



Planning and Development Services

Prepared for: Council-in-Committee

Report: PDS-01-2024

Meeting Date: January 15, 2024

File: 350308

1. Title

PDS Development Building By-law Status Report

2. Recommendations

That: Council receives Report PDS-01-2024 regarding development, building and by-law statistical reporting for information purposes, and further

That: Council directs staff to forward a copy of Report PDS-01-2024 to Regional Niagara Planning and Development Services, the District School Board of Niagara and the Niagara Catholic District School Board.

3. Relation to Council's Corporate Strategic Plan

Priority: Sustainable and managed growth

Initiative: 3.1.4: 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 Service

5. Purpose of Report

The purpose of this report is to provide Council with information about the 2023 third quarter (Q3- July 1, 2023 to September 30, 2023) performance relative to subdivision, building permit, planning application intake and by-law activity and volumes, and to further provides comparative information to assist in assessing and illustrating the activity.

6. Analysis

The information supplied in this report will be used to generate data for the annual Statistical Reporting requirements and the Financial Information Return for the municipality. **Appendix 1**

provides statistical information pertaining to the third quarter of 2023 building permit, planning application and by-law enforcement activity. The Report provides the aforementioned data for the Planning and Development Services Department including statistical information and is divided into the following 3 sections:

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

SECTION A: BUILDING

2023 Third-Quarter (Q3) Building Permit Overview:

The Building Department issued a total of 175 building permits in the third quarter of 2023 totalling an estimated construction value of \$77 million, a decrease when compared to the 185 building permits issued in Q3-2022 and an increase to the 102 issued building permits in Q3-2021 and increase in the estimated construction value when compared to \$40.2 million (2021) \$50.8 million (2022). This is attributed to a 5.4% decrease in issued building permits in Q3-2023 compared to Q3-2022.

In breaking down the Q3-2023 data further by “building permit type”, of the total 175 permits issued the top-ranking categories were:

1. Additions/Alterations/Other Improvements – 70 permits, totalling 40% of the total issued permits
2. New Residential Construction – 23 permits, totalling 13% of the total issued permits
3. Demolition – 14 permits, totalling 8% of the total issued permits

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

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

Residential Dwelling Permit Report Q3-2023 (Section A of Appendix 1)

New Residential Permit Overview

The Building Department issued a total of 23 new residential building permits which resulted in a total of 23 new residential units with an estimated construction value of \$18.4 million in Q3-2023.

The third quarter of 2023 saw a decrease in residential permits compared to the first quarter of 2023 and the residential permit spike in the second quarters of both 2021 and 2022. The permit value and number of permits historically tend to be higher in Q2 & Q3 compared to Q1, however, this Q2 and Q3 are lower in the number of residential permits and permit value than the Q1-2023 which was 44 new residential permits for an estimated value of \$28.7 million.

The data from the first two quarters and now the third quarter of this year suggest that a decrease in residential permits may continue following the residential permit spike of the previous two years following the COVID-19 pandemic. Moreover, Q3-2023 represents the

lowest number of residential permits issued in the third quarter since 2016 which can likely be attributed to a slowed housing market and the increase of mortgage interest rates. Table 2 of **Appendix 1** to this report illustrates the third quarter residential permit volume from 2020 to 2023.

In breaking down the residential data further by neighbourhood, it can be noted that the highest number of residential permits were issued within the Ridgeway-Thunder Bay Neighbourhood which accounted for 47.8% of all issued residential building permits. Douglastown-Black Creek Neighbourhood comes in second at 17.4% followed by Crystal Beach at 13% and permits issued in Rural Areas account for 8.7% of all issued residential building permits. Over the last few years, new residential permit activity has been dominated by development in the Ridgeway-Thunder Bay Neighbourhood and can be more closely attributed to the building-out and issuance of permits for The Oakes at Six Mile Creek subdivision. Table 3 and Figure 3 of **Appendix 1** to this report illustrate the distribution of residential permit data by neighbourhood.

It is important to recognize that the number of permits issued does not always coincide with the number of units created. A permit issued for an apartment building could result in numerous dwelling units, while a permit for a single detached dwelling with an accessory apartment could result in two dwelling units. Bill 23, the *More Homes Built Faster Act, 2022*, permits landowners to add two additional residential units “as of right” on properties containing a single detached dwelling, semi-detached dwelling or a townhouse without requiring a zoning by-law amendment and therefore moving forward a larger discrepancy in the number residential permits issued and units created may be noted. In terms of the 2023 third quarter statistics for new residential dwellings, the 23 permits issued consisted of 13 single detached dwellings, 2 semi-detached dwellings and 8 townhomes. Of the aforementioned 23 permits issued, 23 new residential units were created. Figure 4 of **Appendix 1** to this report portrays the statistical data for residential new construction by type.

Industrial / Commercial / Institutional (ICI) Permit Activity and Development Charge Collections Q3 – 2023 (Section B of Appendix 1)

Industrial

Industrial permit activity was average during the third quarter of 2023, with 4 permits issued for a value of \$19,045 compared to 8 industrial permits issued in Q3-2022 for a value of \$32,503.

Commercial

There was a considerable amount of commercial permit activity throughout Q3-2023, for a total of 12 issued commercial permits. All commercial permits issued in the third quarter were for renovation/additions/alterations to existing commercial uses. The total estimated value of the 12 issued commercial permits in Q3-2023 equalled \$1.01 million, an increase when compared to the 8 commercial permits issued in Q3-2022 for an estimated value of \$165,550.

Institutional

The third quarter of 2023 saw a substantial amount of institutional-related permits drawn for a total of 13 institutional permits with an estimated value of \$306,8000, following no institutional

permit activity in the first and second quarters of 2023 and a total of 3 institutional permits for all of 2022 with a total estimated value of \$6.6 million. Of the 13 issued institutional permits issued in Q3-2023, 9 were for New Institutional Construction and 4 for Institutional Addition/Renovation. Charting and values for all permits and can be found in **Appendix 1** to this report.

Commercial Development Charges (DC's)

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

In the third quarter of 2023, only one commercial permit triggered Regional and Town DC's for a total of \$637.39 in Municipal DC's and \$2,249.85 in Regional DC's.

SECTION B: PLANNING AND DEVELOPMENT

In years prior, statistical reporting of Development Planning Application volume, with the exception of active, draft and registered plan of subdivision inventory has not been included within this report. As the increase in the number of development applications across the most recent years continues on trend for the Planning Department, staff began tracking planning application volume in 2022 within this report to allow benchmarks to be established for future departmental planning. This report quantifies the amount of pre-consultation, minor variance, consent, site plan, official plan amendment, zoning by-law amendment, deeming by-law and removal of part lot control applications and will continue to measure plan of subdivision and condominium inventory.

In the third quarter of 2023, the Development Planning division received a total of 85 applications. The number of applications received by Development Planning staff continues to grow simultaneously with the number of pre-consultation applications. It should be noted that not all pre-consultation application submissions will result in a formal submission and further, that not all applications require a pre-consultation meeting. Pre-consultation meetings are a requirement of the following applications: consent, site plans, zoning by-law and official plan amendments and draft plans of subdivision and condominium. Figure 5 of **Appendix 1** to this report illustrates the application volume and type for Q3-2023 and is further outlined below.

Excluding pre-consultation application volume, the highest volume of applications in Q3-2023 was generated from applications to the Committee of Adjustment for consent and minor variances. Q3 saw a total of 19 applications for consent and 22 minor variance applications. The number of consent applications has increased from the number of consent applications submitted in Q2-2023 (20 applications) as well as the number of minor variance applications submitted with 16 applications received in Q2-2023. The Town has seen an increase in Committee of Adjustment applications in recent years. This data is reflective of increased development within the Town of Fort Erie and the boom experienced in 2021 following the 2020 Covid-19 pandemic. For comparative purposes, significantly fewer Committee of Adjustment applications were submitted in 2020 with only 23 consents and 37 minor variances applications being received and processed throughout the whole year. A breakdown of all other applications

received and processed by the Planning Department in Q3-2023 in descending order is as follows: zoning by-law amendment applications (8), plan of subdivision (5), official plan amendment (4), removal of part lot control (1), site plan (0), deeming by-law (0), plan of condominium (0).

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

Subdivision Plan Registrations

Q3-2023 saw the registration of one plan of subdivision (Harbourtown). Subdivision registrations have slowed across the past 3 years. There were a high number of registrations in 2018 which is likely the result of the development community responding to the extremely low inventory at that time. Council may recall that the inventory of buildable lots in registered plans of subdivision and condominium had reached a low 1.4 years' worth of supply in 2018 but has now increased to 4.9 years' worth. At the end of Q3 there were 1,235 potential units available in Registered Plans, increased from the 1,021 units at the end of Q2 brought up by the registration of Harbourtown Subdivision. Q3 has increased the year supply of units in registered plans from 4.02 years of supply in units to 4.9. Tables 4 and 5 included in **Appendix 1** provide the statistical information on built-out Registered Plans of Subdivision and Registered Plans of Subdivision with remaining units.

Draft Plans of Subdivision

Q3-2023 saw one new draft plan receive approval from Council. Currently 23 approved Plans of Subdivision are in various stages of clearing conditions of their respective approval.

Present supply provides for 2033 new residential units in approved Plans of Subdivision with a healthy mix of 417 detached (20.5% of residential units), 222 semi-detached (11% of residential units) and 1394 multiple unit dwellings (towns & apartments) (68.5% of residential units).

Presently, the available supply of residential lots in the Draft Approved Plan of Subdivision is equal to 8.06 years using the 5-year rolling construction average of 252 units per year.

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

Active Plans

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

There are nine active draft plans cited in Table 7 of **Appendix 1**. The following active draft plans cited in Table 7 (3485 Black Creek Road, 986 Ridge Road North, Alliston Woods Phase II and 315 Garrison Road, 0-10417 Walden Boulevard, 1101 Dipietro Street, 3303 Dominion Road) are scheduled to proceed to Council for consideration in the fourth quarter of 2023.

The nine draft plans represent a total of 537 residential units with considerable multi-dwelling units. This includes townhome units making up 344 of those dwellings, in addition to 191 single

detached and 2 semi-detached units. Presently, the available supply of residential units in Active Plans of Subdivision is equal to 2.16 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 are 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.

At the time of reporting on this third quarter of 2023, using the current average for annual absorption (252), the respective inventories are as follows:

- Registered Plans – 1,235 units at 252 units/year = 4.9 years' worth of supply;
- Draft Approved – 2,033 units at 252 units/year = 8.06 years' worth of supply;
- Active Plans – 545 units at 252 units/year = 2.16 years' worth of supply.

In general terms, the Town is still in a healthy and comfortable position with its current inventory for residential supply reflected primarily by the 8.06 years' worth of supply in Draft Approved Plans of Subdivision.

SECTION C: BY-LAW ENFORCEMENT

By-law Overview

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

In the third quarter of 2023, By-law Enforcement received a total of 709 new calls for service with 313 calls carried over from Q2-2023. By-law Enforcement was able to resolve 82% of the total calls for service of the 709 new calls and 313 carried over calls.

Table 8 of **Appendix 1** shows the total number of calls for service across various categories. It should be noted that two additional categories were added in Q1-2023 as the Town has experienced an influx in calls for dead/damaged trees and drainage. The two new categories were added as it is anticipated with the increase in severe weather events and effects of climate change that the volume of calls within these two categories will continue on an upward trajectory and are therefore worth tracking. It should also be noted that the COVID-19 category for COVID-19-related issues has been removed for 2023 reporting as calls are no longer being received.

In Q3-2023, Long Grass and Weeds calls represented 27% of the total calls for service surpassing all other categories. In descending order, Lot Maintenance By-law calls represented 18% of calls followed by Other Miscellaneous calls (15%), Traffic By-law/Parking (11%), Noise & Nuisance

(6%), Zoning, Property Standards and Short Term Rentals each accounting for (5%), Dead/Damaged Trees (4%) and Drainage (3%).

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

Parking Violations

By-law Enforcement Staff issued a total of 372 parking tickets in the third quarter of 2023 which is an increase of 162 tickets from Q2-2023. A seasonal By-law Enforcement Officer joined the Town during the second quarter and continued through the third quarter, being able to assist the enforcement team with the influx of parking and long grass and weed complaints for the summer season. Further, a student By-law Enforcement Officer was also staffed through part of the second and third quarters to assist with calls.

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

The third quarter of 2023 saw a decrease in residential permits compared to the first quarter of 2023 and the residential permit spike in the second quarters of both 2021 and 2022 for the residential sector and above average in terms of the commercial and institutional sectors with a decrease in activity in the industrial sector. The residential construction activity has seen a slight decrease in Q1 through to Q3 of 2023 which appears to be on trend with a slowing housing market. With registered lot inventories back to a more comfortable level, staff is interested to observe how fast the market responds with sales, especially with the noticeable market decline following increased interest rates.

Planning and Development Services saw a respectable number of development applications received in the third quarter of 2023 for a total of 85 applications received and processed. Further, the Town of Fort Erie is in a healthy and comfortable position with the current inventory for residential supply of 8.06 years in Draft Approved Plans of Subdivision which is in line with the 2020 Provincial Policy Statement requirement of a maintained 3-year supply.

In Q3-2023, By-law Enforcement received a significant number of calls for service for a total of 709 new calls. The Q4-2022 report identified that the number of By-law calls for service quadrupled in volume across a span of 10-years and therefore staff anticipate the remaining quarter of 2023 to show a strong increase in call volume based on the current trend. By-law Enforcement are working diligently to stay on top of the increasing calls and further hired a seasonal By-law Enforcement Officer for Q2 and Q3 and contract By-law Enforcement Officer to assist.

Overall, Q3-2023 although not record-breaking, speaks to the continued increased growth and development within Fort Erie by the overall volume of applications and calls across the Building, Planning and Development and By-law Enforcement divisions. The Town of Fort Erie is growing

at an exponential rate as reflected by the data provided herein. As the Town continues to grow, staff will continue to monitor data trends and strive to meet the needs of the community.

7. Financial, Staffing and Accessibility (AODA) Implications

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

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:
Breanna Antonio
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 – 2023 Q3 Development, Building and By-law Statistical Report

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



2023 THIRD QUARTER (Q3)



January 2024

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

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

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POPULATION

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

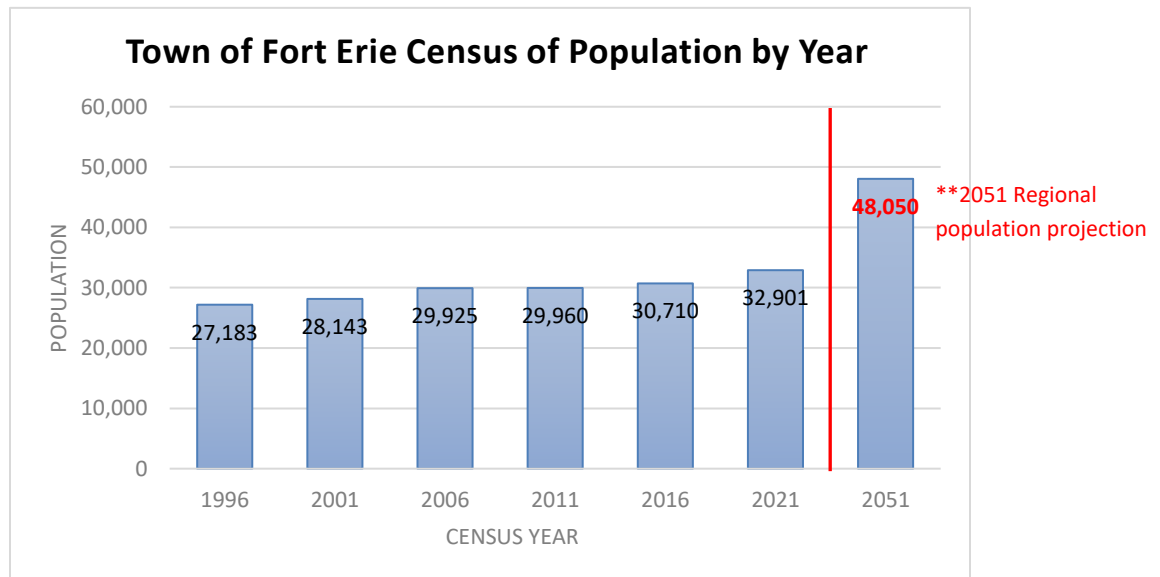


Figure 1 Source: Statistics Canada Census Information & 2051 Regional Projected Population

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

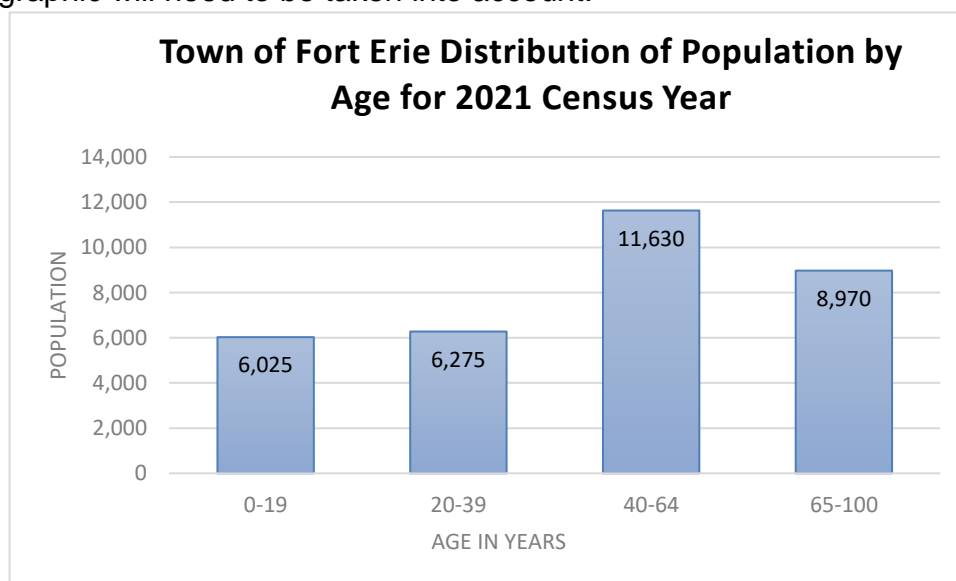


Figure 2 Source: Statistics Canada

SECTION A: BUILDING – 2023 THIRD QUARTER (Q3)

2023 Third Quarter Building Permit Overview

The Building Department issued a total of 175 building permits in the third quarter of 2023 totaling an estimated construction value of \$77 million

Summary of Permit Volumes & Estimated Value – Third Quarter 2023 (Q3)

Table 1 provides the volumes and estimated construction values for Q3-2023 broken down by category.

2023-Q3 Permit Values	Q3 PERMIT VOLUMES AND ESTIMATED VALUES		
	CLASSIFICATION	2023	
		NO. OF PERMITS Q3 ONLY	ESTIMATED VALUE \$
	Total Value of all New Dwellings	23	\$18,379,850.00
	New Single Detached Dwellings	13	\$8,923,850.00
	New Semi-Detached Dwellings	2	\$1,900,000.00
	New Multi-Unit Dwellings/Apartments/Towns	8	\$7,556,000.00
	Res. Add. Alt, & Repairs	19	\$4,623,400.00
	Garages & Carports	13	\$636,950.00
	Accessory Buildings	0	\$0.00
	Swimming Pools	9	\$338,500.00
	Farm Buildings	0	\$0.00
	Model Homes	0	\$0.00
	Commercial Business		
	New	0	\$0.00
	Additions, Alterations, Etc.	12	\$1,011,000.00
	Industrial		
	New	3	\$50,350,000.00
	Additions, Alterations, Etc.	1	\$80,000.00
	Institutional & Gov't		
	New	9	\$190,000.00
	Additions, Alterations, Etc.	4	\$116,800.00
	Demolitions	14	\$102,000.00
	Plumbing	6	\$33,500.00
	Other (sign, tent, tank, etc;)	62	\$1,331,187.00
	TOTALS	175	\$77,193,187.00

Table 1: Q3-2023 permit volume and estimated values

New Residential Construction

The Building Department issued a total of 23 new residential building permits which resulted in a total of 23 new residential units with an estimated construction value of \$18.4 million in Q3-2023.

The third quarter of 2023 saw a decrease in residential applications compared to the second quarter of 2023 and the residential permit spike in the second quarters of both 2021 and 2022. The permit value and number of permits historically tend to be higher in Q2 & Q3 compared to Q1, however this Q2 & Q3 are lower in the number of residential permits and permit value than the Q1-2023 which was 44 new residential permits for an estimated value of \$28.7 million. In Q2-2021 a record-breaking 82 residential permits were issued with a value of \$40.7 million. Q3-2023 represents the lowest number of residential permits issued in the third quarter since 2014

Table 2 illustrates the third quarter residential permit volume from Q2-2020 to Q3-2023.

Third Quarter (Q3) Residential Permit Volume – 2020 to 2023							
3Q 2020	# of Units per Month	Q3 2021	# of Units per Month	Q3 2022	# of Units per Month	Q3 2023	# of Units per Month
July	22	July	19	July	18	July	6
August	18	August	29	August	7	August	7
September	46	September	53	September	11	September	10
TOTAL	86	TOTAL	101	TOTAL	36	TOTAL	23

Table 2: 2023 Third Quarter Residential Permit Volume

New Residential Construction By Neighbourhood

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

1. Ridgeway-Thunder Bay
2. Douglastown Black-Creek
3. Crystal Beach

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

<i>Neighbourhood</i>	<i>NEW CONSTRUCTION - RES.</i>	<i>PERCENTAGE</i>
Bridgeburg	0	0.0%
Business Park/ Gilmore	0	0.0%
Crescent Park	0	0.0%
Crystal Beach	3	13.0%
Douglastown	4	17.4%
Fort Erie	1	4.3%
Garrison	0	0.0%
Gateway	0	0.0%
Kraft	0	0.0%
Lakeshore	0	0.0%
Ridgeway/Thunder Bay	11	47.8%
Spears/High Pointe	0	0.0%
Stevensville	2	8.7%
Walden	0	0.0%
Rural Areas	2	8.7%
TOTAL	23	100%

Table 3: Q3-2023 Residential permits by neighbourhood

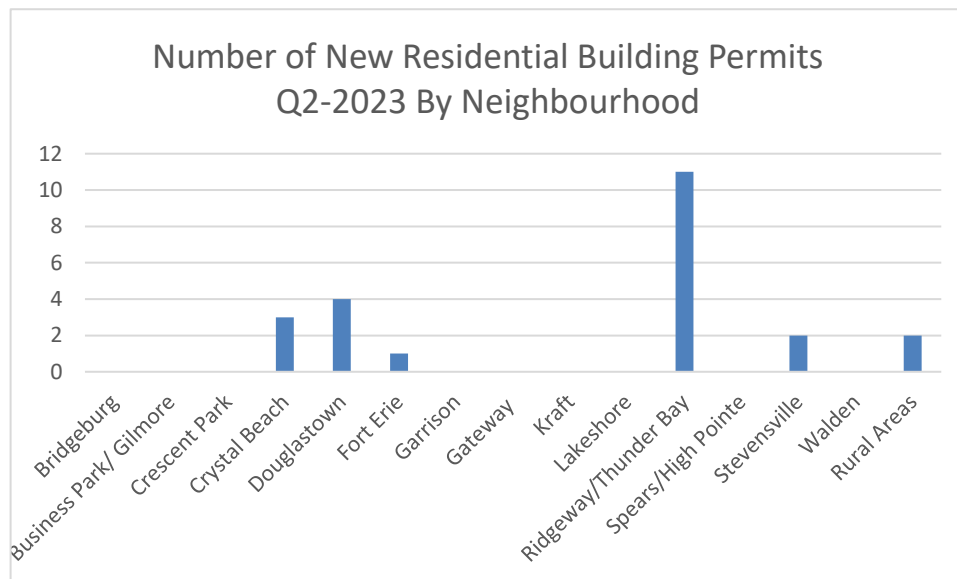


Figure 3: Q3-2023 Residential permits issued by neighbourhood

Residential New Construction By Type

In terms of the 2023 third quarter statistics for new residential dwellings, the 23 permits issued consisted of 13 single detached dwellings, 2 semi-detached dwellings and 8 townhomes. Of the aforementioned 23 permits issued, 23 new residential units were created. **Figure 4** illustrates the distribution of new residential building permits by type within the third quarter of 2023.



Figure 4: Q3-2023 New residential building permits by type

Industrial, Commercial & Institutional Permit Activity – Q3-2023

Industrial

Industrial permit activity was average during the third quarter of 2023, with 4 permits issued for a value of \$19,045 compared to 8 industrial permits issued in Q3-2022 for a value of \$32,503.

Commercial

There was a considerable amount of commercial permit activity throughout Q3-2023, for a total of 12 issued commercial permits. All commercial permits issued in the third quarter were for renovation/additions/alterations to existing commercial uses. The total estimated value of the 12 issued commercial permits in Q3-2023 equalled \$1.01 million, a reduction when compared to the 8 commercial permits issued in Q3-2022 for an estimated value of \$165,550.

Institutional

The third quarter of 2023 saw a substantial amount institutional related permits drawn for a total of 13 institutional permits with an estimated value of \$306,8000, following no institutional permit activity in the first and second quarter of 2023 and a total of 3 institutional permits for all of 2022 with a total estimated value of \$6.6 million. Of the 13 issued institutional permits issued in Q3-2023, 9 were for New Institutional Construction and 4 for Institutional Addition/Renovation.

Commercial Development Charges (DC's)

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

In the third quarter of 2023 only one commercial permits triggered Regional and Town DC's for a total of \$637.39 in municipal development charges paid and \$2,249.85 in Regional DC's.

SECTION B: PLANNING & DEVELOPMENT- 2023 THIRD QUARTER (Q3)

Development Planning Applications:

In the third quarter of 2023, the Development Planning division received a total of 85 applications. The number of applications received by Development Planning staff continues to grow simultaneously with the number of pre-consultation applications. It should be noted that not all pre-consultation application submissions will result in a formal submission and further, that not all applications require a pre-consultation meeting. Pre-consultation meetings are a requirement of the following applications: consent, site plans, zoning by-law and official plan amendments and draft plans of subdivision and condominium. Figure 5 of **Appendix "1"** to this report illustrates the application volume and type for the third quarter of 2023 and is further outlined below.

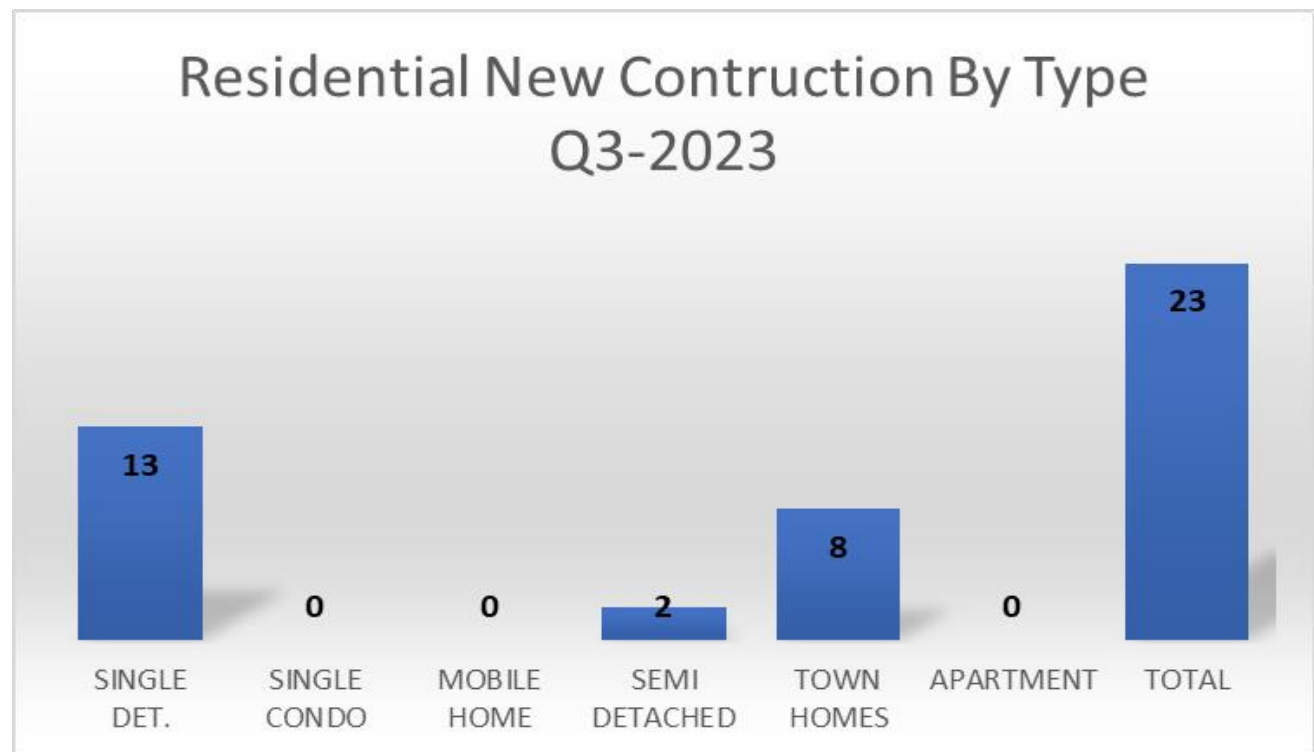


Figure 5: Q3-2023 Development planning application volume by type

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

Q3-2023 saw the registration of one plan of subdivision (Harbourtown). Subdivision registrations have slowed across the past 3 years. There were a high number of registrations in 2018 that is likely the result of the development community responding to the extremely low inventory at that time. Council may recall that the inventory of buildable lots in registered plans of subdivision and condominium had reached a low 1.4 years' worth of supply in 2018, but has now increased to a 4.9 years' worth. At the end of Q3 there were 1235 potential units available in Registered Plans, increased from the 1021 units at the end of Q2 brought up by the registration of Harbourtown Subdivision. Q3 has increased the year supply of units in registered plans from 4.02 years of supply in units to 4.9. **Table 4** provides the statistical information on built-out (pink) Registered Plans. **Table 5** on the following page provides the statistical information on Registered Plans with inventory yet to receive permits (blue).

Q3-2023 REGISTERED PLANS OF SUBDIVISION

Plan Name	Neighbourhood	Reg'd	Reg'l File No.	Date of Reg'n	# of Lots/Blocks	# of Units	Vacant Lots/Blocks	Potential Units	Vacant Single-Det.	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 NORTHEDGE MEADOWS PHASE 1	Ridgeway/Thunder Bay	M-305	26T-15-2001-	2003-02-27	7	7	0	0	0	0	0
B07 NORTHEDGE MEADOWS PHASE 2	Ridgeway/Thunder Bay	M-313	26T-15-02-03	2003-07-30	44	44	0	0	0	0	0
B08 WELLINGTON COURT CONDOMINIUM	Garrison	NSSCC-65	26CD-15-9901	2001-01-01	1	17	0	0	0	0	0
B09 HENRY-BROWNE SUBDIVISION	Crystal Beach	M-329	26T-15-02-06	2005-02-24	8	8	0	0	0	0	0
B10 BEAVER CREEK ESTATES	Ridgeway/Thunder Bay	M-330	26T-15-02-05	2005-03-09	53	53	0	0	0	0	0
B11 VILLAGE CREEK ESTATES PHASE I	Stevensville	M-347	26T-91013	2006-05-29	40	63	0	0	0	0	0
B12 BAY RIDGE CROSSING PHASE 2	Crystal Beach	M-363	26T-15-2000-01	2007-09-05	26	26	0	0	0	0	0
B13 RIVER TRAIL CONDOMINIUMS	Douglastown	NSVLC-99	350303-0011		10	10	0	0	0	0	0
B14 SHOREBREEZE CONDOMINIUM PLAN	Crystal Beach	VLC-92		2008-09-03	19	19	0	0	0	0	0
B15 HAGEY AVENUE CONDOMINIUM PLAN	Fort Erie	NSC-102		2009-09-17	1	21	0	0	0	0	0
B16 VILLAGE CREEK ESTATES PHASE II	Stevensville	M-390	26T-91013	2012-06-06	40	55	0	0	0	0	0
B17 DEERWOOD LANE PHASE 1	Ridgeway/Thunder Bay	M-397	350308-089	2012-11-08	2	8	0	0	0	0	0
B18 LEXINGTON COURT CONDOMINIUM	Garrison	NSSCP89	26CD-15-04-01	2013-10-18	1	20	0	0	0	0	0
B19 RIDGEWAY-BY-THE-LAKE PHASE I	Ridgeway/Thunder Bay	M-341	26T-96014	2006-01-30	86	86	0	0	0	0	0
B20 RIDGEWAY-BY-THE-LAKE PHASE 2	Ridgeway/Thunder Bay	M-372		2008-09-11	41	70	0	0	0	0	0
B21 RIDGEWAY-BY-THE-LAKE PHASE 3	Ridgeway/Thunder Bay	59M-418	350308-0048	2015-10-02	54	73	0	0	0	0	0
B22 WILLOW TRAIL HOMES	Ridgeway/Thunder Bay	59M-453	350308-075	2018-05-15	4	16	0	0	0	0	0
B23 GARRISON VILLAGE PHASE I	Garrison	M-83	26T-85019	1979-11-26	215	306	0	0	0	0	0
B24 PROSPECT POINT PLAN	Crystal Beach	M-265	26T-91010	1999-03-24	55	55	0	0	0	0	0
B25 VICTORIA VILLAGE 2	Garrison	M-331	26T-90009	2005-03-09	11	11	0	0	0	0	0
B26 DOMINION ROAD ESTATES PLAN	Rural Area	M-333	26T-15-00-01	2005-04-01	7	7	0	0	0	0	0
B27 DOMINION WOODS PHASE 1	Ridgeway/Thunder Bay	M-375 (1)	26T-15-03-01	2008-04-03	24	24	0	0	0	0	0
B28 SPEARS ROAD ESTATES	Spears-High Pointe	59M-419	350308-0380	2015-10-02	40	59	0	0	0	0	0
B29 DOMINION WOODS 2 (CONDOMINIUM)	Ridgeway/Thunder Bay	NSVLC 141/59M-375 (2)	26CD-15-09-01	2018-07-09	1	51	0	0	0	0	0
B30 BURLEIGH SOUTH PLAN	Ridgeway/Thunder Bay	M-287	26T-		14	14	0	0	0	0	0
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	NSVLC 140/59M-397	26CD-15-10-01	2018-06-14	5	18	0	0	0	0	0
B34 ERIE BEACH PHASE 1A	Lakeshore	M-263	26T-94005	1999-02-08	6	12	0	0	0	0	0

Table 4: 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 (BEACHWALK) SUBDIVISION	Crystal Beach	M-65	26T-74259	1978-02-07	40	39	31	6	6	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	1	1	0	0
R11 BAY BEACH WOODS	Crystal Beach	M-349	26T-15-9803	2006-08-04	32	31	12	8	8	0	0
R12 BAY RIDGE CROSSING PHASE 3	Crystal Beach	M-363	26T-15-03-02	2007	1	9	1	1	1	0	0
R13 SOUTH COAST VILLAGE PHASE 1	Crystal Beach	59M-415	26T-15-09-01	2014-12-12	2	11	2	2	2	0	0
R14 SOUTH COAST VILLAGE PHASE 2	Crystal Beach	59M-430	350308-0087	2016-10-13	48	128	2	83	1	0	82
R15 VILLAGE CREEK ESTATES PHASE 3	Stevensville	59M-438	350308-0099	2017-05-17	55	71	13	5	4	0	1
R16 RIVER TRAIL PHASE 2	Douglastown-Black Creek	59M-451	350308-0042.2	2018-01-25	90	90	34	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	76	117	52	38	11	5	22
R19 HIGH POINTE SUBDIVISION	High Pointe	59M-459	26T-15-02-02	2018-08-14	114	139	34	26	10	0	16
R20 BRYDGEVIEW (Fmr. King Albany)	Gateway (Garrison)	59M-464	26T-15-0801	2018-11-28	6	42	2	26	0	0	26
R21 CRYSTAL RIDGE LANDING	Ridgeway/Thunder Bay	59M-465	26T-15-2005-02	2018-12-12	72	72	10	8	8	0	0
R22 LU LONG PING Phase 1 (Fmr. Spears Garden)	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 BLACK CREEK SIGNATURE	Douglastown	59M-483	350308-0100	2020-12-03	138	181	172	144	94	7	43
R26 KETTLE COURT	Lakeshore	59M-490	350308-0067	2021-05-27	12	12	12	7	7	0	0
R27 PEACE BRIDGE VILLAGE PHASE 2	Garrison	59M-488	350308-0111	2021-03-25	47	88	88	40	11	0	29
R28 SOUTH COAST VILLAGE PHASE 3 CONODO.	Crystal Beach	59M-430	350303-0027	2020-11-09	9	69	9	49	0	0	49
R29 ROYAL RIDGE	Ridgeway/Thunder Bay	59M-506	350308-0101	2022-10-03	12	29	14	19	0	6	14
R30 HAZELWOOD CONDOMINIUMS	Crystal Beach		350309-0293		2	12		12	0	0	12
R31 ALLISTON WOODS	Spears	59M-516	26T-15-00-02	2023-04-25	177	334	117	334	170	0	134
R32 HABOURTOWN AT ERIE BEACH	Lakeshore	59M-519	350308-0108	2023-07-26	74	232	74	232	55	2	175
TOTALS					1563	2420	831	1235	540	22	644
denotes Registered Built-out											
denotes Registered/Units Remaining											
4.9 YEAR SUPPLY OF UNITS IN REGISTERED PLANS											

Table 5: Registered plans of subdivision

Draft Approved Plans of Subdivision

The third quarter of 2023 saw one new draft plan receive approval from Council. Currently there are 23 approved Plans of Subdivision that are in various stages of clearing conditions of their respective approval.

Present supply provides for 2033 new residential units in approved Plans of Subdivision with a healthy mix of 417 detached, 222 semi-detached and 1394 multiple unit dwellings (towns & apartments).

Presently, the available supply of residential lots in Draft Approved Plan of Subdivision is equal to 8.06 years using the 5-year rolling construction average of 252 units per year.

Table 6 on the following page provides the details on the present Draft Approved Subdivision inventory and highlights the 2 newly approved draft plans.

Q3-2023 DRAFT APPROVED PLANS										
DRAFT APPROVED PLANS OF SUBDIVISION										
Plan Name	Neighbourhood	File No	Draft Approval	Redline Approved	# of Residential Lots/Blks	# of Units	Single-Det. Units	Semi-Det. Units	Multiple Units	Site Area (ha)
D01 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		137	900	30	134	736	19.26
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 SOUTHRIDGE MEADOWS	Ridgeway/Thunder Bay	350308-0117	14-Sep-19		58	58	4	54	0	2.24
D10 BRIDGEVIEW TOWNHOUSE CONDOMINIUM	Garrison	350303-0031	22-Mar-21		6	26	0	0	26	0.79
D11 ROYAL RIDGE PH.2	Ridgeway/Thunder Bay	350308-112	08-Mar-21		8	47	1	6	40	1.35
D12 PEACE BRIDGE VILLAGE PHASE 3 (CONDO)	Garrison	350303-0032	09-Aug-21		1	24	0	0	24	0.91
D13 294 GORHAM ROAD & 3819 HIBBARD (CONDO)	Ridgeway/Thunder Bay	350309-535 & 350303-034	14-Feb-22		2	19	0	0	19	1.20
D14 3285 THUNDER BAY ROAD	Ridgeway/Thunder Bay	350308-0122	30-May-22		41	41	41	0	0	4.60
D15 726 GORHAM	Ridgeway/Thunder Bay	350309-0543/350308-0125	11-Jul-22		8	7	7	0	0	0.68
D16 0-10972 SEYMOUR AVENUE	Spears	350308-0126	03-Oct-22		8	8	8	0	0	0.17
D17 315 & 350 GARRISON ROAD CONDOMINIUM	Gateway	350303-0035	12-Dec-22		2	36	0	0	36	1.24
D18 SPRING CREEK ESTATES	Douglastown-Black Cr.	350309-540/350308-123	12-Dec-22		77	225	54	16	155	8.68
D19 PEACE BRIDGE VILLAGE PHASE 4	Garrison	350302-0127 & 350309-0544	16-Jan-23		37	67	31	0	36	2.64
D20 CRESCENT ACRES (0-10747 KRAFT ROAD)		350309-0553	08-May-23		95	220	67	8	145	10.68
D21 SHAYNE AVENUE SOUTH		350308-0124	24-Apr-23		23	23	23	0	0	1.56
D22 SHAYNE AVENUE N - CRESCENT PARK ESTATES		350308-0128	29-May-23		22	22	22	0	0	1.50
D23 613 Helena Street	Kraft	350308-107	01-Aug-21		23	128	0	4	124	8.14
TOTALS					731	2033	417	222	1394	132.46
8.06 YEARS SUPPLY OF UNITS IN DRAFT APPROVED PLANS										

Table 6: Q3-2023 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 nine active plans cited in Table 7 of Appendix “1”. The following active plans cited in Table 7 (3485 Black Creek Road, 986 Ridge Road North, Alliston Woods Phase II and 315 Garrison Road, 0-10417 Walden Boulevard, 1101 Dipietro Street, 3303 Dominion Road) are scheduled to proceed to Council for consideration in the fourth quarter of 2023.

The nine plans represent a total of 537 residential units with considerable multi-dwelling units. This includes townhome units making up 344 of those dwellings, in addition to 191 single detached and 2 semi-detached units. Presently, the available supply of residential units in Active Plans of Subdivision is equal to 2.16 years’ using the 5-year rolling average of 252 units/year of absorption.

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

2023 THIRD QUARTER - ACTIVE PLANS											
ACTIVE PLANS OF SUBDIVISION (NOT DRAFT APPROVED)											
	Plan Name	Neighbourhood	Reg/Town File No	Submission Date		# of Lots/ Blocks	# of Units	Single-Det. Lots	Semi-Det. Units	Multiple Units	Site Area (ha)
A01	3458 Black Creed Road		350308-0130			8	8		2	6	
A02	2649 Stevensville Road					90	90	41	0	49	5.346
A03	986 Ridge Road North		350309-0505			3	3	3	0	0	5.63
A04	Alliston Woods Phase II		350308-0058-3			102	218	98	0	120	
A05	315 Garrison Road		350303-0033			6	36	0	0	36	0.84
A06	0-10417 Walden Boulevard		350308-132			3	14	0	0	14	0.37
A06	1101 Dipietro Street		350308-0134			3	18	0	0	18	0.45
A07	576 Ridge Road N					54	119	49	0	70	5.19
A08	272 Ridge Road S		350309-0554			3	18	0	0	18	0.54
A09	3303 Dominion Road		35308-0138 35309-0569			3	13	0	0	13	0.41
	TOTALS					275	537	191	2	344	18.776
THE AMOUNT OF UNITS IN PROCESS WOULD REPRESENT AN ADDITIONAL SUPPLY OF 2.16 YEARS WORTH OF DWELLINGS UNDER CURRENT 5 YEAR ROLLING AVERAGE											

Table 7: Q3-2023 Active plans of subdivision inventory

Residential Inventory

At the time of reporting on this third quarter of 2023, using the current average for annual absorption (252), the respective inventories are as follows:

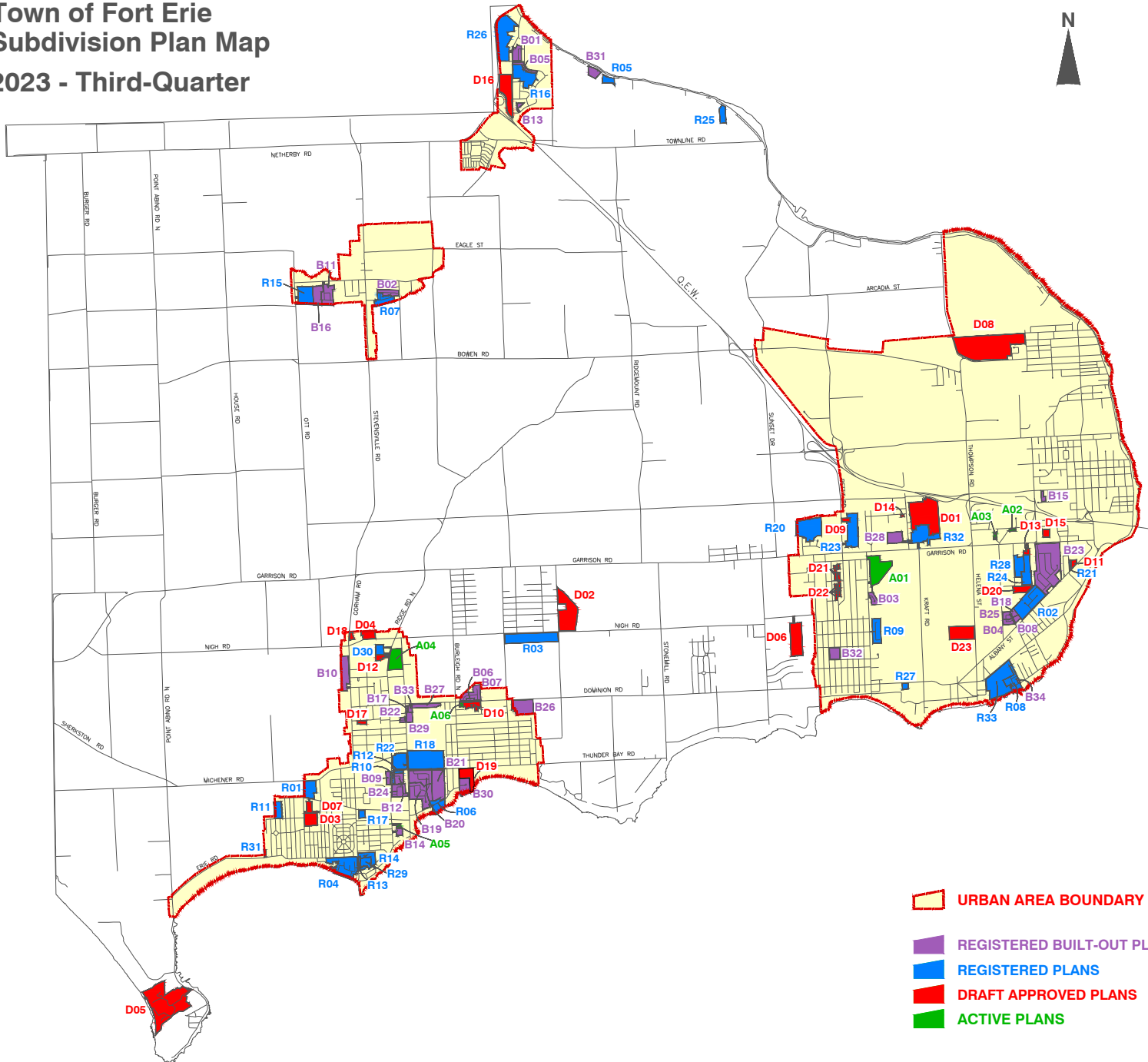
- Registered Plans - 1235 units at 252 units/year = 4.9 years' worth of supply;
- Draft Approved – 2033 units at 252 units/year = 8.06 years' worth of supply;
- Active Plans – 545 units at 252 units/year = 2.16 years' worth of supply.

In general terms, the Town is still in a healthy and comfortable position with its current inventory for residential supply reflected primarily by the 8.06 years' worth of supply in Draft Approved Plans of Subdivision.

Subdivision Maps

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

Town of Fort Erie Subdivision Plan Map 2023 - Third-Quarter



REGISTERED BUILT-OUT PLANS

- B01 Douglas-on-the-Parkway
B02 Hill Estates North
B03 Crescent Farm Extension 1
B04 Victoria Village Phase I
B05 River Trail Estates 2 Phase I
B06 North Ridge Meadows Phase I
B07 North Ridge Meadows Phase II
B08 Wellington Court Condominiums Phase I
B09 Henry-Browne
B10 Beaver Creek Estates
B11 Village Creek Estates Phase I
B12 Bay Ridge C23 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 Eric 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 Ridge Crossing Phase II
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 Brydgevieu Phase 1
R22 Crystal Ridge Landing
R23 Lu Long Ping (Phase I)
R24 Peace Bridge Subdivision (Phase 1)
R25 River Lea Estates (Condo)
R26 Black Creek Signature
R27 Kettle Court
R28 Peace Bridge Village (Phase 2)
R29 South Coast Village Phase 3 Condominium
R30 Royal Ridge
R31 Hazelwood Condominiums
R32 Alliston Woods Ph. 1
R33 Harbortown Village

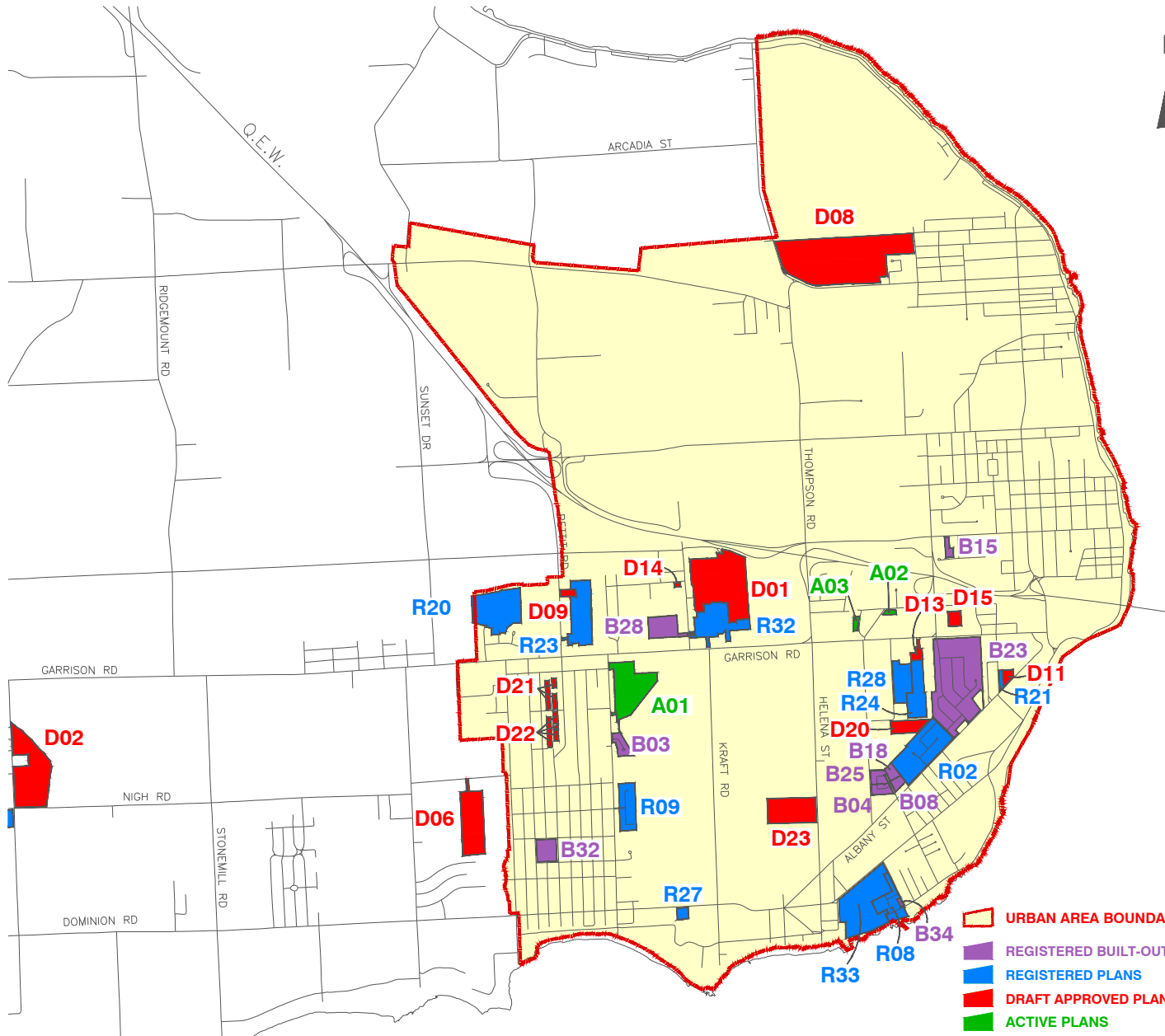
DRAFT APPROVED PLANS

- | | |
|-----|---|
| D01 | Alliston Woods Ph. 2 |
| D02 | Hershey Estates |
| D03 | Schoolie 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 | Brydeview Townhouse Phase 2 Condominium |
| D12 | Royal Ridge Phase 2 |
| D13 | Peace Bridge Village Phase 3 (Condo) |
| D14 | 0-10972 Seymour Avenue |
| D15 | 315 & 350 Garrison Road (Condo) |
| D16 | Spring Creek Estates |
| D17 | 294 Gorham & 3819 Hibbard (Condo) |
| D18 | 726 Gorham |
| D19 | 3285 Thunder Bay Road |
| D20 | Peace Bridge Village Ph. 4 |
| D21 | Crescent Park Acres |
| D22 | Shayne Avenue South |
| D23 | 613 Helena Street |

ACTIVE PLANS (Not Draft Approved)

- A01 Crescent Acres
A02 0-10417 Walden Boulevard
A03 1101 DiPietro Street
A04 576 Ridge Road North
A05 272 Ridge Road South
A06 3303 Dominion Road

Town of Fort Erie - Subdivision Plan Map 2023 - Third-Quarter EAST 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 III)
- R16 River Trail Estates (Phase II)
- R17 Parklane Place
- R18 The Oaks at 6 Mile Creek
- R20 High Pointe Subdivision
- R21 Brydview Phase 1
- R22 Crystal Ridge Landing
- R23 Lu Long Ping (Phase I)
- R24 Peace Bridge Subdivision (Phase 1)
- R25 River Lea Estates (Condo)
- R26 Black Creek Signature
- R27 Kettle Court
- R28 Peace Bridge Village (Phase 2)
- R29 South Coast Village Phase 3 Condominium
- R30 Royal Ridge
- R31 Hazelwood Condominiums
- R32 Alliston Woods Ph. 1
- R33 Harbortown Village

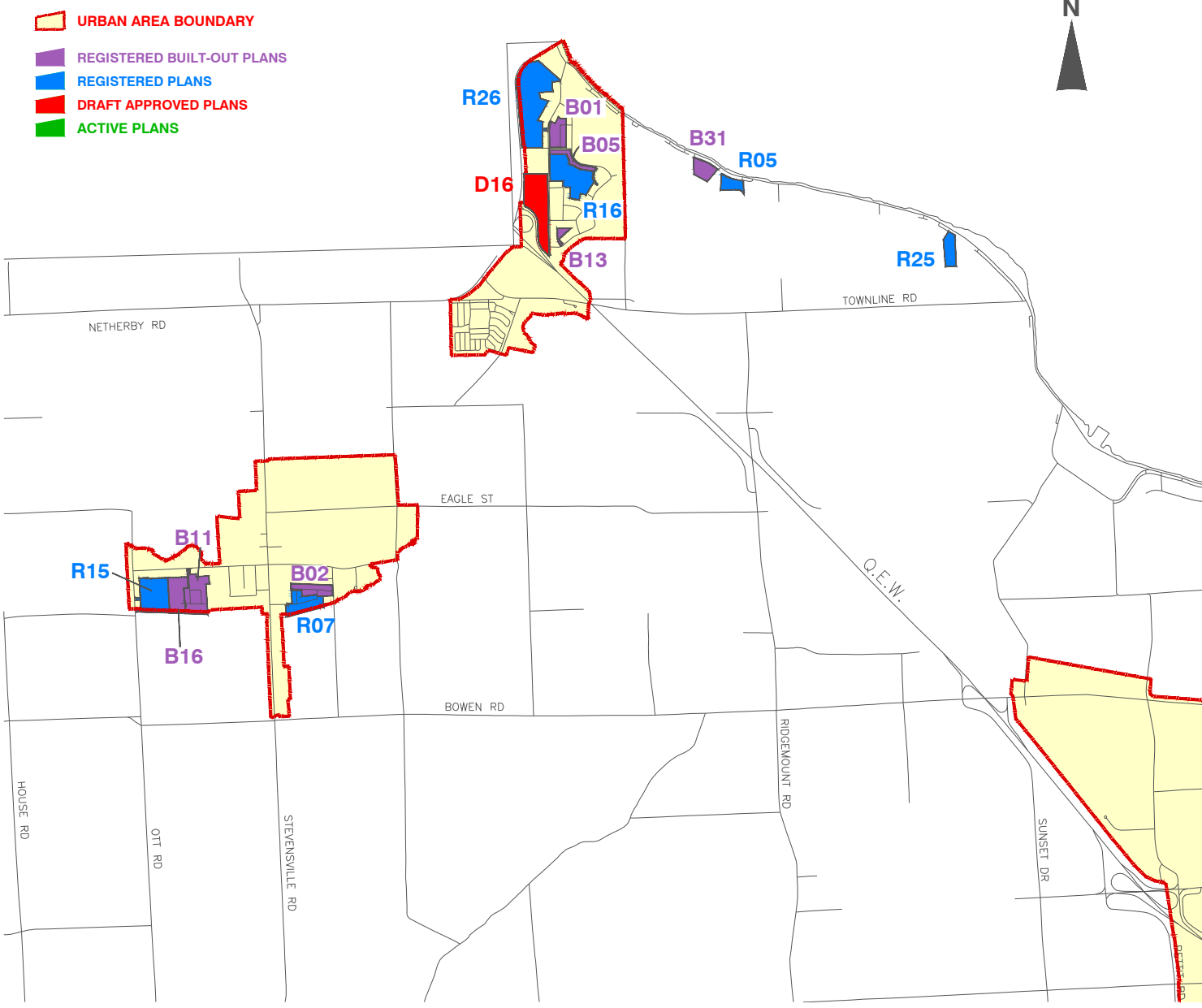
DRAFT APPROVED PLANS

- 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 Brydview Townhouse Phase 2 Condominium
- D12 Royal Ridge Phase 2
- D13 Peace Bridge Village Phase 3 (Condo)
- D14 0-10972 Seymour Avenue
- D15 315 & 350 Garrison Road (Condo)
- D16 Spring Creek Estates
- D17 294 Gorham & 3819 Hibbard (Condo)
- D18 726 Gorham
- D19 3285 Thunder Bay Road
- D20 Peace Bridge Village Ph. 4
- D21 Crescent Park Acres
- D22 Shayne Avenue South
- D23 613 Helena Street

ACTIVE PLANS (Not Draft Approved)

- A01 Crescent Acres
- A02 0-10417 Walden Boulevard
- A03 1101 DiPietro Street
- A04 576 Ridge Road North
- A05 272 Ridge Road South
- A06 3303 Dominion Road

Town of Fort Erie - Subdivision Plan Map 2023 - Third-Quarter NORTH 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 I
- 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 Ridge 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 Brydgetown Phase 1
- R22 Crystal Ridge Landing
- R23 Lu Long Ping (Phase I)
- R24 Peace Bridge Subdivision (Phase 1)
- R25 River Lea Estates (Condo)
- R26 Black Creek Signature
- R27 Kettle Court
- R28 Peace Bridge Village (Phase 2)
- R29 South Coast Village Phase 3 Condominium
- R30 Royal Ridge
- R31 Hazelwood Condominiums
- R32 Ailliston Woods Ph. 1
- R33 Harbortown Village

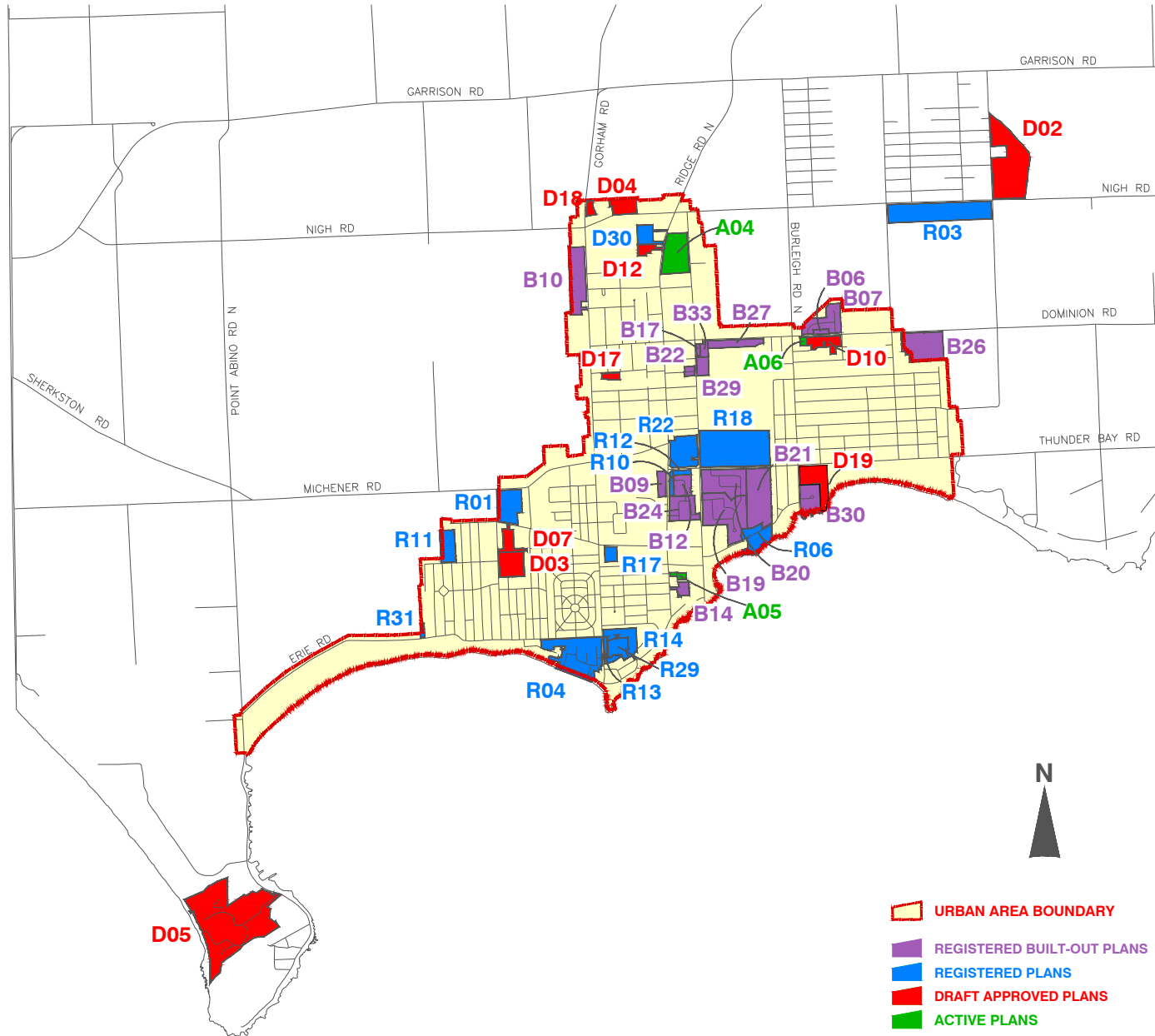
DRAFT APPROVED PLANS

- D01 Alliston Woods Ph. 2
- D02 Hershey Estates
- D03 Schooley Road Condominiums
- D04 Creekside Estates
- D05 Albino Dunes
- D06 Nigh Road Subdivision
- D07 Elizabeth Road Subdivision
- D08 Fort Erie Hills
- D09 Lu Long Ping (Phase II)
- D10 Southridge Meadows
- D11 Brydgetown Townhouse Phase 2 Condominium
- D12 Royal Ridge Phase 2
- D13 Peace Bridge Village Phase 3 (Condo)
- D14 0-10972 Seymour Avenue
- D15 315 & 350 Garrison Road (Condo)
- D16 Spring Creek Estates
- D17 294 Gorham & 3819 Hibbard (Condo)
- D18 726 Gorham
- D19 3285 Thunder Bay Road
- D20 Peace Bridge Village Ph. 4
- D21 Crescent Park Acres
- D22 Shayne Avenue South
- D23 613 Helena Street

ACTIVE PLANS (Not Draft Approved)

- A01 Crescent Acres
- A02 0-10417 Walden Boulevard
- A03 1101 DiPietro Street
- A04 576 Ridge Road North
- A05 272 Ridge Road South
- A06 3303 Dominion Road

Town of Fort Erie - Subdivision Plan Map 2023 - Third-Quarter SOUTHWEST REGION



REGISTERED BUILT-OUT PLANS

- B01 Douglas-on-the-Parkway
- B02 Hill Estates North
- B03 Crescent Farm Extension 1
- B04 Victoria Village Phase I
- B05 River Trail Estates 2 Phase I
- B06 North Ridge Meadows Phase I
- B07 North Ridge Meadows Phase II
- B08 Wellington Court Condominiums Phase I
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SECTION C: BY-LAW ENFORCEMENT – 2023 THIRD QUARTER (Q3)

By-law Enforcement Overview

This section provides statistics related to the volume of calls for service and actions the Town's By-law Enforcement Officers experienced in the third quarter of 2023 for the information of Council and the general public. **Table 8** provides a more detailed breakdown of 2023 third quarter data for types and volumes of calls for service filed. **Figure 6** on the following page indicates the percentage of new calls for service by type during Q3-2023.

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

By –Law Enforcement Quarterly Statistics July 1 to September 30, 2023				
Q3 - 2023				
BY-LAW	Calls Carried Over from Q2 - 2023	New Calls for Service	Resolved Calls	Pending Calls
DRAINAGE	7	22	23	6
LOT MAINTENANCE BY-LAW	52	128	156	24
LONG GRASS & WEEDS	131	192	306	17
ZONING	12	36	31	17
NOISE & NUISANCE	7	45	50	2
PROPERTY STANDARDS	36	37	27	43
OTHER CALLS/MISCELLANEOUS	22	105	107	23
DEAD/DAMAGED TREES	33	29	24	38
TRAFFIC BY-LAW/PARKING	5	77	77	5
SHORT TERM RENTALS	8	38	40	6
TOTAL	313	709	841	181

Table 8: By-law volume of calls by type

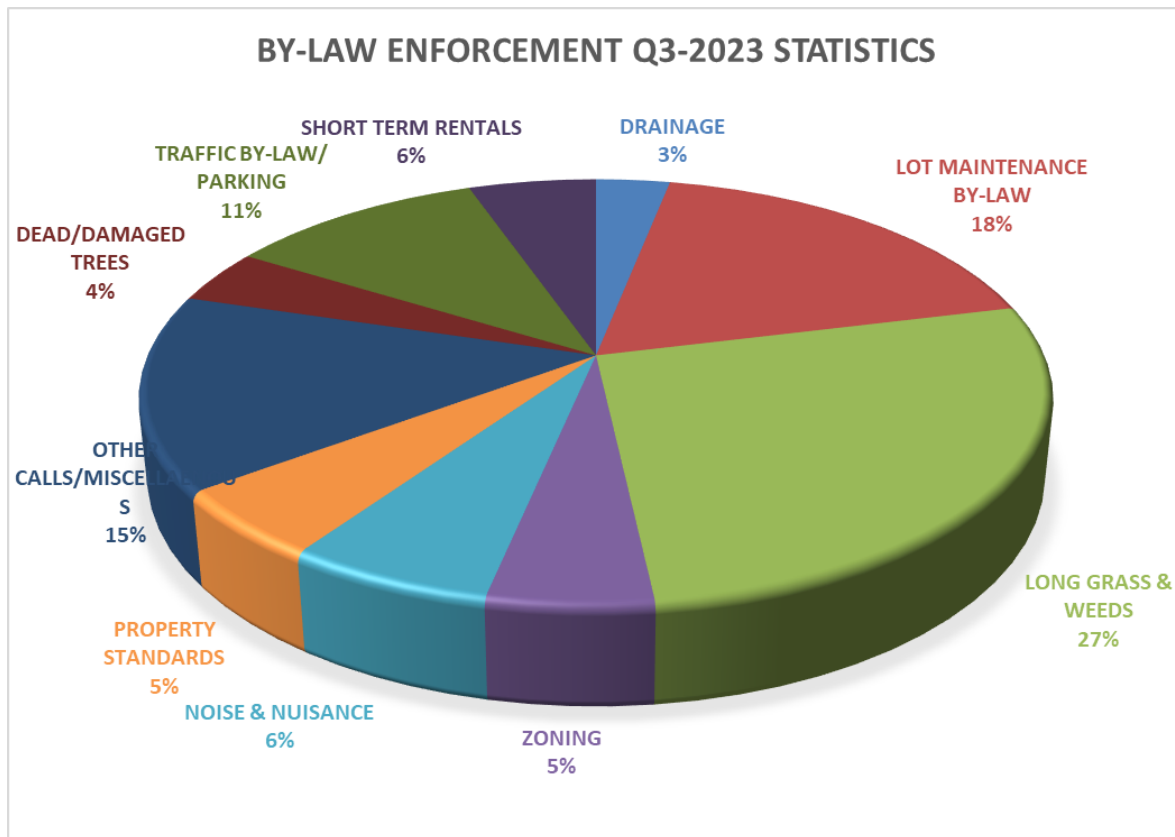


Figure 6: By-law Q3-2023 percentage of new calls for service by type

Parking Violations

By-law Enforcement Staff issued a total of 372 parking tickets in the third quarter of 2023 which is an increase of 162 tickets from Q2-2023. A seasonal By-law Enforcement Officer joined the Town during this second quarter and continued through the third quarter, being able to assist the enforcement team with the influx of parking and long grass and weed complaints for the summer season. Further, a student By-law Enforcement Officer was also staffed through part of the second and third quarters to assist with calls.

OVERALL 2023 THIRD QUARTER (Q3) SUMMARY

The third quarter of 2023 saw a decrease in residential permits compared to the first quarter of 2023 and the residential permit spike in the second quarters of both 2021 and 2022 for the residential sector and above average in terms of the commercial and institutional sectors with a decrease in activity in the industrial sector. The residential construction activity has seen a slight decrease in Q1 through to Q3 of 2023 which appears to be on trend with a slowing housing market. With registered lot inventories back to a more comfortable level, staff is interested to

observe how fast the market responds with sales, especially with the noticeable market decline following increased interest rates.

Planning and Development Services saw a decent number of development applications received in the second quarter of 2023 for a total of 85 applications received and processed. Further, the Town of Fort Erie is in a healthy and comfortable position with the current inventory for residential supply of 8.06 years in Draft Approved Plans of Subdivision which is in line with the 2020 Provincial Policy Statement requirement of a maintained 3-year supply.

In Q3-2023, By-law Enforcement received a significant number of calls for service for a total of 709 new calls. The Q4-2022 report identified that the number of By-law calls for service quadrupled in volume across a span of 10-years and therefore staff anticipate the remaining quarter of 2023 to show a strong increase in call volume based on the current trend. By-law Enforcement are working diligently to stay on top of the increasing calls and further hired a seasonal By-law Enforcement Officer for Q2 and Q3 and contract By-law Enforcement Officer to assist.

Overall, Q3-2023 although not record breaking, speaks to the continued increased growth and development within Fort Erie by the overall volume of applications and calls across the Building, Planning and Development and By-law Enforcement divisions. The Town of Fort Erie is growing at an exponential rate as reflected by the data provided herein. As the Town continues to grow, staff will continue to monitor data trends and strive to meet the needs of the community.