



## Planning and Development Services

<b>Prepared for</b>	Council-in-Committee	<b>Report No.</b>	PDS-31-2016
<b>Agenda Date</b>	April 4, 2016	<b>File No.</b>	350308

<b>Subject</b>
<b>PLANNING AND DEVELOPMENT SERVICES – DEVELOPMENT, BUILDING AND BY-LAW STATISTICAL REPORTING – 2015 FOURTH QUARTER (Q4) AND YEAR END</b>

<b>Recommendations</b>
<b>THAT</b> Council receives Report No. PDS-31-2016 regarding development, building and by-law statistical reporting for information purposes, and further
<b>THAT</b> Council directs staff to forward a copy of this report to the Regional Planning and Development Services Department, the Fort Erie Economic Development and Tourism Corporation, District School Board of Niagara and Niagara District Catholic School Board.

<b>Relation to Council's 2015-2018 Corporate Strategic Plan</b>
Priority: A - Prosperous and Growing Community
Goal: A1 – Improve the municipal development team process to attract private investment and expedite key projects
Initiative: A1.2 – Continue to communicate on key issues/advancements of projects
Priority: C – Strong Customer Service, Relationships and Communications
Goal: C3 – Expand and improve connections with internal and external partners, stakeholders and agencies
Initiative: C3.4 - Reach out to community partners to provide periodic updates

<b>List of Stakeholders</b>
Land owners / Developers Region of Niagara School Boards Fort Erie Economic Development and Tourism Corporation

<b>Prepared by:</b>	<b>Submitted by:</b>	<b>Approved by:</b>
<i>Original Signed</i>	<i>Original Signed</i>	<i>Original Signed</i>
Chris Millar CPT, MCIP, RPP Neighbourhood Planner	Kira Dolch, MCIP, RPP, CNU-A Acting Director of Planning and Development Services	Tom Kuchyt, CET Chief Administrative Officer

## **Purpose of Report**

The purpose of this report is to provide Council with this information about the past year's building, permit and by-law activity. The report is statistical in nature and is generally meant as an overview for measure and to bring awareness on 2015 performance. Some commentary is offered on matters where further explanation may be warranted. The report was expanded to include information on some of the other activities carried out by Planning and Development Services.

Although reporting is now being expanded, the information previously supplied on residential subdivision activity remains intact and is composed as a "section" within the Appendix. The subdivision reporting contains the same Subdivision and Building Permit Status statistics for continuity of this valuable information, tracked since 1991. Additional sections with respect of Industrial, Commercial and Institutional activity with Development Charge monitoring, and By-law Enforcement caseload, comprise the present reporting structure. It is the intention of staff to continue the reporting over the long term.

## **Background**

### **Subdivision and Residential Building Permit Activity**

#### **4th Quarter 2015 and Year End**

Tracking residential, commercial and industrial construction trends in the Town of Fort Erie by way of quarterly and year-end subdivision and building permit status reports assists staff in monitoring new development and intensification occurring throughout the Town, and represents a key resource component for the Town's growth management initiatives and measure against both regional and provincial policy related to residential growth.

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.

The reporting identifies areas where most activity has been occurring and reports on actual permits drawn for each Neighbourhood Area. The report also supplies a breakdown of residential dwelling types/mix being constructed. The information supplied in this report will be used in generating data for the annual Municipal Performance Measures Program reporting requirements for the calendar year of 2015.

**Section A of Appendix "1"** to this report provides the information outlined above.

### **Industrial, Commercial & Institutional Permit Activity and Development Charge Monitoring**

**Section B of Appendix "1"** focuses on the permit activity for the building activity that would relate to employment development. Table 5 in Section B of Appendix "1" provides

the sums of the various types of buildings, expansions and renovations. Over the course of each year's quarterly reports, this table is used to report in a year-to-date manner, with comparatives of the two previous years. As this is now reporting the Q4 numbers, it can be considered a "Year End" tabulation; "apples to apples" with the two previous years for direct comparison.

Development Charges (DC's) are being monitored within the context of Industrial and Commercial. Institutional uses such as the schools are exempt from DC's, so the monitoring will focus only on Industrial (currently exempt) and Commercial (limited to downtown CIP Project Area exemptions). The underlying purpose for this monitoring will enable staff to provide relevant statistical data when the DC by-law review process commences (every 5 years). Understanding how effective the full DC exemption locally has been for new Industrial buildings and major floor space additions (more than 50%) will be useful information when background research is being undertaken to update the DC by-law.

Again, **Section B of Appendix "1"** provides the statistical reporting and commentary for the Industrial, Commercial and Institutional (ICI) development sectors.

### **By-law Enforcement Statistical Reporting**

The Town's By-law Officers keep records relating to calls/complaints, infractions/charges and other related core activities. The reporting of **Section C of Appendix "1"** is intended to provide Council and public with indication on the caseloads experienced by our Town By-law Officers.

Benchmarks can be established and should trends become more apparent, it is anticipated such information can be useful in determining resource capabilities together with revenue stream. Similar to the other statistics found in Appendix "1", no analysis is being offered. Staff may make comments relating to observations on increases or decreases; however these are simply being stated. Any analytical assessments are the domain of the reader.

## **Analysis**

### **2015-Q4 and YEAR END SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT** **Section A of Appendix "1"**

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

New residential building permit activity in Q4 finished very strong with 40 new residential permits issued. It is the strongest Q4 in the past 5 years. This has helped make 2015 the second best year in the last 5 with a total of 105 permits, 2 shy of the 107 permits drawn in 2012 and since the recession starting in 2008. To put this in context, the average Q4 permits over the last 5 years is 27; 13 units better than average. Once again, Ridgeway-Thunder Bay has led the activity with just over half of the Q4 permits issued, as activity picks up in Ridgeway-by-the-Lake Phase 3.

With respect to annual year end averaging for residential permits, a rolling 5 year average would see 93 units per year. The 105 units in 2015 represent just under 13% better than average. When viewing the dollar value of the Q4 residential construction, the total was approximately \$12.4 million compared to 2014 Q4 at \$10.0 million and almost double that of 2013 Q4 at \$6.5 million.

Of note, while the majority of residential permits are coming from Ridgeway-Thunder Bay, with the registration and marketing of the Spears Road Estates (Ashton Homes) the Spears-High Pointe Neighbourhood has seen its first 3 new residential permits drawn in 20 years. Other plans in the Spears-High Pointe Neighbourhood continue to advance and staff anticipates this area to gradually ramp up activity in the coming decade.

#### All Residential Related Permit Activity for 2015 Q4

For this fourth quarter, 89 permits had been drawn for all residential **related** building, construction, renovation and addition (including the 40 new dwellings). The construction value associated with all 89 permits totaled \$14.7 million, up almost \$4.7 million over Q3 (\$10.0 million on 75 permits).

#### Subdivision Registrations

The 2 subdivision plans to register very early in Q4 were Ridgeway-by-the-Lake Phase 3 (Blythwood Homes Inc.) and Spears Road Estates (Ashton Homes). Combined, these 2 plans have added 137 dwellings to the inventory of registered plans.

Staff notes that River Trail Estates Phase 2 registration continues to be delayed as the Town waits on the developer to come forward and execute the subdivision agreement.

#### Draft Plans

The fourth quarter of 2015 did not result in any new Draft Plans being approved. There has been steady progress by several developers who are pursuing redline revisions and/or clearing conditions. These developments would include Village Creek Phase 3 (formerly Bakersfield Plan of Subdivision), Spears Garden and Alliston Woods.

During Q4 there were two Draft Plan extensions granted. These would include River Trail Estates Phase 2 and Schooley Road condo draft plans. Over the course of 2015, 6 approved draft plans received extensions.

#### Active Plans

Two newer Draft Plan of Subdivision applications received in Q3 2015 have been actively pursued by the developer/applicants and have been moving through the process steadily. Both applications have been working through the final steps of consultations and recommendations are expected in the second quarter of 2016. These developments are referred to as Royal Oak Subdivision in Ridgeway (41 units) and Black Creek Signature (181 units).

### Registered Residential Inventory

**Section A of Appendix “1”** contains detailed spreadsheets, charts and graphs reporting the building permit activity and subdivision status as the end of Q4. The map provided as part of Appendix “1” illustrates the location of the various corresponding plans of subdivision throughout the Town, colour coded to show their current status.

To summarize, at the end of this fourth quarter there were 353 vacant registered lots/blocks (404 units), which represents an supply of 4.3 years of new unit construction, based on a 5 year rolling average of permits issued (currently 93 units annual average).

The mix of residential building types in this final quarter was more in line with Official Plan targets (80%-20% single to multi-family units), which was an improvement over last quarter (92%-8%). From an annual perspective, the year finished with an 82%-18% split, which is close to the targeted split.

### **Industrial / Commercial / Institutional (ICI) Permit Activity Q2 - 2015**

#### Industrial

The final quarter of 2015 did see some activity in the industrial sector, all related to one site. Permits were obtained by Durez (SBHPP) for work related to expanding their office facilities and adding a training room. The expansion added about 2300 more square feet to the facility at an approximate cost of \$521,000.

In general, permit activity for industrial sector lands has been quiet throughout 2015 with 5 permits total. However, it does represent a significant increase in the total value with an estimated total of \$539,000 for 2015 over the 2 permit, \$135,000 reporting of 2014 year end.

#### Commercial

Commercial renovation projects remained active in the fourth quarter of 2015 with 6 permits totaling \$215,000 in renovation improvements. This is down from Q3 (\$297,000), but it shows continued interest in renewal of the current commercial stock.

For the 2015 year end, a total of 35 permits were drawn for commercial improvements and renovation. The total value of the permits was approximately \$1.8 million. Similar to the quarterly comparison, commercial was down only slightly from the 2014 year end total (\$1.9 million), but on the whole, values of the 2015 permits were spread more evenly amongst all the permits, whereas 2014 had one permit skewing results (\$600,000 for Uncle Sam's Bingo). The single largest commercial permit for 2015 was for \$330,000, being a renovation for the Health Clinic at the Park Plaza commercial site at 1264 Garrison Road. A close second was for the clubhouse at International Country Club at \$300,000.

Overall, staff feel the commercial improvement activity remains strong.

### Institutional

A monumental Q4 for Institutional activity for the Town with the new high school permit being issued. The permit value of this singular build is reported at \$23.0 million. This comes on the heels of the Q3 permit for the new elementary school in Ridgeway (\$8.2 million), making the permit values for 2015 appear as the anomaly. In addition to the building value for the high school, the site servicing permits totaled \$653,500.

For 2015 Q4, the total for Institutional permitting was \$23,684,500 on just 4 permits. Clearly, the institutional permits were by far those most notable single permits of Q3 and Q4 and a welcomed step forward to gain state of the art education facilities for the future generations of students in Fort Erie.

## **2015–Q4 INDUSTRIAL / COMMERCIAL DEVELOPMENT CHARGE MONITORING**

### **Section B of Appendix “1”**

#### Section Overview

Further to CDS implementing service enhancements, the department is also seeking to expand on statistical reporting to better inform Council, stakeholders and the public at large. Development Charges (DC's) are applied to new development under provincial legislation (*Development Charges Act, 1997, S.O.*) and are to be used in capital projects that are attributable to the new development impacts. For example, new development (population) may bring about need for a new park at the local municipal level, or a new ambulance station at the regional level. Funds collected are to be applied to such capital works in order to service the increased population.

DC's are collected for both regional and local governments, where applicable, when permits are issued for new construction.

**Section B of Appendix “1”** will be used to report any collected/exempt Industrial and Commercial DC's going forward. The information supplied is provided through the Building Department, who are responsible for DC calculation and collection. DC's are due at the time of permit issue.

Over the course of Q4, only **one** project would have been subject to local DC if not for the exemption status. The project is an industrial addition (Durez) that despite local exemption, was still subject to regional DC's. As a result, \$6728.00 in DC's were payable to the Region. The applicant did apply for the Region's DC Grant Program and was ultimately successful in eliminating the Regional DC's.

In review of all Industrial and Commercial projects for 2015 involving new floor space, and considering local exemption, DC's were not required for any of the projects introducing new floor space or through change of use, intensified demand on existing services. Only regional DC's were payable for the one instance mentioned above.

## **2015–Q4 BY-LAW STATISTICAL REPORTING**

### **Section C of Appendix “1”**

#### **Section Overview**

A straight forward statistical approach is used for tracking the volume and type of municipal by-law complaints received. By-law Enforcement monitors action and activity and this quarterly report is being used to convey the statistics in a summary form, producing a year end overview.

The breakdowns are found in **Section C of Appendix “1”** and generally are conveying the volumes under various headings. These can be used to offer benchmarking for continual monitoring, charting and annual reporting of the information for Council and public.

#### **Financial/Staffing Implications**

There are no immediate financial or staffing implications. Reporting on this statistical information is considered normal operational practice for Planning and Development Services, however has required slightly more resource time to compile.

#### **Policies Affecting Proposal**

N/A

#### **Comments from Relevant Departments/Community and Corporate Partners**

Both Building and By-law Departments were consulted during preparation of this report. Statistical information relating to each department 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.

#### **Alternatives**

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

#### **Conclusion**

Planning staff have traditionally collected and used the various stats relating to development activity for its monitoring and growth management efforts. With more recent Corporate Strategic Priorities, PDS is expanding on reporting some of the activities occurring within the departments that will help shed light on some of the less talked about activities that have impacts on the corporate revenue streams. In keeping

with the new Corporate Strategic Plan, an effort to bring more information out into the open has prompted expansion of this previously residential development focused report. In considering “take-aways” or highlights from the 2015 reporting, staff would consider the following as notable:

- Niagara Christian College Addition and Renovations - **\$680,000**
- New Public Elementary School - **\$8.2 million**
- Site Servicing for new Greater Fort Erie Secondary School - **\$653,500**
- New Greater Fort Erie Secondary School - **\$23.0 million**
- Durez office addition and renovations - **\$500,000**
- Average value of single detached homes constructed in 2015 - **\$325,000**
- Total value of all new residential permits – **\$30.2 million** (up 15% over 2014)
- Total value of all permits - **\$73.6 million** (up 111% over 2014)

<b>Attachments</b>
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**Appendix “1”**– 2015 Q4 and Year End - PDS Development, Building and By-law Statistical Report



# 2015 Q4 – Year End

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



### **SECTION A**

#### **SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT**



### **SECTION B**

#### **INDUSTRIAL, COMMERCIAL & INSTITUTIONAL PERMIT ACTIVITY and DEVELOPMENT CHARGE REPORT**



### **SECTION C**

#### **BY-LAW ENFORCEMENT REPORT**

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

## **SECTION A**

### **SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT**

## DEVELOPMENT ACTIVITY – 2015 Q4 AND YEAR END

### New Residential Construction

The results of Q4 have seen a stronger showing over the Q3 (25 permits). This may be attributable in part to the mild and relatively snow free conditions, but also with registration of Ridgeway-by-the-Lake Phase 3 and Spear Road Estates. In total, 40 new residential dwelling permits were drawn in Q4. The majority of the permits (32) were for single detached dwellings with semi, multiples and apartment units comprising the remaining 8. This is the strongest quarter of all for new residential permits in the last 5 years. *Table 1* below indicates the residential permit activity by month and location for 2015 Q4.

(Table 1 – Residential Permits by Month and Location – Q4 2015)

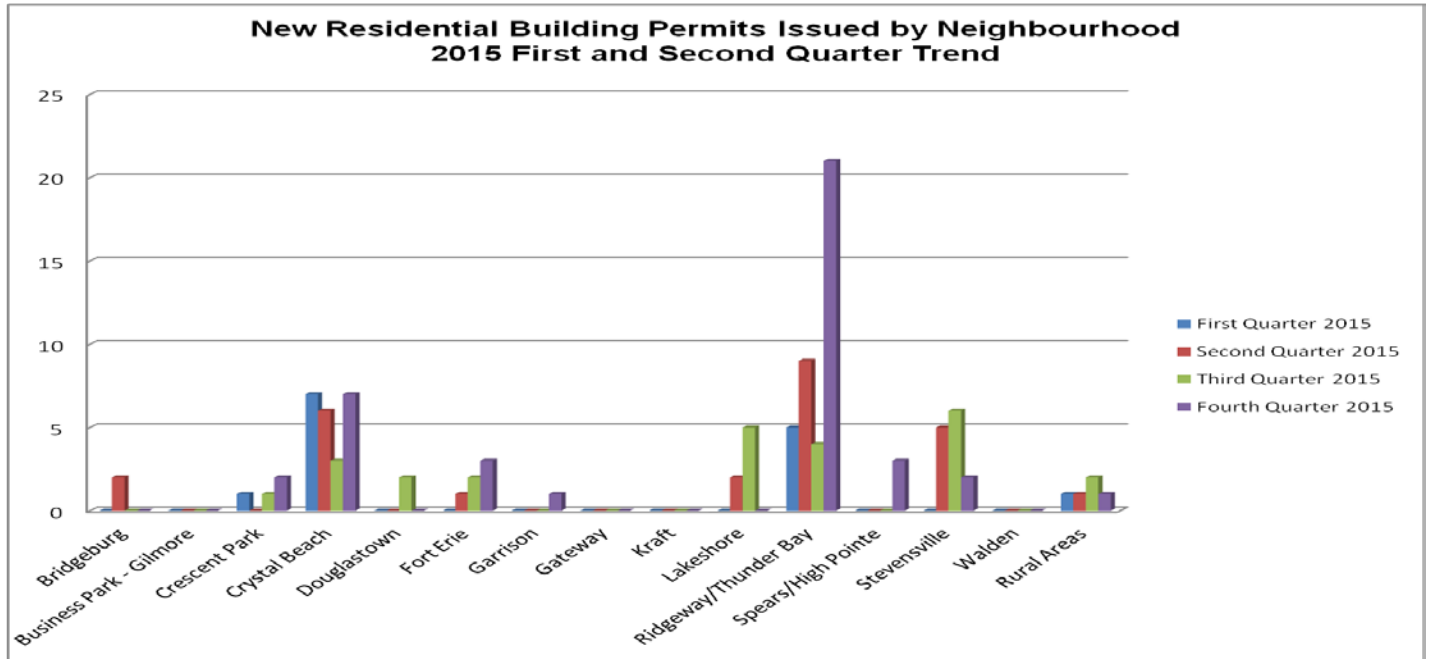
PERMITS ISSUED FOR NEW RESIDENTIAL DWELLINGS FOURTH QUARTER 2015						
Q4 2015						
Oct-14						
	STR NO	STREET	NEIGHBOURHOOD	TYPE	NO. OF UNITS	REG PLAN
	468	RIDGEWAY ROAD	Crystal Beach	SINGLE	1	
	533	LAKE AVENUE	Crystal Beach	MULTI	4	
	116	IDYLEWYLDE STREET	Fort Erie	SINGLE	1	
	496	CARRIE AVENUE	Ridgeway-Thunder Bay	SINGLE	1	
	3309	CHARLESTON DRIVE	Ridgeway-Thunder Bay	SINGLE	2	
	1037	MEADOWOOD STREET	Spears-High Pointe	SEMI	1	
	1041	MEADOWOOD STREET	Spears-High Pointe	SEMI	1	
	1040	MEADOWOOD STREET	Spears-High Pointe	SINGLE	1	
	35	NANTUCKETT ROAD	Crystal Beach	SINGLE	1	
	148	DERBYSHIRE DRIVE	Ridgeway-Thunder Bay	SINGLE	1	
	195	BURLEIGH ROAD NORTH	Ridgeway-Thunder Bay	SINGLE	1	
	3491	TRILLIUM CRESCENT	Ridgeway-Thunder Bay	SINGLE	1	
	153	DERBYSHIRE DRIVE	Ridgeway-Thunder Bay	SINGLE	1	
	3562	ALGONQUIN DRIVE	Ridgeway-Thunder Bay	SINGLE	1	
	11	SUNRISE COURT	Ridgeway-Thunder Bay	SINGLE	1	
	91	BUTLERS DRIVE	Ridgeway-Thunder Bay	SINGLE	1	
	87	BATTERY STREET	Fort Erie	SINGLE	1	
	TOTAL				21	
Nov-15						
	STR NO	STREET	NEIGHBOURHOOD	TYPE	NO. OF UNITS	REG PLAN
	453	CRESCENT ROAD	Crescent Park	SINGLE	1	
	333	ALBANY STREET	Garrison	SINGLE	1	
	94	DERBYSHIRE DRIVE	Ridgeway-Thunder Bay	SINGLE	1	
	945	BARKER AVENUE	Rural	SINGLE	1	
	3517	TRILLIUM CRESCENT	Ridgeway-Thunder Bay	SINGLE	1	
	69	BUTLERS DRIVE	Ridgeway-Thunder Bay	SINGLE	1	
	116	PROSPECT POINT ROAD SOUTH	Ridgeway-Thunder Bay	SINGLE	1	
	3446	TRILLIUM CRESCENT	Ridgeway-Thunder Bay	SINGLE	1	
	47	COOK AVENUE	Ridgeway-Thunder Bay	SINGLE	1	
	3989	VILLAGE CREEK DRIVE	Stevensville	SINGLE	1	
	506	LAKEVIEW ROAD	Crescent Park	SINGLE	1	
	81	SHIRLEY ROAD	Ridgeway-Thunder Bay	SINGLE	1	
	0	CAMBRIDGE ROAD WEST	Crystal Beach	SINGLE	1	
	3532	TRILLIUM CRESCENT	Ridgeway-Thunder Bay	SINGLE	1	
	3556	ALGONQUIN DRIVE	Ridgeway-Thunder Bay	SINGLE	1	
	65	BUTLERS DRIVE	Ridgeway-Thunder Bay	SINGLE	1	
	TOTAL				16	
Dec-15						
	STR NO	STREET	NEIGHBOURHOOD	TYPE	NO. OF UNITS	REG PLAN
	3886	HAZEL STREET	Ridgeway-Thunder Bay	SINGLE	1	
	3826	SETTLER'S COVE DRIVE	Stevensville	SINGLE	1	
	168	HIGH STREET	Fort Erie	MULTI	1	
	TOTAL				3	
			NEIGHBOURHOOD STATS			
			Bridgeburg	0		
			Business Park - Gilmore	0		
			Crescent Park	2		
			Crystal Beach	7		
			Douglastown-Black Creek	0		
			Fort Erie	3		
			Garrison	1		
			Gateway	0		
			Kraft	0		
			Lakeshore	0		
			Ridgeway/Thunder Bay	21		
			Spears/High Pointe	3		
			Stevensville	2		
			Walden	0		
			Rural Areas	1		
			TOTAL	40		

The 40 permits is up from this same quarter last year, which had seen 30 permits drawn. The average over the past 5 years for Q4 permits is 27, so in comparison 40 represents a notable jump over average. The yearend count of 105 units is second only to 2012 (107 units) and second highest since the recession of 2008.

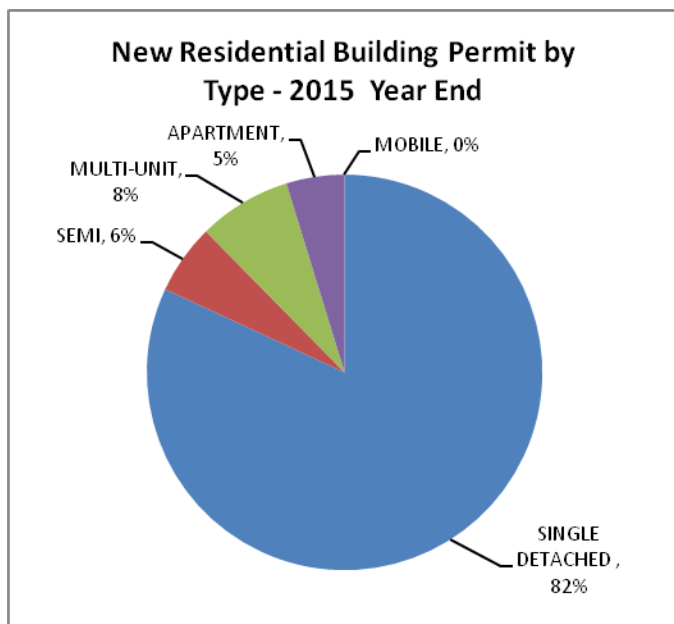
**Estimated construction value of the 105 new residential dwellings is reported as \$29,519,000.**

The following charts (1 and 2) illustrate yearend distribution, which identifies where the new residential construction activity is occurring, but also, what type of residential form is being built.

*(Chart 1 – Residential Permits by Neighbourhood – 2015 Year End)*



*(Chart 2 – Residential Permits by Type – 2015 Year End)*



### **Registered Plans of Subdivision**

Two (2) Plans of Subdivision that registered on the cusp of Q3 / Q4 have already become active with permits being drawn. These included Ridgeway-by-the-Lake - Phase 3 (Blythwood) in the Ridgeway-Thunder Bay Neighbourhood and Spears Road Estates (Ashton Homes) in the Spears-High Pointe Secondary Plan Area. The 3 permits drawn for Spears Road represents the first new residential permits in over 20 years for this neighbourhood. With these registrations, a total of 137 units on 94 lots/blocks have now been added to the short term available supply.

The River Trail Estates Phase 2 Plan of Subdivision in Douglastown-Black Creek remains in a position to register. A by-law was passed in April 2015 to permit the execution of the Subdivision Agreement under the new ownership, however to date; the developer has not proceeded with registration, but has acquired a model home permit. Pre-servicing of the site has not yet begun.

*Table 2* on a subsequent page provides the statistical information on Registered Plans.

### **Draft Approved Plans of Subdivision**

Q4 did not result in any new Draft Plan of Subdivision approvals, however, staff anticipate decision from Council on 2 new draft plans within the first half of 2016 (Royal Oak in Ridgeway and Black Creek Signature in Douglastown). Additionally redline revisions for Village Creek Phase 3 are also anticipated to be brought to Council in the first half of 2016.

*Table 3* on a subsequent page provides the details on the present Draft Approved Subdivision supply.

### **Active Plans in Process**

As indicated above, Royal Oak Subdivision in the north end of Ridgeway has been filed with a total of 41 units, almost exclusively townhomes with the exception of a semi-detached dwelling. Secondly, Black Creek Signature (former Black Creek Meadows Draft Plan) are close to the recommendation stages of processing. The Black Creek Signature Plan would include a mix of single detached, semi-detached and townhomes. In total, the Plan is proposing 181 new residential units.

Bridgeburg north is another area recently stimulated with the Ministry of Municipal Affairs and Housing withdrawing its appeal of the urban expansion area. Pre-consultations and application activity is anticipated in 2016.

*Table 4* on a subsequent page provides the statistical information on Active Plans (applications that are in, or about to enter the Draft Plan of Subdivision process).

# APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-31-2016 DATED APRIL 4, 2016

(Table 2 – Registered Plans of Subdivision at 2015 Year End)

REGISTERED PLANS OF SUBDIVISION - 2015 Year End												
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
R1	JETMAR SUBDIVISION	Crystal Beach	M-65	26T-74259	2/7/1978	54	54	46	46	46	0	0
R2	GARRISON VILLAGE PHASE I	Garrison	M-83	26T-74019	11/26/1979	215	306	3	3	3	0	0
R3	GARRISON VILLAGE PHASE II	Garrison	M-84	26T-74019	11/26/1979	65	150	6	8	4	0	4
R4	DAYTONA PARK ACRES	Crescent Park	M-155	26T-85019	3/10/1989	15	15	1	1	1	0	0
R5	COUNTRY SQUIRE ESTATES I	Rural Area	M-172	26T-78024	3/8/1990	11	11	2	2	2	0	0
R6	DOUGLAS-ON-THE-PARKWAY	Douglstown	M-197	26T-88006	4/8/1991	38	38	0	0	0	0	0
R7	CRYSTAL BEACH Y & T CLUB	Crystal Beach	M-208	26T-91012	4/7/1993	169	169	36	36	36	0	0
R8	NEYE PLAN PHASE I	Outside of Urban Area	M-209	26T-91011	12/9/1993	2	2	1	1	1	0	0
R9	HILL ESTATES NORTH	Stevensville	M-232	26T-91018	10/23/1996	27	27	0	0	0	0	0
R10	CRESCENT FARM EXTENSION I	Crescent Park	M-244	26T-22885	4/16/1998	19	19	0	0	0	0	0
R11	VICTORIA VILLAGE PHASE I	Garrison	M-261	26T-90009	12/21/1998	10	10	0	0	0	0	0
R12	ERIE BEACH PHASE 1A	Lakeshore	M-263	26T-94005	2/8/1999	6	12	4	8	0	8	0
R13	PROSPECT POINT PLAN	Crystal Beach	M-265	26T-91010	3/24/1999	55	55	3	3	3	0	0
R14	NEYE PLAN PHASE II	Rural Area	M-267	26T-91011	6/21/1999	4	4	3	3	3	0	0
R15	RIVER TRAIL ESTATES II - PHASE	Douglstown	M-276	26T-	6/7/2000	23	23	0	0	0	0	0
R16	BURLEIGH SOUTH PLAN	Ridgeway/Thunder Bay	M-287	26T-		14	14	4	4	4	0	0
R17	HILL ESTATES SOUTH	Stevensville	M-303	26T-	11/18/2002	36	36	7	7	7	0	0
R18	RIDGEWAY SHORES PHASE 1	Ridgeway/Thunder Bay	M-304	26T-15-9801	12/18/2002	16	16	9	9	9	0	0
R19	NORTH RIDGE MEADOWS PHASE	Ridgeway/Thunder Bay	M-305	26T-15-2001-	2/27/2003	7	7	0	0	0	0	0
R20	NORTH RIDGE MEADOWS PHASE	Ridgeway/Thunder Bay	M-313	26T-15-02-03	7/30/2003	44	44	0	0	0	0	0
R21	WELLINGTON COURT CONDOMINIUM	Garrison	NSSCC-6	26CD-15-9901	1/1/2001	1	17	0	0	0	0	0
R22	ERIE BEACH PHASE 1B	Lakeshore	M-319	26T-94005	3/31/2004	39	46	15	17	13	4	0
R23	BRIAN STREET DEVELOPMENT	Crescent Park	M-BRI	N/A	N/A	46	46	14	14	14	0	0
R24	HENRY-BROWNE SUBDIVISION	Crystal Beach	M-329	26T-15-02-06	2/24/2005	8	8	0	0	0	0	0
R25	BEAVER CREEK ESTATES	Ridgeway/Thunder Bay	M-330	26T-15-02-05	3/9/2005	53	53	3	3	3	0	0
R26	VICTORIA VILLAGE 2	Garrison	M-331	26T-90009	3/9/2005	11	11	2	2	2	0	0
R27	DOMINION ROAD ESTATES PLAN	Rural Area	M-333	26T-15-00-01	4/1/2005	7	7	3	3	3	0	0
R28	BAY RIDGE CROSSING 1	Crystal Beach	M-337	26T-15-03-02	7/15/2005	10	10	2	2	2	0	0
R29	RIDGEWAY-BY-THE-LAKE PHASE	Ridgeway/Thunder Bay	M-341	26T-96014	1/30/2006	86	86	7	7	7	0	0
R30	VILLAGE CREEK ESTATES PHASE	Stevensville	M-347	26T-91013	5/29/2006	40	63	0	0	0	0	0
R31	BAY BEACH WOODS	Crystal Beach	M-349	26T-15-9803	8/4/2006	32	32	27	27	27	0	0
R32	BAY RIDGE CROSSING PHASE 2	Crystal Beach	M-363	26T-15-2000-01	9/5/2007	26	26	2	2	2	0	0
R33	RIVER TRAIL CONDOMINIUMS	Douglstown	NSVLC-99	350303-0011		10	10	1	1	1	0	0
R34	RIDGEWAY-BY-THE-LAKE PHASE	Ridgeway/Thunder Bay	M-372		9/11/2008	41	70	1	4	0	0	4
R35	SHOREBREEZE CONDOMINIUM PHASE	Crystal Beach	VLC-92		9/3/2008	19	19	0	0	0	0	0
R36	HAGEY AVENUE CONDOMINIUM PHASE	Fort Erie	NSC-102		9/17/2009	1	21	0	0	0	0	0
R37	VILLAGE CREEK ESTATES PHASE	Stevensville	M-390	26T-91013	6/6/2012	38	52	18	27	11	12	4
R38	DOMINION ROAD PHASE 1	Thunder Bay	M-375	26T-15-03-01	4/3/2008	24	24	19	19	19	0	0
R39	BAY RIDGE CROSSING PHASE 3	Crystal Beach	M-363	26T-15-03-02	2007	1	7	1	7	7	0	0
R40	DEERWOOD LANE PHASE 1	Ridgeway/Thunder Bay	M-397	350308-089	11/8/2012	2	8	0	0	0	0	0
R41	LEXINGTON COURT CONDOMINIUM	Garrison	NSSCP89	26CD-15-04-01	10/18/2013	1	20	0	0	0	0	0
R42	SOUTH COAST VILLAGE PHASE 1	Crystal Beach	59M-415	26T-15-09-01	12/12/2014	2	11	2	5	5	0	0
R43	SPEARS ROAD ESTATES	Spears-High Pointe	59M-419	350308-0380	10/2/2015	40	59	40	56	31	6	19
R44	RIDGEWAY-BY-THE-LAKE PHASE	Ridgeway/Thunder Bay	59M-418	350308-0048	10/2/2015	54	78	68	68	57	0	11
<b>TOTALS</b>						<b>1422</b>	<b>1796</b>	<b>350</b>	<b>395</b>	<b>323</b>	<b>30</b>	<b>42</b>
		denotes built-out subdivision										
<b>4.2 YEAR SUPPLY OF UNITS IN REGISTERED PLANS</b>												

# APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-31-2016 DATED APRIL 4, 2016

(Table 3 – Registered Plans of Subdivision at 2015 Year End)

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	MACKENZIE'S CROSSING	Rural Area	26T-89019	6/7/1990		27	27	27	0	0	14.16
D02	BAKERSFIELD PHASE I	Stevensville	26T-91016	2/2/1995	6/21/2010	26	26	26	0	0	2
D03	BAKERSFIELD PHASE II	Stevensville	26T-91016	5/1/1997	6/21/2010	42	42	42	0	0	4.19
D04	RIVER TRAIL ESTATES 2 - PHASE II	Douglastown	26T-89020	11/13/1997		90	90	90	0	0	6.94
D05	ALLISTON WOODS	Spears	26T-15-00-02	2/8/2001	5/22/2015	177	304	170	0	134	23.56
D06	LEVY COURT (formerly KRISTEN CLOSE)	Lakeshore	26T-15-02-07	9/23/2003	7/16/2010	12	12	12	0	0	0.84
D07	HERSHEY ESTATES	Rural Area	26T-15-99-02	1/12/2001	9/15/2003	17	17	17	0	0	14.3
D08	HIGH POINTE SUBDIVISION	High Pointe	26T-15-02-02	12/24/2002	6/6/2008	114	139	112	0	27	11.87
D09	SPEARS GARDENS	Spears	26T-85022	11/1/2004	5/24/2015	82	103	76	0	27	9.24
D10	DOMINION WOODS 2 (CONDOMINIUM)	Ridgeway/Thunder B	26CD-15-09-01	8/13/2009		1	40	0	0	40	1.65
D11	CRYSTAL RIDGE LANDING	Ridgeway/Thunder B	26T-15-2005-02	5/4/2006		72	72	72	0	0	5.27
D12	WILLOW TRAIL HOMES	Ridgeway/Thunder B	26T-15-2005-01	4/7/2006		16	16	0	0	16	0.6
D13	SCHOOLEY ROAD CONDOMINIUMS	Crystal Beach	350303-006	9/11/2006		53	53	0	0	53	3.94
D14	DOMINION ROAD SUBDIVISION	Lakeshore	26T-15-2005-01	10/2/2006		13	46	10	0	36	2.35
D16	GARRISON GREENS	Garrison	26T-15-06-02	4/9/2007		70	92	69	0	23	6.41
D17	HAZELWOOD CONDOMINIUMS	Crystal Beach	350309-0293	3/10/2008		2	12	0	0	12	0.35
D18	KING ALBANY	Gateway	26T-15-0801	11/13/2009		17	40	0	0	40	1.28
D20	CREEKSIDE ESTATES	Ridgeway/Thunder B	26T-15-05-	4/11/2011		31	31	31	0	0	2.43
D21	DEERWOOD LANE PHASE 2 (CONDOMINIUM)	Ridgeway/Thunder B	26CD-15-10-01	12/11/2012		1	18	0	0	18	0.8
D22	ABINO DUNES CONDOMINIUM	Point Abino	350308-040/D12-040			27	27	27	0	0	32.97
D23	SOUTH COAST VILLAGE Phase 2	Crystal Beach	350308-0087	10-May-10	15-Feb-12	5	128	8	0	120	6.04
D24	NIGH ROAD SUBDIVISION	Rural Area	350308-0077	Mar-08		19	19	19	0	0	9.57
D25	RIDGEWAY SHORES PHASE 2	Ridgeway/Thunder B	350308-0085	3-Feb-09		80	124	79	0	45	16
D26	SOUTH RIDGE MEADOWS	Ridgeway/Thunder B	3508308-0092	9-Oct-12		18	36	2	34	0	1.4
D27	DANTINI PLAN	Crystal Beach	350308-0082			28	28	28	0	0	3.18
D28	PARKLANE PLACE	Crystal Beach	350308-0095	12-May-14		6	22	0	0	22	1.142
D29	RIVER LEA ESTATES	Rural Area	350303-0016 / 350302	10-Apr-14		4	3	3	0	0	1.46
	TOTALS					1050	1567	920	34	613	178.16
16.8 YEAR SUPPLY OF UNITS IN DRAFT- APPROVED PLANS											

(Table 4 – Registered Plans of Subdivision at 2015 Year End)

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	CRESCENT FARM ACRES	Crescent Park	26T-22885		104	198	103	0	95	10.8
A02	SHAYNE AVENUE TOWNHOME	Crescent Park	350308-0090	10-Mar-11	35	35	0	0	35	1.4
A03	HEIMS ESTATE	Lakeshore	350308-0093	4-Jan-12	5	5	5	0	0	0.62
A04	ROYAL OAK SUBDIVISION	Ridgeway-Thunder Bay	350308-0101	24-Jul-15	10	41	0	2	39	2.615
A05	BLACK CREEK SIGNATURE	Douglastown-Black Cree	350308-0100	30-Sep-15	134	181	117	14	50	14.737
	TOTALS				288	460	225	16	219	30.172

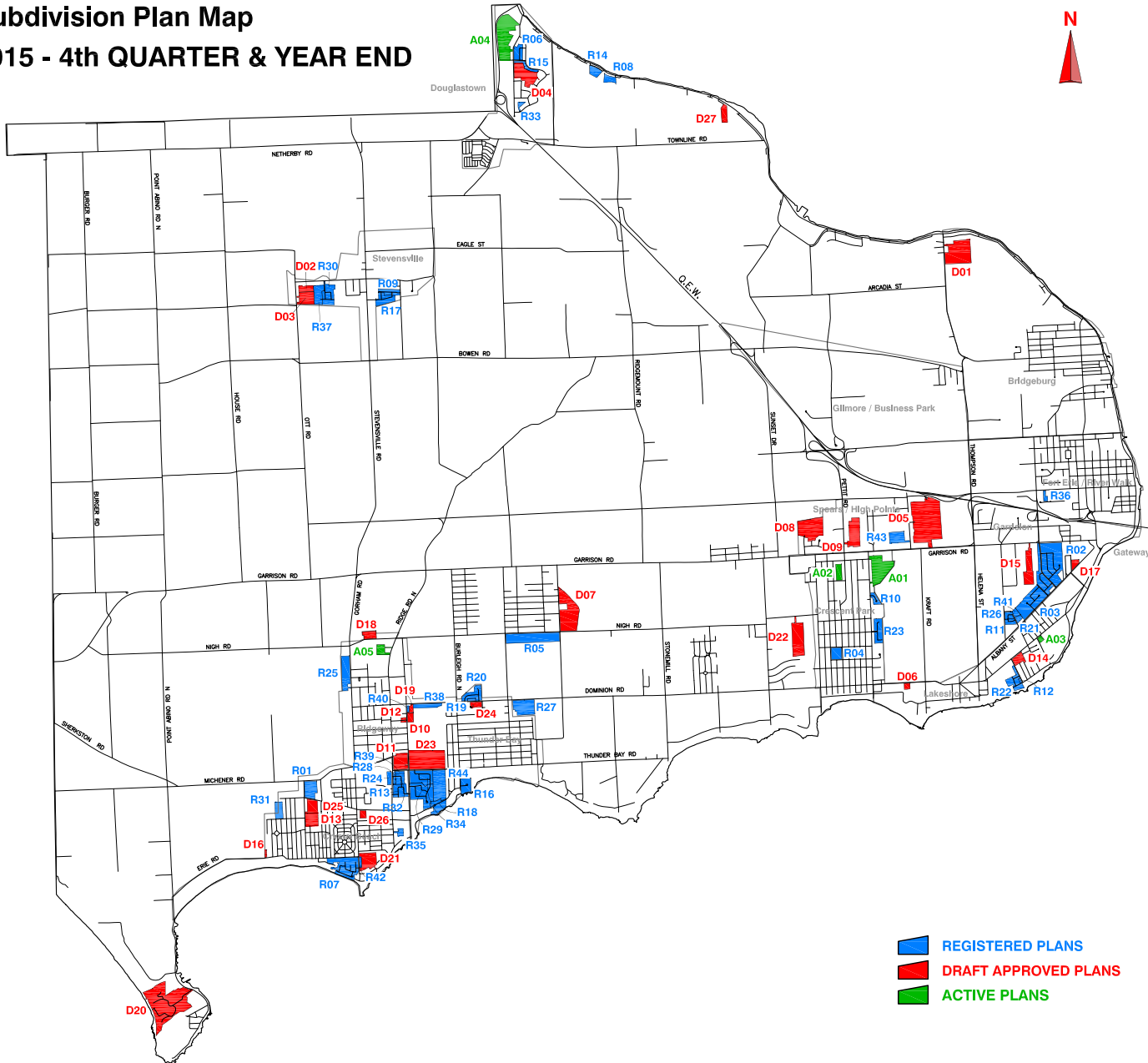
## Subdivision Map

The following page contains the Subdivision Map illustrating geographically where each of the Registered, Draft Approved and Active Plans are found within the municipality.



# APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-31-2016 DATED APRIL 4, 2016

## Town of Fort Erie Subdivision Plan Map 2015 - 4th QUARTER & YEAR END



- REGISTERED PLANS
- DRAFT APPROVED PLANS
- ACTIVE PLANS

### REGISTERED PLANS

- R01 Jetmare Subdivision
- R02 Garrison Village I
- R03 Garrison Village II
- R04 Daytona Park Acres
- R05 Country Squire Estates
- R06 Douglas-on-the-Parkway
- R07 Crystal Beach Tennis & Yacht Club
- R08 Neye Plan I
- R09 Hill Estates
- R10 Crescent Farm Extension 1
- R11 Victoria Village Phase I
- R12 Erie Beach IA
- R13 Prospect Point
- R14 Neye Plan II
- R15 River Trail Estates 2 Phase I
- R16 Burleigh South
- R17 Hill Estates South
- R18 Ridgeway Shores
- R19 North Ridge Meadows Phase I
- R20 North Ridge Meadows Phase II
- R21 Wellington Court Condominiums Phase I
- R22 Erie Beach Phase IB
- R23 Brian Street
- R24 Henry-Browne
- R25 Beaver Creek Estates
- R26 Victoria Village Phase II
- R27 Dominion Rd Estates
- R28 Bay Ridge Crossing Phase I
- R29 Ridgeway-by-the-Lake Phase I
- R30 Village Creek Estates Phase I
- R31 Bay Beach Woods
- R32 Bay Ridge Crossing Phase II
- R33 River Trail Condominiums
- R34 Ridge-by-the-Lake Phase II
- R35 Shorebreeze Condominiums
- R36 Hagey Avenue Condominiums
- R37 Village Creek Estates Phase II
- R38 Dominion Woods Phase I
- R39 Bay Ridge Crossing Phase III
- R40 Deerwood Lanes Phase I
- R41 Lexington Court Condominiums
- R42 South Coast Village (Phase I)
- R43 Spears Road Estates
- R44 Ridgeway-by-the-Lake Phase 3

### DRAFT APPROVED PLANS

- D01 Mackenzie's Crossing
- D02 Bakersfield Phase I
- D03 Bakersfield Phase II
- D04 River Trail Estates 2 Phase II
- D05 Alliston Woods
- D07 Hershey Estates
- D08 High Pointe Subdivision
- D09 Spears Gardens
- D10 Dominion Woods
- D11 Crystal Ridge Landing
- D12 Willow Trail
- D13 Schooley Road Condominiums
- D14 Dominion Road Subdivision
- D15 Garrisons Greens
- D16 Hazelwood Condominiums
- D17 King Albany Phase 1
- D18 Creekside Estates
- D19 Deerwood Lanes Phase II (Condo)
- D20 Abino Dunes
- D21 South Coast Village (Phase II)
- D22 Nigh Road Subdivision
- D23 Ridgeway Shores Phase II
- D24 South Ridge Meadows
- D25 Dantini Plan
- D26 Parklane Place
- D27 River Lea Estates (Condo)

### ACTIVE PLANS (Not Draft Approved)

- A01 Crescent Farm Acres
- A02 Shayne Avenue Townhomes
- A03 Heims Estates
- A04 Black Creek Signature
- A05 Royal Oak



## **SECTION B**

### **INDUSTRIAL, COMMERCIAL & INSTITUTIONAL PERMIT ACTIVITY AND DEVELOPMENT CHARGE REPORT**

## **PERMIT ACTIVITY – 2015 Q4 and YEAR END**

### **Overview**

This section provides a brief summary of the quarter the year end. Table 5 on the subsequent page illustrates the year end permits and associated values with comparative preceding 2 years. This report is provided strictly for information purposes and is not intending to convey analysis. Interpretations drawn from these figures are those of the reader. Staff may add some comments, but in doing so, are intending only to draw attention to certain figures, trends or variations that may be of interest to Council or stakeholders reviewing this report. Table 5 provides the comparative figures.

### **Industrial Q4**

During the 4th quarter, Durez was issued a permit for a building expansion for office use and training room. The estimated value being report as \$500,000.

### **Industrial Year End**

In general, permit activity has been very low over the course of 2015 with only 2 permits for minor addition/renovation and 1 larger addition (Durez - approximately 2300 sq.ft.) having been drawn. Total value reported for the year stands at \$539,000. Comparatively, this is up from 2014 where only \$185,000 was invested in the industrial building supply.

### **Commercial Q4**

The fourth quarter of 2015 had seen reasonably steady investment in the current building stock with 6 permits totaling \$215,000 in improvements. This is less than the third quarter (\$297,000), but still demonstrates active ownership improving their buildings in the early winter months.

### **Commercial Year End**

Similar to the Q3 / Q4 comparison, commercial construction/renovation was fairly strong and more closely matched when viewed over the full year. In 2015 there were 35 permits drawn for a total of \$1.8 million compared to 2014 where 29 permits were pulled for a total of 1.9 million. While none of the permits were for new buildings, it remains a strong indicator that owners are investing in the existing stock on hand.

### **Institutional Q4**

Unequivocally, 2015 will remain a notable year for institutional within the Town. Q4 had seen the building permit for the new Greater Fort Erie Secondary School issued with a reported value of \$23.0 million. This also marks the first new secondary school constructed in Niagara in close to 40 years. Q4 also had seen the high school site issued a permit for site servicing that was valued at \$653,500, bringing the total on that property to just under \$24.0 million in Q4. There was one additional permit related to renovations at the arena for a value of \$25,000.

### **Institutional Year End**

In closing out 2015, the anomaly will remain apparent in any future graphs depicting institutional investment for years to come. In total, 2015 had seen 14 institutional related permits issued with a total reported value of just over \$31.5 million. This investment seen will likely stand alone for many years and does not have a comparable in recent past. 2014 had seen approximately \$1.0 million invested and approximately 4.5 million in 2013.

(Table 5)

<b>PLANNING AND DEVELOPMENT SERVICES</b> <b>BUILDING DEPARTMENT COMBINED 2015 YEAR END PERMIT SUMMARY</b> <i>(The following is a breakdown of key permits issued during 2015 - with comparative years 2014 &amp; 2013)</i> <i>(Note: Not all permits listed. Permits for smaller items such as fire place, temporary tent, signs, etc; not listed.)</i>						
CLASSIFICATION	2015		2014		2013	
	NO. OF PERMITS YEAR END	ESTIMATED VALUE \$	NO. OF PERMITS YEAR END	ESTIMATED VALUE \$	NO. OF PERMITS YEAR END	ESTIMATED VALUE \$
<b>Single Family Dwellings</b>						
New	89	29,292,000	88	\$25,778,000	72	\$19,008,000
<b>Two Family Dwellings</b>						
New	4	870,000	4	\$360,000	4	\$1,080,000
<b>Multi-Unit Dwellings/Apartments/Towns</b>						
New	1	380,000	4	\$480,000	4	\$0
<b>Res. Add. Alt, &amp; Repairs</b>	155	5,660,600	102	\$3,493,400	144	\$3,623,800
<b>Garages &amp; Carports</b>	33	1,369,800	26	\$618,700	28	\$536,500
<b>Accessory Buildings</b>						
<b>Swimming Pools</b>	14	297,000	12	\$356,000	26	\$454,200
<b>Farm Buildings</b>	6	248,500	2	\$422,000	5	\$151,500
<b>Model Homes</b>	1	315,000				
<b>Commercial Business</b>						
New	1	300,000	5	\$186,000	3	\$3,472,000
Additions, Alterations, Etc.	33	1,489,600	24	\$1,781,300	15	\$1,775,500
<b>Industrial</b>						
New			1	\$50,000	2	\$914,000
Additions, Alterations, Etc.	5	539,000	2	\$135,000	3	\$278,000
<b>Institutional &amp; Gov't</b>						
New	2	31,000,000	3	\$257,000	2	\$260,000
Additions, Alterations, Etc.	14	1,362,500	8	\$728,000	9	\$4,337,300
<b>Demolitions</b>	63	508,800	34	\$215,500	26	\$182,900
<b>Plumbing</b>	12	27,000	15	\$34,100	27	\$758,900
<b>TOTALS</b>	<b>433</b>	<b>\$73,659,800</b>	<b>315</b>	<b>\$34,860,900</b>	<b>370</b>	<b>\$36,832,600</b>

### **Permit Volumes & Estimate Value**

Table 5 provides the sum totals of each permit category or classification. Where viewed comparatively with the 2013 and 2014, it is apparent that certain types of permits have increased considerably over the 3 year sampling period, which is reflected in the total permits issued at the bottom of the column.

Of note, Residential Additions, Alterations and Repairs remained strong in 2015 compared to last year at this time. Commercial Additions/Alteration permits volumes are higher despite finishing with a slightly lower value. Some of this activity can be attributed commercial renovations taking advantage of CIP programs.

There is also a steady increase in demolition permits being issued, which may further support the notion that property owners are taking advantage of low interest rates to undertake improvements.

New residential dwelling permits had seen a very strong year, finishing with the second best quarter since 2008. Residential permit value for the year was approximately \$30.0 million, up almost \$4.0 million over 2014 and \$10.0 million from 2013.

On a whole 2015 has seen a considerable jump in permits issued with 433 over last year's 315. Total estimated value of permits issued to the end of 2015 was approximately \$73.5 million, double what 2014 had seen. This is largely due to the new elementary and secondary school construction permits, but even taking them out, the balance of the permits and value was up considerably from 2014.

### **Noteworthy Building Permits YTD**

Over the course of 2015, several Building Permits issued that are worth bringing to the attention of Council consist of:

- Niagara Christian College Addition and Renovations - **\$680,000**
- New Public Elementary School - **\$8.2 million**
- Site Servicing for new Greater Fort Erie Secondary School - **\$653,500**
- New Greater Fort Erie Secondary School - **\$23.0 million**
- Durez office addition and renovations - **\$500,000**

### **Development Charge (DC) Report**

Planning and Development Services will be monitoring / tracking the Industrial and Commercial construction segments going forward for purposes of Development Charges By-law review when next due for comprehensive study in 2019. By-law 43-2014 was passed by Town Council which effectively eliminated Town Industrial Development Charges. Other exemptions include Commercial and Residential in downtown core area CIP's. For this reporting, there is expressed interest in monitoring the industrial and commercial amounts.

#### **Industrial**

There was one instance where new industrial (office) floor space was created in 2015. As industrial is exempt from local DC's, no levy from the Town was made. The project was subject to Regional DC's, which would have amounted to approximately \$6,725, but the applicant was able to secure a Regional DC Grant through its program offering. Ultimately, no fees were levied.

#### **Commercial**

Commercial activity that would otherwise have been subjected to DC levies includes an expansion to an existing site in downtown Bridgeburg on Jarvis Street, but due to it being within an exemption area, no local DC's were payable. The Regional DC is exempt 50% automatically with opportunity to become fully exempt by meeting specific criteria. It is anticipated the project will meet the criteria and would be fully exempt from Regional DC's.

This single permit, if not otherwise exempt, would have resulted in an \$8,475.00 local DC levy and an \$18,450.27 Regional DC's levy under the rates at that time.

The recently levied Niagara Catholic District School Board Education Development Charge does not apply to Industrial or Commercial (only residential) and therefore is not being monitored under these sectors.

This report segment will be updated quarterly for general information of Council, stakeholders and general public.

## **SECTION C**

### **BY-LAW ENFORCEMENT REPORT**

**BY-LAW ENFORCEMENT - 2015 Q4 and YEAR END (with comparables)****Overview**

This section provides statistics related to the volume of complaints and actions the Town's By-law Enforcement Officers are experiencing for the information of Council and general public. In addition to the Q4 statistics, tables include the year's first three quarters for comparable review and benchmarking of an annual cycle. Different complaints can peak at different times throughout the course of a year and including a year's cycle of quarterly stats will help illustrate this and assist in measure against future years. (Tables 7 to 10)

An annual summary table is provided (*at right*) that simply reports the total complaints received for 2015 with comparable years to 2012 (Table 6). It is clear this past year marks a 4 year high in complaints filed.

(Table 6)

<b>TOTAL COMPLAINTS 2012-2015</b>	
2012	582
2013	522
2014	580
<b>2015</b>	<b>675</b>
<b>Total Complaints</b>	<b>2359</b>

**Activity Comments**

Entering the winter months, not surprisingly, has seen a dramatic drop in new complaints. This is for the most part due to the absence of long grass and weed complaints, which were recorded at 128 in Q3 and reduced to only 1 new complaint in Q4.

Table 10 describes the type of complaints that were received by the Town, how many have been investigated, closed and how many files remain open. These complaints usually require letters, phone calls or an Order to be issued before compliance is achieved. The statistics do not include the many informal enquiries that By-law Enforcement staff receive and resolve over the phone, by meeting on site or at Town Hall.

The majority of complaints were related to the Property Standards By-law and the Lot Maintenance By-law (*By-law No.186-08 and No.165-08 respectively*). It can be expected that during the spring and summer months these types of complaints are much higher, as property owners are outside and exposed to the perceived infractions, resulting in the filing of the complaints.

Over the course of 2015, By-law Enforcement started the year with 44 open files, received 675 new complaints, closed 674 of them and carried 45 into the New Year.

**Parking Violations**

Staffing was increased this year with the addition of a seasonal contractual enforcement officer. The officer's duties were primarily parking enforcement and investigating long grass and weeds complaints. While the long grass & weed statistics are reflected in the charting for this section, the parking statistics are not captured. From a stand-alone perspective, the seasonal officer issued approximately 439 parking notices and the revenue from these infractions was in excess of \$11,000.

On an annual basis, including the seasonal officer's contribution, a total of 804 parking violations were issued with revenues of \$22,221 collected and \$2,442 that remains outstanding.

