



Planning and Development Services

Prepared for	Regular Council	Report No.	PDS-71-2023
Agenda Date	October 23, 2023	File No.	350308

Subject	PLANNING AND DEVELOPMENT SERVICES – DEVELOPMENT, BUILDING AND BY-LAW STATISTICAL REPORTING – SECOND QUARTER 2023
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Recommendations	<p><u>THAT</u> Council receives Report PDS-71-2023 regarding development, building and by-law statistical reporting for information purposes, and further</p> <p><u>THAT</u> Council directs staff to forward a copy of Report PDS-71-2023 to Regional Niagara Planning and Development Services, the District School Board of Niagara and the Niagara Catholic District School Board.</p>
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Relation to Council's 2023-2026 Corporate Strategic Plan	<p>Priority: Sustainable and Managed Growth</p> <p>Initiative 3.1.4: Manage 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).</p>
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List of Stakeholders	<p>Land Owners / Developers Region of Niagara School Boards Fort Erie Economic Development and Tourism Service</p>
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Prepared by: <i>Original Signed</i> Breanna Antonio Coordinator, Planning and Development Services	Submitted by: <i>Original Signed</i> Anamika Dilwaria, M.P.I MCIP, RPP Director, Planning and Development Services	Approved by: <i>Original Signed</i> Chris McQueen, MBA Chief Administrative Officer
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Purpose of Report

The purpose of this report is to provide Council with information about the 2023 second quarter (Q2- April 1, 2023 to June 30, 2023) 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.

Background

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 subdivision and building permit status reports.

This reporting procedure 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 and Secondary 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 with recently approved Provincial Plan updates, particularly that of the Places to Grow.

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 2023 building permit, planning application and by-law enforcement activity. The Report provides the aforementioned data for the Planning and Development Services Department including statistical information and is divided into the following 3 sections:

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

SECTION A: BUILDING

2023 Second-Quarter (Q2) Building Permit Overview:

The Building Department issued a total of 153 building permits in the second quarter of 2023 totaling an estimated construction value of \$32.5 million, a decrease when compared to the record-breaking 267 building permits issued in Q2-2022 and estimated construction value of \$41.5 million and 217 issued building permits in Q2-2021 and estimated value of \$42.8 million. This attributes to a 57% decrease in issued building permits in Q2-2023 compared to Q2-2022. Historically, the number of issued permits tends to be higher in the second and third quarters compared to all other quarters so based on the data staff anticipate an encouraging number of issued permits in the third quarter of this year.

In breaking down the Q2-2023 data further by “building permit type”, of the total 153 permits issued the top-ranking categories were:

1. Additions/Alterations/Other Improvements – 56 permits, totalling 36% of the total issued permits
2. New Residential Construction – 29 permits, totalling 19% of the total issued permits
3. Demolition – 26 permits – totalling 16% of the total issued permits

Table 1 of **Appendix “1”** to this report further illustrates the 2023 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 Q2-2023 (Section A of Appendix “1”)

New Residential Permit Overview

The Building Department issued a total of 29 new residential building permits which resulted in a total of 29 new residential units with an estimated construction value of \$23.8 million in Q2-2023.

The second quarter of 2023 saw a decrease in residential applications compared to the first quarter of 2023 and the residential permit spike in the second quarters of both 2021 and 2022. The permit value and number of permits historically tend to be higher in Q2 compared to Q1, however this Q2 is lower in the number of residential permits and permit value than the Q1-2023 which was 44 new residential permits for an estimated value of \$28.7 million. In Q2-2021 a record-breaking 82 residential permits were issued with a value of \$40.7 million.

The data from the first quarter and now second quarter of this year suggests that a decrease in residential permits may continue following the residential permit spike of the previous two years following the Covid-19 pandemic. Moreover, Q2-2023 represents the lowest number of residential permits issued in the second quarter since 2016 which

can likely be attributed to a slowed housing market and the increase of mortgage interest rates. Table 2 of **Appendix “1”** to this report illustrates the second quarter residential permit volume from 2020 to 2023.

In breaking down the residential data further by neighbourhood, it can be noted that the highest number of residential permits were issued within the Crystal Beach Neighbourhood which accounted for 27.6% of all issued residential building permits. Ridgeway-Thunder Bay Neighbourhood comes in at a close second at 24.1% followed by permits issued in Rural Areas at 13.8% of all issued residential building permits. Over the last few years, new residential permit activity has been dominated by development in the Ridgeway-Thunder Bay Neighbourhood and although still accounting for a considerable percentage of residential permits issued, the increase in permit activity within the Crystal Beach Neighbourhood can be more closely attributed to the building-out and issuance of permits for the Beachwalk subdivision and re-development of Crystal Beach. 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. Bill 23, the *More Homes Built Faster Act, 2022*, permits landowners to add two additional residential units “as of right” on properties containing a single detached dwelling, semi-detached dwelling or a townhouse without requiring a zoning by-law amendment and therefore moving forward a larger discrepancy in the number residential permits issued and units created may be noted. In terms of the 2023 second quarter statistics for new residential dwellings, the 29 permits issued consisted of 26 single detached dwellings, 2 semi-detached dwellings and 1 additional residential unit within an existing detached dwelling. Of the aforementioned 29 permits issued, 29 new residential units were created. Figure 4 of **Appendix “1”** to this report portrays the statistical data for residential new construction by type.

Industrial / Commercial / Institutional (ICI) Permit Activity and Development Charge Collections Q1 – 2020 (Section B of Appendix “1”)

Industrial

Industrial permit activity was average during the second quarter of 2023, with 3 permits issued for a value of \$1.5 million, compared to 1 permits in the second quarter of 2022 for a value of \$20,000. The number of industrial permits for Q2-2023 remains the same as Q1-2023 with a total of 3 permits issued, however a reduction in the estimated value is noted with Q1-2023 industrial permits resulting in a value of \$5.4 million.

Commercial

There was a fair amount of commercial permit activity throughout Q2-2023, for a total of 9 issued commercial permits. Permits issued consisted of 8 renovation/additions/alterations to existing commercial uses for a total value of

\$548,000 and 1 new commercial building with an estimated value of \$50,000. The total estimated value of the 9 issued commercial permits in Q2-2023 equalled \$598,000, a reduction when compared to the 13 commercial permits issued in Q2-2022 for an estimated value of \$627,000. A reduction in the commercial permits is noted when compared to the 13 permits issued in the first-quarter of 2023 for a total value of \$914,850.

Institutional

The second quarter 2023 saw no institutional related permits drawn, similarly to Q2-2022 and Q1-2023.

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

Commercial Development Charges (DC’s)

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

In the second quarter of 2023 none of the commercial permits triggered Regional and Town DC’s.

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 increase in the number of development applications across the most recent years continues on trend for the Planning Department, 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.

In the second quarter of 2023, the Development Planning division received a total of 77 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. Figure 5 of **Appendix “1”** to this report illustrates the application volume and type for the second quarter of 2023 and is further outlined below.

Excluding pre-consultation application volume, the highest volume of applications in Q2-2023 was generated from applications to the Committee of Adjustment for consent and minor variances. Q2 saw a total of 20 applications for consent and 16 minor variance applications. The number of consent applications is the same as the number of consent applications has increased from Q1-2023 (19 applications) however a slight decrease is noted in the number of minor variance applications submitted with 32 applications received in Q1-2023. The Town has seen an increase in Committee of Adjustment applications in recent years. This data is reflective of increased development within the Town of Fort Erie and boom experienced in 2021 following the 2020 Covid-19 pandemic. For comparative purposes, significantly fewer Committee of Adjustment applications were submitted in 2020 with only 23 consents and 37 minor variances applications being received and processed throughout the whole year. A breakdown of all other applications received and processed by the Planning Department in the second quarter of 2023 in descending order is as follows: site plan (6), zoning by-law amendment applications (3), removal of part lot control (2), official plan amendment (1), plan of subdivision (1), plan of condominium (1) deeming by-law (0).

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 Plan Registrations

Q2-2023 saw the registration of one plan of condominium (Hazel Street) and phase 1 of the Alliston Woods plan of subdivision. Subdivision registrations have slowed across the past 3 years. There were a high number of registrations in 2018 that is likely the result of the development community responding to the extremely low inventory at that time. Council may recall that the inventory of buildable lots in registered plans of subdivision and condominium had reached a low 1.4 years' worth of supply in 2018, but has now increased to a 4.02 years' worth. At the end of Q2 there were 1021 potential units available in Registered Plans, increased from the 683 units at the end of Q1 brought up by the registration of Hazel condominium and Allison Woods Phase 1 Plan of Subdivision. Q2 has increased the year supply of units in registered plans from 2.66 years of supply in units to 4.02. 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

Similar to Registrations, the second quarter of 2023 saw two new draft plans receive approval from Council. Currently there are 22 approved Plans of Subdivision that are in various stages of clearing conditions of their respective approval.

Present supply provides for 2115 new residential units in approved Plans of Subdivision with a healthy mix of 450 detached, 220 semi-detached and 1445 multiple unit dwellings (towns & apartments).

Presently, the available supply of residential lots in Draft Approved Plan of Subdivision is equal to 8.3 years using the 5-year rolling construction average of 253.8 units per year.

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 following active plans cited in Table 7 (613 Helena, Shayne Avenue North, 3485 Black Creek Road, 986 Ridge Road North, Alliston Woods Phase II and 315 Garrison Road) are scheduled to proceed to Council for consideration in the third quarter of 2023.

The seven plans represent a total of 728 residential units with considerable multi-dwelling units. This includes townhome units making up 395 of those dwellings, in addition to 210 single detached and 123 semi-detached units. Presently, the available supply of residential units in Active Plans of Subdivision is equal to 2.9 years’ using the 5-year rolling average of 253.8 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 253.8 units per year.

At the time of reporting on this second quarter of 2023, using the current average for annual absorption (253.8), the respective inventories are as follows:

- Registered Plans - 1029 units at 253.8 units/year = 4.05 years’ worth of supply;
- Draft Approved – 2115 units at 253.8 units/year = 8.3 years’ worth of supply;
- Active Plans – 728 units at 253.8 units/year = 2.9 years’ worth of supply.

In general terms, the Town is still in a healthy and comfortable position with its current inventory for residential supply reflected primarily by the 8.3 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 quarterly report conveys the statistics in a summary form.

In the second quarter of 2023, By-law Enforcement received a total of 709 new calls for service with 150 calls carried over from Q1-2023. By-law Enforcement was able to resolve 63% of the total calls for service of the 709 new calls and 150 carried over calls.

Table 8 of **Appendix “1”** shows the total number of calls for service across various categories. It should be noted that two additional categories were added last quarter as the Town has experienced an influx in calls for dead/damaged trees and drainage. The two new categories were added as it is anticipated with the increase in severe weather events and affects of climate change that the volume of calls within these two categories will continue on an upward trajectory and are therefore worth tracking. It should also be noted that the COVID-19 category for COVID-19 related issues has been removed as calls are no longer being received.

In Q2-2023, Long Grass and Weeds calls represented 32% of the total calls for service surpassing all other categories. In descending order, Lot Maintenance By-law calls represented 20% of calls followed by Other Miscellaneous calls (10%), Traffic By-law/Parking (8%), Noise & Nuisance, Dead/Damaged Trees and Zoning each accounting for (6%) and Drainage, Property Standards and Short Term Rentals (4%).

Breakdowns of By-law Enforcement activity are found in **Section C of Appendix “1”** which conveys the volumes under various headings found as Table 8 and Figure 6 in **Appendix “1”** to this report.

Parking Violations

By-law Enforcement Staff issued a total of 162 parking tickets in the second quarter of 2023 which is an increase of 111 tickets from Q1-2023. A seasonal By-law Enforcement Officer joined the Town during this second quarter and has been able to assist the enforcement team with the influx of parking and long grass and weed complaints for the summer season.

Overall Quarter Summary

The second quarter of 2023 was not record-breaking and below the permit spikes of the second quarters of 2021 and 2022 but still turned out a fair amount of issued permits for the residential sector and average in terms of the industrial and commercial sectors with no activity in the institutional sector. The residential construction activity has seen a slight decrease in Q1 and Q2 of 2023 which appears to be on trend with a slowing housing market. With registered lot inventories back to a more comfortable level, staff is interested to observe how fast the market responds with sales, especially with the noticeable market decline following increased interest rates.

Planning and Development Services saw a decent number of development applications received in the second quarter of 2023 for a total of 77 applications received and processed. Further, the Town of Fort Erie is in a healthy and comfortable position with the current inventory for residential supply of 8.3 years in Draft Approved Plans of Subdivision which is in line with the 2020 Provincial Policy Statement requirement of a maintained 3-year supply.

In Q2-2023, By-law Enforcement received a significant number of calls for service for a total of 709 new calls. The Q4-2022 report identified that the number of By-law calls for service quadrupled in volume across a span of 10-years and therefore staff anticipate the remaining quarters of 2023 to show a strong increase in call volume based on the current trend. By-law Enforcement are working diligently to stay on top of the increasing calls and further have hired a seasonal By-law Enforcement Officer and contract By-law Enforcement Officer to assist.

Overall, Q2-2023 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. 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.

Financial/Staffing 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.

Policies Affecting Proposal

N/A

Comments from Relevant 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.

Communicating Results

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

Alternatives

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

Conclusion

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

Attachments

Appendix “1” – 2023 Q2 Development, Building and By-law Statistical Report

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



2023 SECOND QUARTER (Q2)



October 2023

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 as provided by the Regional Municipality of Niagara through its new Official Plan.

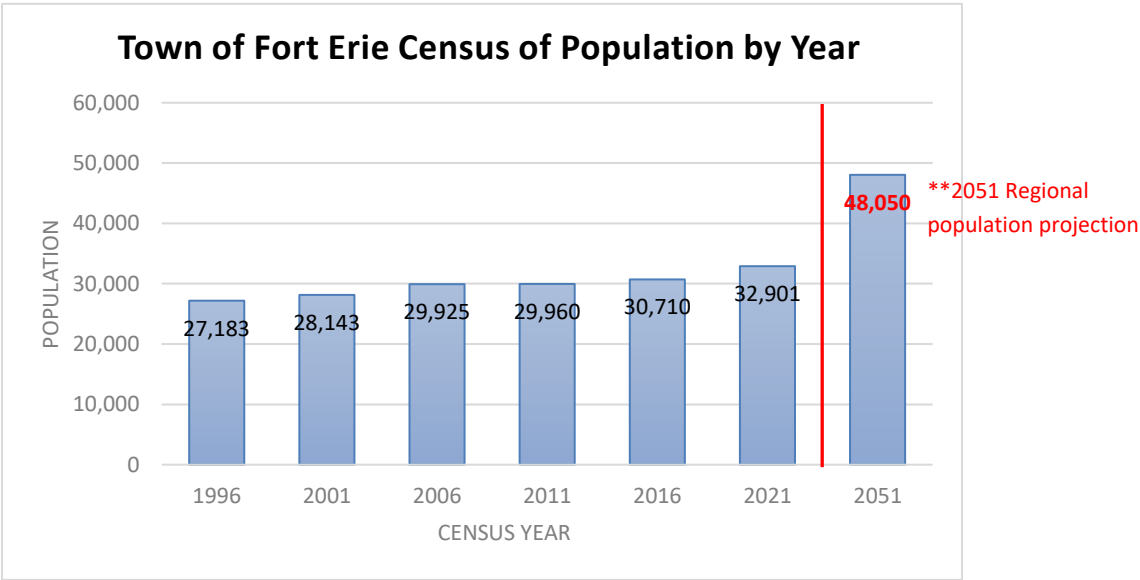


Figure 1 Source: Statistics Canada Census Information & 2051 Regional Projected Population

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

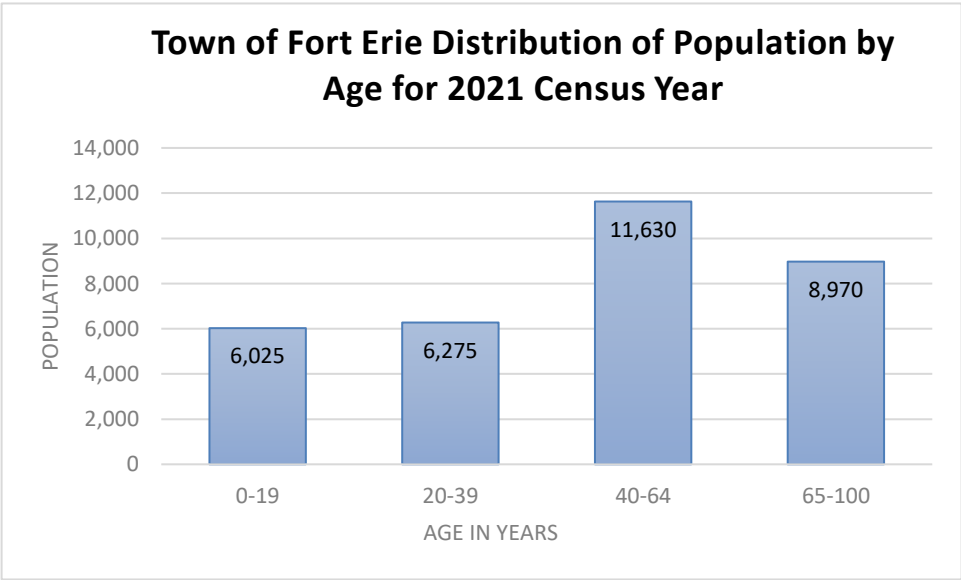


Figure 2 Source: Statistics Canada

SECTION A: BUILDING – 2023 SECOND QUARTER (Q2)

2023 Second Quarter Building Permit Overview

The Building Department issued a total of 153 building permits in the second quarter of 2023 totaling an estimated construction value of \$32.5 million

Summary of Permit Volumes & Estimated Value – Second Quarter 2023 (Q2)

Table 1 provides the volumes and estimated construction values for Q2-2023 broken down by category.

2023-Q2 Permit Values	Q2 PERMIT VOLUMES AND ESTIMATED VALUES		
	CLASSIFICATION	2023	
		NO. OF PERMITS Q2 ONLY	ESTIMATED VALUE \$
	Total Value of all New Dwellings	29	\$23,811,362.00
	New Single Detached Dwellings	26	\$21,881,362.00
	New Semi-Detached Dwellings	2	\$1,900,000.00
	New Multi-Unit Dwellings/Apartments/Towns	0	
	Res. Add. Alt, & Repairs	55	\$5,026,777.00
	Garages & Carports	5	\$295,000.00
	Accessory Buildings	2	\$15,500.00
	Swimming Pools	20	\$654,067.00
	Farm Buildings	0	\$0.00
	Model Homes	0	\$0.00
	Commercial Business	9	\$598,000.00
	New	1	
	Additions, Alterations, Etc.	8	
	Industrial	3	\$1,500,000.00
	New	0	
	Additions, Alterations, Etc.	3	
	Institutional & Gov't	1	\$15,000.00
	New	0	
	Additions, Alterations, Etc.	1	
	Demolitions	26	\$612,500.00
	Plumbing	2	\$16,200.00
	Other (sign, tent, tank, etc;)	2	\$4,200.00
	TOTALS	153	\$32,518,606.00

Table 1: Q2-2023 permit volume and estimated values

New Residential Construction

The Building Department issued a total of 29 new residential building permits which resulted in a total of 29 new residential units with an estimated construction value of \$23.8 million in Q2-2023.

The second quarter of 2023 saw a decrease in residential applications compared to the first quarter of 2023 and the residential permit spike in the second quarters of both 2021 and 2022. The permit value and number of permits historically tend to be higher in Q2 compared to Q1, however this Q2 is lower in the number of residential permits and permit value than the Q1-2023 which was 44 new residential permits for an estimated value of \$28.7 million. In Q2-2021 a record-breaking 82 residential permits were issued with a value of \$40.7 million. Q2-2023 represents the lowest number of residential permits issued in the second quarter since 2016

Table 2 illustrates the first quarter residential permit volume from Q2-2020 to Q2-2023.

Second Quarter (Q2) Residential Permit Volume – 2020 to 2023							
2Q 2020	# of Units per Month	Q2 2021	# of Units per Month	Q2 2022	# of Units per Month	Q2 2023	# of Units per Month
April	25	April	24	April	14	April	6
May	17	May	32	May	17	May	9
June	11	June	26	June	27	June	14
TOTAL	53	TOTAL	82	TOTAL	58	TOTAL	29

Table 2: 2023 Second Quarter Residential Permit Volume

New Residential Construction By Neighbourhood

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

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

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 2023.

<i>Neighbourhood</i>	<i>NEW CONSTRUCTION - RES.</i>	<i>PERCENTAGE</i>
Bridgeburg	0	0.0%
Business Park/ Gilmore	0	0.0%
Crescent Park	2	6.9%
Crystal Beach	8	27.6%
Douglastown	3	10.3%
Fort Erie	2	6.9%
Garrison	0	0.0%
Gateway	0	0.0%
Kraft	0	0.0%
Lakeshore	1	3.4%
Ridgeway/Thunder Bay	7	24.1%
Spears/High Pointe	0	0.0%
Stevensville	2	6.9%
Walden	0	0.0%
Rural Areas	4	13.8%
TOTAL	29	100%

Table 3: Q2-2023 Residential permits by neighbourhood

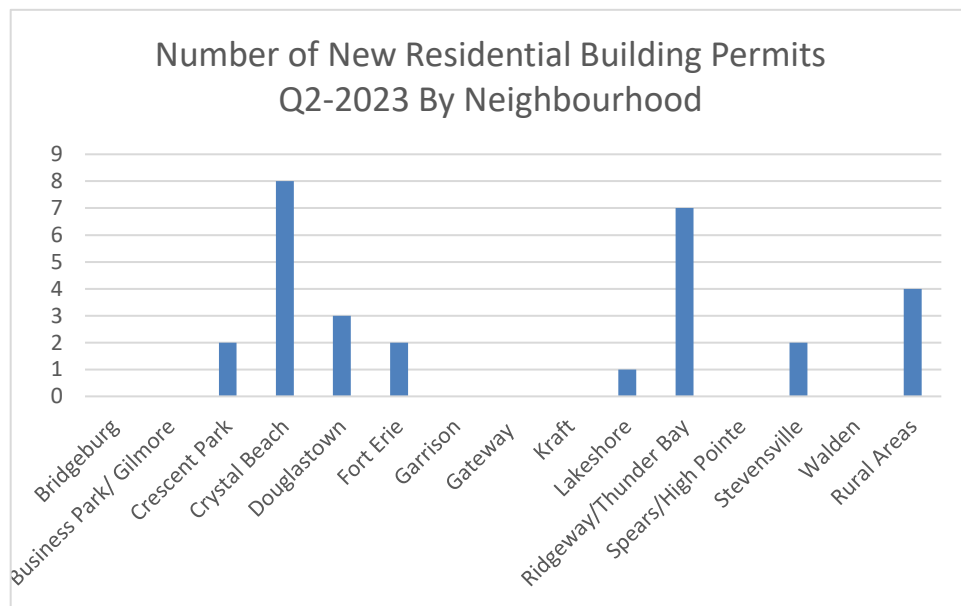


Figure 3: Q2-2023 Residential permits issued by neighbourhood

Residential New Construction By Type

In terms of the 2023 second quarter statistics for new residential dwellings, the 29 permits issued consisted of 26 single detached dwellings, 2 semi-detached dwellings and 1 additional residential unit within an existing detached dwelling. Of the aforementioned 29 permits issued, 29 new residential units were created. **Figure 4** illustrates the distribution of new residential building permits by type within the second quarter of 2023.

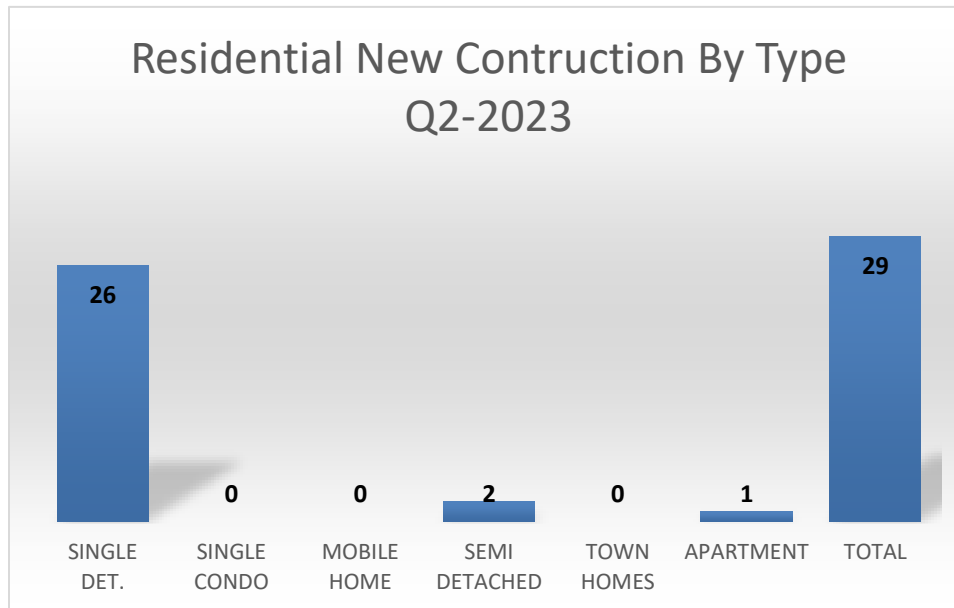


Figure 4: Q2-2023 New residential building permits by type

Industrial, Commercial & Institutional Permit Activity – Q2-2023

Industrial

Industrial permit activity was average during the second quarter of 2023, with 3 permits issued for a value of \$1.5 million, compared to 1 permits in the second quarter of 2022 for a value of \$20,000. The number of industrial permits for Q2-2023 remains the same as Q1-2023 with a total of 3 permits issued, however a reduction in the estimated value is noted with Q1-2023 industrial permits resulting in a value of \$5.4 million.

Commercial

There was a fair amount of commercial permit activity throughout Q2-2023, for a total of 9 issued commercial permits. Permits issued consisted of 8 renovation/additions/alterations to existing commercial uses for a total value of \$548,000 and 1 new commercial building with an estimated value of \$50,000. The total estimated value of the 9 issued commercial permits in Q2-2023 equalled \$598,000, a reduction when compared to the 13 commercial permits issued in Q2-2022 for an estimated value of \$627,000. A reduction in the commercial permits is noted when compared to the 13 permits issued in the first-quarter of 2023 for a total value of \$914,850.

Institutional

The second quarter 2023 saw no institutional related permits drawn, similarly to Q2-2022 and Q1-2023.

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

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

In the second quarter of 2023 none of the commercial permits triggered Regional and Town DC's.

SECTION B: PLANNING & DEVELOPMENT– 2023 SECOND QUARTER (Q2)

Development Planning Applications:

In the second quarter of 2023, the Development Planning division received a total of 77 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. Figure 5 of **Appendix “1”** to this report illustrates the application volume and type for the second quarter of 2023 and is further outlined below.

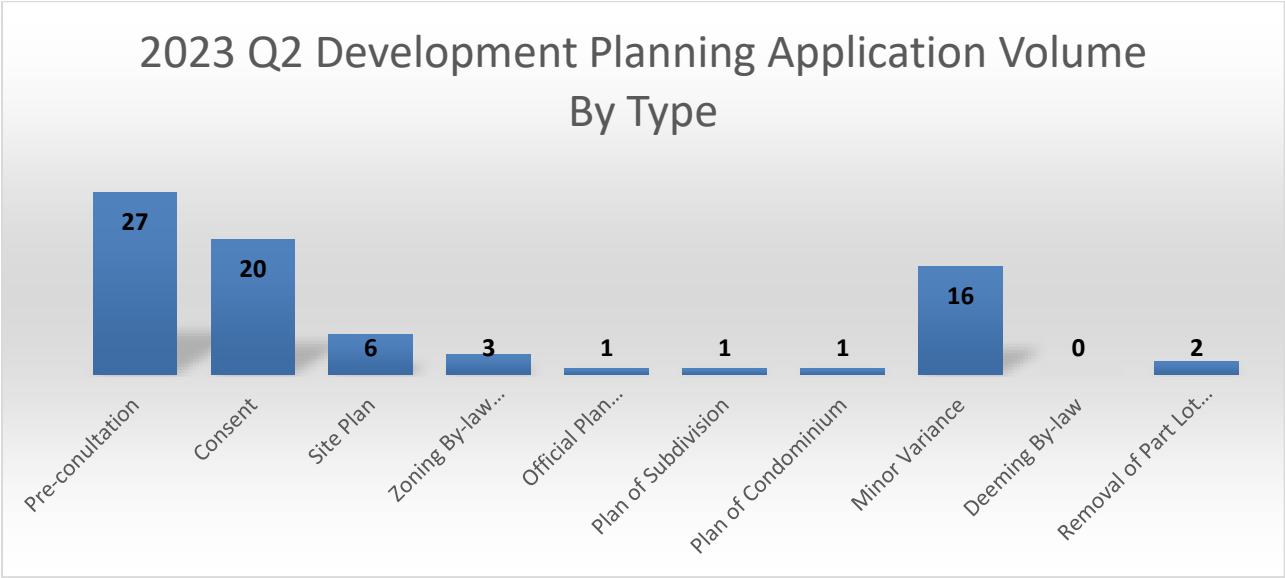


Figure 5: Q2-2023 Development planning application volume by type

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

Q2-2023 saw the registration of one plan of condominium (Hazel Street) and phase 1 of the Alliston Woods plan of subdivision. Subdivision registrations have slowed across the past 3 years. There were a high number of registrations in 2018 that is likely the result of the development community responding to the extremely low inventory at that time. Council may recall that the inventory of buildable lots in registered plans of subdivision and condominium had reached a low 1.4 years' worth of supply in 2018, but has now increased to a 4.02 years' worth. At the end of Q2 there were 1021 potential units available in Registered Plans, increased from the 683 units at the end of Q1 brought up by the registration of Hazel condominium and Allison Woods Phase 1 Plan of Subdivision. Q2 has increased the year supply of units in registered plans from 2.66 years of supply in units to 4.02. **Table 4** provides the statistical information on built-out (pink) Registered Plans. **Table 5** on the following page provides the statistical information on Registered Plans with inventory yet to receive permits (blue).

Q2-2023 REGISTERED PLANS OF SUBDIVISION												
Plan Name	Neighbourhood	Reg'd	Reg'l File No.	Date of Reg'n	# of Lots/Blocks	# of Units	Vacant Lots/Blocks	Potential Units	Vacant Single-Det.	Vacant Semi-Det. Units	Vacant Multiple Units	
REGISTERED BUILT-OUT												
B01 DOUGLAS-ON-THE-PARKWAY	Douglstown	M-197	26T-88006	1991-04-08	38	38	0	0	0	0	0	0
B02 HILL ESTATES NORTH	Stevensville	M-232	26T-91018	1996-10-23	27	27	0	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	0
B04 VICTORIA VILLAGE PHASE I	Garrison	M-261	26T-90009	1998-12-21	10	10	0	0	0	0	0	0
B05 RIVER TRAIL ESTATES II - PHASE I	Douglstown	M-276	26T-	2000-06-07	23	23	0	0	0	0	0	0
B06 NORTHRIDGE MEADOWS PHASE 1	Ridgeway/Thunder Bay	M-305	26T-15-2001-	2003-02-27	7	7	0	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	0
B08 WELLINGTON COURT CONDOMINIUM	Garrison	NSSCC-65	26CD-15-9901	2001-01-01	1	17	0	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	0
B10 BEAVER CREEK ESTATES	Ridgeway/Thunder Bay	M-330	26T-15-02-05	2005-03-09	53	53	0	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	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	0
B13 RIVER TRAIL CONDOMINIUMS	Douglstown	NSVLC-99	350303-0011		10	10	0	0	0	0	0	0
B14 SHOREBREEZE CONDOMINIUM PLAN	Crystal Beach	VLC-92		2008-09-03	19	19	0	0	0	0	0	0
B15 HAGEY AVENUE CONDOMINIUM PLAN	Fort Erie	NSC-102		2009-09-17	1	21	0	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	0
B17 DEERWOOD LANE PHASE 1	Ridgeway/Thunder Bay	M-397	350308-089	2012-11-08	2	8	0	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	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	0
B20 RIDGEWAY-BY-THE-LAKE PHASE 2	Ridgeway/Thunder Bay	M-372		2008-09-11	41	70	0	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	0
B22 WILLOW TRAIL HOMES	Ridgeway/Thunder Bay	59M-453	350308-075	2018-05-15	4	16	0	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	0
B24 PROSPECT POINT PLAN	Crystal Beach	M-265	26T-91010	1999-03-24	55	55	0	0	0	0	0	0
B25 VICTORIA VILLAGE 2	Garrison	M-331	26T-90009	2005-03-09	11	11	0	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	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	0
B28 SPEARS ROAD ESTATES	Spears-High Pointe	59M-419	350308-0380	2015-10-02	40	59	0	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	0
B30 BURLEIGH SOUTH PLAN	Ridgeway/Thunder Bay	M-287	26T-		14	14	0	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	0
B32 DAYTONA PARK ACRES	Crescent Park	M-155	26T-85019	1989-03-10	15	15	0	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	0
B34 ERIE BEACH PHASE 1A	Lakeshore	M-263	26T-94005	1999-02-08	6	12	0	0	0	0	0	0

Table 4: 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 (BEACHWALK) SUBDIVISION	Crystal Beach	M-65	26T-74259	1978-02-07	40	39	31	6	6	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	31	12	8	8	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	55	71	13	7	6	0	1
R16 RIVER TRAIL PHASE 2	Douglastown-Black Cre	59M-451	350308-0042.2	2018-01-25	90	90	34	21	21	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	76	117	52	44	12	7	25
R19 HIGH POINTE SUBDIVISION	High Pointe	59M-459	26T-15-02-02	2018-08-14	114	139	34	26	10	0	16
R20 BRYDGEVIEW (Fmr. King Albany)	Gateway (Garrison)	59M-464	26T-15-0801	2018-11-28	6	42	2	26	0	0	26
R21 CRYSTAL RIDGE LANDING	Ridgeway/Thunder Bay	59M-465	26T-15-2005-0	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 BLACK CREEK SIGNATURE	Douglastown	59M-483	350308-0100	2020-12-03	138	181	172	144	94	7	43
R26 KETTLE COURT	Lakeshore	59M-490	350308-0067	2021-05-27	12	12	12	7	7	0	0
R27 PEACE BRIDGE VILLAGE PHASE 2	Garrison	59M-488	350308-0111	2021-03-25	47	88	88	40	11	0	29
R28 SOUTH COAST VILLAGE PHASE 3 CONODO.	Crystal Beach	59M-430	350303-0027	2020-11-09	9	69	9	49	0	0	49
R29 ROYAL RIDGE	Ridgeway/Thunder Bay	59M-506	350308-0101	2022-10-03	12	29	14	25	0	8	17
R30 HAZELWOOD CONDOMINIUMS	Crystal Beach		350309-0293		2	12		12	0	0	12
R31 ALLISTON WOODS	Spears	59M-516	26T-15-00-02	2023-04-25	177	334	117	334	170	0	134
TOTALS					1489	2188	757	1021	492	24	475
denotes Registered Built-out	4.02 YEAR SUPPLY OF UNITS IN REGISTERED PLANS										
denotes Registered/Units Remaining											

Table 5: Registered plans of subdivision

Draft Approved Plans of Subdivision

Similar to Registrations, the second quarter of 2023 saw two new draft plans receive approval from Council. Currently there are 22 approved Plans of Subdivision that are in various stages of clearing conditions of their respective approval.

Present supply provides for 2115 new residential units in approved Plans of Subdivision with a healthy mix of 450 detached, 220 semi-detached and 1445 multiple unit dwellings (towns & apartments).

Presently, the available supply of residential lots in Draft Approved Plan of Subdivision is equal to 8.3 years using the 5-year rolling construction average of 253.8 units per year.

Table 6 provides the details on the present Draft Approved Subdivision inventory and highlights the 2 newly approved draft plans.

Q2-2023 DRAFT APPROVED PLANS										
DRAFT APPROVED PLANS OF SUBDIVISION										
Plan Name	Neighbourhood	File No	Draft Approval	Redline Approved	# of Residential Lots/Blks	# of Units	Single-Det. Units	Semi-Det. Units	Multiple Units	Site Area (ha)
D01 HERSHEY ESTATES	Rural Area	26T-15-99-02	12-Jan-01	2003-09-15	17	17	17	0	0	14.30
D02 SCHOOLEY ROAD CONDOMINIUMS	Crystal Beach	350303-006	11-Sep-06		53	53	0	0	53	3.94
D03 CREEKSIDE ESTATES	Ridgeway/Thunder Bay	26T-15-05-	11-Apr-11		31	31	31	0	0	2.43
D04 ABINO DUNES CONDOMINIUM	Point Abino	350308-040/D12-040			27	27	27	0	0	32.97
D05 NIGH ROAD SUBDIVISION	Rural Area	350308-0077	Mar-08		19	19	19	0	0	9.57
D06 ELIZABETH ST. SUBDV. (Fmr. Dantini Plan)	Crystal Beach	350308-0082			28	28	28	0	0	3.18
D07 FORT ERIE HILLS	Bridgeburg	350308-0120	01-May-17		137	900	30	134	736	19.26
D08 LU LONG PING Ph 2 (Fmr. Spears Garden Ph2)	High Pointe	350308-0104	26-Feb-18		8	7	7	0	0	0.43
D09 SOUTHRIDGE MEADOWS	Ridgeway/Thunder Bay	350308-0117	14-Sep-19		58	58	4	54	0	2.24
D10 BRIDGEVIEW TOWNHOUSE CONDOMINIUM	Garrison	350303-0031	22-Mar-21		6	26	0	0	26	0.79
D11 ROYAL RIDGE PH.2	Ridgeway/Thunder Bay	350308-112	08-Mar-21		8	47	1	6	40	1.35
D12 PEACE BRIDGE VILLAGE PHASE 3 (CONDO)	Garrison	350303-0032	09-Aug-21		1	24	0	0	24	0.91
D13 294 GORHAM ROAD & 3819 HIBBARD (CONDO)	Ridgeway/Thunder Bay	350309-535 & 350303-034	14-Feb-22		2	19	0	0	19	1.20
D14 HABOURTOWN AT ERIE BEACH	Lakeshore	350308-0108	11-May-22			232	55	2	175	4.45
D15 3285 THUNDER BAY ROAD	Ridgeway/Thunder Bay	350308-0122	30-May-22		41	41	41	0	0	4.60
D16 726 GORHAM	Ridgeway/Thunder Bay	350309-0543/350308-0125	11-Jul-22		8	7	7	0	0	0.68
D17 0-10972 SEYMOUR AVENUE	Spears	350308-0126	03-Oct-22		8	8	8	0	0	0.17
D18 315 & 350 GARRISON ROAD CONDOMINIUM	Gateway	350303-0035	12-Dec-22		2	36	0	0	36	1.24
D19 SPRING CREEK ESTATES	Douglastown-Black Cr.	350309-540/350308-123	12-Dec-22		77	225	54	16	155	8.68
D20 PEACE BRIDGE VILLAGE PHASE 4	Garrison	350302-0127 & 350309-0544	16-Jan-23		37	67	31	0	36	2.64
D21 CRESCENT ACRES (0-10747 KRAFT ROAD)		350309-0553	08-May-23		95	220	67	8	145	10.68
D22 SHAYNE AVENUE SOUTH		350308-0124	24-Apr-23		23	23	23	0	0	1.56
TOTALS					686	2115	450	220	1445	127.27
8.3 YEARS SUPPLY OF UNITS IN DRAFT APPROVED PLANS										

Table 6: Q2-2023 Draft Approved Subdivision Inventory

Active Plans in Process

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 following active plans cited in Table 7 (613 Helena, Shayne Avenue North, 3485 Black Creek Road, 986 Ridge Road North, Alliston Woods Phase II and 315 Garrison Road) are scheduled to proceed to Council for consideration in the third quarter of 2023.

The seven plans represent a total of 728 residential units with considerable multi-dwelling units. This includes townhome units making up 395 of those dwellings, in addition to 210 single detached and 123 semi-detached units. Presently, the available supply of residential units in Active Plans of Subdivision is equal to 2.9 years' using the 5-year rolling average of 253.8 units/year of absorption.

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

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	613 Helena	Kraft	350308-107			69	351	46	121	184	8.16
A02	Shayne Avenue N- Crescent Park Estates		350308-0128			22	22	22	0	0	1.5
A03	3458 Black Creed Road		350308-0130			8	8		2	6	
A04	2649 Stevensville Road					90	90	41	0	49	5.346
A05	986 Ridge Road North		350309-0505			3	3	3	0	0	5.63
A06	Alliston Woods Phase II					102	218	98	0	120	
A07	315 Garrison Road		350303-0033			6	36	0	0	36	0.84
	TOTALS					300	728	210	123	395	20.636
THE AMOUNT OF UNITS IN PROCESS WOULD REPRESENT AN ADDITIONAL SUPPLY OF 2.9 YEARS WORTH OF DWELLINGS UNDER CURRENT 5 YEAR ROLLING AVERAGE											

Table 7: Q2-2023 Active plans of subdivision inventory

Residential Inventory

At the time of reporting on this second quarter of 2023, using the current average for annual absorption (253.8), the respective inventories are as follows:

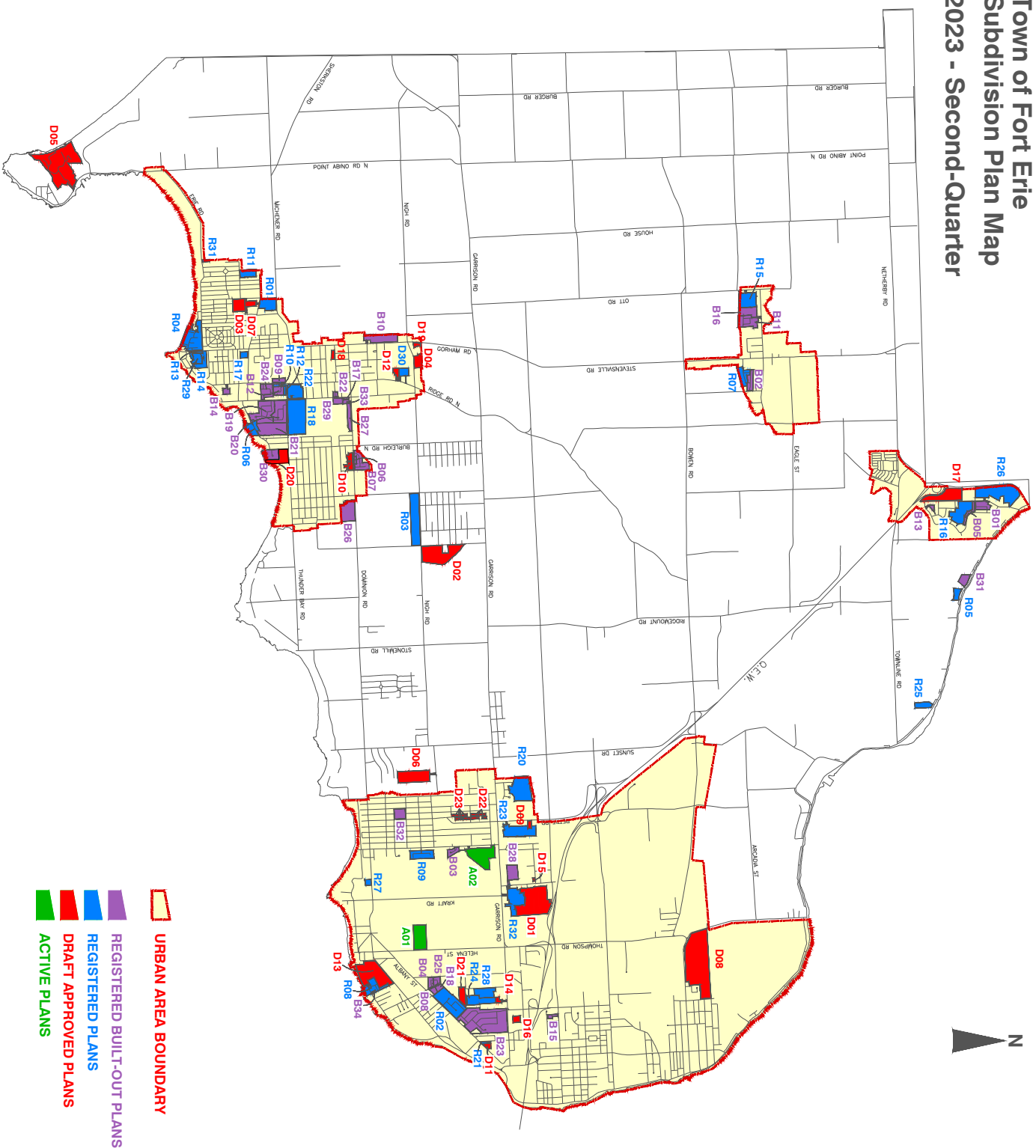
- Registered Plans - 1029 units at 253.8 units/year = 4.05 years' worth of supply;
- Draft Approved – 2115 units at 253.8 units/year = 8.3 years' worth of supply;
- Active Plans – 729 units at 253.8 units/year = 2.9 years' worth of supply.

In general terms, the Town is still in a healthy and comfortable position with its current inventory for residential supply reflected primarily by the 8.3 years' worth of supply in Draft Approved 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 2023 - Second-Quarter



REGISTERED BUILT-OUT PLANS

- | | |
|-----|---------------------------------------|
| B01 | Hougas 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 | Berry Browne |
| B10 | Belvedere Creek Estates |
| B11 | Valley Creek Estates |
| B12 | Bay Ridge Crossing Phase II |
| B13 | River Trail Condominiums |
| B14 | Shorebreze Condominiums |
| B15 | Haley Avenue Condominiums |
| B16 | Village Creek Estates Phase II |
| B17 | Deerwood Lanis 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 | Forsyth Court Phase 2 |
| B25 | Donner Road Estates |
| B26 | Donner Woods Phase 1 |
| B27 | Spears Road Estates |
| B28 | Donner Woods Phase 2 (Condo) |
| B29 | Burleigh South |
| B30 | New Plan Phase II |
| B31 | Dayton Park Acres |
| B32 | Deerwood Lane Phase 2 Condominium |
| B33 | Em Beach Phase 1A |
| B34 | |

REGISTERED PLANS

- | | |
|-----|--|
| R01 | Jenmar Subdivision |
| R02 | Garrison Village II |
| R03 | Country Square Estates |
| R04 | Crystal Beach Tennis & Yacht Club |
| R05 | Neye Plan I |
| R06 | Ridgeway Shores Phase 1 |
| R07 | Hill Estates South |
| R08 | Eric 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 | River Creek (Phase III) |
| R16 | Palmer Estates (Phase II) |
| R17 | Palmer Estates (Phase I) |
| R18 | The Oaks at Mill Creek |
| R20 | High Pointe Subdivision |
| R21 | Byrdview Phase 1 |
| R22 | Crystal Ridge Landing |
| R23 | Lu Lu Long Ping (Phase I) |
| R24 | Peace Bridge Subdivision (Phase 1) |
| R25 | River Lea Estates (Condo) |
| R26 | Black Creek's Signature |
| R27 | Kettle Court |
| R28 | Peace Bridge Village (Phase 2) |
| R29 | South Coast Village Phase 3 Condominiums |
| R30 | Royal Ridge |
| R31 | Hazelwood Condominiums |
| R32 | Alliston Woods Pn. I |

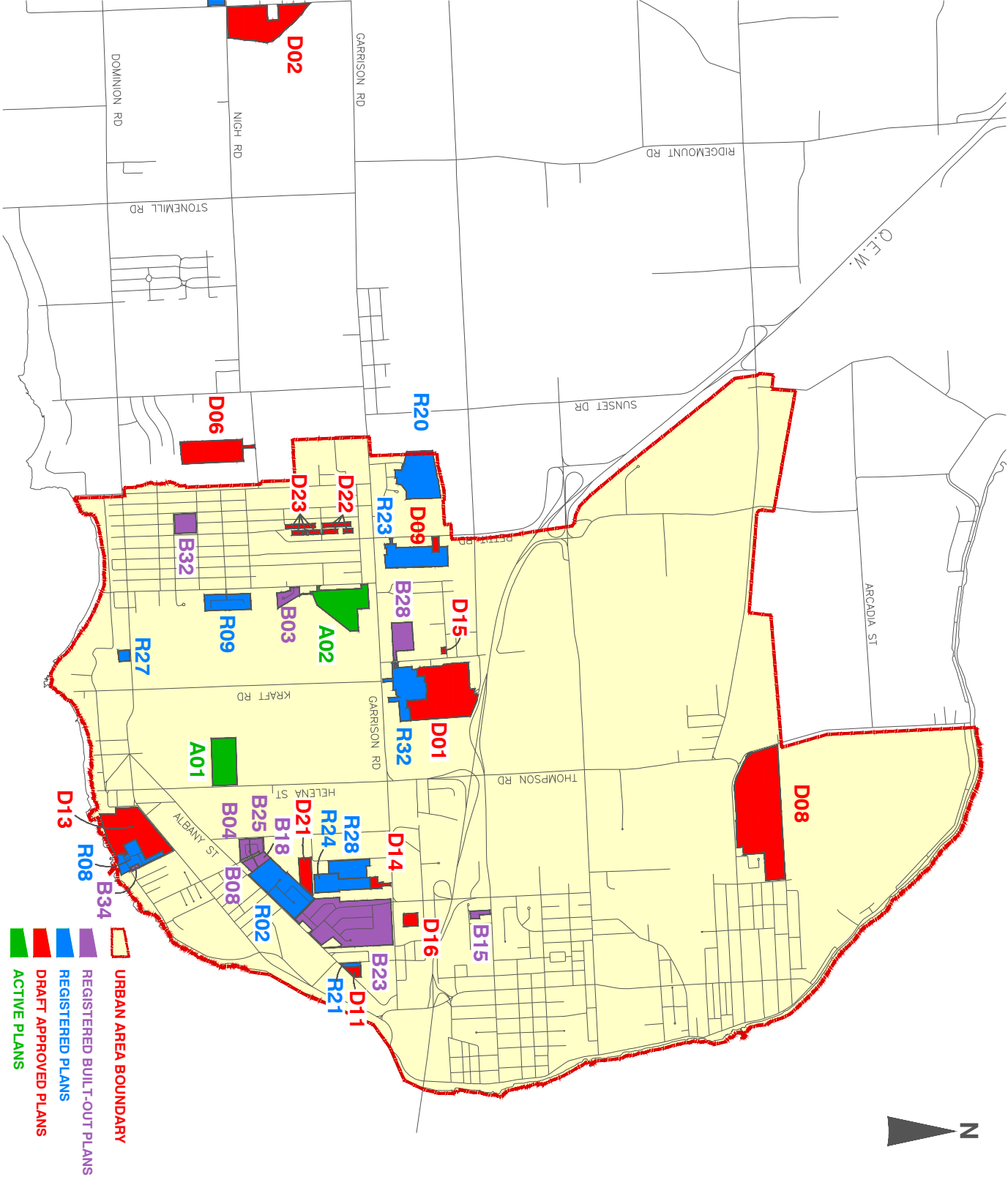
DRAFT APPROVED PLANS

- | | |
|-----|--------------------------------------|
| 001 | Alliston Woods Ph. 2 |
| 002 | Hensley Estates |
| 003 | Schooler Road Condominiums |
| 004 | Creslake Estates |
| 005 | Maple Road Estates |
| 006 | High Road Subdivision |
| 007 | Elizabeth Road Subdivision |
| 008 | Fort Erie Hills |
| 009 | Lu Long Ping (Phase II) |
| 010 | Southridge Meadows |
| 011 | Byrdevale Townhouses Phase 2 Condom |
| 012 | Royal Ridge Phase 2 |
| 013 | Palace Ridge Village Phase 3 (condo) |
| 014 | O-10972 Seymour Avenue |
| 015 | 315 & 350 Garrison Road (Condo) |
| 016 | Spring Creek Estates |
| 017 | 294 Gorham & 3819 Hibbard (Condo) |
| 018 | 726 Gorham |
| 019 | 7285 Hunter Bay Road |
| 020 | Palace Ridge Village Ph. 4 |
| 021 | Crescent Park Acres |
| 022 | Shayne Avenue South |

ACTIVE PLANS (Not Draft Approved)

- A01 613 Helena
A02 Crescent Acres

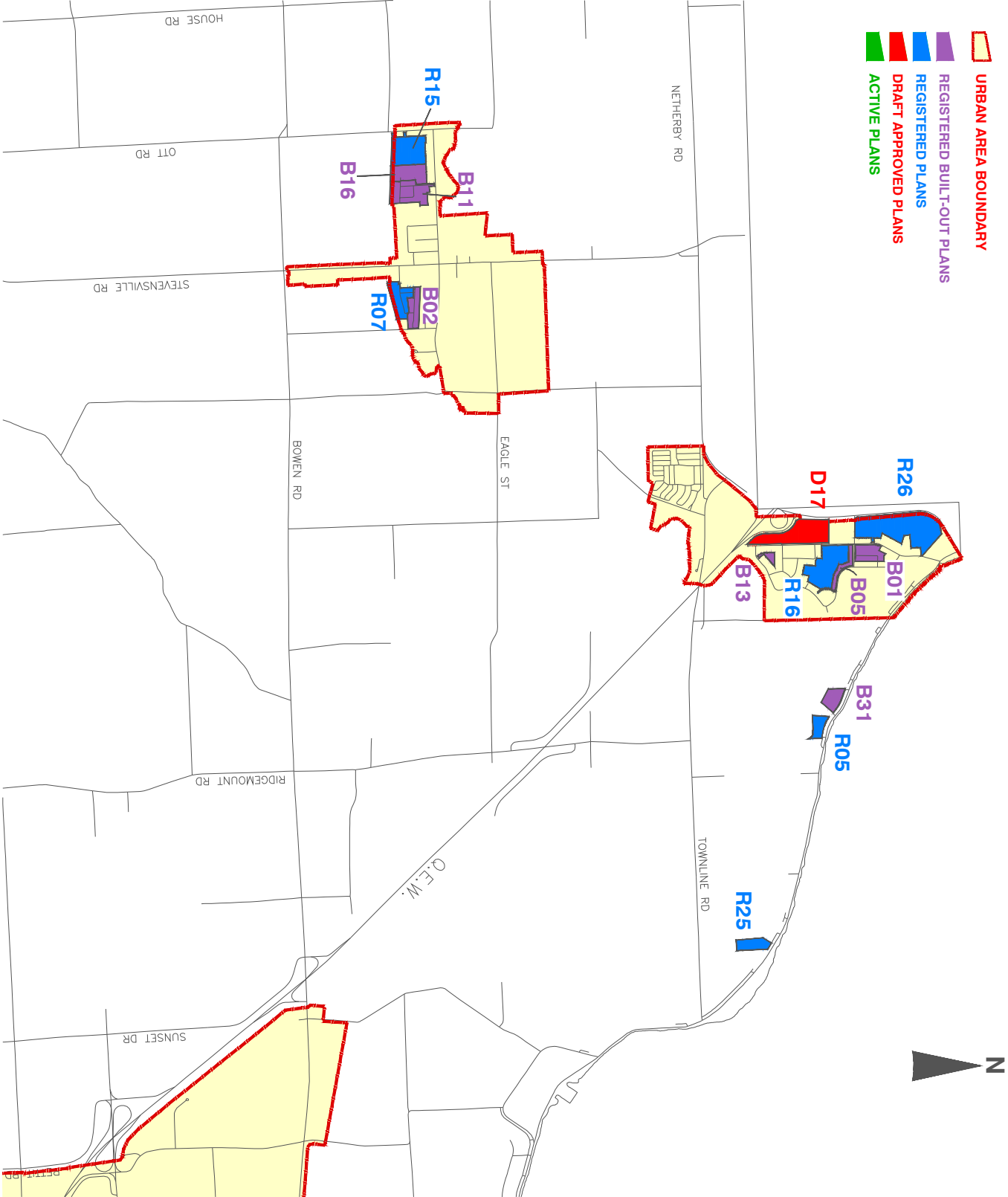
Town of Fort Erie - Subdivision Plan Map 2023 - Second-Quarter EAST REGION



- 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	Wellington Court Condominiums Phase II
B10	Beaver Creek Estates
B11	Village Creek Estates Phase I
B12	Bay Ridge Crossing Phase II
B13	River Trail Condominiums
B14	Shorebreeze Condominiums
B15	Hagley Avenue Condominiums
B16	Village Creek Estates Phase II
B17	Deerwood Lakes Phase I
B18	Lexington Court Condominiums
B19	Ridgeview-by-the-Lake Phase I
B20	Ridgeview-by-the-Lake Phase II
B21	Willow Hill Phase III
B22	Willow Hill Phase I
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	Neyla Plan Phase II
B32	Daytona Park Acres
B33	Deerwood Lane Phase 2 Condominium
B34	Erie Beach Phase 1A
REGISTERED PLANS	
R01	Jarman Subdivision
R02	Garrison Village II
R03	Country Squire Estates
R04	Crystal Beach Tennis & Yacht Club
R05	Neyla Plan I
R06	Ridgeway Shores Phase 1
R07	Hill Estates South
R08	Erie Beach Phase 1B
R09	Brian Street
R10	Bay Ridge Crossing Phase I
R11	Bay Beach Woods
R12	Bay Ridge Woods 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	Byrdview Phase 1
R22	Crystal Ridge Landing
R23	Lu Long Ping (Phase I)
R24	Pearce Bridge Subdivision (Phase 1)
R25	River Lea Estates (Condo)
R26	Kest Creek Signature
R27	Kest Creek
R28	Pearce Bridge Village (Phase 2)
R29	South Coast Village Phase 3 Condominium
R30	Royal Ridge
R31	Hazeltown Condominiums
R32	Alliston Woods Ph. 1
DRAFT APPROVED PLANS	
D01	Alliston Woods Ph. 2
D02	Hershey Estates
D03	Schoolley Road Condominiums
D04	Crescent Estates
D05	Alpin Estates
D06	Alpin Estates Subdivision
D07	Elizabeth Road Subdivision
D08	Fort Erie Hills
D09	Lu Long Ping (Phase II)
D10	Southridge Meadows
D11	Byrdview Townhouse Phase 2 Condominium
D12	Royal Ridge Phase 2
D13	Harbourtown Village
D14	Pearce Bridge Village Phase 3 (Condo)
D15	0-10972 Seymour Avenue
D16	315 & 350 Garrison Road (Condo)
D17	Spring Creek Estates
D18	3245 Spring Creek Road
D19	726 Gorham & 35151 Hibbard (Condo)
D20	3285 Thunder Bay Road
D21	Pearce Bridge Village Ph. 4
D22	Crescent Park Acres
D23	Shayne Avenue South
ACTIVE PLANS (Not Draft Approved)	
A01	613 Helena
A02	Crescent Acres

Town of Fort Erie - Subdivision Plan Map 2023 - 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 Beaver Creek Estates
- B10 Village Creek Estates Phase I
- B11 Bay Ridge Crossing Phase II
- B12 River Trail Condominiums
- B13 Shoresbreeze Condominiums
- B14 Hagey Avenue Condominiums
- B15 Village Creek Estates Phase II
- B16 Deerwood Lakes Phase I
- B17 Lexington Court Condominiums
- B18 Ridgeway-by-the-Lake Phase I
- B19 Ridgeway-by-the-Lake Phase II
- B20 Willow Trail
- B21 Garrison Village Phase 1
- B22 Prospect Point Plan
- B23 Victoria Village Phase 2
- B24 Dominion Road Estates
- B25 Dominion Woods Phase 1
- B26 Spears Road Estates
- B27 Dominion Woods Phase 2 (Condo)
- B28 Burleigh South
- B29 Neye Plan Phase II
- B30 Dayton Park Acres
- B31 Deerwood Lane Phase 2 Condominium
- B32 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 1B
- R09 Brian Street
- R10 Bay Ridge Crossing Phase I
- R11 Bay Ridge Crossing Phase III
- R12 South Coast Village (Phase I)
- R13 South Coast Village (Phase II)
- R14 Village Creek (Phase III)
- R15 River Trail Estates (Phase II)
- R16 Parklane Place
- R17 The Oaks at 6 Mile Creek
- R18 High Pointe Subdivision
- R19 Brydview Phase 1
- R20 Crystal Ridge Landing
- R21 Lu Long Ping (Phase I)
- R22 Peace Bridge Subdivision (Phase 1)
- R23 River Lea Estates (Condo)
- R24 Kest Creek Signature
- R25 Kest Creek
- R26 Pearce Bridge Village (Phase 2)
- R27 South Coast Village Phase 3 Condominium
- R28 Royal Ridge
- R29 Hazelwood Condominiums
- R30 Alliston Woods Ph. 1
- R31 Alliston Woods Ph. 2

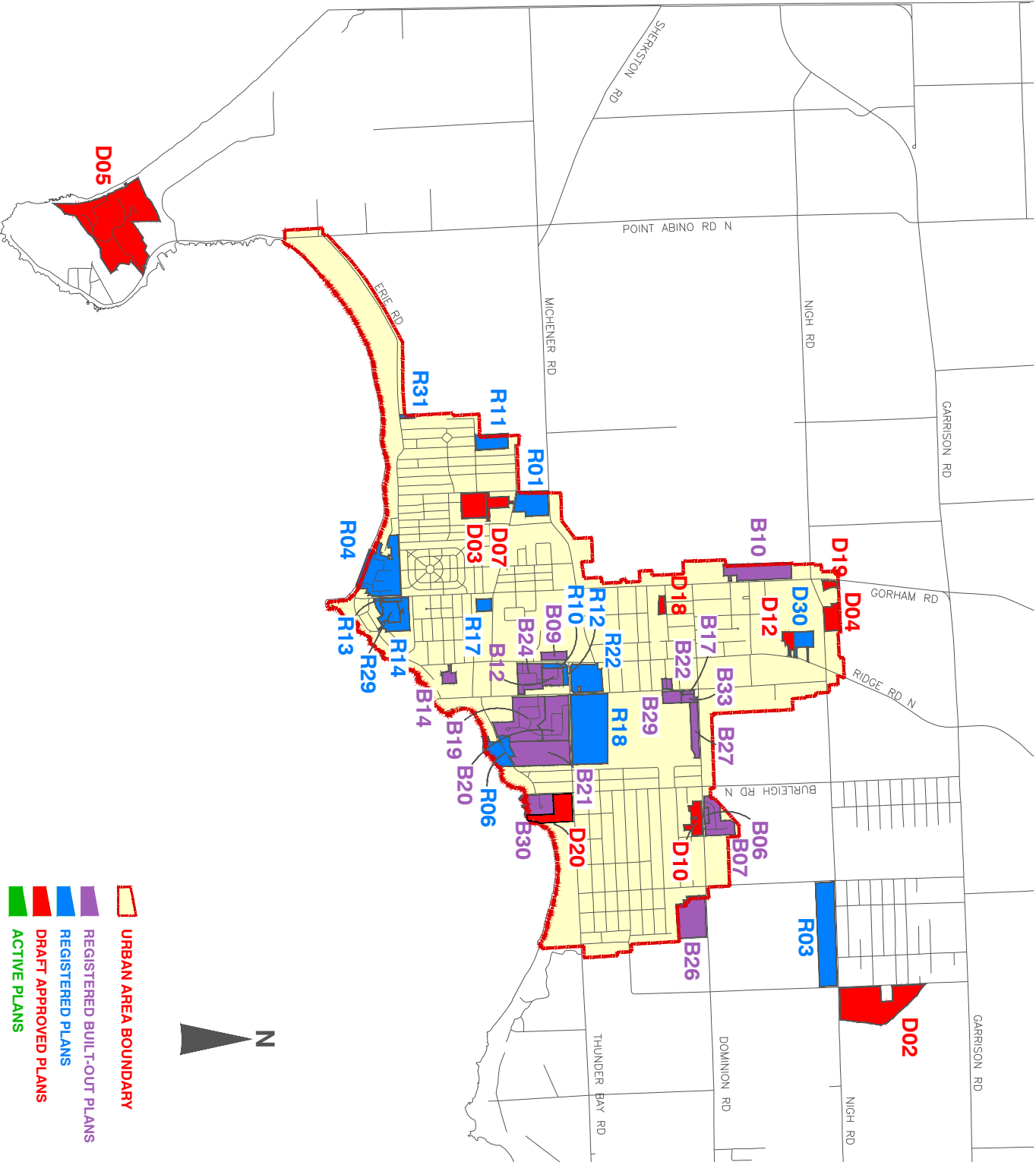
DRAFT APPROVED PLANS

- D01 Kest Creek
- D02 Kest Creek
- D03 Kest Creek
- D04 Kest Creek
- D05 Kest Creek
- D06 Kest Creek
- D07 Kest Creek
- D08 Kest Creek
- D09 Kest Creek
- D10 Kest Creek
- D11 Kest Creek
- D12 Kest Creek
- D13 Kest Creek
- D14 Kest Creek
- D15 Kest Creek
- D16 Kest Creek
- D17 Kest Creek
- D18 Kest Creek
- D19 Kest Creek
- D20 Kest Creek
- D21 Kest Creek
- D22 Kest Creek
- D23 Kest Creek

ACTIVE PLANS (Not Draft Approved)

- A01 613 Helena
- A02 Crescent Acres

Town of Fort Erie - Subdivision Plan Map 2023 - Second-Quarter SOUTHWEST REGION



REGISTERED BUILT-OUT PLANS

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

REGISTERED PLANS

- R01 Jernar Subdivision
- R02 Garrison Village II
- R03 Country Square Estates
- R04 Crystal Beach Tennis & Yacht Club
- R05 Neye Plan I
- R06 Ridgeway Shores Phase 1
- R07 Hill Estates South
- R08 Erie Beach Phase II
- R09 Brian Street
- R10 Bay Ridge Crossing Phase I
- R11 Bay Beach Woods Phase III
- R12 South Coast Village (Phase I)
- R13 South Coast Village (Phase II)
- R14 Village Creek (Phase III)
- R15 River Trail Estates (Phase II)
- R16 Parklane Place
- R17 The Oaks at 6 Mile Creek
- R18 High Pointe Subdivision
- R19 Brydgetown Phase 1
- R20 Crystal Ridge Landing
- R21 Lu Long Ping (Phase I)
- R22 Peace Bridge Subdivision (Phase 1)
- R23 River Lea Estates (Condo)
- R24 Kest Creek Signature
- R25 Kest Creek
- R26 Pearce Bridge Village (Phase 2)
- R27 South Coast Village Phase 3 Condominium
- R28 Royal Ridge
- R29 Hazelwood Condominiums
- R30 Alliston Woods Ph. 1
- R31
- R32
- R33
- R34

DRAFT APPROVED PLANS

- D01 Allison Woods Ph. 2
- D02 Terisley Estates Condominiums
- D03 Creekside Estates
- D04 Abino Dunes
- D05 Nigh Road Subdivision
- D06 Elizabeth Road Subdivision
- D07 Fort Erie Hills
- D08 Lu Long Ping (Phase II)
- D09 Southridge Meadows
- D10 Brydgetown Phase 2 Condominium
- D11 Royal Ridge Phase 2
- D12 Harbourtown Village
- D13 Peace Bridge Village Phase 3 (Condo)
- D14 315 & 350 Garrison Road (Condo)
- D15 Spring Creek Estates
- D16 726 Gorham
- D17 3285 Thunder Bay Road
- D18 Peace Bridge Village Ph. 4
- D19 Crescent Park Acres
- D20 Shayne Avenue South
- D21
- D22
- D23

ACTIVE PLANS (Not Draft Approved)

- A01 613 Helena
- A02 Crescent Acres

SECTION C: BY-LAW ENFORCEMENT – 2023 SECOND QUARTER (Q2)

By-law Enforcement Overview

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 2023 for the information of Council and the general public. **Table 8** provides a more detailed breakdown of 2023 second quarter data for types and volumes of calls for service filed. **Figure 6** on the following page indicates the percentage of new calls for service by type during Q2-2023.

It is worth noting that in a span of 10 years, the number of By-law calls for service have quadrupled in volume and that the demand for municipal enforcement services continues with call volume continuing on a steady incline

By –Law Enforcement Quarterly Statistics April 1 - June 30, 2023				
Q2 - 2023				
BY-LAW	Calls Carried Over from Q1 - 2023	New Calls for Service	Resolved Calls	Pending Calls
DRAINAGE	9	29	31	7
LOT MAINTENANCE BY-LAW	27	145	120	52
LONG GRASS & WEEDS	0	225	94	131
ZONING	12	41	41	12
NOISE & NUISANCE	2	42	37	7
PROPERTY STANDARDS	31	29	24	36
OTHER CALLS/MISCELLANEOUS	28	72	80	20
DEAD/DAMAGED TREES	27	43	37	33
TRAFFIC BY-LAW/ PARKING	2	58	55	5
SHORT TERM RENTALS	12	25	29	8
TOTAL	150	709	548	311

Table 8: By-law volume of calls by type

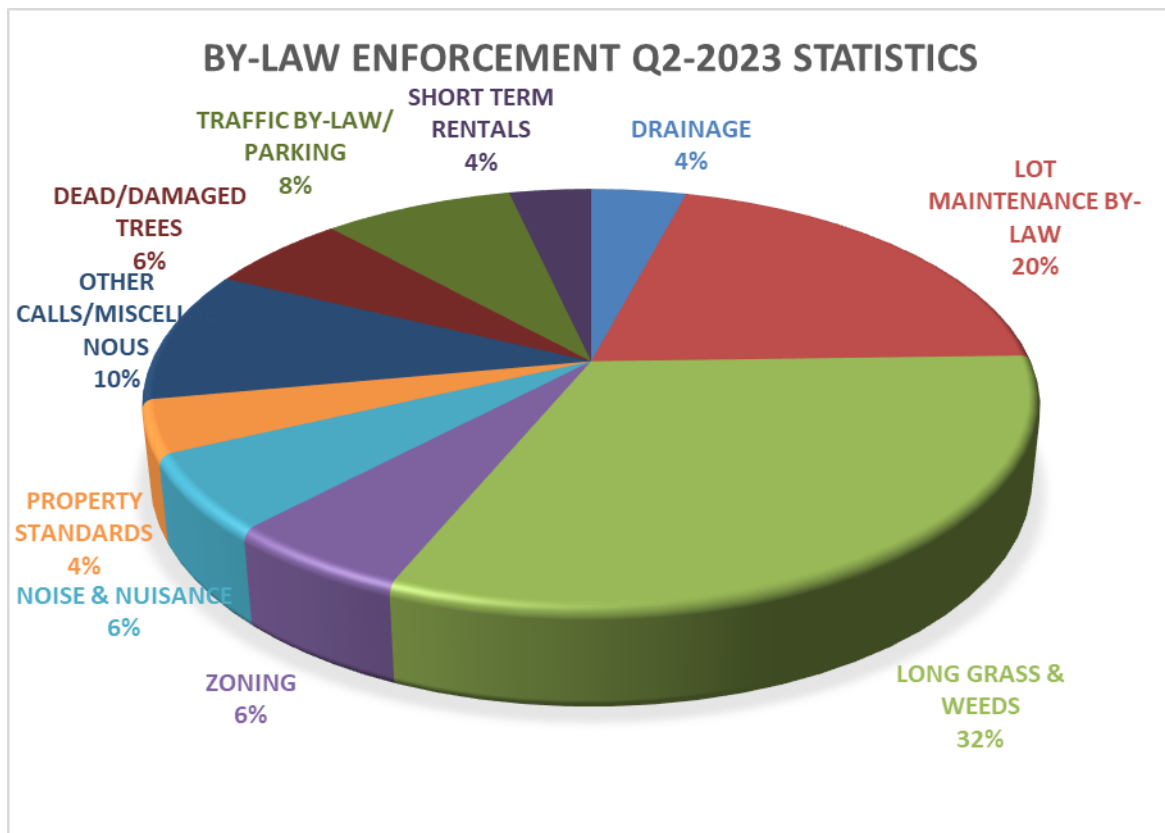


Figure 6: By-law Q2-2023 percentage of new calls for service by type

Parking Violations

By-law Enforcement Staff issued a total of 162 parking tickets in the second quarter of 2023 which is an increase of 111 tickets from Q1-2023. A seasonal By-law Enforcement Officer joined the Town during this second quarter and has been able to assist the enforcement team with the influx of parking and long grass and weed complaints for the summer season.

OVERALL 2023 SECOND QUARTER (Q2) SUMMARY

The second quarter of 2023 was not record-breaking and below the permit spikes of the second quarters of 2021 and 2022 but still turned out a fair amount of issued permits for the residential sector and average in terms of the industrial and commercial sectors with no activity in the institutional sector. The residential construction activity has seen a slight decrease in Q1 and Q2 of 2023 which appears to be on trend with a slowing housing market. With registered lot inventories back to a more comfortable level, staff is interested to observe how fast the market responds with sales, especially with the noticeable market decline following increased interest rates.

Planning and Development Services saw a decent number of development applications received in the second quarter of 2023 for a total of 77 applications received and processed. Further, the Town of Fort Erie is in a healthy and comfortable position with the current inventory for residential supply of 8.3 years in Draft Approved Plans of Subdivision which is in line with the 2020 Provincial Policy Statement requirement of a maintained 3-year supply.

In Q2-2023, By-law Enforcement received a significant number of calls for service for a total of 709 new calls. The Q4-2022 report identified that the number of By-law calls for service quadrupled in volume across a span of 10-years and therefore staff anticipate the remaining quarters of 2023 to show a strong increase in call volume based on the current trend. By-law

Enforcement are working diligently to stay on top of the increasing calls and further have hired a seasonal By-law Enforcement Officer and contract By-law Enforcement Officer to assist.

Overall, Q2-2023 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. 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.