



Planning and Development Services

Prepared for	Council-in-Committee	Report No.	PDS-52-2020
Agenda Date	November 9, 2020	File No.	350308

Subject

PLANNING AND DEVELOPMENT SERVICES – DEVELOPMENT, BUILDING AND BY-LAW STATISTICAL REPORTING – THIRD QUARTER 2020

Recommendations

THAT Council receives Report No. PDS-52-2020 regarding development, building and by-law statistical reporting for information purposes, and further

THAT Council directs staff to forward a copy of Report No. PDS-52-2020 to the Regional Planning and Development Services Department, the Fort Erie Economic Development and Tourism Service, 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:
<i>Original Signed</i>	<i>Original Signed</i>	<i>Original Signed</i>
Holly Galloway Administrative Assistant, Planning and Development Services	Kira Dolch, MCIP, RPP Director, Planning and Development Services	Tom Kuchyt, CET Chief Administrative Officer

Purpose of Report

The purpose of this report is to provide information about the 2020 third quarter (Q3) performance relative to subdivision, building permit and by-law activity, and further provide comparative information to assist in assessing and illustrating the activity.

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.

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 Q3-2020 (Section A of Appendix "1")

New Permit Overview

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. **Section A of Appendix "1"** contains results that are charted and illustrated.

The third quarter of 2020 was very strong with 86 new residential permits issued with a residential permit value of \$36,352,800. For the past number of years the permit value and number of permits tends to be high in the Q3, and 2020 is consistent with this trend. In comparison, the 2020 Q2 permits for new residential consisted of 53 permits with a permit value of \$20,854,400. The 2020 Q3 is higher than the 2019 Q3 which consisted of 76 residential permits with a value of \$27,245,800. The data from the third quarter also shows that in comparison to all quarters since 2015, the third quarter had the second highest number of residential permits ever issued (the highest being 89 in the 2016 Q4). In addition, the 2020 Q3 had the highest value of residential permits on record. The COVID-19 pandemic has not caused a decrease in permit activity.

Over the last few years, new residential permit activity has been dominated by development in the Ridgeway-Thunder Bay neighbourhood. After some surges in other parts of Fort Erie (Stevensville and Spears-High Pointe mostly), Ridgeway-Thunder Bay again represents the highest number of permits issued, holding 35% or 31 of the permits issued in Q3. 21% or 17 of the residential building permits were issued in Spears-High Pointe.

The remaining residential permits issued in Q3 are represented by Douglastown/Black Creek (10 permits), Crystal Beach (8 permits), Stevensville (5 permits), Garrison (5 permits), Lakeshore (4 permits), Bridgeburg (2 permits), Rural (2 permits), Crescent Park (1 permit) and Gateway (1 permit).

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. In the third quarter a total of 90 units of housing were created, including two dwelling units under the category of accessory apartment and one permit for a new home which also included an accessory apartment. Additionally, there was one commercial permit for a restaurant that included one dwelling unit above.

Two permits were issued for dormitory buildings at 474 Central Avenue. Although the building permit system classifies this permit as residential, it is actually institutional in nature. The units under these two permits were not included in the number of new dwelling units because the dormitory buildings provide residence only to students at the school and do not contribute to the Town's housing stock. Of note, each of the two blocks has 8 units and each of the 8 units have beds for 20 students. The two buildings will supply housing for 320 students.

In Q3 2020 the types of dwelling permits issued were 61% single-detached dwellings, 36% multi-unit dwellings and 3% apartments (accessory apartment). No permits issued for semi/duplex or mobile homes.

Subdivision Plan Registrations

There were no subdivisions registered this quarter. There were a high number of Plan 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 that now rests at a more comfortable 3.2 years' worth. At the end of the 2020 Q3 there were 694 units available in Registered Plan.

Draft Plans of Subdivision

The third quarter of 2020 did not see any additions to the list of Draft Approved Plans. Currently, there are 15 approved Plans of Subdivision that are in various stages of clearing conditions of their respective approval.

Present supply provides for 1779 new residential units in approved Plans of Subdivision with a healthy mix of 507 detached, 214 semi-detached and 1058 multiple unit dwellings (towns & apartments).

Presently, the available supply of residential lots in Draft Approved Plans of Subdivision is equal to 8.3 years using the 5 year rolling average of 215 units/year of absorption.

Active Plans

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

There are six active plans cited in Table 4 of **Appendix “1”**. Peace Bridge Village Phase 3 (condo), which consists of 24 units, was added to the list of Active Plans in July. Harbourn Town Village remains on this list despite having received Council’s approval. Due to an appeal of the decision, Harbourn Town will remain under Active Plans until such time that a decision of the Local Planning Area Tribunal is rendered.

Five of the Active Plans (613 Helena, Royal Ridge Phase 2, South Coast Village Condominium, Brydgeview Townhouse Condominium and Peace Bridge Village Phase 3) have held their statutory Public Meeting and have additional information to provide prior to Council’s consideration. At this time it remains unclear when 613 Helena will be moving forward with respect to the additional required information. Royal Ridge Phase 2 has been resubmitted to staff with changes and will be coming to Council for a decision in December.

The six plans represent a total of 758 residential units, comprised of 518 townhome 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 3.5 years using the 5 year rolling average of 215 units/year of absorption.

Residential Inventory

The residential supply reported in the previous 3 categories (*Registered, Draft Approved and Active Plans*) is representative of a lean but healthy 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 215 units per year.

At the time of reporting on this third quarter of 2020, using the current average for annual absorption (215), the respective inventories are as follows:

- Registered Plans – 694 units at 215 units/year = 3.2 years' worth of supply;
- Draft Approved – 1779 units at 215 units/year = 8.3 years' worth of supply;
- Active Plans – 758 units at 215 units/year = 3.5 years' worth of supply.

In general terms, the Town is still in a healthy position with its current inventory for residential supply.

Industrial / Commercial / Institutional (ICI) Permit Activity and Development Charge Collections Q3 – 2020 (Section B of Appendix “1”)

Industrial

Industrial permit activity was respectable during the third quarter of 2020, however typically permit activity in the third quarter is low. One permit was issued for a New Industrial build with a value of \$100,000. In addition, three permits were issued for Addition/Renovation/Alterations with a permit value of \$1,035,000. To compare permit activity over previous Q3's, the highest was for two permits in 2018 with a value of \$9,000,000 and the lowest was 2015 and 2016 when no industrial building permits were issued.

Commercial

There was a respectable amount of commercial permit activity in the Q3 that saw 9 permits issued for renovation/alterations to existing commercial buildings valued at \$1,720,000 and three permits for New Commercial with a permit value of \$850,000. Included in the new commercial permits were permits for two new restaurants and a BBQ stand. In comparison, the 2019 Q3 saw a total of 7 permits issued with a value of \$715,000 and prior to 2020, the highest Q3 was for 20 permits with a commercial permit value of \$5,758,800 in 2018.

Institutional

There were three Institutional permits issued in the third quarter. One permit, for New Institutional was issued with a value of \$50,000. In addition, two permits were issued for \$20,000 for Additions/Alterations which were for two new portable classrooms.

Institutional permit activity in the third quarter is typically low, and matches the same permit value as the Q3 in 2019 (\$70,000).

Not included in the value of Institutional permits are the two permits that were issued for the dormitory buildings at 474 Central Avenue. Technically, these two permits are considered residential; however, it's important to note that their value was \$3,000,000 for each building.

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

Industrial/Commercial Development Charges (DC's)

The third quarter of 2020 did not see any permits that resulted in the collection of Town development Charges. Regional DC's were collected for the commercial permit on Erie Road in the amount of \$5,717.80, but no Town DC's were collected on this permit because the property is located in an exemption area. A permit was issued in the Q3 for a commercial permit on Erie Road, and the development charges will be collected in the next quarter.

2020–Q3 By-law Statistical Reporting Section C of Appendix “1”

Section Overview

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

For the period of July-September 2020, Fort Erie By-Law Enforcement received 614 new calls for service, with 235 calls carried over from the previous quarter. The demand for municipal enforcement services from the public has increased dramatically. New calls for service increased over the Q3 2019 by 275 calls. These calls usually require letters, phone calls and/or an Order to Comply to be issued before compliance is achieved. The statistics do not include the numerous informal enquiries that staff receive and resolve over the phone, by meeting on site or at Town Hall, but rather, how many require a file to be opened.

As graph 9 in **Appendix “1”** shows, over half of the complaints received in Q3 are related to property maintenance and standards issues (waste/debris, long grass/weeds, and property standards), with about 25% of all calls alone being waste and debris complaints on private property.

The largest increase in the third quarter came under the Waste and Debris category. Waste and Debris calls increased from 66 in Q3 2019 to 156 in Q3 2020. All new calls in all other categories were consistent with the number of calls received in the Q3 2019. New calls in the Miscellaneous category increased from 61 in the Q3 2019 to 87 calls in the Q3 2020, for a total increase of 26 calls. Compared to the Q3 2019, Long Grass and Weed calls were down from 114 to 109, Zoning related calls up from 17 to 39 and Noise calls were up from 26 to 28. New calls for service for Property Standards issues remained steady at 54 compared to 55 in Q3 2019.

It is of interest to note that COVID-19 related calls accounted for only 8% of all by-law calls in the third quarter. Waste and Debris accounted for 25% of calls, Long Grass and Weeds accounted for 18% of all calls, Miscellaneous calls represented 14% of the calls, Property Standards accounted for 9% of all new calls. Calls for Zoning represented 6% and Noise represented 5%.

Two new categories were added to the By-law Quarterly statistics in the third quarter that included parking and short term rental related calls. There were 23 calls concerning short term rentals and 66 regarding parking infractions. Calls for service for parking related issues accounted for 11% of the calls and Short-Term Rental issues represented 4% of the calls for service. Of the 89 calls, 84 of them were resolved by the end of the Q3.

There were 235 open calls carried over into the third quarter of 2020. In addition, there were 614 new calls for service for a total of 849 calls that the By-law department was working on. Of the 849 total calls for service in the third quarter 549 of them were resolved by the end of the third quarter. The Q3 2020 also saw the department exceed the total number of calls that were received in the year 2019. At the end of 2019 there had been a total of 1164 new calls and at the end of the third quarter of this year 1265 new calls had been received.

On July 24th, 2020, the Re-opening Ontario Act (ROA) took effect absorbing all emergency orders from the Emergency Management and Civil Protection Act related to COVID-19. Niagara Region went into Stage 3 of the ROA, which attributed to a decrease in the amount of COVID-19 provincial emergency orders call for service; however, Niagara Region passed the Mandatory Face Covering By-Law, which resulted in an increase of reported face mask violations. By-Law enforcement staff have been working with businesses to educate them on the new mask rules and provide them with guidance on appropriate measures to ensure their staff and patrons remain safe. During the third quarter, Fort Erie By-Law Enforcement received 52 new calls related to COVID-19, which is down from the 141 COVID-19 complaints in the second quarter. These complaints accounted for 8% of all complaints received by Fort Erie By-Law this quarter.

As a result of some restrictions being lifted, Enforcement staff began enforcement on parking related issues. With the addition of a temporary staff member working from August to September, primarily focused on parking offences and beach road allowance patrols, By-Law Enforcement staff were able to concentrate on addressing the high level of complaints received, and were able to resolve approximately 70% of the total calls for service. In the Q3 2020 a total of 932 penalty notices (parking tickets) were issued compared to 235 in the same period of time last year. The number of penalty notices issued in the Q3 2020 exceeds the 607 penalty notices that were issued for the whole year of 2019.

In an effort to enhance service delivery while exploring technological solutions, By-Law Enforcement staff, with the assistance of Digital Services, began issuing electronic parking penalty notices. With a combination of hardware and software upgrades, and hiring a temporary staff member, the initiative resulted in a 316% increase in penalty notices issued compared to 2019 Q3. As a result efficiencies were enhanced from the program that included enforcement staff not duplicating work by entering information electronically after a paper ticket was issued and then filing it; and the ability to upload data instantly where connectivity was present resulting in examples of penalty notices being paid within 30 minutes of being issued without any additional staff input occurred.

The breakdowns are found in **Section C of Appendix “1”** which conveys the volumes under various headings. For a comparison, the 2019 Q3 By-law Enforcement statistics are shown together with the 2020 Q3 numbers and are found as Tables 7 and 8 in **Appendix “1”** to this report.

Overall Quarter Summary

The third quarter of 2020 is characterized as being a very strong 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. The third quarter was the highest quarter ever for value of residential permits, and with many sites being pre-serviced, sales are anticipated to remain strong.

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 balance of 2020.

Overall, the focus and strength of this year’s third quarter was on residential permit activity. Permit activity is up significantly from the Q2 where there were a total of 119 permits issued with a value of \$28,700,700. Residential permit activity in the Q3 consisted of 86 permits with a value of \$36,352,800.

In the Q3, a total of 293 permits were issued for all building related matters with a total permit value of \$44,487,975 which encompasses residential, commercial and industrial new builds and additions/alterations as well as permits for demolitions, plumbing, garages and carports, accessory buildings and swimming pools, signs and tents. Charting breakdown can be found in **Appendix “1” – Section B – Table 5** to this report.

Additionally, By-law Enforcement recorded record numbers for penalty notices (parking tickets) issued and calls for service.

Financial/Staffing Implications

There are no financial or staffing implications as it relates to the preparation of this report. Reporting of this nature is part of the Planning and Development Services normal operational activities and procedures.

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" – 2020 Q3 Development, Building and By-law Statistical Report

2020 Q3

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



SECTION A

SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT



SECTION B

INDUSTRIAL, COMMERCIAL & INSTITUTIONAL PERMIT ACTIVITY and DEVELOPMENT CHARGE REPORT



SECTION C

BY-LAW ENFORCEMENT 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.

SECTION A – 2020 Q3 - SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT

DEVELOPMENT ACTIVITY – 2020 Q3

New Residential Construction

The third quarter of 2020 was strong with 86 permits issued. There were two units created under the category of accessory apartment, one permit for a new home that also included an accessory apartment and one permit for a restaurant that included one dwelling unit above. The units in the dormitory building are not included in the number of units created.

The largest neighbourhood concentration for new residential permit activity is Ridgeway/Thunder Bay neighbourhood, with 30 of the 86 permits issued in Q3 of 2020. 18 permits were issued in the Spears-High Pointe neighbourhood. **Table 1** below shows the residential permit activity by month and location for 2020 Q3.

Table 1

PERMITS ISSUED FOR NEW RESIDENTIAL DWELLINGS THIRD QUARTER 2020						
Q3-2020						
Jul-20	ST	NEIGHBOURHOOD	TYPE	# OF UNITS	# OF PERMITS	REG PLAN
2020/07/07	223 ALDERSON CRT	Crystal Beach	ROW HOUSE	1	1	59M452
2020/07/07	227 ALDERSON CRT	Crystal Beach	ROW HOUSE	1	1	59M452
2020/07/07	231 ALDERSON CRT	Crystal Beach	ROW HOUSE	1	1	59M452
2020/07/10	63 BELFAST RD SOUTH	Crystal Beach	SINGLE HOUSE	2	1	PLAN 27 LOT 80 NP370
2020/07/30	3713 MATHEWSON AVE	Crystal Beach	SINGLE HOUSE	1	1	PLAN 95 LOT 190 NP435
2020/07/06	2804 ARROWSMITH CRT	Douglastown/Black Creek	SINGLE HOUSE	1	1	PLAN 59M451 LOT 34
2020/07/15	3443 RIVER TRAIL CRES	Douglastown/Black Creek	SINGLE HOUSE	1	1	PLAN 10 LOT 13 NP343
2020/07/20	3561 CANFIELD CRES	Douglastown/Black Creek	SINGLE HOUSE	1	1	PLAN 59M451 LOT 62
2020/07/30	2876 ARROWSMITH CRT	Douglastown/Black Creek	SINGLE HOUSE	1	1	PLAN 59M451 LOT 22
2020/07/02	3645 ALLEN TRAIL	Ridgeway/Thunder Bay	SINGLE HOUSE	1	1	PLAN 59M465 LOT 10
2020/07/05	3602 CAROLINIA CRT	Ridgeway/Thunder Bay	SINGLE HOUSE	1	1	PLAN 59M465 LOT 27
2020/07/06	67 BUTLERS DR NORTH	Ridgeway/Thunder Bay	SINGLE HOUSE	1	1	PLAN 59M455 LOT 58
2020/07/20	3573 DOMINION RD	Ridgeway/Thunder Bay	ROW HOUSE-CONDO	1	1	PLAN NSVLCP140 LEVEL 1 UNIT
2020/07/20	3573 DOMINION RD	Ridgeway/Thunder Bay	ROW HOUSE-CONDO	1	1	PLAN NSVLCP140 LEVEL 1 UNIT
2020/07/20	3573 DOMINION RD	Ridgeway/Thunder Bay	ROW HOUSE-CONDO	1	1	PLAN NSVLCP140 LEVEL 1 UNIT
2020/07/20	3573 DOMINION RD	Ridgeway/Thunder Bay	ROW HOUSE-CONDO	1	1	PLAN NSVLCP140 LEVEL 1 UNIT
2020/07/22	3591 CAROLINIA CRT	Ridgeway/Thunder Bay	SINGLE HOUSE	1	1	PLAN 59M465 LOT 33
2020/07/22	3592 CAROLINIA CRT	Ridgeway/Thunder Bay	SINGLE HOUSE	1	1	PLAN 59M465 LOT 32
2020/07/23	3633 ALLEN TRAIL	Ridgeway/Thunder Bay	SINGLE HOUSE	1	1	PLAN 59M465 LOT 16
2020/07/27	3639 ALLEN TRAIL	Ridgeway/Thunder Bay	SINGLE HOUSE	1	1	PLAN 59M465 LOT 13
2020/07/27	3641 ALLEN TRAIL	Ridgeway/Thunder Bay	SINGLE HOUSE	1	1	PLAN 59M465 LOT 12
2020-07-31	593 CAROLINIA COURT	Ridgeway/Thunder Bay	SINGLE HOUSE	1	1	PLAN 59M465 LOT 34
2020/07/29	1484 MARINA DR	Spears/High Pointe	SINGLE HOUSE	1	1	PLAN 59M459 LOT 64
TOTAL				24	23	

Aug-20	ST	NEIGHBOURHOOD	TYPE	# OF UNITS	# OF PERMITS	REG PLAN
2020-08-07	345 PARKDALE AVE	Crescent Park	SINGLE HOUSE	1	1	PLAN 440 LOT 836 PT LOT 837
2020-08-19	1040 OAKHILL BLVD	Douglastown/Black Creek	SINGLE HOUSE	1	1	PLAN 135 LOT 336 TO LOT 337
2020-08-19	2768 ARROWSMITH CRT	Douglastown/Black Creek	SINGLE HOUSE	1	1	PLAN 59M451 LOT 40
2020-08-20	2831 ARROWSMITH CRT	Douglastown/Black Creek	SINGLE HOUSE	1	1	PLAN 59M451 LOT 71
2020-08-21	413 VIKING ST	Garrison	SINGLE HOUSE	1	1	PLAN 59M470
2020-08-21	415 VIKING ST	Garrison	SINGLE HOUSE	1	1	PLAN 59M470
2020-08-21	417 VIKING ST	Garrison	SINGLE HOUSE	1	1	PLAN 59M470
2020-08-21	419 VIKING ST	Garrison	SINGLE HOUSE	1	1	PLAN 59M470
2020-08-21	412 HUMMEL CRES	Garrison	SINGLE HOUSE	1	1	PLAN 59M470
2020-08-04	322 LEASK AVE	Lakeshore	SINGLE HOUSE	1	1	PLAN 399 LOT 7
2020-08-27	402 WASHINGTON RD	Lakeshore	SINGLE HOUSE	1	1	PLAN 59 LOT 53 TO LOT 55 NP399
2020-08-07	3626 THUNDER BAY RD	Ridgeway/Thunder Bay	SINGLE HOUSE	1	1	PLAN 59M465 LOT 58
2020-08-13	3612 THUNDER BAY RD	Ridgeway/Thunder Bay	SINGLE HOUSE	1	1	PLAN 59M465 LOT 65
2020-08-25	3597 CAROLINIA CRT	Ridgeway/Thunder Bay	SINGLE HOUSE	1	1	PLAN 59M465 LOT 36
2020-08-26	3644 ALLEN TRAIL	Ridgeway/Thunder Bay	SINGLE HOUSE	1	1	PLAN 59M465 LOT 51
2020-08-28	3636 ALLEN TRAIL	Ridgeway/Thunder Bay	SINGLE HOUSE	1	1	PLAN 59M465 LOT 47
2020-08-28	3642 ALLEN TRAIL	Ridgeway/Thunder Bay	SINGLE HOUSE	1	1	PLAN 59M465 LOT 50
2020-08-28	3606 CAROLINIA CRT	Ridgeway/Thunder Bay	SINGLE HOUSE	1	1	PLAN 59M465 LOT 25
TOTAL				18	18	

SECTION A – 2020 Q3 - SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT

Sep-20	ST	NEIGHBOURHOOD	TYPE	# OF UNITS	# OF PERMITS	REG PLAN
2020-09-15	474 CENTRAL AVE	Bridgeburg	ROW HOUSE-CONDO	0	1	PLAN 29 LOT 69 TO LOT 71 LOT
2020-09-15	474 CENTRAL AVE	Bridgeburg	ROW HOUSE-CONDO	0	1	PLAN 29 LOT 69 TO LOT 71 LOT
2020-09-04	3631 THUNDER BAY RD	Crystal Beach	SINGLE HOUSE	1	1	PLAN 59M363
2020-09-15	3615 THUNDER BAY RD	Crystal Beach	SINGLE HOUSE	1	1	PLAN 59M363 BLK 29
2020-09-28	3617 THUNDER BAY RD	Crystal Beach	SINGLE HOUSE	1	1	PLAN 59M465 LOT
2020-09-17	2852 ARROWSMITH CRT	Douglastown/Black Creek	SINGLE HOUSE	1	1	PLAN 59M451 LOT 26
2020-09-18	3526 CANFIELD CRES	Douglastown/Black Creek	SINGLE HOUSE	1	1	PLAN 59M451 LOT 58
2020-09-22	2780 ARROWSMITH CRT	Douglastown/Black Creek	SINGLE HOUSE	1	1	PLAN 59M451 LOT 38
2020-09-22	102 ALBANY ST	Gateway	SINGLE HOUSE	1	1	PT LT K W/S LAKESHORE RD
2020-09-14	12 MAPLE LEAF AVE SOUTH	Lakeshore	SINGLE HOUSE	1	1	PLAN 436 PT LOTS 49 TO 51 RP
2020-09-16	50 LILLIAN PLACE	Lakeshore	SINGLE HOUSE	1	1	PLAN 81 LOT 10
2020-09-01	2 SASSAFRAS ROW	Ridgeway/Thunder Bay	ROW HOUSE	1	1	PLAN NSVLCP149 LEVEL 1 UNIT
2020-09-01	4 SASSAFRAS ROW	Ridgeway/Thunder Bay	ROW HOUSE	1	1	PLAN NSVLCP149 LEVEL 1 UNIT
2020-09-01	6 SASSAFRAS ROW	Ridgeway/Thunder Bay	ROW HOUSE	1	1	PLAN NSVLCP149 LEVEL 1 UNIT
2020-09-10	3765 DISHER ST	Ridgeway/Thunder Bay	SINGLE HOUSE	1	1	PLAN 57 LOT 122 LOT 123
2020-09-14	3818 ELM ST	Ridgeway/Thunder Bay	SINGLE HOUSE	1	1	PLAN 57 LOT 137 NP397
2020-09-15	3622 THUNDER BAY RD	Ridgeway/Thunder Bay	SINGLE HOUSE	1	1	PLAN 59M465 LOT 60
2020-09-15	3599 CAROLINIA CRT	Ridgeway/Thunder Bay	SINGLE HOUSE	1	1	PLAN 59M465 LOT 37
2020-09-17	8 SASSAFRAS ROW	Ridgeway/Thunder Bay	SINGLE HOUSE	1	1	PLAN NSVLCP149 LEVEL 1 UNIT
2020-09-17	10 SASSAFRAS ROW	Ridgeway/Thunder Bay	SINGLE HOUSE	1	1	PLAN NSVLCP149 LEVEL 1 UNIT
2020-09-17	12 SASSAFRAS ROW	Ridgeway/Thunder Bay	SINGLE HOUSE	1	1	PLAN NSVLCP149 LEVEL 1 UNIT
2020-09-21	3743 DISHER ST	Ridgeway/Thunder Bay	SINGLE HOUSE	1	1	PLAN 349 PT LOT 19 W SOUTH
2020-09-01	1595 BERTIE ST	Rural	SINGLE HOUSE	1	1	CON 5 NR PCL 22 PT LOT 2
2020-09-02	1563 KINGSTON RD	Rural	SINGLE HOUSE	1	1	PLAN 107 LOT 298 TO LOT 302
2020-09-24	1218 PLATO DR	Spears/High Pointe	ROW HOUSE	1	1	59M459
2020-09-24	1214 PLATO DR	Spears/High Pointe	ROW HOUSE	1	1	59M459
2020-09-24	1210 PLATO DR	Spears/High Pointe	ROW HOUSE	1	1	59M459
2020-09-24	1206 PLATO DR	Spears/High Pointe	ROW HOUSE	1	1	59M459
2020-09-24	1202 PLATO DR	Spears/High Pointe	ROW HOUSE	1	1	59M459
2020-09-24	1198 PLATO DR	Spears/High Pointe	ROW HOUSE	1	1	59M459
2020-09-24	1194 PLATO DR	Spears/High Pointe	ROW HOUSE	1	1	59M459
2020-09-24	1190 PLATO DR	Spears/High Pointe	ROW HOUSE	1	1	59M459
2020-09-24	1250 PLATO DR	Spears/High Pointe	ROW HOUSE-CONDO	1	1	59M459
2020-09-24	1246 PLATO DR	Spears/High Pointe	ROW HOUSE-CONDO	1	1	59M459
2020-09-24	1242 PLATO DR	Spears/High Pointe	ROW HOUSE-CONDO	1	1	59M459
2020-09-24	1238 PLATO DR	Spears/High Pointe	ROW HOUSE-CONDO	1	1	59M459
2020-09-24	1234 PLATO DR	Spears/High Pointe	ROW HOUSE-CONDO	1	1	59M459
2020-09-24	1230 PLATO DR	Spears/High Pointe	ROW HOUSE-CONDO	1	1	59M459
2020-09-24	1226 PLATO DR	Spears/High Pointe	ROW HOUSE-CONDO	1	1	59M459
2020-09-24	1222 PLATO DR	Spears/High Pointe	ROW HOUSE-CONDO	1	1	59M459
2020-09-18	4221 VILLAGE CREEK DR	Stevensville	SINGLE HOUSE	1	1	PLAN 59M438 LOT 41
2020-09-21	4128 VILLAGE CREEK DR	Stevensville	ROW HOUSE	1	1	PLAN 59M438 BLK 57
2020-09-21	4124 VILLAGE CREEK DR	Stevensville	ROW HOUSE	1	1	PLAN 59M438 BLK 57
2020-09-21	4120 VILLAGE CREEK DR	Stevensville	ROW HOUSE	1	1	PLAN 59M438 BLK 57
2020-09-21	4116 VILLAGE CREEK DR	Stevensville	ROW HOUSE	1	1	PLAN 59M438 BLK 57
TOTAL				43	45	
				85	86	

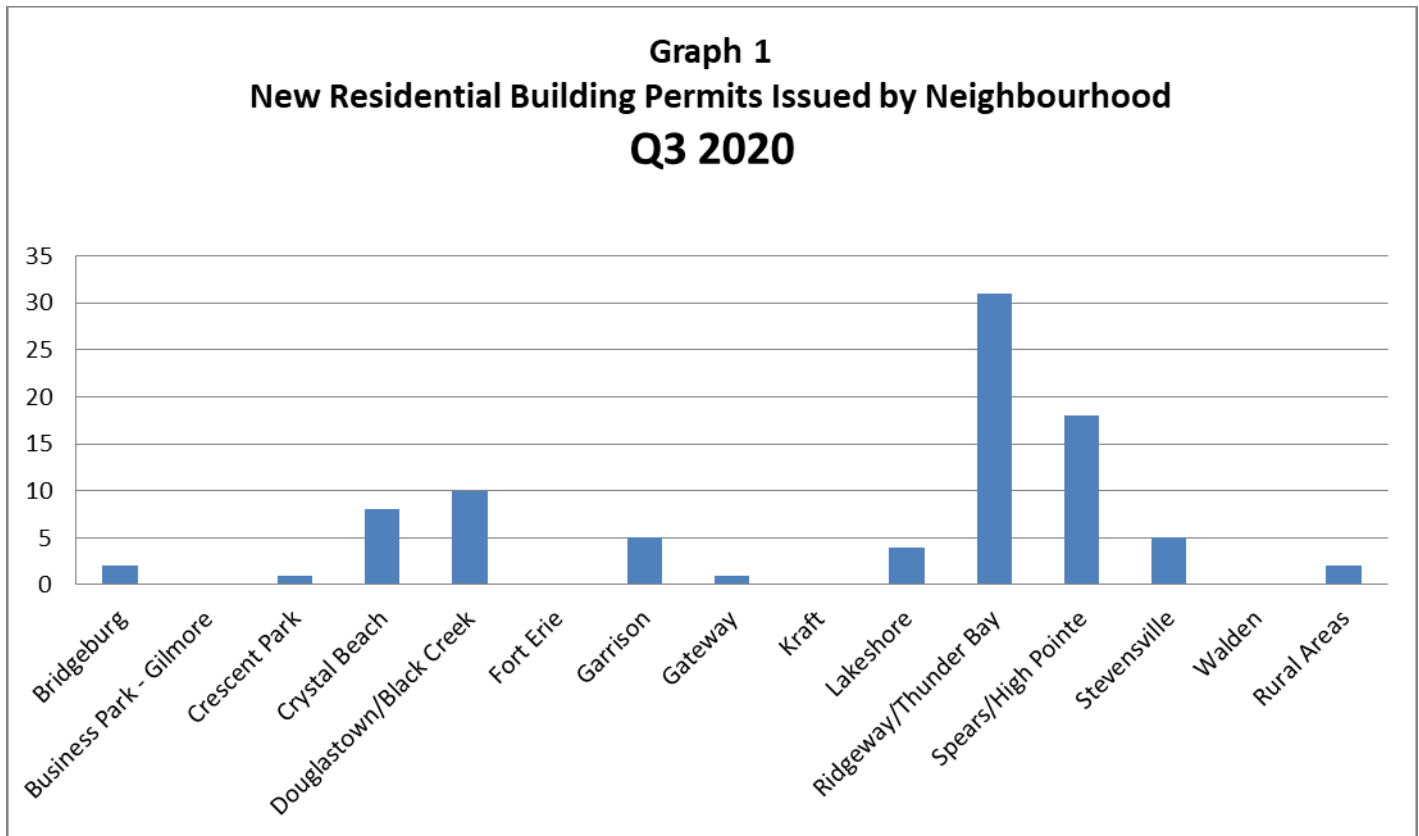
NEIGHBOURHOOD	TOTAL NUMBER OF PERMITS ISSUED
Bridgeburg	2
Business Park - Gilmore	0
Crescent Park	1
Crystal Beach	8
Douglastown/Black Creek	10
Fort Erie	0
Garrison	5
Gateway	1
Kraft	0
Lakeshore	4
Ridgeway/Thunder Bay	31
Spears/High Pointe	17
Stevensville	5
Walden	0
Rural Areas	2
TOTAL	86

The estimated construction value of the 86 permits/85 units of new residential dwellings in the third quarter is reported as \$36,352,800 which is significantly higher than the Q2 of 2020 which was 57 permits with a value of \$20,584,400.

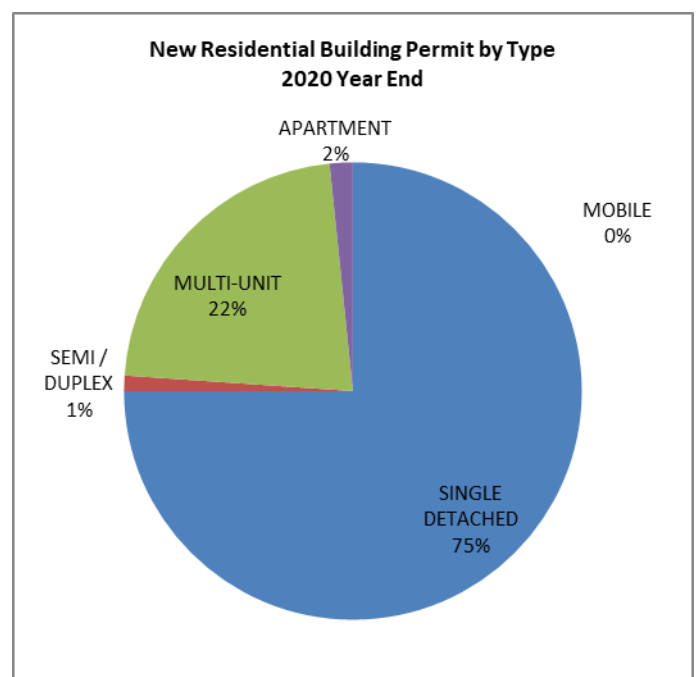
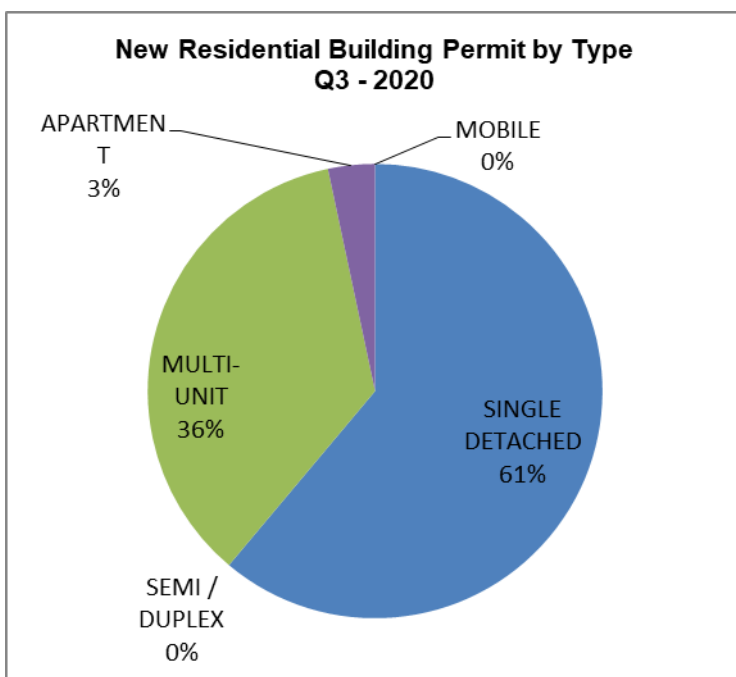
The chart to the left indicates what neighbourhood new residential permits were issued in. Ridgeway/Thunder Bay recorded the highest number of permits for new residential.

SECTION A – 2020 Q3 - SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT

The following graphs illustrate third quarter distribution, which identifies where the new residential construction activity is occurring, and also what type of residential form is being built.



Graph 2 illustrates the type of residential dwellings permits in the third quarter of 2020 and the current year to date for comparison.



SECTION A – 2020 Q3 - SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT

Registered Plans of Subdivision

In the third quarter there were no subdivision registrations.

With the permits drawn to date on all active developments in Town, the current supply of available dwellings based on a 5 year rolling average absorption rate (*currently 215 units per year*) is 3.2 years' worth of inventory.

Staff remains encouraged by the continued interest in development throughout Fort Erie, as we continue to issue a high numbers of permits.

Table 2 provides the statistical information on Registered Plans, which ones are built out (pink) and which have inventory yet to receive permits (blue).

Table 2

2020 Q3 REGISTERED PLANS OF SUBDIVISION												
Plan Name	Neighbourhood	Reg'd	Reg'l File No.	Date of Reg'n	# of Lots/Blocks	# of Units	Vacant Lots/ Blocks	Potential Units	Vacant Single-Det.	Vacant Semi-Det. Units	Vacant Multiple Units	
REGISTERED BUILT-OUT												
B01	DOUGLAS-ON-THE-PARKWAY	Douglastown	M-197	26T-88006	1991-04-08	38	38	0	0	0	0	0
B02	HILL ESTATES NORTH	Stevensville	M-232	26T-91018	1996-10-23	27	27	0	0	0	0	0
B03	CRESCENT FARM EXTENSION I	Crescent Park	M-244	26T-22885	1998-04-16	19	19	0	0	0	0	0
B04	VICTORIA VILLAGE PHASE I	Garrison	M-261	26T-90009	1998-12-21	10	10	0	0	0	0	0
B05	RIVER TRAIL ESTATES II - PHASE I	Douglastown	M-276	26T-	2000-06-07	23	23	0	0	0	0	0
B06	NORTHRIDGE MEADOWS PHASE 1	Ridgeway/Thunder Bay	M-305	26T-15-2001-	2003-02-27	7	7	0	0	0	0	0
B07	NORTHRIDGE MEADOWS PHASE 2	Ridgeway/Thunder Bay	M-313	26T-15-02-03	2003-07-30	44	44	0	0	0	0	0
B08	WELLINGTON COURT CONDOMINIUM	Garrison	NSSCC-65	26CD-15-9901	2001-01-01	1	17	0	0	0	0	0
B09	HENRY-BROWNE SUBDIVISION	Crystal Beach	M-329	26T-15-02-06	2005-02-24	8	8	0	0	0	0	0
B10	BEAVER CREEK ESTATES	Ridgeway/Thunder Bay	M-330	26T-15-02-05	2005-03-09	53	53	0	0	0	0	0
B11	VILLAGE CREEK ESTATES PHASE I	Stevensville	M-347	26T-91013	2006-05-29	40	63	0	0	0	0	0
B12	BAY RIDGE CROSSING PHASE 2	Crystal Beach	M-363	26T-15-2000-01	2007-09-05	26	26	0	0	0	0	0
B13	RIVER TRAIL CONDOMINIUMS	Douglastown	NSVLC-99	350303-0011		10	10	0	0	0	0	0
B14	SHOREBREEZE CONDOMINIUM PLAN	Crystal Beach	VLC-92		2008-09-03	19	19	0	0	0	0	0
B15	HAGEY AVENUE CONDOMINIUM PLAN	Fort Erie	NSC-102		2009-09-17	1	21	0	0	0	0	0
B16	VILLAGE CREEK ESTATES PHASE II	Stevensville	M-390	26T-91013	2012-06-06	40	55	0	0	0	0	0
B17	DEERWOOD LANE PHASE 1	Ridgeway/Thunder Bay	M-397	350308-089	2012-11-08	2	8	0	0	0	0	0
B18	LEXINGTON COURT CONDOMINIUM	Garrison	NSSCP89	26CD-15-04-01	2013-10-18	1	20	0	0	0	0	0
B19	RIDGEWAY-BY-THE-LAKE PHASE I	Ridgeway/Thunder Bay	M-341	26T-96014	2006-01-30	86	86	0	0	0	0	0
B20	RIDGEWAY-BY-THE-LAKE PHASE 2	Ridgeway/Thunder Bay	M-372		2008-09-11	41	70	0	0	0	0	0
B21	RIDGEWAY-BY-THE-LAKE PHASE 3	Ridgeway/Thunder Bay	59M-418	350308-0048	2015-10-02	54	73	0	0	0	0	0
B22	WILLOW TRAIL HOMES	Ridgeway/Thunder Bay	59M-453	350308-075	2018-05-15	4	16	0	0	0	0	0
B23	GARRISON VILLAGE PHASE I	Garrison	M-83	26T-85019	1979-11-26	215	306	0	0	0	0	0
B24	PROSPECT POINT PLAN	Crystal Beach	M-265	26T-91010	1999-03-24	55	55	0	0	0	0	0
B25	VICTORIA VILLAGE 2	Garrison	M-331	26T-90009	2005-03-09	11	11	0	0	0	0	0
B26	DOMINION ROAD ESTATES PLAN	Rural Area	M-333	26T-15-00-01	2005-04-01	7	7	0	0	0	0	0
B27	DOMINION WOODS PHASE 1	Ridgeway/Thunder Bay	M-375 (1)	26T-15-03-01	2008-04-03	24	24	0	0	0	0	0
B28	SPEARS ROAD ESTATES	Spears-High Pointe	59M-419	350308-0380	2015-10-02	40	59	0	0	0	0	0
B29	DOMINION WOODS 2 (CONDOMINIUM)	Ridgeway/Thunder Bay	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

SECTION A – 2020 Q3 - SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT

Plan Name		Neighbourhood	Reg'd	Reg'l File No.	Date of Reg'n	# of Lots/Blocks	# of Units	Vacant Lots/ Blocks	Potential Units	Vacant Single- Det.	Vacant Semi- Det. Units	Vacant Multiple Units
REGISTERED WITH UNITS REMAINING												
R01	JETMAR SUBDIVISION	Crystal Beach	M-65	26T-74259	1978-02-07	54	54	46	46	46	0	0
R02	GARRISON VILLAGE PHASE II	Garrison	M-84	26T-74019	1979-11-26	65	150	6	8	4	0	4
R03	DAYTONA PARK ACRES	Crescent Park	M-155	26T-85019	1989-03-10	15	15	1	1	1	0	0
R04	COUNTRY SQUIRE ESTATES I	Rural Area	M-172	26T-78024	1990-03-08	11	11	2	2	2	0	0
R05	CRYSTAL BEACH Y & T CLUB	Crystal Beach	M-208	26T-91012	1993-04-07	169	169	33	33	33	0	0
R06	NEYE PLAN PHASE I	Outside of Urban Area	M-209	26T-91011	1993-12-09	2	2	1	1	1	0	0
R07	ERIE BEACH PHASE 1A	Lakeshore	M-263	26T-94005	1999-02-08	6	12	1	2	0	2	0
R08	NEYE PLAN PHASE II	Rural Area	M-267	26T-91011	1999-06-21	4	4	1	1	1	0	0
R09	HILL ESTATES SOUTH	Stevensville	M-303	26T-	2002-11-18	36	36	1	1	1	0	0
R10	RIDGEWAY SHORES PHASE 1	Ridgeway/Thunder Bay	M-304	26T-15-9801	2002-12-18	16	16	3	3	3	0	0
R11	ERIE BEACH PHASE 1B	Lakeshore	M-319	26T-94005	2004-03-31	39	46	3	3	3	0	0
R12	BRIAN STREET DEVELOPMENT	Crescent Park	M-BRI	N/A	N/A	46	46	10	10	10	0	0
R13	BAY RIDGE CROSSING 1	Crystal Beach	M-337	26T-15-03-02	2005-07-15	10	10	2	2	2	0	0
R14	BAY BEACH WOODS	Crystal Beach	M-349	26T-15-9803	2006-08-04	32	32	17	17	17	0	0
R15	BAY RIDGE CROSSING PHASE 3	Crystal Beach	M-363	26T-15-03-02	2007	1	9	1	7	7	0	0
R16	SOUTH COAST VILLAGE PHASE 1	Crystal Beach	59M-415	26T-15-09-01	2014-12-12	2	11	2	2	2	0	0
R17	SOUTH COAST VILLAGE PHASE 2	Crystal Beach	59M-430	350308-0087	2016-10-13	48	128	2	83	1	0	82
R18	VILLAGE CREEK ESTATES PHASE 3	Stevensville	59M-438	350308-0099	2017-05-17	59	75	20	31	21	0	10
R19	RIVER TRAIL PHASE 2	Douglastown-Black Creek	59M-451	350308-0042.2	2018-01-25	90	90	65	65	65	0	0
R20	PARKLANE PLACE	Crystal Beach	59M-452	350309-0095	2018-04-25	6	22	4	12	0	2	10
R21	DEERWOOD LANE PHASE 2 (CONDO.)	Ridgeway/Thunder Bay	NSVLCP 140 59M-397	26CD-15-10-01	2018-06-14	5	18	1	4	0	0	4
R22	THE OAKS AT 6 MILE CREEK	Ridgeway/Thunder Bay	NSVLCP 149 59M-455	350308-0085	2018-06-28	81	123	60	95	59	8	28
R23	HIGH POINTE SUBDIVISION	High Pointe	59M-459	26T-15-02-02	2018-08-14	114	139	47	72	45	0	27
R24	BRYDGEVIEW (Fmr. King Albany)	Gateway (Garrison)	59M-464	26T-15-0801	2018-11-28	6	42	2	33	0	0	33
R25	CRYSTAL RIDGE LANDING	Ridgeway/Thunder Bay	59M-465	26T-15-2005-02	2018-12-12	72	72	27	27	27	0	0
R26	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
R27	PEACE BRIDGE VILLAGE Phase 1	Garrison	59M-470	26T-15-06-02	2019-05-03	70	100	5	30	4	0	26
R28	RIVER LEA ESTATES	Rural Area	NSVLCP 148	350303-0016		4	3	3	0	0	0	0
	TOTALS					2066	2778	448	694	431	12	251
	denotes Registered Built-out denotes Registered/Units Remaining		3.2 YEAR SUPPLY OF UNITS IN REGISTERED PLANS									

SECTION A – 2020 Q3 - SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT

Draft Approved Plans of Subdivision

There were no additions to the list of Draft Approved Plans in the 2020 Q3.

Presently, the available supply of residential lots in Draft Approved Plans of Subdivision is equal to 8.3 years using the 5 year rolling average of 215 units/year of absorption.

Table 3 below provides the details on the present Draft Approved Subdivision inventory.

Table 3										
Q3 2020 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 ALLISTON WOODS	Spears	26T-15-00-02	2001-02-08	2015-05-22	177	304	170	0	134	23.56
D02 KETTLE COURT (formerly Levy Crt.)	Lakeshore	26T-15-02-07	2003-09-23	2010-07-16	12	12	12	0	0	0.84
D03 HERSHEY ESTATES	Rural Area	26T-15-99-02	2001-01-12	2003-09-15	17	17	17	0	0	14.3
D04 SCHOOLEY ROAD CONDOMINIUMS	Crystal Beach	350303-006	2006-09-11		53	53	0	0	53	3.94
D05 HAZELWOOD CONDOMINIUMS	Crystal Beach	350309-0293	2008-03-10		2	12	0	0	12	0.35
D06 CREEKSIDE ESTATES	Ridgeway/Thunder Bay	26T-15-05-	2011-04-11		31	31	31	0	0	2.43
D07 ABINO DUNES CONDOMINIUM	Point Abino	350308-040/D12-040			27	27	27	0	0	32.97
D08 NIGH ROAD SUBDIVISION	Rural Area	350308-0077	Mar-08		19	19	19	0	0	9.57
D09 ELIZABETH ST. SUBDV.(Fmr. Dantini Plan)	Crystal Beach	350308-0082			28	28	28	0	0	3.18
D10 RIVER LEA ESTATES	Rural Area	350303-0016 / 350302-08	10-Apr-14		4	3	3	0	0	1.46
D11 BLACK CREEK SIGNATURE	Douglstown	350308-0100	11-Jul-16		138	181	121	14	46	14.74
D12 ROYAL RIDGE	Ridgeway/Thunder Bay	350308-0101	07-Nov-16		14	39	0	12	27	2.61
D13 FORT ERIE HILLS	Bridgeburg	350308-0120	01-May-17		137	900	30	134	736	19.2631
D14 LU LONG PING Ph 2 (Fmr. Spears Garden Ph2)	High Pointe	350308-0104	26-Feb-18		8	7	7	0	0	0.425
D15 SOUTHRIDGE MEADOWS	Ridgeway/Thunder Bay	350308-0117	14-Sep-19		58	58	4	54	0	2.24
D15 PEACE BRIDGE VILLAGE PHASE 2	Garrison	305308-0111	04-Jun-20		47	88	38	0	50	4.34
TOTALS					772	1779	507	214	1058	136.2181
8.3 YEARS SUPPLY OF UNITS IN DRAFT APPROVED PLANS										

Active Plans in Process

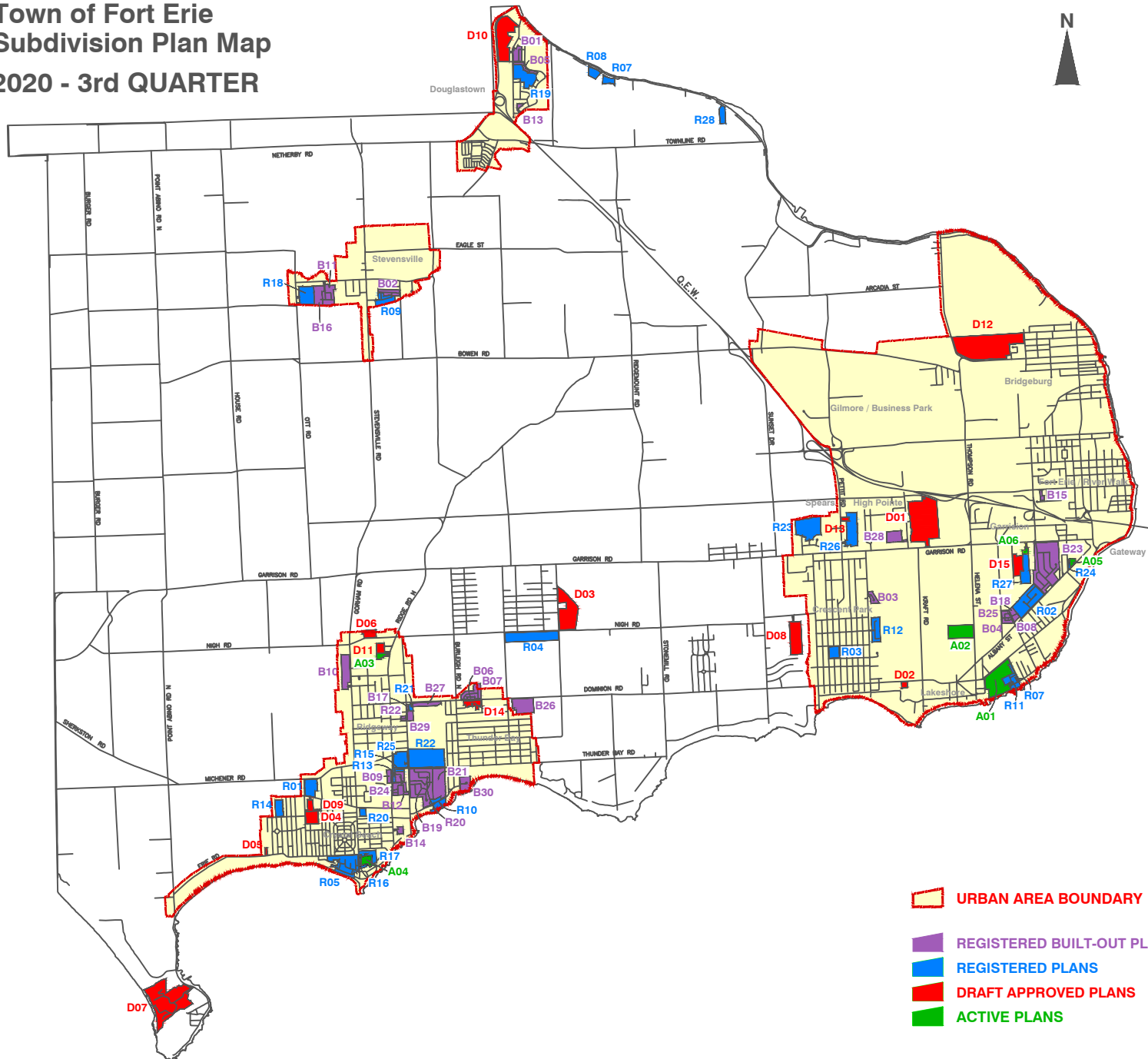
Active Plans simply refer to Draft Plan applications currently in the process for Council consideration. Peace Bridge Village Phase 3 (condominium) was added to the Active Plans list in July. Presently, the available supply of residential lots in Active Plans of Subdivision is equal to 3.5 years using the 5 year rolling average of 215 units/year of absorption.

Table 4										
Q3 2020 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 Harbortown 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 Royal Ridge Ph.2	Ridgeway-Thunder Bay	350308-112	24-Dec-18	8	47	1	6	40	1.35	
A04 South Coast Village Condominium	Crystal Beach	350303-0027	07-Apr-20	9	73			73	2.5	
A05 Brydgeview Townhouse Ocondominium	Garrison	350303-0031	08-Apr-20	6	26			26	0.79	
A06 Peace Bridge Village Phase 3 (Condo)	Garrison	350303-0032	17-Jul-20	5	24			24	0.91	
TOTALS				180	758	113	127	518	14.38	
THE AMOUNT OF UNITS IN PROCESS WOULD REPRESENT AN ADDITIONAL SUPPLY OF 3.5 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 2020 - 3rd 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

REGISTERED PLANS

- R01 Jetmar Subdivision
- R02 Garrison Village II
- R03 Daytona Park Acres
- R04 Country Squire Estates
- R05 Crystal Beach Tennis & Yacht Club
- R06 Neye Plan I
- R07 Erie Beach IA
- R08 Neye Plan II
- R09 Hill Estates South
- R10 Ridgeway Shores Phase 1
- R11 Erie Beach Phase IB
- R12 Brian Street
- R13 Bay Ridge Crossing Phase I
- R14 Bay Beach Woods
- R15 Bay Ridge Crossing Phase III
- R16 South Coast Village (Phase I)
- R17 South Coast Village (Phase II)
- R18 Village Creek (Phase III)
- R19 River Trail Estates (Phase II)
- R20 Parklane Place
- R21 Deerwood Lane (Phase II Condo)
- R22 The Oaks at 6 Mile Creek
- R23 High Pointe Subdivision
- R24 Brydgeview Phase 1
- R25 Crystal Ridge Landing
- R26 Lu Long Ping (Phase I) (formerly Spears Garden Pk1)
- R27 Peace Bridge Subdivision (Phase I)
- R28 River Lea Estates (Condo)

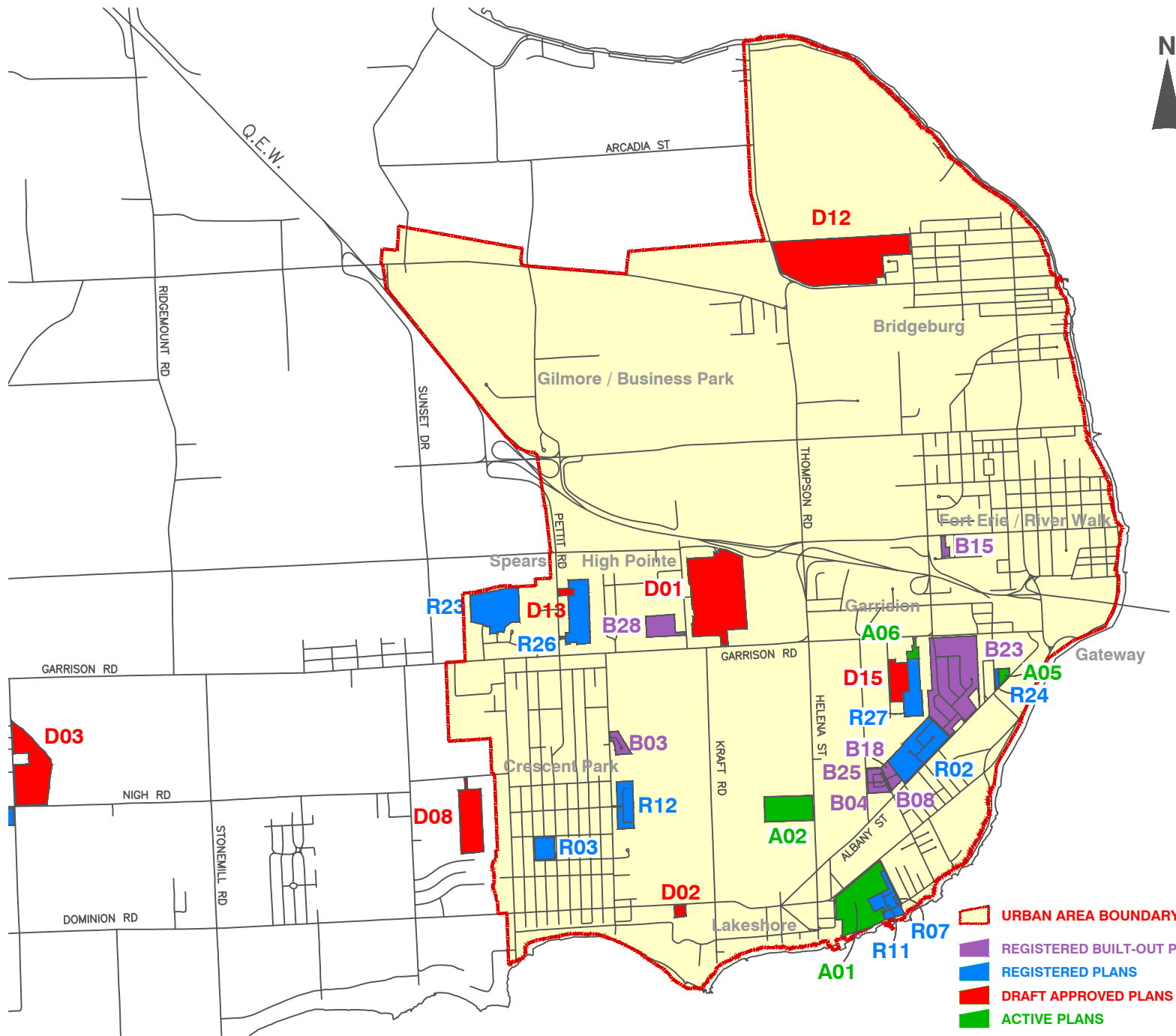
DRAFT APPROVED PLANS

- D01 Alliston Woods
- D02 Kettle Court
- D03 Hershey Estates
- D04 Schooley Road Condominiums
- D05 Hazelwood Condominiums
- D06 Creekside Estates
- D07 Abino Dunes
- D08 Nigh Road Subdivision
- D09 Elizabeth Road Subdivision (formerly Dorset Plan)
- D10 Black Creek Signature
- D11 Royal Ridge
- D12 Fort Erie Hills
- D13 Lu Long Ping (Phase II)
- D14 Southridge Meadows
- D15 Peace Bridge Village Phase 2

ACTIVE PLANS (Not Draft Approved)

- A01 Harbourtown Village
- A02 613 Helena
- A03 Royal Ridge Phase 2
- A04 South Coast Village Phase 3 (Condo)
- A05 Brydgeview Townhouse Phase 2 (Condo)
- A06 Peace Bridge Village Phase 3 (Condo)

Town of Fort Erie - Subdivision Plan Map 2020 - 3rd QUARTER EAST REGION



REGISTERED BUILT-OUT PLANS

- B01 Douglas-on-the-Parkway
- B02 Hill Estates North
- B03 Crescent Farm Extension 1
- B04 Victoria Village Phase I
- B05 River Trail Estates 2 Phase I
- B06 North Ridge Meadows Phase I
- B07 North Ridge Meadows Phase II
- B08 Wellington Court Condominiums Phase I
- B09 Henry-Browne
- B10 Beaver Creek Estates
- B11 Village Creek Estates Phase I
- B12 Bay Ridge Crossing Phase II
- B13 River Trail Condominiums
- B14 Shorebreeze Condominiums
- B15 Hagey Avenue Condominiums
- B16 Village Creek Estates Phase II
- B17 Deerwood Lanes Phase I
- B18 Lexington Court Condominiums
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- B28 Spears Road Estates
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REGISTERED PLANS

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- R17 South Coast Village (Phase II)
- R18 Village Creek (Phase III)
- R19 River Trail Estates (Phase II)
- R20 Parklane Place
- R21 Deerwood Lane (Phase II Condo)
- R22 The Oaks at 6 Mile Creek
- R23 High Pointe Subdivision
- R24 Brydview
- R25 Crystal Ridge Landing
- R26 Lu Long Ping (Phase I) (Formerly Spears Garden Pk.)
- R27 Peace Bridge Subdivision (Phase 1)
- R28 River Lea Estates (Condo)

DRAFT APPROVED PLANS

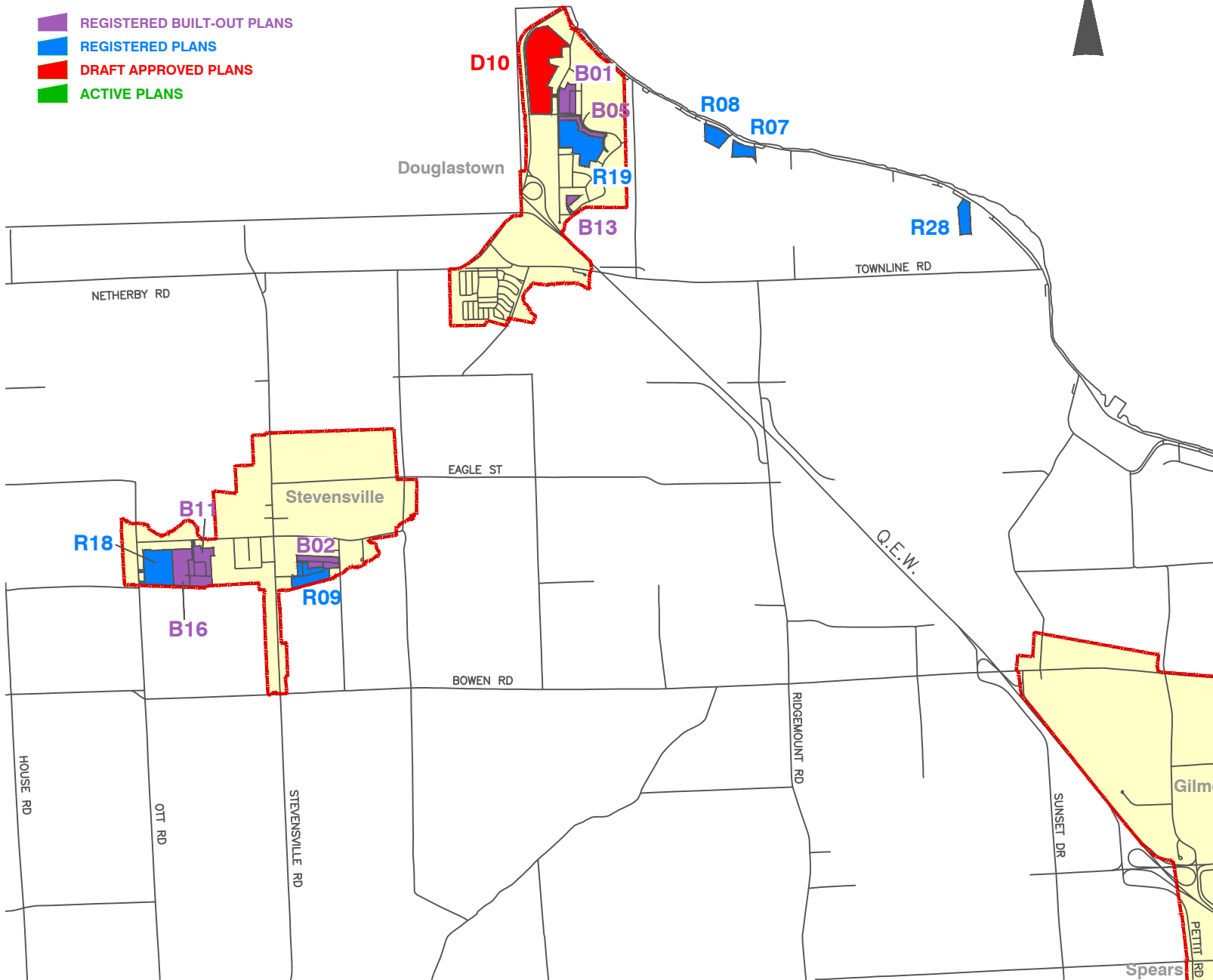
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- D05 Hazelwood Condominiums
- D06 Creekside Estates
- D07 Abino Dunes
- D08 Nigh Road Subdivision
- D09 Elizabeth Road Subdivision (Formerly Doublet Plan)
- D10 Black Creek Signature
- D11 Royal Ridge
- D12 Fort Erie Hills
- D13 Lu Long Ping (Phase II)
- D14 Southridge Meadows
- D15 Peace Bridge Village Phase 2

ACTIVE PLANS (Not Draft Approved)

- A01 Harbortown Village
- A02 613 Helena
- A03 Royal Ridge Phase 2
- A04 South Coast Village Phase 3 (Condo)
- A05 Brydview Townhouse Phase 2 (Condo)
- A06 Peace Bridge Village Phase 3 (Condo)

Town of Fort Erie - Subdivision Plan Map 2020 - 3rd QUARTER NORTH REGION

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



REGISTERED BUILT-OUT PLANS

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- 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)
- R30 Burleigh South

REGISTERED PLANS

- R01 Jetmar Subdivision
- R02 Garrison Village II
- R03 Daytona Park Acres
- R04 Country Squire Estates
- R05 Crystal Beach Tennis & Yacht Club
- R06 Neye Plan I
- R07 Erie Beach IA
- R08 Neye Plan II
- R09 Hill Estates South
- R10 Ridgeway Shores Phase 1
- R11 Erie Beach Phase IB
- R12 Brian Street
- R13 Bay Ridge Crossing Phase I
- R14 Bay Beach Woods
- R15 Bay Ridge Crossing Phase III
- R16 South Coast Village (Phase I)
- R17 South Coast Village (Phase II)
- R18 Village Creek (Phase III)
- R19 River Trail Estates (Phase II)
- R20 Parklane Place
- R21 Deerwood Lane (Phase II Condo)
- R22 The Oaks at 6 Mile Creek
- R23 High Pointe Subdivision
- R24 Brydgeview
- R25 Crystal Ridge Landing
- R26 Lu Long Ping (Phase I) (formerly Spears Garden Ph.I)
- R27 Peace Bridge Subdivision (Phase 1)
- R28 River Lea Estates (Condo)

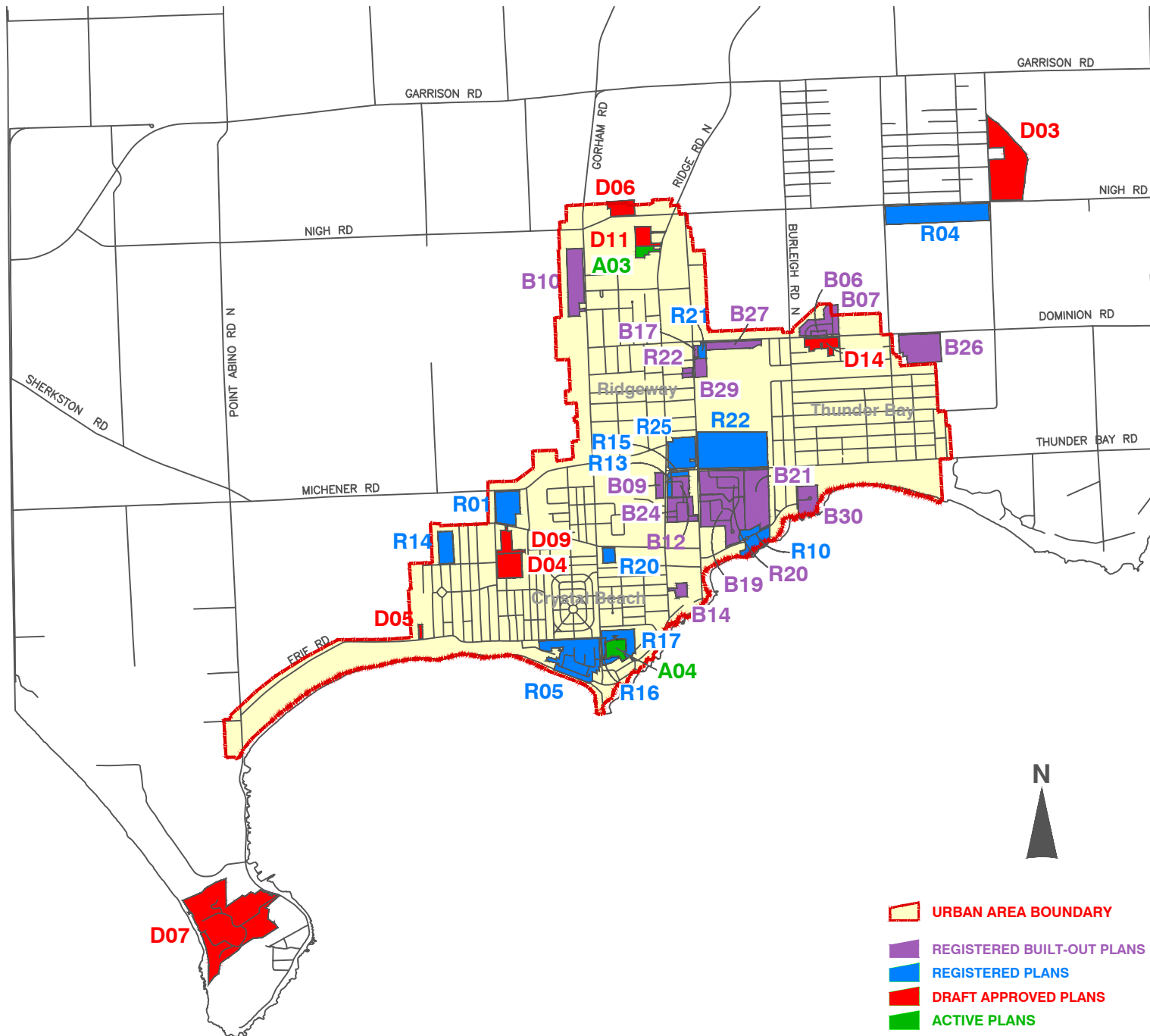
DRAFT APPROVED PLANS

- D01 Alliston Woods
- D02 Kettle Court
- D03 Hershey Estates
- D04 Schooley Road Condominiums
- D05 Hazelwood Condominiums
- D06 Creekside Estates
- D07 Abino Dunes
- D08 Nigh Road Subdivision
- D09 Elizabeth Road Subdivision (formerly Doublet Plan)
- D10 Black Creek Signature
- D11 Royal Ridge
- D12 Fort Erie Hills
- D13 Lu Long Ping (Phase II)
- D14 Southridge Meadows
- D15 Peace Bridge Village Phase 2

ACTIVE PLANS (Not Draft Approved)

- A01 Harbourtown Village
- A02 613 Helena
- A03 Royal Ridge Phase 2
- A04 South Coast Village Phase 3 (Condo)
- A05 Brydgeview Townhouse Phase 2 (Condo)
- A06 Peace Bridge Village Phase 3 (Condo)

Town of Fort Erie - Subdivision Plan Map 2020 - 3rd 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
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- R28 River Lea Estates (Condo)

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

SECTION B – 2020 Q3 – PERMIT ACTIVITY, INDUSTRIAL, COMMERCIAL & INSTITUTIONAL

INDUSTRIAL, COMMERCIAL & INSTITUTIONAL PERMIT ACTIVITY – 2020 Q3

This section provides a brief summary for the third quarter of 2020. 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. Staff may add some comments, but in doing so, are intending only to draw attention to certain figures, trends or variations that may be of interest to Council or stakeholders reviewing this report.

Industrial Q2

The third quarter of 2020 saw one permit issued for New Industrial with a value of \$100,000. In addition, three permits were issued for Addition/Renovation/Alterations with a permit value of \$1,035,000

Commercial Q2

Commercial activity in the third quarter of 2020 came in the way of 9 permits under the category of renovations/additions/alterations with a permit value of \$1,720,000 and three permits for New Commercial with a permit value of \$850,000

Institutional Q2

Activity in the Institutional Sector saw one permit issued in Q3 of 2020. This permit was for \$50,000. In addition, two additional permits with a value of \$20,000 were issued for additions/alterations for the addition of two classroom portables.

SUMMARY PERMIT VOLUMES & ESTIMATED VALUE – Q3

Table 5 provides the sum totals of each permit category covering the period July 1, 2020 to September 30, 2020. The table breaks down the entire quarter's permits into various categories to assist in quick dissemination of volumes and values. The report also includes the two prior years Q3 activity for direct comparison of the recent history.

SECTION B – 2020 Q3 – PERMIT ACTIVITY, INDUSTRIAL, COMMERCIAL & INSTITUTIONAL

TABLE 5

Q3 PERMIT VOLUMES AND ESTIMATED VALUES						
CLASSIFICATION	2020		2019		2018	
	NO. OF PERMITS Q3 ONLY	ESTIMATED VALUE \$	NO. OF PERMITS Q3 ONLY	ESTIMATED VALUE \$	NO. OF PERMITS Q3 ONLY	ESTIMATED VALUE \$
Total Value of all New Dwellings	86	\$36,352,800	70	\$27,245,800	79	\$17,148,300
New Single Family Dwellings	54	\$21,160,800	61	\$24,975,800	19	\$7,601,000
New Two Family Dwellings	0	\$0	2	\$700,000	0	\$0
New Multi-Unit Dwellings/Apartments/Towns	32	\$15,192,000	7	\$1,570,000	60	\$9,547,300
Res. Add. Alt. & Repairs	49	\$2,025,600	48	\$3,214,900	37	\$1,200,000
Garages & Carports	11	\$392,000	12	\$319,700	13	\$559,100
Accessory Buildings	4	\$41,500	9	\$99,200	10	\$135,000
Swimming Pools	15	\$442,700	14	\$310,900	19	\$414,100
Farm Buildings	0	\$0	1	\$54,000	0	\$0
Model Homes	0	\$0	0	\$0	0	\$0
Commercial Business						
New	3	\$850,000	1	\$60,000	2	\$675,000
Additions, Alterations, Etc.	9	\$1,720,000	6	\$655,000	18	\$5,083,800
Industrial						
New	1	\$100,000	0	\$0	1	\$8,000,000
Additions, Alterations, Etc.	3	\$1,035,000	1	\$70,000	1	\$1,000,000
Institutional & Gov't						
New	1	\$50,000	1	\$60,000	8	\$1,303,100
Additions, Alterations, Etc.	2	\$20,000	1	\$10,000	4	\$880,000
Demolitions	9	\$71,100	10	\$67,000	14	\$468,400
Plumbing	6	\$1,345,300	6	\$134,000	8	\$739,600
Other (sign, tent, tank, etc;)	8	\$41,975	16	\$11,000	9	\$24,100
TOTALS	293	\$44,487,975	196	\$32,311,500	223	\$37,630,500

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 third quarter of 2020 did not see any permits that resulted in the collection of Town development Charges. Regional DC's were collected for the commercial permit on Erie Road in the amount of \$5,717.80, but no Town DC's were collected on this permit because the property is located in an exemption area. A permit was issued in the Q3 for a commercial permit on Erie Road, and the development charges will be collected in the next quarter.

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 C – 2020 Q3 – BY-LAW ENFORCEMENT REPORT

BY-LAW ENFORCEMENT - Q3 2020

This section provides statistics related to the volume of complaints and actions the Town's By-law Enforcement Officers are experiencing for the information of Council and the general public. **Table 6** provides a look at the previous 7 years and year-to-Date (YTD) are also provided for general information. **Table 7** provides a more detailed breakdown of the types and volumes of complaints filed, which vary from quarter to quarter. The previous year's (2019) Q3 is provided as **Table 8** for comparison. Table 9 indicates the percentage of new calls for service during the Q3 period.

It is worth noting that in a span of only 8 years, the number of By-law calls for service have effectively doubled in volume and are now topping 1000+ per year.

Table 6	
TOTAL CALLS FOR SERVICE 2013-2020	
2013 (YE)	522
2014 (YE)	580
2015 (YE)	675
2016 (YE)	837
2017 (YE)	937
2018 (YE)	961
2019 (YE)	1164
2020 YTD	1265
Total Complaints	6941

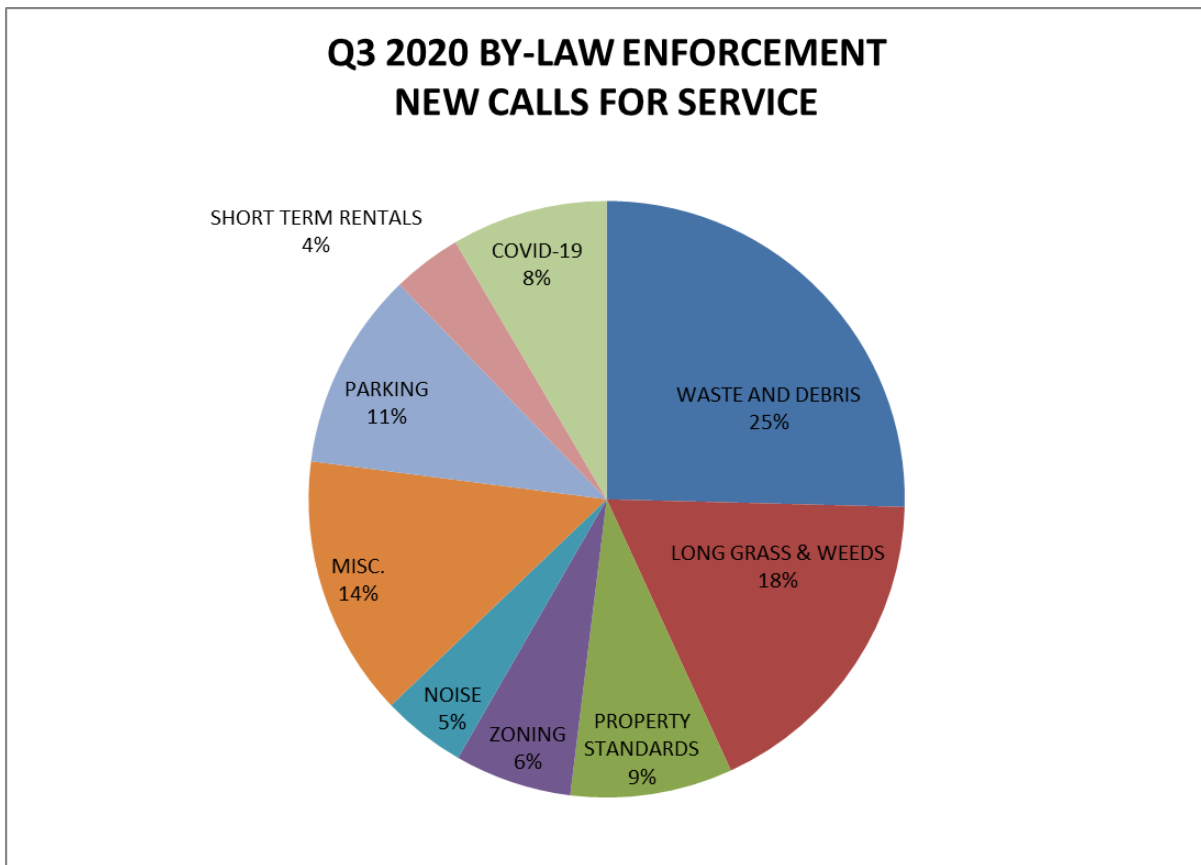
Table 7				
By –Law Enforcement Quarterly Statistics July 1 to September 30, 2019 Q3 - 2020				
BY-LAW	Calls Carried Over from Q2 - 2020	New Calls for Service	Resolved Calls	Pending Calls
WASTE AND DEBRIS	39	156	125	70
LONG GRASS & WEEDS	39	109	131	17
ZONING	13	39	31	21
NOISE	0	28	27	1
PROPERTY STANDARDS	82	54	44	92
MISCELLANEOUS	49	87	87	49
COVID-19 RELATED	4	52	56	0
PARKING	9	66	75	0
SHORT TERM RENTALS	0	23	18	5
TOTAL	235	614	594	255

SECTION C – 2020 Q3 – BY-LAW ENFORCEMENT REPORT

Table 8

By –Law Enforcement Quarterly Statistics July 1 to September 30, 2019 Q3 - 2019				
BY-LAW	Calls Carried Over from Q2 - 2019	New Calls for Service	Resolved Calls	Pending Calls
WASTE AND DEBRIS	39	66	80	25
LONG GRASS AND WEEDS	66	114	160	20
ZONING	12	17	16	13
NOISE	10	26	26	10
PROPERTY STANDARDS	57	55	68	44
MISCELLAENOUS	40	61	72	29
TOTAL	224	339	422	141

Graph 9



SECTION C – 2020 Q3 – BY-LAW ENFORCEMENT REPORT

Parking Violations

In the 2020 Q3, 932 penalty notices were issued compared to 235 in the 2019 Q3 parking tickets issued the same time last year. The number of tickets issued in the 2020 Q3 exceeds the total number of penalty notices issued in the year of 2019.

