



Planning and Development Services

Prepared for	Council-in-Committee	Report No.	PDS-12-2017
Agenda Date	February 6, 2017	File No.	350308

Subject

PLANNING AND DEVELOPMENT SERVICES – DEVELOPMENT, BUILDING AND BY-LAW STATISTICAL REPORTING – FOURTH QUARTER 2016 YEAR END

Recommendations

- THAT** Council receives Report No. PDS-12-2017 regarding 2016 year end development, building and by-law statistical reporting for information purposes, and further
- THAT** Council directs staff to forward a copy of Report No. PDS-12-2017 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.

Relation to Council's 2015-2018 Corporate Strategic Plan

- 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

List of Stakeholders

Land owners / Developers
Region of Niagara and School Boards
Fort Erie Economic Development and Tourism Corporation

Prepared by:	Submitted by:	Approved by:
<i>Original Signed</i>	<i>Original Signed</i>	<i>Original Signed</i>
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Purpose of Report

The purpose of this report is to provide Council with information about the final quarter (Q4) performance of 2016 and to also reflect on the overall year's outcome, putting into context just how well 2016 did against previous benchmarks and measure. Quarterly, the report touches on Q4 building permit and by-law activity and provides comparative information to assist in assessing and illustrating very recent performance. The report is statistical in nature and is generally meant as an overview for those who share an interest in tracking some of these growth related figures. The report will be made available on the Town's website, provided to identified stakeholders and issued to anyone who requests a copy.

Background

Subdivision and Residential Building Permit Activity

4th Quarter 2016 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. These growth numbers have been used to inform the Region of Niagara and will also be used in review of their current Growth Management exercises in correlation with Provincial Plan updating, particularly that of the Places to Grow update presently close to completion.

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 2016.

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 building permit 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 reporting the Q4 numbers, it can be considered a “Year End” tabulation; “apples to apples” with the two previous years for comparison is shown on **Table 5**.

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

2016 Q4 and Year End Residential Permit Activity - Section A of Appendix “1”

New Residential Permit Overview

Council is directed to **Section A of Appendix “1”** where the results are charted and illustrated, and more dialogue provided in relation to the residential activity.

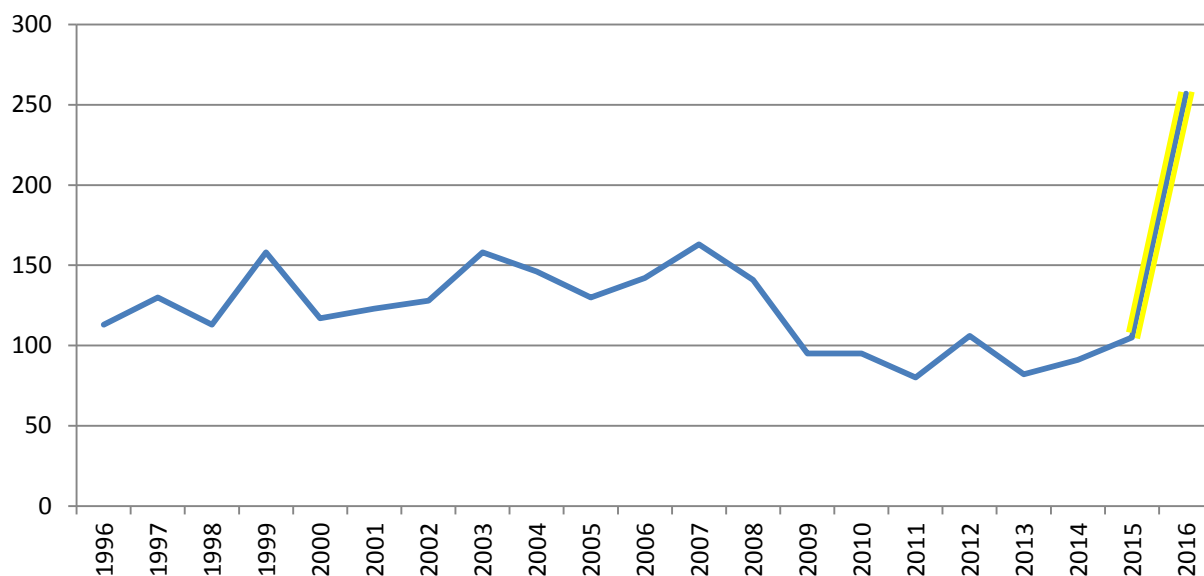
To summarize, the surge in residential building permit activity once again has hit a new record high. A total of 92 permits were drawn in the 4th quarter of 2016. To put some perspective on that, 91 residential permits were drawn in all of 2014.

Much of this quarter’s remarkable run can be attributed to the prior pre-sales and ultimately, the registration of South Coast Phase 2, which was essentially sold out before the registration actually occurred and construction commenced immediately thereafter. For the first time in a very long while, Ridgeway-Thunder Bay was bumped from having the most permit activity in a quarter, but still held its annual position as the

most active for new dwelling permits. The leader for the quarter was Crystal Beach with 41% (38) of the total 92 permits. Ridgeway-Thunder Bay had seen 23% (19 permits) and Spears-High Pointe with 17 % (16 permits). Details of the permit activity by neighbourhood can be found in **Appendix “1”**.

For the Year End, 2016 takes the Town into new territory. An astounding 257 new residential permits were drawn to set a new benchmark. The chart below illustrates the previous 20 years of annual new permit activity. The chart speaks for itself.

Residential Permits by Year 1996-2016



The activity occurring in other neighbourhood areas, besides that of Ridgeway-Thunder Bay is seen as a very positive indicator. While South Coast Phase 2 spiked in Crystal Beach, Spears Road Estates was very popular with other subdivisions sprinting to complete engineering and clear conditions in the Spears-High Pointe Neighbourhood as interest remains high and the Spears Road project is close to complete.

For the year end, Ridgeway Thunder Bay still lead overall with 29% (74 of 257 permits) followed by Crystal Beach with 21% (54 permits) and Spears-High Pointe continuing to gain steam with 15% (38 permits).

The total reported value of the 92 new residential permits in Q4 is reported at a very respectable **\$29,010,000** with a total for the residential year closing out at a reported **\$82,500,000.**

Registrations

The fourth quarter did finally see one (1) registration in 2016, that being South Coast Phase 2, which was highly anticipated given pre-sales were exhausted even prior to

registration. The development had proved very popular and as a result, prompted the quick registration and subsequent surge in Crystal Beach building permit draws. Not all of the permits were drawn by the end of 2016, so we can anticipate additional numbers in the first half of 2017 still showing up for this development.

River Trail Phase 2 continues to hold off on registration up in the Douglastown-Black Creek community, but with pre-servicing close to complete, permits will follow, which will require the registration to take place. Registration is expected in the first quarter of 2017.

Several other developments are proceeding towards registration including the High Pointe subdivision just east of the new high school and the Crystal Ridge subdivision just northwest of the popular Ridgeway-by-the-Lake community. Engineering is also proceeding on Ridgeway Shores Phase 2 (the old golf course lands north of Thunder Bay Road) as the previous developments in the area are closing in on completion. Engineering is also occurring in the recently approved Black Creek Signature development in Douglastown, which will add to the available supply in this northern urban area.

With the record year for permits being drawn on registered plans, and the annual absorption rate rising to just over **128.4 units a year** (based on 5 year rolling average), the supply is depleting and developers are moving to close the gap, which is currently estimated at approximately **1.9 years worth of available lots/units**.

Draft Plans

The fourth quarter did see one new Draft Plan of Subdivision receive approval. The Royal Ridge subdivision (formerly known as Royal Oak) in the north end of Ridgeway was draft approved in November 2016 and work continues by the developer to advance the development through clearing of conditions. At this time, it is uncertain when this development would be in a position to register.

Other notable activity in Q4 related to the Draft Plan status of several development include Hershey Estates having received a Draft Plan Approval extension until June 2017 and Village Creek Phase 3 in Stevensville being provided permissions to pre-service prior to signing the subdivision agreement and registering, subject to a number of additional conditions being met and securities collected.

Additionally, a redline revision to the Dominion Woods Phase 2 plan was also approved in Q4, which has seen an increase from 40 townhomes to 51 townhomes.

Over the course of 2016, a total of two (2) new draft plan approvals were granted. Those being Royal Ridge identified above, and the Black Creek Signature subdivision, which received draft approval in Q3.

Current supply of **Draft Approved units** within the Town is approximately **12.7 years supply** using the present 5 year rolling average absorption of 128.4 units annually.

Active Plans

Following the removal of long idle applications from the Active Plans listing in the last quarterly report, it was showing 2 active files. With the draft approval of Royal Ridge now elevated to the approved chart, the only remaining active application for plan of subdivision is the Fort Erie Hills plan, which has already advanced considerably through the process. The Public Meeting was conducted late in 2016 and a Recommendation Report can be anticipated in early 2017.

The Plan is substantive in its planned unit counts and would currently provide for up to 6.0 year supply with the 128.4 unit per year absorption. The plan comprises considerable multi-unit street town and apartments making up 670 of the proposed 769 unit yield. Singles and semis account for the remaining 99 dwellings proposed.

Residential Inventory

The residential supply and status reported in the previous 3 categories (*Registered, Draft Approved and Active Plans*) are representative of a healthy, acceptable housing supply. The rate used in determining how long these supplies will last is generated using the previous 5 years' worth of building permits issued to generate an average per year absorption. If permit activity increases annually, the projected supply years reflects this with a decrease.

Of note for the permits issued in Q4 of 2016, the mix of dwelling type pulled in higher number of multiple family dwellings over the previous quarter. The mix for Q4 had seen 3% apartments, 15% towns and 2% semis for a total of 20% of the mix share on those 92 new permits issued. Over all for the year, Apartments, Towns and semis accounted for 22% of the overall mix, with all other being detached dwellings. This is a respectable mix in terms of the Official Plan objectives of reaching a 20% multi / 80% detached target.

Industrial / Commercial / Institutional (ICI) Permit Activity and Development Charge Collections Q4 – 2016 Year End - Section B of Appendix "1"**Industrial**

The final quarter of 2016 has seen 3 permits in the industrial sector being drawn. Of these, 2 were related additions or renovations occurring with Peninsula Plastics and Sherwin-Williams while the other was for new storage facilities at Niagara Self Storage. The total value of these 3 permits is reported at \$468,000.

For the close out of 2016 there were a total of 4 permits over the course of the year. Total value for the year is reported at \$788,000, up \$250,000 over last year's 5 total permits. As mentioned in previous reports, permits for industrial are typically few on an annual basis. For comparison, only 5 were issued in all of 2015 and only 3 in all of 2014.

There has been no upward movement in industrial building permits in 2016.

Commercial

Commercial permit activity was a little quieter in Q4 than was seen in Q3 of 2016, but the total value reported was higher. A total of **4 commercial related permits** were issued in Q4 with 3 being for renovations valued at **\$229,000** and 1 for a new Farm Supply Warehouse (Minor Bros.) coming in with a reported value of **\$800,000**.

The 2016 finish was healthy overall with a total of **34 permits valued at \$2,303,500** compared to 2015 where 33 permits were valued at \$1,349,000. Much of this year's value and permit numbers had a lot to do with Safari Niagara's building program that had seen many animal facilities constructed along with a few of the park's operations facilities.

Institutional

Institutional permitting has been generally quiet in the shadow of last year's major school related projects. Q4 had seen **3 institutional related permits** drawn for addition/renovation related projects that had a reported value of **\$80,000**. These included a new portable classroom at the Peace Bridge public school, alterations at Douglas Memorial and a new pavilion in Memorial Park in Stevensville.

For all of 2016 there were a total of **7 permits** drawn with a reported value at **\$185,000**, which as indicated and expected, does not compare to the previous year's \$32.8 million, almost exclusively related to the two new public school projects.

Industrial / Commercial Development Charges (DC's)

For the permits that were issued for industrial in Q4, none qualified for DC collection. The new storage facilities of Niagara Self Storage were exempt for the potential \$28,238 in DC's.

Commercial did have one (1) permit issued that was subject of DC's. A total of \$21,550.32 (*\$11,677.20 Regional & \$9,873.12 Town*), however, these charges were already collected in Q3 when the foundation permit was issued. So in that respect, no new development charges were collected in Q4.

As it stands **for all of 2016, 3 projects** of a commercial nature had DC's apply where payment was due/made. All had eligible DC credits, which were applied through the calculations **resulting in a total of \$22,987.39 being collected** for the year (\$12,705.67 Region & \$10,281.72 Town).

2016–Q4 Year End 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.

Municipal By-law Enforcement statistics for the **Q4 resulted in a total of 134 new complaints** being received. **Table 10 in Section C of Appendix “1”** breaks down the types of complaints and how many of these have been investigated, closed or remain open for further action and/or follow up. Responding to 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 staff receive and resolve over the phone, by meeting on site or at Town Hall.

During the Q4 months there were **27 Property Standards Orders** issued and **45 Lot Maintenance Orders** issued. This compares with 22 Property Standards Orders and 39 Lot Maintenance Orders during the same period last year.

Currently there are three (3) unresolved Zoning matters before the courts.

Not captured in the Tables of Section C are the statistics regarding parking enforcement activity. Over the winter months, regular overnight parking enforcement resulted in **293 warning tags** being issued in November alone. Notice was also published in the newspaper and informed on how information regarding parking regulations could be found on the Town’s website. Following the Notice and warning period a total of **119 tickets were issued in Q4**.

For all of 2016, a total of **916** tickets were issued for parking infractions, which is up from the **2015** total of **804**.

The breakdowns are found in **Section C of Appendix “1”**, which convey 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 financial or staffing implications as this reporting is part of the Planning and Development Services normal operational activities and procedures.

Policies Affecting Proposal

n/a

Comments from Relevant Departments/Community and Corporate Partners

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.

Communicating Results

This report is prepared quarterly and provides a constant barometer on the building activity, subdivision plan status and By-law Enforcement caseload. The report is posted on the Town's website for public access and forwarded to key stakeholders for information. In addition, a media release will be prepared and distributed highlighting the results.

Alternatives

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

Conclusion

Unequivocally, the new residential permit activity remains the high point for development in Fort Erie. The results of Q4 2016 sets a single quarter record coming in at 92 permits. This is higher than some of the previous full year results. Collectively, the year end volume of new residential permits has surpassed expectation and sets a new one-year high with 257 new permits.

A remarkable residential permit value for the year is recorded at \$82.5 million. The total value of all Building Department permits was \$95.5 million. This is \$22.4 million higher than 2015 (\$73.2 million), which included the rare \$31.0 million new school builds and three times higher than all of 2013 permits, which reported at \$32.9 million for the year.

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.

Staff is recommending Council receive this 2016 Q4 Year End Development, Building and By-law Report for general information and awareness.

Attachments

Appendix "1" – 2016 Q4 Year End Development, Building and By-law Statistical Report

2016 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 – 2016 Q4 – YEAR END

New Residential Construction

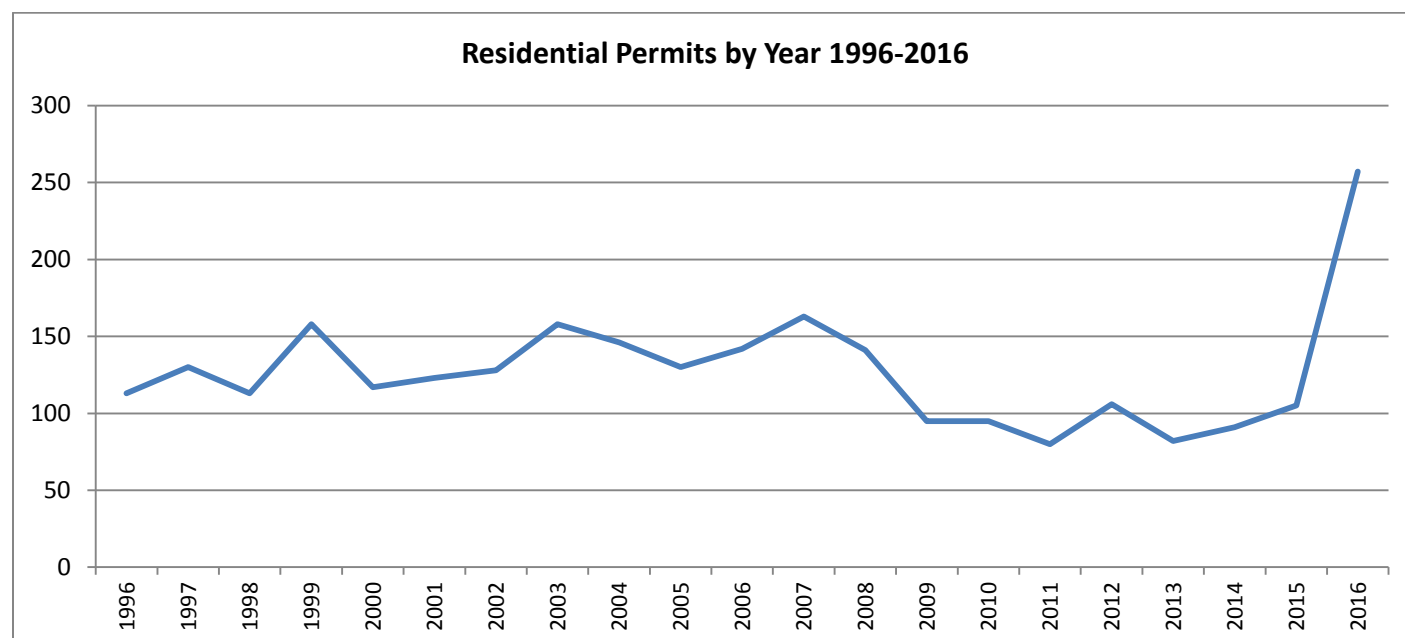
The record-setting pace of the second and third quarter of 2016 saved its sprint run until the last quarter of 2016. A new single-quarter record was achieved in **Q4** with a **total of 92** new residential permits being issued. For a comparative, 2013 had 82 annual permits and 2014 had 91 annual permits over their entire respective year. **This final quarter of 2016 pushed the total permits to a record 257.** The closest to that amount came in 2007 with 163, just before the recession had taken hold, sending permit activity under the 100 per year mark for 5 of the last 8 years. With 105 permits being the count for 2015, it is easily understood how much of an impact 2016 has made on the past records. **Graph 1 below** illustrates the previous 20 years worth of annual permits.

Fourth quarter results over the previous 5 years averaged 27 units so having a Q4 that triples the average draws a lot of attention. Much of the spike belongs to the pre-sales (that were essentially sold out) and delayed registration of South Coast Phase 2 in Crystal Beach. Following its registration, the rush of permits immediately took hold. While not all permits for this development were drawn in Q4 of 2016, 20 or more were issued. This combined with the popular Spears Road Estates and Ridgeway-by-the-Lake pushed the permit draws up to the 92 level on top of the typical average of 27 units for the quarter.

The distribution leaders by neighbourhood were Crystal Beach with 41% (38 permits), Ridgeway-Thunder Bay at 21% (19 permits) and Spears-High Pointe coming in at 17% (16 permits).

Graph 2 on the following page illustrates which neighbourhoods had seen the growth in Q4 next to the first three quarters of 2016 for comparative purposes. The spike in Crystal Beach from South Coast is quite evident on this graph. The subsequent **Graph 3** shows the neighbourhood distribution for 2016. **Table 1** on the latter pages provides details on the new residential permits by neighbourhood and month, while **Graph 4** illustrates the unit type breakdown for Q4 and **Graph 5** shows how the unit mix finished for the 2016 recorded year.

Graph 1 –20 Year New Residential Annual Permit – 1996 to 2016)

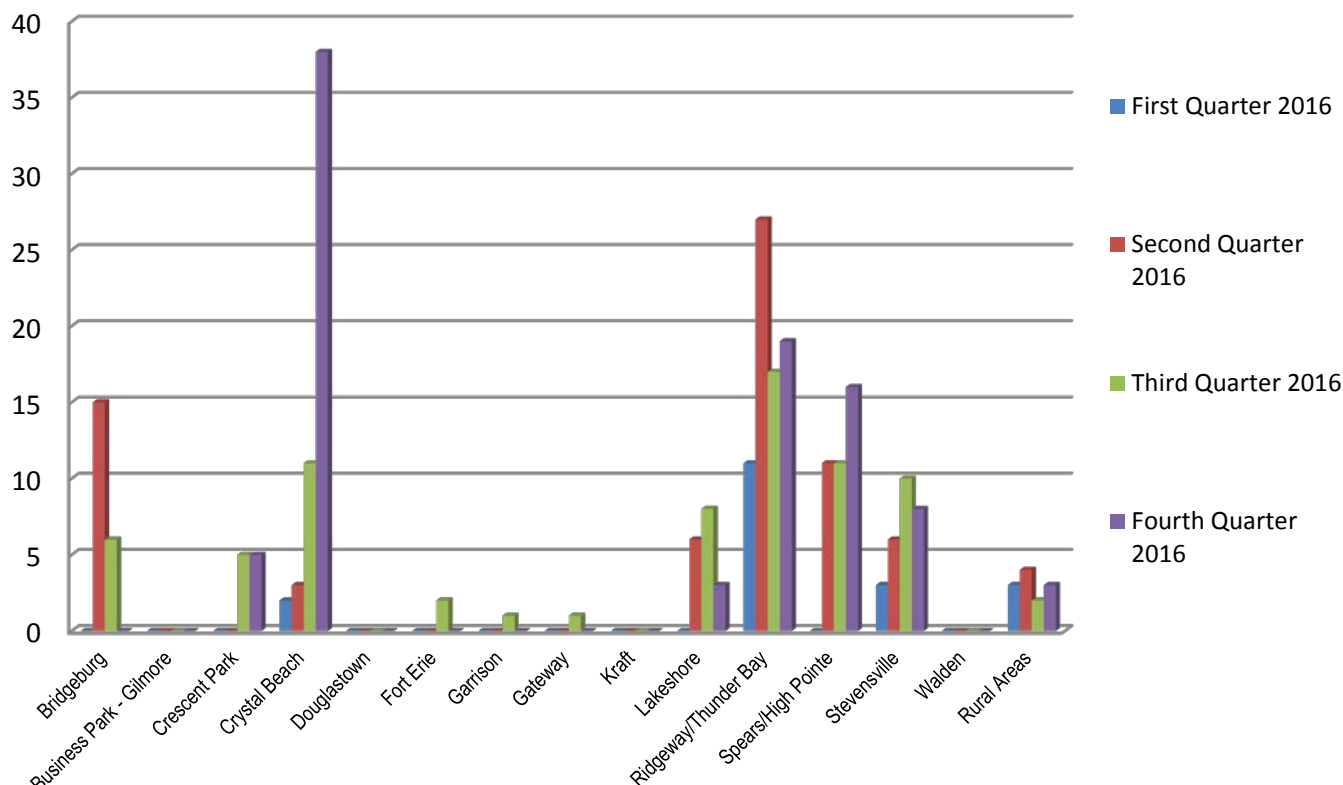


APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-12-2017 DATED FEBRUARY 6, 2017

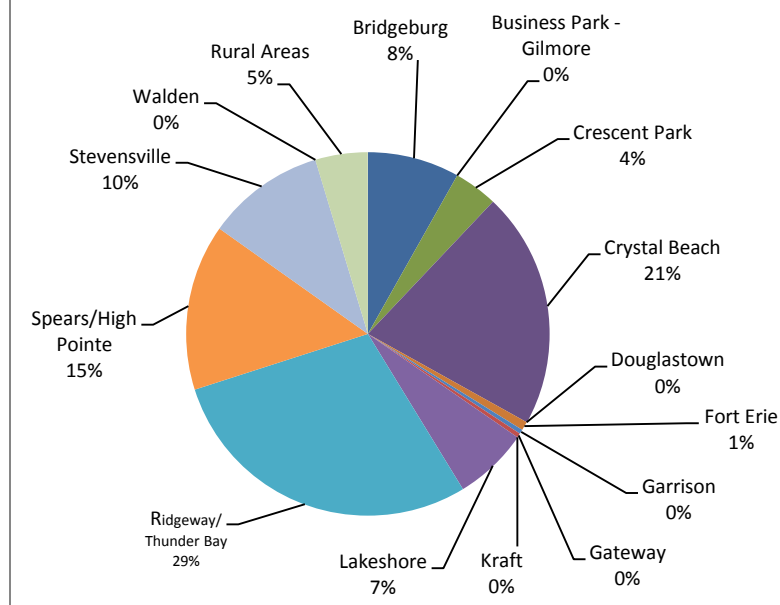
SECTION A – 2016 Q4 & YE - SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT

(Graph 2 – Residential Permits by Neighbourhood – Q4 2016 – Year End)

New Residential Building Permits Issued by Neighbourhood 2016 Year End - Q1 to Q4



New Residential Building Permits - 2016 Year End by Neighbourhood



The **value of the new residential construction for Q4 was also record-setting (\$29 million)**, to overtake the previous quarter of 2016 (\$23 million in 2016 Q3). Combined for the year, the value of new residential permit values finished with an astounding **\$82.5 million** to leap well over last year's total of **\$29.5 million**. In short, this has been tremendous year for residential growth in Fort Erie. Interest rates, land values, inter-municipal migration and the GTA demographic exodus have all combined to make Fort Erie a highly desirable location to invest and settle.

(Graph 3 – Residential by Neighbourhood - All 2016)

APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-12-2017 DATED FEBRUARY 6, 2017

SECTION A – 2016 Q4 & YE - SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT

(Table 1 – Residential Permits by Month and Location – Q4 2016)

PERMITS ISSUED FOR NEW RESIDENTIAL DWELLINGS FOURTH QUARTER 2016						
Q4 2016	STR NO	STREET	NEIGHBOURHOOD	TYPE	NO. OF UNITS	REG PLAN
Oct-16	1061	KERBY STREET	SPEARS-HIGH POINTE	SINGLE	1	Plan 59M-419
	1052	MEADOWOOD STREET	SPEARS-HIGH POINTE	SINGLE	1	Plan 59M-419
	2278	STEVENSVILLE ROAD	STEVENSVILLE	SINGLE	1	Part 1 - 59R5538
	615	BRIAN STREET	CRESCENT PARK	SINGLE	1	Parts 1&2 - 59R11562
	667	BRIAN STREET	CRESCENT PARK	SINGLE	1	Part11 - 59R11562
	193	ALBERT STREET	LAKESHORE	SINGLE	1	Parts 5&6 - 59R12676
	150	ALBERT STREET	LAKESHORE	SINGLE	1	n/a
	1081	MEADOWOOD STREET	SPEARS-HIGH POINTE	TOWN	1	Plan 59M-419
	1077	MEADOWOOD STREET	SPEARS-HIGH POINTE	TOWN	1	Plan 59M-419
	1073	MEADOWOOD STREET	SPEARS-HIGH POINTE	TOWN	1	Plan 59M-419
	1069	MEADOWOOD STREET	SPEARS-HIGH POINTE	TOWN	1	Plan 59M-419
	1065	MEADOWOOD STREET	SPEARS-HIGH POINTE	TOWN	1	Plan 59M-419
	1061	MEADOWOOD STREET	SPEARS-HIGH POINTE	TOWN	1	Plan 59M-419
	1057	MEADOWOOD STREET	SPEARS-HIGH POINTE	TOWN	1	Plan 59M-419
	1053	MEADOWOOD STREET	SPEARS-HIGH POINTE	TOWN	1	Plan 59M-419
	1067	KERBY STREET	SPEARS-HIGH POINTE	SINGLE	1	Plan 59M-419
	1046	MEADOWOOD STREET	SPEARS-HIGH POINTE	SINGLE	1	Plan 59M-419
	3809	RYAN AVENUE	CRYSTAL BEACH	SINGLE	1	Plan 59M-430
	3859	RYAN AVENUE	CRYSTAL BEACH	SINGLE	1	Plan 59M-430
	3814	RYAN AVENUE	CRYSTAL BEACH	SINGLE	1	Plan 59M-430
	3802	RYAN AVENUE	CRYSTAL BEACH	SINGLE	1	Plan 59M-430
	218	BERNARD AVENUE	RIDGEWAY-THUNDER BAY	SINGLE	1	n/a
	3835	RYAN AVENUE	CRYSTAL BEACH	SINGLE	1	Plan 59M-430
	3829	RYAN AVENUE	CRYSTAL BEACH	SINGLE	1	Plan 59M-430
	3813	RYAN AVENUE	CRYSTAL BEACH	SINGLE	1	Plan 59M-430
	3801	RYAN AVENUE	CRYSTAL BEACH	SINGLE	1	Plan 59M-430
	3794	RYAN AVENUE	CRYSTAL BEACH	SINGLE	1	Plan 59M-430
	3798	RYAN AVENUE	CRYSTAL BEACH	SINGLE	1	Plan 59M-430
	3785	RYAN AVENUE	CRYSTAL BEACH	SINGLE	1	Plan 59M-430
	3511	TRILLIUM CRESCENT	RIDGEWAY-THUNDER BAY	SINGLE	1	Plan 59M-418
	45	BUTLERS DRIVE	RIDGEWAY-THUNDER BAY	SINGLE	1	Plan 59M-418
	1076	MEADOWOOD STREET	SPEARS-HIGH POINTE	SINGLE	1	Plan 59M-419
	74	QUEENS CIRCLE	CRYSTAL BEACH	APT	3	n/a
	136	DERBYSHIRE DRIVE	RIDGEWAY-THUNDER BAY	SINGLE	1	Plan 59M-418
	3861	RYAN AVENUE	CRYSTAL BEACH	TOWN	1	Plan 59M-430
	3863	RYAN AVENUE	CRYSTAL BEACH	TOWN	1	Plan 59M-430
	3865	RYAN AVENUE	CRYSTAL BEACH	TOWN	1	Plan 59M-430
	3810	RYAN AVENUE	CRYSTAL BEACH	SINGLE	1	Plan 59M-430
	130	DERBYSHIRE DRIVE	RIDGEWAY-THUNDER BAY	SINGLE	1	Plan 59M-418
	3535	TRILLIUM CRESCENT	RIDGEWAY-THUNDER BAY	SINGLE	1	Plan 59M-418
	3806	RYAN AVENUE	CRYSTAL BEACH	SINGLE	1	Plan 59M-430
	3833	RYAN AVENUE	CRYSTAL BEACH	SINGLE	1	Plan 59M-430
	1043	KERBY STREET	SPEARS-HIGH POINTE	SINGLE	1	Plan 59M-419
	TOTAL				45	
Nov-16	3873	RYAN AVENUE	CRYSTAL BEACH	SINGLE	1	Plan 59M-430
	4056	LOWER COACH ROAD	STEVENSVILLE	SEMI	1	Plan 59M-390
	4052	LOWER COACH ROAD	STEVENSVILLE	SEMI	1	Plan 59M-390
	45	BUTLERS DRIVE	RIDGEWAY-THUNDER BAY	SINGLE	1	Plan 59M-418
	61	DERBYSHIRE DRIVE	RIDGEWAY-THUNDER BAY	SINGLE	1	Plan 59M-418
	1070	MEADOWOOD STREET	SPEARS-HIGH POINTE	SINGLE	1	Plan 59M-419
	113	MAPLE LEAF AVENUE NORTH	RIDGEWAY-THUNDER BAY	SINGLE	1	Part4 - 59R12039
	31	AVENUE A	LAKESHORE	SINGLE	1	n/a
	3529	TRILLIUM CRESCENT	RIDGEWAY-THUNDER BAY	SINGLE	1	Plan 59M-418
	3790	RYAN AVENUE	CRYSTAL BEACH	SINGLE	1	Plan 59M-430
	3323	LAKECREST COURT	RIDGEWAY-THUNDER BAY	SINGLE	1	Plan 59M-287
	414	LAKEWOOD AVENUE	CRYSTAL BEACH	SINGLE	1	Part3 - 59R15526
	1375	BERTIE ROAD	RURAL	SINGLE	1	Part2 - 59R13034
	3843	RYAN AVENUE	CRYSTAL BEACH	SINGLE	1	Plan 59M-430
	19	NEWPORT BEACH BOULEVARD	CRYSTAL BEACH	SINGLE	1	Plan 59M-208
	27	BUTLERS DRIVE	RIDGEWAY-THUNDER BAY	SINGLE	1	Plan 59M-418
	3623	CARVER STREET	STEVENSVILLE	SINGLE	1	Plan 59M-303
	3985	LOWER COACH ROAD	STEVENSVILLE	SINGLE	1	Plan 59M-390
	3467	NORTH SHORE DRIVE	RIDGEWAY-THUNDER BAY	SINGLE	1	Plan 59M-304
	3275	YOUNG AVENUE	RIDGEWAY-THUNDER BAY	SINGLE	1	n/a
	39	BUTLERS DRIVE	RIDGEWAY-THUNDER BAY	SINGLE	1	Plan 59M-418
	55	DERBYSHIRE DRIVE	RIDGEWAY-THUNDER BAY	SINGLE	1	Plan 59M-418
	85	BUTLERS DRIVE	RIDGEWAY-THUNDER BAY	SINGLE	1	Plan 59M-418
	TOTAL				23	

APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-12-2017 DATED FEBRUARY 6, 2017
SECTION A – 2016 Q4 & YE - SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT

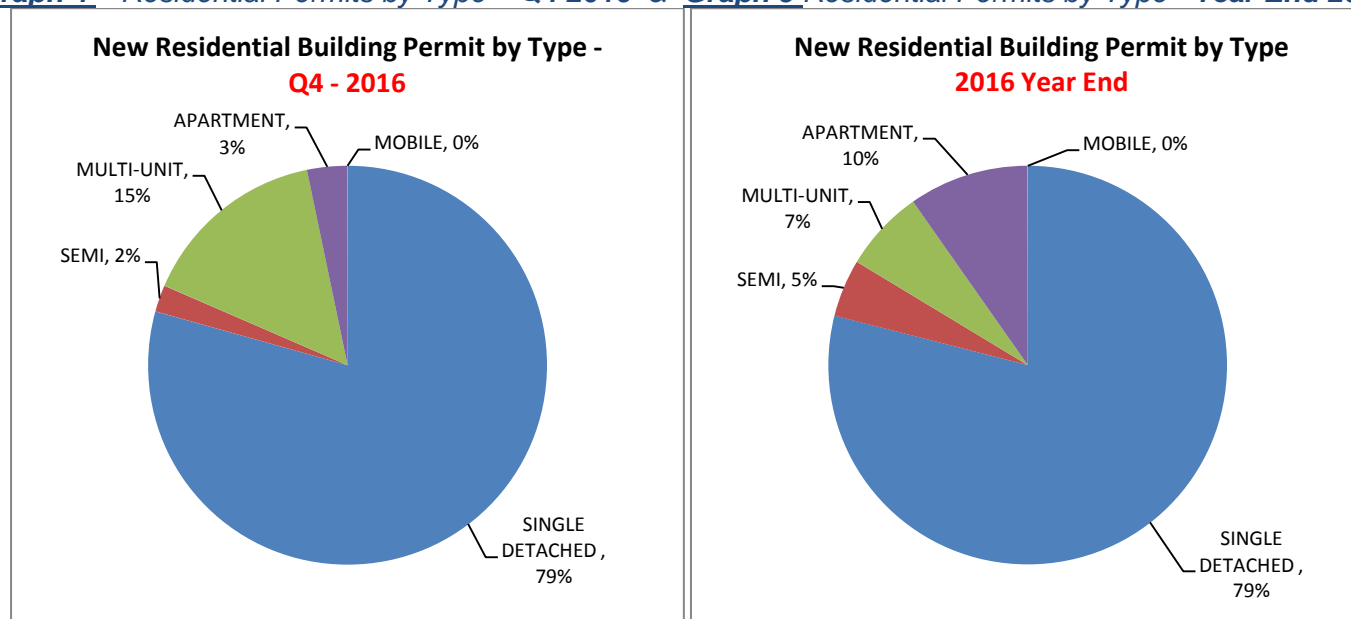
PERMITS ISSUED FOR NEW RESIDENTIAL DWELLINGS FOURTH QUARTER 2016 (con't)

						Page 2 of 2
Dec-16	STR NO	STREET	NEIGHBOURHOOD	TYPE	NO. OF UNITS	REG PLAN
	3867	RYAN AVENUE	CRYSTAL BEACH	TOWN	1	Plan 59M-430
	3869	RYAN AVENUE	CRYSTAL BEACH	TOWN	1	Plan 59M-430
	3871	RYAN AVENUE	CRYSTAL BEACH	TOWN	1	Plan 59M-430
	1114	BENNER AVENUE	SPEARS-HIGH POINTE	SINGLE	1	n/a
	3641	CARVER STREET	STEVENSVILLE	SINGLE	1	Plan 59M-303
	3797	RYAN AVENUE	CRYSTAL BEACH	SINGLE	1	Plan 59M-430
	3789	RYAN AVENUE	CRYSTAL BEACH	SINGLE	1	Plan 59M-430
	1541	STEVENSVILLE ROAD	RURAL	SINGLE	1	n/a
	3817	RYAN AVENUE	CRYSTAL BEACH	SINGLE	1	Plan 59M-430
	3793	RYAN AVENUE	CRYSTAL BEACH	SINGLE	1	Plan 59M-430
	3805	RYAN AVENUE	CRYSTAL BEACH	SINGLE	1	Plan 59M-430
	3841	RYAN AVENUE	CRYSTAL BEACH	SINGLE	1	Plan 59M-430
	15	SHANNON ROAD NORTH	CRYSTAL BEACH	SINGLE	1	n/a
	2075	NIGH ROAD	RURAL	SINGLE	1	n/a
	661	BRIAN STREET	CRESCENT PARK	SINGLE	1	Parts 9&10 - 59R11562
	674	BRIAN STREET	CRESCENT PARK	SINGLE	1	Part 43&44 - 59R11562
	12	MARINER'S LANE	CRYSTAL BEACH	SINGLE	1	Plan 59M-208
	3839	RYAN AVENUE	CRYSTAL BEACH	SINGLE	1	Plan 59M-430
	3845	RYAN AVENUE	CRYSTAL BEACH	SINGLE	1	Plan 59M-430
	0	LAKESIDE ROAD	CRESCENT PARK	SINGLE	1	Part 2 - 59R13787
	62	BUTLERS DRIVE	RIDGEWAY-THUNDER BAY	SINGLE	1	Plan 59M-418
	30	DERBYSHIRE DRIVE	RIDGEWAY-THUNDER BAY	SINGLE	1	Plan 59M-418
	3633	CARVER STREET	STEVENSVILLE	SINGLE	1	Plan 59M-303
	3561	HENDERSHOT DRIVE	STEVENSVILLE	SINGLE	1	n/a
	TOTAL				24	
			NEIGHBOURHOOD STATS			
			Bridgeburg	0		
			Business Park - Gilmore	0		
			Crescent Park	5		
			Crystal Beach	38		
			Douglastown-Black Creek	0		
			Fort Erie	0		
			Garrison	0		
			Gateway	0		
			Kraft	0		
			Lakeshore	3		
			Ridgeway/Thunder Bay	19		
			Spears/High Pointe	16		
			Stevensville	8		
			Walden	0		
			Rural Areas	3		
			TOTAL	92		

APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-12-2017 DATED FEBRUARY 6, 2017

SECTION A – 2016 Q4 & YE - SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT

(Graph 4 – Residential Permits by Type – Q4 2016 & Graph 5 Residential Permits by Type –Year End 2016)



Registered Plans of Subdivision

There was one (1) registration recorded in Q4 and it was also the only registration for all of 2016. As mentioned, South Coast Phase 2 registered in October of 2016 with 41 freehold units on public roads and a block reserved for a condominium of approximately 88 units. Pre-sales of the 41 units were exhausted, so demand for permits was immediate following the registration of the Plan. About half of the 41 permits were drawn in Q4 and it is anticipated the remaining will be pulled in Q1 and Q2 of 2017.

River Trail Phase 2 in Douglastown continues to be on the verge of registration as the pre-servicing work is almost, if not, fully complete. The Developer will be expected to ramp up sales/marketing to be first to the market in Douglastown with the recently Draft Approved Black Creek Signature plan of subdivision is in their engineering submissions. Staff anticipates building activity in Douglastown-Black Creek to finally begin and remain fairly steady in the coming years with buyers being more of the inter-municipal commuting market variety as proximity to QEW makes access to the Fort Erie, Niagara Falls and St. Catharines employment and commercial markets within reasonably close proximity. Known as a bedroom community, Douglastown-Black Creek will maintain that image and character, however, it is expected that some much needed commercial presence may finally become viable to aid in providing convenience to the residents.

Table 2 on the next page provides the statistical information on Registered Plans, which presently is holding only a **1.9 year supply** of market lots/units.

Draft Approved Plans of Subdivision

One new Draft Plan was approved in Q4 being the Royal Ridge plan of subdivision in north Ridgeway. The Plan adds much needed variety of unit form to the market area with 12 semi-detached units and 27 town home units (39 units total). The developer is proceeding with clearing conditions of approval, but it is uncertain when registration would occur.

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SECTION A – 2016 Q4 & YE - SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT

For all of 2016, two (2) Draft Plans were approved. Royal Ridge as previously discussed and the Black Creek Signature plan of subdivision, which was approved in July of 2016. The Developers are moving towards registration and have submitted engineering drawings for an initial phase north of Baker Road up to the watercourse running through the middle of the development area. The Black Creek Signature plan adds another 181 units to the draft approved supply, which currently rests with a healthy 12.9 years worth of lots/units.

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

(Table 2 – Registered Plans of Subdivision – Q4 & Year End 2016)

REGISTERED PLANS OF SUBDIVISION - Fourth Quarter 2016 (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	Douglastown	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	34	34	34	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	2	2	2	0	0
R15	RIVER TRAIL ESTATES II - PHASE I	Douglastown	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	3	3	3	0	0
R17	HILL ESTATES SOUTH	Stevensville	M-303	26T-	11/18/2002	36	36	1	1	1	0	0
R18	RIDGEWAY SHORES PHASE 1	Ridgeway/Thunder Bay	M-304	26T-15-9801	12/18/2002	16	16	7	7	7	0	0
R19	NORTHBRIDGE MEADOWS PHASE 1	Ridgeway/Thunder Bay	M-305	26T-15-2001-	2/27/2003	7	7	0	0	0	0	0
R20	NORTHBRIDGE MEADOWS PHASE 2	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	5	5	5	0	0
R23	BRIAN STREET DEVELOPMENT	Crescent Park	M-BRI	N/A	N/A	46	46	11	11	11	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	0	0	0	0	0
R26	VICTORIA VILLAGE 2	Garrison	M-331	26T-90009	3/9/2005	11	11	1	1	1	0	0
R27	DOMINION ROAD ESTATES PLAN	Rural Area	M-333	26T-15-00-01	4/1/2005	7	7	2	2	2	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 I	Ridgeway/Thunder Bay	M-341	26T-96014	1/30/2006	86	86	7	7	7	0	0
R30	VILLAGE CREEK ESTATES PHASE I	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	25	25	25	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	Douglastown	NSVLC-99	350303-0011		10	10	1	1	1	0	0
R34	RIDGEWAY-BY-THE-LAKE PHASE 2	Ridgeway/Thunder Bay	M-372		9/11/2008	41	70	1	4	0	0	4
R35	SHOREBREEZE CONDOMINIUM PLAN	Crystal Beach	VLC-92		9/3/2008	19	19	0	0	0	0	0
R36	HAGEY AVENUE CONDOMINIUM PLAN	Fort Erie	NSC-102		9/17/2009	1	21	0	0	0	0	0
R37	VILLAGE CREEK ESTATES PHASE II	Stevensville	M-390	26T-91013	6/6/2012	40	55	1	2	0	2	0
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	10	19	4	4	11
R44	RIDGEWAY-BY-THE-LAKE PHASE 3	Ridgeway/Thunder Bay	59M-418	350308-0048	10/2/2015	74	76	23	23	23	0	0
R45	SOUTH COAST VILLAGE PHASE 2	Crystal Beach	59M-430	350308-0087	10/13/2016	48	128	17	98	16	0	82
	TOTALS					1492	1925	243	352	237	14	101
		denotes built-out subdivision										
	1.9 YEAR SUPPLY OF UNITS IN REGISTERED PLANS											

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SECTION A – 2016 Q4 & YE - SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT

(Table 3 – Draft Approved Plans of Subdivision – Q4 & Year End 2016)

DRAFT APPROVED PLANS - Fourth Quarter 2016 (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	VILLAGE CREEK Phase 3	Stevensville	26T-91016	2/2/1995	5/18/2016	59	75	53	0	22	6.192
D02	RIVER TRAIL ESTATES - Phase 2	Douglastown	26T-89020	11/13/1997		90	90	90	0	0	6.94
D03	ALLISTON WOODS	Spears	26T-15-00-02	2/8/2001	5/22/2015	177	304	170	0	134	23.56
D04	LEVY COURT (formerly KRISTEN CLOSE	Lakeshore	26T-15-02-07	9/23/2003	7/16/2010	12	12	12	0	0	0.84
D05	HERSHEY ESTATES	Rural Area	26T-15-99-02	1/12/2001	9/15/2003	17	17	17	0	0	14.3
D06	HIGH POINTE SUBDIVISION	High Pointe	26T-15-02-02	12/24/2002	6/6/2008	114	139	112	0	27	11.87
D07	SPEARS GARDENS	Spears	26T-85022	11/1/2004	5/24/2015	82	103	76	0	27	9.24
D08	DOMINION WOODS 2 (CONDOMINIUM)	Ridgeway/Thunder Bay	26CD-15-09-01	8/13/2009		1	40	0	0	40	1.65
D09	CRYSTAL RIDGE LANDING	Ridgeway/Thunder Bay	26T-15-2005-02	5/4/2006		72	72	72	0	0	5.27
D10	WILLOW TRAIL HOMES	Ridgeway/Thunder Bay	26T-15-2005-01	4/7/2006		16	16	0	0	16	0.6
D11	SCHOOLLEY ROAD CONDOMINIUMS	Crystal Beach	350303-006	9/11/2006		53	53	0	0	53	3.94
D12	DOMINION ROAD SUBDIVISION	Lakeshore	26T-15-2005-01	10/2/2006		13	46	10	0	36	2.35
D13	GARRISON GREENS	Garrison	26T-15-06-02	4/9/2007		70	92	69	0	23	6.41
D14	HAZELWOOD CONDOMINIUMS	Crystal Beach	350309-0293	3/10/2008		2	12	0	0	12	0.35
D15	KING ALBANY	Gateway	26T-15-0801	11/13/2009		17	40	0	0	40	1.28
D16	CREEKSIDE ESTATES	Ridgeway/Thunder Bay	26T-15-05-	4/11/2011		31	31	31	0	0	2.43
D17	DEERWOOD LANE Phase 2 (CONDOMINIUM)	Ridgeway/Thunder Bay	26CD-15-10-01	12/11/2012		1	18	0	0	18	0.8
D18	ABINO DUNES CONDOMINIUM	Point Abino	350308-040/D12-040			27	27	27	0	0	32.97
D19	NIGH ROAD SUBDIVISION	Rural Area	350308-0077	Mar-08		19	19	19	0	0	9.57
D20	RIDGEWAY SHORES PHASE 2	Ridgeway/Thunder Bay	350308-0085	3-Feb-09		80	124	79	0	45	16
D21	SOUTH RIDGE MEADOWS	Ridgeway/Thunder Bay	3508308-0092	9-Oct-12		18	36	2	34	0	1.4
D22	DANTINI PLAN	Crystal Beach	350308-0082			28	28	28	0	0	3.18
D23	PARKLANE PLACE	Crystal Beach	350308-0095	12-May-14		6	22	0	0	22	1.142
D24	RIVER LEA ESTATES	Rural Area	350303-0016 / 350302	10-Apr-14		4	3	3	0	0	1.46
D25	BLACK CREEK SIGNATURE	Douglastown	350308-0100	11-Jul-16		138	181	121	14	46	14.74
D26	ROYAL RIDGE	Ridgeway/Thunder Bay	350308-0101	7-Nov-16		14	39	0	12	27	2.61
	TOTALS					1161	1639	991	60	588	157.962
	12.7 YEAR SUPPLY OF UNITS IN DRAFT APPROVED PLANS										

Active Plans in Process

With the Draft Approval of Royal Ridge in Q4, and the subsequent purge of inactive “Active Plans” from the list, it leaves only one plan with an active application in process. The recently submitted and processed Fort Erie Hills proposed Draft Plan of subdivision is close to receiving a recommendation report for Council’s consideration and decision. The Statutory Public Meeting has been conducted and the report is expected in early 2017. The development proposal is an aggressive higher density development with 769 plans units, mostly in multi-family units that would supply 6.0 years worth of units. The proposed plan area is situated on the former Rio Vista golf course lands.

Table 4 below provides the statistical information on Active Plans (applications that are in the Draft Plan of Subdivision review and approvals process).

(Table 4 – Active Plans – Q4 & Year End 2016)

ACTIVE PLANS - Fourth Quarter 2016 (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	FORT ERIE HILLS	Bridgeburg	350308-0120	6-Oct-15	67	769	53	46	670	34.173
	TOTALS				67	769	53	46	670	34.173
THE AMOUNT OF UNITS IN PROCESS WOULD REPRESENT A SUPPLY OF AN ADDITIONAL 6.0 YEARS SUPPLY OF DWELLINGS UNDER CURRENT 5 YEAR ROLLING AVERAGE ABSORPTION (128.4 un/yr)										

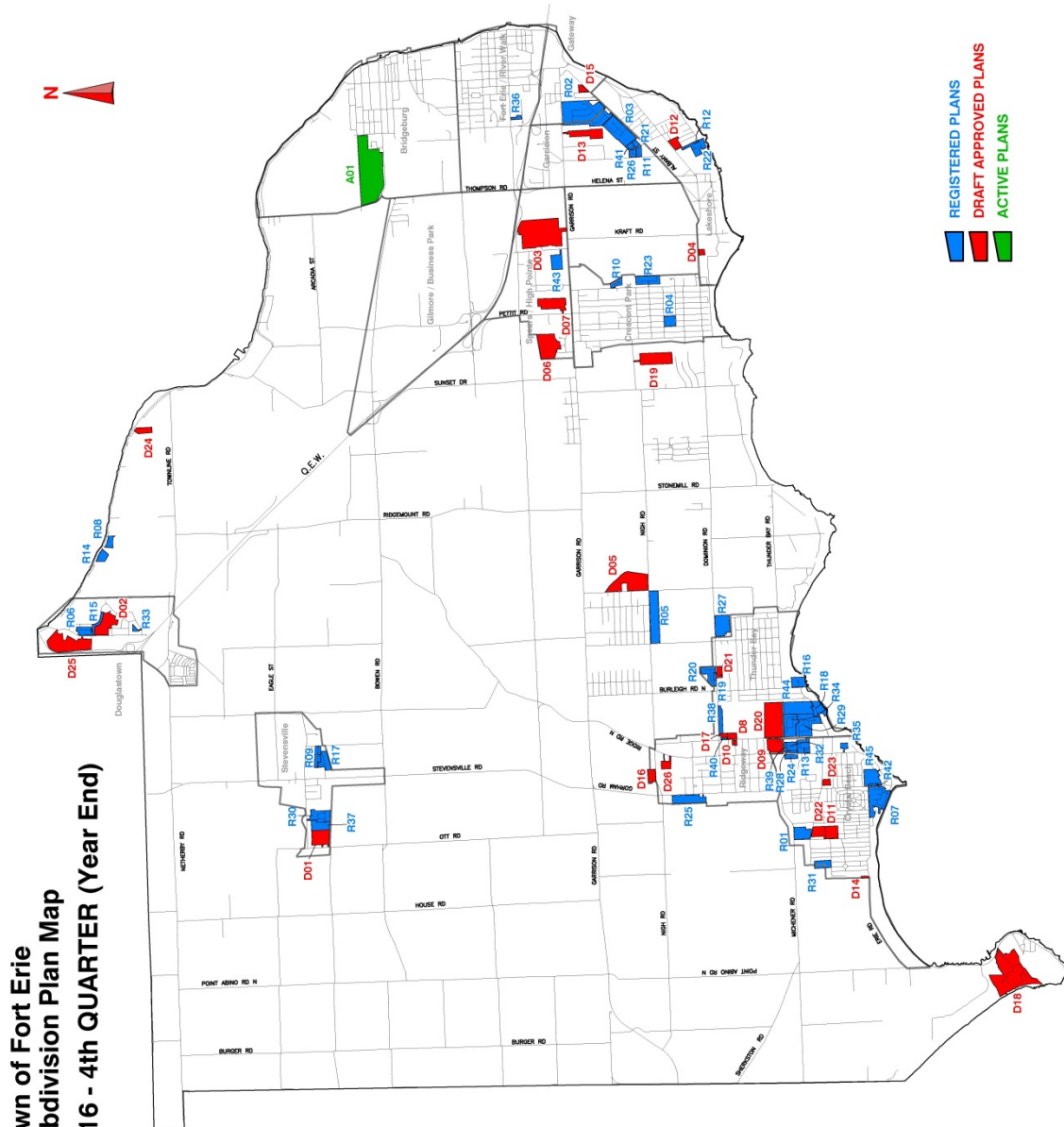
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SECTION A – 2016 Q4 & YE - SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT

Subdivision Map

The overall municipal map is now augmented by providing additional sectioned maps to assist in clarity at smaller scales. The Subdivision Maps illustrate geographically where each of the Registered, Draft Approved and Active Plans are found within the municipality.

REGISTERED PLANS	
R01	Jetmore Subdivision
R02	Garrison Village I
R03	Garrison Village II
R04	Daytona Park Acres
R05	Country Squire Estates
R06	Country Squire Parkway
R07	Crestline Beach Tennis & Yacht Club
R08	Neyo Plan I
R09	Hill Estates
R10	Crescent Farm Extension 1
R11	Victoria Village Phase I
R12	Prospect Point
R13	Neyo Plan II
R14	River Trail Estates 2 Phase I
R15	Burleigh South
R16	Hill Estates South
R17	Ridgecrest
R18	North Ridge Meadows Phase I
R19	North Ridge Meadows Phase II
R20	Wellington Court Condominiums Phase I
R21	Erie Beach Phase IB
R22	Erin Street
R23	Beaver Creek Estates
R24	Victoria Village Phase II
R25	Bay Ridge Crossing Phase I
R26	Bay Ridge Crossing Phase II
R27	Bay Ridge Crossing Phase III
R28	Ridge-by-the-Lake Phase I
R29	Ridge-by-the-Lake Phase II
R30	Bay Ridge Crossing Phase II
R31	Bay Ridge Crossing Phase II
R32	Bay Ridge Crossing Phase II
R33	Shoreline Crossing Phase II
R34	Shoreline Crossing Phase II
R35	Shoreline Crossing Phase II
R36	Shoreline Crossing Phase II
R37	Shoreline Crossing Phase II
R38	Shoreline Crossing Phase II
R39	Shoreline Crossing Phase II
R40	Shoreline Crossing Phase II
R41	Shoreline Crossing Phase II
R42	Shoreline Crossing Phase II
R43	Shoreline Crossing Phase II
R44	Shoreline Crossing Phase II
R45	Shoreline Crossing Phase II
R46	Shoreline Crossing Phase II
R47	Shoreline Crossing Phase II
R48	Shoreline Crossing Phase II
R49	Shoreline Crossing Phase II
R50	Shoreline Crossing Phase II
R51	Shoreline Crossing Phase II
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R91	Shoreline Crossing Phase II
R92	Shoreline Crossing Phase II
R93	Shoreline Crossing Phase II
R94	Shoreline Crossing Phase II
R95	Shoreline Crossing Phase II
R96	Shoreline Crossing Phase II
R97	Shoreline Crossing Phase II
R98	Shoreline Crossing Phase II
R99	Shoreline Crossing Phase II
R100	Shoreline Crossing Phase II



REGISTERED PLANS
DRAFT APPROVED PLANS
ACTIVE PLANS



Town of Fort Erie
Subdivision Plan Map
2016 - 4th QUARTER (Year End)

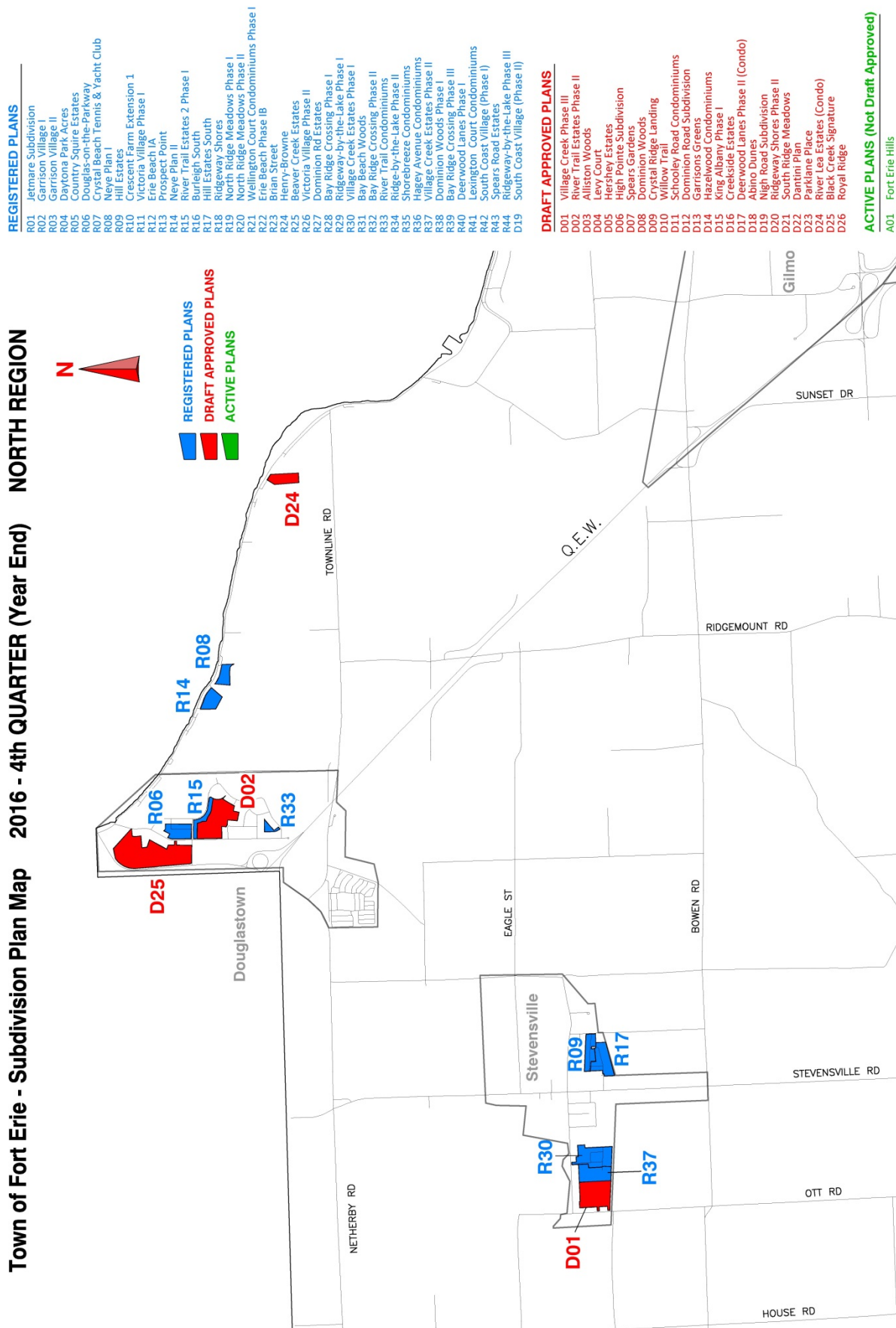
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Town of Fort Erie - Subdivision Plan Map 2016 - 4th QUARTER (Year End) EAST REGION



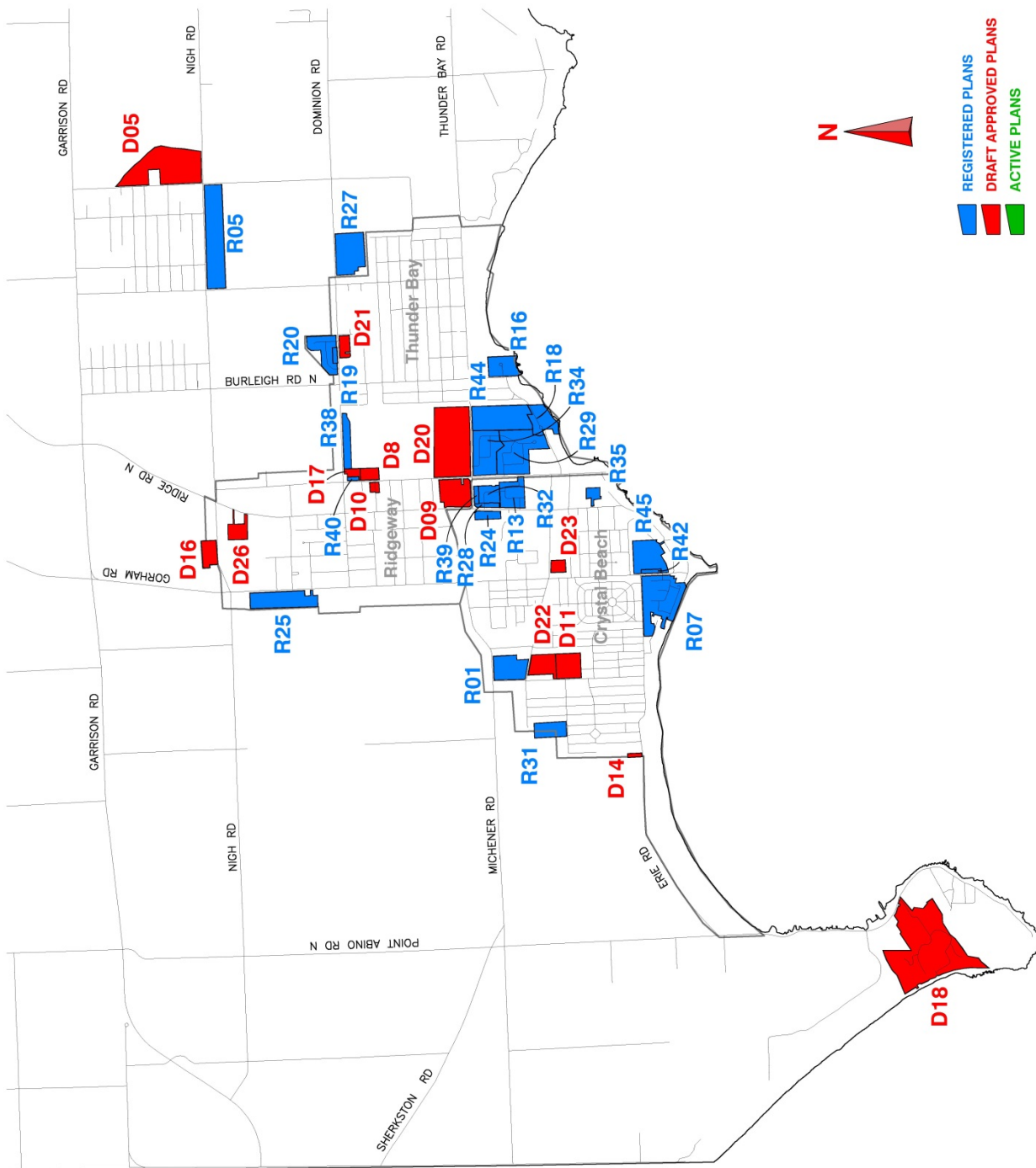
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Town of Fort Erie - Subdivision Plan Map 2016 - 4th QUARTER (Year End) SOUTHWEST REGION



SECTION B

INDUSTRIAL, COMMERCIAL & INSTITUTIONAL PERMIT ACTIVITY AND DEVELOPMENT CHARGE REPORT

INDUSTRIAL, COMMERCIAL & INSTITUTIONAL PERMIT ACTIVITY – 2016 Q4 & YE

This section provides a brief summary for the fourth quarter of 2016 followed by comment on the year end. The reporting 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.

Industrial Q4

During the last quarter of 2016 there were **3 permits** for industrial related activity drawn. The work was for additions / renovations occurring at Sherwin-Williams and also Peninsula Plastics. The remaining permit was for the construction of a storage unit at Niagara Self Storage, which is in the industrial area of Spears-High Pointe, north of Bertie Street. The value reported for those 3 permits was **\$468,000**.

Industrial 2016 Year End

Total permits for 2016 were light with **only 4 drawn for the year**. The total value of those permits was recorded **at \$788,000**, which is up \$250,000 over the 2015 calendar year and its 5 permits. Permit activity in the Industrial sector has been relatively low in recent years, typically seeing 4 or 5 permits as the norm, which has been the case over the last four years.

Commercial Q1

Fourth quarter permit activity in the Commercial sector had seen fewer permits, **4 in total**, than any of the previous quarters this year. Compared to the Q4 period of 2015 and 2014, which each had 7 permits, the value of the 2016 Q4 permits was up well above either of those two previous Q4 periods by approximately \$0.5 million. **The 2016 Q4 produced a reported value of \$1,029,000 and was the single best value reporting quarter in the past 3 years.** Three of the four commercial projects in Q4 were renovation / repair oriented totaling \$229,000 and the major works belonged to Minor Bros new build, being a single permit value of \$800,000.

Commercial 2016 Year End

Overall for 2016, 34 Commercial related permits were drawn with a total value reported of \$2,303,500. This is up by a million dollars over 2015 (33 permits) and approximately \$400,000 over 2014 (29 permits), with its reported value of \$1,928,800.

Institutional Q1

The Institutional sector proved the quiet one of the fourth quarter with only **3 permits** issued, including a portable for the Peace Bridge Public school, hospital alterations and a new pavilion in Memorial Park in Stevensville. Total value for the 3 permits is reported at **\$80,000**.

Institutional 2016 Year End

Overall, for the course of 2016, and in the shadow of last year's \$31 million school builds, the Institutional sector was generally low-key with a total of only **7 permits** for the year. Of those 7 permits, none surpassed a value greater than \$50,000 and the total for the year is reported at **\$185,000**.

APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-12-2017 DATED FEBRUARY 6, 2017
SECTION B – 2016 Q4 & YE – PERMIT ACTIVITY, INDUSTRIAL, COMMERCIAL & INSTITUTIONAL

Permit Volumes & Estimate Value

Table 5 provides the sum totals of each permit category or classification covering all of 2016, **not just IC&I**. The two previous years (2015 & 2014) are also provided for a side-by-side comparison to the recent activity and associated values.

(Table 5)

PLANNING AND DEVELOPMENT SERVICES BUILDING DEPARTMENT COMBINED 2016 YEAR END PERMIT SUMMARY <i>(The following is a breakdown of key permits issued during 2016 - with comparative years 2015 & 2014)</i>						
CLASSIFICATION	2016		2015		2014	
	NO. OF PERMITS YEAR END	ESTIMATED VALUE \$	NO. OF PERMITS YEAR END	ESTIMATED VALUE \$	NO. OF PERMITS YEAR END	ESTIMATED VALUE \$
Single Family Dwellings						
New	203	\$73,753,000	86	\$27,898,000	81	\$23,699,000
Two Family Dwellings						
New	12	\$2,740,000	6	\$1,286,000	6	\$660,000
Multi-Unit Dwellings/Apartments/Towns						
New	42	\$6,007,000	7	\$305,000	4	\$480,000
Res. Add. Alt. & Repairs	150	\$5,848,600	148	\$6,325,600	98	\$3,474,600
Garages & Carports	49	\$1,375,255	33	\$1,369,800	26	\$435,000
Accessory Buildings	19	\$168,500	6	\$60,900	8	\$77,800
Swimming Pools	25	\$617,400	20	\$201,500	12	\$306,000
Farm Buildings	1	\$458,500	6	\$248,500	2	\$422,000
Model Homes	0	\$0	0	\$0	0	\$0
Commercial Business						
New	14	\$1,248,000	0	\$0	0	\$0
Additions, Alterations, Etc.	20	\$1,055,500	33	\$1,349,600	29	\$1,928,800
Industrial						
New	1	\$196,000	0	\$0	1	\$50,000
Additions, Alterations, Etc.	3	\$592,000	5	\$539,000	2	\$135,000
Institutional & Gov't						
New	2	\$60,000	2	\$853,500	2	\$206,000
Additions, Alterations, Etc.	5	\$125,000	14	\$31,989,000	9	\$779,000
Demolitions	55	\$659,900	52	\$507,800	34	\$205,500
Plumbing	19	\$493,100	11	\$23,500	15	\$31,100
Other	26	\$199,000	8	\$215,400	8	\$29,000
TOTALS	646	\$95,596,755	437	\$73,173,100	337	\$32,918,800

When viewed comparatively with the 2015 and 2014, the magnitude of just how strong of a year 2016 has proven to be is evident in the bottom-line permit numbers and values.

Noteworthy Building Permits in 2016

Collectively, the most noteworthy for 2016 is unquestionably the new record-setting benchmark of 257 residential permit draws. New residential permits for detached generally ranged between \$160,000 to \$847,000.

Also of interest, there wasn't a single Goliath permit out of all sectors where one individual permit dwarfed the rest, as was the case with last year's \$23 million for the high school and the \$8 million for the John Brant Public School builds.

The largest individual permit for 2016 was for the residential **conversion of the old Rose Seaton Public School**, which was recorded at **\$1.15 million**. **Minor Bros.** in Stevensville was the next largest at **\$800,000** and collectively, **Safari Niagara's** 13 permits for **\$448,000** were the notables.

Development Charge (DC) Report

Planning and Development Services are monitoring / tracking the Industrial and Commercial construction sectors 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 were no new industrial permits in 2016, that otherwise if not exempt or credited, would have been subjected to DC's and therefore, no DC calculation/exemption for industrial was required or recorded.

Commercial

Commercial did have 3 permits issued that were subject of DC's charge and collection. Each of the 3 had DC credits applied against their particular works, which resulted in a total of \$22,987.39 being collected for the year (\$12,705.67 Region & \$10,281.72 Town).

SECTION C

BY-LAW ENFORCEMENT REPORT

APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-12-2017 DATED FEBRUARY 6, 2017
SECTION C – 2016 Q4 & YE – BY-LAW ENFORCEMENT REPORT

BY-LAW ENFORCEMENT - 2016 Q4 and Year End

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. **Table 6** provides a look at the previous 4 years with total complaints together with this year's final amount.

Tables 7 thru 10 provide a more detailed breakdown of the types of calls, which vary from quarter to quarter in a seasonal shift. All four quarters of 2016 are provided.

Activity Comments

Municipal Law Enforcement Statistics for Q4 of 2016 report 134 new complaints being filed. Reviewing the tables (7 thru 10) provides indication on the seasonal nature of when spikes occur related to such things as weeds or property standards.

(Table 6)

TOTAL COMPLAINTS 2012-2016	
2012	582
2013	522
2014	580
2015	673
2016	837
Total Complaints	3194

The tables provide details on which types of complaints were received, as well as how many have been closed and also how many remain open under investigation, which are carried forward into the next subsequent quarter. 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 staff receive and resolve over the phone, by meeting on site or at Town Hall, but rather, how many require a file to be opened.

The majority of complaints received over the year were waste and debris related as opposed to the previous year where long grass and weeds were the prominent call. The lower long grass and weeds numbers are likely the result of an extremely dry summer experienced in Niagara, where even weed growth had been stunted. All other categories listed received a higher number of complaints in 2016 over 2015. **Tables 11 and 12** provide a comparison of the complaint volumes received for both 2015 and 2016.

Parking Violations

Winter months of 2016 Q4 had seen 293 warning tags issued in November and by the end of Q4 119 violations had been issued.

Over the course of 2016, with the bulk issued in the summer months, 916 tickets were issued, which is up from 2015 and its total of 804.

Summary Conclusion

In general terms, complaints received in Q4 of 2016 were higher than the same period of 2015 and overall, the 2016 year totals were also reporting higher volumes with an additional 164 more complaints filed in 2016 (837) over that of 2015 (673) By-law Enforcement has been busy with the upward trend continuing over the past 5 years. **Table 6** illustrates the increase.

APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-12-2017 DATED FEBRUARY 6, 2017

SECTION C – 2016 Q4 & YE – BY-LAW ENFORCEMENT REPORT

(Table 7)

By –Law Enforcement Quarterly Statistics January 1 to March 31, 2016				
Q1 - 2016				
BY-LAW	Complaints Carried Over 2015	New Complaints Received	Closed Complaints	Pending Complaints
WASTE AND DEBRIS	18	29	27	20
LONG GRASS AND WEEDS	0	0	0	0
ZONING	3	9	11	1
NOISE	4	12	11	5
PROPERTY STANDARDS	13	20	14	19
MISCELLAENOUS	7	26	19	14
TOTAL	45	96	82	59

(Table 8)

By –Law Enforcement Quarterly Statistics April 1 to June 30, 2016				
Q2 - 2016				
BY-LAW	Complaints Carried Over from Q1 - 2016	New Complaints Received	Closed Complaints	Pending Complaints
WASTE AND DEBRIS	20	85	75	30
LONG GRASS AND WEEDS	0	105	80	25
ZONING	1	11	12	0
NOISE	5	22	23	4
PROPERTY STANDARDS	19	46	29	40
MISCELLAENOUS	14	40	38	16
TOTAL	59	309	257	115

(Table 9)

By –Law Enforcement Quarterly Statistics July 1 to September 30, 2016				
Q3 - 2016				
BY-LAW	Complaints Carried Over from Q2 - 2016	New Complaints Received	Closed Complaints	Pending Complaints
WASTE AND DEBRIS	30	81	95	16
LONG GRASS AND WEEDS	25	81	91	15
ZONING	0	15	12	3
NOISE	4	20	17	7
PROPERTY STANDARDS	40	55	47	48
MISCELLAENOUS	16	46	38	24
TOTAL	115	298	300	113

(Table 10)

By –Law Enforcement Quarterly Statistics October 1 to December 31, 2016				
Q4 - 2016				
BY-LAW	Complaints Carried Over from Q3 - 2016	New Complaints Received	Closed Complaints	Pending Complaints
WASTE AND DEBRIS	16	34	36	14
LONG GRASS AND WEEDS	15	11	26	0
ZONING	3	23	20	6
NOISE	7	9	15	1
PROPERTY STANDARDS	48	27	40	35
MISCELLAENOUS	24	30	38	16
TOTAL	113	134	175	72

APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-12-2017 DATED FEBRUARY 6, 2017
SECTION C – 2016 Q4 & YE – BY-LAW ENFORCEMENT REPORT

(Table 11)

2015 Total Complaints		
BY-LAW	New Complaints Received (not including 2014 carryover)	Closed Complaints (including 2014 carryover)
WASTE AND DEBRIS	168	163
LONG GRASS AND WEEDS	206	208
ZONING	40	40
NOISE	57	56
PROPERTY STANDARDS	113	122
MISCELLAENOUS	89	85
TOTAL	673	674

(Table 12)

2016 Total Complaints		
BY-LAW	New Complaints Received (not including 2015 carryover)	Closed Complaints (including 2015 carryover)
WASTE AND DEBRIS	229	233
LONG GRASS AND WEEDS	197	197
ZONING	58	55
NOISE	63	66
PROPERTY STANDARDS	148	130
MISCELLAENOUS	142	133
TOTAL	837	814