



## Planning and Development Services

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

**Report: PDS-27-2024**

**Meeting Date: May 13, 2024**

### 1. Title

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Planning and Development Services (PDS) 2023 Fourth Quarter (September 1, 2023 to December 31, 2023) and Year-End Development-Building-Planning-By-law Status Report

### 2. Recommendations

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**That:** Council receives Report PDS-27-2024 regarding development, building and by-law statistical reporting for information purposes, and further

**That:** Council directs staff to forward a copy of Report PDS-27-2024 to Regional Niagara Planning and Development Services, the District School Board of Niagara and the Niagara Catholic District School Board.

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

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Priority: Sustainable and managed growth

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

### 4. List of Stakeholders

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

### 5. Purpose of Report

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The purpose of this report is to provide data for the 2023 fourth quarter (Q4) and 2023 year-end performance relative to subdivision, building permit, planning application intake and by-law activity and volumes, and to further provide comparative information to assist in assessing and illustrating the activity.

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

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

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

## 6. Analysis

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The information supplied in this report will be used to generate data for the annual Statistical Reporting requirements and the Financial Information Return for the municipality. **Appendix 1** provides statistical information pertaining to the fourth quarter (Q4) and year-end of 2023 building permit, planning application and by-law enforcement activity. The Report provides the aforementioned data for the Planning and Development Services Department including statistical information and is divided into the following 3 sections:

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

### SECTION A: BUILDING

#### 2023 Fourth-Quarter (Q4) and Year-End Building Permit Overview:

The Building Department issued a total of 119 building permits in the fourth quarter of 2023 totaling an estimated construction value of \$24.7 million, a slight decrease when compared to the 129 building permits issued in Q4-2022 with an estimated construction value of \$43 million. This attributes to a 7.75% decrease in issued building permits in Q4-2023 compared to Q4-2022. Q4-2023 turned out the lowest issuance of building permits when compared to all other quarters in 2023; Q1-2023 (175), Q2-2023 (153), Q3-2023 (147).

In breaking down the Q4-2023 data further by "building permit type", of the total 119 permits issued the top-ranking categories were:

1. Additions/Alterations/Other Improvements – 48 permits, totalling 40% of the total issued permits
2. New Residential Construction – 24 permits, totalling 20% of the total issued permits
3. Demolition – 15 permits, totalling 12% of the total issued permits

Table 1 of **Appendix 1** to this report further illustrates the 2023 fourth-quarter permit volume and

estimated values.

In terms of year-end statistics for 2023, there were a total of 604 building permits issued totalling an estimated construction value of \$175.7 million with the highest number of building permits being issued in the third quarter (194 permits). A significant decrease in permit volume is observed when compared to the 802 issued building permits in 2022 totalling an estimated construction value of \$207 million and 826 building permits issued in 2021 totalling an estimated construction value of \$258 million. Notably, 2021 and 2022 saw a significant peak in building permits issued in the Town of Fort Erie and across the Province as a whole post the Covid-19 pandemic, however the current 2024 numbers suggest that building permit issuance numbers are levelling back down to their pre-pandemic trajectories. This statement can be supported on a larger scale with the Municipal Property Assessment Corporation (MPAC) [reporting](#) an 11.6% decrease in issued building permits across Ontario from the previous year (2022) for the first time in three years, ending a trend of year-over-year increases and returning to 2020 levels.

Table 2 & 3 of **Appendix 1** to this report further illustrate the total number of building permits by quarter and 5-year building permit volume. Table 4 of **Appendix 1** to this report outlines the 2023 permit volumes and estimated values broken down by category.

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

### **Residential Dwelling Permit Report Q4-2023 and Year-End (Section A of Appendix 1)**

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

The Building Department issued a total of 24 new residential building permits which resulted in a total of 24 new residential units with an estimated construction value of \$14.7 million in Q4-2023.

The fourth quarter of 2023 saw the second lowest volume in residential permits drawn (24) when compared to all other quarters of 2023. Q3-2023 had the lowest volume of permits drawn (20) and Q1-2023 the highest with a total of 35 permits issued. A decrease in residential permit issuance is also observed when compared to the residential permit spike in both the first and second quarters of 2021 and 2022. Moreover, Q4-2023 represents the lowest number of residential permits issued in the fourth quarter since 2012 which can likely be attributed to a slowed housing market and the increase of mortgage interest rates. Table 5 of **Appendix 1** to this report illustrates the fourth quarter residential permit volume from 2020 to 2023.

In terms of year-end statistics, the Building Department issued a total of 111 new residential building permits which resulted in a total of 133 new residential units with an estimated construction value of \$83.7 million in 2023. A decline when compared to the 239 new residential building permits which resulted in a total of 302 new residential units for an estimated value of \$145 million in 2022. The data from all quarters of this year suggest that the decline in residential permits may continue following the residential permit spike of the previous two years that occurred following the Covid-19 pandemic. Figure 3 of **Appendix 1** to this report illustrates the residential permit activity by year for the past 27 years.

In breaking down the residential data further by neighbourhood for the fourth quarter, it can be noted that the highest number of residential permits were issued within the Garrison

Neighbourhood which accounted for 37.5% of all issued residential building permits. Ridgeway/Thunder Bay Neighbourhood comes in second at 16.7% followed by Crystal Beach, Stevensville and Lakeshore each accounting for 12.5% of issued permits and lastly the Rural Areas and Crescent Park each accounting for 4.2% of all issued residential building permits. Across the last few years, new residential permit activity has been dominated by development in the Ridgeway-Thunder Bay Neighbourhood and can be more closely attributed to the building-out and issuance of permits for The Oakes at Six Mile Creek and Crystal Ridge Landing subdivisions however, Q4 saw a number of residential townhouse permits issued for the building-out of Peace Bridge Village Phase 3 plan of condominium which explains the deviation in permit activity to an increase in permits in the Garrison Neighbourhood. Table 6 and Figure 4 of **Appendix 1** to this report illustrates the distribution of residential permit data by neighbourhood for the fourth quarter of 2023.

2023 year-end residential statistics broken down further by neighbourhood speak a slightly different story and show residential permit dominance in the Crystal Beach neighbourhood. The top three neighbourhoods with the highest number of issued residential permits were Crystal Beach which accounted for 30.6% of all issued residential permits, Ridgeway/Thunder Bay coming in at second and accounting for 23.4% of residential permits and lastly permits issued in the Rural Areas accounting for 11.7% of all issued residential building permits. Table 7 and Figure 5 of **Appendix 1** to this report illustrate the year-end distribution of all new residential permits issued in each neighbourhood in 2023. Table 8 of **Appendix 1** to this report depicts the 10-year comparison of residential permit distribution by neighbourhood.

Moreover, it is important to recognize that the number of permits issued does not always coincide with the number of units created. A permit issued for an apartment building could result in numerous dwelling units, while a permit for a single detached dwelling with an accessory apartment could result in two dwelling units. Bill 23, the *More Homes Built Faster Act, 2022*, permits landowners to add two additional residential units “as of right” on properties containing a single detached dwelling, semi-detached dwelling or a townhouse without requiring a zoning by-law amendment and therefore, moving forward, a larger discrepancy in the number residential permits issued and units created may be noted. In terms of the 2023 statistics for new residential dwellings, the 111 permits issued consisted of 89 single detached dwellings, 20 townhomes and 2 apartment dwellings. Of the aforementioned 111 permits issued, 133 new residential units were created. Over the past 10-years, new residential construction has been dominated by single detached dwellings. Figure 6 of **Appendix 1** to this report portrays the year-end statistical data for residential new construction by type. Figure 7 illustrates the 10-year distribution of new residential building permits by type.

### **Industrial / Commercial / Institutional (ICI) Permit Activity and Development Charge Collections Q4 and Year-End 2023 (Section B of Appendix 1)**

In 2023, the Town experienced an increase in the value of new Industrial/Commercial/Institutional (ICI) construction. The value of new ICI construction in 2023

was approximately \$63.8 million which is a 155.2% increase when compared to the 2022 ICI value of approximately \$25 million.

### Industrial

Industrial permit activity was average during the fourth quarter of 2023, with 5 permits issued for a value of \$2.2 million.

In terms of year-end statistics, 2023 was a record breaking year for industrial permit activity, with a total of 15 permits issued for a value of \$57.5 million. The previous record was in 2018 when there were 6 permits issued for a permit value of \$27 million. In 2023, 87% of the industrial permit value can be attributed to the Siltech Manufacturing Plant project (\$50 million). Further, industrial permit activity for all of 2023 saw an increase from 2022 where 13 permits were issued in 2022 for a value of \$23 million.

### Commercial

Q4-2023 saw 7 commercial permits issued for a total estimated value of \$250,000. All commercial permit issued in the fourth quarter were for renovations/additions/alterations.

There was a considerable amount of commercial permit activity throughout all of 2023, for a total of 45 issued commercial permits. The total estimated value of the 45 issued commercial permits equalled \$3.5 million, an increase when compared to the 33 commercial permits issued in 2022 for an estimated value of \$5 million.

### Institutional

The fourth quarter of 2023 saw one institutional related permit drawn for a total estimated value of \$390,000 following a substantial amount of institutional permit activity (13 permits) in the previous quarter (Q3-2023) with a total estimated value of \$306,800. The 1 institutional permit drawn in the fourth quarter was for the new construction of the washroom building at the Lions Sugarbowl Park.

Year-end 2023 statistics show a total of 15 institutional permits drawn for a total estimated construction value of \$711,800. An increase in the number of permits issued but decrease in estimated value when compared to the 3 institutional permits issued in 2022 for a value of \$6.6 million. The majority of institutional permits issued in 2023 were drawn in the third quarter (13 permits).

Charting for all permits and values can be found in Table 9 of **Appendix 1** to this report.

### **Commercial Development Charges (DC's)**

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

improvement plan areas. Even though development charges are exempt for the developer, the Town funds the cost and is expected to fund \$1.9 million in DC exemptions for 2023.

In the fourth quarter of 2023, no commercial permits triggered Regional and Town DC's.

In terms of year-end, 3 commercial permits triggered Regional and Town DC's for a total of \$24,853.76 in municipal development charges paid and \$55,884.05 in Regional DC's.

In total, Development Charge collections for 2023 amounted to \$80,737.81 (municipal and regional combined).

## **SECTION B: PLANNING AND DEVELOPMENT**

In years prior, statistical reporting of Development Planning Application volume, with the exception of active, draft and registered plan of subdivision inventory has not been included within this report. As the number of development applications continue to increase across the most recent years, staff began tracking planning application volume in 2022 within this report to allow benchmarks to be established for future departmental planning. This report quantifies the amount of pre-consultation, minor variance, consent, site plan, official plan amendment, zoning by-law amendment, deeming by-law and removal of part lot control applications and will continue to measure plan of subdivision and condominium inventory. Further, with new legislative requirements brought into force by Bill 109 and Bill 23 which have tightened timelines on planning applications, the tracking of this data proves to be beneficial when assessing staffing resources required to meet the legislative deadlines. It should be noted, since the deadlines came into force in July 2023, the Town of Fort Erie Development Division has managed to meet all legislative required deadlines for affected development applications.

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

In the fourth quarter of 2023, the Development Planning division received a total of 64 applications. The number of applications by type received in descending order are as follows: pre-consultation (19), consent (15), minor variance (11), zoning by-law amendment (8), official plan amendment (3), plan of subdivision (3), site plan (2), removal of part lot control (2) and plan of condominium (1). The fourth quarter turned out the lowest amount of development application submissions when compared to all other quarters in 2023. Figure 8 of **Appendix 1** to this report illustrates the application volume by type for the fourth quarter of 2023.

In terms of year end statistics, the Development Planning division received a total of 306 applications in 2023. Across the most recent years, the Planning Department has seen a significant increase in the number of development applications received. In March 2024, the Regional Municipality of Niagara released a report which summarized that the Town of Fort Erie submitted the highest number of development applications when compared to the 12 other local municipalities. The Town of Fort Erie submitted 216 development applications to the Region for

review followed by Lincoln (139), Niagara Falls (134) and Niagara-on-the-Lake (118). Figure 9 of **Appendix 1** to this report illustrates the number of development applications submitted to the Regional Municipality of Niagara in 2023 by municipality. Figure 10 of **Appendix 1** to this report depicts the application volume and type for all of 2023 and is further outlined below.

Excluding pre-consultation application volume (85 applications), the highest volume of applications in 2023 were generated from applications to the Committee of Adjustment for consent and minor variances. 2023 saw a total of 73 applications for consent and 81 minor variance applications compared to 88 applications for consent and 114 minor variance applications in the previous year (2022). Although a decrease from the year prior, the number of consent and minor variance applications submitted is substantial and reflective of increased development within the Town. A breakdown of all other applications received and processed by the Planning Department in 2023 in descending order is as follows: zoning by-law amendment (26), removal of part lot control (11), plan of subdivision (9), site plan (9), official plan amendment (8), plan of condominium (2) and deeming by-law (2).

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

#### Subdivision/Condominium Plan Registrations

Q4-2023 saw the registration of one plan of subdivision (726 Gorham Road). In speaking to the 2023 year as a whole, a total of 4 registrations were made, 1 plan of condominium (Hazelwood Condominiums) and 3 plans of subdivision: Allison Woods, Harbourtown at Erie Beach and 726 Gorham Road. Subdivision registrations have slowed across the past 3 years. There were a high number of registrations in 2018 that is likely the result of the development community responding to the extremely low inventory at that time. Council may recall that the inventory of buildable lots in registered plans of subdivision and condominium had reached a low 1.4 years' worth of supply in 2018, but has now increased to 5.47 years' worth of supply. At the end of 2023 there were 1302 potential units available in Registered Plans, increased from the 715 units at the end of 2022 and 2.9 years' supply brought up significantly by the registration of Allison Woods and Harbourtown Subdivisions. Table 10 and 11 included in **Appendix 1** provide the statistical information on built-out Registered Plans of Subdivision and Registered Plans of Subdivision with remaining units.

#### Draft Plans of Subdivision

The fourth quarter of 2023 saw three new draft plans receive approval from Council.

2023 saw 8 subdivisions added to the Draft Approved Plans. Currently there are 26 approved Plans of Subdivision that are in various stages of clearing conditions of their respective approval. Present supply provides for 2153 new residential units in approved Plans of Subdivision with a healthy mix of 497 detached, 224 semi-detached and 1432 multiple unit dwellings (towns & apartments).

Presently, the year-end available supply of residential lots in Draft Approved Plan of Subdivision is equal to 9.05 years using the 5-year rolling construction average of 237.8 units per year of

absorption.

Table 12 of **Appendix 1** to this report provides statistical information on the draft approved plans of subdivision and proposed units.

### Active Plans

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

There are ten active plans cited in Table 13 of **Appendix 1**. The following active plans cited in Table 11 (986 Ridge Road North, Alliston Woods Phase II, 315 Garrison Road, 0-10417 Walden Boulevard, 3303 Dominion Road and 412 Ridgeway Road) are scheduled to proceed to Council for consideration in 2024.

The ten plans represent a total of 1424 residential units with considerable multi-dwelling units. This includes townhome units making up 1069 of those dwellings, in addition to 221 single detached and 134 semi-detached units. Presently, the available supply of residential units in Active Plans of Subdivision is equal to 6.0 years' using the 5-year rolling average of 237.8 units/year of absorption.

### Residential Inventory

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

The absorption rate used in determining how long these supplies will last is generated using the previous 60 months (5 years) worth of building permits issued to generate an average. The average is adjusted quarterly to produce an ongoing or rolling average covering a consistent 60-month period. If permit activity increases, the amount of years' worth of supply reflects this with a decrease. Currently, the average residential inventory is 237.8 units per year absorption.

At the time of reporting on this 2023 year-end, using the current average for annual absorption (237.8), the respective inventories are as follows:

- Registered Plans - 1302 units at 237.8 units/year = 5.47 years' worth of supply;
- Draft Approved – 2153 units at 237.8 units/year = 9.05 years' worth of supply;
- Active Plans – 1424 units at 237.8 units/year = 6.0 years' worth of supply.

In general terms, the Town is in a healthy and comfortable position with its current inventory for residential supply reflected primarily by the 5.47 years' worth of supply in Registered Plans of Subdivision and 9.05 years' worth of supply in Draft Approved Plans of Subdivision.



## **SECTION C: BY-LAW ENFORCEMENT**

### By-law Overview

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

In the fourth quarter of 2023, By-law Enforcement received a total of 308 new calls for service with 182 calls carried over from Q3-2023. By-law Enforcement was able to resolve 79% of the total calls for service of the 308 new calls and 182 carried over calls. New calls for service are down by approximately 43% when compared to the second and third quarters of 2023 which can be attributed to a decrease in lot maintenance and long grass and weeds calls following a typical increase in these calls experienced throughout the summer months.

Table 14 of **Appendix 1** shows the total number of calls for service across various categories. It should be noted that two additional categories were added in Q1-2023 as the Town has experienced an influx in calls for dead/damaged trees and drainage-related issues. The two new categories were added as it is anticipated with the increase in severe weather events and affects of climate change that the volume of calls within these two categories will continue on an upward trajectory and are therefore worth tracking. It should also be noted that the COVID-19 category for COVID-19 related issues has been removed for 2023 reporting as calls are no longer being received.

In Q4-2023, Lot Maintenance By-law calls represented 24% of the total calls for service surpassing all other categories. In descending order, Other Miscellaneous calls represented 22% of calls followed by Traffic By-law/Parking calls (18%), Property Standards (11%), Long Grass and Weeds (7%), Noise and Nuisance By-law (6%), Dead/Damaged Trees (5%), Zoning and Drainage calls each accounting for 3% and Short-Term Rental Calls (2%).

Breakdowns of By-law Enforcement activity for the fourth quarter of 2023 are found in **Section C** of **Appendix 1** which conveys the volumes under various headings found as Table 14 and Figure 11 in **Appendix 1** to this report.

For the 2023-year, By-law Enforcement has a record-breaking year with a total of 2087 new calls for service with 774 calls carried over from 2022. By-law Enforcement Staff were able to resolve 98% of the total calls for service of the 2087 total calls.

Table 15 and Figure 12 of **Appendix 1** to this report show the total number of calls for service over the past 10 years. It is worth noting that in a span of 10 years, the number of By-law calls for service have quadrupled in volume and that the demand for municipal enforcement services continues with call volume continuing on a steady increase.

The majority of calls received by By-law Enforcement for the 2023 -year were Lot Maintenance By-law Calls and Long Grass and Weed calls which each accounted for 21% of the total new calls for service. These calls surpassed all other categories. In descending order, percentage of all other calls received for 2023 are as follows: Other Miscellaneous calls (14%), Traffic By-law/Parking calls (12%), Dead/Damaged Trees (7%), Noise and Nuisance and Property Standards each accounting for (6%), Zoning (5%) and Drainage and Short-Term Rental calls both

accounting for (4%). A decline in short term rental calls has been noted in 2023 from 2022 (7%) as enforcement staff have been working diligently with owners to ensure compliance.

A more detailed breakdown of By-law Enforcement activity for the 2023-year can be found in Table 16 and Figure 13 under Section C of **Appendix 1** to this report.

### Parking Violations

By-law Enforcement Staff issued a total of 51 parking tickets in the fourth quarter of 2023 which is a significant decrease when compared to the 372 parking tickets in the third quarter of 2023 and 162 tickets from Q2-2023 however as a courtesy, staff issued a total of 123 warnings for overnight parking which is not permitted in the winter months within the Town of Fort Erie from November 1 to March 31 as outlined in the Town's Traffic By-law. For the 2023-year, By-law Enforcement staff issued a total of 636 parking tickets, an increase when compared against the 314 tickets issued in 2022 but decrease to the 1411 tickets issued in 2021. A seasonal By-law Enforcement Officer joined the Town during the second quarter and continued through the third quarter, being able to assist the enforcement team with the influx of parking and long grass and weed complaints for the summer season. Further, a student By-law Enforcement Officer was also staffed through part of the second and third quarters to assist with calls.

### **Overall 2023 Fourth Quarter (Q4) and Year-End Summary (Building, By-law Enforcement, Planning)**

The fourth quarter of 2023 saw the lowest building permit issuance of all quarters in 2023, with the highest number of permits being issued within Q3-2023. In terms of year-end statistics, a grand total of 604 permits were issued with an overall permit value of \$175.7 million, a significant decrease when compared to the 2022-year (802) and the permit spike of both 2021 and 2022. In 2023, the residential sector also saw a significant decrease in issued residential permits when compared to the previous 5 years, however the commercial, industrial and institutional sectors saw an increase in activity. The decrease in residential construction activity noted appears to be on trend with a slowed housing market. With registered lot inventories back to a more comfortable level, staff are interested to observe how fast the market responds with sales, especially with the noticeable market decline following increased interest rates.

Planning and Development Services saw a decent number of development applications received in 2023 with a total of 306 applications received and processed. The number of development applications received has decreased when compared to the 457 applications received and processed in 2022. The third quarter of 2023 saw the largest application volume with 85 applications received and processed. Further, the Town of Fort Erie is in a healthy and comfortable position with the current inventory for residential supply of 5.42 years worth in Registered Plans of Subdivision and 8.9 year' worth in Draft Approved Plans of Subdivision which is in line with the 2020 Provincial Policy Statement requirement of a maintained 3-year supply.

In 2023, By-law Enforcement had another record-breaking year in the number of calls for service for a total of 2087 new calls. The number of By-law calls for service have quadrupled in volume across a span of the past 10-years and are continuing on a steady incline. Moreover, parking

violation ticket issuance has increased in 2023 with a total of 636 parking tickets issued compared to 314 tickets in 2022. By-law Enforcement staff are working diligently to stay on top of the increasing calls while also maintaining parking and beach road allowance patrols.

Overall, the 2023-year saw some decreased volumes within the Building and Planning divisions but also saw some record-breaking numbers in terms of commercial, industrial and institutional sector permit issuance through the Building division and number of calls for service under the By-law Enforcement division. Further, the number of planning and development applications within the Town when compared to all other 12 Regional municipalities speaks to the continued increased growth and development within Fort Erie. The overall volume of applications and calls across the Building, Planning and Development and By-law Enforcement divisions illustrate a prosperous community and that the Town of Fort Erie is growing at an exponential rate as reflected by the data provided herein. As the Town continues to grow, staff will continue to monitor data trends and strive to meet the needs of the community.

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

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Year-end 2023 will be in a deficit as compared to budget and end of year shortfalls will be funded through the Building Permit Surplus reserve for the Buildings and Inspections Services department. There are no financial or staffing implications as it related to the preparation of this report. Reporting of this nature is part of the Planning and Development Services normal operational activities and procedures. Operating Budget variances and impacts are reported in the Town's quarterly financial reports.

## **8. Policies Affecting Proposal**

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N/A

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

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

## **10. Alternatives**

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

## **11. Conclusion**

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

## **12. Report Approval**

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Prepared by:  
Breanna Antonio  
Coordinator, Planning and Development Services

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

Approved by:  
Chris McQueen, MBA  
Chief Administrative Officer

## **13. Attachments**

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Appendix 1 – 2023 Q4 and Year-End Development, Building and By-law Statistical Reporting