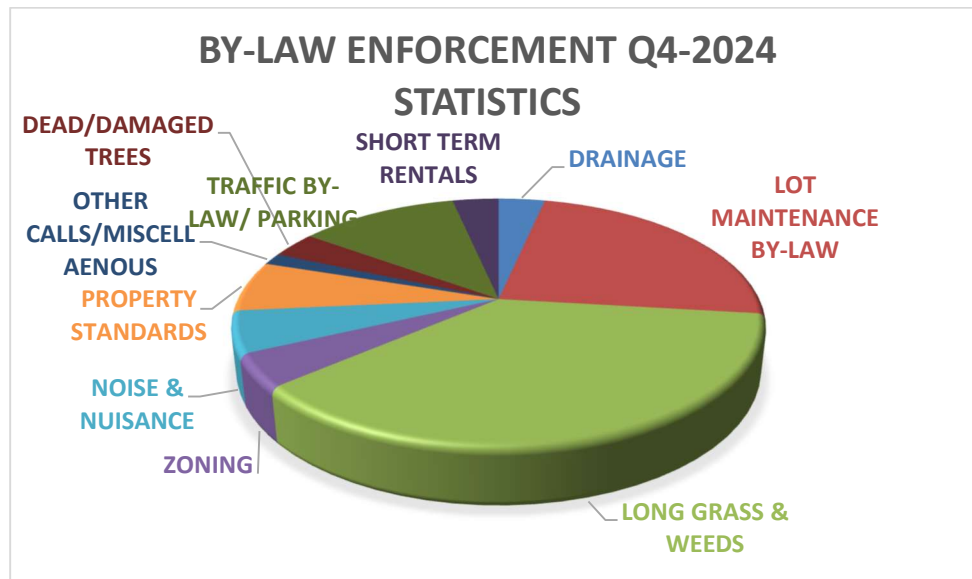


Figure 27: By-law Q4-2023 percentage of new calls for service by type

By-law Enforcement Overview 2024 Year-End

In 2024, By-law Enforcement received 2170 new calls for service, with 100 cases carried over from the previous year. Despite the growing demand, staff successfully resolved 94.6% of the total calls.

Notably, over the past decade, the volume of by-law enforcement calls has quadrupled, reflecting a steady increase in demand for municipal enforcement services.

Figure 28 and 29 on the following page show the total number of calls for service over the past 11 years.

NUMBER OF CALLS FOR SERVICE PER YEAR	
2013	522
2014	580
2015	675
2016	837
2017	937
2018	961
2019	1164
2020	1725
2021	2045
2022	2067
2023	2087
2024	2170
TOTAL	15770

Figure 28: 11-year Total By-law Enforcement Calls for Service

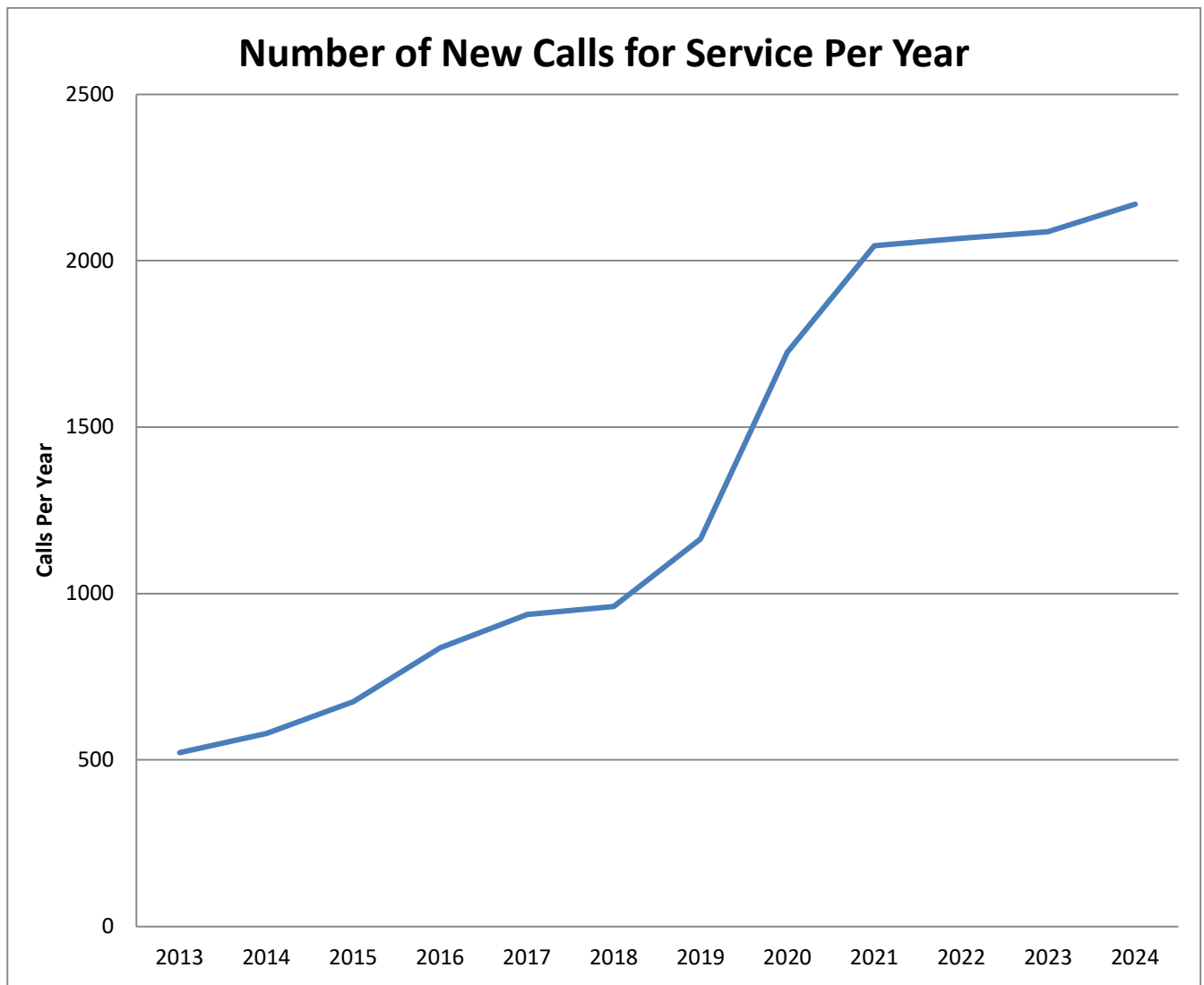


Figure 29: 10-year Number of Calls for Service Per Year

The majority of calls received by By-law Enforcement for the 2024-year were Lot Maintenance By-law Calls and Long Grass and Weed calls which each accounted for 47% of the total new calls for service. These calls surpassed all other categories. **Figure 30** below provides a more detailed breakdown of the 2024 data for types and volumes of calls for service filled. **Figure 31** on the following page indicates the percentage of new calls for service by type during 2024.

By –Law Enforcement Statistics January 1 to December 31, 2024				
Year End - 2024				
BY-LAW	Calls Carried Over from 2023	New Calls for Service	Resolved Calls	Pending Calls
DRAINAGE	1	69	68	2
LOT MAINTENANCE BY-LAW	19	460	447	32
LONG GRASS & WEEDS	1	554	554	2
ZONING	5	87	83	9
NOISE & NUISANCE	2	127	119	10
PROPERTY STANDARDS	35	140	143	32
OTHER CALLS/MISCELLANEOUS	17	335	335	17
DEAD/DAMAGED TREES	17	99	103	13
TRAFFIC BY-LAW/ PARKING	2	260	250	12
SHORT TERM RENTALS	1	39	40	0
TOTAL	100	2170	2142	129

Figure 30: 2024 By-law Enforcement Service Call Statistics

BY-LAW ENFORCEMENT 2024 YEAR-END STATISTICS

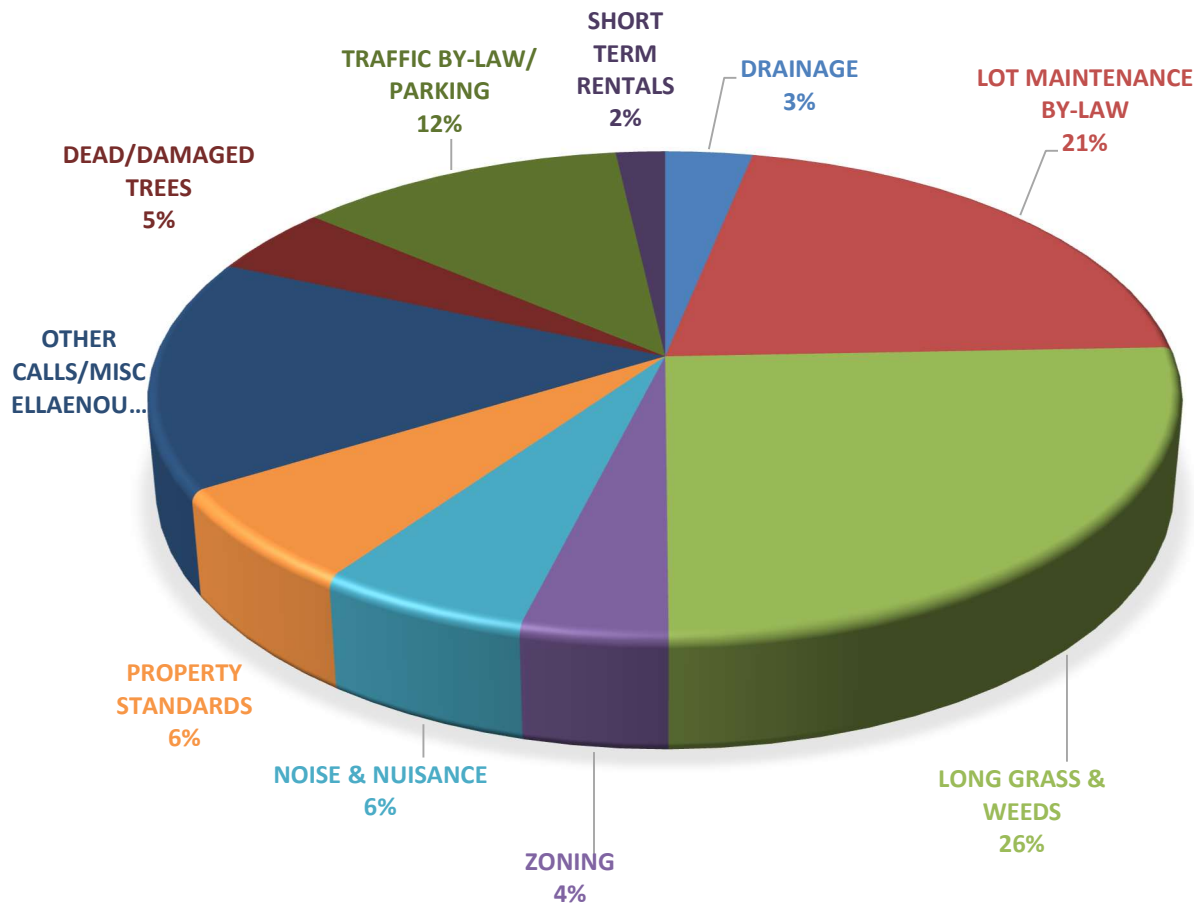


Figure 31: 2023 By-law Enforcement Service Call Statistics

Parking Violations

In the fourth quarter of 2024, By-law Enforcement staff issued 187 parking tickets, marking a decrease from the 241 tickets issued in the third quarter. Comparatively, 61 tickets were issued in Q2 2024, while Q1 2024 saw 118.

For the full year, a total of 607 parking tickets were issued, reflecting a slight decline from the 636 tickets issued in 2023.

OVERALL 2024 FOURTH QUARTER (Q4) AND YEAR END SUMMARY

The fourth quarter and year-end statistics for 2024 demonstrate continued growth and development within the Town of Fort Erie. The Building Department issued 684 permits valued at \$167 million, marking an increase in permit activity over 2023. Residential construction remains the primary driver of development, with a significant rise in new housing

units. While commercial and institutional permit values increased, industrial permit activity declined.

Development Planning saw 280 applications in 2024, maintaining Fort Erie's position as the leading municipality in Niagara for development applications. The available residential lot supply remains healthy, ensuring sustainable growth. By-law Enforcement addressed 2170 service calls throughout the year, with Lot Maintenance and Long Grass & Weeds being the most common concerns. The implementation of Tree By-law 33-2024 reflects the Town's commitment to environmental sustainability, supporting tree conservation efforts.

Overall, the Town of Fort Erie continues to foster responsible development, maintain efficient regulatory processes, and address community needs to support long-term growth and sustainability.