



Planning and Development Services

Prepared for: Regular Council

Report: PDS-52-2024

Meeting Date: August 12, 2024

1. Title

PDS 2024 First Quarter (Q1) Development-Building-Planning-By-law Status Report

2. Recommendations

That: Council receives Report PDS-52-2024 regarding development, building and by-law statistical reporting for information purposes, and further

That: Council directs staff to forward a copy of Report PDS-52-2024 to Regional Niagara Planning and Development Services, the District School Board of Niagara and the Niagara Catholic District School Board.

3. Relation to Council's Corporate Strategic Plan

Priority: Sustainable and managed growth

Initiative: 3.1.4: Managed growth in a responsible manner by determining and responding to the impacts of legislation (i.e. Bill 23 and Bill 109 on growth, more impact on taxpayers, and fees to support growth).

4. List of Stakeholders

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

5. Purpose of Report

The purpose of this report is to provide data for the 2024 first quarter (Q1) and performance relative to subdivision, building permit, planning application intake and by-law activity and volumes, and to further provides comparative information to assist in assessing and illustrating the activity.

This report tracks and examines the residential, commercial, industrial and institutional building permit activity, related development charge information, planning application activity and the Town's By-law Enforcement caseload by way of quarterly and year-end status reports.

This report assists staff in monitoring new development and intensification occurring throughout

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

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

6. Analysis

The information supplied in this report will be used to generate data for the annual Statistical Reporting requirements and the Financial Information Return for the municipality. **Appendix 1** provides statistical information pertaining to the first quarter (Q1) building permit, planning application and by-law enforcement activity. The Report provides the aforementioned data for the Planning and Development Services Department including statistical information and is divided into the following 3 sections:

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

SECTION A: BUILDING

2024 First-Quarter (Q1) Building Permit Overview:

The Building Department issued a total of 171 building permits in the first quarter of 2024 totaling an estimated construction value of \$40.9 million, an increase when compared to the 147 building permits issued in Q1-2023 with an estimated construction value of \$40.8 million. This attributes to a 16.3% increase in issued building permits in Q1-2024 compared to Q1-2023. Historically, the number of issued permits tends to be lower in the first quarter compared to all other quarters, staff are interested to see if an increased first quarter will serve as an indicator that all other quarters will experience an increase in issued permits throughout the 2024-year.

In breaking down the Q1-2024 data further by "building permit type", of the total 171 permits issued the top-ranking categories were:

1. Additions/Alterations/Other Improvements – 83 permits, totalling 48% of the total issued permits
2. New Residential Construction – 48 permits, totalling 28% of the total issued permits
3. Commercial Construction – 12 permits, totalling 7% of the total issued permits

Table 1 of **Appendix 1** to this report further illustrates the 2024 first-quarter permit volume and estimated values.

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

Residential Dwelling Permit Report Q1-2024 (Section A of Appendix “1”)

New Residential Permit Overview

Commencing this first quarter of 2024, staff have initiated that issued “accessory dwelling unit” (ADU) permits are to be identified within their own category for tracking and monitoring purposes. The Town is observing an increase in accessory dwelling units following *Bill 23: More Homes Built Faster Act, 2022*, coming into affect which enabled property owners to add up to two additional units on properties with single detached, demi-detached or townhouse dwellings without requiring a zoning by-law amendment. Given the new legislative permissions and increase in accessory dwelling units within the Town, staff perceive that ADU permits should be identified separately as opposed to being classified as they historically have been with apartment dwelling units.

In Q1-2024, the Building Department issued a total of 49 new residential building permits which resulted in a total of 50 new residential units with an estimated construction value of \$24.8 million.

The first quarter of 2024 saw a slight increase in residential permits compared to the first quarter of 2023 (44 permits), however the total permits issued still falls below the residential permit spike of both the first and second quarters of 2021 and 2022 following the Covid-19 pandemic. Historically, residential permit issuance tends to be lower in the first quarter compared to all other quarters, however last year saw a notable decrease in residential permits across all quarters. Last years’ decrease can likely be attributed to increased interest rates and a slowed housing market. Staff are interested to see what the remaining quarters of 2024 will bring now that interest rates have levelled and the housing market begins to pick up. Table 2 of **Appendix 1** to this report illustrates the first quarter residential permit volume from 2020 to 2024.

In breaking down the residential data further by neighbourhood for the first quarter, it can be noted that the highest number of residential permits were issued within the Garrison and Ridgeway/Thunder Bay Neighbourhoods which each accounted for 30.6% of all issued residential building permits. Crystal Beach Neighbourhood comes in second at 8.2% followed by Bridgeburg, Crescent Park, Douglastown and the Rural Areas each accounting for 6.1% of issued permits, and lastly Fort Erie, Lakeshore and Spears/High Pointe each accounting for 2.0% of all issued residential building permits. Across the last few years, new residential permit activity has been dominated by development in the Ridgeway-Thunder Bay Neighbourhood and can be more closely attributed to the building-out and issuance of permits for The Oakes at Six Mile Creek subdivisions however, similarly to Q4-2023, Q1 saw a number of residential townhouse permits issued for the building-out of the Peace Bridge Village Phase 3 plan of condominium which explains the increase in permits in the Garrison Neighbourhood. Table 3 and Figure 3 of **Appendix 1** to this report illustrates the distribution of residential permit data by neighbourhood.

It is important to recognize that the number of permits issued does not always coincide with the number of units created. A permit issued for an apartment building could result in numerous dwelling units, while a permit for a single detached dwelling with an accessory apartment could result in two dwelling units. In terms of the 2024 first quarter statistics for new residential dwellings, the 49 permits issued consisted of 13 single detached dwellings, 10 semi-detached dwellings, 15 townhomes, 2 apartment units and 10 accessory apartment dwelling units. Of the aforementioned 49 permits issued, 50 new residential units were created. Figure 4 of **Appendix 1** to this report portrays the first quarter statistical data for residential new construction by type.

Industrial / Commercial / Institutional (ICI) Permit Activity and Development Charge Collections Q1-2024 (Section B of Appendix 1)

Due to exemption changes within the new Development Charges By-law this report will now identify Regional and Town development charges collected amongst applicable categories.

The value of Industrial/Commercial/Institutional (ICI) construction in Q1-2024 was approximately \$9.8 million

Industrial

Industrial permit activity was average during the first quarter of 2024, with 3 permits issued for a value of \$6.3 million, compared to 3 permits in the first quarter of 2023 for a value of \$5.4 million.

No industrial permits triggered development charges within the first quarter of 2024 as 2 permits were Regional submissions which are exempt from DC's and the third was an agricultural submission which is also exempt from development charges.

Commercial

Q1-2024 saw a creditable amount of commercial permit activity with a total of 11 commercial permits issued for a total estimated value of \$3.4 million similarly to Q1-2023 which saw 13 permits drawn for a total value of \$914,850. The increased value is significant of the new construction permit issued for the McDonalds Restaurant on Gorham Road (\$1.6 million) and new retail complex on Gorham Road (\$814,310). Of the 12 commercial permit issued in the first quarter, 9 were for renovations/additions/alterations and 3 were for new construction.

In the first quarter of 2024, one commercial permit triggered Regional and Town DC's for a total of \$7,101.31 in municipal development charges paid and \$164,630.40 in Regional DC's.

Institutional

The first quarter of 2024 saw 4 institutional related permits drawn for a total estimated value of \$1.2 million following no institutional permit activity in Q1-2023. All institutional permits drawn in the first quarter were for renovations/additions/alterations.

SECTION B: PLANNING AND DEVELOPMENT

In years prior, statistical reporting of Development Planning Application volume, with the exception of active, draft and registered plan of subdivision inventory has not been included within this report. As the number of development applications continue to increase across the most recent years, staff began tracking planning application volume in 2022 within this report to allow benchmarks to be established for future departmental planning. This report quantifies the amount of pre-consultation, minor variance, consent, site plan, official plan amendment, zoning by-law amendment, deeming by-law and removal of part lot control applications and will continue to measure plan of subdivision and condominium inventory. Further, with new legislative requirements brought into force by Bill 109 and Bill 23 which have tightened timelines on planning applications, the tracking of this data proves to be beneficial when assessing staffing resources required to meet the legislative deadlines. It should be noted, since the

deadlines came into force in July 2023, the Town of Fort Erie Development Division has managed to meet all legislative required deadlines for affected development applications.

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

In the first quarter of 2024, the Development Planning division received a total of 74 applications. The number of applications by type received in descending order are as follows: pre-consultation (21), consent (20), minor variance (19), zoning by-law amendment (5), plan of subdivision (3), site plan (3), official plan amendment (2) and plan of condominium (1). The first quarter of 2024 turned out 6 less development application submissions when compared to the first quarter of 2023 which saw 80 development application submissions. Figure 5 of **Appendix 1** to this report illustrates the application volume by type for the first quarter of 2024.

Across the most recent years, the Planning Department has seen a significant increase in the number of development applications received. In March 2024, the Regional Municipality of Niagara released a report which summarized that the Town of Fort Erie submitted the highest number of development applications when compared to the 11 other local municipalities. The Town of Fort Erie submitted 216 development applications to the Region for review followed by Lincoln (139), Niagara Falls (134) and Niagara-on-the-Lake (118). Figure 6 of **Appendix 1** to this report illustrates the total applications by municipality submitted to the Regional Municipality of Niagara for all of 2023. Further, the Regional report also identifies Fort Erie as submitting the second largest number of pre-consultation applications (104 pre-consultation applications), falling behind the City of Niagara Falls (113 pre-consultation applications).

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

Subdivision/Condominium Plan Registrations

With respect to subdivision plans registering in this first quarter, there were none. Subdivision registration had slowed from 2020 to 2023 but picked up again last year with 4 registrations made. At the end of Q1-2024 there were 1335 potential units available in Registered Plans which equates to 5.49 years available supply of residential lots in Registered Plans of Subdivision using the 5-year rolling construction of average of 242.8 units per year of absorption. Table 4 and 5 included in **Appendix 1** provide the statistical information on built-out Registered Plans of Subdivision and Registered Plans of Subdivision with remaining units.

Draft Plans of Subdivision

The first quarter of 2024 saw two new draft plans receive approval from Council.

Present supply provides for 2460 new residential units in approved Plans of Subdivision with a healthy mix of 596 detached, 184 semi-detached and 1680 multiple unit dwellings (towns & apartments).

Presently, the available supply of residential lots in Draft Approved Plan of Subdivision is equal to 10.1 years using the 5-year rolling construction average of 242.8 units per year of absorption.

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

Active Plans

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

There are nine active plans cited in Table 7 of **Appendix 1**.

The nine plans represent a total of 388 residential units. This includes townhome units making up 295 of those dwellings, in addition to 93 single detached units. Presently, the available supply of residential units in Active Plans of Subdivision is equal to 1.6 years' using the 5-year rolling average of 242.8 units/year of absorption.

Residential Inventory

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

The absorption rate used in determining how long these supplies will last is generated using the previous 60 months (5 years) worth of building permits issued to generate an average. The average is adjusted quarterly to produce an ongoing or rolling average covering a consistent 60 month period. If permit activity increases, the amount of years' worth of supply reflects this with a decrease. Currently, the average residential inventory is 242.8 units per year absorption.

At the time of reporting on this 2024 first-quarter, using the current average for annual absorption (242.8), the respective inventories are as follows:

- Registered Plans - 1335 units at 242.8 units/year = 5.49 years' worth of supply;
- Draft Approved – 2460 units at 242.8 units/year = 10.1 years' worth of supply;
- Active Plans – 388 units at 242.8 units/year = 1.6 years' worth of supply.

In general terms, the Town is in a healthy and comfortable position with its current inventory for residential supply reflected primarily by the 5.49 years' worth of supply in Registered Plans of Subdivision and 10.1 years' worth of supply in Draft Approved Plans of Subdivision.

SECTION C: BY-LAW ENFORCEMENT

By-law Overview

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

In the first quarter of 2024, By-law Enforcement received a total of 326 new calls for service with 100 calls carried over from Q4-2023. By-law Enforcement was able to resolve 76% of the total

calls for service of the 326 new calls and 100 carried over calls. New calls for service are down by approximately 9.6% when compared to the first quarter of 2023.

Table 8 of **Appendix 1** shows the total number of calls for service across various categories.

In Q1-2024, Lot Maintenance By-law calls represented 31% of the total calls for service surpassing all other categories. In descending order, Other Miscellaneous calls represented 18% of calls followed by Traffic By-law/Parking calls (15%), Dead/Damaged Trees (11%), Property Standards (9%), Zoning (6%), Noise and Nuisance By-law (5%), Drainage (3%), Short Term Rental Calls (2%) and Long Grass and Weeds (1%).

Breakdowns of By-law Enforcement activity for the first quarter of 2024 are found in **Section C of Appendix 1** to this report which conveys the volumes under various headings found as Table 8 and Figure 7.

A more detailed breakdown of By-law Enforcement activity for the 2024 first quarter can be found in Table 16 and Figure 12 under Section C of **Appendix 1** to this report.

Parking Violations

By-law Enforcement Staff issued a total of 118 parking tickets in the first quarter of 2024 which is a significant increase when compared to the 51 parking tickets in the first quarter of 2023. A seasonal By-law Enforcement Officer joined the Town during the second quarter and will continue through the third quarter, being able to assist the enforcement team with the influx of parking and long grass and weed complaints for the summer season.

Overall 2024 First Quarter (Q1) Summary (Building, By-law Enforcement, Planning)

The first quarter of 2024 was strong for commercial permits and typical in terms of the residential, industrial and institutional sectors. The residential sector saw a slight decrease in issued residential permits when compared to Q1-2023 and the residential permit spikes of the first quarters of 2021 and 2022. With registered lot inventories at a comfortable level, staff anticipate residential permit issuance to remain constant as the market responds with sales, however, with increased interest rates staff are curious to see if the activity and sales will be impacted.

Overall building permit activity is up with a total of 171 permits issued with a permit value of \$40.9 million. This is an increase from the previous year's Q1-2023 where there were a total of 147 permits issued with a value of \$40.8 million. This attributes to a 16.3% increase in issued building permits in Q1-2024 compared to Q1-2023.

Planning and Development Services saw a decent number of development applications received in Q1-2024 with a total of 74 applications received and processed. The number of development applications received has decreased slightly when compared to the 80 applications received and processed in Q1-2023. Across the most recent years, Planning Department has seen a significant increase in the number of development applications received. In March 2024, the Regional Municipality of Niagara released a report which summarized that the Town of Fort Erie submitted the highest number of development applications when compared to the 11 other local municipalities. Further, the Town of Fort Erie is in a healthy and comfortable position with the current inventory for residential supply of 5.49 years' worth in Registered Plans of Subdivision and 10.1 years' worth in Draft Approved Plans of Subdivision which is in line with the 2020 Provincial Policy Statement requirement of a maintained 3-year supply.

In Q1-2024, By-law Enforcement received a significant number of new calls for service for a total of 326 new calls and 100 calls carried over from 2023. The number of By-law calls for service have quadrupled in volume across a span of the past 10-years and are continuing on a steady incline. Moreover, parking violation ticket issuance has doubled in Q1-2024 when compared to Q1-2023 with a total of 118 parking tickets issued compared to 51 tickets in 2023. By-law Enforcement staff are working diligently to stay on top of the increasing calls while also maintaining parking and beach road allowance patrols.

Overall, the first quarter of 2024 although not record breaking, speaks to the continued increased growth and development within Fort Erie by the overall volume of permits, applications and calls across the Building, Planning and Development and By-law Enforcement divisions. Some slightly decreased volumes within the Building and Planning divisions were recognized however not enough to under estimate the increased growth of the Town. Further, the number of planning and development applications within the Town when compared to all other 11 Regional municipalities also speaks to the continued increased growth and development within Fort Erie. The overall volume of applications and calls across the Building, Planning and Development and By-law Enforcement divisions illustrate a prosperous community and that the Town of Fort Erie is growing at an exponential rate as reflected by the data provided herein. As the Town continues to grow, staff will continue to monitor data trends and strive to meet the needs of the community.

7. Financial, Staffing and Accessibility (AODA) Implications

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

8. Policies Affecting Proposal

N/A

9. Comments from Departments, Community and Corporate Partners

Planning, Building and By-law divisions were consulted during preparation of this report. Statistical information relating to each division was provided by staff members who maintain statistics used to monitor and project activity in their relative areas of responsibility. The information conveyed is purely of a statistical nature for Council, stakeholder and public consumption.

10. Alternatives

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

11. Conclusion

Planning staff collect the information being reported for their continued monitoring and growth management purposes. The report is made available for public distribution to interested

persons, organizations and governments for benchmarking new construction activity in our Residential and IC&I sectors and recording its monetary value.

12. Report Approval

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Submitted by:
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Director, Planning and Development Services

Approved by:
Chris McQueen, MBA
Chief Administrative Officer

13. Attachments

Appendix 1 – 2024 Q1 Building, Development and By-law Statistical Summary
Appendix 2 – 2023 Regional Development Application Monitoring Report

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



2024 FIRST QUARTER (Q1)



June 2024

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

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

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POPULATION

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

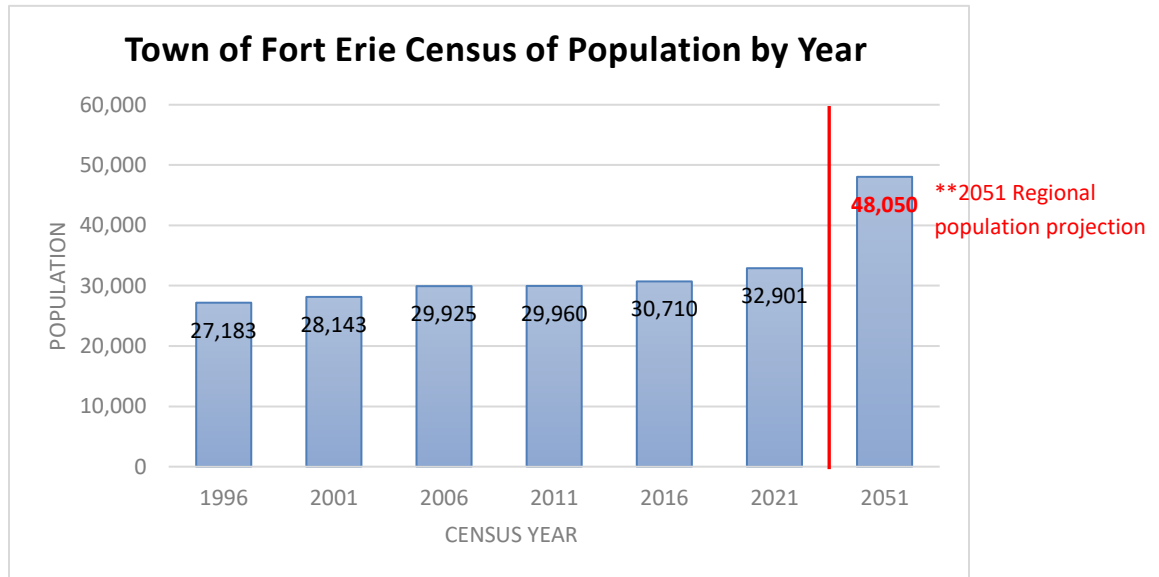


Figure 1 Source: Statistics Canada Census Information & 2051 Regional Projected Population

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

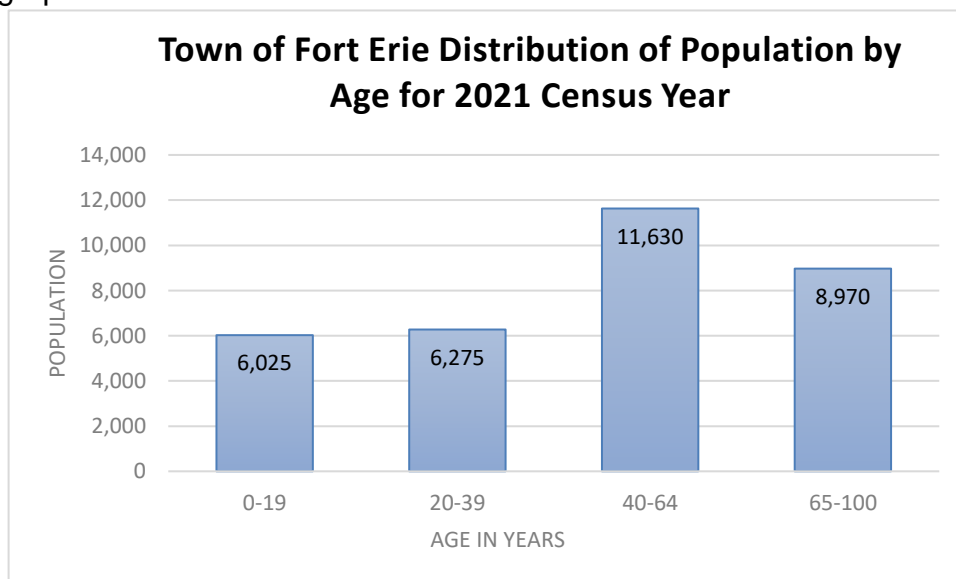


Figure 2 Source: Statistics Canada

SECTION A: BUILDING – 2024 FIRST QUARTER (Q1)

2024 First Quarter Building Permit Overview

The Building Department issued a total of 171 building permits in the first quarter of 2024 totaling an estimated construction value of \$40.9 million

Summary of Permit Volumes & Estimated Value – First Quarter 2024 (Q1)

Table 1 provides the volumes and estimated construction values for Q1-2024 broken down by category.

2024-Q1 Permit Values	Q1 PERMIT VOLUMES AND ESTIMATED VALUES	
	CLASSIFICATION	2024
		NO. OF PERMITS Q1 ONLY ESTIMATED VALUE \$
	Total Value of all New Dwellings	49 \$24,864,550.00
	New Single Detached Dwellings	13 \$9,683,000.00
	New Semi-Detached Dwellings	10 \$3,833,400.00
	New Multi-Unit Dwellings/Apartments/Towns	16 \$9,795,000.00
	New Accessory Dwelling Units	10 \$1,553,150.00
	Res. Add. Alt. & Repairs	9 \$3,160,000.00
	Garages & Carports	6 \$280,200.00
	Accessory Buildings	
	Swimming Pools	4 \$204,000.00
	Farm Buildings *	
	Model Homes	
	Commercial Business	
	New	2 \$2,414,310.00
	Additions, Alterations, Etc.	9 \$1,054,830.00
	Industrial	
	New	3 \$6,343,190.00
	Additions, Alterations, Etc.	
	Institutional & Gov't	
	New	
	Additions, Alterations, Etc.	4 \$1,183,500.00
	Demolitions	11 \$118,000.00
	Plumbing	1 \$300.00
	Other (sign, tent, tank, etc;)	73 \$1,355,600.00
	TOTALS	171 \$40,978,480.00

Table 1: Q1-2024 permit volume and estimated values

New Residential Construction – Fourth Quarter 2024 (Q1)

The Building Department issued a total of 49 new residential building permits which resulted in a total of 50 new residential units with an estimated construction value of \$24.8 million in Q1-2024.

The first quarter of 2024 saw a slight increase in residential permits compared to the first quarter of 2023 (44 permits), however the total permits issued still falls below the residential permit spike of both the first and second quarters of 2021 and 2022 following the Covid-19 pandemic. Historically, residential permit issuance tends to be lower in the first quarter compared to all other quarters, however last year saw a notable decrease in residential permits across all quarters. Last years' decrease can likely be attributed to increased interest rates and a slowed housing market. Staff are interested to see what the remaining quarters of 2024 will bring now that interest rates have levelled and the housing market begins to pick up. **Table 2** below, illustrates the first quarter residential permit volume from 2020 to 2024.

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

Table 2: 2020 to 2024 First Quarter Residential Permit Volume

New Residential Construction By Neighbourhood

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

1. Garrison and Ridgeway/Thunder Bay
2. Crystal Beach
3. Bridgeburg, Crescent Park, Douglastown

Table 3 and **Figure 3** on the following page illustrate the distribution of new residential permits issued in each neighbourhood in the first quarter of 2024.

<i>Neighbourhood</i>	<i>NEW CONSTRUCTION - RES.</i>	<i>PERCENTAGE</i>
Bridgeburg	3	6.1%
Business Park/ Gilmore	0	0.0%
Crescent Park	3	6.1%
Crystal Beach	4	8.2%
Douglastown	3	6.1%
Fort Erie	1	2.0%
Garrison	15	30.6%
Gateway	0	0.0%
Kraft	0	0.0%
Lakeshore	1	2.0%
Ridgeway/Thunder Bay	15	30.6%
Spears/High Pointe	1	2.0%
Stevensville	0	0.0%
Walden	0	0.0%
Rural Areas	3	6.1%
TOTAL	49	100%

Table 3: Q1-2024 Distribution of Residential Permits by Neighbourhood

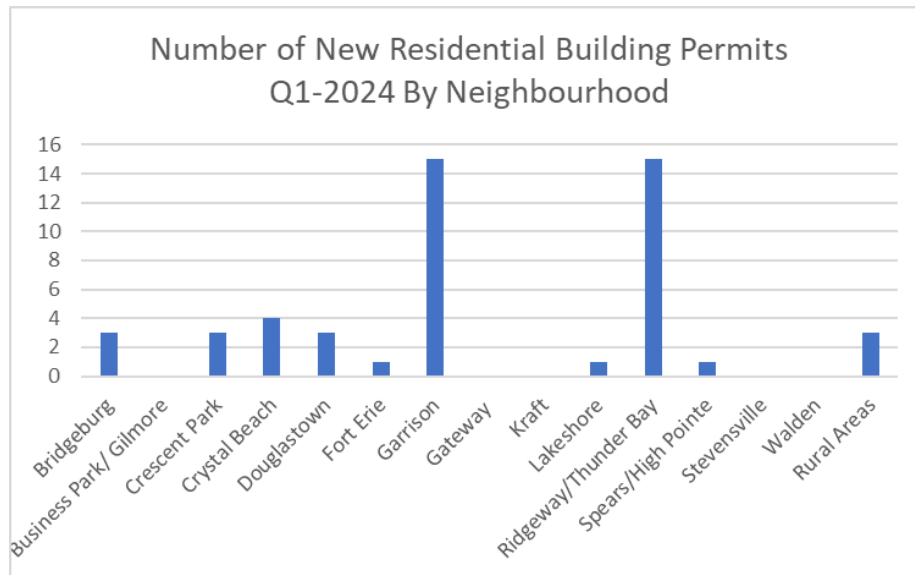


Figure 3: Q1-2024 Distribution of Residential Permits by Neighbourhood

Residential New Construction By Type

In terms of the 2024 first quarter statistics for new residential dwellings, the 49 permits issued consisted of 13 single detached dwellings, 10 semi-detached dwellings, 15 townhomes, 2 apartment units and 10 accessory apartment dwelling units. Of the aforementioned 49 permits issued, 50 new residential units were created. **Figure 4** below illustrates the year-end distribution of new residential building permits by type.

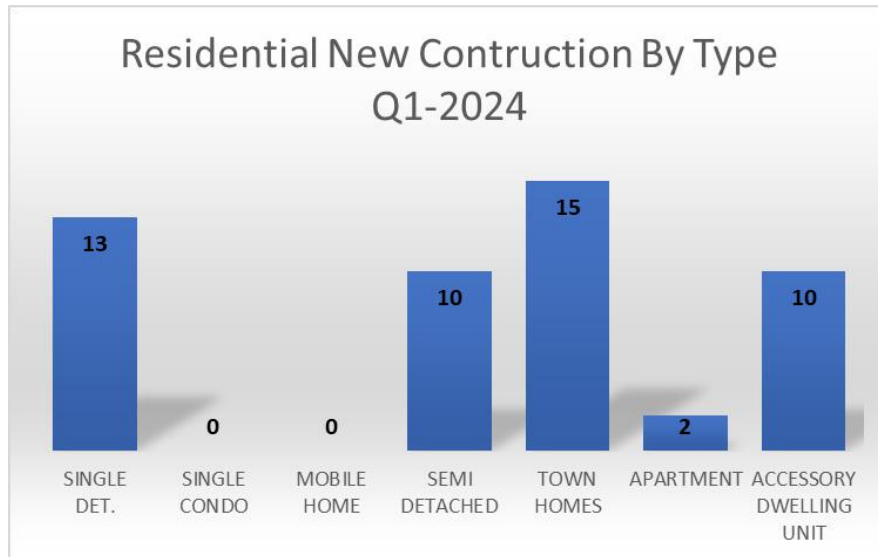


Figure 4: 2024 First Quarter Distribution of Residential Permits

Industrial, Commercial & Institutional Permit Activity and Development Charge Collection – Q1-2024

The value of Industrial/Commercial/Institutional (ICI) construction in Q1-2024 was approximately \$9.8 million.

Industrial

Industrial permit activity was average during the first quarter of 2024, with 3 permits issued for a value of \$6.3 million, compared to 3 permits in the first quarter of 2023 for a value of \$5.4 million.

No industrial permits triggered development charges within the first quarter of 2024 as 2 permits were Regional submissions which are exempt from DC's and the third was an agricultural submission which is also exempt from development charges.

Commercial

Q1-2024 saw a creditable amount of commercial permit activity with a total of 11 commercial permits issued for a total estimated value of \$3.4 million similarly to Q1-2023 which also saw 13 permits drawn for a total value of \$914,850. The increased value is significant of the new

construction permit issued for the McDonalds Restaurant on Gorham Road (\$1.6 million) and new retail complex on Gorham Road (\$814,310). Of the 12 commercial permit issued in the first quarter, 9 were for renovations/additions/alterations and 3 were for new construction.

In the first quarter of 2024, one commercial permit triggered Regional and Town DC's for a total of \$7,101.31 in municipal development charges paid and \$164,630.40 in Regional DC's.

Institutional

The first quarter of 2024 saw 4 institutional related permits drawn for a total estimated value of \$1.2 million following no institutional permit activity in Q1-2023. All institutional permits drawn in the first quarter were for renovations/additions/alterations.

SECTION B: PLANNING & DEVELOPMENT - 2024 FIRST QUARTER (Q1)

Development Planning Applications – First Quarter 2024 (Q1):

In the first quarter of 2024, the Development Planning division received a total of 74 applications. **Figure 5** below illustrates the statistical information for first quarter application volume by type. **Figure 6** on the following page depicts the number of development applications submitted to the Regional Municipality of Niagara in 2023 by municipality.

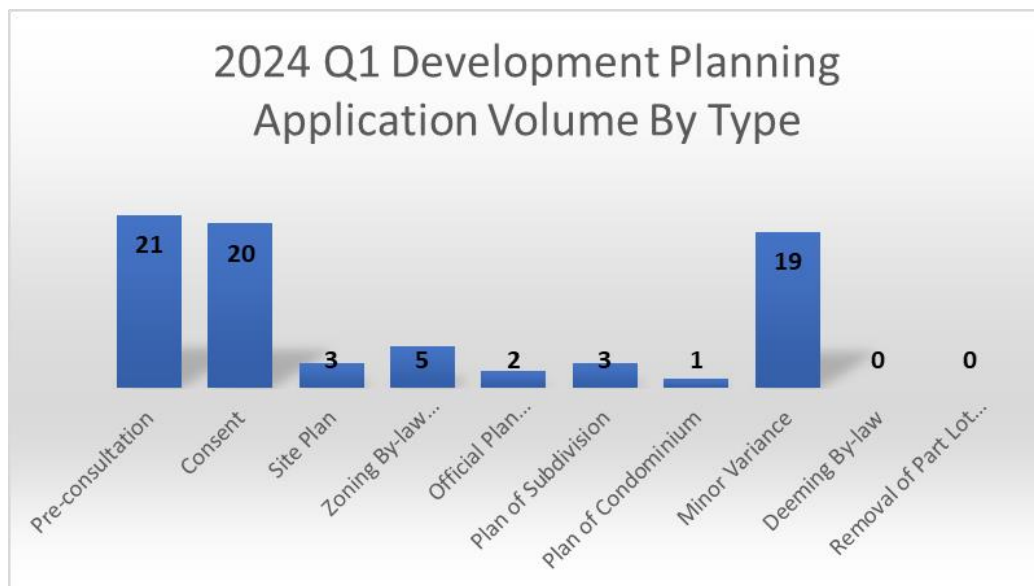


Figure 5: Q1-2024 Development Planning Application Volume

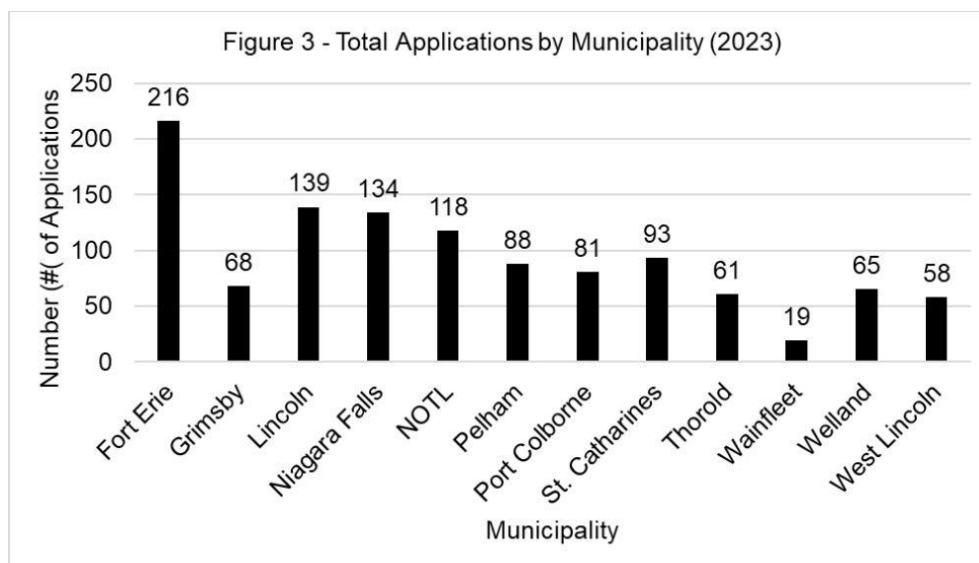


Figure 6: 2023 Development Applications Submitted to the Regional Municipality of Niagara by Municipality

Land Supply

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

Registered Plans of Subdivision

With respect to subdivision plans registering in this first quarter, there were none. Subdivision registration had slowed from 2020 to 2023 but picked up again last year with 4 registrations made. At the end of Q1-2024 there were 1335 potential units available in Registered Plans which equates to 5.49 years available supply of residential lots in Registered Plans of Subdivision using the 5-year rolling construction of average of 242.8 units per year of absorption.

Table 4 on the following page provides the statistical information on built-out (pink) Registered Plans. **Table 5** provides the statistical information on Registered Plans with inventory yet to receive permits (blue).

2024 Q1 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-15-2000-0	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-15-04-0	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-15-09-0	2018-07-09	1	51	0	0	0	0	0
B30 BURLEIGH SOUTH PLAN	Ridgeway/Thunder Bay	M-287	26T-		14	14	0	0	0	0	0
B31 NEYE PLAN PHASE II	Rural Area	M-267	26T-91011	1999-06-21	4	4	0	0	0	0	0
B32 DAYTONA PARK ACRES	Crescent Park	M-155	26T-85019	1989-03-10	15	15	0	0	0	0	0
B33 DEERWOOD LANE PHASE 2 (CONDO.)	Ridgeway/Thunder Bay	NSVLC 140/59M-397	26CD-15-10-0	2018-06-14	5	18	0	0	0	0	0
B34 ERIE BEACH PHASE 1A	Lakeshore	M-263	26T-94005	1999-02-08	6	12	0	0	0	0	0

Table 4: 2024 Q1 Built Out Registered Plans of Subdivision

	Plan Name	Neighbourhood	Reg'd	Reg'l File No.	Date of Reg'n	# of Lots/Blocks	# of Units	Vacant Lots/Blocks	Potential Units	Vacant Single-Det.	Vacant Semi-Det. Units	Vacant Multiple Units
REGISTERED WITH UNITS REMAINING												
R01	JETMAR SUBDIVISION	Crystal Beach	M-65	26T-74259	1978-02-07	49	49	43	16	16	0	0
R02	GARRISON VILLAGE PHASE II	Garrison	M-84	26T-74019	1979-11-26	65	150	6	8	4	0	4
R03	COUNTRY SQUIRE ESTATES I	Rural Area	M-172	26T-78024	1990-03-08	11	11	2	2	2	0	0
R04	CRYSTAL BEACH Y & T CLUB	Crystal Beach	M-208	26T-91012	1993-04-07	169	169	32	30	30	0	0
R05	NEYE PLAN PHASE I	Outside of Urban Area	M-209	26T-91011	1993-12-09	2	2	1	1	1	0	0
R07	HILL ESTATES SOUTH	Stevensville	M-303	26T-	2002-11-18	36	36	1	1	1	0	0
R06	RIDGEWAY SHORES PHASE 1	Ridgeway/Thunder Bay	M-304	26T-15-9801	2002-12-18	16	16	2	1	1	0	0
R08	ERIE BEACH PHASE 1B	Lakeshore	M-319	26T-94005	2004-03-31	39	46	3	3	3	0	0
R09	BRIAN STREET DEVELOPMENT	Crescent Park	M-BRI	N/A	N/A	46	46	10	9	9	0	0
R10	BAY RIDGE CROSSING 1	Crystal Beach	M-337	26T-15-03-02	2005-07-15	10	10	2	2	2	0	0
R11	BAY BEACH WOODS	Crystal Beach	M-349	26T-15-9803	2006-08-04	32	32	13	9	9	0	0
R12	BAY RIDGE CROSSING PHASE 3	Crystal Beach	M-363	26T-15-03-02	2007	1	9	1	1	1	0	0
R13	SOUTH COAST VILLAGE PHASE 1	Crystal Beach	59M-415	26T-15-09-01	2014-12-12	2	11	2	2	2	0	0
R14	SOUTH COAST VILLAGE PHASE 2	Crystal Beach	59M-430	350308-0087	2016-10-13	48	128	2	83	1	0	82
R15	VILLAGE CREEK ESTATES PHASE 3	Stevensville	59M-438	350308-0099	2017-05-17	59	73	17	9	7	0	2
R16	RIVER TRAIL PHASE 2	Douglastown-Black Creek	59M-451	350308-0042.2	2018-01-25	89	89	33	19	19	0	0
R17	PARKLANE PLACE	Crystal Beach	59M-452	350309-0095	2018-04-25	6	22	4	4	0	2	2
R18	THE OAKS AT 6 MILE CREEK	Ridgeway/Thunder Bay	NSVLCP 149/59M-455	350308-0085	2018-06-28	80	122	57	48	16	7	25
R19	HIGH POINTE SUBDIVISION	High Pointe	59M-459	26T-15-02-02	2018-08-14	114	139	33	25	9	0	16
R20	BRYDGEVIEW (Fmr. King Albany)	Gateway (Garrison)	59M-464	26T-15-0801	2018-11-28	6	42	2	26	0	0	26
R21	CRYSTAL RIDGE LANDING	Ridgeway/Thunder Bay	59M-465	26T-15-2005-0	2018-12-12	72	72	10	8	8	0	0
R22	LU LONG PING Phase 1 (Fmr. Spears Garden)	Separs-High Pointe	59M-469	26T-85022	2019-05-02	82	103	82	103	76	0	27
R23	PEACE BRIDGE VILLAGE Phase 1	Garrison	59M-470	26T-15-06-02	2019-05-03	70	100	5	12	4	0	8
R24	RIVER LEA ESTATES	Rural Area	NSVLCP 148	350303-0016	2019-01-29	4	3	2	2	2	0	0
R25	PEACE BRIDGE VILLAGE PHASE 3 CONDO.	Garrison	59M-470	350303-0032	2019-05-03	1	15	1	15	0	0	15
R26	BLACK CREEK SIGNATURE	Douglastown	59M-483	350308-0100	2020-12-03	138	181	172	144	94	7	43
R27	KETTLE COURT	Lakeshore	59M-490	350308-0067	2021-05-27	12	12	12	7	7	0	0
R28	PEACE BRIDGE VILLAGE PHASE 2	Garrison	59M-488	350308-0111	2021-03-25	47	88	88	40	11	0	29
R29	SOUTH COAST VILLAGE PHASE 3 CONODO.	Crystal Beach	59M-430	350303-0027	2020-11-09	9	73	9	38	0	0	38
R30	ROYAL RIDGE	Ridgeway/Thunder Bay	59M-506	350308-0101	2022-10-03	14	39	14	35	0	10	25
R31	HAZELWOOD CONDOMINIUMS	Crystal Beach		350309-0293		2	12		12	0	0	12
R32	ALLISTON WOODS	Spears	59M-516	26T-15-00-02	2023-04-25	177	334	117	334	170	0	134
R33	HABOURTOWN AT ERIE BEACH	Lakeshore	59M-519	350308-0108	2023-07-26	74	232	74	232	55	2	175
R34	SOUTHRIDGE MEADOWS	Ridgeway/Thunder Bay	59M-521	350308-0117	2023-09-22	54	54	47	47	3	44	0
R35	726 GORHAM ROAD	Ridgeway/Thunder Bay	59M-523	350308-0125	2023-12-14	8	7	7	7	7	0	0
	TOTALS					1644	2527	906	1335	570	72	663
	denotes Registered Built-out		5.49 YEAR SUPPLY OF UNITS IN REGISTERED PLANS									
	denotes Registered/Units Remaining											

Table 5: 2024 Q1 Registered Plans of Subdivision With Inventory

Draft Approved Plans of Subdivision

The first quarter of 2024 saw two new draft plans receive approval from Council.

Present supply provides for 2460 new residential units in approved Plans of Subdivision with a healthy mix of 596 detached, 184 semi-detached and 1680 multiple unit dwellings (towns & apartments).

Presently, the available supply of residential lots in Draft Approved Plan of Subdivision is equal to 10.1 years using the 5-year rolling construction average of 242.8 units per year of absorption.

Table 6 on the following page provides the details on the present Draft Approved Subdivision inventory.

Q1-2024 DRAFT APPROVED PLANS											
DRAFT APPROVED PLANS OF SUBDIVISION											
	Plan Name	Neighbourhood	File No	Draft Approval	Redline Approved	# of Residential Lots/Bks	# of Units	Single-Det. Units	Semi-Det. Units	Multiple Units	Site Area (ha)
D01	HERSHEY ESTATES	Rural Area	26T-15-99-02	12-Jan-01	2003-09-15	17	17	17	0	0	14.30
D02	SCHOOLEY ROAD CONDOMINIUMS	Crystal Beach	350303-006	11-Sep-06		53	53	0	0	53	3.94
D03	CREEKSIDE ESTATES	Ridgeway/Thunder Bay	26T-15-05-	11-Apr-11		31	31	31	0	0	2.43
D04	ABINO DUNES CONDOMINIUM	Point Abino	350308-040/D12-040			27	27	27	0	0	32.97
D05	NIGH ROAD SUBDIVISION	Rural Area	350308-0077	Mar-08		19	19	19	0	0	9.57
D06	ELIZABETH ST. SUBDV. (Fmr. Dantini Plan)	Crystal Beach	350308-0082			28	28	28	0	0	3.18
D07	FORT ERIE HILLS	Bridgeburg	350308-0120	01-May-17		137	900	30	134	736	19.26
D08	ALISTON WOODS PHASE II	Spears	350308-0058-3	03-May-17		102	218	98	0	120	
D09	LU LONG PING Ph 2 (Fmr. Spears Garden Ph2)	High Pointe	350308-0104	26-Feb-18		8	7	7	0	0	0.43
D10	BRIDGEVIEW TOWNHOUSE CONDOMINIUM	Garrison	350303-0031	22-Mar-21		6	26	0	0	26	0.79
D11	ROYAL RIDGE PH 2	Ridgeway/Thunder Bay	350308-112	08-Mar-21		8	47	1	6	40	1.35
D12	PEACE BRIDGE VILLAGE PHASE 3 (CONDO)	Garrison	350303-0032	09-Aug-21		1	24	0	0	24	0.91
D13	294 GORHAM ROAD & 3819 HIBBARD (CONDO)	Ridgeway/Thunder Bay	350309-535 & 350303-034	14-Feb-22		2	19	0	0	19	1.20
D14	3285 THUNDER BAY ROAD	Ridgeway/Thunder Bay	350308-0122	30-May-22		41	41	41	0	0	4.60
D15	726 GORHAM	Ridgeway/Thunder Bay	350309-0543/350308-0125	11-Jul-22		8	7	7	0	0	0.68
D16	0-10972 SEYMOUR AVENUE	Spears	350308-0126	03-Oct-22		8	8	8	0	0	0.17
D17	315 & 350 GARRISON ROAD CONDOMINIUM	Gateway	350303-0035	12-Dec-22		2	36	0	0	36	1.24
D18	SPRING CREEK ESTATES	Douglastown-Black Cr.	350309-540/350308-123	12-Dec-22		77	225	54	16	155	8.68
D19	PEACE BRIDGE VILLAGE PHASE 4	Garrison	350302-0127 & 350309-0544	16-Jan-23		37	67	31	0	36	2.64
D20	CRESCENT ACRES (0-10747 KRAFT ROAD)		350309-0553	08-May-23		95	220	67	8	145	10.68
D21	SHAYNE AVENUE SOUTH		350308-0124	24-Apr-23		23	23	23	0	0	1.56
D22	SHAYNE AVENUE N - CRESCENT PARK ESTATES		350308-0128	29-May-23		22	22	22	0	0	1.50
D23	613 Helena Street	Kraft	350308-107	08-May-23		23	128	0	4	124	8.14
D24	0-10417 WALDEN BLVD	Walden	350308-132	02-Oct-23		3	13	0	2	11	0.37
D25	BLACK CREEK SIGNATURE PHASE 2	Douglastown-Black Cr.	350308-0100	06-Nov-23		94	94	80	0	14	0.55
D26	3458 BLACK CREEK ROAD	Douglastown-Black Cr.	350308-0130, 350309-0559	06-Nov-23		8	8	0	2	6	0.24
D27	1101 DIPIETRO STREET	Walden	350308-0134	06-Nov-23		3	18	0	0	18	0.45
D28	1211-1237 PETTIT ROAD	Spears-High Pointe	350308-133	15-Jan-24		27	98	5	12	81	3.83
D29	315 & 0-350 GARRISON ROAD SUBDIVISION	Gateway	350308-0135	29-Jan-24		6	36	0	0	36	1.24
	TOTALS					916	2460	596	184	1680	136.90
10.1 YEARS SUPPLY OF UNITS IN DRAFT APPROVED PLANS											

Table 6: Q1-2024 Draft Approved Subdivision Inventory

Active Plans in Process

Active Plans simply refers to subdivision applications currently in the process for Council consideration. Presently, the available supply of residential units in Active Plans of Subdivision is equal to 1.6 years' supply using the 5-year rolling average of 242.8 units/year of absorption.

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

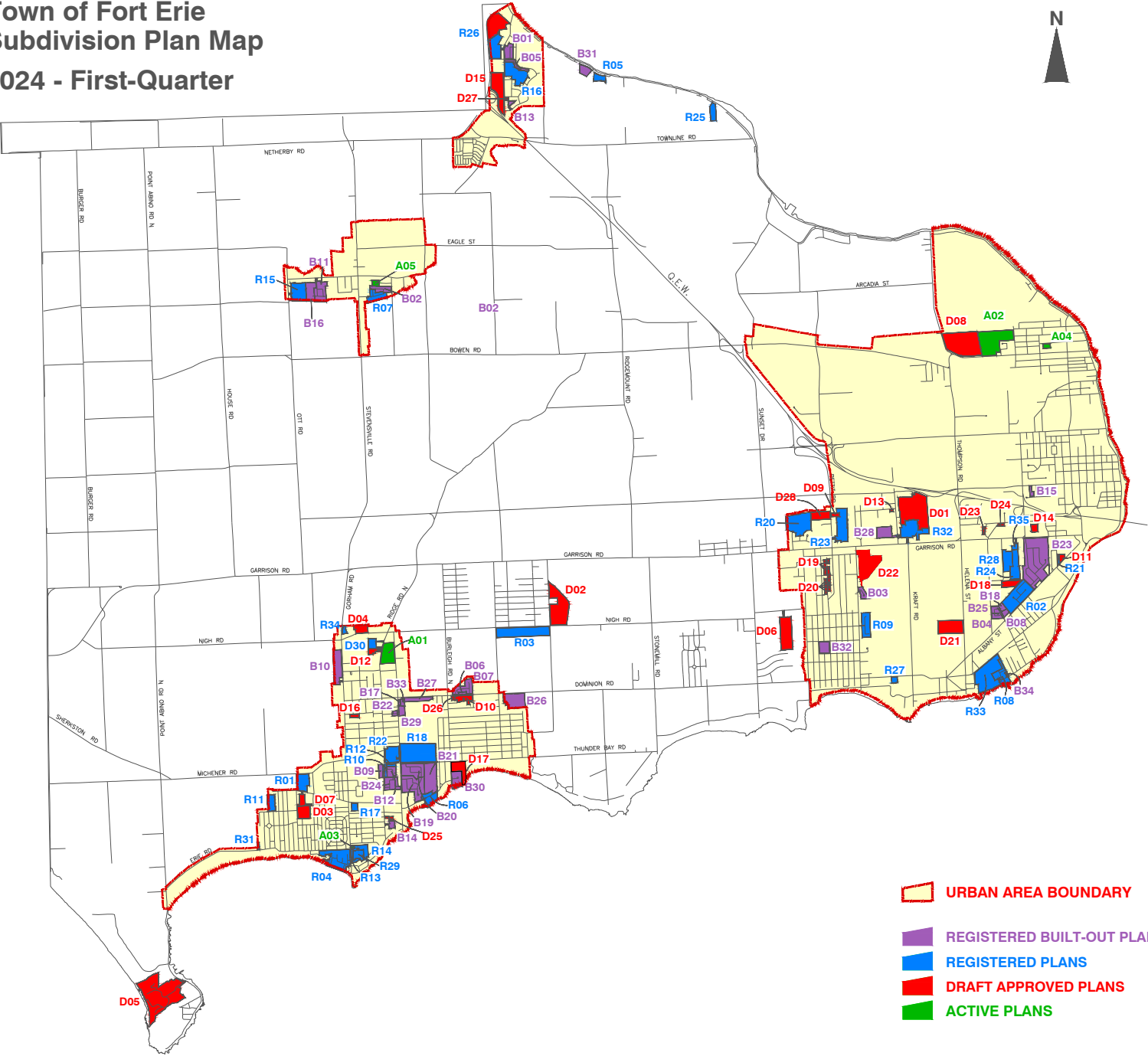
2023 YEAR-END - ACTIVE PLANS											
ACTIVE PLANS OF SUBDIVISION (NOT DRAFT APPROVED)											
	Plan Name	Neighbourhood	Reg/Town File No	Submission Date		# of Lots/ Blocks	# of Units	Single-Det. Lots	Semi-Det. Units	Multiple Units	Site Area (ha)
A01	2649 Stevensville Road					90	90	41	0	49	5.346
A02	986 Ridge Road North		350309-0505			3	3	3	0	0	5.63
A03	576 Ridge Road N					54	119	49	0	70	5.19
A04	272 Ridge Road S		350309-0554			3	18	0	0	18	0.54
A05	3303 Dominion Road		35309-0569			3	13	0	0	13	0.41
A06	412 Ridgeway Road Condo.					1	11	0	0	11	0.567
A07	576 Ridge Road - Block 50 (Condo)			15-Feb-24		1	70	0	0	70	2.065
A08	255 Emerick Avenue			21-Feb-24		1	35	0	0	35	0.85
A09	0-14166 Hendershot Drive			22-Mar-24		7	29	0	0	29	1.005
	TOTALS					163	388	93	0	295	17.683
THE AMOUNT OF UNITS IN PROCESS WOULD REPRESENT AN ADDITIONAL SUPPLY OF 1.6 YEARS WORTH OF DWELLINGS UNDER CURRENT 5 YEAR ROLLING AVERAGE											

Table 7: Q1-2024 Active Plans of Subdivision

Subdivision Maps

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

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



REGISTERED BUILT-OUT PLANS

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

REGISTERED PLANS

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

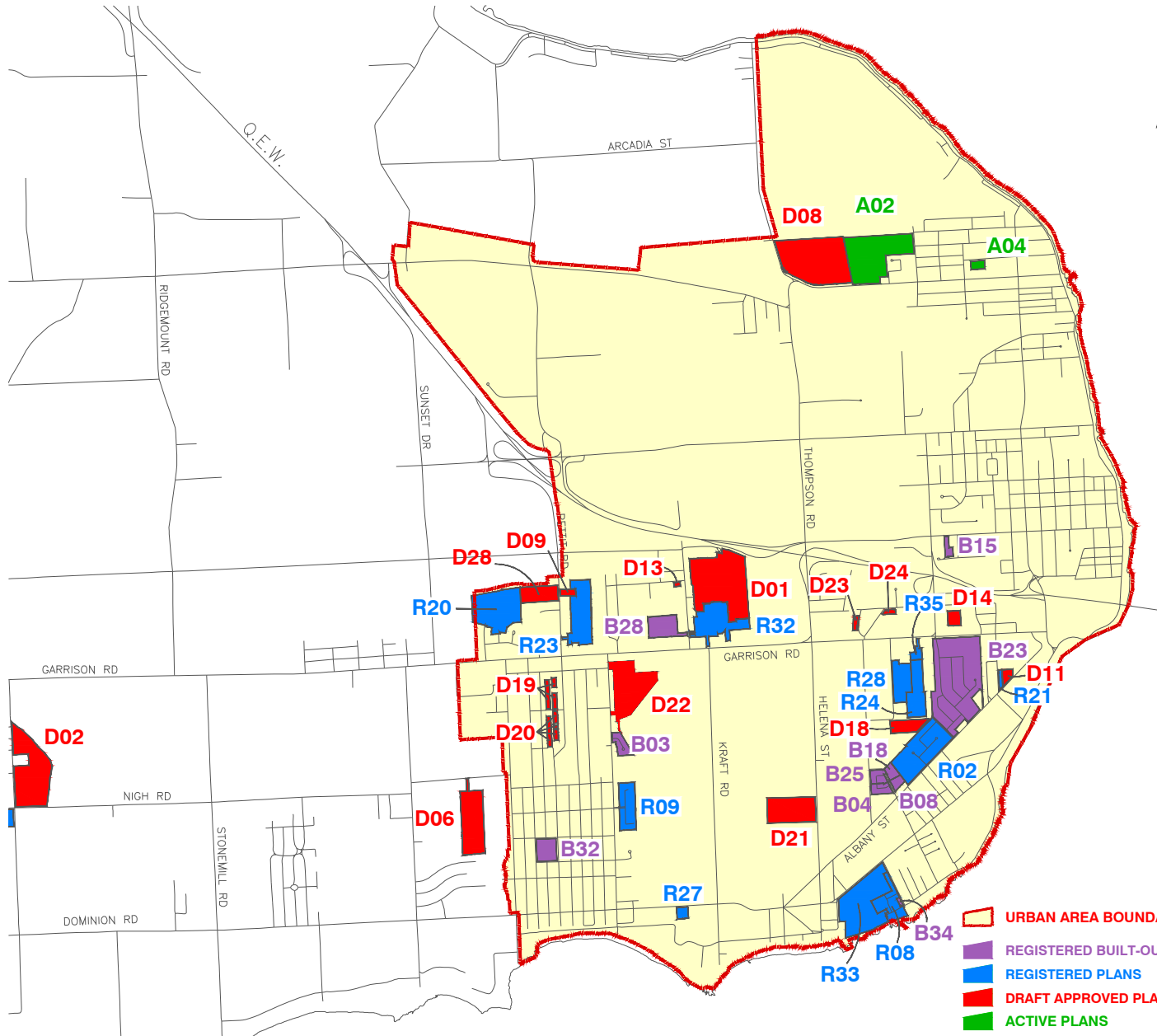
DRAFT APPROVED PLANS

- D01 Alliston Woods Ph. 2
- D02 Hershey Estates
- D03 Schooley Road Condominiums
- D04 Creekside Estates
- D05 Abino Dunes
- D06 Nigh Road Subdivision
- D07 Elizabeth Road Subdivision
- D08 Fort Erie Hills
- D09 Lu Long Ping (Phase II)
- D10 Southridge Meadows
- D11 Brydgeview Townhouse Phase 2 Condominium
- D12 Royal Ridge Phase 2
- D13 0-10972 Seymour Avenue
- D14 315 & 350 Garrison Road
- D15 Spring Creek Estates
- D16 294 Gorham & 3819 Hibbard (Condo)
- D17 3285 Thunder Bay Road
- D18 Peace Bridge Village Ph. 4
- D19 Crescent Park Acres
- D20 Shayne Avenue South
- D21 613 Helena Street
- D22 Crescent Acres
- D23 1101 DiPietro Street
- D24 0-10417 Walden Boulevard
- D25 272 Ridge Road South
- D26 3303 Dominion Road
- D27 3458 Black Creek Road
- D28 1211-1237 Pettit Road

ACTIVE PLANS (Not Draft Approved)

- A01 576 Ridge Road North
- A02 Fort Erie Hills East
- A03 412 Ridgeway Road
- A04 255 Emerick Avenue
- A05 0-14166 Hendershot Drive

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



REGISTERED BUILT-OUT PLANS

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

REGISTERED PLANS

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

DRAFT APPROVED PLANS

- D01 Alliston Woods Ph. 2
- D02 Hershey Estates
- D03 Schooley Road Condominiums
- D04 Creekside Estates
- D05 Abino Dunes
- D06 Nigh Road Subdivision
- D07 Elizabeth Road Subdivision
- D08 Fort Erie Hills
- D09 Lu Long Ping (Phase II)
- D10 Southridge Meadows
- D11 Brydgetown Townhouse Phase 2 Condominium
- D12 Royal Ridge Phase 2
- D13 0-10972 Seymour Avenue
- D14 315 & 350 Garrison Road (Condo)
- D15 Spring Creek Estates
- D16 294 Gorham & 3819 Hibbard (Condo)
- D17 3285 Thunder Bay Road
- D18 Peace Bridge Village Ph. 4
- D19 Crescent Park Acres
- D20 Shayne Avenue South
- D21 613 Helena Street
- D22 Crescent Acres
- D23 1101 DiPietro Street
- D24 0-10417 Walden Boulevard
- D25 272 Ridge Road South
- D26 3303 Dominion Road
- D27 3458 Black Creek Road
- D28 1211-1237 Pettit Road

ACTIVE PLANS (Not Draft Approved)

- A01 576 Ridge Road North
- A02 Fort Erie Hills East
- A03 412 Ridgeway Road
- A04 255 Emerick Avenue
- A05 0-14166 Hendershot Drive

Town of Fort Erie - Subdivision Plan Map 2024 - First-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
- B19 Ridgeway-by-the-Lake Phase I
- B20 Ridge-by-the-Lake Phase II
- B21 Ridgeway-by-the-Lake Phase III
- B22 Willow Trail
- B23 Garrison Village Phase 1
- B24 Prospect Point Plan
- B25 Victoria Village Phase 2
- B26 Dominion Road Estates
- B27 Dominion Woods Phase 1
- B28 Spears Road Estates
- B29 Dominion Woods Phase 2 (Condo)
- B30 Burleigh South
- B31 Neye Plan Phase II
- B32 Daytona Park Acres
- B33 Deerwood Lane Phase 2 Condominium
- B34 Erie Beach Phase 1A

REGISTERED PLANS

- R01 Jetmar Subdivision
- R02 Garrison Village II
- R03 Country Squire Estates
- R04 Crystal Beach Tennis & Yacht Club
- R05 Neye Plan I
- R06 Ridgeway Shores Phase 1
- R07 Hill Estates South
- R08 Erie Beach Phase IB
- R09 Brian Street
- R10 Bay Ridge Crossing Phase I
- R11 Bay Beach Woods
- R12 Bay Ridge Crossing Phase III
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- R22 Crystal Ridge Landing
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 URBAN AREA BOUNDARY

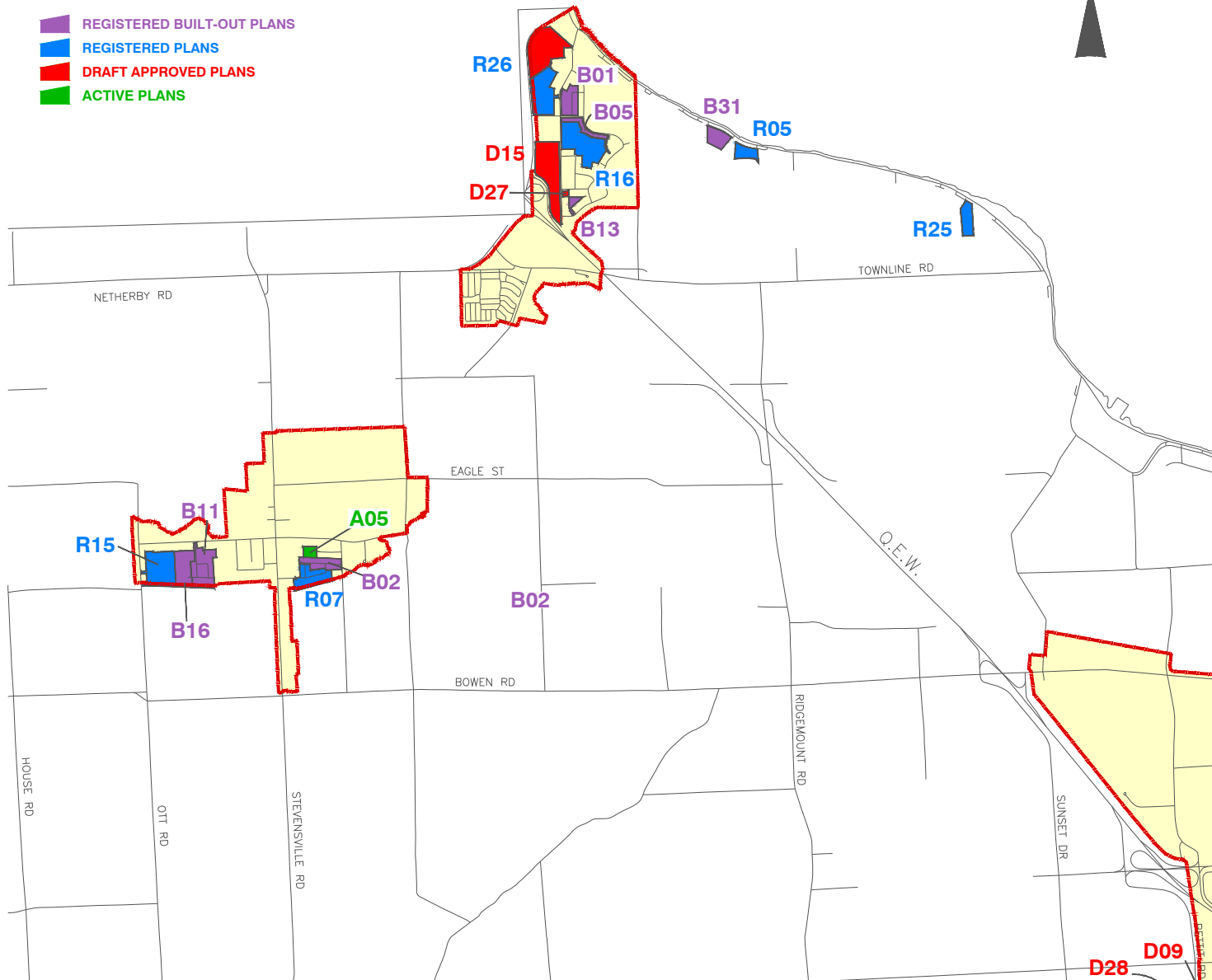
 REGISTERED BUILT-OUT PLANS

 REGISTERED PLANS

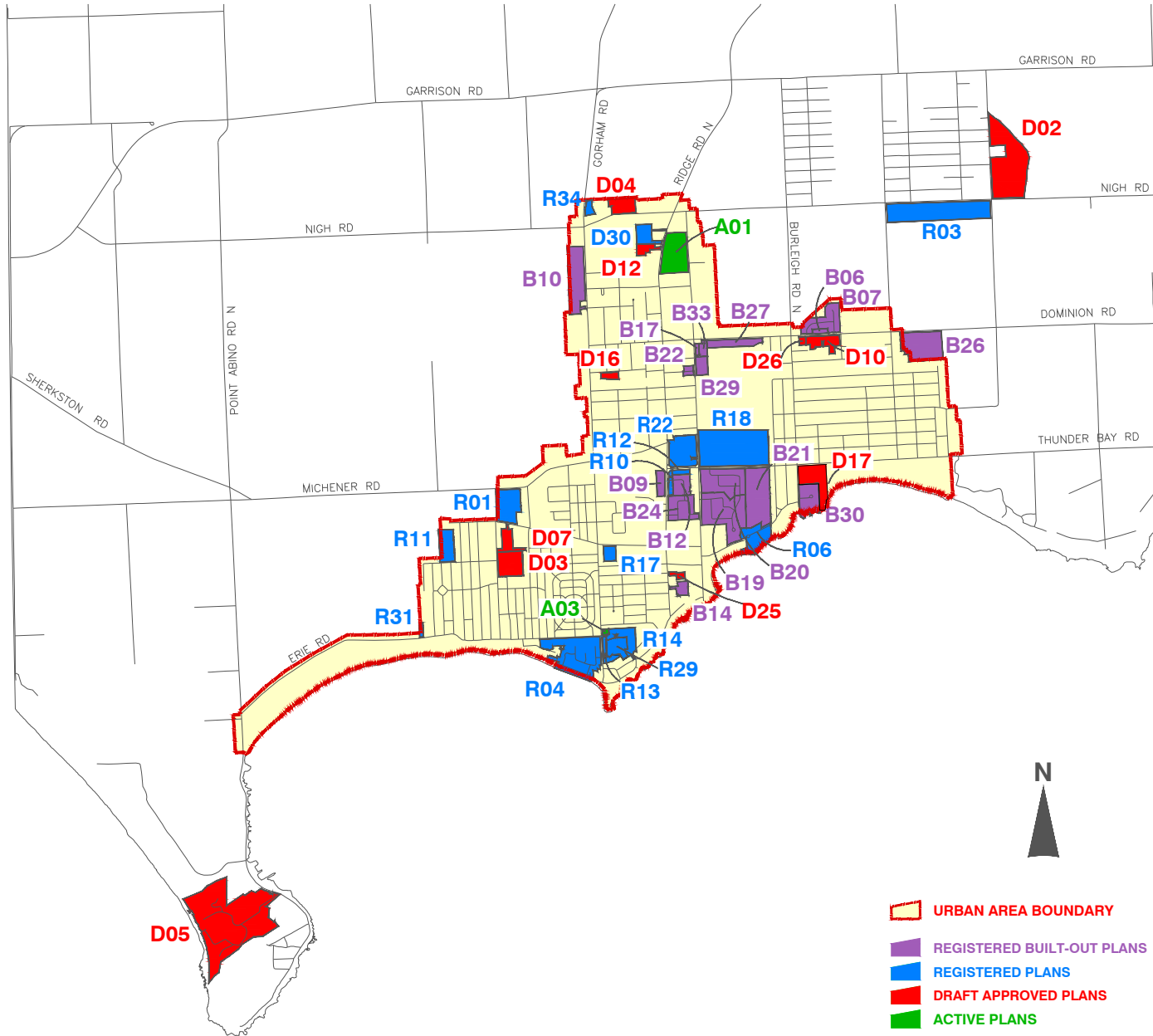
 DRAFT APPROVED PLANS

 ACTIVE PLANS

N



Town of Fort Erie - Subdivision Plan Map 2024 - First-Quarter SOUTHWEST REGION



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SECTION C: BY-LAW ENFORCEMENT – 2024 FIRST QUARTER (Q1)

This section provides statistics related to the volume of calls for service and actions the Town's By-law Enforcement Officers experienced in the first quarter of 2024 for the information of Council and the general public.

By-law Enforcement Overview 2023 Fourth Quarter (Q4)

In the first quarter of 2024, By-law Enforcement received a total of 326 new calls for service with 100 calls carried over from Q4-2023. By-law Enforcement was able to resolve 76% of the total calls for service of the 326 new calls and 100 carried over calls. New calls for service are down by approximately 9.6% when compared to the first quarter of 2023.

Table 8 provides a more detailed breakdown of the 2024 first quarter data for types and volumes of calls for service filled. **Figure 7** on the following page indicates the percentage of new calls for service by type during Q1-2024.

By –Law Enforcement Quarterly Statistics January 1 - March 31, 2024				
Q1 - 2024				
BY-LAW	Calls Carried Over from Q4 - 2023	New Calls for Service	Resolved Calls	Pending Calls
DRAINAGE	1	9	10	0
LOT MAINTENANCE BY-LAW	19	102	101	20
LONG GRASS & WEEDS	1	2	3	0
ZONING	5	18	15	8
NOISE & NUISANCE	2	15	13	4
PROPERTY STANDARDS	35	30	31	34
OTHER CALLS/MISCELLANEOUS	17	59	64	13
DEAD/DAMAGED TREES	17	36	32	21
TRAFFIC BY-LAW/ PARKING	2	49	50	0
SHORT TERM RENTALS	1	6	7	0
TOTAL	100	326	326	100

Table 8: Q1-2024 By-law volume of calls by type

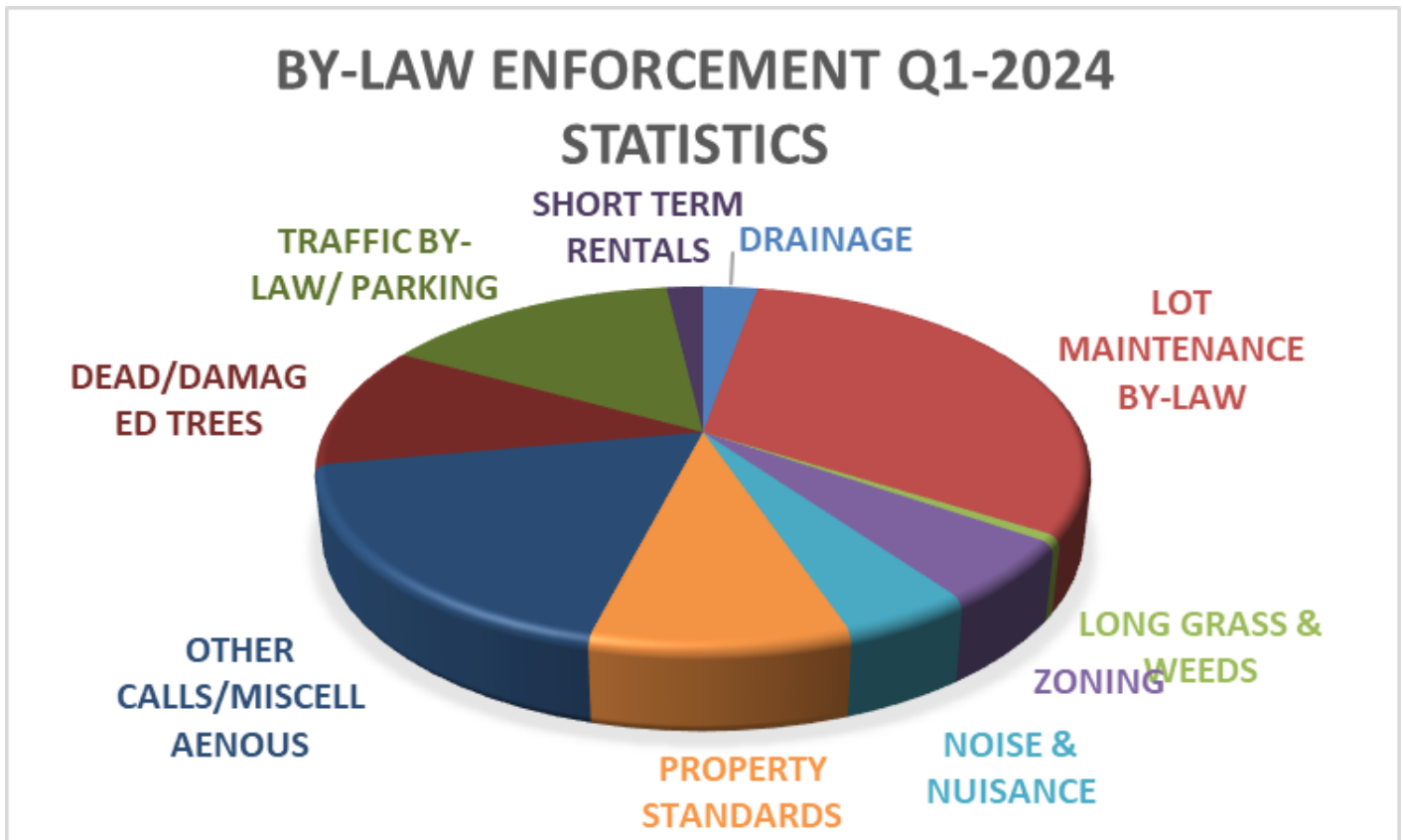


Figure 7: By-law Q1-2024 percentage of new calls for service by type

In Q1-2024, Lot Maintenance By-law calls represented 31% of the total calls for service surpassing all other categories.

Parking Violations

By-law Enforcement Staff issued a total of 118 parking tickets in the first quarter of 2024 which is a significant increase when compared to the 51 parking tickets in the first quarter of 2023. A seasonal By-law Enforcement Officer joined the Town during the second quarter and will continue through the third quarter, being able to assist the enforcement team with the influx of parking and long grass and weed complaints for the summer season.

OVERALL 2024 FIRST QUARTER (Q1) SUMMARY

The first quarter of 2024 was strong for commercial permits and typical in terms of the residential, industrial and institutional sectors. The residential sector saw a slight decrease in issued residential permits when compared to Q1-2023 and the residential permit spikes of the first quarters of 2021 and 2022. With registered lot inventories at a comfortable level, staff anticipate residential permit issuance to remain constant as the market responds with sales,

however, with increased interest rates staff are curious to see if the activity and sales will be impacted.

Overall building permit activity is up with a total of 171 permits issued with a permit value of \$40.9 million. This is an increase from the previous year's Q1-2023 where there were a total of 147 permits issued with a value of \$40.8 million. This attributes to a 16.3% increase in issued building permits in Q1-2024 compared to Q1-2023.

Planning and Development Services saw a decent number of development applications received in Q1-2024 with a total of 74 applications received and processed. The number of development applications received has decreased slightly when compared to the 80 applications received and processed in Q1-2023. Across the most recent years, the Planning Department has seen a significant increase in the number of development applications received. In March 2024, the Regional Municipality of Niagara released a report which summarized that the Town of Fort Erie submitted the highest number of development applications when compared to the 11 other local municipalities. Further, the Town of Fort Erie is in a healthy and comfortable position with the current inventory for residential supply of 5.49 years worth in Registered Plans of Subdivision and 10.1 year' worth in Draft Approved Plans of Subdivision which is in line with the 2020 Provincial Policy Statement requirement of a maintained 3-year supply.

In Q1-2024, By-law Enforcement received a significant number of new calls for service for a total of 326 new calls and 100 calls carried over from 2023. The number of By-law calls for service have quadrupled in volume across a span of the past 10-years and are continuing on a steady incline. Moreover, parking violation ticket issuance has doubled in Q1-2024 when compared to Q1-2023 with a total of 118 parking tickets issued compared to 51 tickets in 2023. By-law Enforcement staff are working diligently to stay on top of the increasing calls while also maintaining parking and beach road allowance patrols.

Overall, the first quarter of 2024 although not record breaking, speaks to the continued increased growth and development within Fort Erie by the overall volume of applications and calls across the Building, Planning and Development and By-law Enforcement divisions. Some slightly decreased volumes within the Building and Planning divisions were recognized however not enough to under estimate the increased growth of the Town. Further, the number of planning and development applications within the Town and when compared to all other 11 Regional municipalities also speaks to the continued increased growth and development within Fort Erie. The overall volume of applications and calls across the Building, Planning and Development and By-law Enforcement divisions illustrate a prosperous community and that the Town of Fort Erie is growing at an exponential rate as reflected by the data provided herein. As the Town continues to grow, staff will continue to monitor data trends and strive to meet the needs of the community.

Subject: Development Applications Monitoring Report – 2023 Year End

Report to: Planning and Economic Development Committee

Report date: Wednesday, March 6, 2024

Recommendations

1. That Report PDS 6-2024 **BE RECEIVED** for information; and,
2. That a copy of Report PDS 6-2024 **BE CIRCULATED** to Local Area Municipalities, Niagara Peninsula Conservation Authority, Niagara Home Builders Association, Niagara Industrial Association, local Chambers of Commerce, and School Boards.

Key Facts

- The purpose of this report is to inform Regional Council of the 2023 volume of development application activity reviewed by Niagara Region.
- Growth Strategy and Economic Development staff reviewed 794 development applications in 2023 (a slight decrease from 2022 application volumes of 829).
- Growth Strategy and Economic Development staff provided comments for 654 pre-consultation meetings in 2023 (a decrease from 863 pre-consultation meetings in 2022).

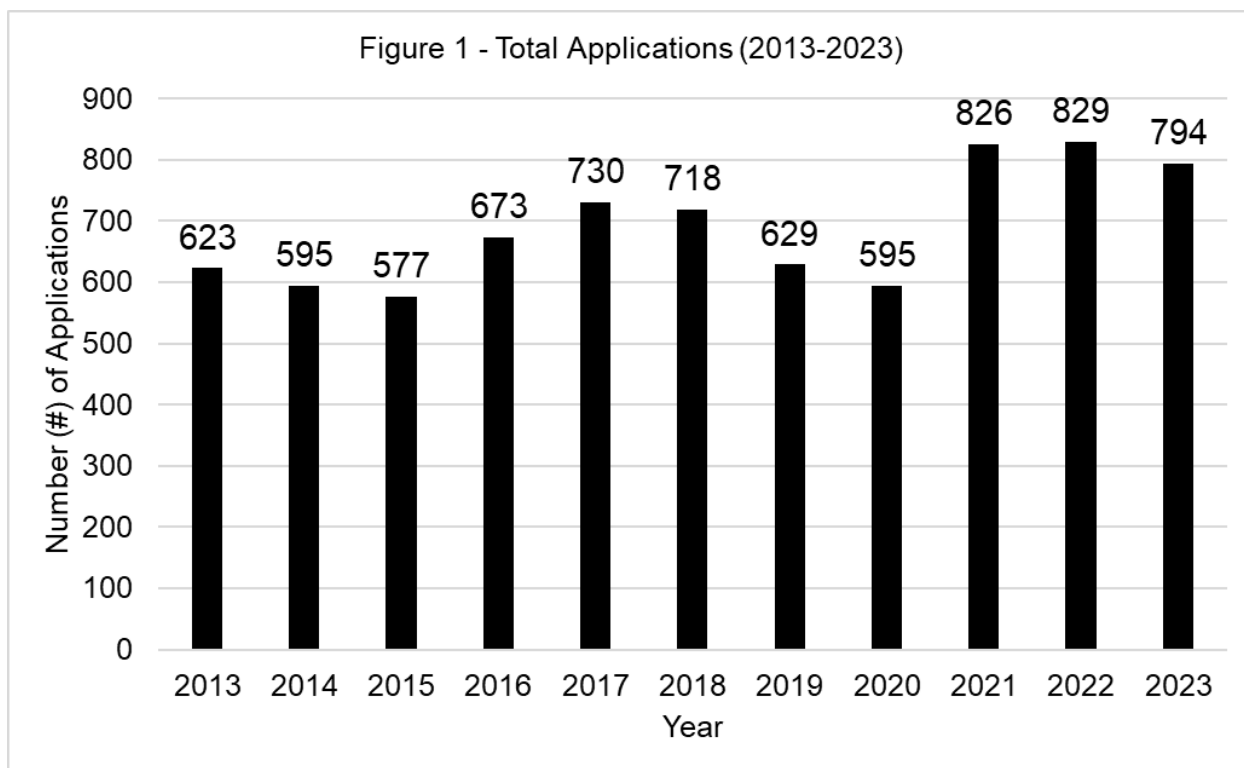
Financial Considerations

There are no direct financial implications associated with this report.

Analysis

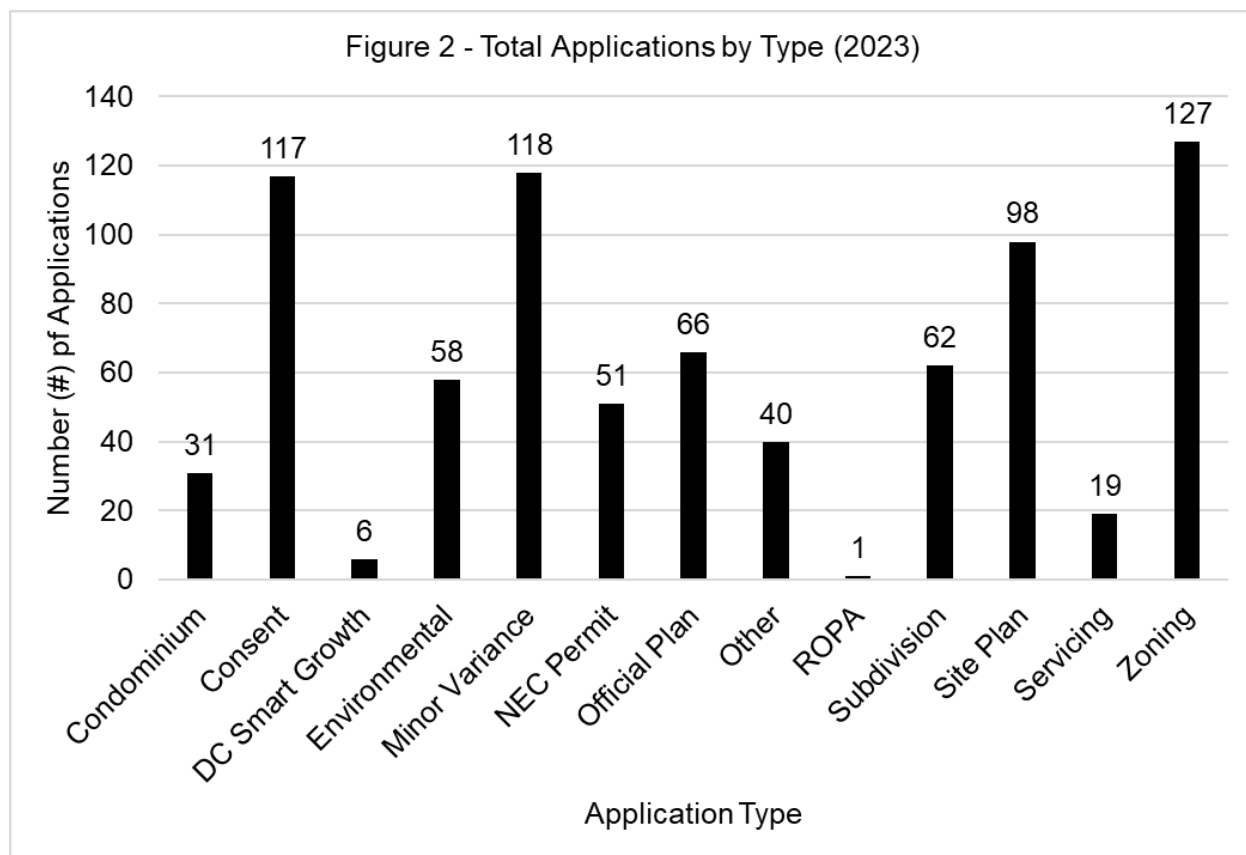
Development Applications

Growth Strategy and Economic Development (GSED) staff reviewed 794 development applications in 2023, which is approximately a 4% decrease to volumes in 2022 (829). Figure 1 illustrates the number of applications considered by GSED staff from 2013 to 2023. The two highest application volumes were experienced in 2021 and 2022.



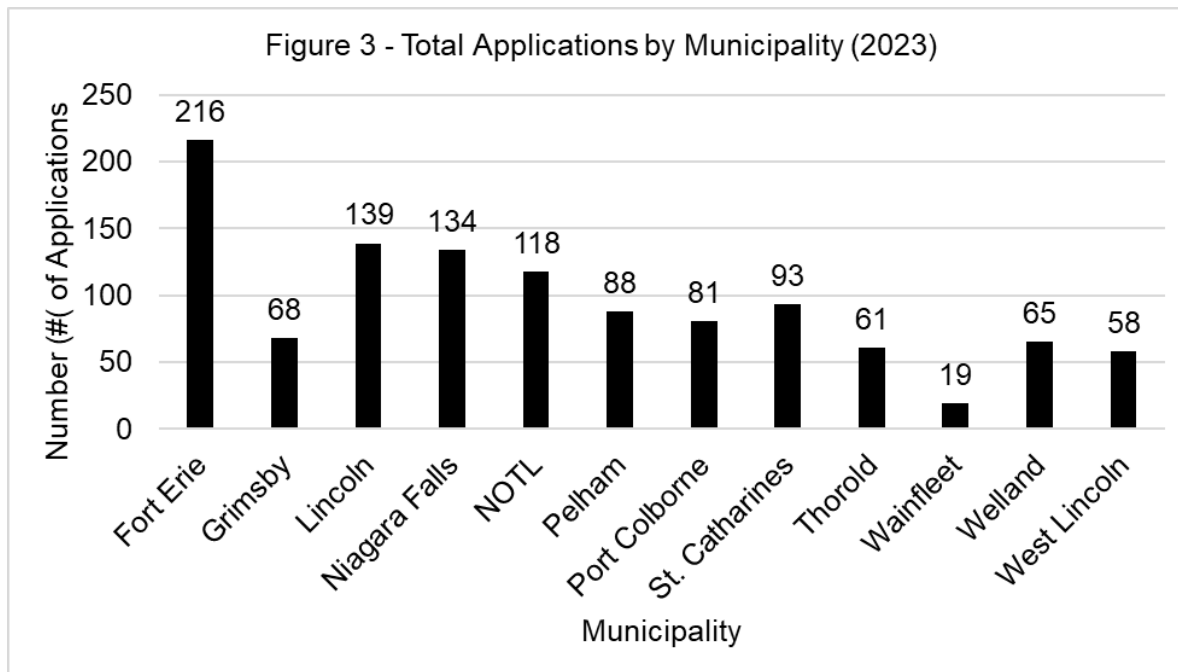
Development applications were circulated to the Region based on Provincial legislation requirements, including the Niagara Escarpment Commission legislation, and the existing 2019 Memorandum of Understanding (MOU) between the Region and the Local Area Municipalities for planning in Niagara. GSED staff can waive its review of certain types of minor development applications when it has been determined that the application has no Provincial or Regional interest. This represents an effort to increase efficiency in the planning review function in Niagara under the MOU.

Figure 2 provides a breakdown of development applications, by type, reviewed by GSED staff in 2023. Some complex development proposals often require multiple planning approvals. As an example, subdivision and condominium applications may also require amendments to the local Official Plan and/or Zoning By-law to facilitate the development. The categories with the most applications reviewed by GSED staff in 2023 were Zoning By-law Amendments (127), Minor Variances (118), followed closely by Consents (117), and Site Plans (98).



The distribution of applications circulated to the Region, by municipality, during 2023 is shown in Figure 3. Municipalities with the highest volume of applications were Fort Erie (216), Lincoln (139), Niagara Falls (134), and Niagara-on-the-Lake (118). Most municipalities, except for Fort Erie, Welland, and West Lincoln, experienced a decrease in applications considered between 2022 and 2023. The decline in application volumes is attributed to the effect of increased interest rates, which impacts the overall cost of development and has limited the ability of some landowners to proceed with an application.

Regional staff was also involved in reviewing several complex development applications in 2023, as highlighted in Appendix 1 of this report. This includes quarry applications in Port Colborne, Niagara Falls, and Wainfleet; the South Niagara Falls Hospital; and, several large subdivision files. This often requires a more extensive review process and can be influenced by a broad range of issues (i.e., environmental impacts, traffic impacts, urban design considerations, etc.). For several of these applications, Regional staff also assisted with urban design review, at the request of local municipal staff, as well as preparing design alternatives and contributing to discussions with developers.



Pre-consultation Meetings

GSED staff attend regular pre-consultation meetings bi-weekly with each local municipality and applicants on potential development proposals. These meetings are to determine complete application submission requirements and assist in the processing of applications. The virtual meeting format began in April 2020 as a result of the pandemic and has continued for most municipalities throughout 2023. Three local municipalities have implemented a hybrid model where attendees can choose to attend the meeting in-person or virtually. The use of hybrid and virtual pre-consultation meetings has been well received by development proponents and their consultants as it provides efficiency and time savings, such as the ability to attend “back-to-back” pre-consultation meetings in different municipalities without the need to travel.

Figure 4 illustrates the number of pre-consultation meetings attended by GSED staff from 2013 to 2023. In 2023, Regional staff attended 654 pre-consultation meetings, which is a 24% decrease from the 2022 total (863). The number of pre-consultation meetings is generally an indicator of anticipated future development application volumes; however, decisions by developers to proceed with a submission of an application is dependant on several variables, including interest rates.

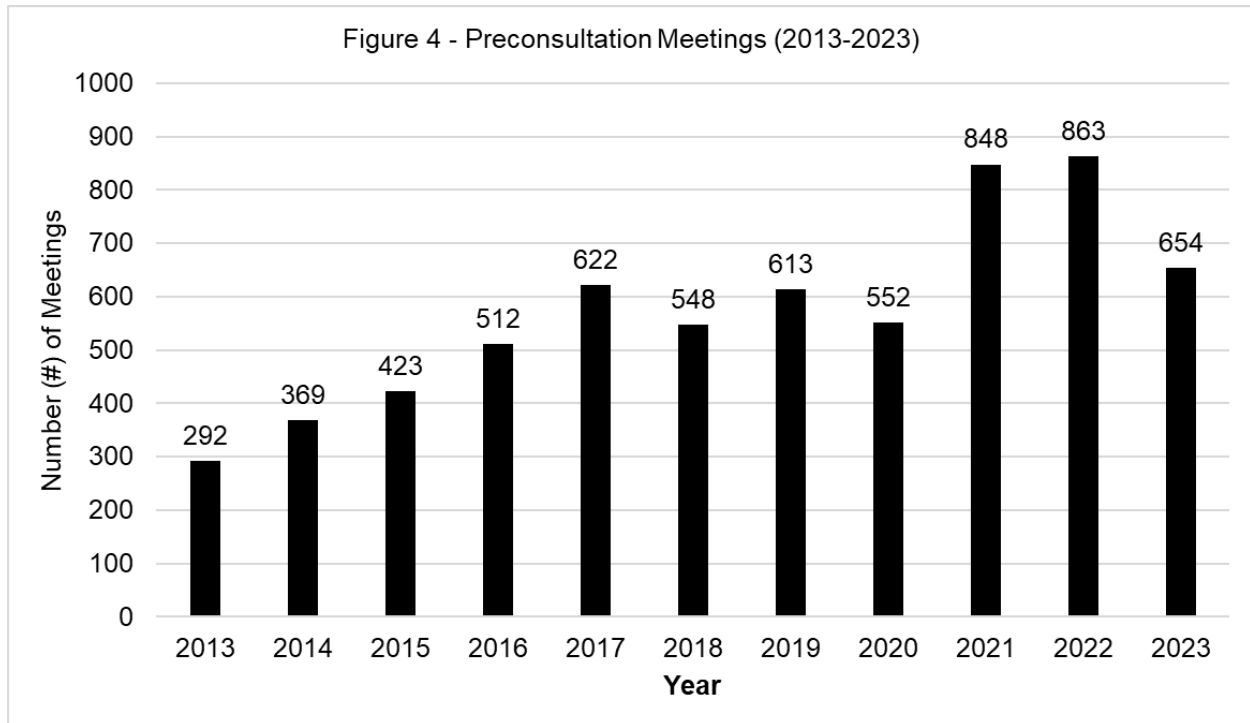
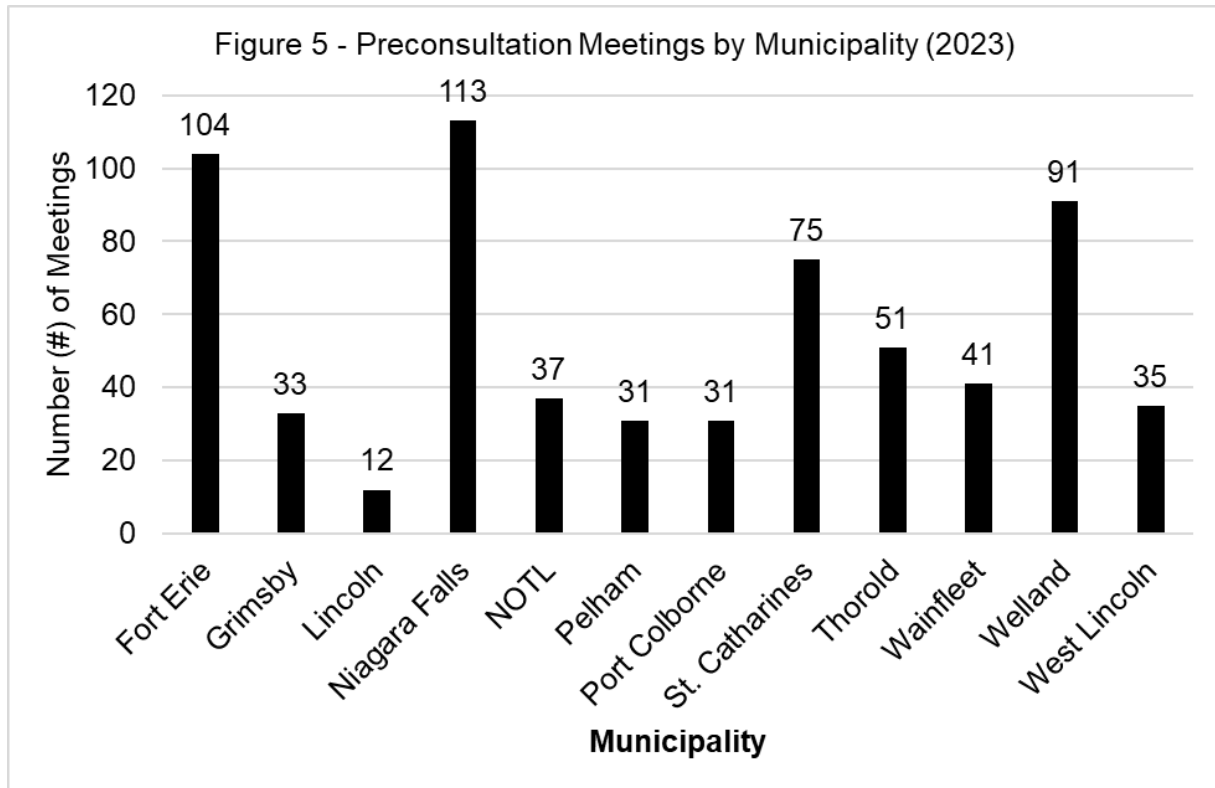
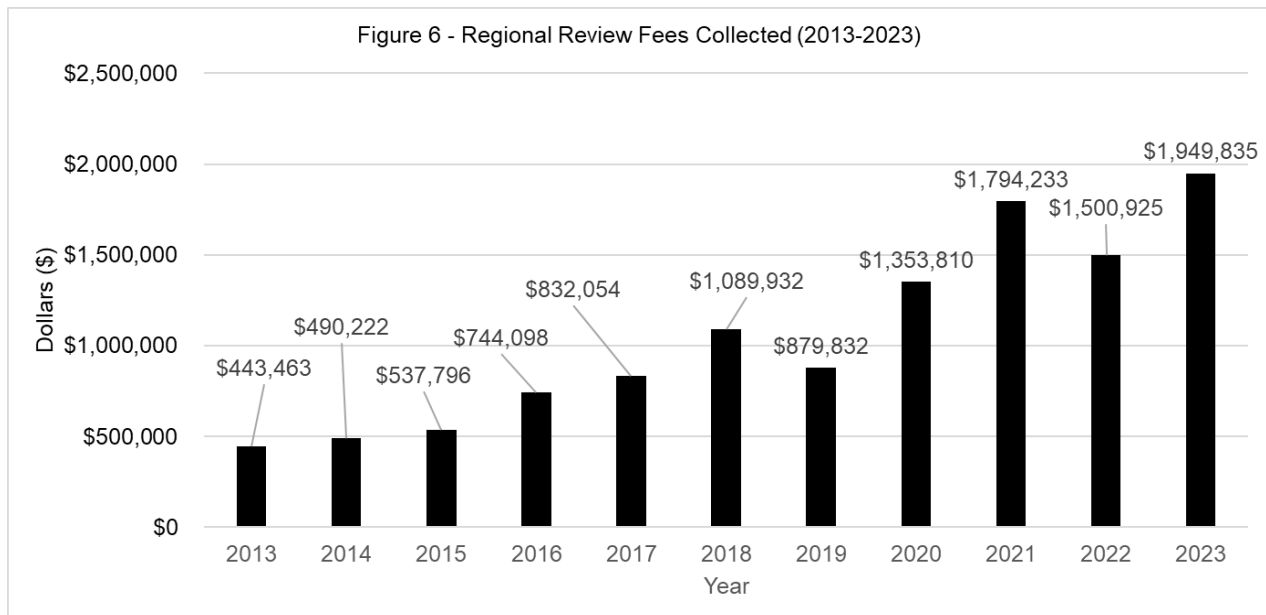


Figure 5 illustrates the number of pre-consultation meetings by municipality in 2023 that were attended by Regional staff. The municipalities with the highest levels of pre-consultation activity were Niagara Falls (113), Fort Erie (104), Welland (91), St. Catharines (75), and Thorold (51).



Regional Review Fees

Regional review fees are intended to offset Regional costs for the development review service on a cost recovery basis. Figure 6 summarizes the fees collected between 2013 and 2023 for the Regional review of development applications. The 2023 total of \$1,949,835 represents a 23% increase from 2022.



While the development and pre-consultation volumes have decreased from 2022, the increase in fees can be attributed to an increase in development applications with higher fees (Official Plan Amendments, Zoning By-law Amendments, Draft Plan of Condominiums and Subdivisions) received in 2023 compared to the previous year. Furthermore, in March 2023, the Region's new pre-consultation review fee started, which was approved by Council in the 2023 fees and charges by-law. This review fee is collected for all pre-consultation meetings (excludes Minor Variance and Consent applications).

2024 Outlook

Throughout 2023, Provincial legislative changes continued and will factor into the uncertainty of development activity in 2024.

Bill 109 More Homes for Everyone Act, 2022 mandates the refund of application fees for certain planning applications (Zoning By-law Amendments, Draft Plan of Subdivision, and Site Plans) if decisions are not made within prescribed timelines. This provision took effect July 1, 2023, and Regional staff have been working closely with local area municipalities to ensure planning processes are adjusted to meet legislative timelines so development proceeds at an efficient pace.

On November 28, 2022, *Bill 23, More Homes, Built Faster Act, 2022* was given Royal Assent, however, not all changes came into force immediately. Provisions which identify Niagara Region as an upper-tier municipality without planning responsibilities are not yet in effect. These changes only come into force by proclamation of the

Lieutenant Governor and the timing is currently unknown. Until proclamation occurs, and any prescribed transition period is known, GSED staff maintains current operating review of development application in alignment with our existing MOU and legislative requirements of the Planning Act. Staff and local area municipalities continue to work towards planning review process improvements, transition discussions, and discussing opportunities for planning service agreements post proclamation.

In Q1 of 2024, the Region will be launching an update to CityView, which will replace the existing development tracking system. CityView is currently utilized within the Niagara Region Public Works Department, several of the local area municipalities, and the Niagara Peninsula Conservation Authority. This update will include CityView's Permitting Licensing and Land (for tracking and management of development applications), CityView Portal (public facing module for application intake and real-time status tracking), BlueBeam Review software (for review and markup of digital drawing submissions), and an online payment processing module. Overall, CityView is expected to improve the development approval process through increased efficiency, effectiveness, and predictability. The new tracking system will also improve the Regions ability to track and monitor our existing housing supply.

Alternatives Reviewed

No alternatives have been reviewed as this report summarizes pre-consultation and development level activity for 2023 for information purposes.

Relationship to Council Strategic Priorities

This report provides information on development application activity that contributes to strong economic prosperity through the communities within the region. This relates to Council's Strategic Priority of Effective Region and Green and Resilient Region through ensuring high quality, efficient, and coordinated core services.

Other Pertinent Reports

- PDS 24-2021: Development Applications Monitoring Report – 2020 Year End
- PDS 4-2022: Development Applications Monitoring Report – 2021 Year End
- PDS 9-2023: Development Applications Monitoring Report – 2022 Year End

Prepared by:

Katie Young, MCIP, RPP
Senior Development Planner
Growth Strategy and Economic
Development

Recommended by:

Michelle Sergi, MCIP, RPP
Commissioner
Growth Strategy and Economic
Development

Submitted by:

Ron Tripp, P.Eng.
Chief Administrative Officer

This report was prepared in consultation with Pat Busnello, MCIP, RPP, Manager, Development Planning and reviewed by Diana Morreale, MCIP, RPP, Director of Growth Management and Planning.

Appendices

Appendix 1 Current Major Development Applications