



## Planning and Development Services

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

**Report: PDS-63-2024**

**Meeting Date: October 7, 2024**

### 1. Title

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PDS 2024 Second Quarter (Q2) Development-Building-Planning-By-law Statistical Report

### 2. Recommendations

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**That:** Council receives Report PDS-63-2024 regarding development, building and by-law statistical reporting for information purposes, and further

**That:** Council directs staff to forward a copy of Report PDS-63-2024 to Niagara Region, the District School Board of Niagara and the Niagara Catholic District School Board.

### 3. Relation to Council's Corporate Strategic Plan

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Priority: Sustainable and managed growth

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

### 4. List of Stakeholders

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

### 5. Purpose of Report

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The purpose of this report is to provide data for the 2024 second quarter (Q2) and performance relative to subdivision, building permit, planning application intake and by-law activity and

volumes, and to further provide comparative information to assist in assessing and illustrating the activity.

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

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

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

## 6. Analysis

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The information supplied in this report will be used to generate data for the annual Statistical Reporting requirements and the Financial Information Return for the municipality. **Appendix 1** provides statistical information pertaining to the second quarter (Q2) 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 Second-Quarter (Q2) Building Permit Overview:

The Building Department issued a total of 232 building permits in the second quarter of 2024 totaling an estimated construction value of \$68 million, an increase when compared to the 159 building permits issued in Q2-2023 with an estimated construction value of \$40 million. This attributes to a 45% increase in issued building permits in Q2-2024 compared to Q2-2023. The first quarter of 2024 also turned out an increased number of issued building permits and historically tends to be lower. Staff had hypothesized an increased in issued permits throughout the 2024-year based on the first quarter data and can already identify that the data is proving to

be reflective of that hypothesis. Staff will continue to monitor if the remaining quarters continue to show increased activity.

In breaking down the Q2-2024 data further by “building permit type”, of the total 232 permits issued the top-ranking categories were:

1. New Residential Construction – 137 permits, totalling 59% of the total issued permits
2. Additions/Alterations/Other Improvements – 46 permits, totalling 20% of the total issued permits
3. Demolition – 16 permits, totalling 7% of the total issued permits

Table 1 of **Appendix 1** to this report further illustrates the 2024 second-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 Q2-2024 (Section A of Appendix 1)**

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

Commencing the first quarter of 2024, staff have initiated a change to track “accessory dwelling unit” (ADU) permits separately so they are 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, semi-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. It should be noted that accessory dwelling units constructed within another issued permit type such as a townhome, single or semi-detached will not be identified as it's own permit however staff will still monitor the total number of accessory dwelling units created within the Town for reporting purposes and have created a new chart to track the total number of units created by type.

In Q2-2024, the Building Department issued a total of 137 new residential building permits which resulted in a total of 154 new residential units with an estimated construction value of \$63 million.

The second quarter of 2024 recognized the largest issuance of residential permits and residential units created in an individual quarter since staff began tracking building permit data. This increase surpassed the residential permit spike of both the first and second quarters of 2021 and 2022 following the Covid-19 pandemic which until Q2-2024 recognized the largest number of issued building permits and created units to-date in individual years. Further, last year (2023) saw a notable decrease in residential permits across all quarters which staff attributed to the increased interest rates and a slowed housing market. Staff were interested to see what 2024 would bring now that interest rates have levelled and the housing market has begun to pickup and are satisfied with the resurgence of development within the Town. 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 second quarter, it can be noted that the highest number of residential permits were issued within the Spears/High Pointe Neighbourhood which accounted for 35.8% of all issued residential building permits. Lakeshore Neighbourhood comes in second at 26.3% followed by Ridgeway/Thunder Bay at 24.1% of all issued building permits. Crystal Beach accounted for 9.5% of residential building permits being issued in that neighbourhood for this quarter. Lastly, the remaining permits (1 in each neighbourhood) were issued in Bridgeburg, Crescent Park, Douglastown, Fort Erie, Walden and the Rural Areas, each accounting for 0.7% 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, Q2-2024 seems to be dominated by residential building permits being issued within the Spears/High Pointe Neighbourhood and the building out of Alliston Woods Subdivision and further Lakeshore Neighbourhood and the building out of Harbourtown at Erie Beach. Table 3 and Figure 3 of **Appendix 1** of 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 second quarter statistics for new residential dwellings, the 137 permits issued consisted of 51 single detached dwellings, 30 semi-detached dwellings, 52 townhomes, 1 apartment dwelling unit and 3 accessory apartment dwelling units. Of the aforementioned 137 permits issued, 154 new residential units were created. Figure 4 of **Appendix 1** to this report portrays the second quarter statistical data for residential new construction by type.

Figure 5 of **Appendix 1** to this report portrays the second quarter statistical data for total number of dwelling units created by residential new construction.

### **Industrial / Commercial / Institutional (ICI) Permit Activity and Development Charge Collections Q2-2024 (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 Q2-2024 was approximately \$1 million

#### **Industrial**

Industrial permit activity was average during the second quarter of 2024, with 2 permits issued for a value of \$138,000, compared to 3 permits in the second quarter of 2023 for a value of \$1.5 million.

No industrial permits triggered development charges within the second quarter of 2024 as both were for industrial renovations/alterations.

#### **Commercial**

Q2-2024 saw a decrease in the amount of commercial permit activity when compared to Q2-2023 and Q1-2024 with a total of 4 commercial permits issued for a total estimated value of \$21,000. All of the commercial permit issued in the second quarter were for renovations/additions/alterations.

No commercial permits triggered development charges within the second quarter of 2024 as all commercial permits issued were for renovations/alterations.

#### **Institutional**

The second quarter of 2024 saw 4 institutional (being for a school, church, medical centre and community centre) related permits drawn for a total estimated value of \$912,000 following no institutional permit activity in Q2-2023. All institutional permits drawn in the second quarter were for renovations/additions/alterations.

No institutional permits triggered development charges within the second quarter of 2024 as all permits issued were for renovations/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 second 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 (28), minor variance (29), consent (13), zoning by-law amendment (3) and official plan amendment (1). The second quarter of 2024 turned out 3 less development application submissions when compared to the second quarter of 2023 which saw 77 development application submissions. Figure 6 of **Appendix 1** to this report illustrates the application volume by type for the second quarter of 2024.

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 second 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 Q2-2024 there were 1213 potential units available in Registered Plans which equates to 4.43 years available supply of residential lots in Registered Plans of Subdivision using the 5-year rolling construction of average of 273.6 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 second quarter of 2024 saw three new draft plans receive approval from Council.

Present supply provides for 2516 new residential units in approved Plans of Subdivision with a healthy mix of 606 detached, 184 semi-detached and 1726 multiple unit dwellings (towns & apartments).

Presently, the available supply of residential lots in Draft Approved Plan of Subdivision is equal to 9.2 years using the 5-year rolling construction average of 273.6 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 seven active plans cited in Table 7 of **Appendix 1**.

The seven plans represent a total of 342 residential units. This includes multiple units making up 249 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 1.2 years' using the 5-year rolling average of 273.6 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 273.6 units per year absorption.

At the time of reporting on this 2024 second-quarter, using the current average for annual absorption (273.6), the respective inventories are as follows:

- Registered Plans – 1213 units at 273.6 units/year = 4.43 years' worth of supply;
- Draft Approved – 2516 units at 273.6 units/year = 9.2 years' worth of supply;
- Active Plans – 342 units at 273.6 units/year = 1.2 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 4.43 years' worth of supply in Registered Plans of Subdivision and 9.2 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 second quarter of 2024, By-law Enforcement received a total of 807 new calls for service with 101 calls carried over from Q1-2024. By-law Enforcement was able to resolve 79% of the total calls for service of the 807 new calls and 101 carried over calls. New calls for service are up by approximately 12% when compared to the second quarter of 2023.

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

In Q2-2024, Long Grass and Weeds calls represented 40% of the total calls for service surpassing all other categories. In descending order, Lot Maintenance By-law calls represented 19% of calls followed by Other/Miscellaneous Calls (11%), Traffic By-law/Parking calls (8%), Noise and Nuisance By-law (6%), Drainage and Property Standards calls each accounting for (4%), Dead/Damaged Trees and Zoning calls (3%) and Short Term Rental Calls (2%).

Breakdowns of By-law Enforcement activity for the second 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.

#### **Parking Violations**

By-law Enforcement Staff issued a total of 61 parking tickets in the second quarter of 2024 which is a decrease when compared to the 162 parking tickets in the second quarter of 2023. This is due in large part to the significant influx of long grass and weeds calls during this time period. A seasonal By-law Enforcement Officer joined the Town during the second quarter and will continue



through the third quarter, and has been assisting the enforcement team with the influx of calls for service throughout the summer season.

### **Overall 2024 Second Quarter (Q2) Summary (Building, By-law Enforcement, Planning)**

The second quarter of 2024 was average for permits in the commercial, industrial and institutional sectors but saw an above average and record breaking number of permits issued in the residential sector. Q2-2024 recognized the largest issuance of residential permits and residential units created in an individual quarter since staff began tracking building permit data. This increase surpassed the residential permit spike of both the first and second quarters of 2021 and 2022 following the Covid-19 pandemic which until Q2-2024 recognized the largest number of issued building permits and created units to-date in individual years. With registered lot inventories at a comfortable level, staff anticipate residential permit issuance to remain constant as the market responds with sales and are anticipating above average activity within the remaining quarters of 2024 now that inflated interest rates are beginning to decrease.

Overall, building permit activity is up with a total of 232 permits issued with an estimated permit value of \$68 million. This is an increase from the previous year's second quarter where there were a total of 153 permits issued with a value of \$32.5 million. This attributes to a 34% increase in issued building permits in Q2-2024 compared to Q2-2023.

Planning and Development Services saw a decent number of development applications received in Q2-2024 with a total of 74 applications received and processed. The number of development applications received has decreased slightly when compared to the 77 applications received and processed in Q2-2023. Across the most recent years, the Planning Department has seen a significant increase in the number of development applications received. Further, the Town of Fort Erie is in a healthy and comfortable position with the current inventory for residential supply of 4.43 years worth in Registered Plans of Subdivision and 9.2 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 Q2-2024, By-law Enforcement received a significant number of new calls for service for a total of 807 new calls and 101 calls carried over from Q1-2024. 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. 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 second quarter of 2024 was record breaking for residential permit volume within the Building Division and although not record breaking in all divisions, the increased activity speaks 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 Planning and By-law divisions were recognized however not enough to under estimate the increased growth of the Town. The overall volume of applications and calls across the Building, Planning and Development and By-law Enforcement divisions illustrate a prosperous community and that the Town of Fort Erie is growing

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

## **7. Financial, Staffing and Accessibility (AODA) Implications**

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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**

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N/A

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

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

## **10. Alternatives**

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

## **11. Conclusion**

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

## **12. Report Approval**

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Prepared by:  
Breanna Antonio  
Coordinator, Planning and Development Services

Submitted by:  
Anamika Dilwaria, M.PI, MCIP, RPP  
Director, Planning and Development Services

Approved by:  
Chris McQueen, MBA  
Chief Administrative Officer

**13. Attachments**

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Appendix 1 – 2024 Q2 Building, Development and By-law Statistical Summary

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



## 2024 SECOND QUARTER (Q2)



**October 2024**

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### **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.

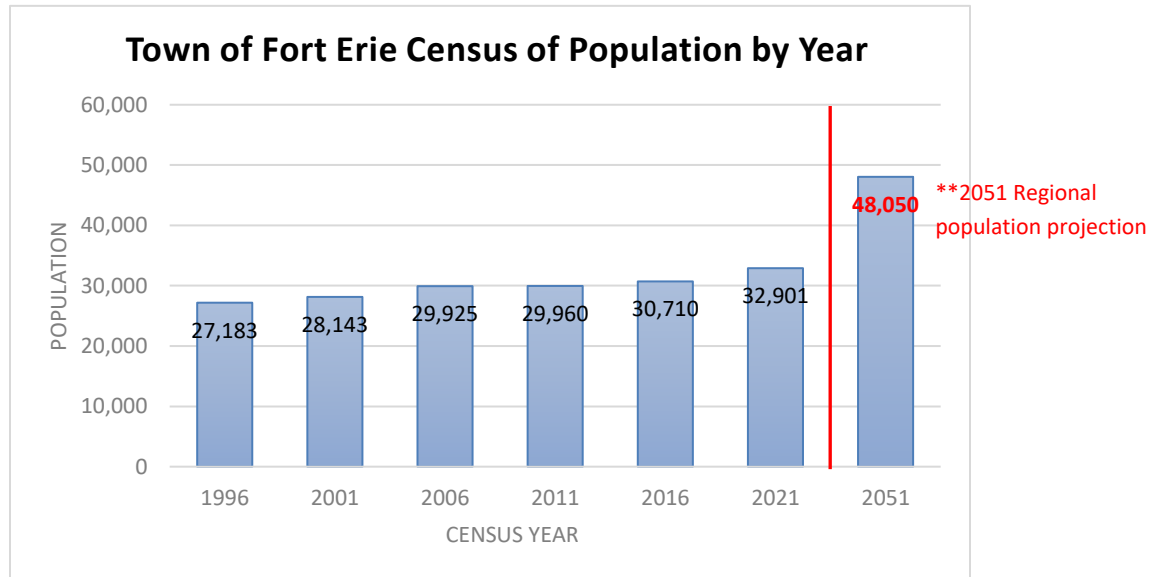


Figure 1 Source: Statistics Canada Census Information & 2051 Regional Projected Population

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.

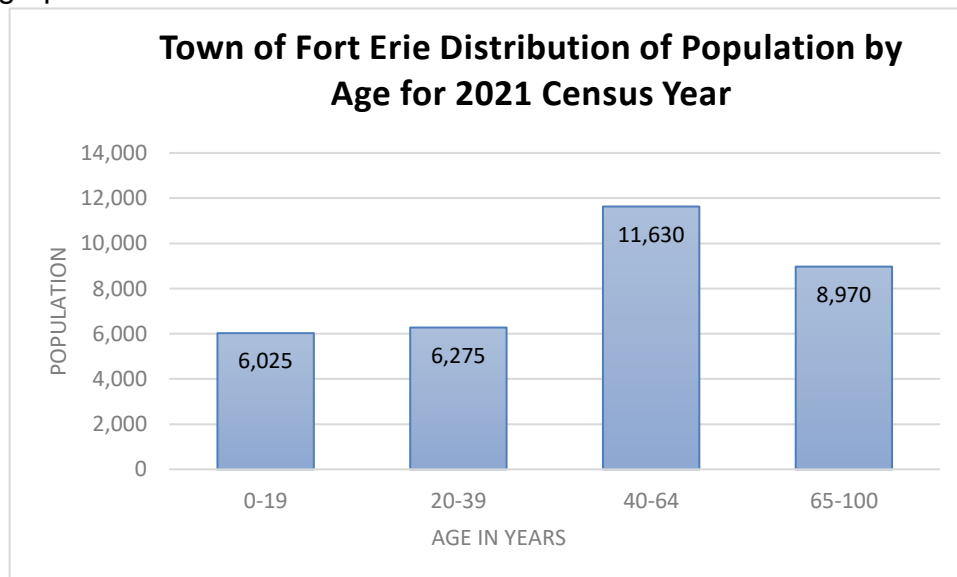


Figure 2 Source: Statistics Canada

## SECTION A: BUILDING – 2024 SECOND QUARTER (Q2)

### 2024 Second Quarter Building Permit Overview

The Building Department issued a total of 232 building permits in the second quarter of 2024 totaling an estimated construction value of \$68 million

### Summary of Permit Volumes & Estimated Value – Second Quarter 2024 (Q2)

**Table 1** provides the volumes and estimated construction values for Q2-2024 broken down by category.

	Q2 NUMBER OF PERMITS ISSUED AND ESTIMATED VALUES			
	CLASSIFICATION	2024		
		NO. OF PERMITS Q2 ONLY	ESTIMATED VALUE \$	UNITS CREATED
2024-Q2 Permit Values	<b>Total Value of Residential Permit Values and Units</b>	<b>137</b>	<b>\$63,110,898.00</b>	<b>154</b>
	New Single Detached Dwellings	51	\$29,535,770.00	51
	New Semi-Detached Dwellings	30	\$13,531,950.00	30
	New Multi-Unit Dwellings/Apartments/Towns and ADU's associated with other permits	53	\$19,500,378.00	69
	New Accessory Dwelling Units (permits specific to the constructoin of an ADU not associated with another permit)	3	\$542,800.00	4
	Res. Add. Alt, & Repairs	7	\$1,235,583.00	
	Garages & Carports	7	\$425,600.00	
	Accessory Buildings	3	\$97,600.00	
	Swimming Pools	10	\$187,800.00	
	Farm Buildings	1	\$600,000.00	
	Model Homes			
	Commercial Business			
	New			
	Additions, Alterations, Etc.	4	\$21,087.00	
	Industrial			
	New			
	Additions, Alterations, Etc.	2	\$138,000.00	
	Institutional & Gov't			
	New			
	Additions, Alterations, Etc.	4	\$912,000.00	
	Demolitions	16	\$430,919.00	
	Plumbing	2	\$4,500.00	
	Other Residential Permits (sign, tent, tank, etc;)	39	\$852,490.00	
	<b>TOTALS</b>	<b>232</b>	<b>\$68,016,477.00</b>	<b>154</b>

Table 1: Q2-2024 permit volume and estimated values

## New Residential Construction – Fourth Quarter 2024 (Q1)

The Building Department issued a total of 137 new residential building permits which resulted in a total of 154 new residential units with an estimated construction value of \$63 million in Q2-2024.

The second quarter of 2024 recognized the largest issuance of residential permits and residential units created in an individual quarter since staff began tracking building permit data. This increase surpassed the residential permit spike of both the first and second quarters of 2021 and 2022 following the Covid-19 pandemic which until Q2-2024 recognized the largest number of issued building permits and created units to-date in individual years. Further, last year (2023) saw a notable decrease in residential permits across all quarters which staff attributed to the increased interest rates and a slowed housing market. Staff were interested to see what 2024 would bring now that interest rates have levelled and the housing market has begun to pickup and are satisfied with the resurgence of development within the Town. **Table 2** below, illustrates the first quarter residential permit volume from 2020 to 2024.

2Q 2020	# of Units per Month	Q2 2021	# of Units per Month	Q2 2022	# of Units per Month	Q2 2023	# of Units per Month	Q2 2024	
April	25	April	24	April	14	April	6	April	71
May	17	May	32	May	17	May	9	May	47
June	11	June	26	June	27	June	14	June	36
<b>TOTAL</b>	<b>53</b>	<b>TOTAL</b>	<b>82</b>	<b>TOTAL</b>	<b>58</b>	<b>TOTAL</b>	<b>29</b>	<b>TOTAL</b>	<b>154</b>

*Table 2: 2020 to 2024 Second Quarter Residential Permit Volume*

## New Residential Construction By Neighbourhood

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

1. Spears/High Pointe
2. Lakeshore
3. Ridgeway/Thunder Bay

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



<i>Neighbourhood</i>	<i>NEW CONSTRUCTION - RES.</i>	<i>PERCENTAGE</i>
Bridgeburg	1	0.7%
Business Park/ Gilmore		0.0%
Crescent Park	1	0.7%
Crystal Beach	13	9.5%
Douglastown	1	0.7%
Fort Erie	1	0.7%
Garrison		0.0%
Gateway		0.0%
Kraft		0.0%
Lakeshore	36	26.3%
Ridgeway/Thunder Bay	33	24.1%
Spears/High Pointe	49	35.8%
Stevensville		0.0%
Walden	1	0.7%
Rural Areas	1	0.7%
<b>TOTAL</b>	<b>137</b>	<b>100%</b>

Table 3: Q2-2024 Distribution of Residential Permits by Neighbourhood

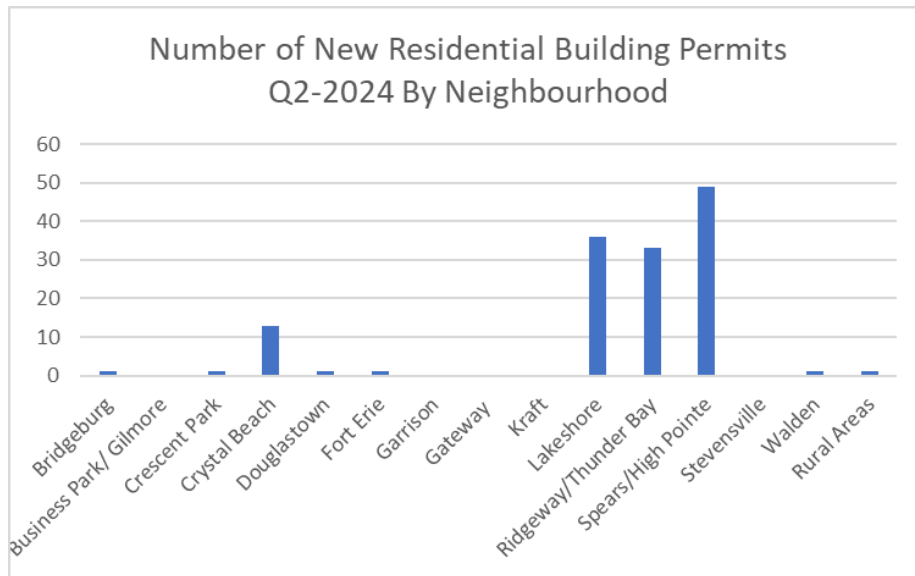


Figure 3: Q2-2024 Distribution of Residential Permits by Neighbourhood

## Residential New Construction By Type

In terms of the 2024 second quarter statistics for new residential dwellings, the 137 permits issued consisted of 51 single detached dwellings, 30 semi-detached dwellings, 52 townhomes, 1 apartment unit and 3 accessory apartment dwelling units. Of the aforementioned 137 permits issued, 154 new residential units were created. **Figure 4** below illustrates the year-end distribution of new residential building permits by type. **Figure 5** below portrays the second quarter statistical data for total number of dwelling units created by residential new construction.

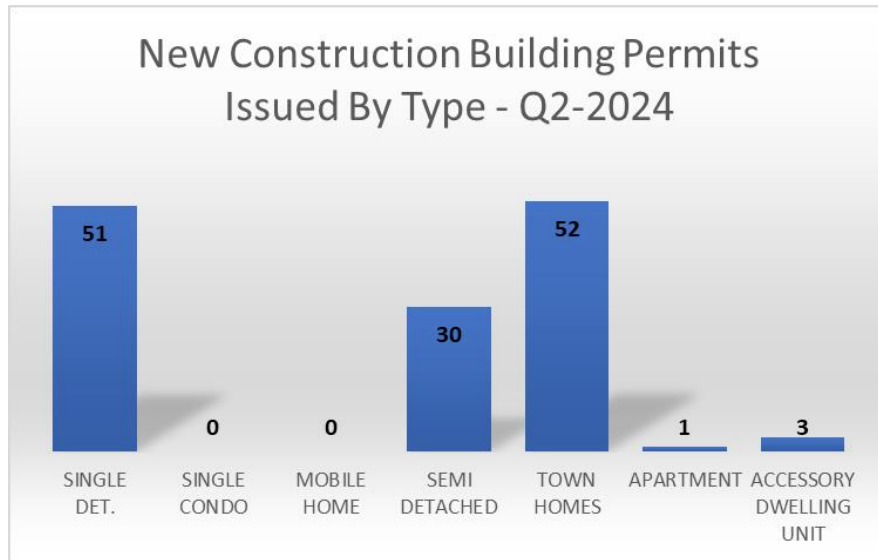


Figure 4: 2024 Second Quarter Distribution of Residential Permits

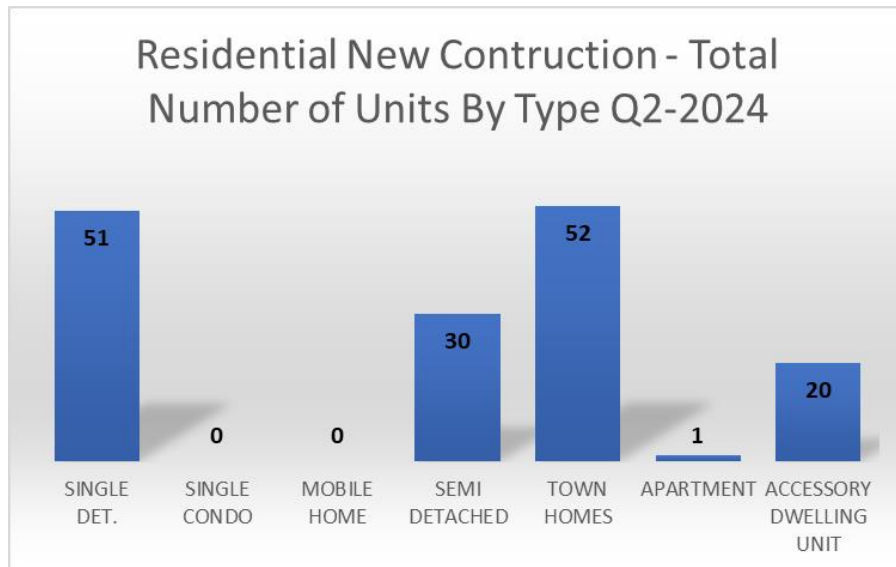


Figure 5: 2024 Second Quarter Total Number of Units

## Industrial, Commercial & Institutional Permit Activity and Development Charge Collection – Q2-2024

The value of Industrial/Commercial/Institutional (ICI) construction in Q2-2024 was approximately \$1 million.

### Industrial

Industrial permit activity was average during the second quarter of 2024, with 2 permits issued for a value of \$138,000, compared to 3 permits in the second quarter of 2023 for a value of \$1.5 million.

No industrial permits triggered development charges within the second quarter of 2024 as both were for industrial renovations/alterations.

### Commercial

Q2-2024 saw a decrease in the amount of commercial permit activity when compared to Q2-2023 and Q1-2024 with a total of 4 commercial permits issued for a total estimated value of \$21,000. All of the commercial permit issued in the second quarter were for renovations/additions/alterations.

No commercial permits triggered development charges within the second quarter of 2024 as all commercial permits issued were for renovations/alterations.

### Institutional

The second quarter of 2024 saw 4 institutional related permits drawn for a total estimated value of \$912,000 following no institutional permit activity in Q2-2023. All institutional permits drawn in the second quarter were for renovations/additions/alterations.

No institutional permits triggered development charges within the second quarter of 2024 as all permits issued were for renovations/alterations.

## **SECTION B: PLANNING & DEVELOPMENT - 2024 SECOND QUARTER (Q2)**

### Development Planning Applications – Second Quarter 2024 (Q2):

In the second quarter of 2024, the Development Planning division received a total of 74 applications. **Figure 6** on the following page illustrates the statistical information for second quarter application volume by type. **Figure 7** on the following page depicts the number of development applications submitted to the Regional Municipality of Niagara in 2023 by municipality.

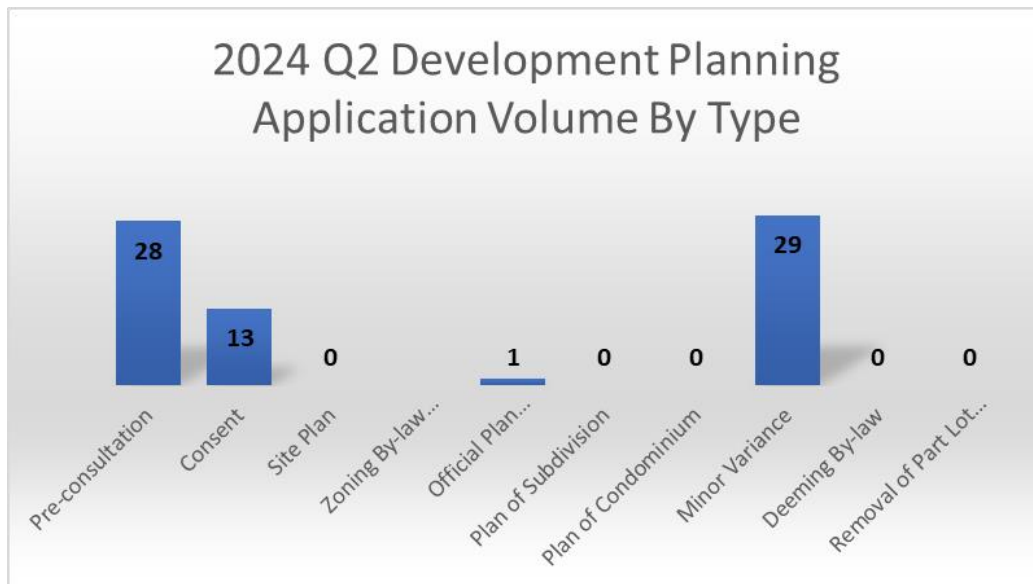


Figure 6: Q2-2024 Development Planning Application Volume

### Land Supply

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

### Registered Plans of Subdivision

With respect to subdivision plans registering in this second 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 Q2-2024 there were 1213 potential units available in Registered Plans which equates to 4.43 years available supply of residential lots in Registered Plans of Subdivision using the 5-year rolling construction of average of 273.6 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).

# Appendix 1 - PDS-63-2024

## 2024 Q2 REGISTERED PLANS OF SUBDIVISION

Plan Name	Neighbourhood	Reg'd	Reg'l File No.	Date of Reg'n	# of Lots/Blocks	# of Units	Vacant Lots/Blocks	Potential Units	Vacant Single-Det.	Vacant Semi-Det. Units	Vacant Multiple Units
<b>REGISTERED BUILT-OUT</b>											
B01 DOUGLAS-ON-THE-PARKWAY	Douglastown	M-197	26T-88006	1991-04-08	38	38	0	0	0	0	0
B02 HILL ESTATES NORTH	Stevensville	M-232	26T-91018	1996-10-23	27	27	0	0	0	0	0
B03 CRESCENT FARM EXTENSION I	Crescent Park	M-244	26T-22885	1998-04-16	19	19	0	0	0	0	0
B04 VICTORIA VILLAGE PHASE I	Garrison	M-261	26T-90009	1998-12-21	10	10	0	0	0	0	0
B05 RIVER TRAIL ESTATES II - PHASE I	Douglastown	M-276	26T-	2000-06-07	23	23	0	0	0	0	0
B06 NORTHRIDGE MEADOWS PHASE 1	Ridgeway/Thunder Bay	M-305	26T-15-2001-	2003-02-27	7	7	0	0	0	0	0
B07 NORTHRIDGE MEADOWS PHASE 2	Ridgeway/Thunder Bay	M-313	26T-15-02-03	2003-07-30	44	44	0	0	0	0	0
B08 WELLINGTON COURT CONDOMINIUM	Garrison	NSSCC-65	26CD-15-9901	2001-01-01	1	17	0	0	0	0	0
B09 HENRY-BROWNE SUBDIVISION	Crystal Beach	M-329	26T-15-02-06	2005-02-24	8	8	0	0	0	0	0
B10 BEAVER CREEK ESTATES	Ridgeway/Thunder Bay	M-330	26T-15-02-05	2005-03-09	53	53	0	0	0	0	0
B11 VILLAGE CREEK ESTATES PHASE I	Stevensville	M-347	26T-91013	2006-05-29	40	63	0	0	0	0	0
B12 BAY RIDGE CROSSING PHASE 2	Crystal Beach	M-363	26T-15-2000-0	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 Q2 Built Out Registered Plans of Subdivision

## Appendix 1 - PDS-63-2024

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	9	9	9	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 Cre	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	56	47	15	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	315	87	285	140	0	115
R33 HABOURTOWN AT ERIE BEACH	Lakeshore	59M-519	350308-0108	2023-07-26	74	199	72	197	53	2	142
R34 SOUTHRIDGE MEADOWS	Ridgeway/Thunder Bay	59M-521	350308-0117	2023-09-22	54	52	17	17	1	16	0
R35 726 GORHAM ROAD	Ridgeway/Thunder Bay	59M-523	350308-0125	2023-12-14	8	7	7	7	7	0	0
TOTALS					1644	2473	809	1213	528	44	611
denotes Registered Built-out		4.43 YEAR SUPPLY OF UNITS IN REGISTERED PLANS									
denotes Registered/Units Remaining											

Table 5: 2024 Q2 Registered Plans of Subdivision With Inventory

## Draft Approved Plans of Subdivision

The second quarter of 2024 saw three new draft plans receive approval from Council.

Present supply provides for 2516 new residential units in approved Plans of Subdivision with a healthy mix of 606 detached, 184 semi-detached and 1726 multiple unit dwellings (towns & apartments).

Presently, the available supply of residential lots in Draft Approved Plan of Subdivision is equal to 9.2 years using the 5-year rolling construction average of 273.6 units per year of absorption.

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

## Appendix 1 - PDS-63-2024

Q2-2024 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	SCHOOLLEY 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	10-Jun-24	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
D30	1589 NIGH ROAD		35038-007	09-Apr-24		10	10	10	0	0	9.51
D31	255 EMERICK AVENUE	Bridgeburg	350303-0045	13-May-24		1	35	0	0	35	0.85
D32	412 RIDGEWAY ROAD (CONDO)	Ridgeway/Thunder Bay		27-May-24		1	11	0	0	11	0.57
	TOTALS					928	2516	606	184	1726	147.82
9.2 YEARS SUPPLY OF UNITS IN DRAFT APPROVED PLANS											

Table 6: Q2-2024 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 1.2 years' supply using the 5-year rolling average of 273.6 units/year of absorption. **Table 7** below provides statistical information on the present Active Plans of Subdivision Inventory.

Q2-2024 - 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	576 Ridge Road - Block 50 (Condo)			15-Feb-24	1	70	0	0	70	2.065
A07	0-14166 Hendershot Drive			22-Mar-24	7	29	0	0	29	1.005
	TOTALS				161	342	93	0	249	17.116
THE AMOUNT OF UNITS IN PROCESS WOULD REPRESENT AN ADDITIONAL SUPPLY OF 1.2 YEARS WORTH OF DWELLINGS UNDER CURRENT 5 YEAR ROLLING AVERAGE										

Table 7: Q2-2024 Active Plans of Subdivision

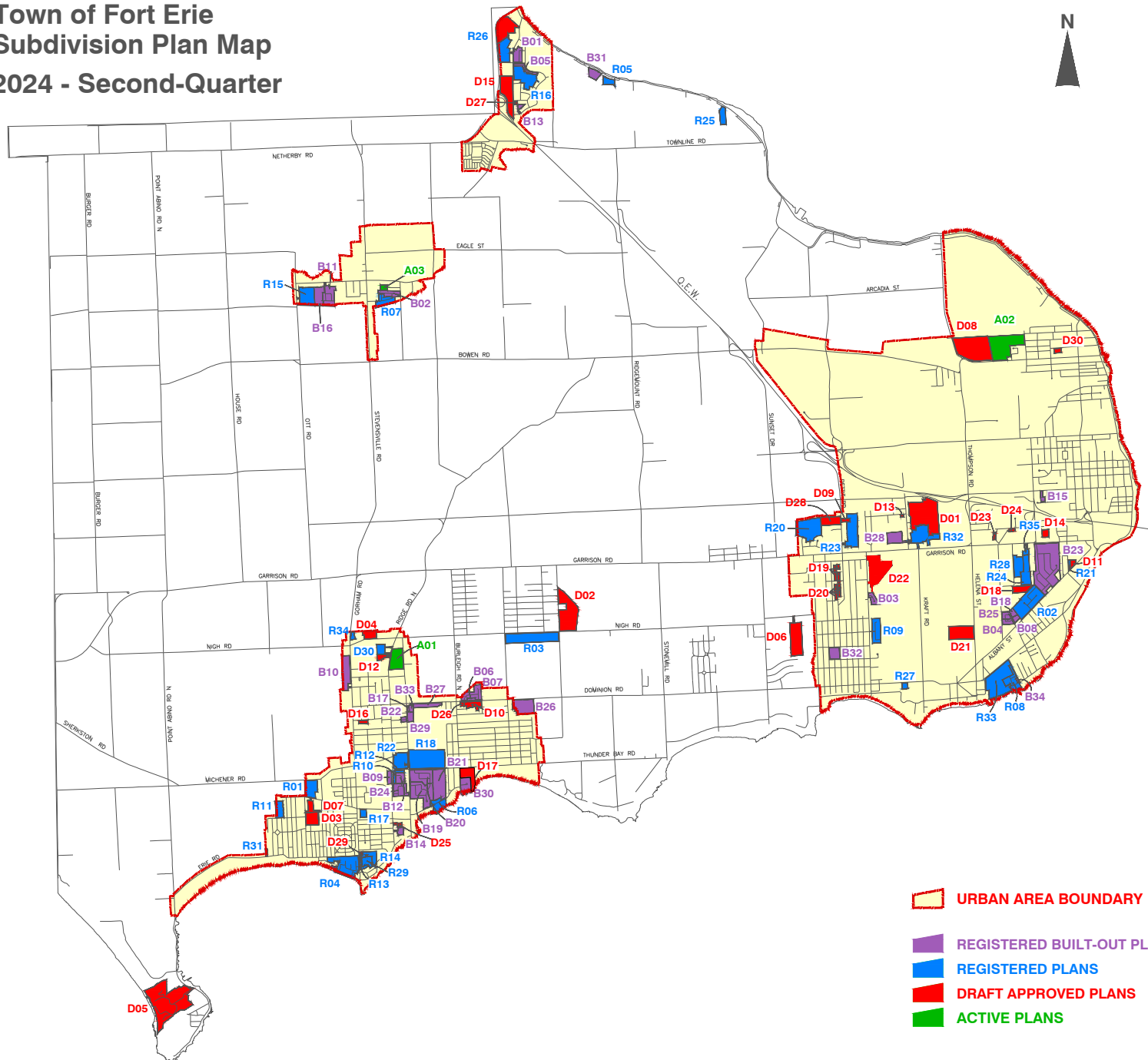
## Subdivision Maps

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 - Second-Quarter

## Appendix 1 - PDS-63-2024



URBAN AREA BOUNDARY

REGISTERED BUILT-OUT PLANS

REGISTERED PLANS

DRAFT APPROVED PLANS

ACTIVE PLANS

### REGISTERED BUILT-OUT PLANS

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

### REGISTERED PLANS

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

### DRAFT APPROVED PLANS

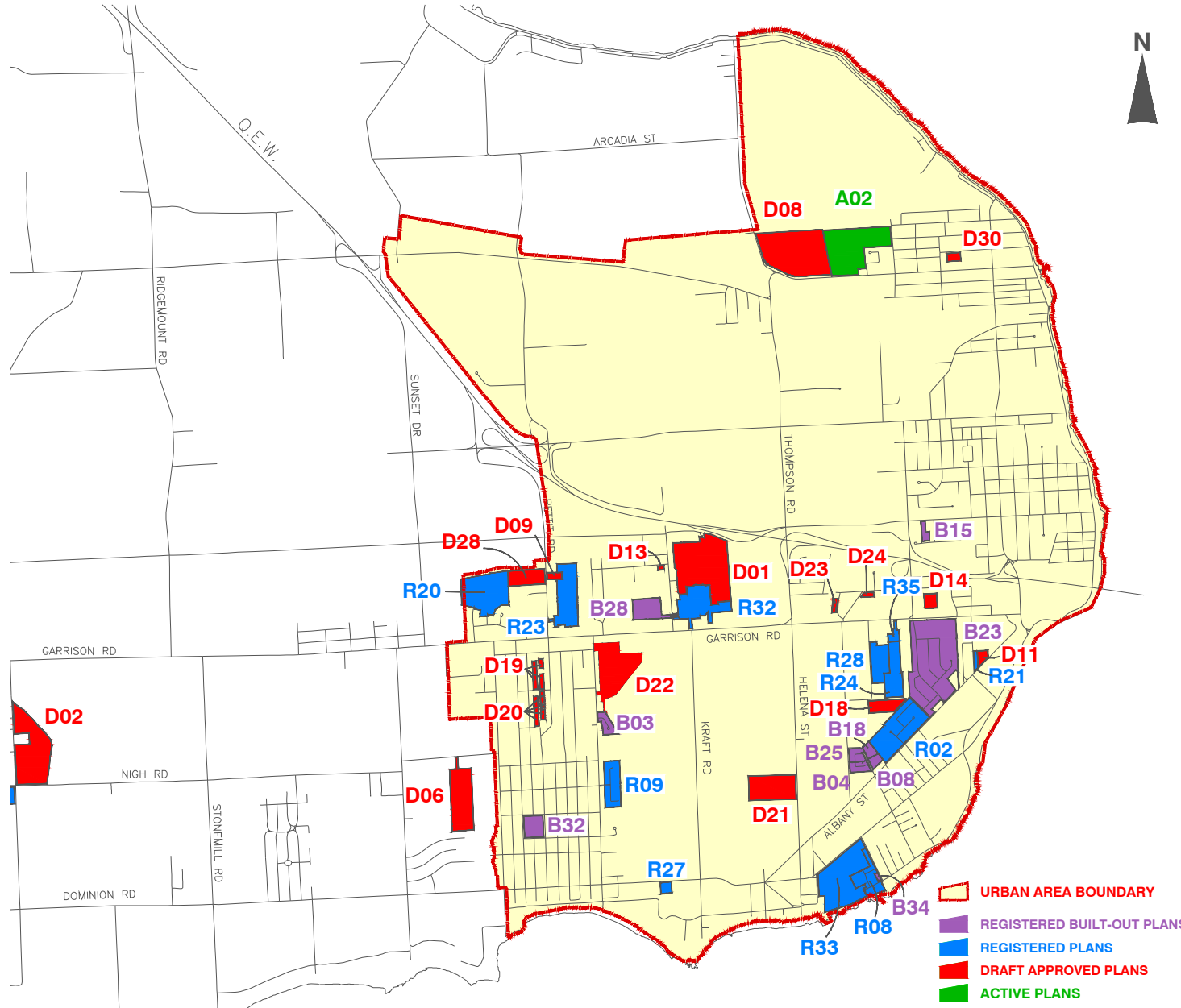
- D01 Alliston Woods Ph. 2
- D02 Hershey Estates
- D03 Schooley Road Condominiums
- D04 Creekside Estates
- D05 Abino Dunes
- D06 Nigh Road Subdivision
- D07 Elizabeth Road Subdivision
- D08 Fort Erie Hills
- D09 Lu Long Ping (Phase II)
- D10 Southridge Meadows
- D11 Brydgeview Townhouse Phase 2 Condominium
- D12 Royal Ridge Phase 2
- D13 0-10972 Seymour Avenue
- D14 315 & 350 Garrison Road (Condo)
- D15 Spring Creek Estates
- D16 294 Gorham & 3819 Hibbard (Condo)
- D17 3285 Thunder Bay Road
- D18 Peace Bridge Village Ph. 4
- D19 Crescent Park Acres
- D20 Shayne Avenue South
- D21 613 Helena Street
- D22 Crescent Acres
- D23 1101 DiPietro Street
- D24 0-10417 Walden Boulevard
- D25 272 Ridge Road South
- D26 3303 Dominion Road
- D27 3458 Black Creek Road
- D28 1211-1237 Pettit Road
- D29 412 Ridgeway Road
- D30 255 Emerick Avenue

### ACTIVE PLANS (Not Draft Approved)

- A01 576 Ridge Road North
- A02 Fort Erie Hills East
- A03 0-14166 Hendershot Drive

# Appendix 1 - PDS-63-2024

## Town of Fort Erie - Subdivision Plan Map 2024 - Second-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
- R20 High Pointe Subdivision
- R21 Brydgeview Phase 1
- R22 Crystal Ridge Landing
- R23 Lu Long Ping (Phase I)
- R24 Peace Bridge Subdivision (Phase 1)
- R25 River Lea Estates (Condo)
- R26 Black Creek Signature
- R27 Kettle Court
- R28 Peace Bridge Village (Phase 2)
- R29 South Coast Village Phase 3 Condominium
- R30 Royal Ridge
- R31 Hazelwood Condominiums
- R32 Alliston Woods Ph. 1
- R33 Harbortown Village
- R34 726 Gorham Road
- R35 Peace Bridge Village Phase 3 (Condo)

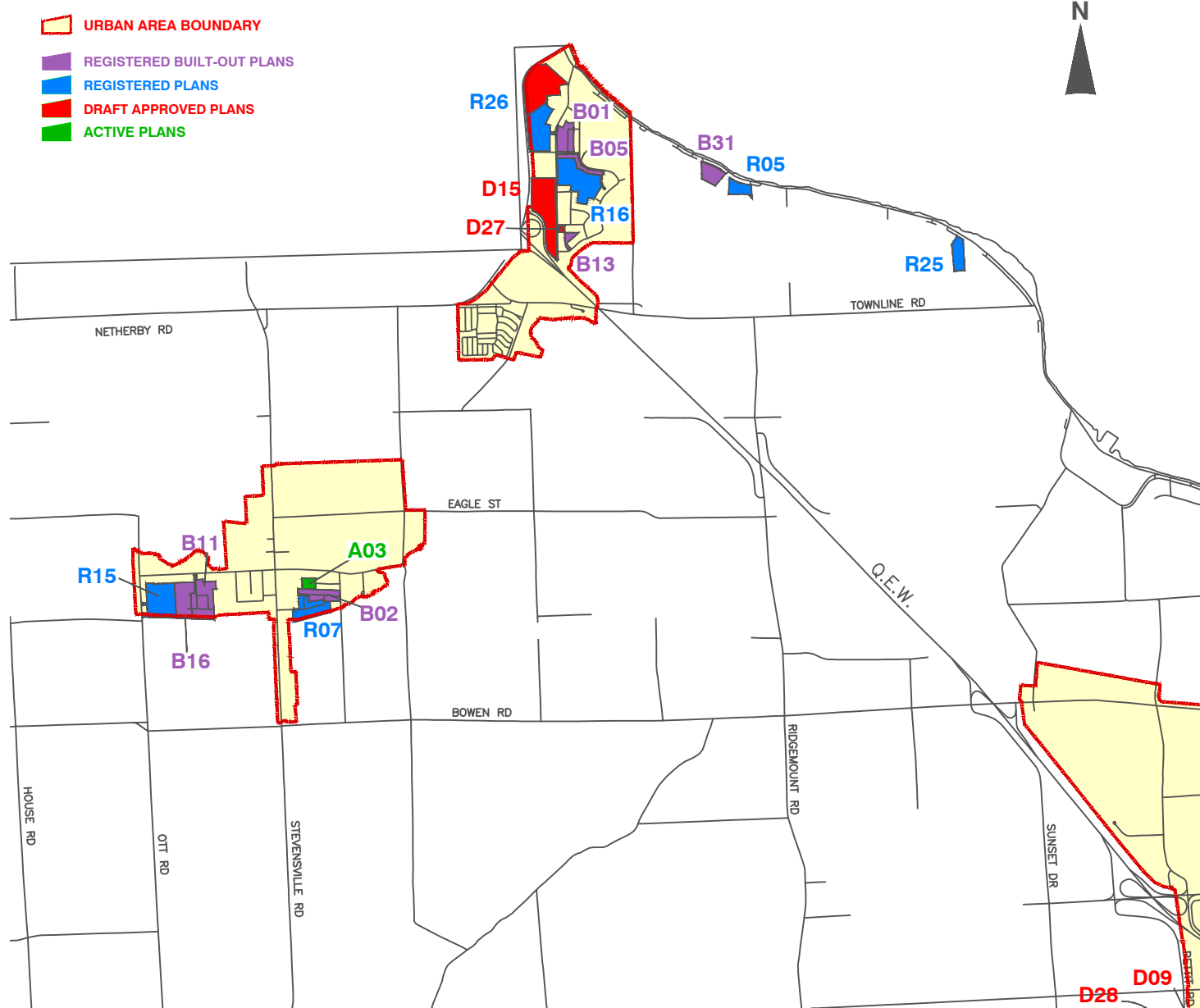
### DRAFT APPROVED PLANS

- D01 Alliston Woods Ph. 2
- D02 Hershey Estates
- D03 Schooley Road Condominiums
- D04 Creekside Estates
- D05 Abino Dunes
- D06 Nigh Road Subdivision
- D07 Elizabeth Road Subdivision
- D08 Fort Erie Hills
- D09 Lu Long Ping (Phase II)
- D10 Southridge Meadows
- D11 Brydgeview Townhouse Phase 2 Condominium
- D12 Royal Ridge Phase 2
- D13 0-10972 Seymour Avenue
- D14 315 & 350 Garrison Road (Condo)
- D15 Spring Creek Estates
- D16 294 Gorham & 3819 Hibbard (Condo)
- D17 3285 Thunder Bay Road
- D18 Peace Bridge Village Ph. 4
- D19 Crescent Park Acres
- D20 Shayne Avenue South
- D21 613 Helena Street
- D22 Crescent Acres
- D23 1101 DiPietro Street
- D24 0-10417 Walden Boulevard
- D25 272 Ridge Road South
- D26 3303 Dominion Road
- D27 3458 Black Creek Road
- D28 1211-1237 Pettit Road
- D29 412 Ridgeway Road
- D30 255 Emerick Avenue

### ACTIVE PLANS (Not Draft Approved)

- A01 576 Ridge Road North
- A02 Fort Erie Hills East
- A03 0-14166 Hendershot Drive

# Town of Fort Erie - Subdivision Plan Map 2024 - Second-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

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R01	Jetmar Subdivision
R02	Garrison Village II
R03	Country Squire Estates
R04	Crystal Beach Tennis & Yacht Club
R05	Neye Plan I
R06	Hill Estates 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	Harbourtown Village
R34	726 Gorham Road
R35	Peace Bridge Village Phase 3 (Condo)

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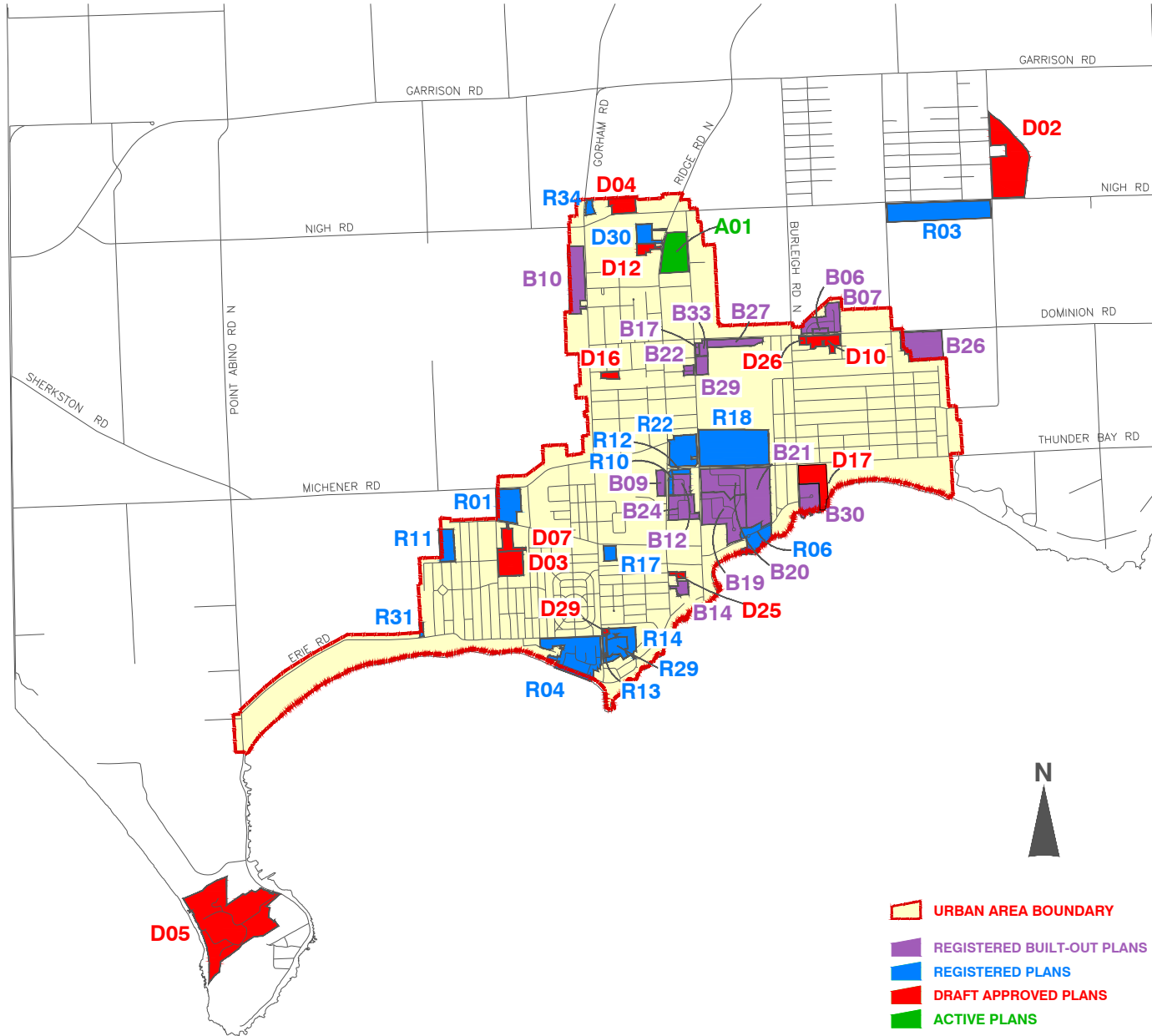
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D11	Brydgeview Townhouse Phase 2 Condominium
D12	Royal Ridge Phase 2
D13	0-10972 Seymour Avenue
D14	315 & 350 Garrison Road (Condo)
D15	Spring Creek Estates
D16	294 Gorham & 3819 Hibbard (Condo)
D17	3285 Thunder Bay Road
D18	Peace Bridge Village Ph. 4
D19	Crescent Park Acres
D20	Shayne Avenue South
D21	613 Helena Street
D22	Crescent Acres
D23	1101 DiPietro Street
D24	0-10417 Walden Boulevard
D25	272 Ridge Road South
D26	3303 Dominion Road
D27	3458 Black Creek Road
D28	1211-1237 Pettit Road
D29	412 Ridgeway Road
D30	255 Emerick Avenue

## ACTIVE PLANS (Not Draft Approved)

A01	576 Ridge Road North
A02	Fort Erie Hills East
A03	0-14166 Hendershot Drive

# Appendix 1 - PDS-63-2024

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



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- B05 River Trail Estates 2 Phase I
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## **SECTION C: BY-LAW ENFORCEMENT – 2024 SECOND QUARTER (Q2)**

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

### **By-law Enforcement Overview 2024 Second Quarter (Q2)**

In the second quarter of 2024, By-law Enforcement received a total of 807 new calls for service with 101 calls carried over from Q1-2024. By-law Enforcement was able to resolve 79% of the total calls for service of the 807 new calls and 101 carried over calls. New calls for service are up by approximately 12% when compared to the second quarter of 2023.

**Table 8** provides a more detailed breakdown of the 2024 second 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 Q2-2024.

By –Law Enforcement Quarterly Statistics April 1 - June 30, 2024				
Q2 - 2024				
BY-LAW	Calls Carried Over from Q1 - 2024	New Calls for Service	Resolved Calls	Pending Calls
DRAINAGE	0	32	24	8
LOT MAINTENANCE BY-LAW	20	151	122	49
LONG GRASS & WEEDS	1	324	222	103
ZONING	8	26	18	16
NOISE & NUISANCE	4	49	47	6
PROPERTY STANDARDS	34	34	39	29
OTHER CALLS/MISCELLANEOUS	13	87	82	18
DEAD/DAMAGED TREES	21	24	22	23
TRAFFIC BY-LAW/ PARKING	0	66	55	11
SHORT TERM RENTALS	0	14	11	3
<b>TOTAL</b>	<b>101</b>	<b>807</b>	<b>642</b>	<b>266</b>

Table 8: Q2-2024 By-law volume of calls by type

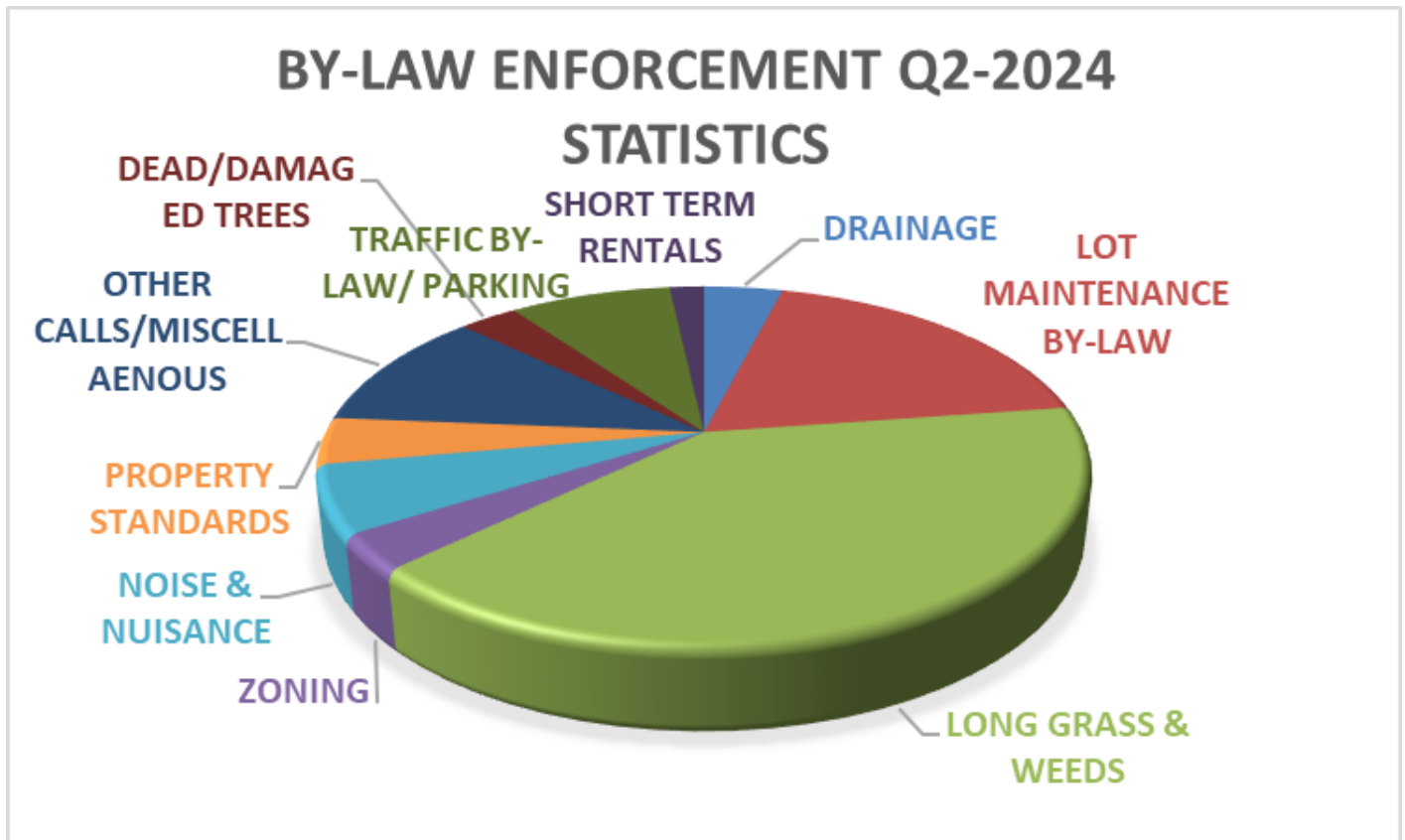


Figure 7: By-law Q2-2024 percentage of new calls for service by type

In Q2-2024, Long Grass and Weeds calls represented 40% of the total calls for service surpassing all other categories.

### Parking Violations

By-law Enforcement Staff issued a total of 61 parking tickets in the second quarter of 2024 which is a decrease when compared to the 162 parking tickets in the second quarter of 2023. This is due in large part to the significant influx of long grass and weeds calls during this time period. A seasonal By-law Enforcement Officer joined the Town during the second quarter and will continue through the third quarter, and has been assisting the enforcement team with the influx of calls for service throughout the summer season.

### OVERALL 2024 SECOND QUARTER (Q2) SUMMARY

The second quarter of 2024 was average for permits in the commercial, industrial and institutional sectors but saw an above average and record breaking number of permits issued in the residential sector. Q2-2024 recognized the largest issuance of residential permits and residential units created in an individual quarter since staff began tracking building permit data. This increase surpassed the residential permit spike of both the first and second quarters of 2021 and 2022 following the Covid-19 pandemic which until Q2-2024 recognized



the largest number of issued building permits and created units to-date in individual years. With registered lot inventories at a comfortable level, staff anticipate residential permit issuance to remain constant as the market responds with sales and are anticipating above average activity within the remaining quarters of 2024 now that inflated interest rates are beginning to decrease.

Overall, building permit activity is up with a total of 232 permits issued with an estimated permit value of \$68 million. This is an increase from the previous year's second quarter where there were a total of 153 permits issued with a value of \$32.5 million. This attributes to a 34% increase in issued building permits in Q2-2024 compared to Q2-2023.

Planning and Development Services saw a decent number of development applications received in Q2-2024 with a total of 74 applications received and processed. The number of development applications received has decreased slightly when compared to the 77 applications received and processed in Q2-2023. Across the most recent years, the Planning Department has seen a significant increase in the number of development applications received. Further, the Town of Fort Erie is in a healthy and comfortable position with the current inventory for residential supply of 4.43 years worth in Registered Plans of Subdivision and 9.2 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 Q2-2024, By-law Enforcement received a significant number of new calls for service for a total of 807 new calls and 101 calls carried over from Q1-2024. 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. 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 second quarter of 2024 was record breaking for residential permit volume within the Building Division and although not record breaking in all divisions, the increased activity speaks 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 Planning and By-law divisions were recognized however not enough to under estimate the increased growth of the Town. 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.