



Planning, Building and By-law Services

Prepared for: Council-in-Committee

Report: PBBS-53-2025

Meeting Date: July 7, 2025

1. Title

PBBS 2025 First Quarter (Q1) Development-Building-Planning-By-law Status Report

2. Recommendations

That: Council receives Report PBBS-53-2024 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-53-2025 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 2025 first quarter (Q1) 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 first quarter (Q1) 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

2025 First-Quarter (Q1) Building Permit Overview:

In the first quarter of 2025, the Building Department issued 102 building permits, representing an estimated construction value of \$15.7 million. This marks a 40% decrease in permit volume and a 62% decrease in construction value compared to Q1-2024, which saw 170 permits issued with an estimated value of \$41 million.

Breaking down the Q1-2025 data by permit type, the top categories were:

1. Additions/Alterations/Other Improvements – 36 permits (35.5% of total permits issued)
2. New Residential Construction – 18 permits (17.6%)
3. None Residential Construction – 26 permits (25.5%)
4. Other Permits (e.g., signs, tents, etc.) – 22 permits (21.6%)

Figure 1 of Appendix 1 to this report further illustrates the 2025 first-quarter permit volume and estimated values. Detailed information pertaining to the number of issued new residential permits is captured below:

Residential Dwelling Permit Report Q1-2025 (Section A of Appendix 1)

New Residential Permit Overview

The first quarter of 2025 experienced a noticeable decline in residential building activity across the Town. This trend may be influenced by a combination of factors affecting the housing market. While mortgage rates have begun to ease from 2024 highs, overall affordability remains a challenge for many prospective buyers due to continued high home prices and economic uncertainty. Additionally, the recent increase in development charges may be deterring investment in new housing projects, as developers reassess project feasibility. Tariff increases on construction materials have also likely raised pricing concerns, further impacting the decision to move projects forward. Collectively, these factors appear to have contributed to the overall decline in permit volumes and construction value compared to the same period in 2024.

New Accessory Dwelling Unit (ADU) Tracking Process

Starting in Q1-2024, staff began tracking accessory dwelling units (ADUs) as a separate permit category to reflect their growing presence in Fort Erie, largely due to Bill 23, which allows up to two additional residential units on lots with single-detached, semi-detached, or townhouse dwellings without a zoning amendment. ADUs are no longer grouped with apartment units, and while not all are counted as standalone permits, staff continue to monitor the total number created. A new chart has been introduced to better illustrate unit growth by type.

In Q1-2025, the Building Department issued 18 new residential building permits, resulting in the creation of 26 residential units. The total estimated construction value for all permits issued during this period was \$15.7 million. This represents a 48% decrease in residential units compared to Q1-2024, which saw 39 permits issued for 50 units.

Of the 26 residential units created in Q1-2025, 11 were single-detached dwellings, 7 were townhomes, and 8 were accessory dwelling units.

While residential permit activity has slowed, there are early signs of improvement. With interest rates stabilizing and market conditions beginning to recover, staff are optimistic that development activity will gain momentum in the coming months. Fort Erie remains well-positioned for growth, and staff are encouraged by continued interest in residential construction across the Town. **Figure 2 of Appendix 1** to this report illustrates the first quarter residential permit volume from 2021 to 2025.

In the first quarter of 2025, the Garrison neighbourhood led residential development, accounting for 69.2% of all residential building permits issued primarily due to activity within the Garrison area. Ridgeway/Thunder Bay and Spears/High Pointe followed with 11.5%, and rural areas contributed 3.8%. In recent years, residential permit activity has been largely concentrated in the Ridgeway–Thunder Bay neighbourhood, driven by the build-out of The Oakes at Six Mile Creek subdivision. However, Q1-2025 reflects a notable shift, with permit activity now concentrated in the Garrison area, particularly within the Peace Bridge Village subdivision. **Figure 3 and Figure 4 of Appendix 1** to this report illustrates the distribution of residential permit data by neighbourhood.

It's important to note that the number of building permits issued does not always reflect the number of residential units created. For example, a single permit for an apartment building can account for multiple units, while a permit for a detached home with an accessory apartment may result in two units. In the first quarter of 2025, 18 new residential building permits were issued, comprising 11 single-detached dwellings, 7 townhomes, and 8 accessory dwelling units. Collectively, these permits resulted in the creation of 26 new residential units. **Figure 5** of this report portrays the first quarter statistical data for total number of dwelling units created by residential new construction.

Industrial / Commercial / Institutional (ICI) Permit Activity and Development Charge Collections Q1-2025 (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 Q1-2025 was approximately \$1.9 million

Industrial

Industrial permit activity increased in Q1-2025, with 7 permits issued compared to 3 in Q1-2024. However, the total estimated construction value was significantly lower this year, at \$172,645, compared to \$6,343,190 in Q1-2024.

Commercial

Commercial permit activity decreased in Q1-2025 compared to Q1-2024, with only 6 commercial permits issued this quarter, down from 11 in the same period last year. All commercial permits issued this quarter were for renovations, additions, or alterations. The total estimate value of the 6 issued commercial permits in Q1-2025 equalled \$658,900.00, a reduction when compared to the 11 commercial permits issued in Q1-2024 which equalled 3.47 million.

No commercial permits triggered development charges within the first quarter of 2025 as all commercial permits issued were for renovations/alterations.

Institutional

Institutional permit activity declined in the first quarter of 2025 compared to the same period in 2024. Only three permits were issued, with an estimated construction value of \$1.06 million down from \$1.8 million in Q1-2024.

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.

In the first quarter of 2025, a total of 61 development application submissions were received. These included 20 minor variances, 19 pre-consultations, 9 zoning by-law amendments, 5 consents, site plan (3) and one application each for an official plan amendment, plan of subdivision, removal of part lot control, plan of condominium and a deeming by-law. It's important to note that these figures represent applications submitted, regardless of whether they have been deemed complete. Overall, this reflects 13 fewer submissions compared to the same period in 2024. **Figure 6 of Appendix 1** to this report illustrates the application volume by type for the first quarter of 2025.

Staff will continue to monitor the trends in application submissions as they correlate to the 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 first quarter, there were none. Subdivision registration had slowed last year with 1 registration made. At the end of Q1-2025 there were 1194 potential units available in Registered Plans, which equates to 6.3 years available supply of residential lots in Registered Plans of Subdivision using the 3-year rolling construction of average of 188.3 units per year of absorption. **Figure 7**, included in **Appendix 1** provides the statistical information on built-out Registered Plans of Subdivision and Registered Plans of Subdivision with remaining units.

Draft Plans of Subdivision

The first quarter of 2025 saw one draft plan receive approval from Council (modified from the previous plan).

Present supply provides for 2727 new residential units in approved Draft Plans of Subdivision with a healthy mix of 604 detached, 184 semi-detached and 1939 multiple unit dwellings (towns & apartments).

Presently, the available supply of residential lots in the Draft Approved Plan of Subdivision is equal to 14.4 years using the 3-year rolling construction average of 188.3 units per year of absorption. **Figure 8 of Appendix 1** to this report provides statistical information on the draft approved plans of subdivision and proposed units.

Active Plans

Active Plans refer to Draft Plan of Subdivision applications that are currently under review and have not yet received Council approval. **Figure 9 of Appendix 1** identifies two active plans: 0-15850 Rebstock Road and 2649 Stevensville Road. Presently, the available supply of residential units in Active Plans of Subdivision is equal to just under a 1-year supply using the 3-year rolling average of 188.3 units/year of absorption. **Figure 9** below provides statistical information on the present Active Plans of Subdivision Inventory.

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 36 months (3 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 36-month period. If permit activity increases, the amount of years' worth of supply reflects this with a decrease. Currently, the average residential inventory is 188.3 units per year absorption.

At the time of reporting the 2025 first quarter and using the current average for annual absorption (188.3), the respective inventories are as follows:

- Registered Plans – 1194 units at 188.3 units/year = 6.3 years' worth of supply.
- Draft Approved – 2727 units at 188.3 units/year = 14.4 years' worth of supply.
- Active Plans – 180 units at 188.3 units/year = 0.95 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 6.3 years' worth of supply in Registered Plans of Subdivision and 14.7 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. In Q1-2025 the Town has received 17 tree permit applications, demonstrating the community's growing commitment to tree preservation. Of these applications, 2 permits were issued for regulated trees, 15 permits for dead or hazardous trees. For properties with limited space for replacement plantings, a cash-in-lieu option allows applicants to contribute to municipal tree-planting efforts. **Figure 10** outlines the 2025 first-quarter permit volume and estimated values.

SECTION C: BY-LAW ENFORCEMENT

By-law Overview

A straightforward statistical approach is used to track the volume and types of municipal by-law calls received. By-law Enforcement staff continuously monitor service calls, and this report provides a summary of those statistics. In the first quarter of 2025, By-law Enforcement received 323 new calls for service and carried over 129 calls from Q4-2024. Of the total 452 calls, approximately 70.1% were resolved within the quarter. In Q1-2025 the 323 new calls are comparable to the 326 new calls received in the first quarter of 2024. **Figure 11** provides a more detailed breakdown of the 2025 first quarter data for types and volumes of calls for service filled.

In Q1-2025, Lot Maintenance By-law calls accounted for the largest share of service requests at 34%, surpassing all other categories. This was followed by Traffic/Parking By-law calls at 20%, Other/Miscellaneous at 17%, and Property Standards at 12%. Drainage issues made up 5%, while Tree By-law concerns represented 4%. Zoning and Noise, Dead/Damaged Trees & Nuisance complaints each comprised 2%, and Short-Term Rental inquiries accounted for 1%.

Breakdowns of By-law Enforcement activity for the first quarter of 2025 are found in **Section C of Appendix 1 Figure 12** on the following page indicated the percentage of new calls for service by type during Q1-2025

Parking Violations

In the first quarter of 2025, By-law Enforcement staff issued a total of 91 parking tickets, down from 118 during the same period in 2024. This decrease is likely the result of several contributing factors, including a decline in parking-related service calls, improved overall compliance, and a strategic shift in enforcement priorities.

Overall 2025 First Quarter (Q1) Summary (Building, By-law Enforcement, Planning)

The first quarter of 2025 presented a modest slowdown in construction activity within the Town of Fort Erie, with both building permit volumes and construction values declining compared to Q1-2024. While this decline is reflective of broader market conditions including affordability challenges, interest rate fluctuations, and increased development charges there are encouraging signs that activity may stabilize in the coming months. Residential construction continues to be supported by a strong inventory of registered and draft approved plans, providing a comfortable supply to meet future demand.

Planning activity remains steady, with a diverse range of development applications submitted and reviewed. Staff continue to meet the legislated timelines under Bill 185, reinforcing the Town's reputation as an efficient and responsive municipality for development. Ongoing monitoring of planning trends and housing supply will inform future policy updates and resource planning. While the supply within Active Plans of Subdivision is currently limited to less than one year, a healthy inventory remains, with 14.7 years of residential supply available in Draft Approved Plans and 6.3 years supply of units in Registered Plans.

The implementation of the new Tree By-law demonstrates Council's commitment to environmental stewardship, and early activity suggests positive community uptake. Similarly, By-law Enforcement continues to manage service requests effectively, with timely resolution of the majority of calls and a continued focus on public education and compliance.

As Fort Erie continues to grow, staff remain focused on supporting responsible development, maintaining service levels, and implementing Council's strategic priorities. This quarterly report provides a snapshot of current activity and will continue to serve as a valuable tool for tracking progress, identifying trends, and supporting evidence-based decision-making moving forward.

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

Prepared by:
Felicia Ferrusi
Coordinator, Planning and Development Services

Submitted by:
Anamika Dilwaria, M.PI, MCIP, RPP
Director, Planning and Development Services

Approved by:
Chris McQueen, MBA
Chief Administrative Officer

13. Attachments

Appendix 1 – Title of Appendix

PLANNING, BUILDING AND BY-LAW SERVICES DEPARTMENT STATISTICAL REPORTING



2025 YEAR IN REVIEW



June 2025

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

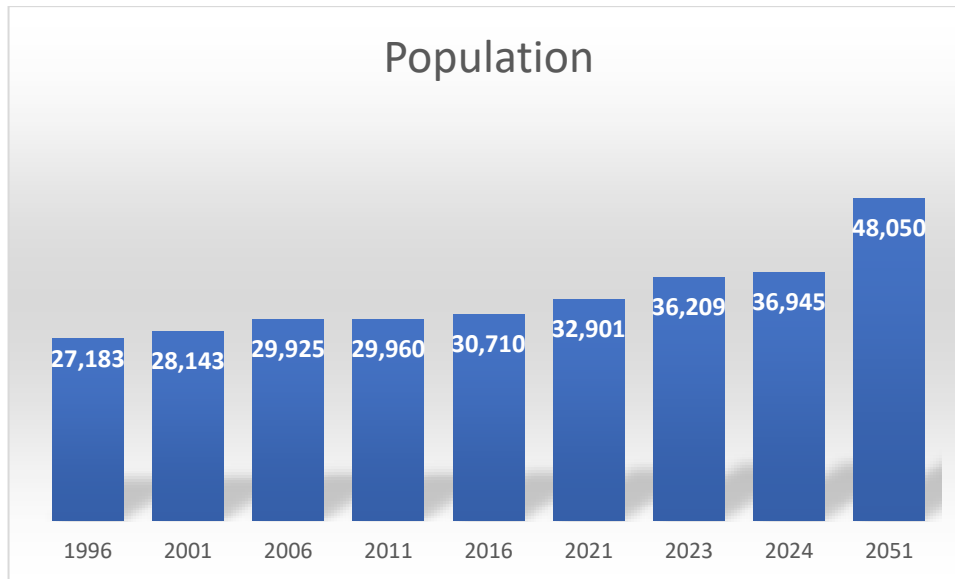
Note - This Report is prepared for the information of the Town of Fort Erie Council and overall public consumption. Reporting is of statistical nature only. Analysis is the domain of the reader.

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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.

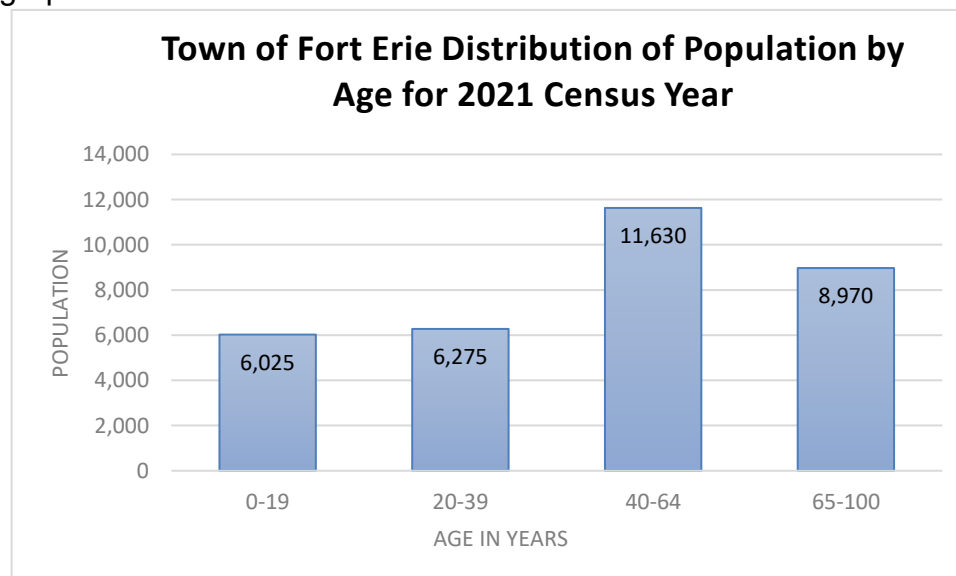


Figure 2 Source: Statistics Canada

SECTION A: BUILDING – 2025 FIRST QUARTER (Q1)

2025 First Quarter Building Permit Overview

The Building Department issued a total of 102 building permits in the first quarter of 2025 totaling an estimated construction value of \$15.5 million.

Summary of Permit Volumes & Estimated Value – First Quarter 2025 (Q1)

Figure 1 provides the volumes and estimated construction values for Q1-2025 broken down by category.

	Q1 PERMIT VOLUMES AND ESTIMATED VALUES		2025		
	CLASSIFICATION	NO. OF PERMITS Q1 ONLY	ESTIMATED VALUE \$	UNITS CREATED	
2025-Q1 Permit Values	Total Value of all New Dwellings				
	New Single Detached Dwellings	11	\$ 7,960,600.00	13	
	New Semi-Detached Dwellings				
	New Multi-Unit Dwellings/Apartments/Towns	7	\$ 2,653,250.00	11	
	New Accessory Dwelling Units	2	\$ 91,600.00	2	
	Res. Add. Alt. & Repairs	36	\$ 2,721,282.00		
	Garages & Carports	2	\$ 75,000.00		
	Accessory Buildings				
	Swimming Pools	4	\$ 189,906.00		
	Farm Buildings *				
	Model Homes				
	Commercial Business				
	New				
	Additions, Alterations, Etc.	6	\$ 658,900.00		
	Industrial				
	New	5	\$ 22,645.00		
	Additions, Alterations, Etc.	2	\$ 150,000.00		
	Institutional & Gov't				
	New	1	\$ 600,000.00		
	Additions, Alterations, Etc.	2	\$ 457,000.00		
	Demolitions	12	\$ 103,300.00		
	Plumbing	4	\$ 53,500.00		
	Other (sign, tent, tank, etc;)	8	\$ 48,926.00		
	TOTALS	102	\$ 15,785,909.00	26	

Figure 1: Q1-2025 permit volume and estimated values

New Residential Construction – Fourth Quarter 2025 (Q1)

The Building Department issued 18 new residential building permits, resulting in the creation of 26 new residential units, which includes 8 accessory dwelling units (ADUs). The total estimated construction value for all building permits issued during this period was \$15.5 million.

Residential permit activity in the first quarter of 2025 recorded the lowest volume in the past five years. In contrast, Q1 2021 and Q1 2022 remain the peak periods for residential permit

issuance. **Figure 2** on the following page illustrates the first quarter residential permit volume from 2020 to 2024.

1Q 2020	# of Units per Month	Q1 2021	# of Units per Month	Q1 2022	# of Units per Month	Q1 2023	# of Units per Month	Q1 2024	# of Units per Month	Q1 2025	# of Units per Month
January	20	January	10	January	38	January	18	January	7	January	0
February	11	February	75	February	47	February	13	February	12	February	11
March	10	March	27	March	27	March	13	March	31	March	15
TOTAL	41	TOTAL	112	TOTAL	112	TOTAL	44	TOTAL	50	TOTAL	26

Figure 2: 2020 to 2025 First Quarter Residential Permit Volume

New Residential Construction By Neighbourhood First- Quarter 2025(Q1)

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

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

Figure 3 illustrate the first 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	0	0.0%
Douglastown	1	3.8%
Fort Erie	0	0.0%
Garrison	18	69.2%
Gateway	0	0.0%
Kraft	0	0.0%
Lakeshore	0	0.0%
Ridgeway/Thunder Bay	3	11.5%
Spears/High Pointe	3	11.5%
Stevensville	0	0.0%
Walden	0	0.0%
Rural Areas	1	3.8%
TOTAL	26	100.0%

Figure 3: Q1-2025 Distribution of Residential Permits by Neighbourhood

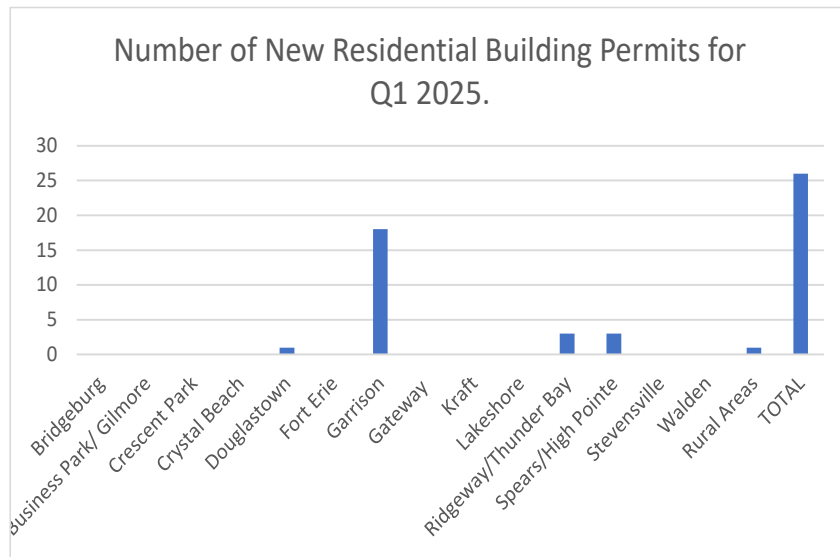


Figure 4: Q1 2025 Distribution of Residential Permits by Neighbourhood

Residential Construction By Type

In terms of Q1 statistics for 2025 new residential dwellings units, the 26 permits issued consisted of 11 single detached dwellings, 7 townhomes and 8 accessory dwelling. **Figure 5** below illustrates the year-end distribution of new residential building permits by type.

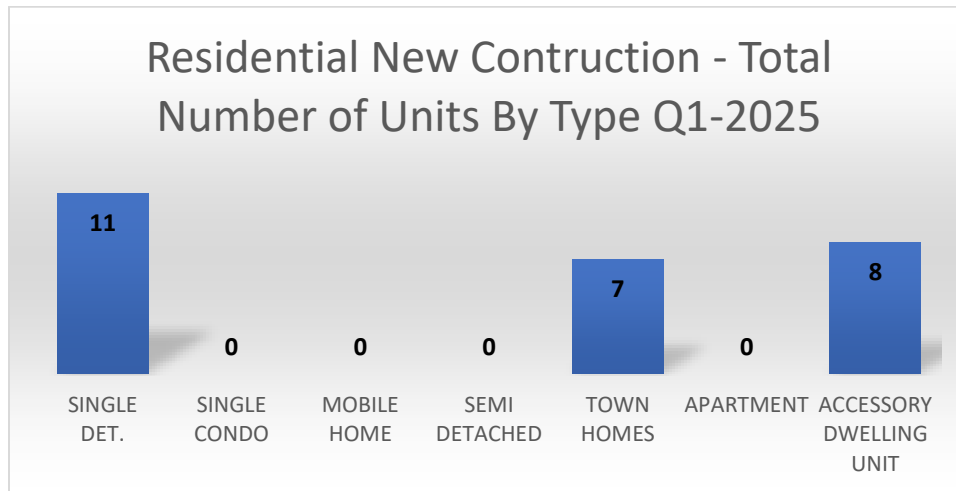


Figure 5: 2025 Distribution of Residential Permits

Industrial, Commercial & Institutional Permit Activity – Q1- 2025

The value of Industrial/Commercial/Institutional (ICI) construction in Q1-2025 was approximately \$1.9 million

Industrial

Industrial permit activity increased in Q1 2025, with 7 permits issued compared to 3 in Q1 2024. However, the total estimated construction value was significantly lower this year, at \$172,645, compared to \$6,343,190 in Q1 2024.

Commercial

Commercial permit activity declined in Q1 2025, with only 6 permits issued compared to 11 during the same period in 2024. All permits issued this quarter were for renovations, additions, or alterations. The total estimated value of these permits was \$658,900 significantly lower than the \$3.47 million recorded in Q1 2024. No commercial permits triggered development charges within the first quarter of 2025 as all commercial permits issued were for renovations/alterations.

Institutional

Institutional permit activity declined in the first quarter of 2025 compared to the same period in 2024. Only three permits were issued, with an estimated construction value of \$1.06 million down from \$1.8 million in Q1-2024.

SECTION B: PLANNING & DEVELOPMENT - 2025 FIRST QUARTER (Q1)

Development Planning Applications – First Quarter 2025 (Q1):

In the first quarter of 2025, the Development Planning division received a total of 61 applications. **Figure 6** illustrates the statistical information for first quarter application volume by type.

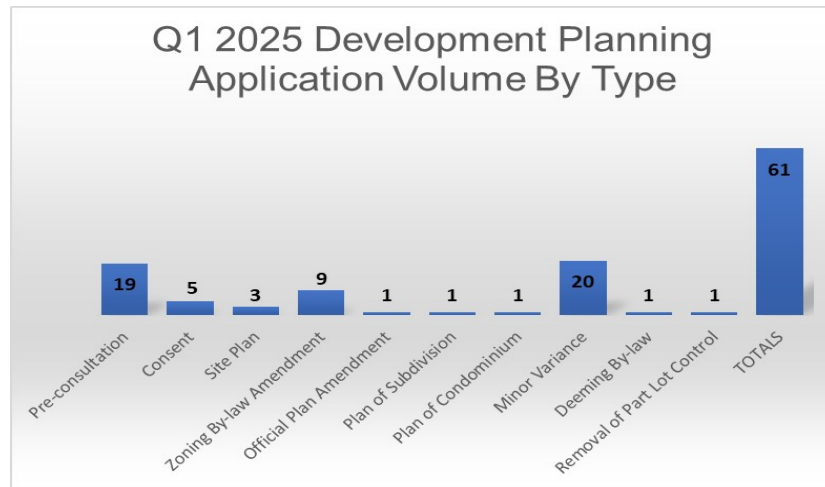


Figure 6: Q1-2025 Development Planning Application Volume

Land Supply

The 2024 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

No subdivision plans were registered in the first quarter of 2025. Subdivision registration activity had generally slowed between 2020 and 2023, with only one registration occurring in 2024. As of Q1-2025, there are 1,194 potential residential units available within Registered Plans of Subdivision. Based on a three-year rolling average annual absorption rate of units, this represents approximately 6.3 years of available residential lot supply. **Figure 7** presents statistical information on built-out Registered Plans (pink) and outlines the inventory remaining in Registered Plans that have yet to receive building permits (blue).

Q1-2025 REGISTERED AND BUILT-OUT PLANS OF SUBDIVISION

	Plan Name	Neighbourhood	Reg'd	Reg'l File No.	Date of Reg'n	# of Lots/Blocks	# of Units	Potential Units	Vacant Single-Det.	Vacant Semi-Det. Units	Vacant Multiple Units
B01	DOUGLAS-ON-THE-PARKWAY	Douglastown	M-197	26T-88006	1991-04-08	38	38	0	0	0	0
B02	HILL ESTATES NORTH	Stevensville	M-232	26T-91018	1996-10-23	27	27	0	0	0	0
B03	CRESCENT FARM EXTENSION I	Crescent Park	M-244	26T-22885	1998-04-16	19	19	0	0	0	0
B04	VICTORIA VILLAGE PHASE I	Garrison	M-261	26T-90009	1998-12-21	10	10	0	0	0	0
B05	RIVER TRAIL ESTATES II - PHASE I	Douglastown	M-276	26T-	2000-06-07	23	23	0	0	0	0
B06	NORTHRIDGE MEADOWS PHASE 1	Ridgeway/Thunder Bay	M-305	26T-15-2001-	2003-02-27	7	7	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
B08	WELLINGTON COURT CONDOMINIUM	Garrison	NSSCC-65	26CD-15-9901	2001-01-01	1	17	0	0	0	0
B09	HENRY-BROWNE SUBDIVISION	Crystal Beach	M-329	26T-15-02-06	2005-02-24	8	8	0	0	0	0
B10	BEAVER CREEK ESTATES	Ridgeway/Thunder Bay	M-330	26T-15-02-05	2005-03-09	53	53	0	0	0	0
B11	VILLAGE CREEK ESTATES PHASE I	Stevensville	M-347	26T-91013	2006-05-29	40	63	0	0	0	0
B12	BAY RIDGE CROSSING PHASE 2	Crystal Beach	M-363	26T-15-2000-0	2007-09-05	26	26	0	0	0	0
B13	RIVER TRAIL CONDOMINIUMS	Douglastown	NSVLC-99	350303-0011		10	10	0	0	0	0
B14	SHOREBREEZE CONDOMINIUM PLAN	Crystal Beach	VLC-92		2008-09-03	19	19	0	0	0	0
B15	HAGEY AVENUE CONDOMINIUM PLAN	Fort Erie	NSC-102		2009-09-17	1	21	0	0	0	0
B16	VILLAGE CREEK ESTATES PHASE II	Stevensville	M-390	26T-91013	2012-06-06	40	55	0	0	0	0
B17	DEERWOOD LANE PHASE 1	Ridgeway/Thunder Bay	M-397	350308-089	2012-11-08	2	8	0	0	0	0
B18	LEXINGTON COURT CONDOMINIUM	Garrison	NSSCP89	26CD-15-04-0	2013-10-18	1	20	0	0	0	0
B19	RIDGEWAY-BY-THE-LAKE PHASE I	Ridgeway/Thunder Bay	M-341	26T-96014	2006-01-30	86	86	0	0	0	0
B20	RIDGEWAY-BY-THE-LAKE PHASE 2	Ridgeway/Thunder Bay	M-372		2008-09-11	41	70	0	0	0	0
B21	RIDGEWAY-BY-THE-LAKE PHASE 3	Ridgeway/Thunder Bay	59M-418	350308-0048	2015-10-02	54	73	0	0	0	0
B22	WILLOW TRAIL HOMES	Ridgeway/Thunder Bay	59M-453	350308-075	2018-05-15	4	16	0	0	0	0
B23	GARRISON VILLAGE PHASE I	Garrison	M-83	26T-85019	1979-11-26	215	306	0	0	0	0
B24	PROSPECT POINT PLAN	Crystal Beach	M-265	26T-91010	1999-03-24	55	55	0	0	0	0
B25	VICTORIA VILLAGE 2	Garrison	M-331	26T-90009	2005-03-09	11	11	0	0	0	0
B26	DOMINION ROAD ESTATES PLAN	Rural Area	M-333	26T-15-00-01	2005-04-01	7	7	0	0	0	0
B27	DOMINION WOODS PHASE 1	Ridgeway/Thunder Bay	M-375 (1)	26T-15-03-01	2008-04-03	24	24	0	0	0	0
B28	SPEARS ROAD ESTATES	Spears-High Pointe	59M-419	350308-0380	2015-10-02	40	59	0	0	0	0
B29	DOMINION WOODS 2 (CONDOMINIUM)	Ridgeway/Thunder Bay	NSVLCP 141/59M-375 (2)	26CD-15-09-0	2018-07-09	1	51	0	0	0	0
B30	BURLEIGH SOUTH PLAN	Ridgeway/Thunder Bay	M-287	26T-		14	14	0	0	0	0
B31	NEYE PLAN PHASE II	Rural Area	M-267	26T-91011	1999-06-21	4	4	0	0	0	0
B32	DAYTONA PARK ACRES	Crescent Park	M-155	26T-85019	1989-03-10	15	15	0	0	0	0
B33	DEERWOOD LANE PHASE 2 (CONDO.)	Ridgeway/Thunder Bay	NSVLCP 140/59M-397	26CD-15-10-0	2018-06-14	5	18	0	0	0	0
B34	ERIE BEACH PHASE 1A	Lakeshore	M-263	26T-94005	1999-02-08	6	12	0	0	0	0

Q1-2025 REGISTERED SUBDIVISIONS WITH UNITS REMAINING

	Plan Name	Neighbourhood	Reg'd	Reg'l File No.	Date of Reg'n	# of Lots/Blocks	# of Units	Potential Units	Vacant Single-Det.	Vacant Semi-Det. Units	Vacant Multiple Units
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
R06	RIDGEWAY SHORES PHASE 1	Ridgeway/Thunder Bay	M-304	26T-15-9801	2002-12-18	16	16	2	1	1	0
R07	HILL ESTATES SOUTH	Stevensville	M-303	26T-	2002-11-18	36	36	1	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 Cre	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	BRYDGVIEW (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-15-2005-0	2018-12-12	72	72	10	8	8	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
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	40	11	0	29
R29	SOUTH COAST VILLAGE PHASE 3 CONDO.	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	239	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
R36	3285 THUNDER BAY ROAD/WESTWIND SUBDIV	Ridgeway/Thunder Bay	59R17574	350308-0122	24-Jul-24	41	41	41	41	41	0.00

TOTALS

denotes Registered Built-out

denotes Registered/Units Remaining

6.3 YEAR SUPPLY OF UNITS IN REGISTERED PLANS

1655 2484 8201 11941 550 34 610

Draft Approved Plans of Subdivision

The first quarter of 2025 saw 1 draft plan receive approval from Council.

Present supply provides for 2727 new residential units in approved Plans of Subdivision with a healthy mix of 604 single detached, 184 semi-detached and 1939 multiple unit dwellings (towns & apartments). **Figure 8** on the following page provides the details on the present Draft Approved Subdivision inventory.

2025 DRAFT APPROVED PLANS										
DRAFT APPROVED PLANS OF SUBDIVISION										
Plan Name	Neighbourhood	File No	Draft Approval	Redline Approved	# of Residential Lots/Biks	# 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 ELIZABETH ST. SUBDV. (Fmr. Dantini Plan)	Crystal Beach	350308-0082			28	28	28	0	0	3.18
D06 FORT ERIE HILLS	Bridgeburg	350308-0120	01-May-17	10-Jun-24	137	900	30	134	736	19.26
D07 ALISTON WOODS PHASE II	Spears	350308-0058-3	03-May-17		102	218	98	0	120	
D08 LU LONG PING Ph 2 (Fmr. Spears Garden Ph2)	High Pointe	350308-0104	26-Feb-18		8	7	7	0	0	0.43
D09 BRIDGEVIEW TOWNHOUSE CONDOMINIUM	Garrison	350303-0031	22-Mar-21		6	26	0	0	26	0.79
D10 ROYAL RIDGE PH.2	Ridgeway/Thunder Bay	350308-112	08-Mar-21		8	47	1	6	40	1.35
D11 294 GORHAM ROAD & 3819 HIBBARD (CONDO)	Ridgeway/Thunder Bay	350309-535 & 350303-034	14-Feb-22		2	19	0	0	19	1.20
D12 0-10972 SEYMOUR AVENUE	Spears	350308-0126	03-Oct-22		8	8	8	0	0	0.17
D13 SPRING CREEK ESTATES	Douglastown-Black Cr.	350309-540/350308-123	12-Dec-22		77	225	54	16	155	8.88
D14 PEACE BRIDGE VILLAGE PHASE 4	Garrison	350302-0127 & 350309-0544	16-Jan-23		37	67	31	0	36	2.64
D15 SHAYNE AVENUE SOUTH	Crescent Park	350308-0124	24-Apr-23		23	23	23	0	0	1.56
D16 SHAYNE AVENUE N - CRESCENT PARK ESTATES	Crescent Park	350308-0128	29-May-23		22	22	22	0	0	1.50
D17 272 Ridge Road S	Ridgeway/Thunder Bay	350309-0554	26-Jun-23		3	18	0	0	18	0.54
D18 3303 Dominion Road	Ridgeway/Thunder Bay	35308-0138 35309-0569	28-Aug-23		3	13	0	0	13	0.41
D19 613 Helena Street	Kraft	350308-107	08-May-23		23	128	0	4	124	8.14
D20 0-10417 WALDEN BLVD	Walden	350308-132	02-Oct-23		3	13	0	2	11	0.37
D21 BLACK CREEK SIGNATURE PHASE 2	Douglastown-Black Cr.	350308-0100	06-Nov-23		94	129	77	0	52	0.55
D22 3458 BLACK CREEK ROAD	Douglastown-Black Cr.	350308-0130, 350309-0559	06-Nov-23		8	8	0	2	6	0.24
D23 1101 DIPIETRO STREET	Walden	350308-0134	06-Nov-23		3	18	0	0	18	0.45
D24 1211-1237 PETTIT ROAD	Spears-High Pointe	350308-133	15-Jan-24		27	98	5	12	81	3.83
D25 315 & 0-350 GARRISON ROAD SUBDIVISION AND	Gateway	350303-0035	29-Jan-24		8	72	0	0	72	2.48
D26 1589 NIGH ROAD	Nigh Road Subdivision	350308-0077	09-Apr-24		10	10	10	0	0	9.51
D27 255 EMERICK AVENUE	Bridgeburg	350303-0045	13-May-24		1	35	0	0	35	0.85
D28 412 RIDGEWAY ROAD (CONDO)	Ridgeway/Thunder Bay	350303-0043	27-May-24		1	11	0	0	11	0.57
D29 0-14166 Hendershot Drive	Stevensville	35030-0138	12-Aug-24		7	29	0	0	29	1.005
D30 576 Ridge Road N	Ridgeway/Thunder Bay	35030-131	07-Oct-24		54	119	49	0	70	5.19
D31 576 Ridge Road - Block 50 (Condo)	Ridgeway/Thunder Bay		07-Oct-24		1	70	0	0	70	2.065
D32 CRESCENT ACRES (0-10747 KRAFT ROAD)	Kraft	35030-0129	08-May-23	24-Feb-25	28	238	86	8	144	10.86
TOTALS					860	2727	604	184	1939	141.45
14.4 YEARS SUPPLY OF UNITS IN DRAFT APPROVED PLANS										

Figure 8: 2025 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.

Figure 9 of Appendix 1 identifies two active plans: 0-15850 Rebstock Road and 2649 Stevensville Road. Presently, the available supply of residential units in Active Plans of Subdivision is equal to just under a one-year supply using the 3-year rolling average of 188.3 units/year of absorption. **Figure 10** below provides statistical information on the present Active Plans of Subdivision Inventory.

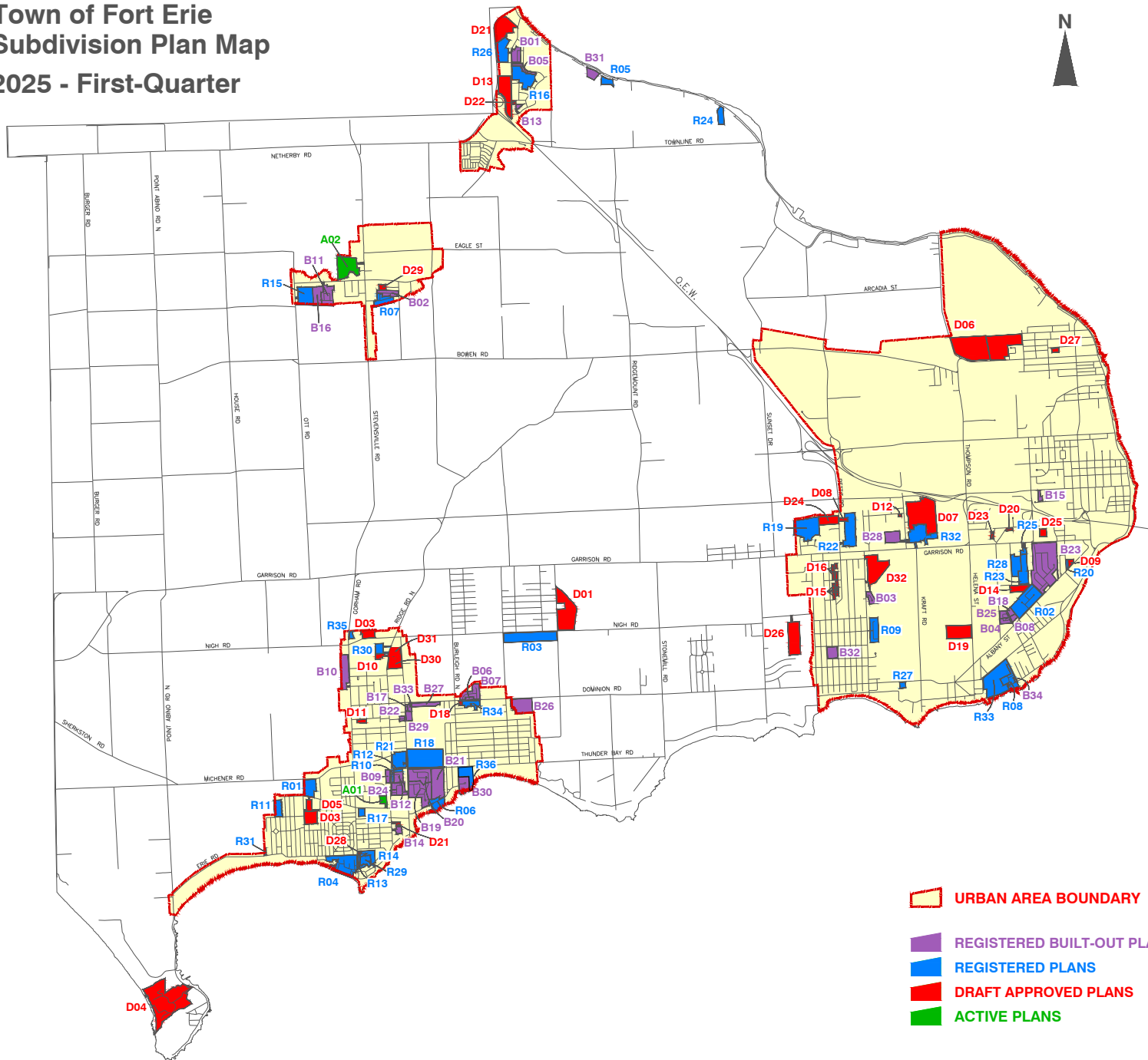
Q1-2025 - ACTIVE PLANS									
ACTIVE PLANS OF SUBDIVISION (NOT DRAFT APPROVED)									
	Plan Name	Neighbourhood	Complete Application Date	# of Lots/ Blocks	# of Units	Single-Det. Lots	Semi-Det. Units	Multiple Units	Site Area (ha)
A01	0-15850 Rebstock Road	Crystal Beach	04-Dec-24	9	90	0	0	90	1.5
A02	2649 Stevensville Road	Stevensville	04-Nov-24	90	90	41		49	5.3
	TOTALS			99	180	41	0	139	6.8
THE AMOUNT OF UNITS IN PROCESS WOULD REPRESENT AN ADDITIONAL SUPPLY OF 0.95 YEARS WORTH OF DWELLINGS UNDER CURRENT 3 YEAR ROLLING AVERAGE									

Figure 9: 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 2025 - First-Quarter



REGISTERED BUILT-OUT PLANS

- B01 Douglas-on-the-Parkway
B02 Hill Estates North
B03 Crescent Farm Extension 1
B04 Victoria Village Phase I
B05 River Trail Estates 2 Phase I
B06 North Ridge Meadows Phase I
B07 North Ridge Meadows Phase II
B08 Wellington Court Condominiums Phase I
B09 Henry-Browne
B10 Beaver Creek Estates
B11 Village Estates Phase I
B12 Bay Ridge Crossing Phase II
B13 River Trail Condominiums
B14 Shorebreeze Condominiums
B15 Hagley Avenue Condominiums
B16 Victoria Lake Estates Phase II
B17 Deerwood Lanes Phase I
B18 Lexington Court Condominiums
B19 Ridgeway-by-the-Lake Phase I
B20 Ridgeway-by-the-Lake Phase II
B21 Ridgeway-by-the-Lake Phase III
B22 Willow Trail
B23 Garrison Village Phase 1
B24 Prospect Point 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 Neve Plan Phase II
B32 Dayton 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
R19 High Pointe Subdivision
R20 Brydgeview Phase 1
R21 Crystal Ridge Landing
R22 Lulungoph Phase 1 (former Spears Garden Sub)
R23 Peace Bridge Subdivision (Phase 1)
R24 River Lea Estates (Condo)
R25 Peace Bridge Village Phase 3 (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 Southridge Meadows
R35 726 Gorham Road
R36 3285 Thunder Bay Road

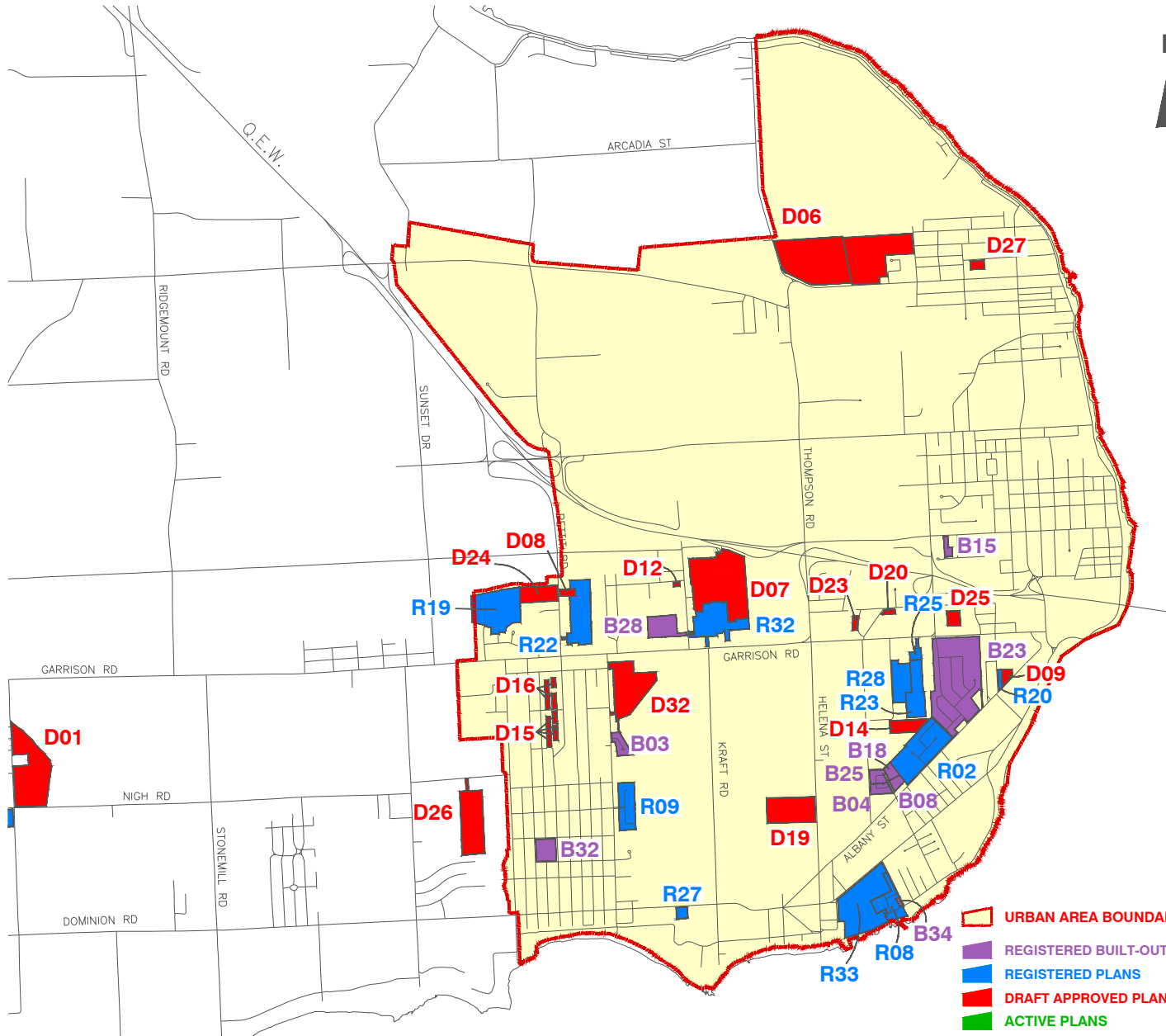
DRAFT APPROVED PLANS

- | | |
|------|--|
| D001 | Hershey Estates |
| D002 | Schooley Road Condominiums |
| D003 | Creekside Estates |
| D004 | Abino Dunes |
| D005 | Elizabeth Road Subdivision |
| D006 | Fort Erie Hills |
| D007 | Alliston Woods Ph. 2 |
| D008 | Lu Long Ping (Phase II) |
| D009 | Brydlevog Township Phase 2 Condominium |
| D010 | Royal Ridge Phase 2 |
| D011 | 2901 Gormann & 3819 Hibbard (Condo) |
| D012 | 0-10972 Seymour Avenue |
| D013 | Spring Creek Estates |
| D014 | Peace Bridge Village Ph. 4 |
| D015 | Shayne Avenue South |
| D016 | Shayne Avenue North (Crescent Park Acres) |
| D017 | 272 Ridge Road South Condo |
| D018 | 3303 Dominion Road (Subdivision & Condo) |
| D019 | 613 Helena Street |
| D020 | 0-10417 Walden Boulevard |
| D021 | Black Creek Signature Phase 2 |
| D022 | 3458 Black Creek Road |
| D023 | 1101 DiPietro Street |
| D024 | 1211-1237 Pettit Road |
| D025 | 315 & 60 Garrison Road (Subdivision and Condo) |
| D026 | Nigh Road Subdivision |
| D027 | 255 Emerick Avenue |
| D028 | 412 Ridgeway Road |
| D029 | 0-14166 Hendershot Drive |
| D030 | 576 Ridge Road North |
| D031 | 576 Ridge Road North Blk 50 |
| D032 | Crescent Acres (0-10747 Kraft Road) |

ACTIVE PLANS (Not Draft Approved)

- | | |
|-----|------------------------|
| A01 | 0-15850 Rebstock Road |
| A02 | 2649 Stevensville Road |

Town of Fort Erie - Subdivision Plan Map 2025 - First-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
- R19 High Pointe Subdivision
- R20 Brydgeview Phase 1
- R21 Crystal Ridge Landing
- R22 Lulalonging Phase 1 (former Spears Garden Sub)
- R23 Peace Bridge Subdivision (Phase 1)
- R24 River Lea Estates (Condo)
- R25 Peace Bridge Village Phase 3 (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 Southridge Meadows
- R35 726 Gorham Road
- R36 3285 Thunder Bay Road

DRAFT APPROVED PLANS

- D01 Hershey Estates
- D02 Schooley Road Condominiums
- D03 Creekside Estates
- D04 Abino Dunes
- D05 Elizabeth Road Subdivision
- D06 Fort Erie Hills
- D07 Alliston Woods Ph. 2
- D08 Lu Long Ping (Phase II)
- D09 Brydgeview Townhouse Phase 2 Condominium
- D10 Royal Ridge Phase 2
- D11 294 Gorham & 3819 Hibbard (Condo)
- D12 0-10972 Seymour Avenue
- D13 Spring Creek Estates
- D14 Peace Bridge Village Ph. 4
- D15 Shayne Avenue South
- D16 Shayne Avenue North (Crescent Park Acres)
- D17 272 Ridge Road South Condo
- D18 3303 Dominion Road (Subdivision & Condo)
- D19 613 Helena Street
- D20 0-10417 Walden Boulevard
- D21 Black Creek Signature Phase 2
- D22 3458 Black Creek Road
- D23 1101 DiPietro Street
- D24 1211-1237 Pettit Road
- D25 315 & 0-350 Garrison Road (Subdivision and Condo)
- D26 Nigh Road Subdivision
- D27 255 Emerick Avenue
- D28 412 Ridgeway Road
- D29 0-14166 Hendershot Drive
- D30 576 Ridge Road North
- D31 576 Ridge Road North Blk 50
- D32 Crescent Acres (0-10747 Kraft Road)

ACTIVE PLANS (Not Draft Approved)

- A01 0-15850 Rebstock Road
- A02 2649 Stevensville Road

URBAN AREA BOUNDARY

REGISTERED BUILT-OUT PLANS

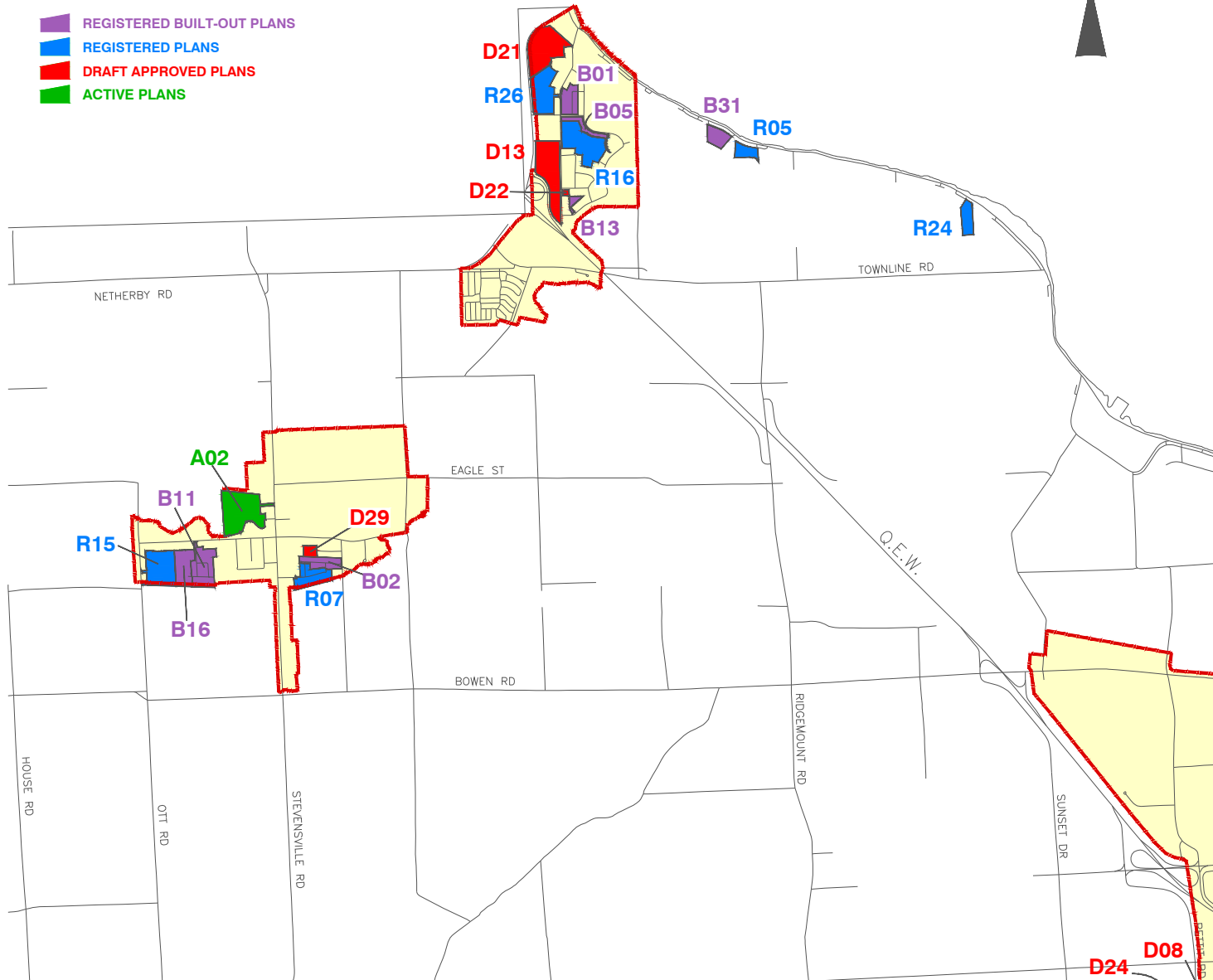
REGISTERED PLANS

DRAFT APPROVED PLANS

ACTIVE PLANS

Town of Fort Erie - Subdivision Plan Map 2025 - First-Quarter NORTH REGION

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



REGISTERED BUILT-OUT PLANS

- B01 Douglas-on-the-Parkway
- B02 Hill Estates North
- B03 Crescent Farm Extension 1
- B04 Victoria Village Phase I
- B05 River Trail Estates 2 Phase I
- B06 North Ridge Meadows Phase I
- B07 North Ridge Meadows Phase II
- B08 Wellington Court Condominiums Phase I
- B09 Henry-Browne
- B10 Beaver Creek Estates
- B11 Village Creek Estates Phase I
- B12 Bay Ridge Crossing Phase II
- B13 River Trail Condominiums
- B14 Shorebreeze Condominiums
- B15 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 II)
- R16 River Trail Estates (Phase II)
- R17 Parklane Place
- R18 The Oaks at 6 Mile Creek
- R19 High Pointe Subdivision
- R20 Brydgeview Phase 1
- R21 Crystal Ridge Landing
- R22 Lulongping Phase 1 (former Spears Garden Sub)
- R23 Peace Bridge Subdivision (Phase 1)
- R24 River Lea Estates (Condo)
- R25 Peace Bridge Village Phase 3 (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 Southridge Meadows
- R35 726 Gorham Road
- R36 3285 Thunder Bay Road

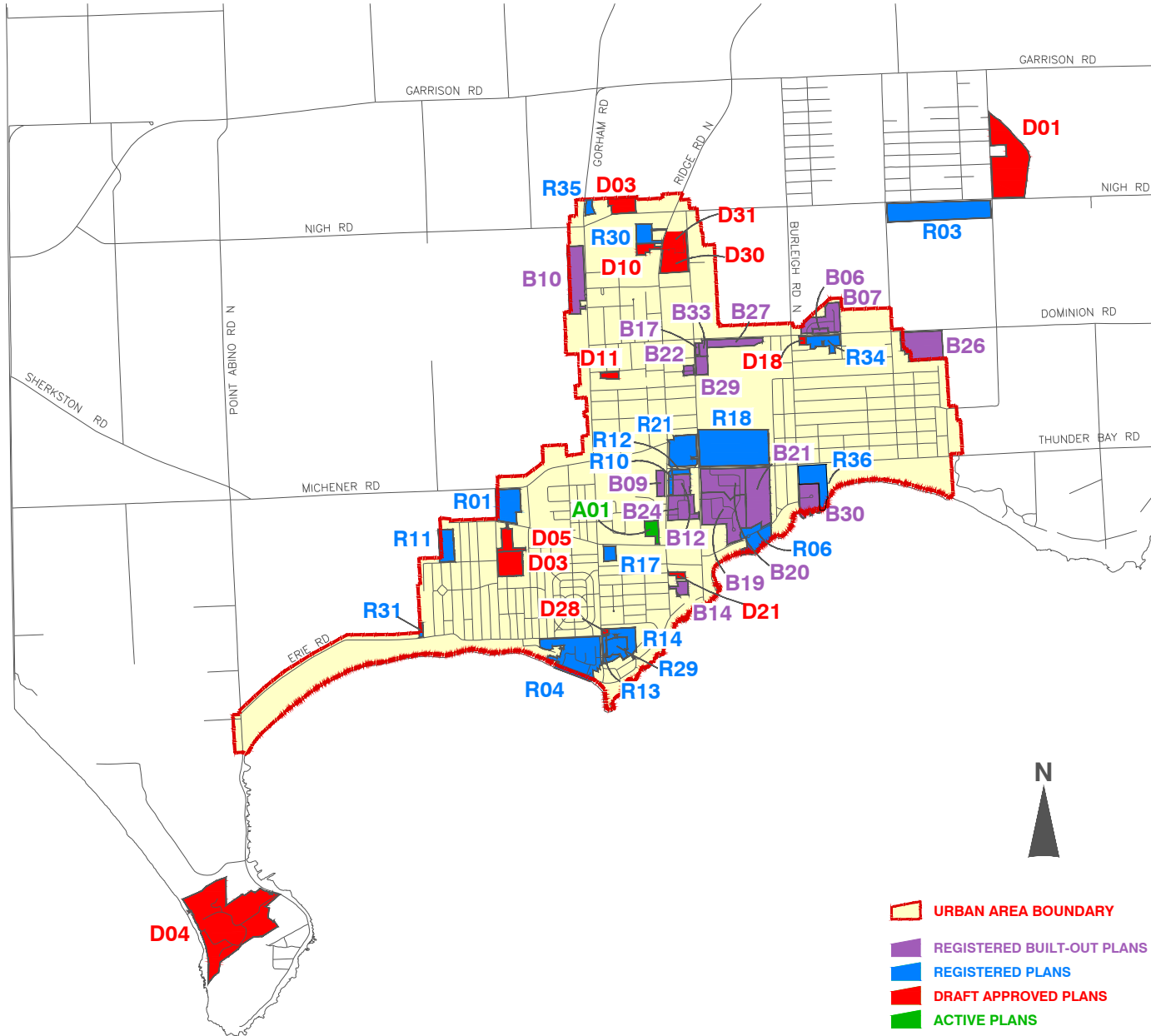
DRAFT APPROVED PLANS

- D01 Hershey Estates
- D02 Schooley Road Condominiums
- D03 Creekside Estates
- D04 Abino Dunes
- D05 Elizabeth Road Subdivision
- D06 Fort Erie Hills
- D07 Alliston Woods Ph. 2
- D08 Lu Long Ping (Phase II)
- D09 Brydgeview Townhouse Phase 2 Condominium
- D10 Royal Ridge Phase 2
- D11 294 Gorham & 3819 Hibbard (Condo)
- D12 0-10972 Seymour Avenue
- D13 Spring Creek Estates
- D14 Peace Bridge Village Ph. 4
- D15 Shayne Avenue South
- D16 Shayne Avenue North (Crescent Park Acres)
- D17 272 Ridge Road South Condo
- D18 3303 Dominion Road (Subdivision & Condo)
- D19 613 Helena Street
- D20 0-10417 Walden Boulevard
- D21 Black Creek Signature Phase 2
- D22 3458 Black Creek Road
- D23 1101 DiPietro Street
- D24 1211-1237 Pettit Road
- D25 315 & 0-350 Garrison Road (Subdivision and Condo)
- D26 Nigh Road Subdivision
- D27 255 Emerick Avenue
- D28 412 Ridgeway Road
- D29 0-14166 Hendershot Drive
- D30 576 Ridge Road North
- D31 576 Ridge Road North Blk 50
- D32 Crescent Acres (0-10747 Kraft Road)

ACTIVE PLANS (Not Draft Approved)

- A01 0-15850 Rebstock Road
- A02 2649 Stevensville Road

Town of Fort Erie - Subdivision Plan Map 2025 - First-Quarter SOUTHWEST REGION



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

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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 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. In Q1-2025 the Town has received 17 tree permit applications, demonstrating the community's growing commitment to tree preservation. Of these applications, 2 permits were issued for regulated trees, 15 permits for dead or hazardous trees. For properties with limited space for replacement plantings, a cash-in-lieu option allows applicants to contribute to municipal tree-planting efforts.

PLANNING – 2025 FIRST QUARTER (Q1)

Q1 Permit Issuance, Estimated Values, and Cash-in-Lieu Summary			
CLASSIFICATION	2025		
	NO. OF PERMITS Q1 ONLY	ESTIMATED VALUE AND CASH IN LIEU \$	DEPOSITS
	17	\$ 500.00	\$ 2,000.00

Figure 10: 2025 Tree Permit Volumes and Estimated Value

SECTION C: BY-LAW ENFORCEMENT – 2025 FIRST QUARTER (Q1)

This section provides statistics related to the volume of calls for service and actions the Town's By-law Enforcement Officers experienced in the first quarter of 2025 statistics for the information of Council and the general public.

By-law Enforcement Overview 2025 First Quarter (Q1)

A straightforward statistical approach is used to track the volume and types of municipal by-law calls received. By-law Enforcement staff continuously monitor service calls, and this report provides a summary of those statistics. In the first quarter of 2025, By-law Enforcement received 323 new calls for service and carried over 129 calls from Q4-2024. Of the total 452 calls, approximately 70.1% were resolved within the quarter. In Q1 2025 the 323 new calls are comparable to the 326 new calls received in the first quarter of 2024. **Figure 11** provides a more detailed breakdown of the 2025 first quarter data for types and volumes of calls for service filled. **Figure 12** on the following page indicates the percentage of new calls for service by type during Q1-2025.

By –Law Enforcement Quarterly Statistics January 1 - March 31, 2025 Q1 - 2025				
BY-LAW	Calls Carried Over from Q4 - 2023	New Calls for Service	Resolved Calls	Pending Calls
DRAINAGE	2	16	16	2
LOT MAINTENANCE BY-LAW	32	110	91	51
LONG GRASS & WEEDS	2	1	3	0
ZONING	9	7	9	7
NOISE & NUISANCE	10	8	14	4
PROPERTY STANDARDS	31	39	40	30
OTHER CALLS/MISCELLANEOUS	18	54	52	20
DEAD/DAMAGED TREES	13	7	16	4
TRAFFIC BY-LAW/ PARKING	12	65	64	13
TREE BY-LAW	0	14	10	4
SHORT TERM RENTALS	0	2	2	0
TOTAL	129	323	317	135

Figure11: By-law Q1 2025 By-law volume of calls by type

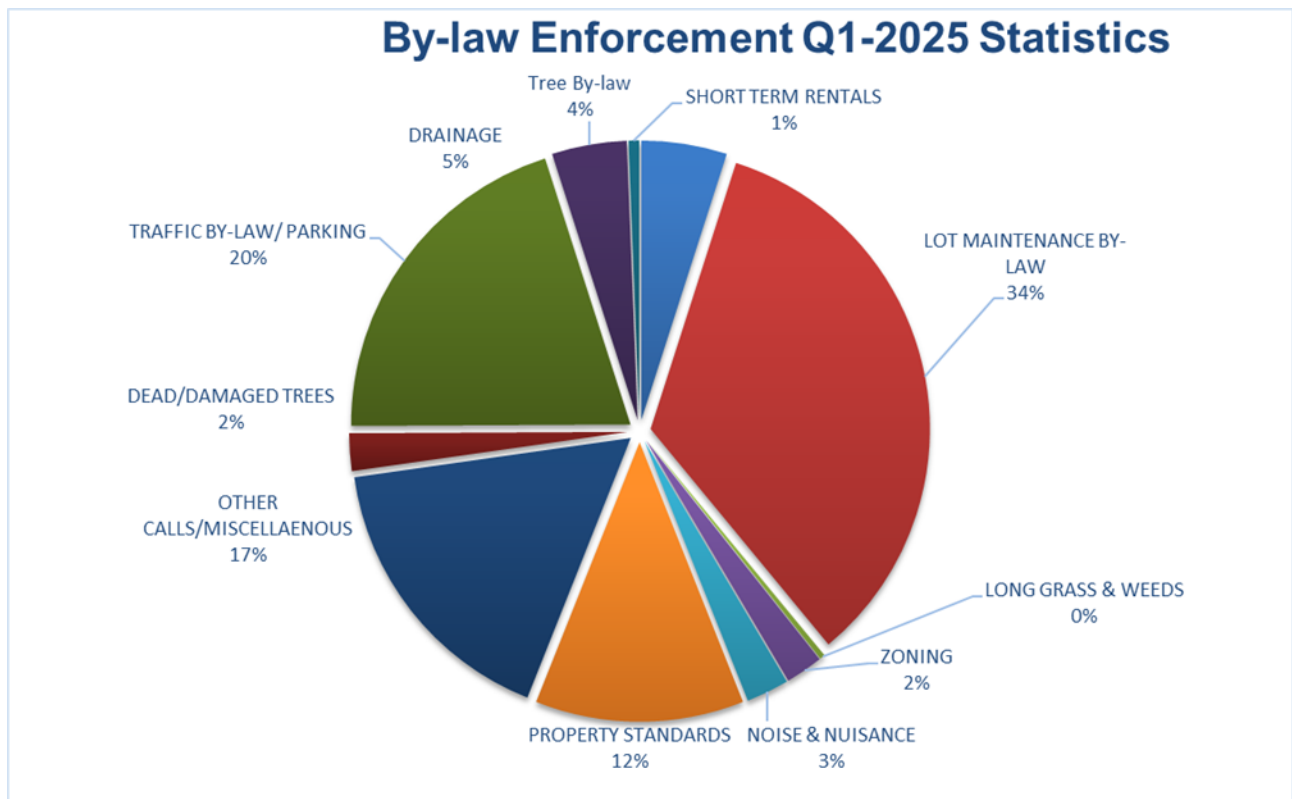


Figure12: By-law Q1 2025 percentage of new calls for service by type

Parking Violations

In the first quarter of 2025, By-law Enforcement staff issued 91 parking tickets, reflecting a slight decline from the 118 tickets issued during the same period in 2024.

OVERALL 2025 FIRST QUARTER (Q1)

The first quarter of 2025 presented a modest slowdown in construction activity within the Town of Fort Erie, with both building permit volumes and construction values declining compared to Q1-2024. While this decline is reflective of broader market conditions—including affordability challenges, interest rate fluctuations, and increased development charges—there are encouraging signs that activity may stabilize in the coming months. Residential construction continues to be supported by a strong inventory of registered and draft approved plans, providing a comfortable supply to meet future demand.

Planning activity remains steady, with a wide range of development applications submitted and reviewed. Staff continue to meet the legislated timelines imposed under Bill 185, ensuring that the Town maintains its reputation as an efficient and responsive municipality for development. Ongoing monitoring of planning trends and housing supply will support future policy updates and resourcing decisions.

The implementation of the new Tree By-law demonstrates Council's commitment to environmental stewardship, and early activity suggests positive community uptake. Similarly, By-law Enforcement continues to manage service requests effectively, with timely resolution of the majority of calls and a continued focus on public education and compliance.

As Fort Erie continues to grow, staff remain focused on supporting responsible development, maintaining service levels, and implementing Council's strategic priorities. This quarterly report provides a snapshot of current activity and will continue to serve as a valuable tool for tracking progress, identifying trends, and supporting evidence-based decision-making moving forward.