



## Planning and Development Services

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**Prepared for: Council-in-Committee**

**Report: PDS-27-2024**

**Meeting Date: May 13, 2024**

### 1. Title

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Planning and Development Services (PDS) 2023 Fourth Quarter (September 1, 2023 to December 31, 2023) and Year-End Development-Building-Planning-By-law Status Report

### 2. Recommendations

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**That:** Council receives Report PDS-27-2024 regarding development, building and by-law statistical reporting for information purposes, and further

**That:** Council directs staff to forward a copy of Report PDS-27-2024 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

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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

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

### 5. Purpose of Report

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The purpose of this report is to provide data for the 2023 fourth quarter (Q4) and 2023 year-end 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 and year-end status reports.

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 growth in relation to growth targets and unit projections based on approved land use in the Town's Official Plan, Secondary and Neighbourhood Plans. The reporting identifies areas where residential activity is occurring and reports on actual permits drawn for each Neighbourhood Area. The report also supplies a breakdown of residential dwelling types/mix being constructed.

All levels of government share an interest in tracking this data for comparative purposes, particularly when it is used to gauge effectiveness of the Provincial Growth Plan and Regional Growth Management Plan. These growth numbers have and will continue to be used to inform the Niagara Region and will also be useful in review of their current Growth Management exercises in correlation to Provincial Plans, particularly that of the Places to Grow.

## 6. Analysis

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The information supplied in this report will be used to generate data for the annual Statistical Reporting requirements and the Financial Information Return for the municipality. **Appendix 1** provides statistical information pertaining to the fourth quarter (Q4) and year-end 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 Fourth-Quarter (Q4) and Year-End Building Permit Overview:

The Building Department issued a total of 119 building permits in the fourth quarter of 2023 totaling an estimated construction value of \$24.7 million, a slight decrease when compared to the 129 building permits issued in Q4-2022 with an estimated construction value of \$43 million. This attributes to a 7.75% decrease in issued building permits in Q4-2023 compared to Q4-2022. Q4-2023 turned out the lowest issuance of building permits when compared to all other quarters in 2023; Q1-2023 (175), Q2-2023 (153), Q3-2023 (147).

In breaking down the Q4-2023 data further by "building permit type", of the total 119 permits issued the top-ranking categories were:

1. Additions/Alterations/Other Improvements – 48 permits, totalling 40% of the total issued permits
2. New Residential Construction – 24 permits, totalling 20% of the total issued permits
3. Demolition – 15 permits, totalling 12% of the total issued permits

Table 1 of **Appendix 1** to this report further illustrates the 2023 fourth-quarter permit volume and

estimated values.

In terms of year-end statistics for 2023, there were a total of 604 building permits issued totalling an estimated construction value of \$175.7 million with the highest number of building permits being issued in the third quarter (194 permits). A significant decrease in permit volume is observed when compared to the 802 issued building permits in 2022 totalling an estimated construction value of \$207 million and 826 building permits issued in 2021 totalling an estimated construction value of \$258 million. Notably, 2021 and 2022 saw a significant peak in building permits issued in the Town of Fort Erie and across the Province as a whole post the Covid-19 pandemic, however the current 2024 numbers suggest that building permit issuance numbers are levelling back down to their pre-pandemic trajectories. This statement can be supported on a larger scale with the Municipal Property Assessment Corporation (MPAC) [reporting](#) an 11.6% decrease in issued building permits across Ontario from the previous year (2022) for the first time in three years, ending a trend of year-over-year increases and returning to 2020 levels.

Table 2 & 3 of **Appendix 1** to this report further illustrate the total number of building permits by quarter and 5-year building permit volume. Table 4 of **Appendix 1** to this report outlines the 2023 permit volumes and estimated values broken down by category.

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

### **Residential Dwelling Permit Report Q4-2023 and Year-End (Section A of Appendix 1)**

#### **New Residential Permit Overview**

The Building Department issued a total of 24 new residential building permits which resulted in a total of 24 new residential units with an estimated construction value of \$14.7 million in Q4-2023.

The fourth quarter of 2023 saw the second lowest volume in residential permits drawn (24) when compared to all other quarters of 2023. Q3-2023 had the lowest volume of permits drawn (20) and Q1-2023 the highest with a total of 35 permits issued. A decrease in residential permit issuance is also observed when compared to the residential permit spike in both the first and second quarters of 2021 and 2022. Moreover, Q4-2023 represents the lowest number of residential permits issued in the fourth quarter since 2012 which can likely be attributed to a slowed housing market and the increase of mortgage interest rates. Table 5 of **Appendix 1** to this report illustrates the fourth quarter residential permit volume from 2020 to 2023.

In terms of year-end statistics, the Building Department issued a total of 111 new residential building permits which resulted in a total of 133 new residential units with an estimated construction value of \$83.7 million in 2023. A decline when compared to the 239 new residential building permits which resulted in a total of 302 new residential units for an estimated value of \$145 million in 2022. The data from all quarters of this year suggest that the decline in residential permits may continue following the residential permit spike of the previous two years that occurred following the Covid-19 pandemic. Figure 3 of **Appendix 1** to this report illustrates the residential permit activity by year for the past 27 years.

In breaking down the residential data further by neighbourhood for the fourth quarter, it can be noted that the highest number of residential permits were issued within the Garrison

Neighbourhood which accounted for 37.5% of all issued residential building permits. Ridgeway/Thunder Bay Neighbourhood comes in second at 16.7% followed by Crystal Beach, Stevensville and Lakeshore each accounting for 12.5% of issued permits and lastly the Rural Areas and Crescent Park each accounting for 4.2% of all issued residential building permits. Across the last few years, new residential permit activity has been dominated by development in the Ridgeway-Thunder Bay Neighbourhood and can be more closely attributed to the building-out and issuance of permits for The Oakes at Six Mile Creek and Crystal Ridge Landing subdivisions however, Q4 saw a number of residential townhouse permits issued for the building-out of Peace Bridge Village Phase 3 plan of condominium which explains the deviation in permit activity to an increase in permits in the Garrison Neighbourhood. Table 6 and Figure 4 of **Appendix 1** to this report illustrates the distribution of residential permit data by neighbourhood for the fourth quarter of 2023.

2023 year-end residential statistics broken down further by neighbourhood speak a slightly different story and show residential permit dominance in the Crystal Beach neighbourhood. The top three neighbourhoods with the highest number of issued residential permits were Crystal Beach which accounted for 30.6% of all issued residential permits, Ridgeway/Thunder Bay coming in at second and accounting for 23.4% of residential permits and lastly permits issued in the Rural Areas accounting for 11.7% of all issued residential building permits. Table 7 and Figure 5 of **Appendix 1** to this report illustrate the year-end distribution of all new residential permits issued in each neighbourhood in 2023. Table 8 of **Appendix 1** to this report depicts the 10-year comparison of residential permit distribution by neighbourhood.

Moreover, 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 statistics for new residential dwellings, the 111 permits issued consisted of 89 single detached dwellings, 20 townhomes and 2 apartment dwellings. Of the aforementioned 111 permits issued, 133 new residential units were created. Over the past 10-years, new residential construction has been dominated by single detached dwellings. Figure 6 of **Appendix 1** to this report portrays the year-end statistical data for residential new construction by type. Figure 7 illustrates the 10-year distribution of new residential building permits by type.

### **Industrial / Commercial / Institutional (ICI) Permit Activity and Development Charge Collections Q4 and Year-End 2023 (Section B of Appendix 1)**

In 2023, the Town experienced an increase in the value of new Industrial/Commercial/Institutional (ICI) construction. The value of new ICI construction in 2023

was approximately \$63.8 million which is a 155.2% increase when compared to the 2022 ICI value of approximately \$25 million.

### Industrial

Industrial permit activity was average during the fourth quarter of 2023, with 5 permits issued for a value of \$2.2 million.

In terms of year-end statistics, 2023 was a record breaking year for industrial permit activity, with a total of 15 permits issued for a value of \$57.5 million. The previous record was in 2018 when there were 6 permits issued for a permit value of \$27 million. In 2023, 87% of the industrial permit value can be attributed to the Siltech Manufacturing Plant project (\$50 million). Further, industrial permit activity for all of 2023 saw an increase from 2022 where 13 permits were issued in 2022 for a value of \$23 million.

### Commercial

Q4-2023 saw 7 commercial permits issued for a total estimated value of \$250,000. All commercial permit issued in the fourth quarter were for renovations/additions/alterations.

There was a considerable amount of commercial permit activity throughout all of 2023, for a total of 45 issued commercial permits. The total estimated value of the 45 issued commercial permits equalled \$3.5 million, an increase when compared to the 33 commercial permits issued in 2022 for an estimated value of \$5 million.

### Institutional

The fourth quarter of 2023 saw one institutional related permit drawn for a total estimated value of \$390,000 following a substantial amount of institutional permit activity (13 permits) in the previous quarter (Q3-2023) with a total estimated value of \$306,800. The 1 institutional permit drawn in the fourth quarter was for the new construction of the washroom building at the Lions Sugarbowl Park.

Year-end 2023 statistics show a total of 15 institutional permits drawn for a total estimated construction value of \$711,800. An increase in the number of permits issued but decrease in estimated value when compared to the 3 institutional permits issued in 2022 for a value of \$6.6 million. The majority of institutional permits issued in 2023 were drawn in the third quarter (13 permits).

Charting for all permits and values can be found in Table 9 of **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. Even though development charges are exempt for the developer, the Town funds the cost and is expected to fund \$1.9 million in DC exemptions for 2023.

In the fourth quarter of 2023, no commercial permits triggered Regional and Town DC's.

In terms of year-end, 3 commercial permits triggered Regional and Town DC's for a total of \$24,853.76 in municipal development charges paid and \$55,884.05 in Regional DC's.

In total, Development Charge collections for 2023 amounted to \$80,737.81 (municipal and regional combined).

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

In years prior, statistical reporting of Development Planning Application volume, with the exception of active, draft and registered plan of subdivision inventory has not been included within this report. As the number of development applications continue to increase across the most recent years, 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. Further, with new legislative requirements brought into force by Bill 109 and Bill 23 which have tightened timelines on planning applications, the tracking of this data proves to be beneficial when assessing staffing resources required to meet the legislative deadlines. It should be noted, since the deadlines came into force in July 2023, the Town of Fort Erie Development Division has managed to meet all legislative required deadlines for affected development applications.

The number of applications received by Development Planning staff continues to grow simultaneously with the number of pre-consultation applications. It should be noted that not all pre-consultation application submissions will result in a formal submission and further, that not all applications require a pre-consultation meeting. Pre-consultation meetings are a requirement of the following applications: consent, site plans, zoning by-law and official plan amendments and draft plans of subdivision and condominium

In the fourth quarter of 2023, the Development Planning division received a total of 64 applications. The number of applications by type received in descending order are as follows: pre-consultation (19), consent (15), minor variance (11), zoning by-law amendment (8), official plan amendment (3), plan of subdivision (3), site plan (2), removal of part lot control (2) and plan of condominium (1). The fourth quarter turned out the lowest amount of development application submissions when compared to all other quarters in 2023. Figure 8 of **Appendix 1** to this report illustrates the application volume by type for the fourth quarter of 2023.

In terms of year end statistics, the Development Planning division received a total of 306 applications in 2023. Across the most recent years, the Planning Department has seen a significant increase in the number of development applications received. In March 2024, the Regional Municipality of Niagara released a report which summarized that the Town of Fort Erie submitted the highest number of development applications when compared to the 12 other local municipalities. The Town of Fort Erie submitted 216 development applications to the Region for

review followed by Lincoln (139), Niagara Falls (134) and Niagara-on-the-Lake (118). Figure 9 of **Appendix 1** to this report illustrates the number of development applications submitted to the Regional Municipality of Niagara in 2023 by municipality. Figure 10 of **Appendix 1** to this report depicts the application volume and type for all of 2023 and is further outlined below.

Excluding pre-consultation application volume (85 applications), the highest volume of applications in 2023 were generated from applications to the Committee of Adjustment for consent and minor variances. 2023 saw a total of 73 applications for consent and 81 minor variance applications compared to 88 applications for consent and 114 minor variance applications in the previous year (2022). Although a decrease from the year prior, the number of consent and minor variance applications submitted is substantial and reflective of increased development within the Town. A breakdown of all other applications received and processed by the Planning Department in 2023 in descending order is as follows: zoning by-law amendment (26), removal of part lot control (11), plan of subdivision (9), site plan (9), official plan amendment (8), plan of condominium (2) and deeming by-law (2).

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

#### Subdivision/Condominium Plan Registrations

Q4-2023 saw the registration of one plan of subdivision (726 Gorham Road). In speaking to the 2023 year as a whole, a total of 4 registrations were made, 1 plan of condominium (Hazelwood Condominiums) and 3 plans of subdivision: Allison Woods, Harbourn town at Erie Beach and 726 Gorham Road. 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 5.47 years' worth of supply. At the end of 2023 there were 1302 potential units available in Registered Plans, increased from the 715 units at the end of 2022 and 2.9 years' supply brought up significantly by the registration of Allison Woods and Harbourn town Subdivisions. Table 10 and 11 included in **Appendix 1** provide the statistical information on built-out Registered Plans of Subdivision and Registered Plans of Subdivision with remaining units.

#### Draft Plans of Subdivision

The fourth quarter of 2023 saw three new draft plans receive approval from Council.

2023 saw 8 subdivisions added to the Draft Approved Plans. Currently there are 26 approved Plans of Subdivision that are in various stages of clearing conditions of their respective approval. Present supply provides for 2153 new residential units in approved Plans of Subdivision with a healthy mix of 497 detached, 224 semi-detached and 1432 multiple unit dwellings (towns & apartments).

Presently, the year-end available supply of residential lots in Draft Approved Plan of Subdivision is equal to 9.05 years using the 5-year rolling construction average of 237.8 units per year of

absorption.

Table 12 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 ten active plans cited in Table 13 of **Appendix 1**. The following active plans cited in Table 11 (986 Ridge Road North, Alliston Woods Phase II, 315 Garrison Road, 0-10417 Walden Boulevard, 3303 Dominion Road and 412 Ridgeway Road) are scheduled to proceed to Council for consideration in 2024.

The ten plans represent a total of 1424 residential units with considerable multi-dwelling units. This includes townhome units making up 1069 of those dwellings, in addition to 221 single detached and 134 semi-detached units. Presently, the available supply of residential units in Active Plans of Subdivision is equal to 6.0 years' using the 5-year rolling average of 237.8 units/year of absorption.

### Residential Inventory

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

The absorption rate used in determining how long these supplies will last is generated using the previous 60 months (5 years) worth of building permits issued to generate an average. The average is adjusted quarterly to produce an ongoing or rolling average covering a consistent 60-month period. If permit activity increases, the amount of years' worth of supply reflects this with a decrease. Currently, the average residential inventory is 237.8 units per year absorption.

At the time of reporting on this 2023 year-end, using the current average for annual absorption (237.8), the respective inventories are as follows:

- Registered Plans - 1302 units at 237.8 units/year = 5.47 years' worth of supply;
- Draft Approved – 2153 units at 237.8 units/year = 9.05 years' worth of supply;
- Active Plans – 1424 units at 237.8 units/year = 6.0 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 5.47 years' worth of supply in Registered Plans of Subdivision and 9.05 years' worth of supply in Draft Approved Plans of Subdivision.



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

### **By-law Overview**

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

In the fourth quarter of 2023, By-law Enforcement received a total of 308 new calls for service with 182 calls carried over from Q3-2023. By-law Enforcement was able to resolve 79% of the total calls for service of the 308 new calls and 182 carried over calls. New calls for service are down by approximately 43% when compared to the second and third quarters of 2023 which can be attributed to a decrease in lot maintenance and long grass and weeds calls following a typical increase in these calls experienced throughout the summer months.

Table 14 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-related issues. The two new categories were added as it is anticipated with the increase in severe weather events and affects of climate change that the volume of calls within these two categories will continue on an upward trajectory and are therefore worth tracking. It should also be noted that the COVID-19 category for COVID-19 related issues has been removed for 2023 reporting as calls are no longer being received.

In Q4-2023, Lot Maintenance By-law calls represented 24% of the total calls for service surpassing all other categories. In descending order, Other Miscellaneous calls represented 22% of calls followed by Traffic By-law/Parking calls (18%), Property Standards (11%), Long Grass and Weeds (7%), Noise and Nuisance By-law (6%), Dead/Damaged Trees (5%), Zoning and Drainage calls each accounting for 3% and Short-Term Rental Calls (2%).

Breakdowns of By-law Enforcement activity for the fourth quarter of 2023 are found in **Section C** of **Appendix 1** which conveys the volumes under various headings found as Table 14 and Figure 11 in **Appendix 1** to this report.

For the 2023-year, By-law Enforcement has a record-breaking year with a total of 2087 new calls for service with 774 calls carried over from 2022. By-law Enforcement Staff were able to resolve 98% of the total calls for service of the 2087 total calls.

Table 15 and Figure 12 of **Appendix 1** to this report show the total number of calls for service over the past 10 years. 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 increase.

The majority of calls received by By-law Enforcement for the 2023 -year were Lot Maintenance By-law Calls and Long Grass and Weed calls which each accounted for 21% of the total new calls for service. These calls surpassed all other categories. In descending order, percentage of all other calls received for 2023 are as follows: Other Miscellaneous calls (14%), Traffic By-law/Parking calls (12%), Dead/Damaged Trees (7%), Noise and Nuisance and Property Standards each accounting for (6%), Zoning (5%) and Drainage and Short-Term Rental calls both

accounting for (4%). A decline in short term rental calls has been noted in 2023 from 2022 (7%) as enforcement staff have been working diligently with owners to ensure compliance.

A more detailed breakdown of By-law Enforcement activity for the 2023-year can be found in Table 16 and Figure 13 under Section C of **Appendix 1** to this report.

### Parking Violations

By-law Enforcement Staff issued a total of 51 parking tickets in the fourth quarter of 2023 which is a significant decrease when compared to the 372 parking tickets in the third quarter of 2023 and 162 tickets from Q2-2023 however as a courtesy, staff issued a total of 123 warnings for overnight parking which is not permitted in the winter months within the Town of Fort Erie from November 1 to March 31 as outlined in the Town's Traffic By-law. For the 2023-year, By-law Enforcement staff issued a total of 636 parking tickets, an increase when compared against the 314 tickets issued in 2022 but decrease to the 1411 tickets issued in 2021. 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 2023 Fourth Quarter (Q4) and Year-End Summary (Building, By-law Enforcement, Planning)**

The fourth quarter of 2023 saw the lowest building permit issuance of all quarters in 2023, with the highest number of permits being issued within Q3-2023. In terms of year-end statistics, a grand total of 604 permits were issued with an overall permit value of \$175.7 million, a significant decrease when compared to the 2022-year (802) and the permit spike of both 2021 and 2022. In 2023, the residential sector also saw a significant decrease in issued residential permits when compared to the previous 5 years, however the commercial, industrial and institutional sectors saw an increase in activity. The decrease in residential construction activity noted appears to be on trend with a slowed housing market. With registered lot inventories back to a more comfortable level, staff are 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 2023 with a total of 306 applications received and processed. The number of development applications received has decreased when compared to the 457 applications received and processed in 2022. The third quarter of 2023 saw the largest application volume with 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 5.42 years worth in Registered Plans of Subdivision and 8.9 year' worth in Draft Approved Plans of Subdivision which is in line with the 2020 Provincial Policy Statement requirement of a maintained 3-year supply.

In 2023, By-law Enforcement had another record-breaking year in the number of calls for service for a total of 2087 new calls. The number of By-law calls for service have quadrupled in volume across a span of the past 10-years and are continuing on a steady incline. Moreover, parking

violation ticket issuance has increased in 2023 with a total of 636 parking tickets issued compared to 314 tickets in 2022. By-law Enforcement staff are working diligently to stay on top of the increasing calls while also maintaining parking and beach road allowance patrols.

Overall, the 2023-year saw some decreased volumes within the Building and Planning divisions but also saw some record-breaking numbers in terms of commercial, industrial and institutional sector permit issuance through the Building division and number of calls for service under the By-law Enforcement division. Further, the number of planning and development applications within the Town when compared to all other 12 Regional municipalities speaks to the continued increased growth and development within Fort Erie. The overall volume of applications and calls across the Building, Planning and Development and By-law Enforcement divisions illustrate a prosperous community and that 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**

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Year-end 2023 will be in a deficit as compared to budget and end of year shortfalls will be funded through the Building Permit Surplus reserve for the Buildings and Inspections Services department. 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**

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N/A

## **9. Comments from Departments, Community and Corporate Partners**

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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**

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

## **11. Conclusion**

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Planning staff collect the information being reported for their continued monitoring and growth management purposes. The report is made available for public distribution to interested persons, organizations and governments for benchmarking new construction activity in our Residential and IC&I sectors and recording its monetary value.

## **12. Report Approval**

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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**

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Appendix 1 – 2023 Q4 and Year-End Development, Building and By-law Statistical Reporting

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



## 2023 YEAR IN REVIEW



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

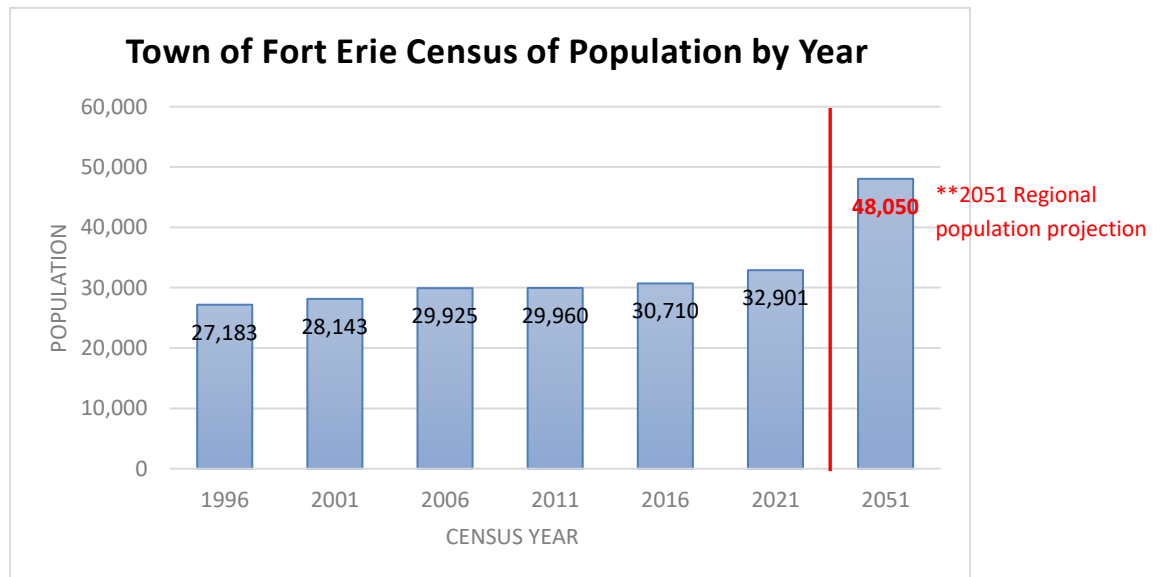


Figure 1 Source: Statistics Canada Census Information & 2051 Regional Projected Population

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

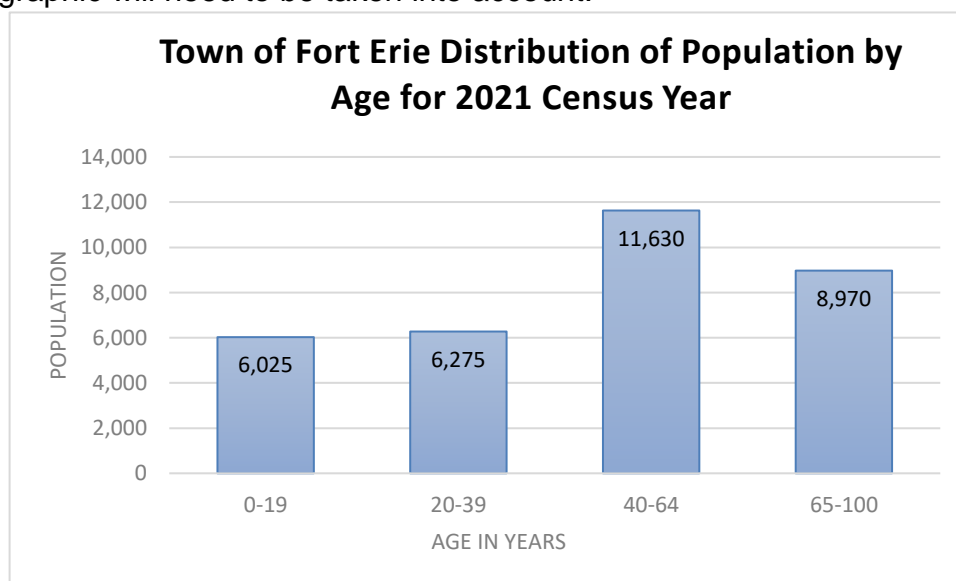


Figure 2 Source: Statistics Canada

## SECTION A: BUILDING – 2023 FOURTH QUARTER (Q4) AND YEAR-END

### 2023 Fourth Quarter Building Permit Overview

The Building Department issued a total of 119 building permits in the fourth quarter of 2023 totaling an estimated construction value of \$24.7 million.

### Summary of Permit Volumes & Estimated Value – Fourth Quarter 2023 (Q4)

**Table 1** provides the volumes and estimated construction values for Q4-2023 broken down by category.

	Q4 PERMIT VOLUMES AND ESTIMATED VALUES		
	CLASSIFICATION	2023 NO. PERMITS Q4 ONLY	ESTIMATED VALUE \$
2023-Q4 Permit Values	<b>Total Value of all New Dwellings</b>	<b>24</b>	<b>\$14,746,550.00</b>
	New Single Detached Dwellings	15	\$8,896,550.00
	New Semi-Detached Dwellings	0	\$0.00
	New Multi-Unit Dwellings/Apartments/Towns	9	\$5,850,000.00
	Res. Add. Alt. & Repairs	10	\$1,947,000.00
	Garages & Carports	4	\$375,000.00
	Accessory Buildings	1	\$100,000.00
	Swimming Pools	3	\$70,000.00
	Farm Buildings	0	\$0.00
	Model Homes	0	\$0.00
	Commercial Business		
	New		
	Additions, Alterations, Etc.	7	\$250,000.00
	Industrial		
	New	5	\$2,202,980.00
	Additions, Alterations, Etc.		
	Institutional & Gov't		
	New	1	\$390,000.00
	Additions, Alterations, Etc.		
	Demolitions	15	\$128,500.00
	Plumbing	11	\$3,769,255.00
	Other (sign, tent, tank, etc;)	38	\$756,632.00
	<b>TOTALS</b>	<b>119</b>	<b>\$24,735,917.00</b>

Table 1: Q4-2023 permit volume and estimated values



## 2023 Year-End Building Permit Overview

The Building Department issued a total of 604 building permits in 2023 totaling an estimated construction value of \$175.7 million. The highest number of permits were issued in the third quarter. **Table 2** illustrates the number of building permits issued by quarter. **Table 3** depicts the total building permit volume over the past 5 years.

2023 TOTAL BUILDING PERMITS BY QUARTER	
Q1	132
Q2	159
Q3	194
Q4	119
<b>2023 TOTAL</b>	<b>604</b>

*Table 2: 2023 Building Permits by Quarter*

	Permits Submitted	Permits Issued	Value	New Residential Permits	New Residential Value	Single Detached Dwellings	Semi-Detached	Town/Apartment/ Multi-unit
2023	686	604	\$ 175,718,175	111	\$ 83,750,251	89	0	22
2022	777	802	\$ 207,037,347	239	\$ 145,789,154	166	5	68
2021	1029	826	\$ 258,846,238	357	\$ 236,269,915	221	17	119
2020	639	594	\$ 128,728,575	243	\$ 99,260,000	184	2	114
2019	666	644	\$ 107,700,200	184	\$ 88,304,600	180	2	48

*Table 3: Building Permit Volume - 5 Year*

## Summary of Permit Volumes and Estimated Value - Year-End 2023

Table 4 on the following page provides the volumes and estimated construction values for all of 2023 building permits broken down by category.

2023-Year End Permit Values	YEAR-END PERMIT VOLUMES AND ESTIMATED VALUES		
		2023	
CLASSIFICATION	NO. OF PERMITS YEAR END	ESTIMATED VALUE \$	
<b>Total Value of all New Dwellings</b>	<b>111</b>	<b>83,750,251</b>	
New Single Detached Dwellings	89	62,754,231	
New Semi-Detached Dwellings	0	0	
New Multi-Unit Dwellings/Apartments/Towns	22	20,996,020	
Res. Add. Alt. & Repairs	56	13,377,752	
Garages & Carports & Accessory Buildings	27	1,755,700	
Swimming Pools	40	1,306,967	
Farm Buildings	0	0	
Model Homes	0	0	
<b>Commercial Business</b>			
New	4	517,000	
Additions, Alterations, Etc.	41	3,047,850	
<b>Industrial</b>			
New	13	59,252,980	
Additions, Alterations, Etc.	2	343,955	
<b>Institutional &amp; Gov't</b>			
New	11	630,000	
Additions, Alterations, Etc.	4	81,800	
Demolitions	68	948,000	
Plumbing	28	6,104,136	
Other (sign, tent, tank, etc.)	199	4,601,784	
<b>TOTALS</b>	<b>604</b>	<b>\$ 175,718,175</b>	

Table 4: 2023 permit volume and estimated values

## New Residential Construction – Fourth Quarter 2023 (Q4)

The Building Department issued a total of 24 new residential building permits which resulted in a total of 24 new residential units with an estimated construction value of \$14.7 million in Q4-2023.

The fourth quarter of 2023 saw a decrease in residential permits compared to the first quarter of 2023 and the residential permit spike in both the first and second quarters of both 2021 and 2022. Moreover, Q4-2023 represents the lowest number of residential permits issued in the fourth quarter since 2013. **Table 5** on the following page illustrates the fourth quarter residential permit volume from 2020 to 2023.

4Q 2020	# of Units per Month	Q4 2021	# of Units per Month	Q4 2022	# of Units per Month	Q4 2023	# of Units per Month
October	10	October	22	October	13	October	4
November	35	November	20	November	8	November	8
December	24	December	23	December	7	December	12
<b>TOTAL</b>	<b>69</b>	<b>TOTAL</b>	<b>65</b>	<b>TOTAL</b>	<b>28</b>	<b>TOTAL</b>	<b>24</b>

Table 5: 2020 to 2023 Fourth Quarter Residential Permit Volume

## New Residential Construction – Year-End 2023

New residential building permit activity for 2023 was lower than the previous year with the Building Department issuing a total of 111 new residential building permits which resulted in a total of 133 new residential units with an estimated construction value of \$83.7 million in 2023, compared to a total of 239 new residential building permits which resulted in a total of 302 new residential units for an estimated value of \$145 million in 2022. The data from all quarters 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. **Figure 3** shows the residential permit activity by year.

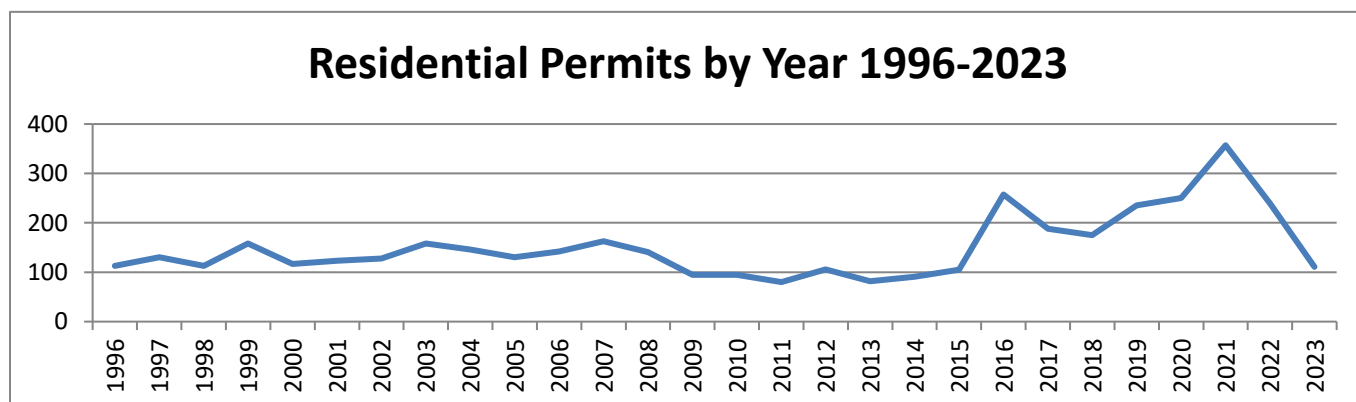


Figure 3: Residential permit activity (27 years)

## New Residential Construction By Neighbourhood – Fourth Quarter 2023 (Q4)

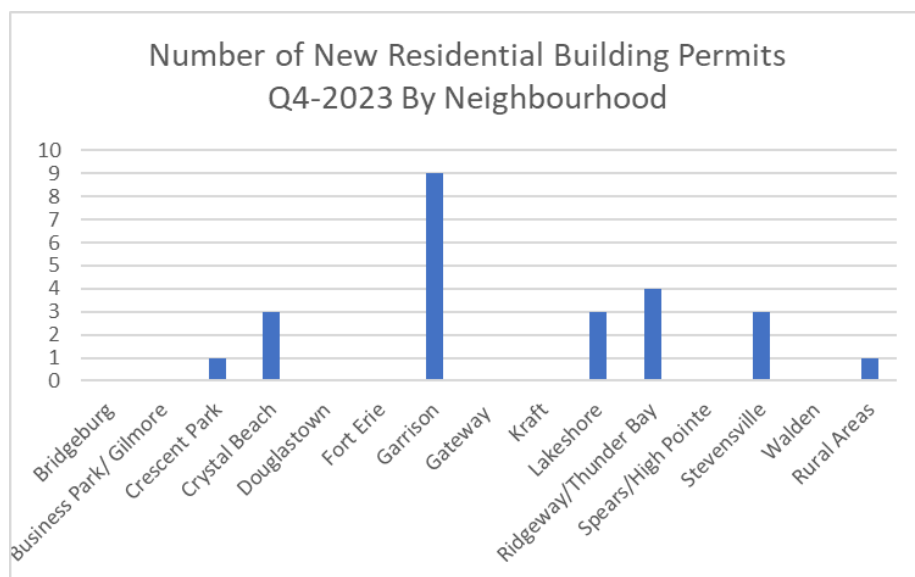
The top neighbourhoods with the highest number of issued residential permits were:

1. Garrison
2. Ridgeway-Thunder Bay
3. Crystal Beach/Stevensville/Lakeshore

**Table 6** and **Figure 4** illustrate the fourth quarter distribution of new residential permits issued in each neighbourhood.

<i>Neighbourhood</i>	<i>NEW CONSTRUCTION - RES.</i>	<i>PERCENTAGE</i>
Bridgeburg	0	0.0%
Business Park/ Gilmore	0	0.0%
Crescent Park	1	4.2%
Crystal Beach	3	12.5%
Douglastown	0	0.0%
Fort Erie	0	0.0%
Garrison	9	37.5%
Gateway	0	0.0%
Kraft	0	0.0%
Lakeshore	3	12.5%
Ridgeway/Thunder Bay	4	16.7%
Spears/High Pointe	0	0.0%
Stevensville	3	12.5%
Walden	0	0.0%
Rural Areas	1	4.2%
<b>TOTAL</b>	<b>24</b>	<b>100%</b>

*Table 6: Q4-2023 Distribution of Residential Permits by Neighbourhood*



*Figure 4: Q4-2023 Distribution of Residential Permits by Neighbourhood*

## New Residential Construction By Neighbourhood – Year-End 2023

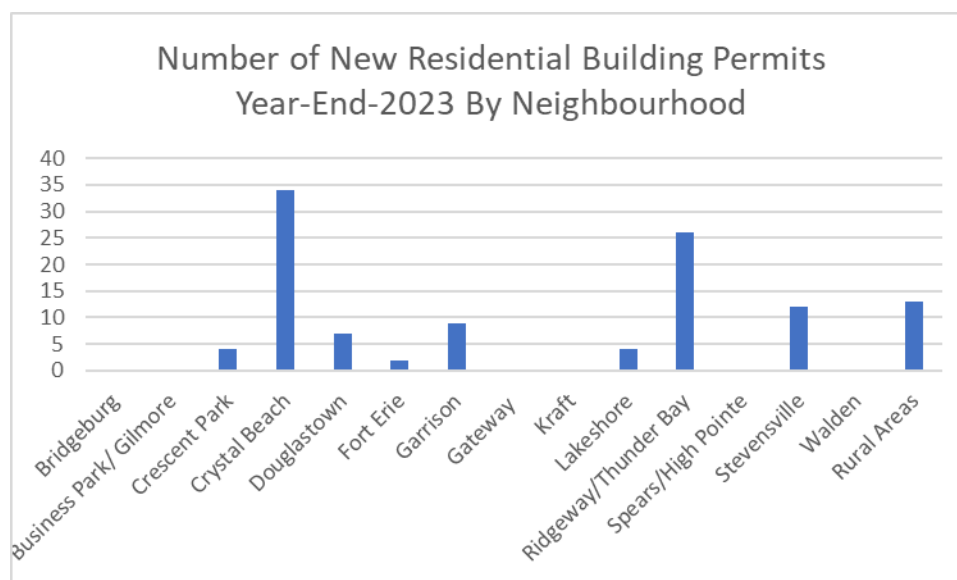
The top neighbourhoods with the highest number of issued residential permits were:

1. Crystal Beach
2. Ridgeway/Thunder Bay
3. Rural Areas

**Table 7** and **Figure 5** illustrate the year-end distribution of all new residential permits issued in each neighbourhood in 2023.

<i>Neighbourhood</i>	<i>NEW CONSTRUCTION - RES.</i>	<i>PERCENTAGE</i>
Bridgeburg	0	0.0%
Business Park/ Gilmore	0	0.0%
Crescent Park	4	3.6%
Crystal Beach	34	30.6%
Douglastown	7	6.3%
Fort Erie	2	1.8%
Garrison	9	8.1%
Gateway	0	0.0%
Kraft	0	0.0%
Lakeshore	4	3.6%
Ridgeway/Thunder Bay	26	23.4%
Spears/High Pointe	0	0.0%
Stevensville	12	10.8%
Walden	0	0.0%
Rural Areas	13	11.7%
<b>TOTAL</b>	<b>111</b>	<b>100%</b>

*Table 7: 2023 Year-End Distribution of Residential Permits by Neighbourhood*



*Figure 5: 2023 Year-End Distribution of Residential Permits by Neighbourhood*

**Table 8** below depicts the 10-year comparison of residential building permit distribution by neighbourhood.

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

Table 8: 10-year Comparison of Residential Building Permits by Neighbourhood

### Residential New Construction By Type

In terms of the year-end statistics for 2023 new residential dwellings, the 111 permits issued consisted of 89 single detached dwellings, 20 townhomes and 2 apartment dwellings. Of the aforementioned 111 permits issued, 133 new residential units were created. **Figure 6** below illustrates the year-end distribution of new residential building permits by type.

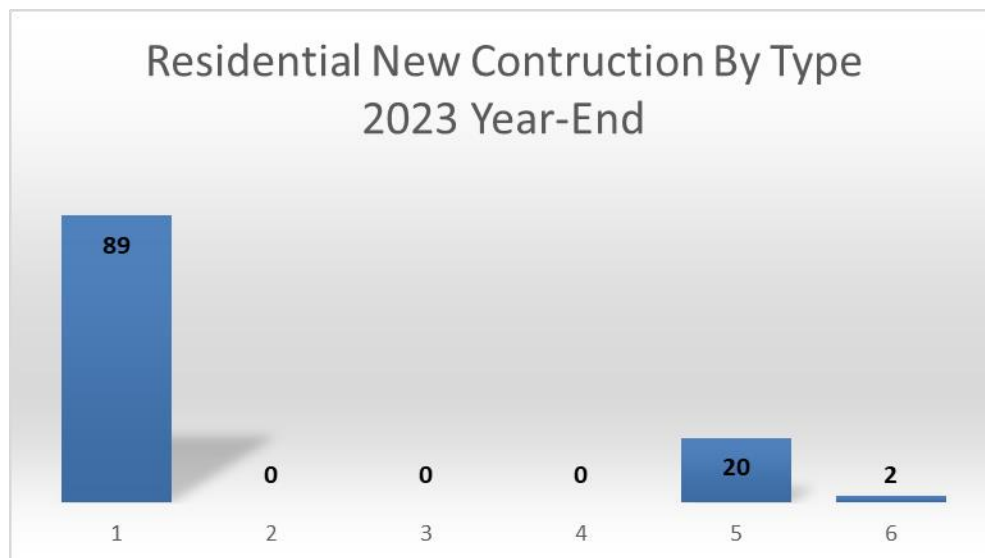


Figure 6: 2023 Year-End Distribution of Residential Permits

Over the past 10 years, new residential construction has been dominated by single detached dwellings. **Figure 7** below illustrates the 10-year distribution of new residential building permit types.

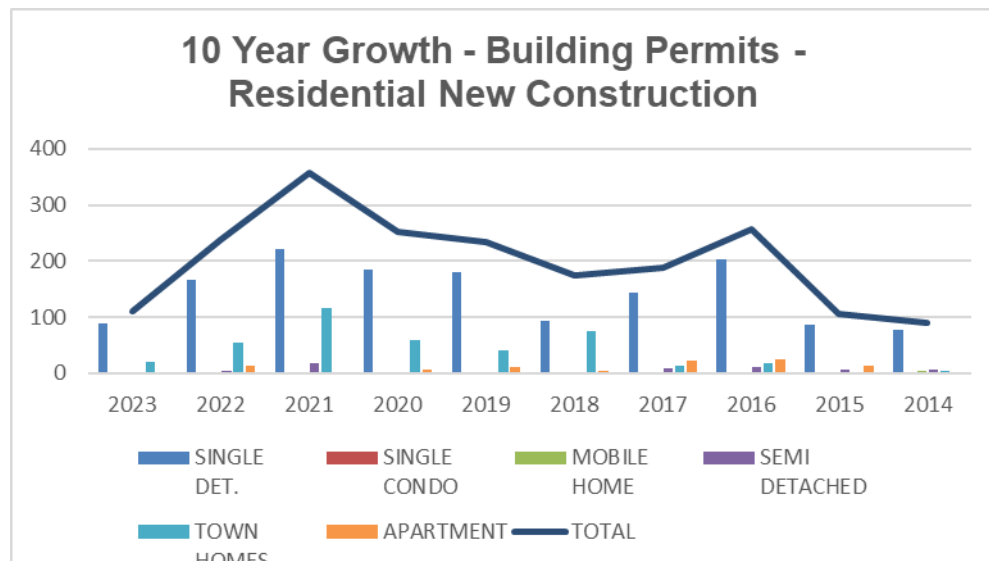


Figure 7: 10-Year Distribution of Residential New Construction

## Industrial, Commercial & Institutional Permit Activity – 2023 Year-End

In 2023, the Town experienced an increase in the value of new Industrial/Commercial/Institutional (ICI) construction. The value of new ICI construction in 2023 was approximately \$63.8 million which is a 155.2% increase when compared to the 2022 ICI value of approximately \$25 million.

### Industrial

Industrial permit activity was average during the fourth quarter of 2023, with 5 permits issued for a value of \$2.2 million.

In terms of year-end statistics, 2023 was a record breaking year for industrial permit activity, with a total of 15 permits issued for a value of \$57.5 million. The previous record was in 2018 when there were 6 permits issued for a permit value of \$27 million. In 2023, 87% of the industrial permit value can be attributed to the Siltech Manufacturing Plant project (\$50 million). Further, industrial permit activity for all of 2023 saw an increase from 2022 where 13 permits were issued for a value of \$23 million.

### Commercial

Q4-2023 saw 7 commercial permits issued for a total estimated value of \$250,000. All commercial permit issued in the fourth quarter were for renovations/additions/alterations.

There was a considerable amount of commercial permit activity throughout all of 2023, for a total of 45 issued commercial permits. The total estimated value of the 45 issued commercial permits equalled \$3.5 million, an increase when compared to the 33 commercial permits issued in 2022 for an estimated value of \$5 million.

### Institutional

The fourth quarter of 2023 saw one institutional related permit drawn for a total estimated value of \$390,000 following a substantial amount of institutional permit activity (13 permits) in the previous quarter (Q3-2023) with a total estimated value of \$306,800. The 1 institutional permit drawn in the fourth quarter was for the new construction of the washroom building at the Lions Sugarbowl Park.

Year-end 2023 statistics show a total of 15 institutional permits drawn for a total estimated construction value of \$711,800. An increase in the number of permits issued but decrease in estimated value when compared to the 3 institutional permits issued in 2022 for a value of \$6.6 million. The majority of institutional permits issued in 2023 were drawn in the third quarter (13 permits).

### Summary of Permit Volumes & Estimated Value – Year-End 2023

**Table 9** on the next page provides the Year-End permit volumes and estimated construction values for 2023 broken down by category. The report also includes the three prior years activity for a direct comparison of recent history.



2023-Year End Permit Values	YEAR-END PERMIT VOLUMES AND ESTIMATED VALUES								
	CLASSIFICATION	2023		2022		2021		2020	
		NO. OF PERMITS YEAR END	ESTIMATED VALUE \$	NO. OF PERMITS YEAR END	ESTIMATED VALUE \$	NO. OF PERMITS YEAR END	ESTIMATED VALUE \$	NO. OF PERMITS YEAR END	ESTIMATED VALUE \$
	Total Value of all New Dwellings	111	83,750,251	239	145,789,154	357	\$ 162,939,185	310	\$124,951,500
	New Single Detached Dwellings	88	61,804,897	166	\$ 102,071,152	221	\$ 108,534,195	194	\$82,177,700
	New Semi-Detached Dwellings	1	949,334	5	\$ 2,027,500	17	\$ 6,952,738	2	\$441,000
	New Multi-Unit Dwellings/Apartments/Towns	22	20,996,020	68	\$ 41,690,502	119	\$ 47,452,252	114	\$42,332,800
	Res. Add. Alt. & Repairs	56	13,377,752	273	\$ 21,416,336	183	\$ 12,350,649	161	\$8,393,500
	Garages & Carports & Accessory Buildings	27	1,755,700	35	\$ 2,337,330	47	\$ 1,413,480	28	\$1,157,400
								14	\$200,000
Swimming Pools	40	1,306,967	49	\$ 1,569,725	71	\$ 1,483,990	38	\$1,024,600	
Farm Buildings	0	0	4	\$ 635,000	10	\$ 1,105,000	5	\$505,000	
Model Homes	0	0	0	\$ -	0	\$ -	0	\$0	
Commercial Business									
New	4	517,000	2	\$ 35,000	4	\$ 3,650,730	7	\$2,100,000	
Additions, Alterations, Etc.	41	3,047,850	33	\$ 1,631,550	18	\$ 1,731,900	23	\$2,899,800	
Industrial									
New	13	59,252,980	10	\$ 15,781,703	4	\$ 4,320,000	3	\$90,000	
Additions, Alterations, Etc.	2	343,955	1	\$ 7,291,752	5	\$ 1,170,000	7	\$1,523,200	
Institutional & Gov't									
New	11	630,000	1	\$ 264,000	2	\$ 65,400,000	4	\$11,450,000	
Additions, Alterations, Etc.	4	81,800	2	\$ 6,425,952	15	\$ 550,500	3	\$120,000	
Demolitions	68	948,000	88	\$ 922,774	48	\$ 288,000	38	\$279,900	
Plumbing	28	6,104,136	18	\$ 2,059,789	13	\$ 2,189,401	14	\$3,994,800	
Other (sign, tent, tank, etc.)	199	4,601,784	47	\$ 877,282	49	\$ 253,403	32	\$168,375	
TOTALS	604	\$ 175,718,175	802	\$ 207,037,347	826	\$ 258,846,238	687	\$158,858,075	

Table 9: Year-End Permit Volumes and Estimated Values

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

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

In the fourth quarter of 2023, no commercial permits triggered Regional and Town DC's.

In terms of year-end, 3 commercial permits triggered Regional and Town Dc's for a total of \$24,853.76 in municipal development charges paid and \$55,884.05 in Regional DC's.

In total, Development Charge collections for 2023 amounted to \$80,737.81 (municipal and regional combined).

The Town is expected to fund \$1.9 million in DC exemptions for 2023.

## **SECTION B: PLANNING & DEVELOPMENT - 2023 FOURTH QUARTER (Q4) AND YEAR-END**

### Development Planning Applications – Fourth Quarter 2023 (Q4):

In the fourth quarter of 2023, the Development Planning division received a total of 64 applications. **Figure 8** on the following page illustrates the statistical information for fourth quarter application volume by type. **Figure 9** below depicts the number of development applications submitted to the Regional Municipality of Niagara in 2023 by municipality.

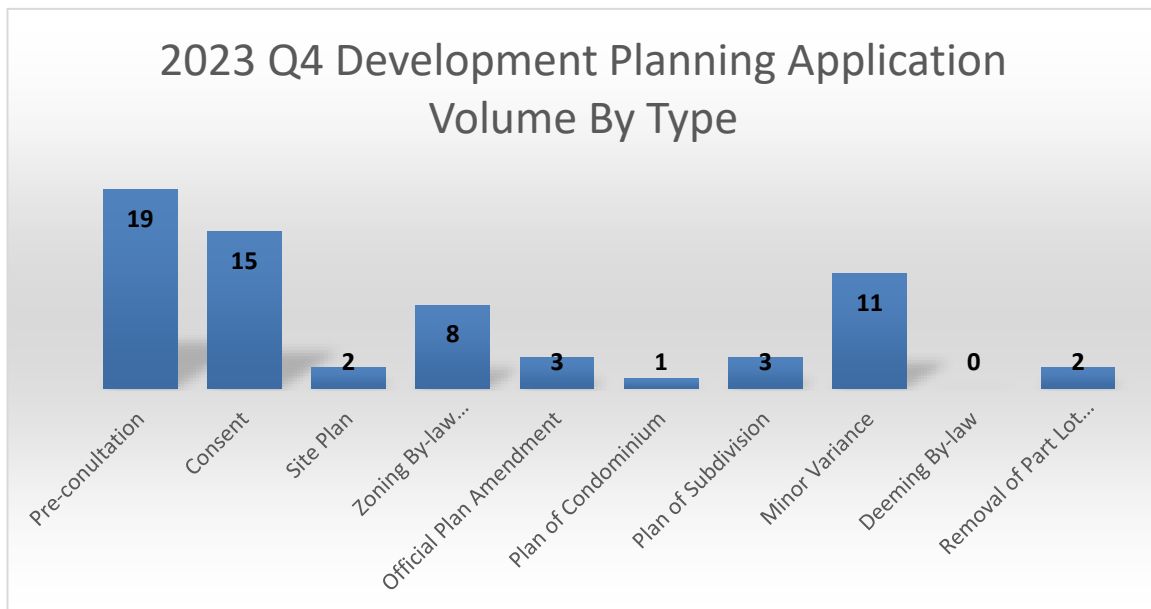


Figure 8: Q4-2023 Development Planning Application Volume

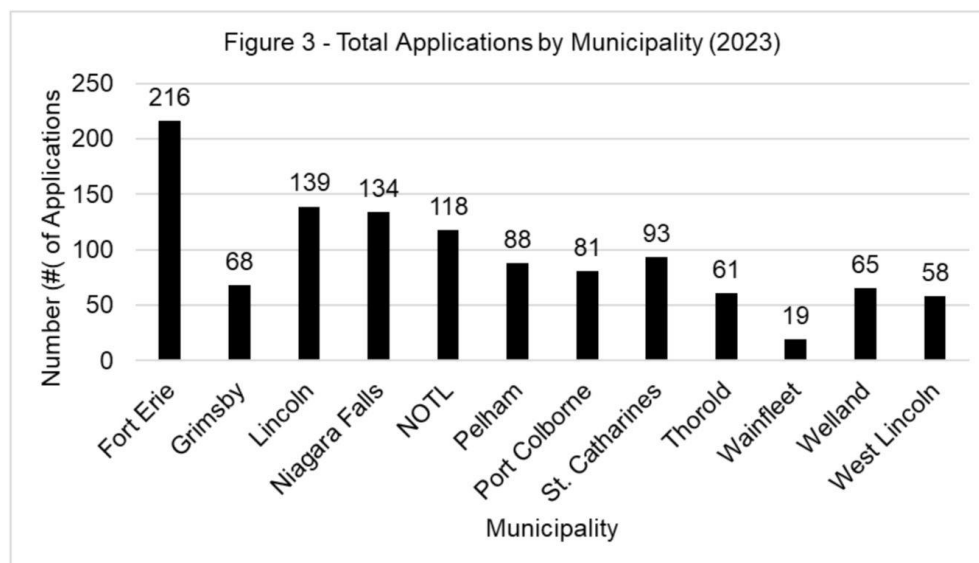


Figure 9: 2023 Development Applications Submitted to the Regional Municipality of Niagara by Municipality

## Development Planning Applications – Year-End 2023:

The Development Planning Division received a total of 306 applications in 2023. The number of applications received by Planning staff continues to grow simultaneously with the number of pre-consultation applications submitted, however, it should be noted that not all pre-consultation application submissions result in formal application submission and not all developmental planning applications require a pre-consultation meeting. Pre-consultation meetings are a requirement of the following applications: consent, site plans, zoning by-law and official plan amendments and plans of subdivision. For the 2023-year, the Town of Fort Erie received a total of 85 pre-consultation meeting applications, a decrease from the 184 submitted in 2022.

**Figure 10** below provides the statistical information for the total application volume by type in 2023.

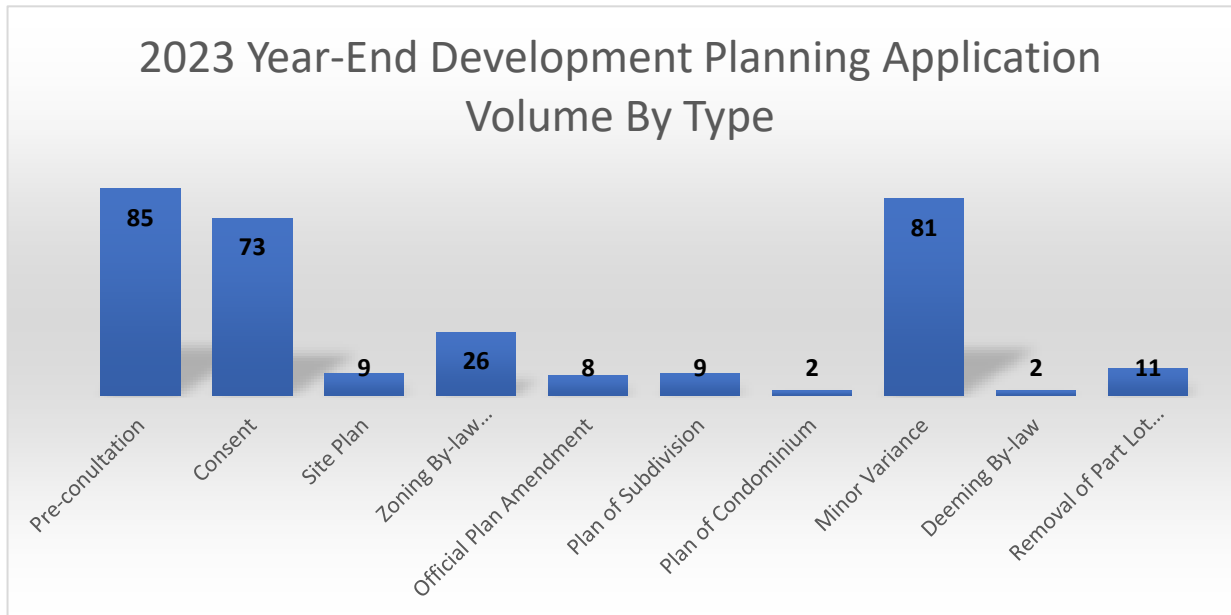


Figure 10: 2023 Development Planning Application Volume

## Land Supply

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

## Registered Plans of Subdivision

Q4-2023 saw the registration of one plan of subdivision (726 Gorham Road). In speaking to the 2023 year as a whole, a total of 4 registrations were made, 1 plan of condominium (Hazelwood Condominiums) and 3 plans of subdivision: Allison Woods, Harbourn town at Erie Beach and 726 Gorham Road. 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 5.47 years' worth. At the end of 2023 there were 1302 potential units available in Registered Plans, increased from the 715 units at the end of 2022 and 2.9 years' supply brought up significantly by the registration of Allison Woods and Harbourn town Subdivisions.

**Table 10** on the following page provides the statistical information on built-out (pink) Registered Plans. **Table 11** provides the statistical information on Registered Plans with inventory yet to receive permits (blue).

**2023 Year-End 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
<b>REGISTERED BUILT-OUT</b>											
B01 DOUGLAS-ON-THE-PARKWAY	Douglastown	M-197	26T-88006	1991-04-08	38	38	0	0	0	0	0
B02 HILL ESTATES NORTH	Stevensville	M-232	26T-91018	1996-10-23	27	27	0	0	0	0	0
B03 CRESCENT FARM EXTENSION I	Crescent Park	M-244	26T-22885	1998-04-16	19	19	0	0	0	0	0
B04 VICTORIA VILLAGE PHASE I	Garrison	M-261	26T-90009	1998-12-21	10	10	0	0	0	0	0
B05 RIVER TRAIL ESTATES II - PHASE I	Douglastown	M-276	26T-	2000-06-07	23	23	0	0	0	0	0
B06 NORTHRIDGE MEADOWS PHASE 1	Ridgeway/Thunder Bay	M-305	26T-15-2001-	2003-02-27	7	7	0	0	0	0	0
B07 NORTHRIDGE MEADOWS PHASE 2	Ridgeway/Thunder Bay	M-313	26T-15-02-03	2003-07-30	44	44	0	0	0	0	0
B08 WELLINGTON COURT CONDOMINIUM	Garrison	NSSCC-65	26CD-15-9901	2001-01-01	1	17	0	0	0	0	0
B09 HENRY-BROWNE SUBDIVISION	Crystal Beach	M-329	26T-15-02-06	2005-02-24	8	8	0	0	0	0	0
B10 BEAVER CREEK ESTATES	Ridgeway/Thunder Bay	M-330	26T-15-02-05	2005-03-09	53	53	0	0	0	0	0
B11 VILLAGE CREEK ESTATES PHASE I	Stevensville	M-347	26T-91013	2006-05-29	40	63	0	0	0	0	0
B12 BAY RIDGE CROSSING PHASE 2	Crystal Beach	M-363	26T-15-2000-01	2007-09-05	26	26	0	0	0	0	0
B13 RIVER TRAIL CONDOMINIUMS	Douglastown	NSVLC-99	350303-0011		10	10	0	0	0	0	0
B14 SHOREBREEZE CONDOMINIUM PLAN	Crystal Beach	VLC-92		2008-09-03	19	19	0	0	0	0	0
B15 HAGEY AVENUE CONDOMINIUM PLAN	Fort Erie	NSC-102		2009-09-17	1	21	0	0	0	0	0
B16 VILLAGE CREEK ESTATES PHASE II	Stevensville	M-390	26T-91013	2012-06-06	40	55	0	0	0	0	0
B17 DEERWOOD LANE PHASE 1	Ridgeway/Thunder Bay	M-397	350308-089	2012-11-08	2	8	0	0	0	0	0
B18 LEXINGTON COURT CONDOMINIUM	Garrison	NSSCP89	26CD-15-04-01	2013-10-18	1	20	0	0	0	0	0
B19 RIDGEWAY-BY-THE-LAKE PHASE I	Ridgeway/Thunder Bay	M-341	26T-96014	2006-01-30	86	86	0	0	0	0	0
B20 RIDGEWAY-BY-THE-LAKE PHASE 2	Ridgeway/Thunder Bay	M-372		2008-09-11	41	70	0	0	0	0	0
B21 RIDGEWAY-BY-THE-LAKE PHASE 3	Ridgeway/Thunder Bay	59M-418	350308-0048	2015-10-02	54	73	0	0	0	0	0
B22 WILLOW TRAIL HOMES	Ridgeway/Thunder Bay	59M-453	350308-075	2018-05-15	4	16	0	0	0	0	0
B23 GARRISON VILLAGE PHASE I	Garrison	M-83	26T-85019	1979-11-26	215	306	0	0	0	0	0
B24 PROSPECT POINT PLAN	Crystal Beach	M-265	26T-91010	1999-03-24	55	55	0	0	0	0	0
B25 VICTORIA VILLAGE 2	Garrison	M-331	26T-90009	2005-03-09	11	11	0	0	0	0	0
B26 DOMINION ROAD ESTATES PLAN	Rural Area	M-333	26T-15-00-01	2005-04-01	7	7	0	0	0	0	0
B27 DOMINION WOODS PHASE 1	Ridgeway/Thunder Bay	M-375 (1)	26T-15-03-01	2008-04-03	24	24	0	0	0	0	0
B28 SPEARS ROAD ESTATES	Spears-High Pointe	59M-419	350308-0380	2015-10-02	40	59	0	0	0	0	0
B29 DOMINION WOODS 2 (CONDOMINIUM)	Ridgeway/Thunder Bay	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 10: 2023 Year-End Built Out Registered Plans of Subdivision

	Plan Name	Neighbourhood	Reg'd	Reg'l File No.	Date of Reg'n	# of Lots/Blocks	# of Units	Vacant Lots/Blocks	Potential Units	Vacant Single-Det.	Vacant Semi-Det. Units	Vacant Multiple Units
<b>REGISTERED WITH UNITS REMAINING</b>												
R01	JETMAR SUBDIVISION	Crystal Beach	M-65	26T-74259	1978-02-07	52	52	46	19	19	0	0
R02	GARRISON VILLAGE PHASE II	Garrison	M-84	26T-74019	1979-11-26	65	150	6	8	4	0	4
R03	COUNTRY SQUIRE ESTATES I	Rural Area	M-172	26T-78024	1990-03-08	11	11	2	2	2	0	0
R04	CRYSTAL BEACH Y & T CLUB	Crystal Beach	M-208	26T-91012	1993-04-07	169	169	32	30	30	0	0
R05	NEYE PLAN PHASE I	Outside of Urban Area	M-209	26T-91011	1993-12-09	2	2	1	1	1	0	0
R07	HILL ESTATES SOUTH	Stevensville	M-303	26T-	2002-11-18	36	36	1	1	1	0	0
R06	RIDGEWAY SHORES PHASE 1	Ridgeway/Thunder Bay	M-304	26T-15-9801	2002-12-18	16	16	2	1	1	0	0
R08	ERIE BEACH PHASE 1B	Lakeshore	M-319	26T-94005	2004-03-31	39	46	3	3	3	0	0
R09	BRIAN STREET DEVELOPMENT	Crescent Park	M-BRI	N/A	N/A	46	46	10	9	9	0	0
R10	BAY RIDGE CROSSING 1	Crystal Beach	M-337	26T-15-03-02	2005-07-15	10	10	2	2	2	0	0
R11	BAY BEACH WOODS	Crystal Beach	M-349	26T-15-9803	2006-08-04	32	32	13	9	9	0	0
R12	BAY RIDGE CROSSING PHASE 3	Crystal Beach	M-363	26T-15-03-02	2007	1	9	1	1	1	0	0
R13	SOUTH COAST VILLAGE PHASE 1	Crystal Beach	59M-415	26T-15-09-01	2014-12-12	2	11	2	2	2	0	0
R14	SOUTH COAST VILLAGE PHASE 2	Crystal Beach	59M-430	350308-0087	2016-10-13	48	128	2	83	1	0	82
R15	VILLAGE CREEK ESTATES PHASE 3	Stevensville	59M-438	350308-0099	2017-05-17	59	73	17	9	7	0	2
R16	RIVER TRAIL PHASE 2	Douglastown-Black Creek	59M-451	350308-0042.2	2018-01-25	89	89	34	20	20	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	NSVLC 149/59M-455	350308-0085	2018-06-28	80	122	58	49	17	7	25
R19	HIGH POINTE SUBDIVISION	High Pointe	59M-459	26T-15-02-02	2018-08-14	114	139	34	26	10	0	16
R20	BRYDGEVIEW (Fmr. King Albany)	Gateway (Garrison)	59M-464	26T-15-0801	2018-11-28	6	42	2	26	0	0	26
R21	CRYSTAL RIDGE LANDING	Ridgeway/Thunder Bay	59M-465	26T-15-2005-02	2018-12-12	72	72	10	8	8	0	0
R22	LU LONG PING Phase 1 (Fmr. Spears Garden)	Separs-High Pointe	59M-469	26T-85022	2019-05-02	82	103	82	103	76	0	27
R23	PEACE BRIDGE VILLAGE Phase 1	Garrison	59M-470	26T-15-06-02	2019-05-03	70	100	5	12	4	0	8
R24	RIVER LEA ESTATES	Rural Area	NSVLC 148	350303-0016	2019-01-29	4	3	2	2	2	0	0
	PEACE BRIDGE VILLAGE PHASE 3 CONDO.	Garrison	59M-470	350303-0032	2019-05-03	1	15	1	15	0	0	15
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	73	9	53	0	0	53
R29	ROYAL RIDGE	Ridgeway/Thunder Bay	59M-506	350308-0101	2022-10-03	14	39	14	35	0	10	25
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
R32	726 GORHAM ROAD	Ridgeway/Thunder Bay	59M-523	350308-0125	2023-12-14	8	7	7	7	7	0	0
	<b>TOTALS</b>					<b>1593</b>	<b>2476</b>	<b>858</b>	<b>1302</b>	<b>566</b>	<b>28</b>	<b>678</b>
	denotes Registered Built-out											
	denotes Registered/Units Remaining											
<b>5.47 YEAR SUPPLY OF UNITS IN REGISTERED PLANS</b>												

Table 11: 2023 Registered Plans of Subdivision With Inventory

## Draft Approved Plans of Subdivision

The fourth quarter of 2023 saw three new draft plans receive approval from Council.

2023 saw 8 subdivisions added to the Draft Approved Plans. Currently there are 26 approved Plans of Subdivision that are in various stages of clearing conditions of their respective approval. Present supply provides for 2153 new residential units in approved Plans of Subdivision with a healthy mix of 497 detached, 224 semi-detached and 1432 multiple unit dwellings (towns & apartments).

Presently, the year-end available supply of residential lots in Draft Approved Plan of Subdivision is equal to 9.05 years using the 5-year rolling construction average of 237.8 units per year of absorption.

**Table 12** on the following page provides the details on the present Draft Approved Subdivision inventory.

YEAR-END 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	08-May-23		23	128	0	4	124	8.14
D24	BLACK CREEK SIGNATURE PHASE 2	Douglastown-Black Cr.	350308-0100	06-Nov-23		94	94	80	0	14	
D25	3458 BLACK CREEK ROAD	Douglastown-Black Cr.	350308-0130, 350309-0559	06-Nov-23		8	8	0	2	6	0.24
D26	1101 DIPIETRO STREET	Walden	350308-0134	06-Nov-23		3	18	0	0	18	0.45
	TOTALS					836	2153	497	224	1432	133.15
9.05 YEARS SUPPLY OF UNITS IN DRAFT APPROVED PLANS											

Table 12: 2023 Draft Approved Subdivision Inventory

## Active Plans in Process

Active Plans simply refers to subdivision applications currently in the process for Council consideration. Presently, the available supply of residential units in Active Plans of Subdivision is equal to 6.0 year supply using the 5-year rolling average of 237.8 units/year of absorption.

**Table 13** below provides statistical information on the present Active Plans of Subdivision Inventory.

2023 YEAR-END - 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	2649 Stevensville Road					90	90	41	0	49	5.346
A02	986 Ridge Road North		350309-0505			3	3	3	0	0	5.63
A03	Alliston Woods Phase II		350308-0058-3			102	218	98	0	120	
A04	315 Garrison Road		350303-0033			6	36	0	0	36	0.84
A05	0-10417 Walden Boulevard		350308-132			3	14	0	0	14	0.37
A06	576 Ridge Road N					54	119	49	0	70	5.19
A07	272 Ridge Road S		350309-0554			3	18	0	0	18	0.54
A08	3303 Dominion Road		35308-0138			3	13	0	0	13	0.41
A09	412 Ridgeway Road Condo.					1	13	0	0	13	0.567
A10	Fort Erie Hills					36	900	30	134	736	34.17
	TOTALS					301	1424	221	134	1069	53.063
THE AMOUNT OF UNITS IN PROCESS WOULD REPRESENT AN ADDITIONAL SUPPLY OF 6.0 YEARS WORTH OF DWELLINGS UNDER CURRENT 5 YEAR ROLLING AVERAGE											

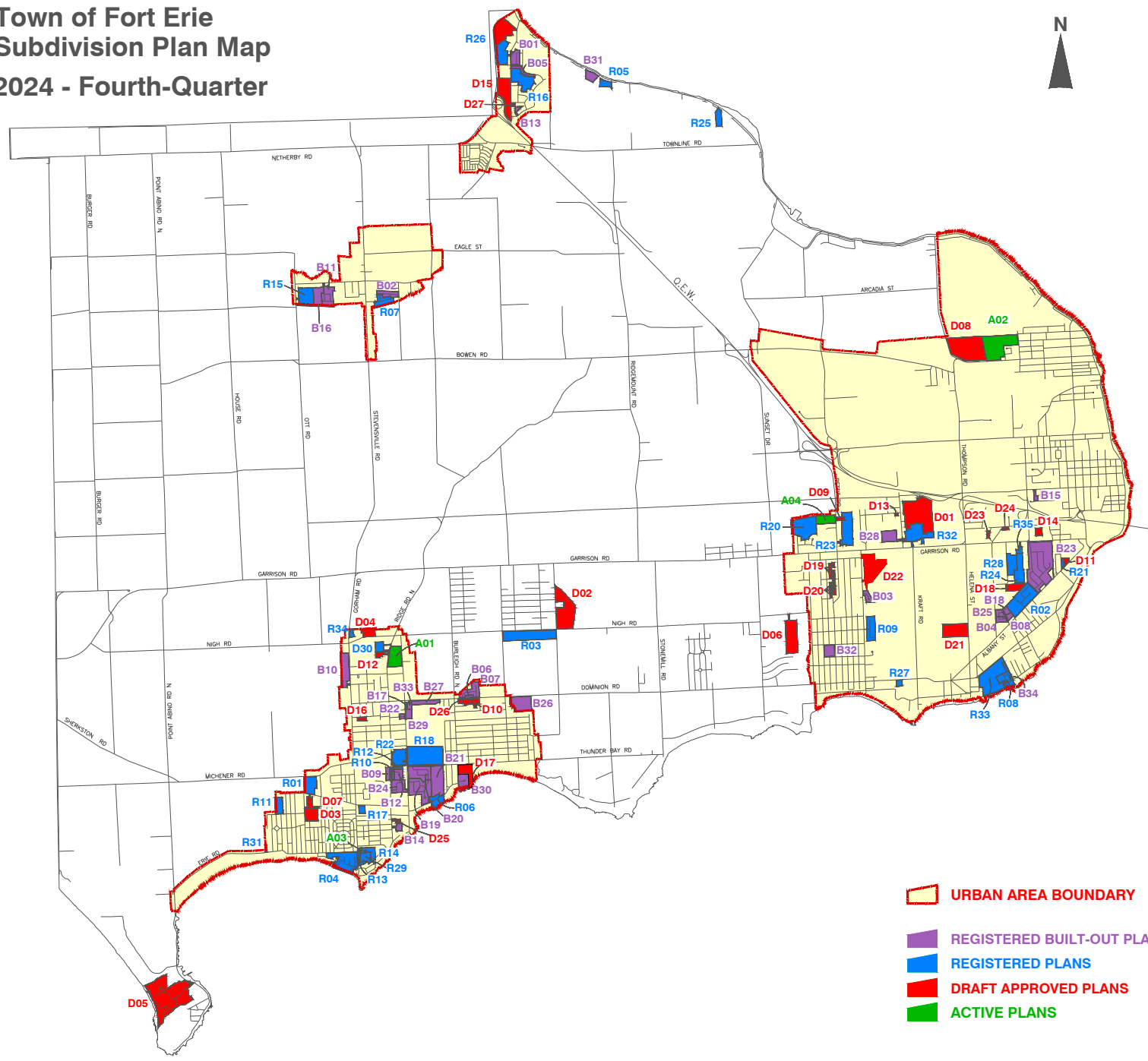
Table 13: 2023 Active Plans of Subdivision

## Subdivision Maps

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



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



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

REGISTERED BUILT-OUT PLANS

- B01 Douglas-on-the-Parkway
- B02 Hill Estates North
- B03 Crescent Farm Extension 1
- B04 Victoria Village Phase I
- B05 River Trail Estates 2 Phase I
- B06 North Ridge Meadows Phase I
- B07 North Ridge Meadows Phase II
- B08 Wellington Court Condominiums Phase I
- B09 Henry-Browne
- B10 Beaver Creek Estates
- B11 Village Creek Estates Phase I
- B12 Bay Ridge Crossing Phase II
- B13 River Trail Condominiums
- B14 Shorebreeze Condominiums
- B15 Hagey Avenue Condominiums
- B16 Village Creek Estates Phase II
- B17 Deerwood Lanes Phase I
- B18 Lexington Court Condominiums
- B19 Ridgeway-by-the-Lake Phase I
- B20 Ridge-by-the-Lake Phase II
- B21 Ridgeway-by-the-Lake Phase III
- B22 Willow Trail
- B23 Garrison Village Phase 1
- B24 Prospect Point Plan
- B25 Victoria Village Phase 2
- B26 Dominion Road Estates
- B27 Dominion Woods Phase 1
- B28 Spears Road Estates
- B29 Dominion Woods Phase 2 (Condo)
- B30 Burleigh South
- B31 Neye Plan Phase II
- B32 Daytona Park Acres
- B33 Deerwood Lane Phase 2 Condominium
- B34 Erie Beach Phase 1A

REGISTERED PLANS

- R01 Jetmar Subdivision
- R02 Garrison Village II
- R03 Country Squire Estates
- R04 Crystal Beach Tennis & Yacht Club
- R05 Neye Plan I
- R06 Ridgeway Shores Phase 1
- R07 Hill Estates South
- R08 Erie Beach Phase IB
- R09 Brian Street
- R10 Bay Ridge Crossing Phase I
- R11 Bay Beach Woods
- R12 Bay Ridge Crossing Phase III
- R13 South Coast Village (Phase I)
- R14 South Coast Village (Phase II)
- R15 Village Creek (Phase III)
- R16 River Trail Estates (Phase II)
- R17 Parklane Place
- R18 The Oaks at 6 Mile Creek
- R20 High Pointe Subdivision
- R21 Brydgeview Phase 1
- R22 Crystal Ridge Landing
- 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
- R34 726 Gorham Road
- R35 Peace Bridge Village Phase 3 (Condo)

DRAFT APPROVED PLANS

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

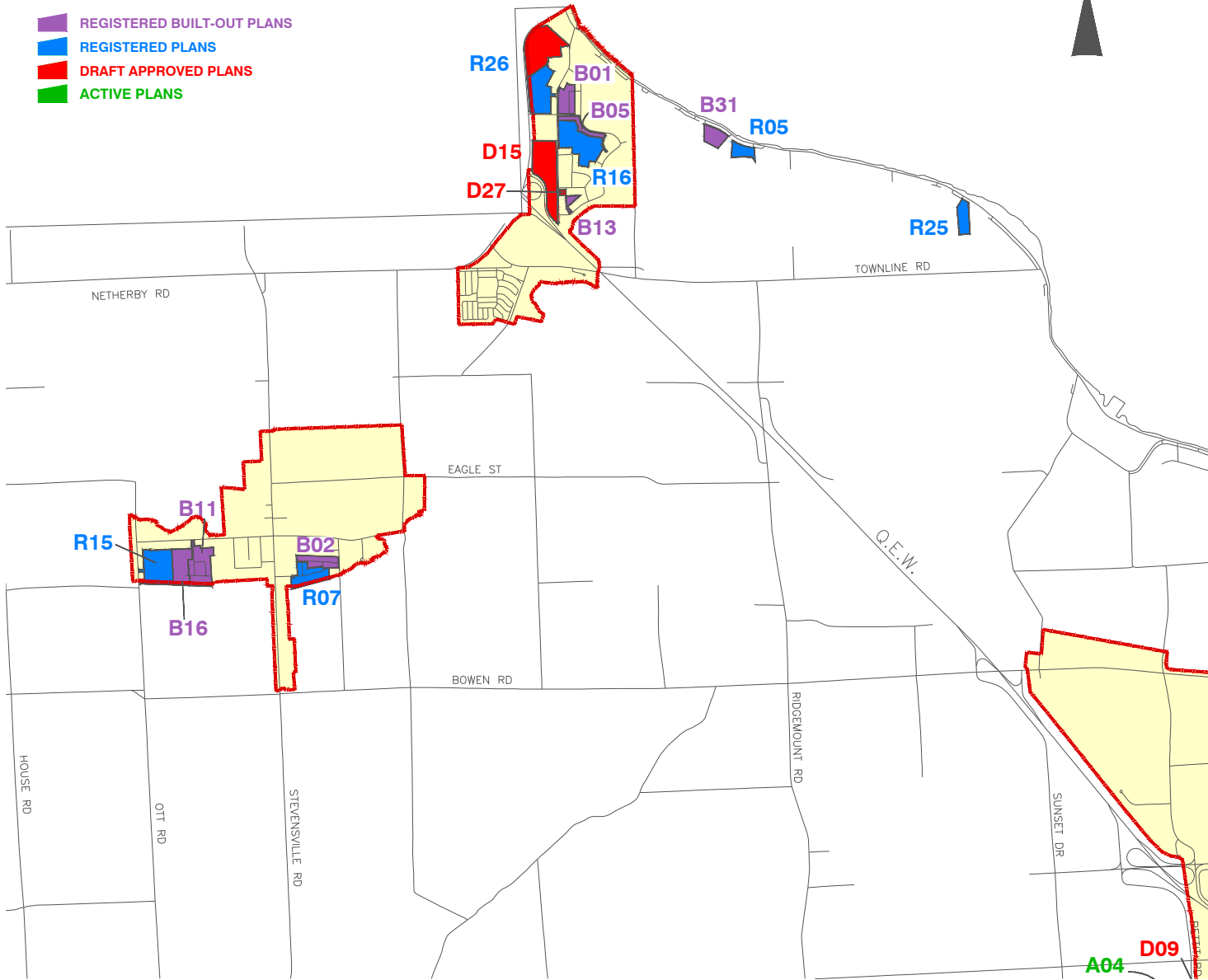
ACTIVE PLANS (Not Draft Approved)

- A01 576 Ridge Road North
- A02 Fort Erie Hills East
- A03 412 Ridgeway Road
- A04 1211-1237 Pettit Road



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

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



## REGISTERED BUILT-OUT PLANS

- B01 Douglas-on-the-Parkway
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- 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
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- R05 Neye Plan I
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- R07 Hill Estates South
- R08 Erie Beach Phase IB
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- 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)
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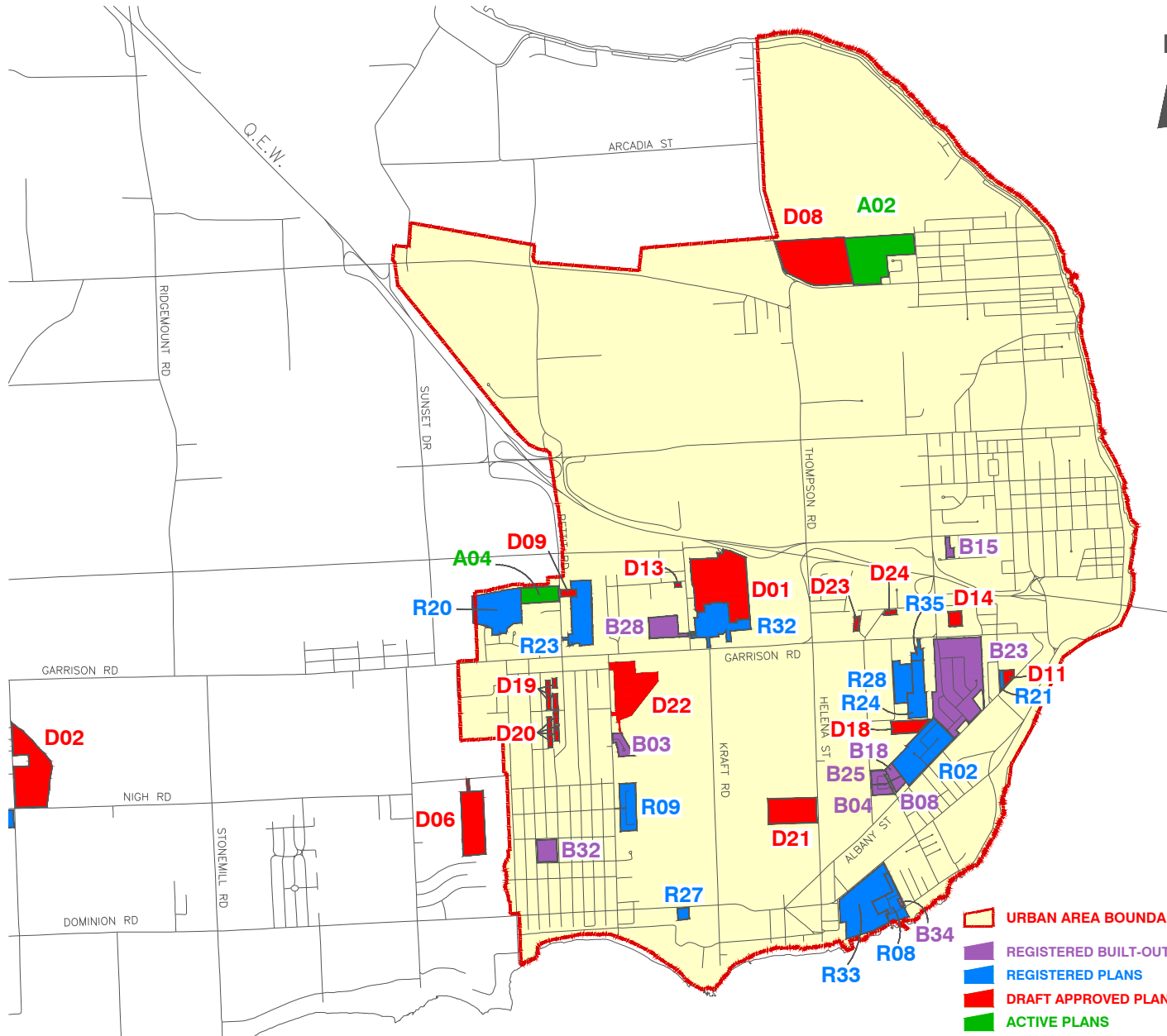
## DRAFT APPROVED PLANS

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- D27 3458 Black Creek Road

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- A04 1211-1237 Pettit Road

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



## REGISTERED BUILT-OUT PLANS

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## DRAFT APPROVED PLANS

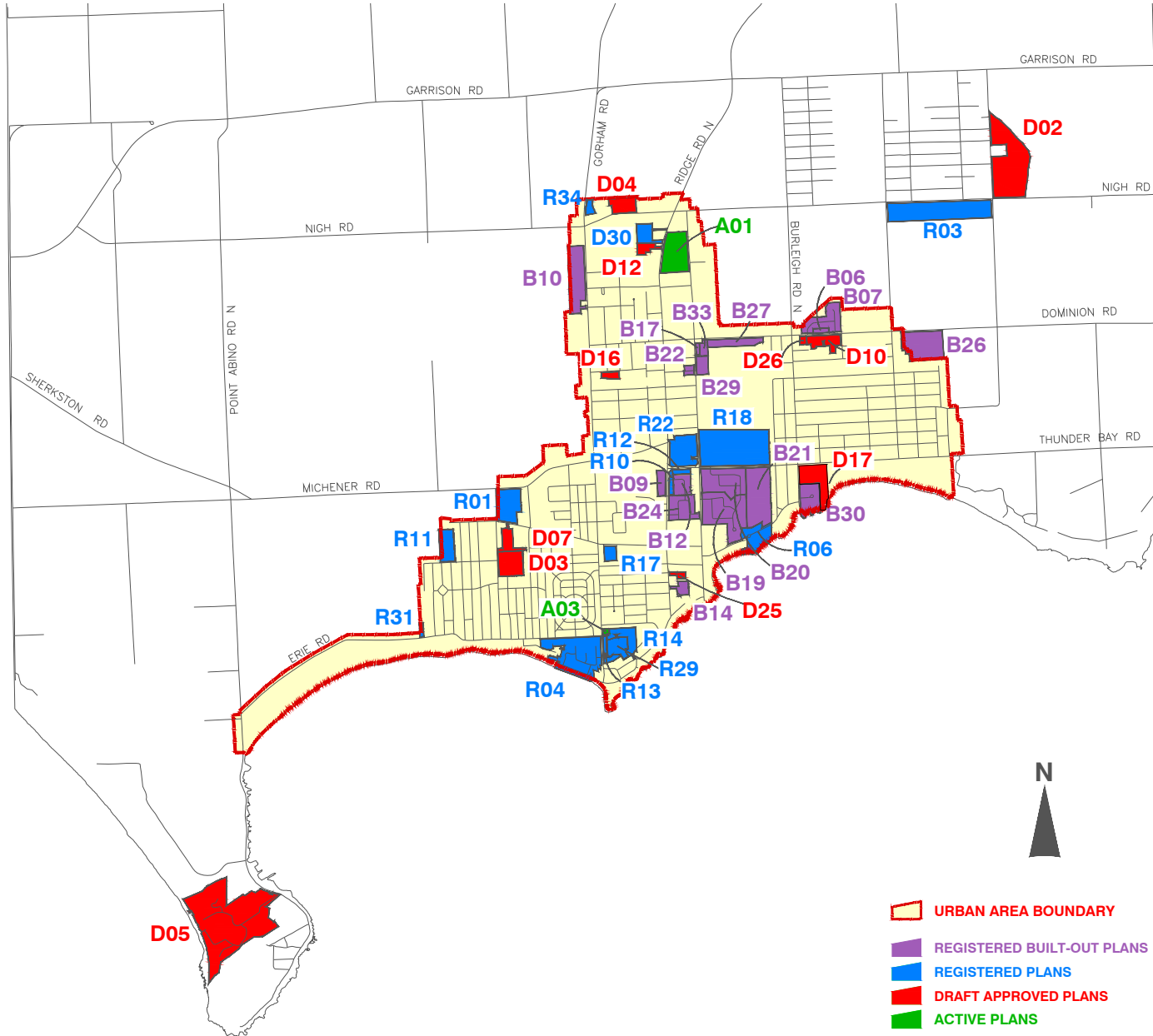
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- A02 Fort Erie Hills East
- A03 412 Ridgeway Road
- A04 1211-1237 Pettit Road

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

# Town of Fort Erie - Subdivision Plan Map 2024 - Fourth-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
- B09 Henry-Browne
- B10 Beaver Creek Estates
- B11 Village Creek Estates Phase I
- B12 Bay Ridge Crossing Phase II
- B13 River Trail Condominiums
- B14 Shorebreeze Condominiums
- B15 Hagey Avenue Condominiums
- B16 Village Creek Estates Phase II
- B17 Deerwood Lanes Phase I
- B18 Lexington Court Condominiums
- B19 Ridgeway-by-the-Lake Phase I
- B20 Ridge-by-the-Lake Phase II
- B21 Ridgeway-by-the-Lake Phase III
- B22 Willow Trail
- B23 Garrison Village Phase 1
- B24 Prospect Point Plan
- B25 Victoria Village Phase 2
- B26 Dominion Road Estates
- B27 Dominion Woods Phase 1
- B28 Spears Road Estates
- B29 Dominion Woods Phase 2 (Condo)
- B30 Burleigh South
- B31 Neye Plan Phase II
- B32 Daytona Park Acres
- B33 Deerwood Lane Phase 2 Condominium
- B34 Erie Beach Phase 1A

## REGISTERED PLANS

- R01 Jetmar Subdivision
- R02 Garrison Village II
- R03 Country Squire Estates
- R04 Crystal Beach Tennis & Yacht Club
- R05 Neye Plan I
- R06 Ridgeway Shores Phase 1
- R07 Hill Estates South
- R08 Erie Beach Phase IB
- R09 Brian Street
- R10 Bay Ridge Crossing Phase I
- R11 Bay Beach Woods
- R12 Bay Ridge Crossing Phase III
- R13 South Coast Village (Phase I)
- R14 South Coast Village (Phase II)
- R15 Village Creek (Phase III)
- R16 River Trail Estates (Phase II)
- R17 Parklane Place
- R18 The Oaks at 6 Mile Creek
- R20 High Pointe Subdivision
- R21 Brydgeview Phase 1
- R22 Crystal Ridge Landing
- R23 Lu Long Ping (Phase I)
- R24 Peace Bridge Subdivision (Phase 1)
- R25 River Lea Estates (Condo)
- R26 Black Creek Signature
- R27 Kettle Court
- R28 Peace Bridge Village (Phase 2)
- R29 South Coast Village Phase 3 Condominium
- R30 Royal Ridge
- R31 Hazelwood Condominiums
- R32 Alliston Woods Ph. 1
- R33 Harbortown Village
- R34 726 Gorham Road
- R35 Peace Bridge Village Phase 3 (Condo)

## DRAFT APPROVED PLANS

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

## ACTIVE PLANS (Not Draft Approved)

- A01 576 Ridge Road North
- A02 Fort Erie Hills East
- A03 412 Ridgeway Road
- A04 1211-1237 Pettit Road

## SECTION C: BY-LAW ENFORCEMENT – 2023 FOURTH QUARTER (Q4) AND YEAR-END

This section provides statistics related to the volume of calls for service and actions the Town's By-law Enforcement Officers experienced in fourth quarter of 2023 and overall year-end statistics for the information of Council and the general public.

### By-law Enforcement Overview 2023 Fourth Quarter (Q4)

In the fourth quarter of 2023, By-law Enforcement received a total of 308 new calls for service with 182 calls carried over from Q3-2023. By-law Enforcement was able to resolve 79% of the total calls for service of the 308 new calls and 182 carried over calls. New calls for service are down by approximately 43% when compared to the second and third quarters of 2023 which can be attributed to a decrease in lot maintenance and long grass and weeds calls following a typical increase in these calls experienced throughout the summer months.

**Table 14** provides a more detailed breakdown of the 2023 fourth quarter data for types and volumes of calls for service filled. **Figure 11** on the following page indicates the percentage of new calls for service by type during Q4-2023.

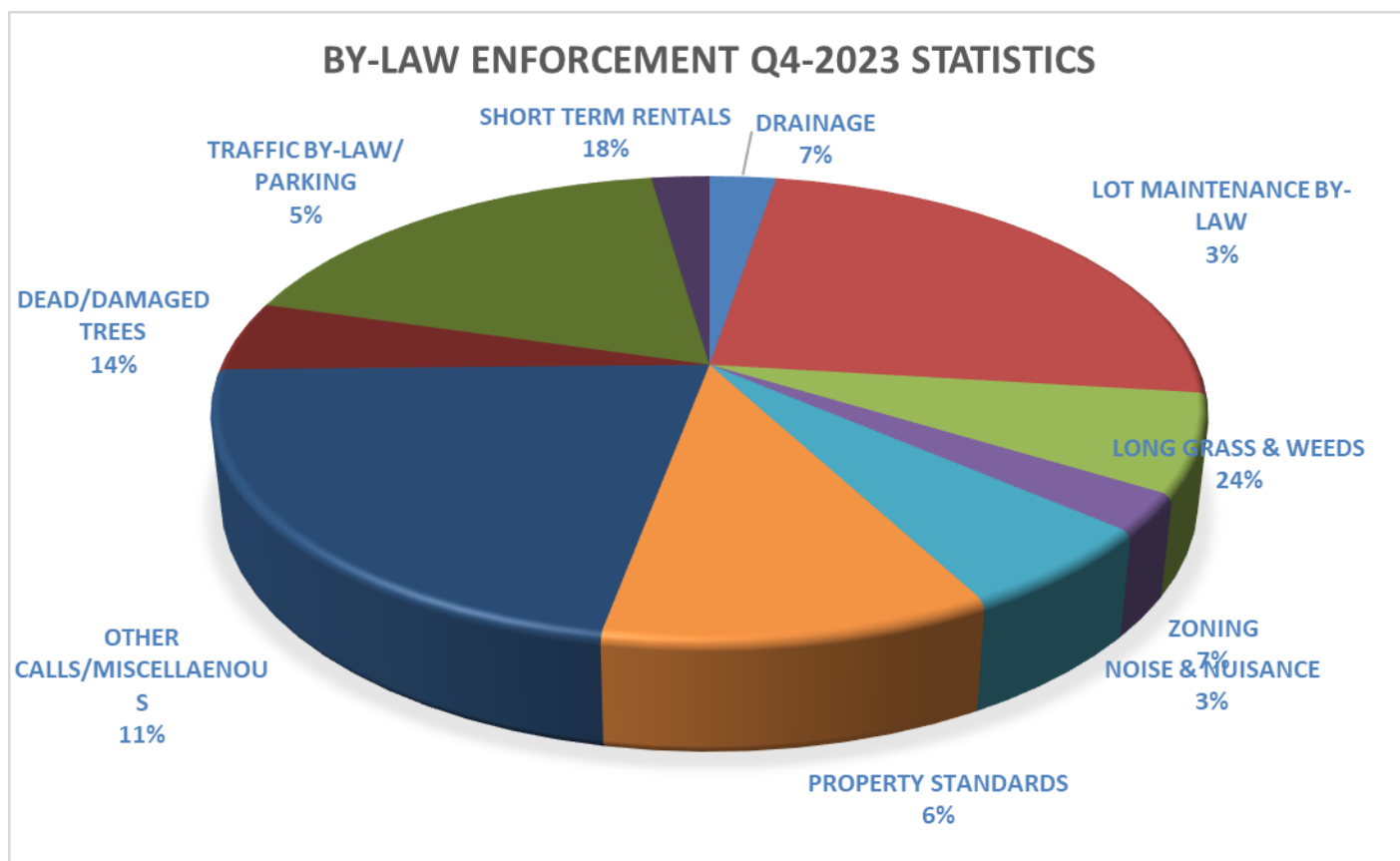


Figure 11: By-law Q4-2023 percentage of new calls for service by type

### By-law Enforcement Overview 2023 Year-End

For the 2023-year, By-law Enforcement received a total of 2087 new calls for service with 774 calls carried over from 2022. By-law Enforcement Staff were able to resolve 98% of the total calls for service of the 2087 total calls.

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. **Table 15** and **Figure 12** on the following page show the total number of calls for service over the past 10 years.

NUMBER OF CALLS FOR SERVICE PER YEAR	
2013	522
2014	580
2015	675
2016	837
2017	937
2018	961
2019	1164
2020	1725
2021	2045
2022	2067
2023	2087
TOTAL	13600

Table 15: 10-year Total By-law Enforcement Calls for Service

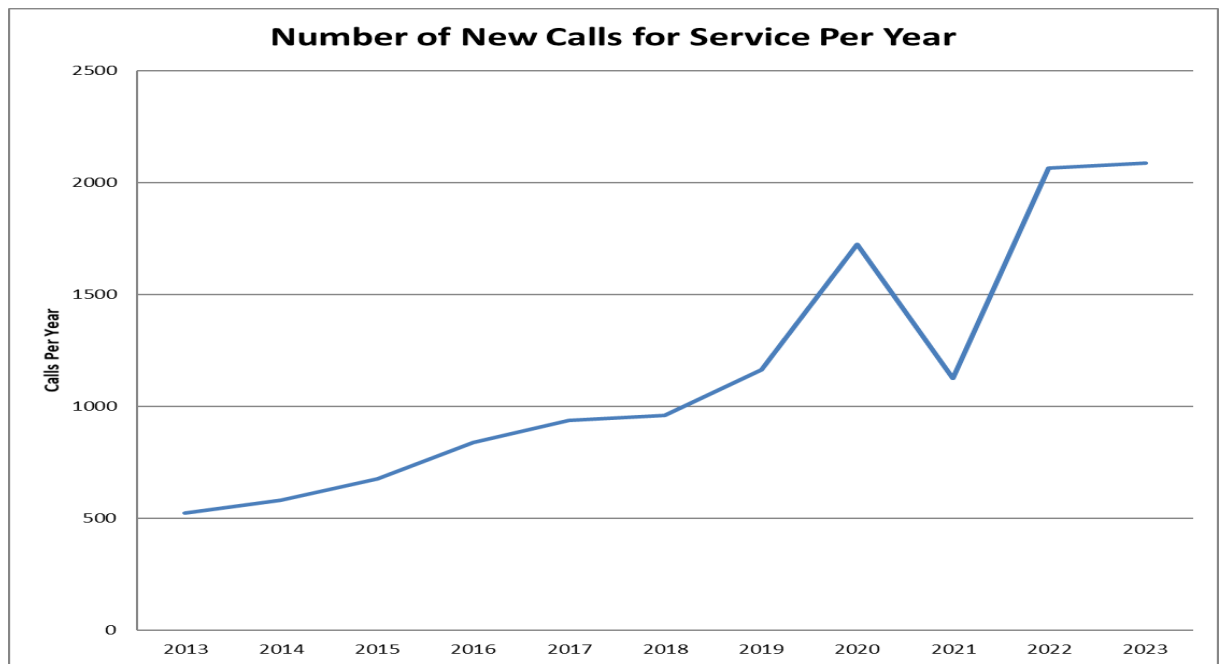


Figure 12: 10-year Number of Calls for Service Per Year

The majority of calls received by By-law Enforcement for the 2023-year were Lot Maintenance By-law Calls and Long Grass and Weed calls which each accounted for 21% of the total new calls for service. These calls surpassed all other categories. **Table 16** below provides a more detailed breakdown of the 2023 data for types and volumes of calls for service filled. **Figure 13** on the following page indicates the percentage of new calls for service by type during 2023.

By –Law Enforcement Statistics January 1 to December 31, 2023				
Year End - <b>2023</b>				
BY-LAW	Calls Carried Over from 2022	New Calls for Service	Resolved Calls	Pending Calls
DRAINAGE	28	76	77	23
LOT MAINTENANCE BY-LAW	126	438	445	122
LONG GRASS & WEEDS	148	438	434	149
ZONING	53	104	111	46
NOISE & NUISANCE	15	128	130	13
PROPERTY STANDARDS	139	130	122	145
OTHER CALLS/MISCELLANEOUS	93	301	316	86
DEAD/DAMAGED TREES	121	137	140	115
TRAFFIC BY-LAW/ PARKING	20	245	251	14
SHORT TERM RENTALS	31	90	93	27
<b>TOTAL</b>	<b>774</b>	<b>2087</b>	<b>2119</b>	<b>740</b>

Table 16: 2023 By-law Enforcement Service Call Statistics

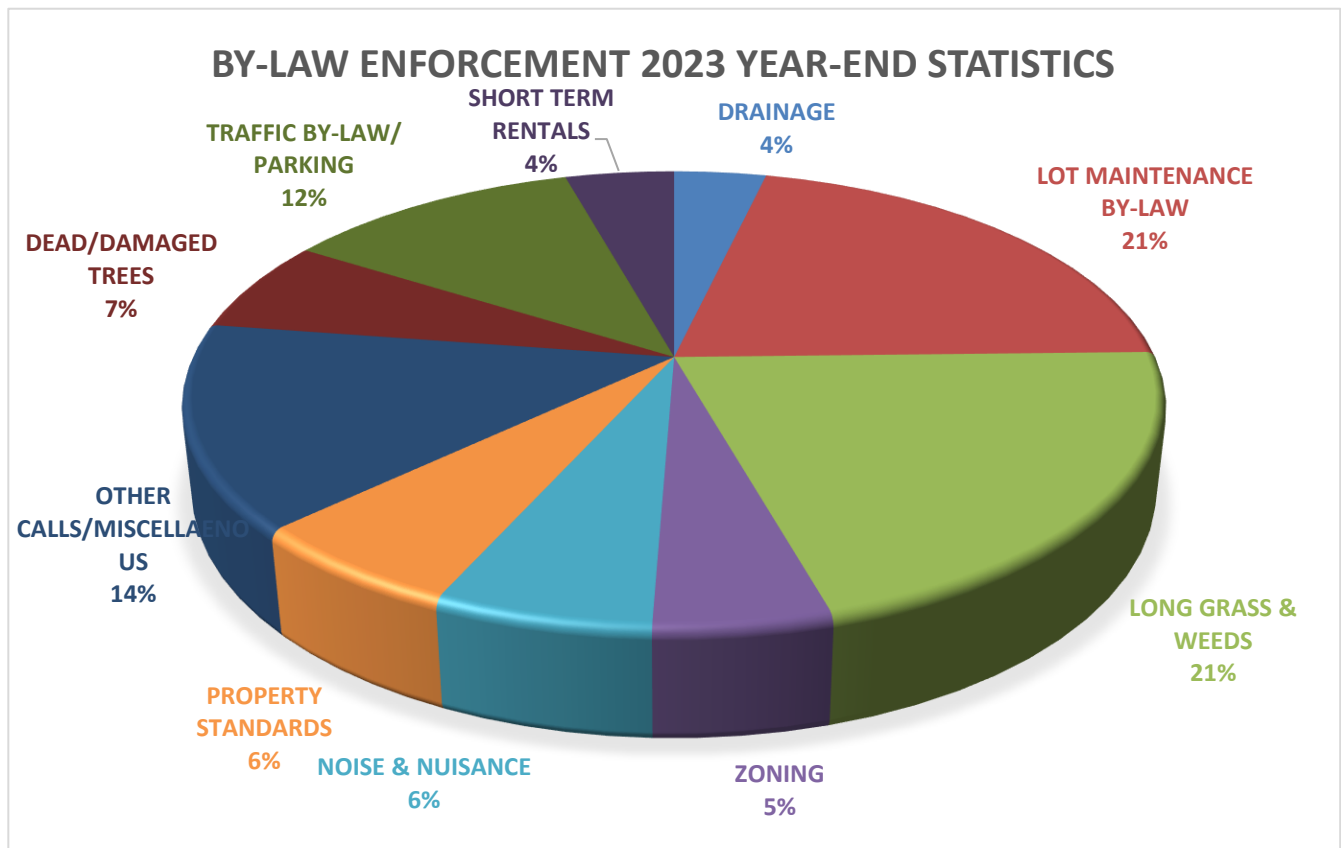


Figure 13: 2023 By-law Enforcement Service Call Statistics

### Parking Violations

By-law Enforcement Staff issued a total of 51 parking tickets in the fourth quarter of 2023 which is a significant decrease when compared to the 372 parking tickets in the third quarter of 2023 and 162 tickets from Q2-2023 however as a courtesy, staff issued a total of 123 warnings for overnight parking which is not permitted in the winter months within the Town of Fort Erie from November 1 to March 31 as outlined in the Town's Traffic By-law. For the 2023-year, By-law Enforcement staff issued a total of 636 parking tickets, an increase when compared against the 314 ticket issued in 2022 but decrease to the 1411 tickets issued in 2021.

### OVERALL 2023 FOURTH QUARTER (Q4) AND YEAR END SUMMARY

The fourth quarter of 2023 saw the lowest building permit issuance of all quarters in 2023, with the highest number of permits being issued within Q3-2023. In terms of year-end statistics, a grand total of 604 permits were issued with an overall permit value of \$175.7 million, a significant decrease when compared to the 2022-year (802) and the permit spike of both 2021 and 2022. In 2023, the residential sector also saw a significant decrease in issued residential permits when compared to the previous 5 years, however the commercial, industrial and institutional sectors saw an increase in activity.



Planning and Development Services saw a decent number of development applications received in 2023 with a total of 306 applications received and processed. The number of development applications received has decreased when compared to the 457 applications received and processed in 2022. The third quarter of 2023 saw the largest application volume with 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 5.42 years worth in Registered Plans of Subdivision and 8.9 year' worth in Draft Approved Plans of Subdivision which is in line with the 2020 Provincial Policy Statement requirement of a maintained 3-year supply.

In 2023, By-law Enforcement had another record-breaking year in the number of calls for service for a total of 2087 new calls. The number of By-law calls for service have quadrupled in volume across a span of the past 10-years and are continuing on a steady incline. Moreover, parking violation ticket issuance has increased in 2023 with a total of 636 parking tickets issued compared to 314 tickets in 2022. By-law Enforcement staff are working diligently to stay on top of the increasing calls while also maintaining parking and beach road allowance patrols.

Overall, the 2023-year saw some decreased volumes within the Building and Planning divisions but also saw some record breaking numbers in terms of commercial, industrial and institutional sector permit issuance through the Building division and number of calls for service under the By-law Enforcement division. Further, the number of planning and development applications within the Town and when compared to all other 12 Regional municipalities speaks to the continued increased growth and development within Fort Erie. The overall volume of applications and calls across the Building, Planning and Development and By-law Enforcement divisions illustrate a prosperous community and that 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.