



Planning and Development Services

Prepared for	Council-in-Committee	Report No.	PDS-40-2022
Agenda Date	June 13, 2022	File No.	350308

Subject
PLANNING AND DEVELOPMENT SERVICES –BUILDING, PLANNING AND BY-LAW STATISTICAL REPORTING – FOURTH QUARTER (Q4) AND YEAR-END 2021

Recommendations
<u>THAT</u> Council receives Report No. PDS-40-2022 regarding development, building and by-law statistical reporting for information purposes, and further
<u>THAT</u> Council directs staff to forward a copy of Report No. PDS-40-2022 to Regional Niagara Planning and Development Services, the Fort Erie Economic Development and Tourism Service (EDTS), the District School Board of Niagara and the Niagara District Catholic School Board.

Relation to Council's 2018-2022 Corporate Strategic Plan
Priority: Attracting interest and investment through strong advocacy and promotion Strong Customer Service, Relationships and Communications
Goal 3.2: Improve Fort Erie's reputation as a vibrant, liveable community with competitive investment advantages.
Priority: Promoting Business, Economic Growth and Employment Opportunities
Goal 4.5: Promote service excellence and efficiency/effectiveness.

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

Prepared by:	Submitted by:	Approved by:
ORIGINAL SIGNED	ORIGINAL SIGNED	ORIGINAL SIGNED
Cara Raich Coordinator, Planning and Development Services	Alex Herlovitch, MCIP, RPP Director, Planning and Development Services	Chris McQueen, MBA Chief Administrative Officer

Purpose of Report

The purpose of this report is to provide Council with information about the fourth quarter (Q4) performance of 2021 and to also reflect on this past year's overall subdivision, building permit, planning application intake and by-law enforcement volumes and activity against previous benchmarks and measures. The report touches on Q4-2021 and provides comparative information to assist in assessing and illustrating the most recent performance. The report is statistical in nature and is generally meant as an overview for those who share an interest in tracking some of these growth-related figures. The report will be made available on the Town's website, provided to the identified stakeholders and issued to anyone who requests a copy.

Background

This report tracks and examines the residential, Commercial, Industrial and Institutional building permit activity, related development charge information and the Town's By-law Enforcement caseload by way of quarterly and year-end status reports. Also, included in this report are a few Planning applications statistics both internally and from the Niagara Region. Fort Erie staff have seen an impact and dramatic increase in building, development and by-law processes received in recent years.

This reporting 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.

Analysis

Residential Dwelling Permit Report Q4-2021 Summary

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 on Q4-2021 and 2021 building permit activity and few highlights are noted in this report.

The Report provides information for the Planning and Development Services Department division including statistical information and is divided into the following 3 sections:

Section A: Building Permit Report
Section B: Planning Application Report
Section C: By-law Enforcement Report

SECTION A: BUILDING PERMIT REPORT

Q4-2021 - Building Permit Highlights:

- In Q4-2021, the building department issued a total of 197 building permits valuing nearly \$102 million, compared to 157 in Q4-2020 (\$35.6 million), 173 in Q4-2019 (\$77 million) and 108 in Q4-2018 (\$16.5 million).
- The high building permit value for the fourth quarter is attributed to the permit for the long-term care home on Garrison Road (value \$60 million). Even with the exclusion of this large unit permit, the approximate Q4-2021 permit value is \$35.4 million.
- Q4-2021 issued 69 new residential building permits in the fourth quarter of 2021, with the most permits being issued in the month of October (26) compared to November with 20 permits and December with 23 permits.
- In Q4-2021, 69 building permits were issued for new residential units with a permit value of approximately \$35.4 million, similar to the previous Q4 totals for the last two years, 65 units in Q4-2020 (\$27.2 million), 73 units in Q4-2019 (\$27.2 million) for new residential construction.
- Of the 69 permits issued for new residential units in Q4-2021- 44 were for single detached dwellings and 25 for row/townhomes. No permits were issued in Q4-2021 for semi-detached dwellings.
- The Q4-2021 period saw the largest concentration for new residential permit activity in the Douglas-Black Creek neighbourhood, (33%) followed by the Ridgeway/Thunder Bay (23%) and Garrison (20%) neighbourhoods.

Residential Dwelling Permit Report – 2021 Summary

Below is a summary of the 2021 building permits issued:

- Comparatively over the last five years, 2021 saw a significant growth in building permits issued as well as total value to the previous years
 - 2021 – 826 permits issued - \$258 million
 - 2020 – 594 permits issued - \$128 million

- 2019 – 644 permits issued - \$107 million
 - 2018 – 578 permits issued - \$95 million
 - 2017 – 590 permits issued - \$88 million
- Of the 826 **total building permits types** issued in 2021 the top three were:
 - New residential construction – 357 permits -43%
 - Additions/Alterations/Other Improvements – 22%
 - Pools - 71 permits – 9%
 - Increase from 38 pool permits in 2020 which is higher than MPAC data recently released that pool permits issued in 2021 was up 33% in Ontario)
 - Attached as **Appendix “2” – Top 10: Municipalities: Swimming Pool Permits 2021 by Percentage Increase** was distributed by MPAC documenting that Fort Erie (#8) made the top 10 list of Ontario municipalities for high percentage increase of pool permits
- In 2021, **residential building permits** were issued for the following:
 - 221 single detached dwellings
 - 17 semi-detached dwellings
 - 117 row/townhouses
 - 2 apartment buildings
- 2021 data shows that the **highest number of total permits** were issued in the following neighborhoods:
 - Crystal Beach (17%)
 - Ridgeway-Thunder Bay (16%)
 - Douglastown-Black Creek (16%)
- In 2021, the highest volume of **new residential construction permits** issued were in the following neighbourhoods:
 - Douglastown-Black Creek (30%)
 - Crystal Beach (23%)
 - Ridgeway-Thunder Bay (15%)

Industrial / Commercial / Institutional (ICI) Permit Activity and Development Charge Collections - Q4-2021 Summary and 2021 Year End Summary

Industrial

- Q4-2021 saw one Industrial permit issued for Addition/Renovation/Alterations with a permit value of \$200,000. In comparison, Q4-2020 saw four permits issued with a value of \$108,200.

- In 2021, the Town received 4 New Industrial construction permits valued at \$4,320,000 and five Industrial permits for Additions/Alterations valued at \$1,170,000.

Commercial

- Q4-2021 totals resulted in 3 Commercial permits issued for a total of \$540,000 for Additions/Alterations.
- Commercial permit values for the year-end of 2021 were valued at \$3,650,730 for two permits for New Commercial construction 17 permits for Additions and Alterations with a permit value of \$1,066,900

Institutional

- 3 Institutional permits issued in Q4-2021 for Additions/Alteration valued at \$50,500.
- Institutional permit activity in Q4-2021 was significant due to the building permit issuances for a long-term care facility located on Gilmore Road with a value of \$60,000,000.
- Institutional permit values for the year-end of 2021 totaled \$65,950,500 and consisted two permits for New Institutional construction with a value of \$65,400,000 and 15 permits for Additions/Alterations with a permit value of \$550,500.

Charting for all permits and values can be found in **Appendix “1”** to this report.

Industrial/Commercial Development Charges (DC's)

2021 saw three Commercial permits being issued that resulted in the collection of Town development charges for a total of \$57,311.04. The DC's were collected for two Commercial retail complexes and one gas bar/convenience store.

SECTION B: PLANNING AND DEVELOPMENT REPORT

Traditionally, Planning applications statistics, as a whole, have not been included in this report however with the rapid increase of development in Fort Erie, staff have seen an impact and dramatic increase in development applications received over the past few years. In general, the process for application is Pre-consultation, submission, review and registration. The Registered plans of subdivision have traditionally been included in the Building section of this report, but as it is Planning staff that process, execute and monitor the Town's subdivisions has been included, with other information, in this new Planning section of this report. Unfortunately, at this time there is limited statistical information of other development applications not mentioned below.

Subdivision Plan Registrations – Q4-2021

One subdivision registered in Q4-2021, South Coast Village Condominium - File No. 350303-0027 was registered as Niagara South Common Elements Condominium No. 171.

At the end of the Q4-2021 there were 779 available units (3.23 year supply) compared to Q4-2020 - 825 units and Q4-2019 – 866 units available.

Draft Plans of Subdivision – Q4-2021

The fourth quarter of 2020 saw no new additions to the Draft Approved Plans. Currently, there are 14 approved Plans of Subdivision that are in various stages of clearing conditions of their respective approval.

Present supply provides for 1568 new residential units in approved Plans of Subdivision with a healthy mix of 334 detached, 206 semi-detached and 1028 multiple unit dwellings (towns & apartments).

Presently, the available supply of residential lots in Draft Approved Plans of Subdivision is equal to 6.5 years using the 5-year rolling average of 220.8 units/year of absorption.

Active Plans – Q4-2021

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

There were four active plans at the end of 2021. Harbourtown Village remains on this list despite having received Council's approval due to an appeal of the decision. Harbourtown will remain under Active Plans until such time that a decision of the Ontario Land Tribunal is rendered.

The four plans represent a total of 653 residential units, comprised of 445 townhomes and apartment units, 113 single detached and 127 semi-detached units. Presently, the available supply of residential lots in Active Plans of Subdivision is equal to 3.1 years using the 5-year rolling average of 220.8 units/year of absorption.

Pre-consultation Applications:

Over the last few years, the number of pre-consultation applications received at the Town have increased. Pre-consultations are a requirement for development applications, such as, zoning by-law and official plan amendments, plans of subdivision, consents, and site plan.

Appendix "3" of this report, provided by the Niagara Region, has also provided that the Town of Fort Erie has a higher number of pre-consultation and planning applications than the other 11 municipalities. In 2021, the Niagara Region reported that they had

received 125 development applications from the Town of Fort Erie, higher than any other municipality, followed by Niagara Falls (92) and Welland (85). The same is consistent with pre-consultation applications meetings (held in with the applicant/agent, municipality and other commenting agencies): Fort Erie – 136, Niagara Falls – 114 and St. Catharines – 112. Fort Erie is submitting more applications than the 2 of the municipalities with much higher populations and staff resources.

The number of applications received by planning staff continues to grow simultaneously with the number of pre-consultation applications. While statistics are currently not available for other development applications, statistics are available for the Committee of Adjustment, Deeming By-laws and Removal of Part Lot Control applications.

The highest volume of applications, in general, comes from the Committee of Adjustment. Over the last few years, the number of applications has continued to grow. Even in 2021, with Covid-19, the Town still received a significant amount of Consent (severance), minor variance, removal of part lot control and deeming of lot applications.

SECTION C: BY-LAW ENFORCEMENT REPORT

By-law Statistical Summary

By-law Enforcement staff monitor action and activity and this quarterly report conveys the statistics in a summary form.

- For the Q4-2021 By-law Enforcement activity is as follows:
 - 324 new calls for service
 - 517 calls carried over from the previous quarter
 - By-law Enforcement was able to resolve 552 total calls.
- Comparatively over the last few years in the same quarter by-law activity was:
 - Q4-2020 - 451 new calls for service, 255 calls carried over, 517 calls resolved
 - Q4-2019 - 191 new calls for service, 141 calls carried over, 213 calls resolved

The ability to address with the significant increase in call volume was possible by retaining a temporary By-law Enforcement officer to assist with COVID-19 related matters, parking, and beach road allowance patrols.

- The largest increase type of call received by By-law Enforcement in Q4-2021 came under the Waste and Debris category, followed by miscellaneous, and Covid-19 related calls.

- Covid-19 calls were prominent in both Q1-2021 and Q2-2021 during the continuation of the pandemic from 2019 when Covid-19 calls received were 350 for the year.
- In 2021, the most calls received were for Covid-19 related calls followed by waste and debris and miscellaneous calls.

In an effort to continue to enhance service delivery to the public, and to reduce contact with other Town staff, two By-law enforcement vehicles have been outfitted with equipment to maximize the amount of time officers are in the field, and increase the ability to address matters on site. Replacing a paper-based ticketing process, By-law officers are now equipped with tablets and printers, and can issue penalty notices for both parking and non-parking offences, which are uploaded electronically to a database. After uploaded, the ability to dispute or pay the penalty notice online is available within a very short time after being issued. Additionally, all By-law enforcement responses can now be updated in the field, providing instant updates regarding the status of a file. The mobile technology affords the ability for By-law officers in the field to be notified if a complaint is generated, and if the opportunity is available such as already being in the area, can potentially address a matter such as property standards shortly after being received.

The next stage of enhancements commenced in 2021 in which By-law officers now have the ability to print off an Order to Comply in the field, delivering residents with an instant formal document, identifying deficiencies and the remedies required to address an issue. This eliminates turnaround time, and the same equipment can be utilized for addressing matters of non-compliance by issuing a penalty notice if required.

Parking Infractions

- There were fewer infractions in Q4-2021 (16 infractions) issued compared to the previous year in the same quarter – 67 infractions.
- The total number of parking infractions given in 2021 were increased to 1401 from 1115 in 2020.

By-law 2021 – Year End Results

Over recent years the Town of Fort Erie has experienced a significant amount of development. The new development has not only increased the population of the municipality but with it a noticeable shift in resident expectations of service provided by the Bylaw unit.

The year 2021 saw a total 2043 incidents reported to the By-law Unit, an increase from 1718 incidents in 2020. In addition, a total of 1540 AMPS (Administrative Monetary Parking System) tickets were issued for a total of \$139,835 in revenue generated.

2021 AMPS:

- (Non-parking) - total - 1239 tickets issued for a total of \$57,535
- (Parking) – total – 301 tickets issued for a total of \$82,300

Overall Quarter and Year-End Summary

The fourth quarter of 2021 is characterized as being the largest year for residential permits and typical in terms of the Industrial, Institutional and Commercial sectors. Residential construction activity is apparent in many parts of Fort Erie. Of significance, are the two large Institutional permits for the long-term care home and the fire hall.

With registered lot inventories at a comfortable level, Staff will track and assess how fast the market responds with sales and whether the impact of available lots can be sustained using the draft approved plans that are approaching registration in the beginning of 2022.

The focus and strength of this year's fourth quarter was on residential permit activity with 69 permits issued for new residential with a permit value of \$35,404,105. Single detached dwellings were strong in both the Q4-2021 and as a year as a whole.

The year of 2021 was a record-breaking year for total permit values. A grand total of 826 permits were issued in 2021 with an overall permit value of \$258,846,238 over double of the 2020 value of \$128,717,375. Both the Niagara Region and MPAC have also noted significant increases in 2021.

Calls for service (complaints) have also increased in 2021 with 2046 by-law calls compared to 1581 calls for service in 2020. In 2021 the highest number of service calls were for waste and debris, whereas not surprisingly, in 2020, the highest number of calls (350) were in the COVID-19 related category.

In the year of 2021, By-law Enforcement recorded record numbers for penalty notices (parking tickets) with a total of 1401 parking tickets issued compared to 1115 in 2020.

Overall, 2021 was an extraordinary year despite the issues caused by the COVID-19 pandemic. Building, Planning and By-law services continued to see an increase in the number of growth in Fort Erie with high volumes and values of building permits, the number of development applications and calls for service addressed by by-law services.

The Town of Fort Erie continues to grow and staff continue to strive to meet the needs of the community.

Financial/Staffing and Accessibility (AODA) Implications

Reporting of this nature is part of the Planning and Development Services normal operational activities and procedures.

No impediments to the AODA legislation are expected to be developed through the Amendment as proposed.

Financial implications will be highlighted in the upcoming 2021 Annual Financial Report.

Policies Affecting Proposal

N/A

Comments from Relevant Departments/Community and Corporate Partners

Planning, Building and By-law Enforcement divisions were consulted during the 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.

Communicating Results

The report is posted on the Town's website for public access and forwarded to key stakeholders for information. No further communication is required at this time.

Alternatives

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

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.

Attachments

Appendix "1" – Q4-2021 and Year-End Development – Planning and Development Services Statistical Reporting

Appendix "2" – MPAC: Top 10: Municipalities: Swimming Pool Permits 2021 by Percentage Increase

Appendix "3" – 2021 Year End Development Applications Monitoring Report, Niagara Region, Planning and Economic Development Committee

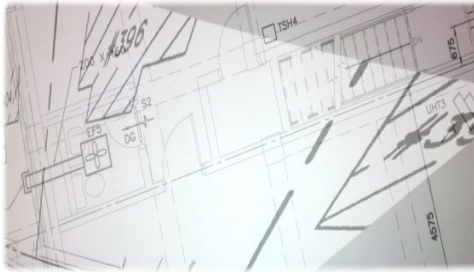
Q4-2021 and YEAR-END

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



SECTION A: BUILDING

SUBDIVISION STATUS
BUILDING PERMIT REPORT
INDUSTRIAL, COMMERCIAL, INSTITUTIONAL
REPORT



SECTION B: PLANNING & DEVELOPMENT

PRE-CONSULTATION REPORT
PLANNING APPLICATION REPORT



SECTION C: BY-LAW

BY-LAW ENFORCEMENT REPORT
PARKING INFRACTION REPORT

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.

APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-40-2022 DATED JUNE 13, 2022

SECTION A: BUILDING PERMIT REPORT STATISTICS

Q4-2021 - New Residential Construction

The fourth quarter of 2021 issued 69 new residential building permits with a permit value of \$35,404,105 for new residential construction, similar to the previous Q4 totals for the last two years, 76 units in Q4-2019 and 65 units in Q4-2020.

Single detached dwellings were the most prominent in Q4-2021 which saw 44 new single detached dwellings and 25 townhouses building permits being issued. The highest number of permits were issued in the quarter were in October with 26 new dwelling construction building permits being issued with 20 in November, and 23 in December.

TABLE A1: PERMITS ISSUED FOR NEW RESIDENTIAL UNITS – Q4-2021

OCTOBER 2021	NEIGHBOURHOOD	TYPE	MUNICIPAL ADDRESS	LEGAL DESCRIPTION
Oct-21	Crystal Beach	SINGLE HOUSE	191 HETRAM COURT	PLAN 59M349 LOT 29
Oct-21	Crystal Beach	SINGLE HOUSE	3 NEWPORT BEACH BOULEVARD	PLAN 59M208 LOT 64
Oct-21	Crystal Beach	SINGLE HOUSE	325 LINCOLN ROAD WEST	PLAN 27 LOT 131 LOT 132
Oct-21	Crystal Beach	SINGLE HOUSE	354 WESTWOOD AVENUE	PLAN 79 LOT 231 PT LOT 232
Oct-21	Douglastown-Black Creek	SINGLE HOUSE	3120 BLACK CREEK TRAIL	CON 9 CON 10 NR PT LOT 16
Oct-21	Douglastown-Black Creek	SINGLE HOUSE	2761 ARROWSMITH COURT	PLAN 59M451 LOT 43
Oct-21	Douglastown-Black Creek	SINGLE HOUSE	3544 CANFIELD CRESCENT	PLAN 59M451 LOT 55
Oct-21	Douglastown-Black Creek	SINGLE HOUSE	2901 ARROWSMITH COURT	PLAN 59M451 LOT 88
Oct-21	Douglastown-Black Creek	SINGLE HOUSE	3809 SIMPSON LANE	PLAN 59M483 LOT 28
Oct-21	Douglastown-Black Creek	SINGLE HOUSE	3811 SIMPSON LANE	PLAN 59M483 LOT 29
Oct-21	Douglastown-Black Creek	SINGLE HOUSE	2846 BAKER ROAD	PLAN 59M483 LOT 4
Oct-21	Douglastown-Black Creek	SINGLE HOUSE	3806 SIMPSON LANE	PLAN 59M483 LOT 11
Oct-21	Douglastown-Black Creek	SINGLE HOUSE	2844 BAKER ROAD	PLAN 59M483 LOT 5
Oct-21	Ridgeway-Thunder Bay	ROW HOUSE	20 SASSAFRAS ROW - 4 units	PLAN NSVLCP149 LEVEL 1 UNIT C1
Oct-21	Ridgeway-Thunder Bay	ROW HOUSE	22 SASSAFRAS ROW - 4 units	PLAN NSVLCP149 LEVEL 1 UNIT C2
Oct-21	Ridgeway-Thunder Bay	ROW HOUSE	24 SASSAFRAS ROW - 4 units	PLAN NSVLCP149 LEVEL 1 UNIT C3
Oct-21	Ridgeway-Thunder Bay	ROW HOUSE	26 SASSAFRAS ROW - 4 units	PLAN NSVLCP149 LEVEL 1 UNIT C4
Oct-21	Ridgeway-Thunder Bay	ROW HOUSE	19 SASSAFRAS ROW - 3 units	PLAN NSVLCP149 LEVEL 1 UNIT B1
Oct-21	Ridgeway-Thunder Bay	ROW HOUSE	21 SASSAFRAS ROW - 3 units	PLAN NSVLCP149 LEVEL 1 UNIT B2
Oct-21	Ridgeway-Thunder Bay	ROW HOUSE	23 SASSAFRAS ROW - 3 units	PLAN NSVLCP149 LEVEL 1 UNIT B3
Oct-21	Ridgeway-Thunder Bay	SINGLE HOUSE	3418 WHISPERING WOODS TRAIL	PLAN 59M455 LOT 42
Oct-21	Ridgeway-Thunder Bay	SINGLE HOUSE	3566 WHISPERING WOODS TRAIL	PLAN 59M455 LOT 34
Oct-21	Spears-High Pointe	SINGLE HOUSE	1610 MARINA DRIVE	PLAN 59M459 LOT 84
Oct-21	Spears-High Pointe	SINGLE HOUSE	1592 MARINA DRIVE	PLAN 59M459 LOT 81
Oct-21	Spears-High Pointe	SINGLE HOUSE	1580 MARINA DRIVE	PLAN 59M459 LOT 79
Oct-21	Stevensville	SINGLE HOUSE	4230 VILLAGE CREEK DRIVE	PLAN 59M438 LOT 29
TOTAL UNITS = 26 SINGLE HOUSE - 19 ROWHOUSE - 7				

APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-40-2022 DATED JUNE 13, 2022

NOVEMBER 2021	NEIGHBOURHOOD	TYPE	MUNCIPAL ADDRESS	LEGAL DESCRIPTION
Nov-21	Douglastown-Black Creek	SINGLE HOUSE	3808 SIMPSON LANE	PLAN 59M483 LOT 12
Nov-21	Douglastown-Black Creek	SINGLE HOUSE	3800 SIMPSON LANE	PLAN 59M483 LOT 8
Nov-21	Garrison	ROW HOUSE	391 HUMMEL CRESCENT	PLAN 59M488 BLK 44 6 units
Nov-21	Garrison	ROW HOUSE	393 HUMMEL CRESCENT	PLAN 59M488 BLK 44 6 units
Nov-21	Garrison	ROW HOUSE	395 HUMMEL CRESCENT	PLAN 59M488 BLK 44 6 units
Nov-21	Garrison	ROW HOUSE	397 HUMMEL CRESCENT	PLAN 59M488 BLK 44 6 units
Nov-21	Garrison	ROW HOUSE	399 HUMMEL CRESCENT	PLAN 59M488 BLK 44 6 units
Nov-21	Garrison	ROW HOUSE	401 HUMMEL CRESCENT	PLAN 59M488 BLK 44 6 units
Nov-21	Garrison	SINGLE HOUSE	420 WILLIAMS CRESCENT	PLAN 59M488 LOT 19
Nov-21	Garrison	SINGLE HOUSE	408 HUMMEL CRESCENT	PLAN 59M488 LOT 29
Nov-21	Garrison	SINGLE HOUSE	404 HUMMEL CRESCENT	PLAN 59M488 LOT 31
Nov-21	Garrison	SINGLE HOUSE	398 HUMMEL CRESCENT	PLAN 59M488 LOT 34
Nov-21	Garrison	SINGLE HOUSE	396 HUMMEL CRESCENT	PLAN 59M488 LOT 35
Nov-21	Garrison	SINGLE HOUSE	394 HUMMEL CRESCENT	PLAN 59M488 LOT 36
Nov-21	Garrison	SINGLE HOUSE	416 WILLIAMS CRESCENT	PLAN 59M488 LOT 21
Nov-21	Garrison	SINGLE HOUSE	390 HUMMEL CRESCENT	PLAN 59M488 LOT 38
Nov-21	Ridgeway-Thunder Bay	SINGLE HOUSE	3583 WHISPERING WOODS TRAIL	PLAN 59M455 LOT 10
Nov-21	Rural	SINGLE HOUSE	1483 RIDGE ROAD NORTH	CON 10 NR PT LOT 4 RP
Nov-21	Spears-High Pointe	SINGLE HOUSE	1621 MARINA DRIVE	PLAN 59M459 LOT 100
Nov-21	Spears-High Pointe	SINGLE HOUSE	1627 MARINA DRIVE	PLAN 59M459 LOT 99
TOTAL UNITS = 20 SINGLE HOUSE - 14 ROWHOUSE - 6				

DECEMBER 2021	NEIGHBOURHOOD	TYPE	MUNCIPAL ADDRESS	LEGAL DESCRIPTION
Dec-21	Crystal Beach	SINGLE HOUSE	178 ELMWOOD AVENUE	PLAN 545 LOT 128
Dec-21	Douglastown-Black Creek	ROW HOUSE	3941 MITCHELL CRESCENT	PLAN 59M483 BLK 50, 4 units
Dec-21	Douglastown-Black Creek	ROW HOUSE	3943 MITCHELL CRESCENT	PLAN 59M483 BLK 50, 4 units
Dec-21	Douglastown-Black Creek	ROW HOUSE	3945 MITCHELL CRESCENT	PLAN 59M483 BLK 50, 4 units
Dec-21	Douglastown-Black Creek	ROW HOUSE	3947 MITCHELL CRESCENT	PLAN 59M483 BLK 50, 4 units
Dec-21	Douglastown-Black Creek	ROW HOUSE	3921 MITCHELL CRESCENT	PLAN 59M483 BLK 52, 5 units
Dec-21	Douglastown-Black Creek	ROW HOUSE	3923 MITCHELL CRESCENT	PLAN 59M483 BLK 52, 5 units
Dec-21	Douglastown-Black Creek	ROW HOUSE	3925 MITCHELL CRESCENT	PLAN 59M483 BLK 52, 5 units
Dec-21	Douglastown-Black Creek	ROW HOUSE	3927 MITCHELL CRESCENT	PLAN 59M483 BLK 52, 5 units
Dec-21	Douglastown-Black Creek	ROW HOUSE	3929 MITCHELL CRESCENT	PLAN 59M483 BLK 52, 5 units
Dec-21	Douglastown-Black Creek	SINGLE HOUSE	3604 CANFIELD CRESCENT	PLAN 59M451 LOT 50
Dec-21	Douglastown-Black Creek	SINGLE HOUSE	2779 ARROWSMITH COURT	PLAN 59M451 LOT 46
Dec-21	Douglastown-Black Creek	SINGLE HOUSE	3543 SWITCH ROAD	CON BF SEA PT LOT 18 RP
Dec-21	Ridgeway-Thunder Bay	ROW HOUSE	14 SASSAFRAS ROW - 3 units	PLAN NSVLCP149 LEVEL 1 UNIT A1
Dec-21	Ridgeway-Thunder Bay	ROW HOUSE	16 SASSAFRAS ROW - 3 units	PLAN NSVLCP149 LEVEL 1 UNIT A2
Dec-21	Ridgeway-Thunder Bay	ROW HOUSE	18 SASSAFRAS ROW - 3 units	PLAN NSVLCP149 LEVEL 1 UNIT A3
Dec-21	Ridgeway-Thunder Bay	SINGLE HOUSE	52 PLEASANT AVENUE NORTH	PLAN 436 PT LOTS 199 TO 202
Dec-21	Ridgeway-Thunder Bay	SINGLE HOUSE	6 PROSPECT POINT ROAD NORTH	PLAN 59M455 LOT 1
Dec-21	Ridgeway-Thunder Bay	SINGLE HOUSE	3571 WHISPERING WOODS TRAIL	PLAN 59M455 LOT 12
Dec-21	Spears-High Pointe	SINGLE HOUSE	1658 MARINA DRIVE	PLAN 59M459 LOT 92
Dec-21	Spears-High Pointe	SINGLE HOUSE	1609 MARINA DRIVE	PLAN 59M459 LOT 102
Dec-21	Spears-High Pointe	SINGLE HOUSE	1633 MARINA DRIVE	PLAN 59M459 LOT 98
Dec-21	Stevensville	SINGLE HOUSE	3595 EAST MAIN STREET	PLAN 75 PT BLK J NP415
TOTAL UNITS = 23 SINGLE HOUSE - 11 ROWHOUSE - 12				

Q4-2021 Total New Residential Construction by Neighbourhood

With 69 building permits for new construction in Q4-2021, largest neighbourhood concentration for new residential permit activity was in the Douglas-Black Creek neighbourhood, (33%) followed by the Ridgeway/Thunder Bay (23%) and Garrison (20%) neighbourhoods.

Chart A1: Q4-2021 Total New Construction by Neighbourhood

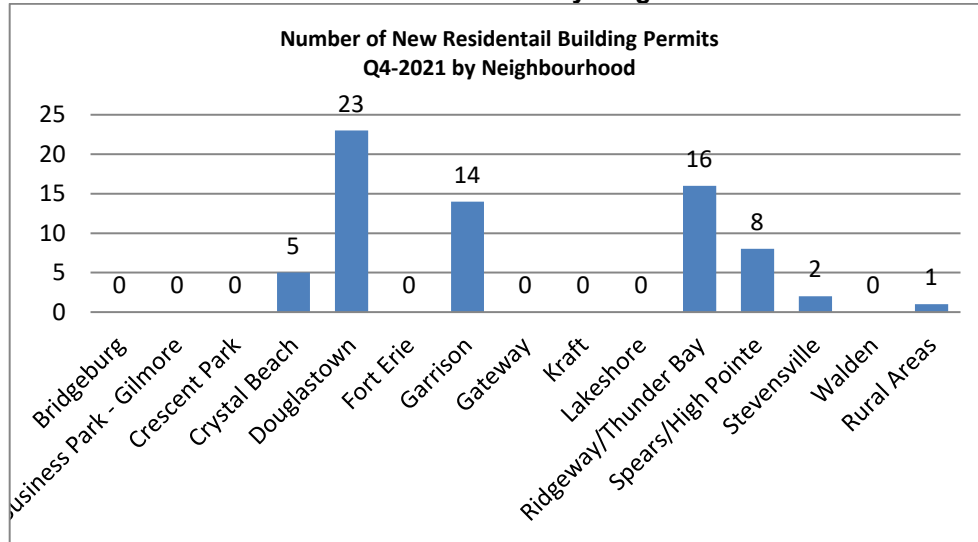


Table A2: Q4-2021 Total New Construction by Neighbourhood

Neighbourhood	Q4	%
Bridgeburg	0	0%
Business Park - Gilmore	0	0%
Crescent Park	0	0%
Crystal Beach	5	7%
Douglastown - Black Cree	23	33%
Fort Erie	0	0%
Garrison	14	20%
Gateway	0	0%
Kraft	0	0%
Lakeshore	0	0%
Ridgeway/Thunder Bay	16	23%
Spears/High Pointe	8	12%
Stevensville	2	3%
Walden	0	0%
Rural Areas	1	1%
TOTAL	69	100%

2021 – Year End Results

- 2021, as a whole, was record breaking with 826 building permits being issued. Q2-2021 saw the most permits issued for the 2021 period.
- Over the last 5 years, 2021 had the greatest number of building permits being submitted (1029) and being issued (826) as well as record numbers for values, number of residential new construction units and types of unit in the year.
- In more recent years, the Town saw 594 permits issued in 2020 and 644 permits issued in 2019.

Table A3: 2021 and New Construction – per Neighbourhood

Neighbourhood	2021 TOTAL	PERCENTAGE	NEW CONSTRUCTION	PERCENTAGE
Bridgeburg	25	3%	0	0%
Crescent Park	30	4%	5	1%
Crystal Beach	139	17%	82	23%
Douglastown-Black Creek	129	16%	106	30%
Fort Erie	46	6%	1	0%
Garrison	50	6%	34	10%
Gateway	29	4%	7	2%
Gilmore	5	1%	0	0%
Kraft	3	0%	0	0%
Lakeshore	39	5%	14	4%
Ridgeway/Thunder Bay	134	16%	53	15%
Spears/High Pointe	52	6%	35	10%
Stevensville	35	4%	9	3%
Walden	24	3%	0	0%
Rural Areas	86	10%	11	3%
TOTAL PERMITS ISSUED	826	100%	357	100%

Table A4: 2021 Building Permit Activity

2021 - BUILDING PERMIT TYPE		
	#	%
NEW CONSTRUCTION	357	43%
ADD./ALT/IMPROVE	183	22%
POOLS/ETC.	71	9%
BUILDING - OTHER	49	6%
DEMO	48	6%
GARAGE/ACCESS. BLDGS.	47	6%
COMMERCIAL	20	2%
INSTITUTIONAL	17	2%
PLUMBING	13	2%
INDUSTRIAL	11	1%
FARM BUILDINGS	10	1%
TOTAL	826	100%

APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-40-2022 DATED JUNE 13, 2022

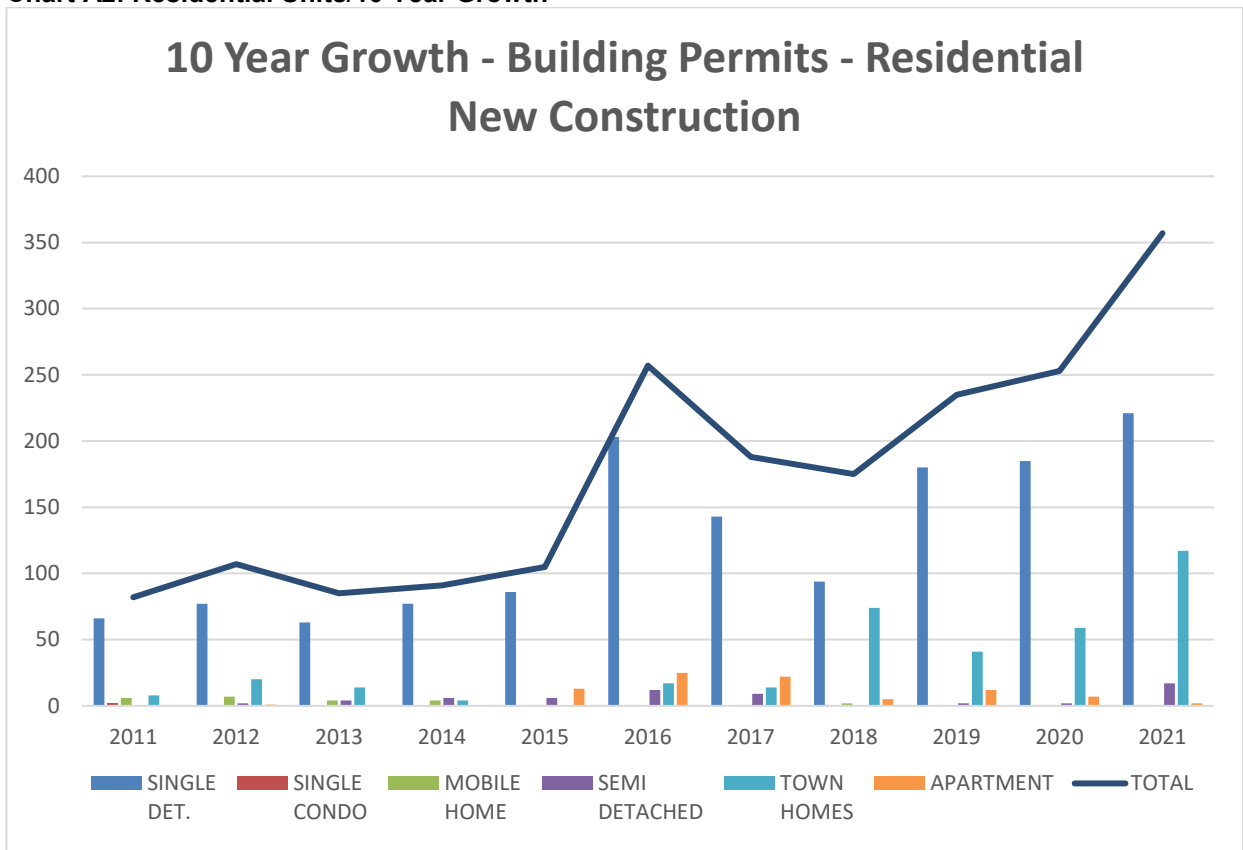
Table A5: Residential Units/Year

2021 Total Building Permits by Quarter	
Q1	204
Q2	225
Q3	200
Q4	197
2021 TOTAL	826

Table A6: Building Permit Volume – 5 year

	Permits Submitted	Permits Issued	Value	New Residential Permits	New Residential - Value	Single Detached Dwellings	Semi-Detached	Town/Apartment/ Multi-unit
2021	1029	826	\$ 258,846,238	367	\$ 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
2018	641	578	\$ 95,418,400	175	\$ 49,053,300	96	0	73
2017	635	590	\$ 88,075,450	188	\$ 61,509,500	141	9	18

Chart A2: Residential Units/10 Year Growth



APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-40-2022 DATED JUNE 13, 2022

Table A7: Residential Units/10 Year Growth

YEAR	SINGLE DET.	SINGLE CONDO	MOBILE HOME	SEMI DETACHED	TOWN HOMES	APARTMENT	TOTAL
2021	221	0	0	17	117	2	357
2020	185	0	0	2	59	7	253
2019	180	0	0	2	41	12	235
2018	94	0	2	0	74	5	175
2017	143	0	0	9	14	22	188
2016	203	0	0	12	17	25	257
2015	86	0	0	6	0	13	105
2014	77	0	4	6	4	0	91
2013	63	0	4	4	14	0	85
2012	77	0	7	2	20	1	107
2011	66	2	6	0	8	0	82

Table A8: 10 Year Comparison by Neighbourhood

Neighbourhood	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Bridgeburg* (1)	0	3	1	3	11	21	2	0	0	1	0
Business Park/ Gilmore* (1)	0	0	0	0	0	0	0	0	0	0	0
Crescent Park	5	2	2	1	12	10	4	6	2	6	3
Crystal Beach	82	26	33	28	29	54	23	18	14	9	12
Douglastown	106	35	4	3	3	0	2	7	6	11	11
Fort Erie	1	2	8	2	8	2	6	0	0	0	3
Garrison* (1)	34	5	73	0	0	1	1	2	1	0	6
Gateway (2)	7	1	6	0	0	1	0	0	0	0	4
Kraft* (1)	0	0	0	0	0	0	0	0	0	0	0
Lakeshore* (2)	14	7	4	6	8	17	7	8	17	5	1
Ridgeway/Thunder Bay	53	94	50	88	60	74	39	30	30	46	30
Spears/High Pointe	35	51	33	16	23	38	3	0	0	0	0
Stevensville	9	12	12	14	19	27	13	10	6	18	3
Walden	0	0	0	1	0	0	0	1	0	0	0
Rural Areas	11	12	9	13	15	12	5	9	6	10	7
TOTAL	357	250	235	175	188	257	105	91	82	106	80

APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-40-2022 DATED JUNE 13, 2022

INDUSTRIAL, COMMERCIAL & INSTITUTIONAL PERMIT ACTIVITY – Q4-2021

This section provides a brief summary for the fourth quarter and year-end of 2021. This report is provided strictly for information purposes and is not intended to convey analysis. Interpretations drawn from these figures are those of the reader.

Industrial Q4-2021

The Q4-2021 saw one industrial permit issued for Addition/Renovation/Alterations with a permit value of \$200,000.

The year-end shows that 11 industrial permits were issued with a total value of \$1,233,200.

Commercial Q4-2021

Commercial activity in the Q4 2021 came in the way of two permits under the category of renovations/additions/alterations with a permit value of \$224,000 and two permits for New Commercial with a permit value of \$800,000 for a total of value of \$1,024,000.

The year-end of 2021 shows that 27 Commercial permits were issued with a total value of \$5,972,700.

Institutional Q4-2021

There were no permits Institutional building permits issued in the Q42021.

The year-end of 2021 shows that 10 Institutional permits were issued with a total value of \$6,510,000.

Table A9: Year End Comparison

YEAR-END PERMIT VOLUMES AND ESTIMATED VALUES								
CLASSIFICATION	2021		2020		2019		2018	
	NO. OF PERMITS	ESTIMATED VALUE \$	NO. OF PERMITS	ESTIMATED VALUE \$	NO. OF PERMITS	ESTIMATED VALUE \$	NO. OF PERMITS	ESTIMATED VALUE \$
	YEAR END		YEAR END		YEAR END		YEAR END	
Total Value of all New Dwellings	357	\$ 162,939,185	310	\$124,951,500	230	\$88,304,600	169	\$49,053,300
New Single Detached Dwellings	221	\$ 108,534,195	194	\$82,177,700	180	\$75,255,600	96	\$36,735,000
New Semi-Detached Dwellings	17	\$ 6,952,738	2	\$441,000	2	\$700,000	0	\$0
New Multi-Unit Dwellings/Apartments/Towns	119	\$ 47,452,252	114	\$42,332,800	48	\$12,349,000	73	\$12,318,300
Res. Add. Alt. & Repairs	183	\$ 12,350,649	161	\$8,393,500	159	\$8,213,200	142	\$3,770,700
Garages & Carports & Accessory Buildings	47	\$ 1,413,480	28	\$1,157,400	44	\$1,562,100	39	\$1,373,700
Swimming Pools	71	\$ 1,483,990	14	\$200,000	22	\$218,700	22	\$262,400
Farm Buildings	10	\$ 1,105,000	38	\$1,024,600	29	\$589,300	36	\$810,300
Model Homes	0	\$ -	5	\$505,000	6	\$814,900	5	\$236,000
Commercial Business			0	\$0	0	\$0	0	\$0
New	4	\$ 3,650,730	7	\$2,100,000	2	\$160,000	7	\$1,565,000
Additions, Alterations, Etc.	18	\$ 1,731,900	23	\$2,899,800	21	\$1,375,900	37	\$5,669,300
Industrial								
New	4	\$ 4,320,000	3	\$90,000	2	\$1,600,000	3	\$21,600,000
Additions, Alterations, Etc.	5	\$ 1,170,000	7	\$1,523,200	3	\$185,000	3	\$5,535,000
Institutional & Gov't								
New	2	\$ 65,400,000	4	\$11,450,000	2	\$2,540,000	9	\$1,388,100
Additions, Alterations, Etc.	15	\$ 550,500	3	\$120,000	9	\$792,500	10	\$1,109,000
Demolitions	48	\$ 288,000	38	\$279,900	50	\$622,500	38	\$689,800
Plumbing	13	\$ 2,189,401	14	\$3,994,800	18	\$462,900	26	\$1,649,800
Other (sign, tent, tank, etc.)	49	\$ 253,403	32	\$168,375	47	\$258,600	32	\$706,000
TOTALS	826	\$ 258,846,238	687	\$158,858,075	644	\$107,700,200	578	\$95,418,400

SUMMARY PERMIT VOLUMES & ESTIMATED VALUE – 2021

The table above provides the sum totals of each permit category for the year. The table breaks down the entire year into various categories to assist in quick dissemination of volumes and values. The report also includes the three prior years activity for direct comparison of the recent history.

DEVELOPMENT CHARGE (DC) REPORT

Planning and Development Services monitors the Industrial and Commercial construction sectors with an interest in keeping track of the DC's collected on projects that are not exempt or credited under the By-law permissions. Development Charges are often a topic for discussion in relation to encouraging new development across all sectors, but for the purposes of this report, the Town focus is on Industrial and Commercial.

The Q4-2021 saw three Commercial permits being issued that resulted in the collection of Town development charges for a total of \$57,311.04. The DC's were collected for two commercial retail complexes and one gas bar/convenience store.

The Niagara Catholic District School Board Education Development Charge does not apply to Industrial or Commercial development and therefore is not being monitored under these sectors.

SECTION B: PLANNING AND DEVELOPMENT

Traditionally, Planning applications statistics, as a whole, have not been included in this report however with the rapid increase of development in Fort Erie, staff have seen an impact and dramatic increase in development applications received over the past few years. In general, the process for application is Pre-consultation, submission, review and registration. The Registered plans of subdivision have traditionally been included in the Building section of this report, but as Planning staff process, execute and monitor the Town's subdivisions it has been included in this new Planning section of this report.

Registered Plans of Subdivision

In the fourth quarter of 2021 there was one subdivision registration, South Coast Village Condominiums providing an additional 73 units.

With the permits drawn to date on all active developments in Town, the current supply of available dwellings units is 705 based on a 5-year rolling average absorption rate (*currently 241.4 units per year*) is 3.23 years' worth of inventory.

The tables below provide the statistical information on Registered Plans, which ones are built out (pink) and which have inventory yet to receive permits (blue).

Table B1: Registered Plans of Subdivision (Built Out)

Q4-2021 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	Douglstown	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	Douglstown	M-276	26T-	2000-06-07	23	23	0	0	0	0	0
B06 NORTHDRIDGE MEADOWS PHASE 1	Ridgeway/Thunder Bay	M-305	26T-15-2001-	2003-02-27	7	7	0	0	0	0	0
B07 NORTHDRIDGE 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 SUBDMISION	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	Douglstown	NSVLC-99	350303-0011		10	10	0	0	0	0	0
B14 SHOREBREEZE CONDOMINIUM PLAN	Crystal Beach	VLC-92		2008-09-03	19	19	0	0	0	0	0
B15 HAGEY AVENUE CONDOMINIUM PLAN	Fort Erie	NSC-102		2009-09-17	1	21	0	0	0	0	0
B16 VILLAGE CREEK ESTATES PHASE II	Stevensville	M-390	26T-91013	2012-06-06	40	55	0	0	0	0	0
B17 DEERWOOD LANE PHASE 1	Ridgeway/Thunder Bay	M-397	350308-089	2012-11-08	2	8	0	0	0	0	0
B18 LEXINGTON COURT CONDOMINIUM	Garrison	NSSCP89	26CD-15-04-01	2013-10-18	1	20	0	0	0	0	0
B19 RIDGEWAY-BY-THE-LAKE PHASE I	Ridgeway/Thunder Bay	M-341	26T-96014	2006-01-30	86	86	0	0	0	0	0
B20 RIDGEWAY-BY-THE-LAKE PHASE 2	Ridgeway/Thunder Bay	M-372		2008-09-11	41	70	0	0	0	0	0
B21 RIDGEWAY-BY-THE-LAKE PHASE 3	Ridgeway/Thunder Bay	59M-418	350308-0048	2015-10-02	54	73	0	0	0	0	0
B22 WILLOW TRAIL HOMES	Ridgeway/Thunder Bay	59M-453	350308-075	2018-05-15	4	16	0	0	0	0	0
B23 GARRISON VILLAGE PHASE I	Garrison	M-83	26T-85019	1979-11-26	215	306	0	0	0	0	0
B24 PROSPECT POINT PLAN	Crystal Beach	M-265	26T-91010	1999-03-24	55	55	0	0	0	0	0
B25 VICTORIA VILLAGE 2	Garrison	M-331	26T-90009	2005-03-09	11	11	0	0	0	0	0
B26 DOMINION ROAD ESTATES PLAN	Rural Area	M-333	26T-15-00-01	2005-04-01	7	7	0	0	0	0	0
B27 DOMINION WOODS PHASE 1	Ridgeway/Thunder Bay	M-375 (1)	26T-15-03-01	2008-04-03	24	24	0	0	0	0	0
B28 SPEARS ROAD ESTATES	Spears-High Pointe	59M-419	350308-0380	2015-10-02	40	59	0	0	0	0	0
B29 DOMINION WOODS 2 (CONDOMINIUM)	Ridgeway/Thunder Bay	NSVLCP 141/59M-375 (2)	26CD-15-09-01	2018-07-09	1	51	0	0	0	0	0
B30 BURLEIGH SOUTH PLAN	Ridgeway/Thunder Bay	M-287	26T-		14	14	0	0	0	0	0
B31 NEYE PLAN PHASE II	Rural Area	M-267	26T-91011	1999-06-21	4	4	0	0	0	0	0
B32 DAYTONA PARK ACRES	Crescent Park	M-155	26T-85019	1989-03-10	15	15	0	0	0	0	0
B33 DEERWOOD LANE PHASE 2 (CONDO)	Ridgeway/Thunder Bay	NSVLCP 140/59M-397	26CD-15-10-01	2018-06-14	5	18	0	0	0	0	0
B34 ERIE BEACH PHASE 1A	Lakeshore	M-263	26T-94005	1999-02-08	6	12	0	0	0	0	0

APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-40-2022 DATED JUNE 13, 2022

Table B2: Registered Units Remaining Q4-2021

[illegible]

Draft Approved Plans of Subdivision

There were no additions to the list of Draft Approved Plans in the Q4-2021. Presently, the available supply of residential lots in Draft Approved Plans of Subdivision is equal to 7.6 years using the 5-year rolling average of 220.8 units/year of absorption. Table B3 below provides the details on the present Draft Approved Subdivision inventory.

Table B3: Draft Approved Plans of Subdivision Q4-2021

Q4-2021 DRAFT APPROVED PLANS											
DRAFT APPROVED PLANS OF SUBDIVISION											
	Plan Name	Neighbourhood	File No	Draft Approval	Redline Approved	# of Residential Lots/BkIs	# of Units	Single-Det. Units	Semi-Det. Units	Multiple Units	Site Area (ha)
D01	ALLISTON WOODS	Spears	26T-15-00-02	8-Feb-01	2015-05-22	177	304	170	0	134	23.56
D02	HERSHEY ESTATES	Rural Area	26T-15-99-02	12-Jan-01	2003-09-15	17	17	17	0	0	14.30
D03	SCHOOLEY ROAD CONDOMINIUMS	Crystal Beach	350303-006	11-Sep-06		53	53	0	0	53	3.94
D04	HAZELWOOD CONDOMINIUMS	Crystal Beach	350309-0293	10-Mar-08		2	12	0	0	12	0.35
D05	CREEKSIDE ESTATES	Ridgeway/Thunder Bay	26T-15-05-	11-Apr-11		31	31	31	0	0	2.43
D06	ABINO DUNES CONDOMINIUM	Point Abino	350308-040/D12-040			27	27	27	0	0	32.97
D07	NIGH ROAD SUBDIVISION	Rural Area	350308-0077	Mar-08		19	19	19	0	0	9.57
D08	ELIZABETH ST. SUBDV. (Fmr. Dantini Plan)	Crystal Beach	350308-0082			28	28	28	0	0	3.18
D09	ROYAL RIDGE	Ridgeway/Thunder Bay	350308-0101	07-Nov-16		14	39	0	12	27	2.61
D10	FORT ERIE HILLS	Bridgeburg	350308-0120	01-May-17		137	900	30	134	736	19.26
D11	LU LONG PING Ph 2 (Fmr. Spears Garden Ph2)	High Pointe	350308-0104	26-Feb-18		8	7	7	0	0	0.43
D12	SOUTHRIDGE MEADOWS	Ridgeway/Thunder Bay	350308-0117	14-Sep-19		58	58	4	54	0	2.24
D13	BRIDGEVIEW TOWNHOUSE CONDOMINIUM	Garrison	350303-0031	22-Mar-21		6	26	0	0	26	0.79
D14	ROYAL RIDGE PH.2	Ridgeway/Thunder Bay	350308-112	08-Mar-21		8	47	1	6	40	1.35
	TOTALS					585	1568	334	206	1028	116.975
6.5 YEARS SUPPLY OF UNITS IN DRAFT APPROVED PLANS											

Active Plans of Subdivision in Process

Active Plans simply refer to Draft Plan applications currently in the process for Council consideration. Presently, the available supply of residential lots in Active Plans of Subdivision is equal to 3.1 years using the 5-year rolling average of 220.8 units/year of absorption.

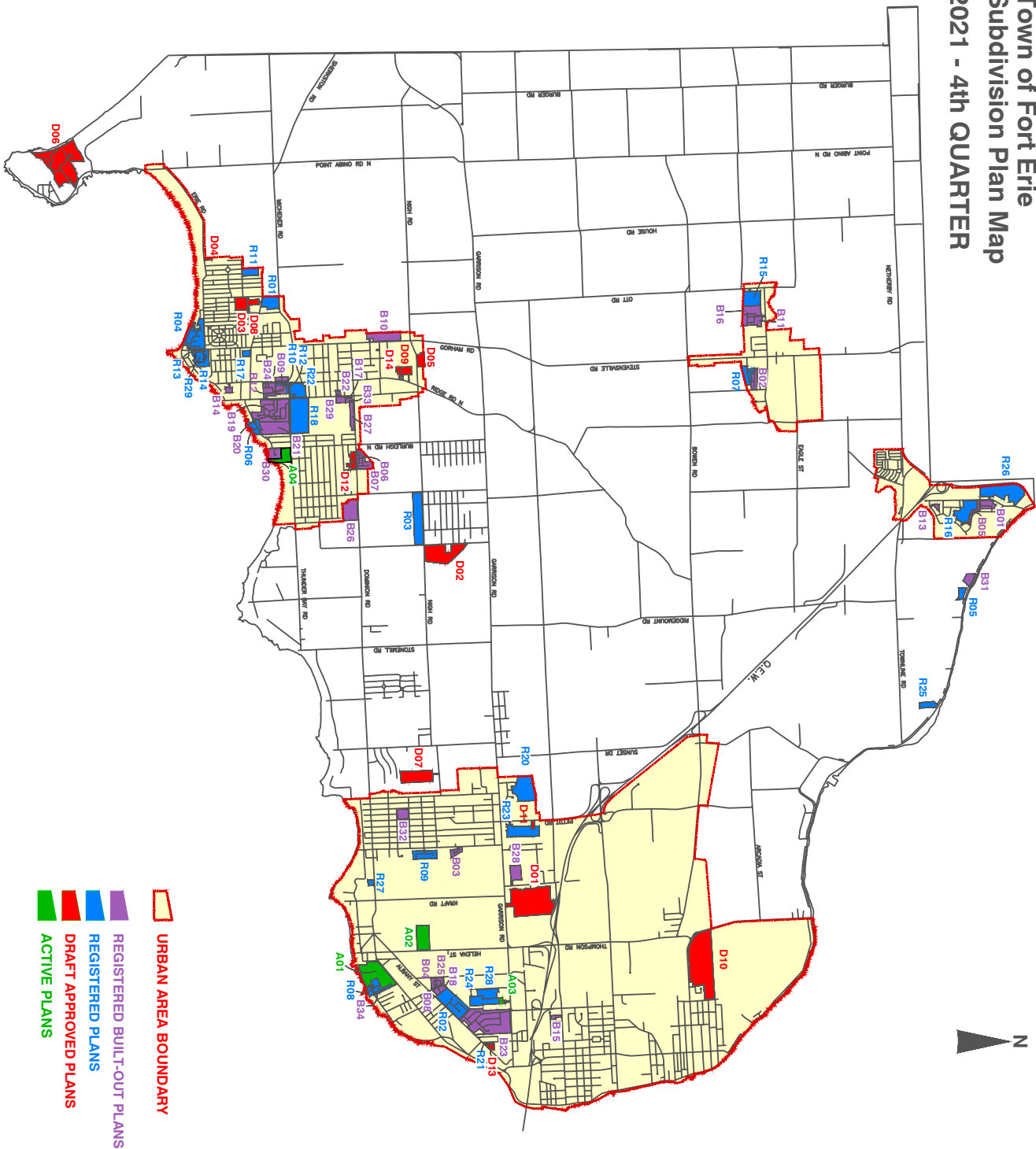
Table B4: Active Plans of Subdivision Q4-2021

Q4-2021 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	Harbourtown Village	Lakeshore	350308-108	21-Nov-17		83	237	66	0	171	0.67
A02	613 Helena	Kraft	350308-107	18-Sep-18		69	351	46	121	184	8.16
A03	Peace Bridge Village Phase 3 (Condo)	Garrison	350303-0032	17-Jul-20		5	24			24	0.91
A04	3285 Thunder Bay Road	Ridgeway/ Thunder Bay	350308-0122	14-Jul-21		41	41	41	0	0	4.6
	TOTALS					198	653	112	121	379	14.34
THE AMOUNT OF UNITS IN PROCESS WOULD REPRESENT AN ADDITIONAL SUPPLY OF 2.7 YEARS WORTH OF DWELLINGS UNDER CURRENT 5 YEAR ROLLING AVERAGE											

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
2021 - 4th 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 Crossing Phase II
- B13 River Trail Condominiums
- B14 Shorebreeze Condominiums
- B15 Haggay Avenue Condominiums
- B16 Village Creek Estates Phase II
- B17 Lexington Court Condominiums
- B18 Ridgeway-by-the-Lake Phase I
- B19 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 Burtleigh 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 Bridgeview 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

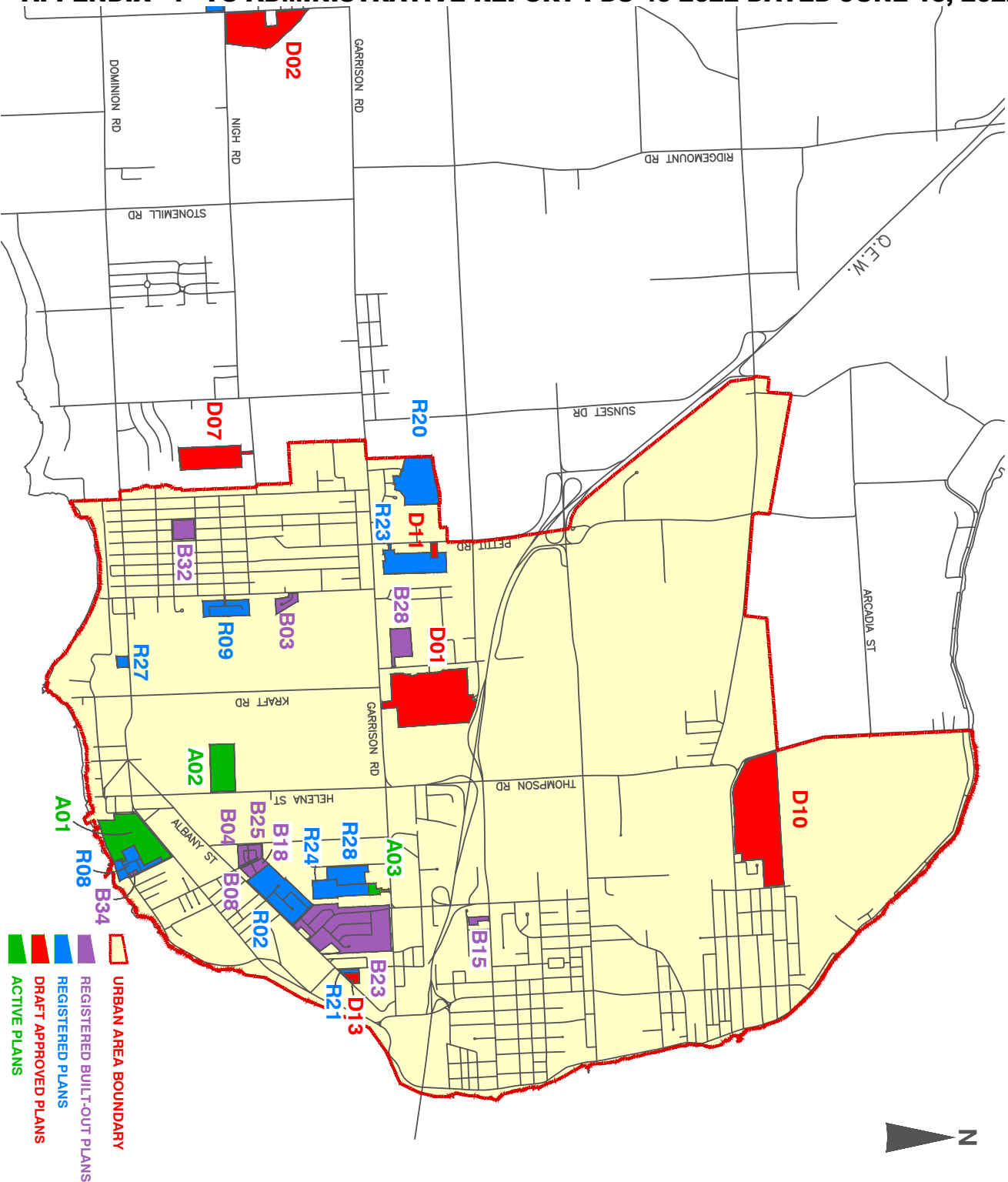
DRAFT APPROVED PLANS

- D01 Alliston Woods
- D02 Hershey Estates
- D03 Schooley Road Condominiums
- D04 Hazelwood Condominiums
- D05 Creekside Estates
- D06 Abino Dunes
- D07 Nigh Road Subdivision
- D08 Elizabeth Road Subdivision
- D09 Royal Ridge
- D10 Fort Erie Hills
- D11 Lu Long Ping (Phase II)
- D12 Southridge Meadows
- D13 Brydenview Townhouse Phase 2 Condominium
- D14 Royal Ridge Phase 2

ACTIVE PLANS (Not Draft Approved)

- A01 Harbortown Village
- A02 613 Helena
- A03 Peace Bridge Village Phase 3 (Condo)
- A04 3285 Thunder Bay Road

Town of Fort Erie - Subdivision Plan Map 2021 - 4th QUARTER EAST REGION



REGISTERED BUILT-OUT PLANS

- B01 Douglas-on-the-Parkway
- B02 Hill Estates North
- B03 Crescent Farm Extension 1
- B04 Western 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 Hager 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 Dayton Park Acres
- B33 Deerwood Lane Phase 2 Condominium
- B34 Erie Beach Phase 1A

REGISTERED PLANS

- R01 Jetmar Subdivision
- R02 Garrison Village II
- R03 Country Square Estates
- R04 Crystal Beach Tennis & Yacht Club
- R05 Neye Plan Shores Phase 1
- R06 Hill Estates South
- R07 Erie Beach Phase 1B
- R08 Brian Street
- R09 Bay Ridge Crossing Phase I
- R10 Bay Beach Woods
- R11 Bay Ridge Crossing Phase II
- R12 South Coast Village (Phase I)
- R13 South Coast Village (Phase II)
- R14 Village Creek (Phase III)
- R15 River Trail Estates (Phase II)
- R16 Parklane Place
- R17 The Oaks at 6 Mile Creek
- R18 High Pointe Subdivision
- R19 Crystal Ridge Landing
- R20 Lu Long Ping (Phase I)
- R21 Peace Bridge Subdivision (Phase 1)
- R22 River Lea Estates (Condo)
- R23 Black Creek Signature
- R24 Kettle Court
- R25 Peace Bridge Village (Phase 2)
- R26 South Coast Village Phase 3 Condominium

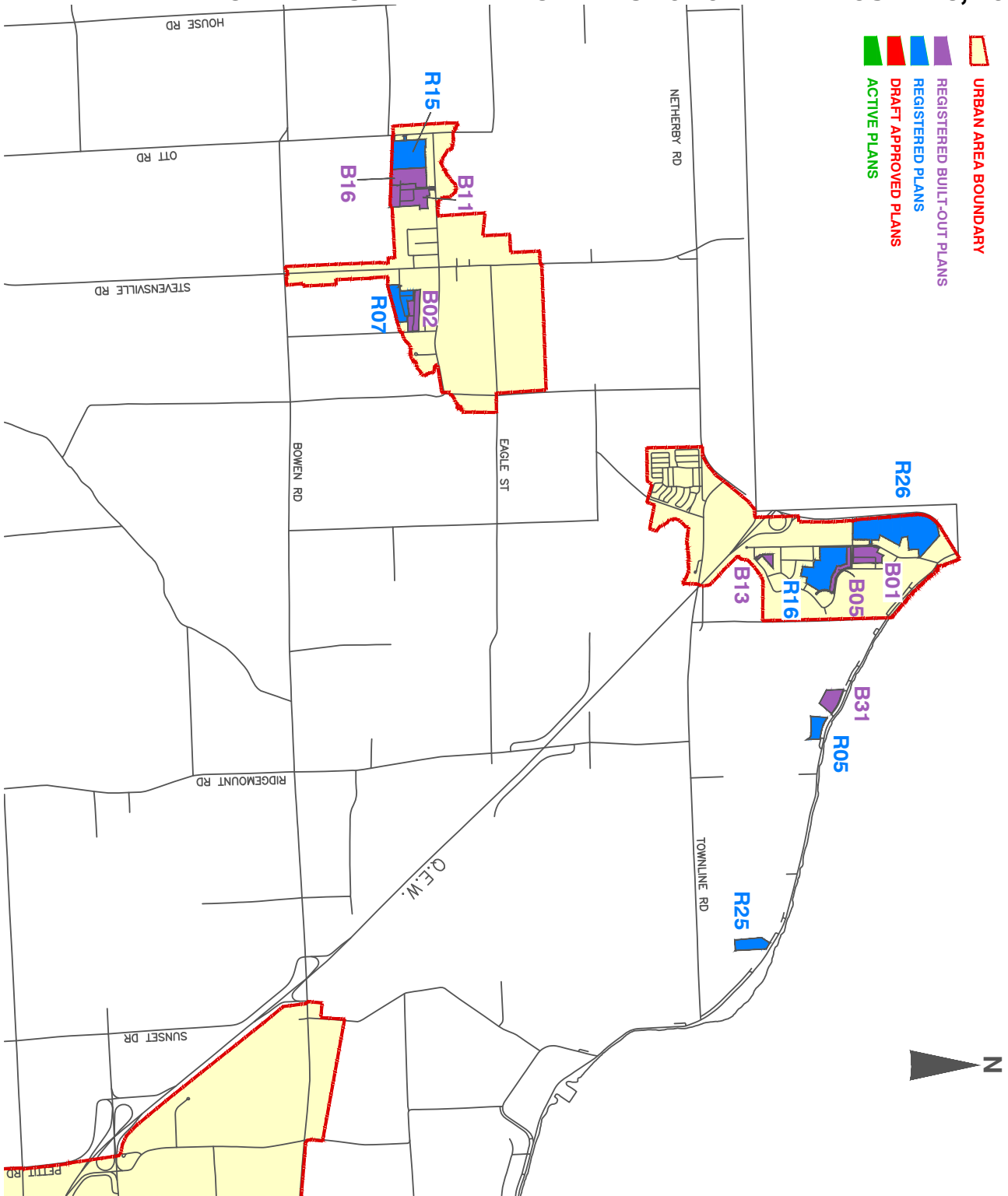
DRAFT APPROVED PLANS

- D01 Alliston Woods
- D02 Hesthey Estates
- D03 Schooley Road Condominiums
- D04 Hazelwood Condominiums
- D05 Creekside Estates
- D06 Abino Dunes
- D07 Nigh Road Subdivision
- D08 Elizabeth Road Subdivision
- D09 Royal Ridge
- D10 Fort Erie Hills
- D11 Lu Long Ping (Phase II)
- D12 Southridge Meadows
- D13 Brydewick Townhouse Phase 2 Condominium
- D14 Royal Ridge Phase 2

ACTIVE PLANS (Not Draft Approved)

- A01 Harbourtown Village
- A02 613 Helena
- A03 Peace Bridge Village Phase 3 (Condo)
- A04 3285 Thunder Bay Road

Town of Fort Erie - Subdivision Plan Map 2021 - 4th 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 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
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- R25 Black Creek Signature
- R26 Kettle Court
- R27 Peace Bridge Village (Phase 2)
- R28 South Coast Village Phase 3 Condominium
- R29

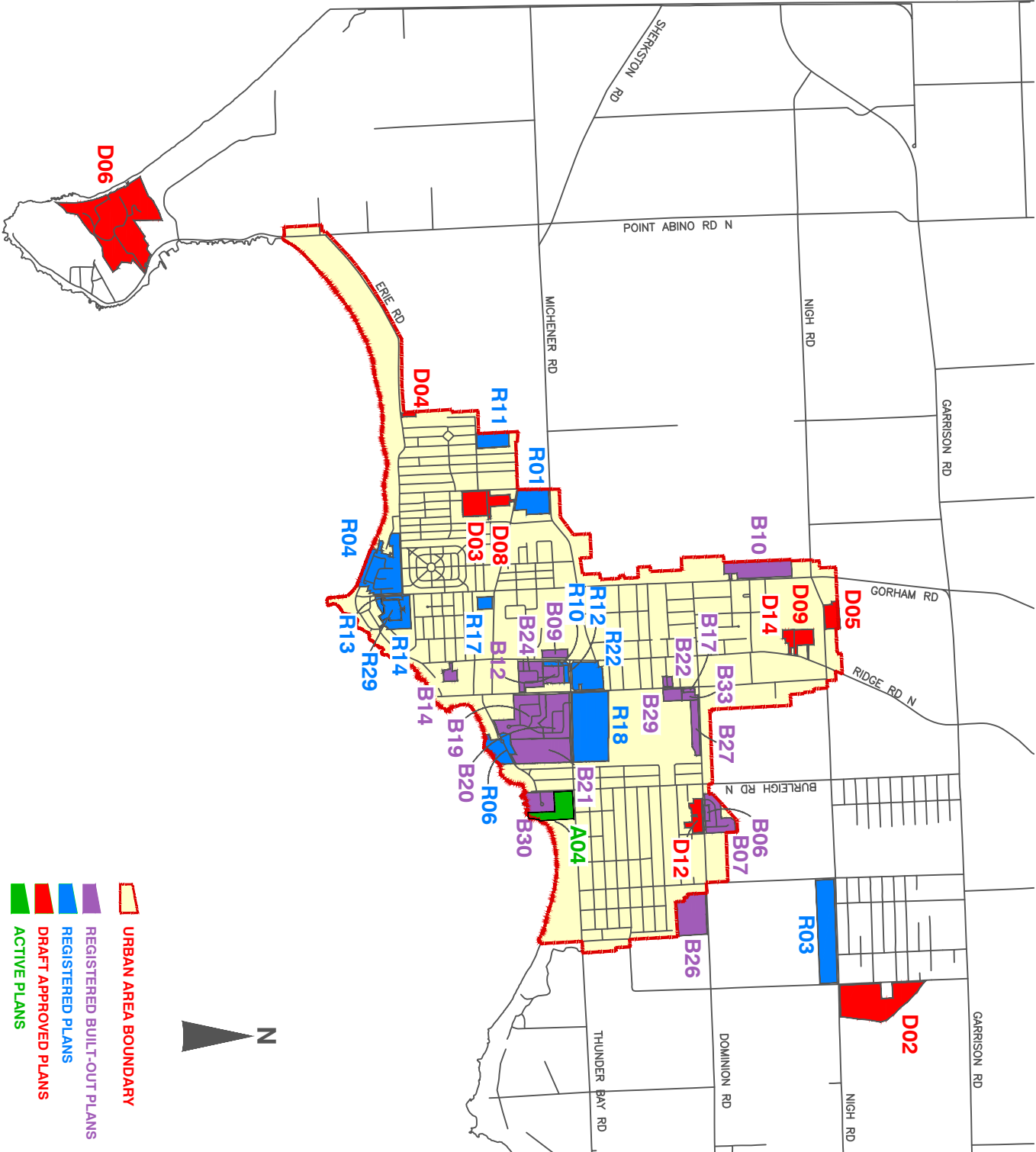
DRAFT APPROVED PLANS

- D01 Allison Woods
- D02 Hershey Estates
- D03 Schoolley Road Condominiums
- D04 Hazelwood Condominiums
- D05 Creekside Estates
- D06 Albino Dunes
- D07 Nigh Road Subdivision
- D08 Elizabeth Road Subdivision
- D09 Royal Ridge
- D10 Fort Erie Hills
- D11 Lu Long Ping (Phase II)
- D12 Southridge Meadows
- D13 Brydewiew Townhouse Phase 2 Condominium
- D14 Royal Ridge Phase 2

ACTIVE PLANS (Not Draft Approved)

- A01 Harbortown Village
- A02 613 Helena
- A03 Peace Bridge Village Phase 3 (Condo)
- A04 3285 Thunder Bay Road

Town of Fort Erie - Subdivision Plan Map 2021 - 4th QUARTER SOUTHWEST REGION



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

REGISTERED BUILT-OUT PLANS

- Douglas-on-the-Parkway
- Hill Estates North
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- Victoria Village Phase I
- River Trail Estates 2 Phase I
- North Ridge Meadows Phase I
- Wellington Court Condominiums Phase I
- Henry-Browne
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- Village Creek Estates Phase I
- Bay Ridge Crossing Phase II
- River Trail Condominiums
- Shorebreeze Condominiums
- Haley Avenue Condominiums
- Village Creek Estates Phase II
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- Ridge-by-the-Lake Phase I
- Ridge-by-the-Lake Phase II
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- Dominion Woods Phase 1
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- Neyve Plan Phase II
- Daytona Park Acres
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- Erie Beach Phase 1A

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- Parklane Place
- The Oaks at 6 Mile Creek
- High Pointe Subdivision
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- Brydview Townhouse Phase 2 Condominium
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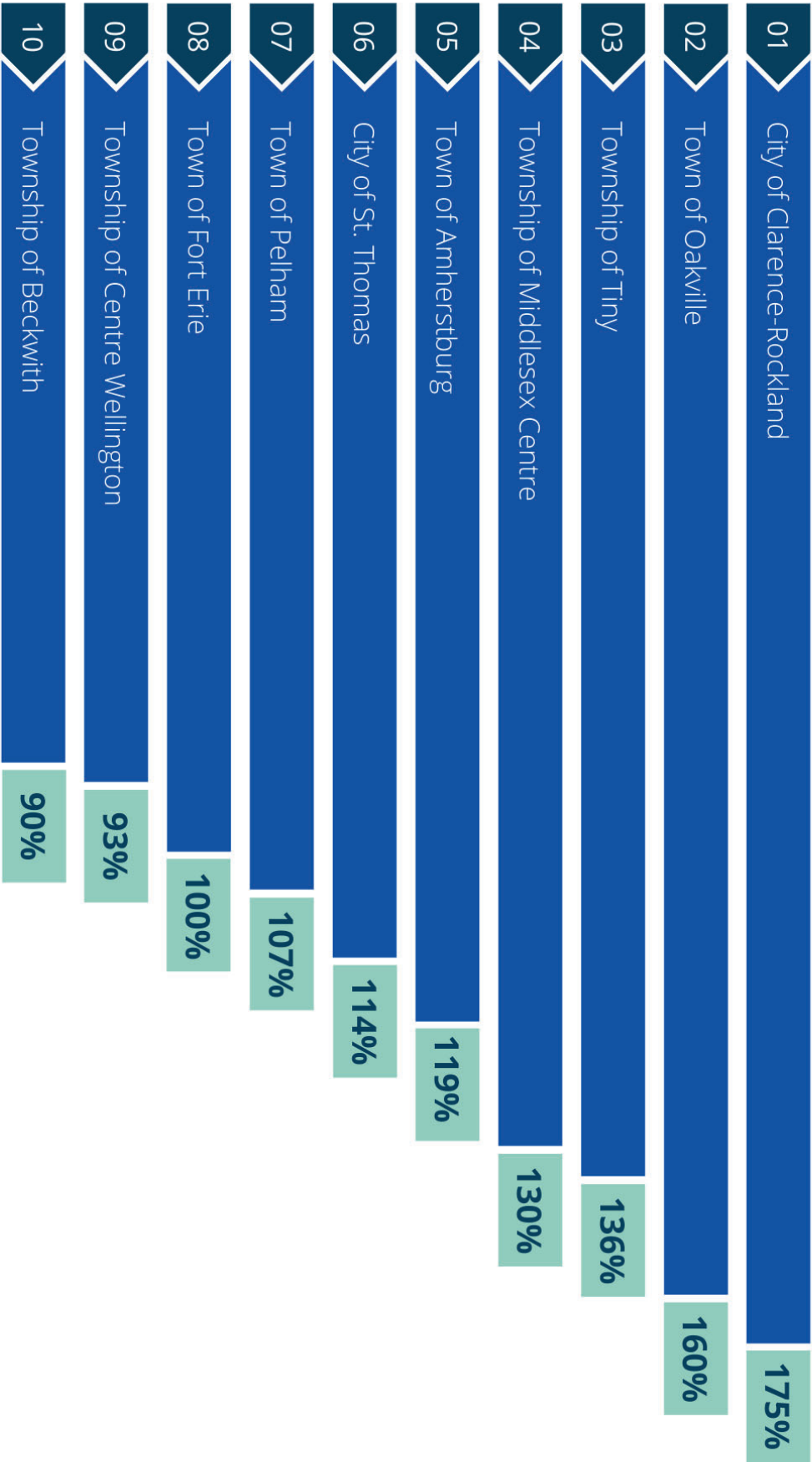
- Harbortown Village
- 613 Helena
- Peace Bridge Village Phase 3 (Condo)
- 3285 Thunder Bay Road



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION



Municipalities:
Swimming Pool Permits 2021
by Percentage Increase from 2020

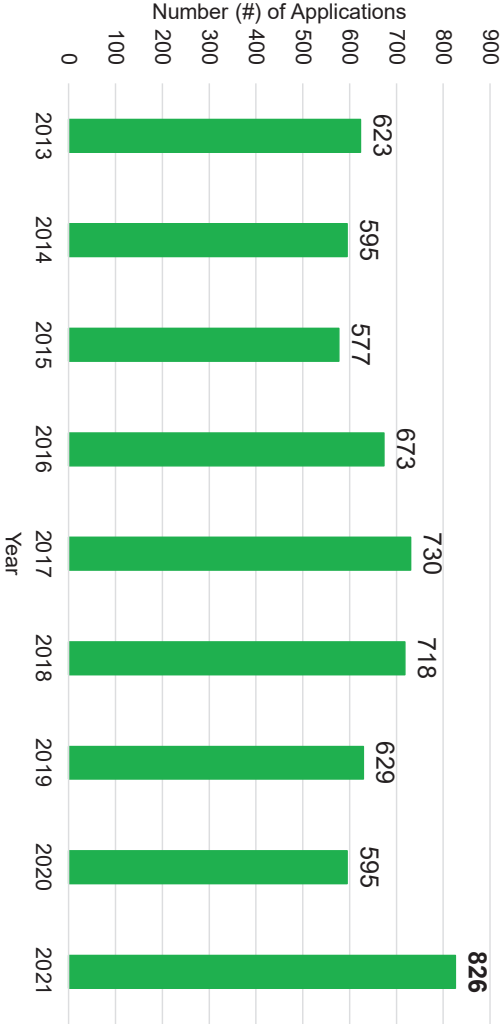


2021 Year End Development Applications Monitoring Report

Planning and Economic Development Committee

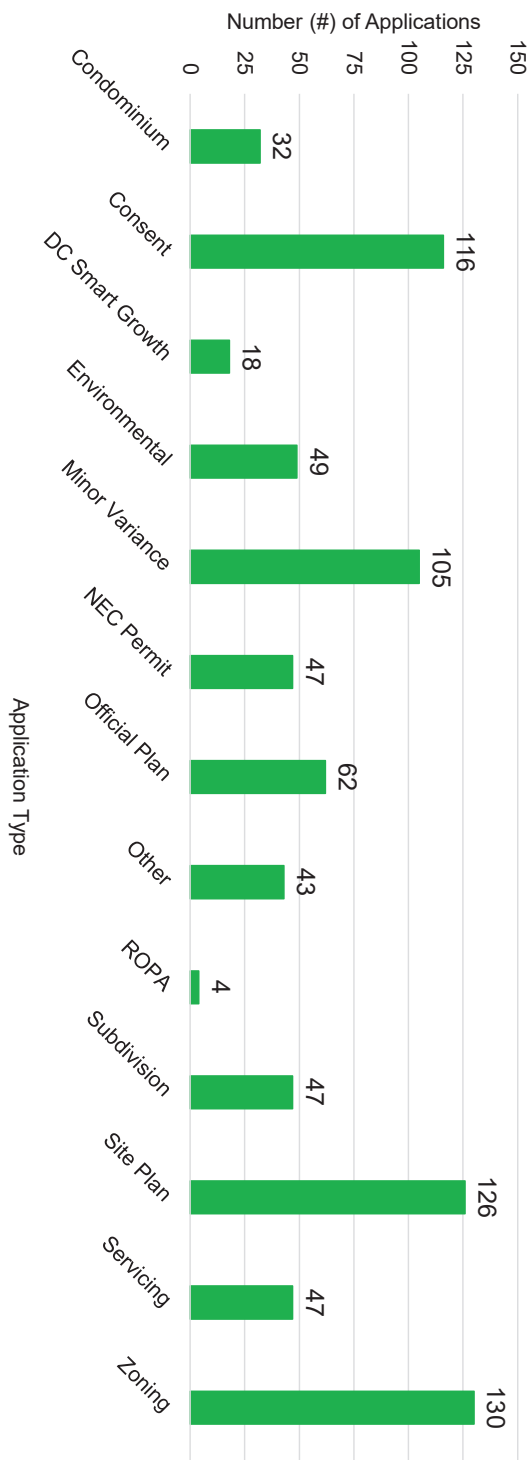
April 6, 2022 • PDS 4-2022

Total Applications (2013-2021)

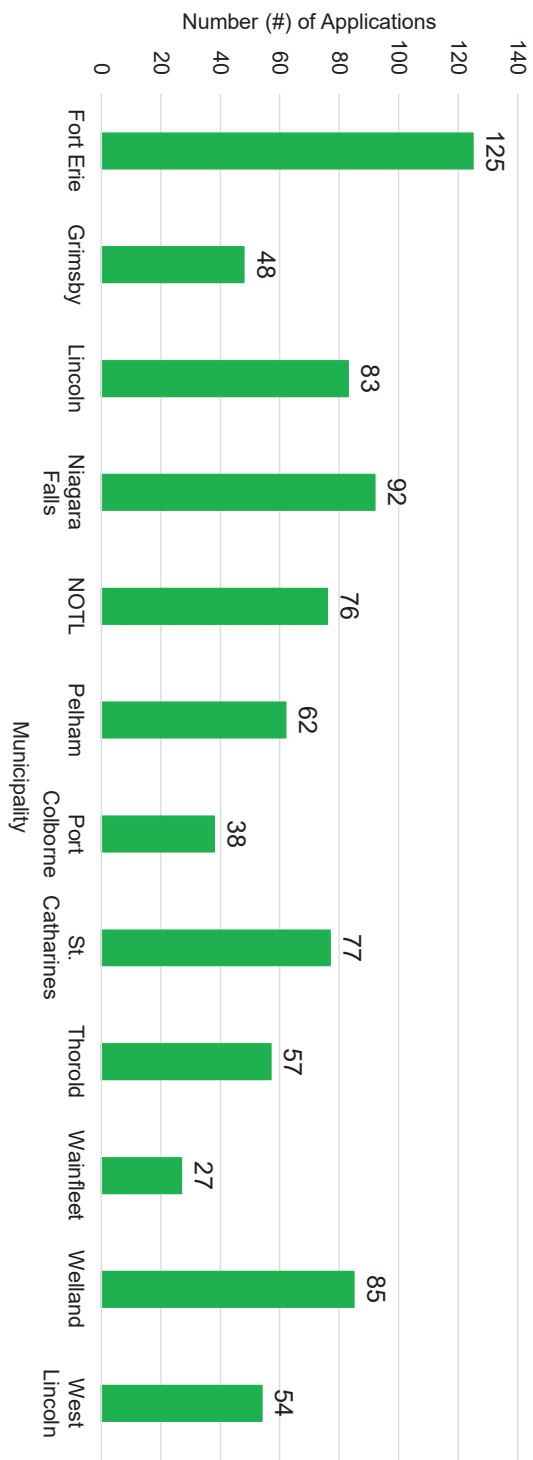


39% increase
in 2021

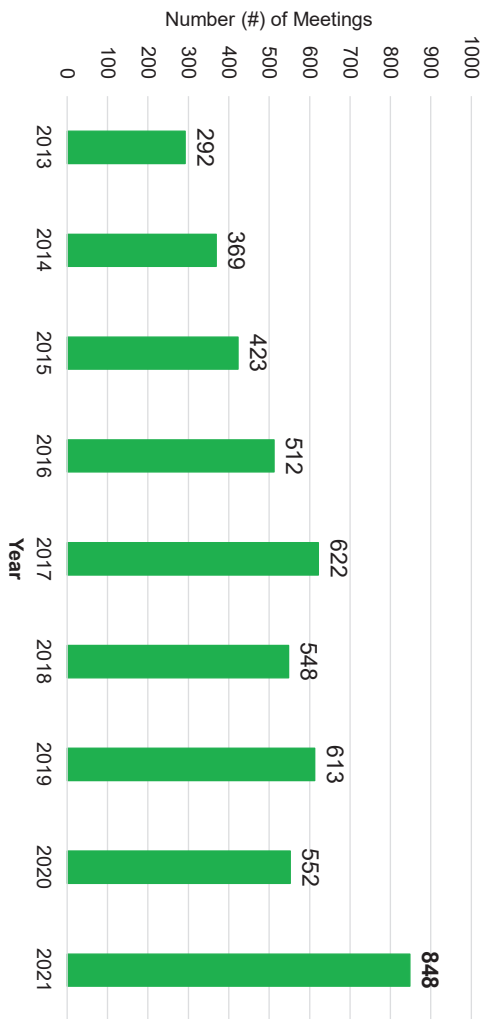
Total Applications by Type (2021)



Total Applications by Municipality (2021)

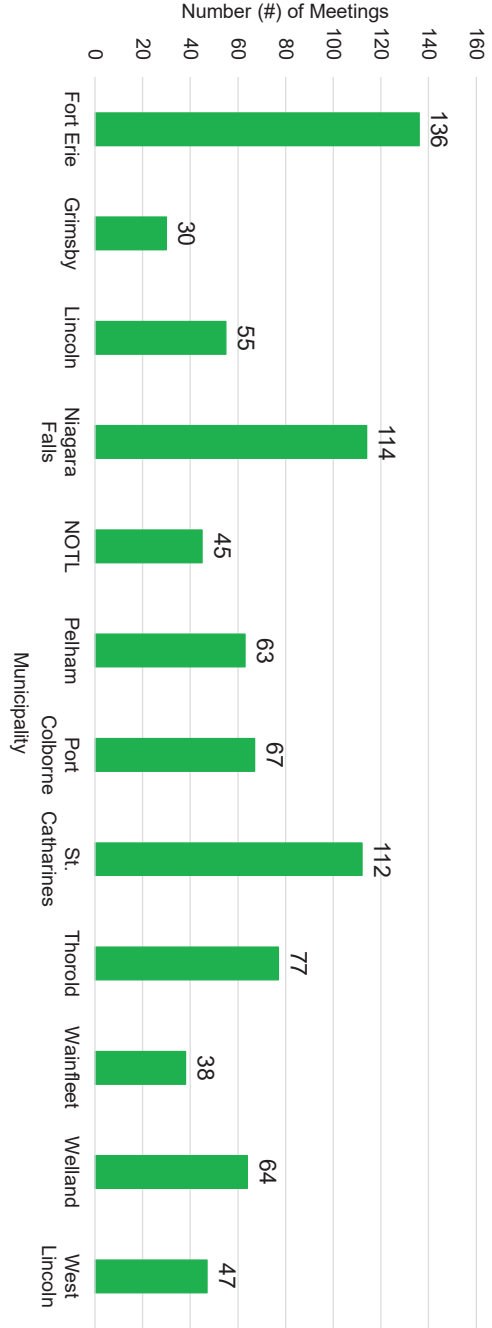


Pre-consultation Meetings (2013–2021)

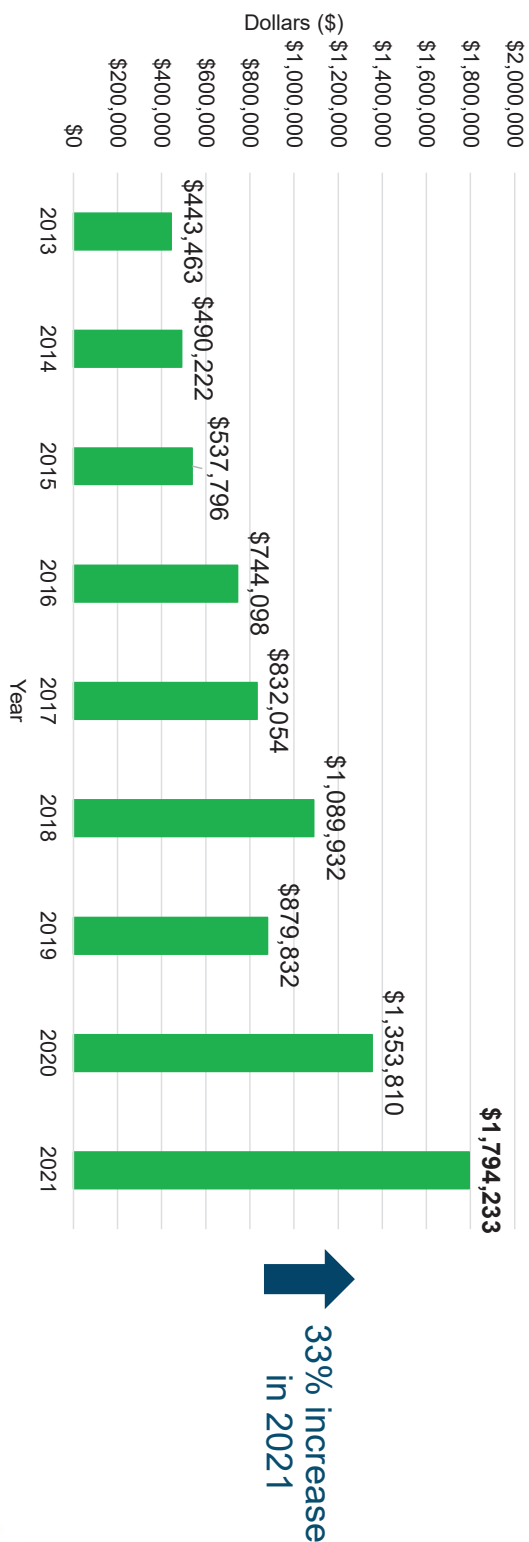


54% increase
in 2021

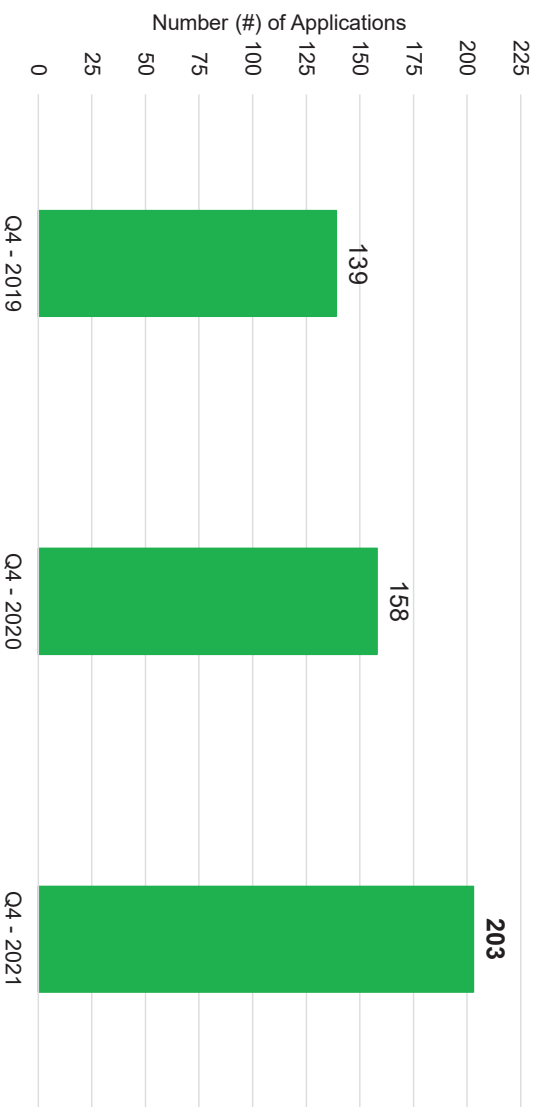
Pre-consultation Meetings by Municipality (2021)



Regional Review Fees Collected (2013-2021)



2022 Outlook



↑
28% increase
in Q4 2021

2021 Development Planning Key Facts

826 development
applications
reviewed

848 pre-
consultation
meetings
attended

\$1,794,233
collected in
application fees

2022 outlook is positive based
on Q4 and pre-consultation
volumes

Pre-consultation Applications:

Over the last few years, the number of pre-consultation applications received at the Town have increased. Pre-consultations are a requirement for development applications, such as, zoning by-law and official plan amendments, plans of subdivision, consents, and site plan.

Table B5: Pre-Consultation Applications – Town of Fort Erie

Pre-Consultation Applications by Year	
Year	Received
2022	100 (YTD)
2021	136
2020	123
2019	*41
Note: * started tracking mid-year 2019	

Appendix “3” of this report, provided by the Niagara Region, has also provided that the Town of Fort Erie has a higher number of pre-consultation and planning applications than the other 11 municipalities. In 2021, the Niagara Region reported that they had received 125 development applications from the Town of Fort Erie, higher than any other municipality, followed by Niagara Falls (92) and Welland (85). The same is consistent with pre-consultation applications meetings (held in with the applicant/agent, municipality and other commenting agencies): Fort Erie – 136, Niagara Falls – 114 and St. Catharines – 112. Fort Erie is submitting more applications than the 2 of the municipalities with much higher populations and staff resources.

Planning Applications**Table B6: Parking Tickets –Quarterly 2018 - 2021**

PLANNING APPLICATIONS				
YEAR	NO. OF CONSENTS	NO. OF MINOR VARIANCES	PART LOT CONTROL	DEEMING BY-LAWS
2017	61	85		
2018	36	62	7	10
2019	39	56	3	4
2020	24	37	6	2
2021	52	76	14	7

The highest volume of applications, in general, comes from the Committee of Adjustment. Over the last few years, the number of applications has continued to grow. Even in 2021, with Covid-19 pandemic, the Town continued to received a significant amount of Consent (severance), minor variance, removal of part lot control and deeming of lot applications.

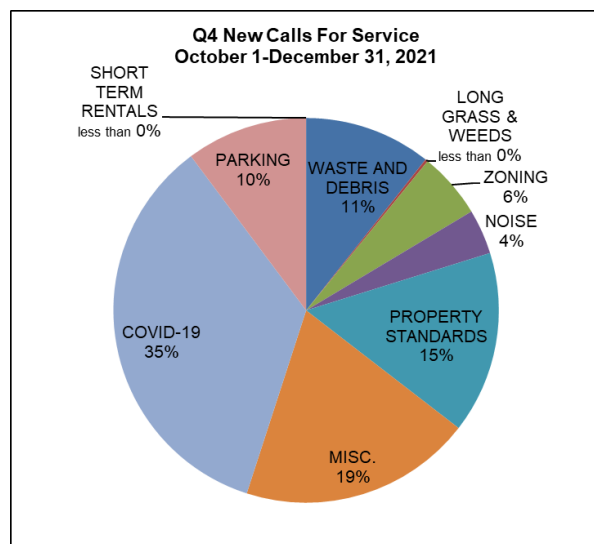
SECTION C: BY-LAW ENFORCEMENT REPORT - Q4-2021

This section provides statistics related to the volume of calls for service (complaints) and actions the Town's By-law Enforcement Officers are experiencing for the information of Council and the general public.

Table C1 indicates the percentage of new calls for service during the Q4-2021 period.

Table C1: New Calls – Q4-2021

By –Law Enforcement Quarterly Statistics October 1 to December 31, 2021 Q4 - 2021				
BY-LAW	Calls Carried Over from Q3 - 2020	New Calls for Service	Resolved Calls	Pending Calls
WASTE AND DEBRIS	148	70	143	35
LONG GRASS & WEEDS	95	16	100	0
ZONING	73	28	30	79
NOISE	22	14	33	4
PROPERTY STANDARDS	55	16	44	32
MISCELLANEOUS	16	52	43	47
COVID-19 RELATED	3	41	38	5
PARKING	13	31	37	9
SHORT TERM RENTALS	15	8	16	7
Trees (dead/damaged)	57	30	43	42
Drainage	20	18	25	20
TOTAL	517	324	552	280

Chart C1: Call types – Q4-2021

APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-40-2022 DATED JUNE 13, 2022

Chart C2: Call types – 2021

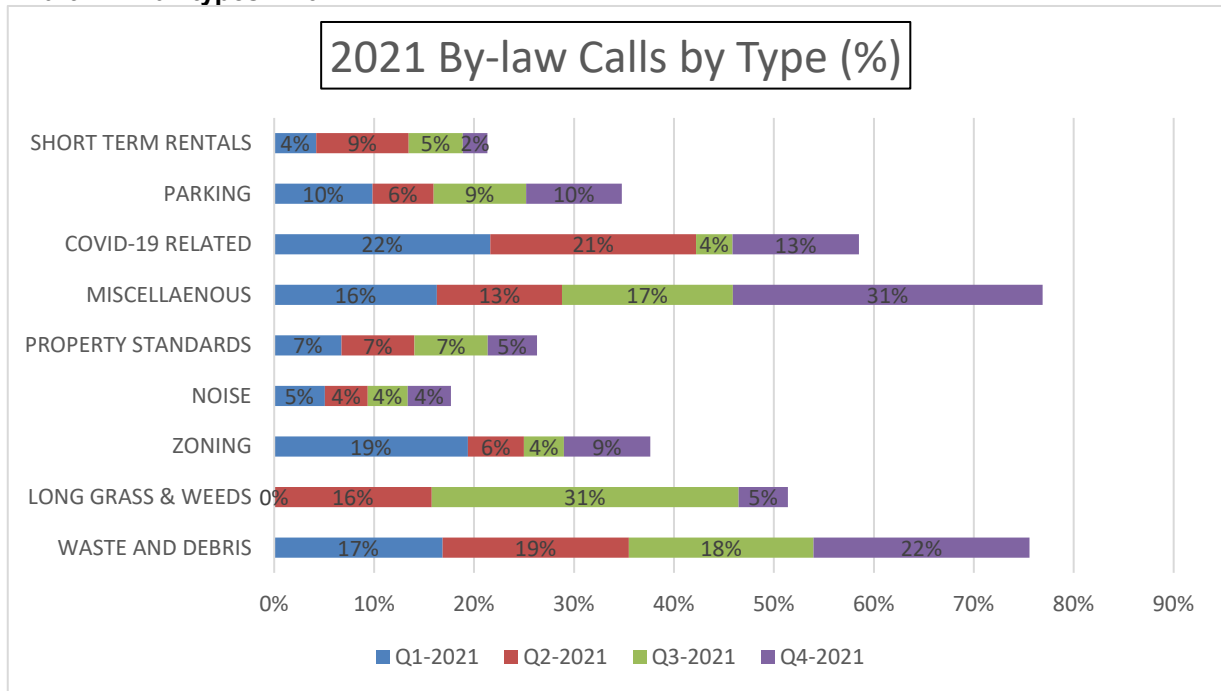


Table C2: Number of Calls / year

NUMBER OF CALLS FOR SERVICE PER YEAR	
2021	2046
2020	1725
2019	1164
2018	961
2017	937
2016	837
2015	675
2014	580
2013	522

APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-40-2022 DATED JUNE 13, 2022

Chart C3: Number of Call increase

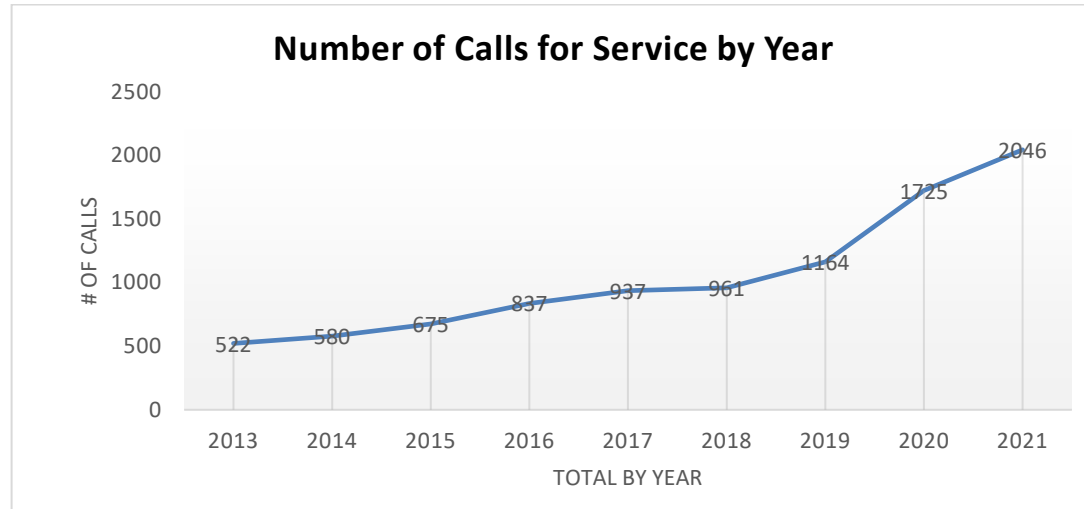


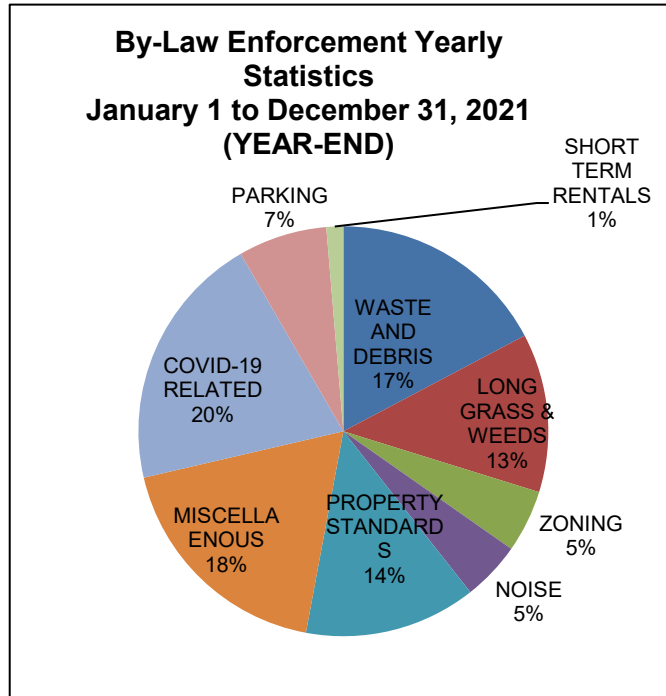
Table C3: Type of Service Calls by Quarter

% of New Calls for Service	Q1-2021	Q2-2021	Q3-2021	Q4-2021
WASTE AND DEBRIS	17%	19%	18%	22%
LONG GRASS & WEEDS	0%	16%	31%	5%
ZONING	19%	6%	4%	9%
NOISE	5%	4%	4%	4%
PROPERTY STANDARDS	7%	7%	7%	5%
MISCELLANEOUS	16%	13%	17%	16%
COVID-19 RELATED	22%	21%	4%	13%
PARKING	10%	6%	9%	10%
SHORT TERM RENTALS	4%	9%	5%	2%
TREES	*	*	*	9%
DRAINAGE	*	*	*	6%
TOTAL	100%	100%	100%	100%
Note: * starting tracking in Q4				

Table C4: Top 3 Type of Service Calls / quarter 2021

TOP 3 for each quarter:	Q1-2021	Q2-2021	Q3-2021	Q4-2021
1	Covid-19 related	Covid-19 Related	Long Grass & Weeds	Waste & Debris
2	Zoning	Waste and Debris	Miscellaneous	Miscellaneous
3	Waste and Debris	Long Grass & Weeds	Waste and Debris	Covid-19 Related

Chart C4: 2021 By-law Enforcement Calls



Parking Violations

In the Q4-2021, 16 penalty notices were issued compared to 67 in the Q4-2020. The total number of tickets issued in 2021 was 1401 compared to 1115 in 2020.

Chart C5: Parking Tickets – Monthly / Quarterly 2021

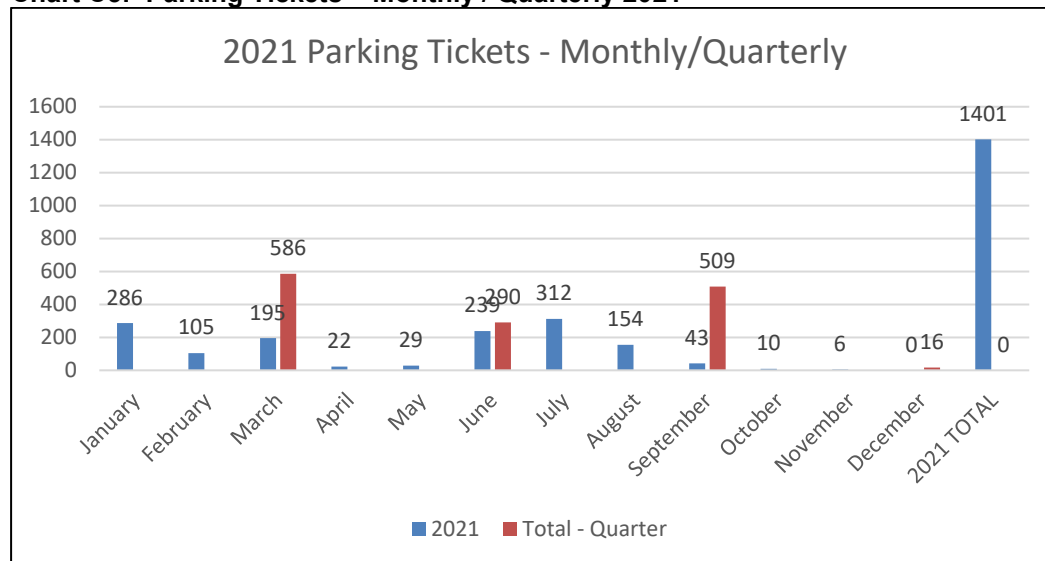


Chart C6: Parking Tickets –Quarterly 2018 - 2021

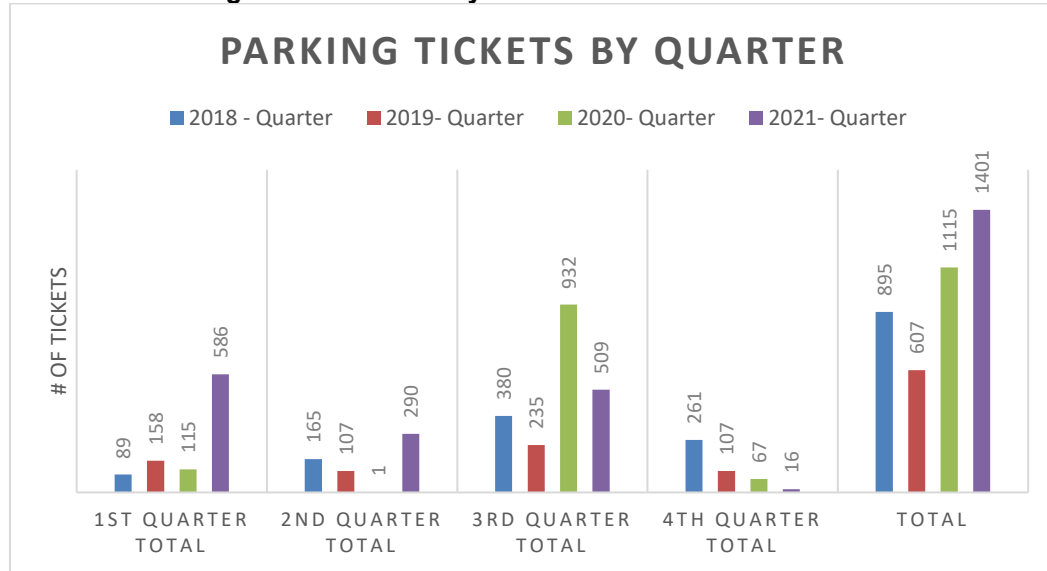


Table C5: Service Calls by Quarter - 2021

Month	2020	Total - Quarter	2021	Total - Quarter
January	103		286	
February	6		105	
March	6	115	195	586
April	0		22	
May	0		29	
June	1	1	239	290
July	169		312	
August	530		154	
September	233	932	43	509
October	36		10	
November	21		6	
December	10	67	0	
	1115	YTD	1401	YTD