

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



2023 YEAR IN REVIEW



May 2024

**The Corporation of the Town of Fort Erie
Planning and Development Services**

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

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POPULATION

The 2021 Census of Population conducted by Statistics Canada recorded a population of 32,901 for the Town of Fort Erie which is a 7.2% increase from the 2016 population of 30,710 (or 2,191 people). Figure 1 illustrates the increase in Census recorded population from 1996 to 2021. The projected population target of 48,050 people by the year 2051 was provided by the Regional Municipality of Niagara through its new Official Plan.

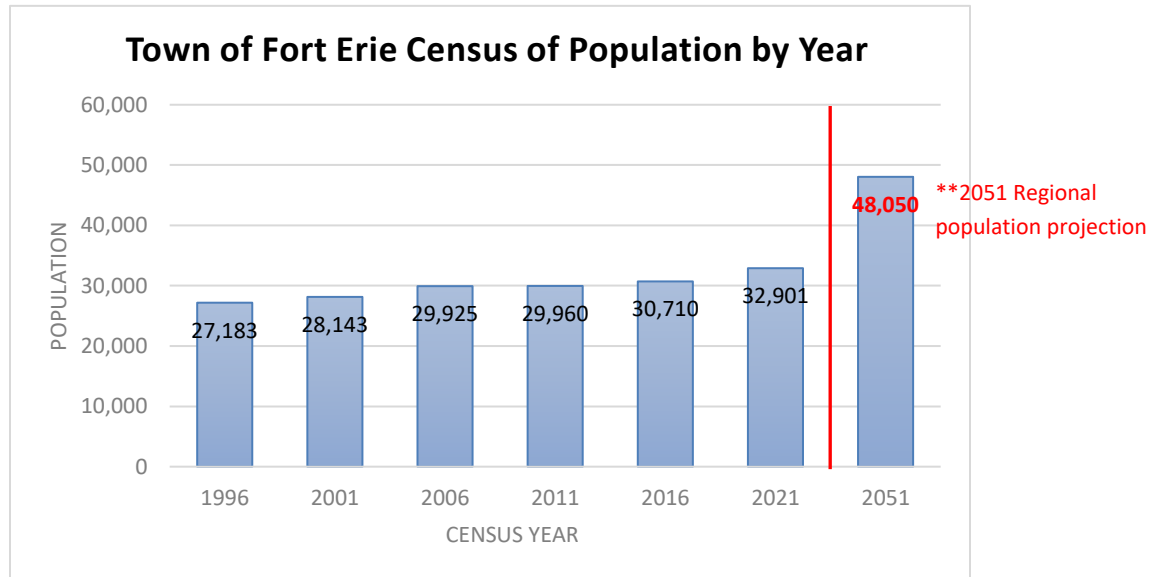


Figure 1 Source: Statistics Canada Census Information & 2051 Regional Projected Population

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

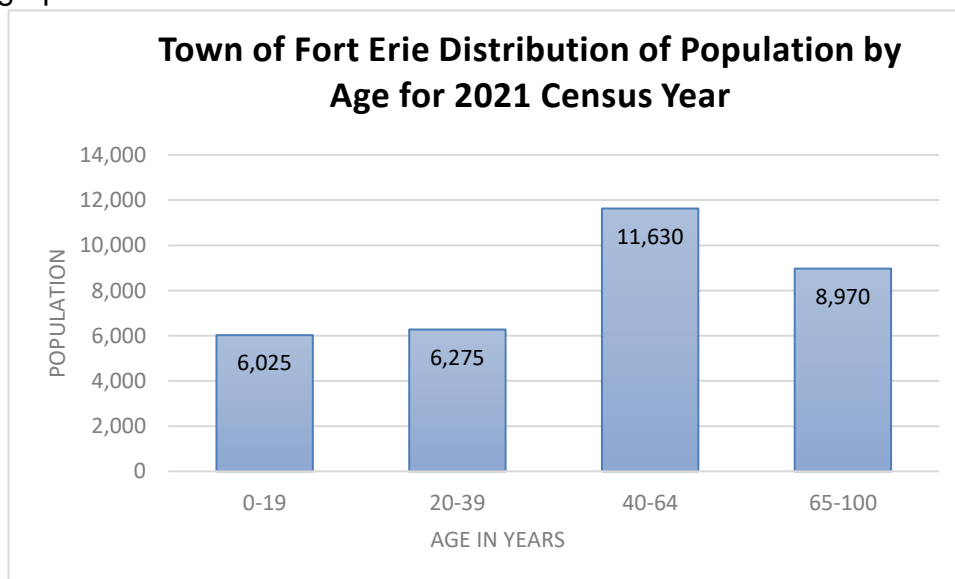


Figure 2 Source: Statistics Canada

SECTION A: BUILDING – 2023 FOURTH QUARTER (Q4) AND YEAR-END

2023 Fourth Quarter 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.

Summary of Permit Volumes & Estimated Value – Fourth Quarter 2023 (Q4)

Table 1 provides the volumes and estimated construction values for Q4-2023 broken down by category.

2023-Q4 Permit Values	Q4 PERMIT VOLUMES AND ESTIMATED VALUES	
	CLASSIFICATION	2023
		NO. PERMITS Q4 ONLY
	Total Value of all New Dwellings	24 \$14,746,550.00
	New Single Detached Dwellings	15 \$8,896,550.00
	New Semi-Detached Dwellings	0 \$0.00
	New Multi-Unit Dwellings/Apartments/Towns	9 \$5,850,000.00
	Res. Add. Alt. & Repairs	10 \$1,947,000.00
	Garages & Carports	4 \$375,000.00
	Accessory Buildings	1 \$100,000.00
	Swimming Pools	3 \$70,000.00
	Farm Buildings	0 \$0.00
	Model Homes	0 \$0.00
	Commercial Business	
	New	
	Additions, Alterations, Etc.	7 \$250,000.00
	Industrial	
	New	5 \$2,202,980.00
	Additions, Alterations, Etc.	
	Institutional & Gov't	
	New	1 \$390,000.00
	Additions, Alterations, Etc.	
	Demolitions	15 \$128,500.00
	Plumbing	11 \$3,769,255.00
	Other (sign, tent, tank, etc;)	38 \$756,632.00
	TOTALS	119 \$24,735,917.00

Table 1: Q4-2023 permit volume and estimated values

2023 Year-End Building Permit Overview

The Building Department issued a total of 604 building permits in 2023 totaling an estimated construction value of \$175.7 million. The highest number of permits were issued in the third quarter. **Table 2** illustrates the number of building permits issued by quarter. **Table 3** depicts the total building permit volume over the past 5 years.

2023 TOTAL BUILDING PERMITS BY QUARTER	
Q1	132
Q2	159
Q3	194
Q4	119
2023 TOTAL	604

Table 2: 2023 Building Permits by Quarter

	Permits Submitted	Permits Issued	Value	New Residential Permits	New Residential Value	Single Detached Dwellings	Semi-Detached	Town/Apartment/Multi-unit
2023	686	604	\$ 175,718,175	111	\$ 83,750,251	89	0	22
2022	777	802	\$ 207,037,347	239	\$ 145,789,154	166	5	68
2021	1029	826	\$ 258,846,238	357	\$ 236,269,915	221	17	119
2020	639	594	\$ 128,728,575	243	\$ 99,260,000	184	2	114
2019	666	644	\$ 107,700,200	184	\$ 88,304,600	180	2	48

Table 3: Building Permit Volume - 5 Year

Summary of Permit Volumes and Estimated Value - Year-End 2023

Table 4 on the following page provides the volumes and estimated construction values for all of 2023 building permits broken down by category.

YEAR-END PERMIT VOLUMES AND ESTIMATED VALUES		
CLASSIFICATION	2023	
	NO. OF PERMITS YEAR END	ESTIMATED VALUE \$
Total Value of all New Dwellings	111	83,750,251
New Single Detached Dwellings	89	62,754,231
New Semi-Detached Dwellings	0	0
New Multi-Unit Dwellings/Apartments/Towns	22	20,996,020
Res. Add. Alt. & Repairs	56	13,377,752
Garages & Carports & Accessory Buildings	27	1,755,700
Swimming Pools	40	1,306,967
Farm Buildings	0	0
Model Homes	0	0
Commercial Business		
New	4	517,000
Additions, Alterations, Etc.	41	3,047,850
Industrial		
New	13	59,252,980
Additions, Alterations, Etc.	2	343,955
Institutional & Gov't		
New	11	630,000
Additions, Alterations, Etc.	4	81,800
Demolitions	68	948,000
Plumbing	28	6,104,136
Other (sign, tent, tank, etc.)	199	4,601,784
TOTALS	604	\$ 175,718,175

Table 4: 2023 permit volume and estimated values

New Residential Construction – Fourth Quarter 2023 (Q4)

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 a decrease in residential permits compared to the first quarter of 2023 and the residential permit spike in both the first and second quarters of both 2021 and 2022. Moreover, Q4-2023 represents the lowest number of residential permits issued in the fourth quarter since 2013. **Table 5** on the following page illustrates the fourth quarter residential permit volume from 2020 to 2023.

4Q 2020	# of Units per Month	Q4 2021	# of Units per Month	Q4 2022	# of Units per Month	Q4 2023	# of Units per Month
October	10	October	22	October	13	October	4
November	35	November	20	November	8	November	8
December	24	December	23	December	7	December	12
TOTAL	69	TOTAL	65	TOTAL	28	TOTAL	24

Table 5: 2020 to 2023 Fourth Quarter Residential Permit Volume

New Residential Construction – Year-End 2023

New residential building permit activity for 2023 was lower than the previous year with the Building Department issuing 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, compared to a total of 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 a decrease in residential permits may continue following the residential permit spike of the previous two years following the Covid-19 pandemic. **Figure 3** shows the residential permit activity by year.

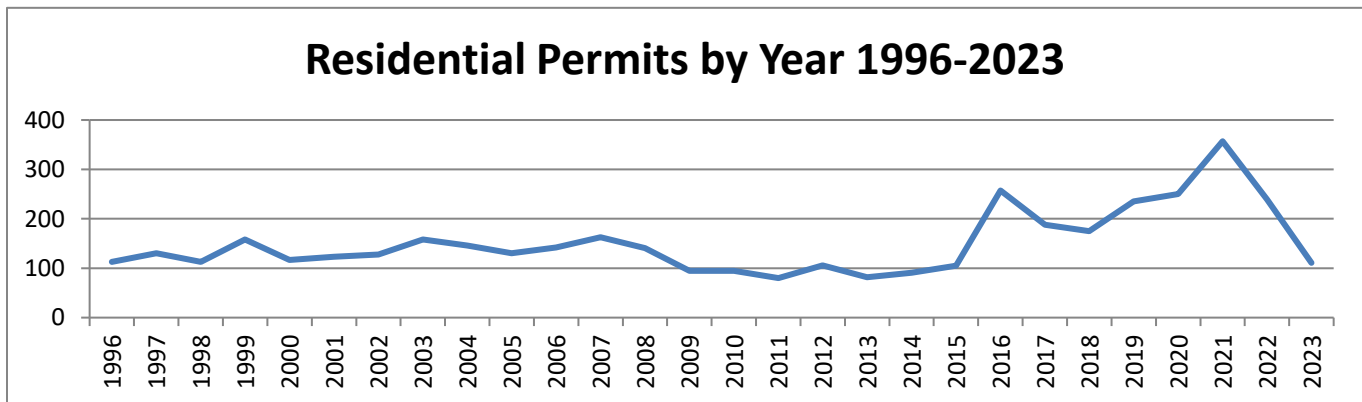


Figure 3: Residential permit activity (27 years)

New Residential Construction By Neighbourhood – Fourth Quarter 2023 (Q4)

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

1. Garrison
2. Ridgeway-Thunder Bay
3. Crystal Beach/Stevensville/Lakeshore

Table 6 and **Figure 4** illustrate the fourth quarter distribution of new residential permits issued in each neighbourhood.

<i>Neighbourhood</i>	<i>NEW CONSTRUCTION - RES.</i>	<i>PERCENTAGE</i>
Bridgeburg	0	0.0%
Business Park/ Gilmore	0	0.0%
Crescent Park	1	4.2%
Crystal Beach	3	12.5%
Douglastown	0	0.0%
Fort Erie	0	0.0%
Garrison	9	37.5%
Gateway	0	0.0%
Kraft	0	0.0%
Lakeshore	3	12.5%
Ridgeway/Thunder Bay	4	16.7%
Spears/High Pointe	0	0.0%
Stevensville	3	12.5%
Walden	0	0.0%
Rural Areas	1	4.2%
TOTAL	24	100%

Table 6: Q4-2023 Distribution of Residential Permits by Neighbourhood

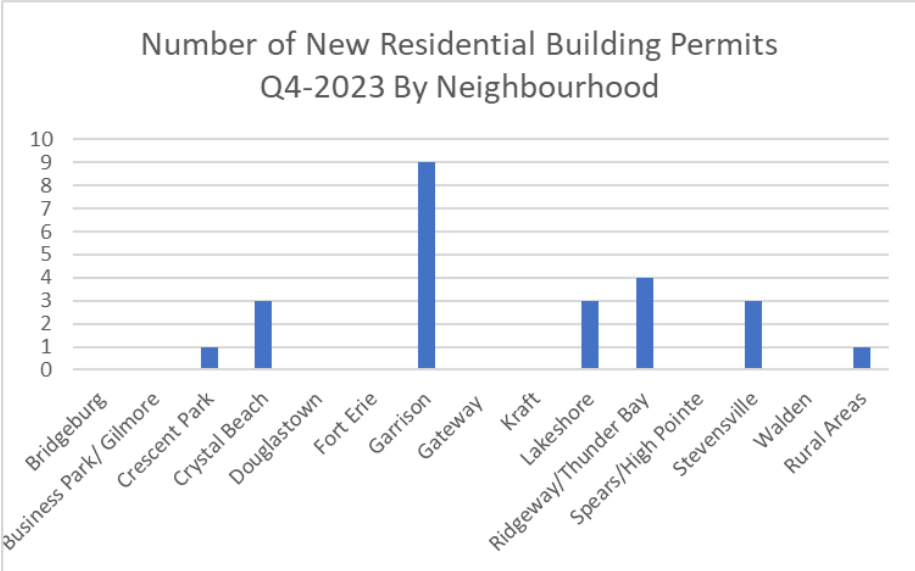


Figure 4: Q4-2023 Distribution of Residential Permits by Neighbourhood

New Residential Construction By Neighbourhood – Year-End 2023

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

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

Table 7 and **Figure 5** illustrate the year-end distribution of all new residential permits issued in each neighbourhood in 2023.

<i>Neighbourhood</i>	<i>NEW CONSTRUCTION - RES.</i>	<i>PERCENTAGE</i>
Bridgeburg	0	0.0%
Business Park/ Gilmore	0	0.0%
Crescent Park	4	3.6%
Crystal Beach	34	30.6%
Douglastown	7	6.3%
Fort Erie	2	1.8%
Garrison	9	8.1%
Gateway	0	0.0%
Kraft	0	0.0%
Lakeshore	4	3.6%
Ridgeway/Thunder Bay	26	23.4%
Spears/High Pointe	0	0.0%
Stevensville	12	10.8%
Walden	0	0.0%
Rural Areas	13	11.7%
TOTAL	111	100%

Table 7: 2023 Year-End Distribution of Residential Permits by Neighbourhood

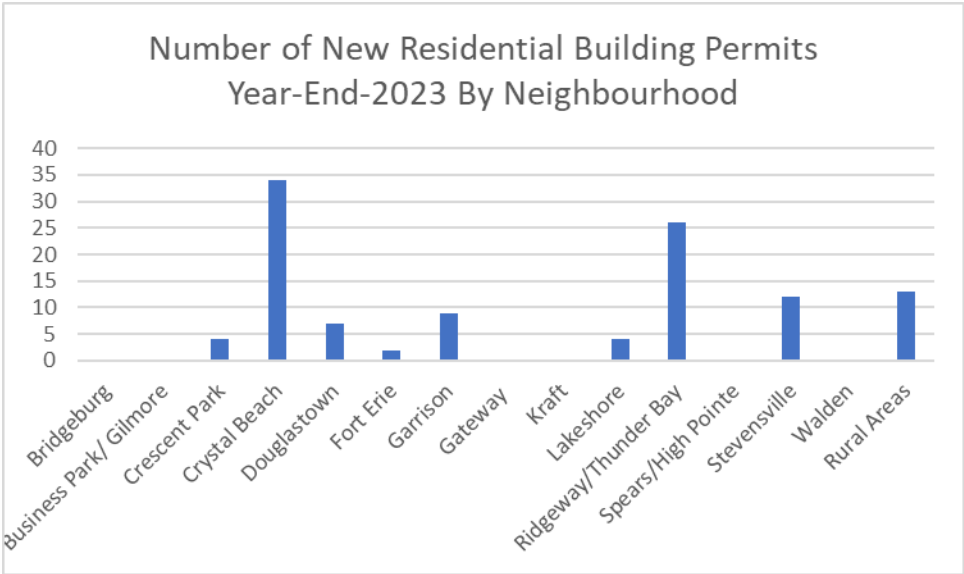


Figure 5: 2023 Year-End Distribution of Residential Permits by Neighbourhood

Table 8 below depicts the 10-year comparison of residential building permit distribution by neighbourhood.

Neighbourhood	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	TOTAL
Bridgeburg* (1)	0	4	0	3	1	3	11	21	2	0	0	45
Business Park/ Gilmore* (1)	0	0	0	0	0	0	0	0	0	0	0	0
Crescent Park	4	9	5	2	2	1	12	10	4	6	2	57
Crystal Beach	34	64	82	26	33	28	29	54	23	18	14	405
Douglastown	7	20	106	35	4	3	3	0	2	7	6	193
Fort Erie	2	1	1	2	8	2	8	2	6	0	0	32
Garrison* (1)	9	36	34	5	73	0	0	1	1	2	1	162
Gateway (2)	0	0	7	1	6	0	0	1	0	0	0	15
Kraft* (1)	0	0	0	0	0	0	0	0	0	0	0	0
Lakeshore* (2)	4	7	14	7	4	6	8	17	7	8	17	99
Ridgeway/Thunder Bay	26	57	53	94	50	88	60	74	39	30	30	601
Spears/High Pointe	0	12	35	51	33	16	23	38	3	0	0	211
Stevensville	12	11	9	12	12	14	19	27	13	10	6	145
Walden	0	2	0	0	0	1	0	0	0	1	0	4
Rural Areas	13	16	11	12	9	13	15	12	5	9	6	121
TOTAL	111	239	357	250	235	175	188	257	105	91	82	2090

Table 8: 10-year Comparison of Residential Building Permits by Neighbourhood

Residential New Construction By Type

In terms of the year-end statistics for 2023 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. **Figure 6** below illustrates the year-end distribution of new residential building permits by type.



Figure 6: 2023 Year-End Distribution of Residential Permits

Over the past 10 years, new residential construction has been dominated by single detached dwellings. **Figure 7** below illustrates the 10-year distribution of new residential building permit types.

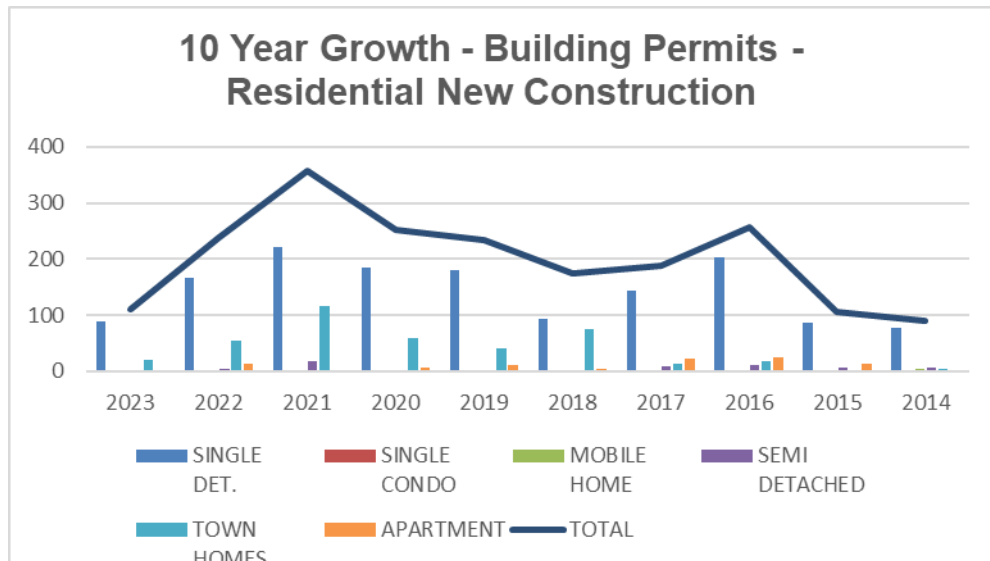


Figure 7: 10-Year Distribution of Residential New Construction

Industrial, Commercial & Institutional Permit Activity – 2023 Year-End

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 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).

Summary of Permit Volumes & Estimated Value – Year-End 2023

Table 9 on the next page provides the Year-End permit volumes and estimated construction values for 2023 broken down by category. The report also includes the three prior years activity for a direct comparison of recent history.

YEAR-END PERMIT VOLUMES AND ESTIMATED VALUES								
CLASSIFICATION	2023		2022		2021		2020	
	NO. OF PERMITS YEAR END	ESTIMATED VALUE \$	NO. OF PERMITS YEAR END	ESTIMATED VALUE \$	NO. OF PERMITS YEAR END	ESTIMATED VALUE \$	NO. OF PERMITS YEAR END	ESTIMATED VALUE \$
Total Value of all New Dwellings	111	83,750,251	239	145,789,154	357	\$ 162,939,185	310	\$124,951,500
New Single Detached Dwellings	88	61,804,897	166	\$ 102,071,152	221	\$ 108,534,195	194	\$82,177,700
New Semi-Detached Dwellings	1	949,334	5	\$ 2,027,500	17	\$ 6,952,738	2	\$441,000
New Multi-Unit Dwellings/Apartments/Towns	22	20,996,020	68	\$ 41,690,502	119	\$ 47,452,252	114	\$42,332,800
Res. Add. Alt. & Repairs	56	13,377,752	273	\$ 21,416,336	183	\$ 12,350,649	161	\$8,393,500
Garages & Carports & Accessory Buildings	27	1,755,700	35	\$ 2,337,330	47	\$ 1,413,480	28	\$1,157,400
							14	\$200,000
Swimming Pools	40	1,306,967	49	\$ 1,569,725	71	\$ 1,483,990	38	\$1,024,600
Farm Buildings	0	0	4	\$ 635,000	10	\$ 1,105,000	5	\$505,000
Model Homes	0	0	0	\$ -	0	\$ -	0	\$0
Commercial Business								
New	4	517,000	2	\$ 35,000	4	\$ 3,650,730	7	\$2,100,000
Additions, Alterations, Etc.	41	3,047,850	33	\$ 1,631,550	18	\$ 1,731,900	23	\$2,899,800
Industrial								
New	13	59,252,980	10	\$ 15,781,703	4	\$ 4,320,000	3	\$90,000
Additions, Alterations, Etc.	2	343,955	1	\$ 7,291,752	5	\$ 1,170,000	7	\$1,523,200
Institutional & Gov't								
New	11	630,000	1	\$ 264,000	2	\$ 65,400,000	4	\$11,450,000
Additions, Alterations, Etc.	4	81,800	2	\$ 6,425,952	15	\$ 550,500	3	\$120,000
Demolitions	68	948,000	88	\$ 922,774	48	\$ 288,000	38	\$279,900
Plumbing	28	6,104,136	18	\$ 2,059,789	13	\$ 2,189,401	14	\$3,994,800
Other (sign, tent, tank, etc.)	199	4,601,784	47	\$ 877,282	49	\$ 253,403	32	\$168,375
TOTALS	604	\$ 175,718,175	802	\$ 207,037,347	826	\$ 258,846,238	687	\$158,858,075

Table 9: Year-End Permit Volumes and Estimated Values

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

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

In the 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).

The Town is expected to fund \$1.9 million in DC exemptions for 2023.

SECTION B: PLANNING & DEVELOPMENT - 2023 FOURTH QUARTER (Q4) AND YEAR-END

Development Planning Applications – Fourth Quarter 2023 (Q4):

In the fourth quarter of 2023, the Development Planning division received a total of 64 applications. **Figure 8** on the following page illustrates the statistical information for fourth quarter application volume by type. **Figure 9** below depicts the number of development applications submitted to the Regional Municipality of Niagara in 2023 by municipality.

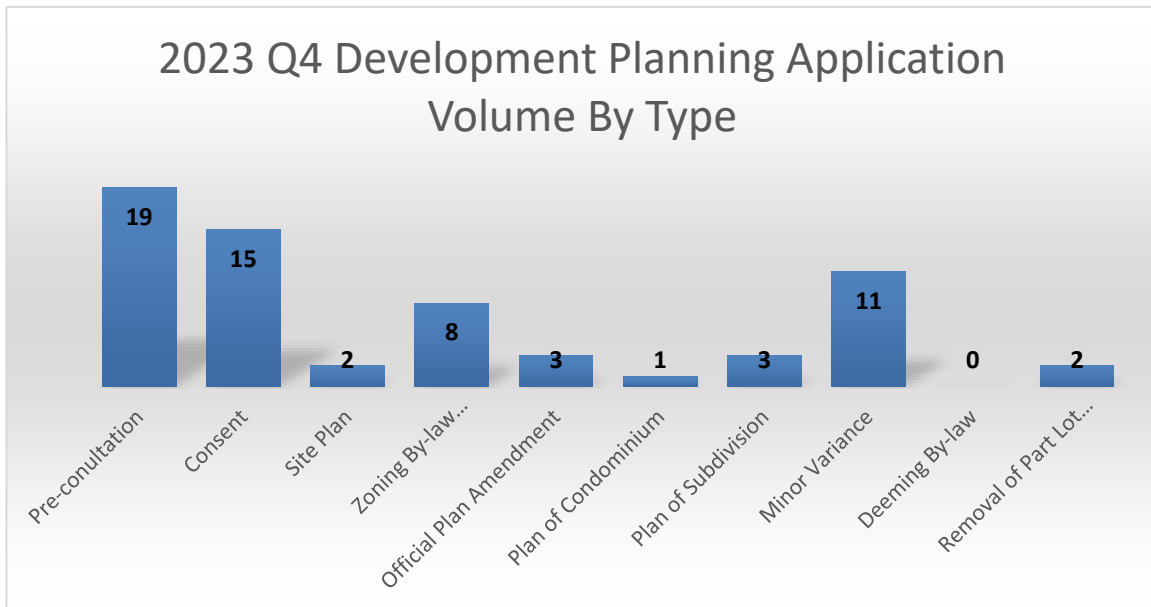


Figure 8: Q4-2023 Development Planning Application Volume

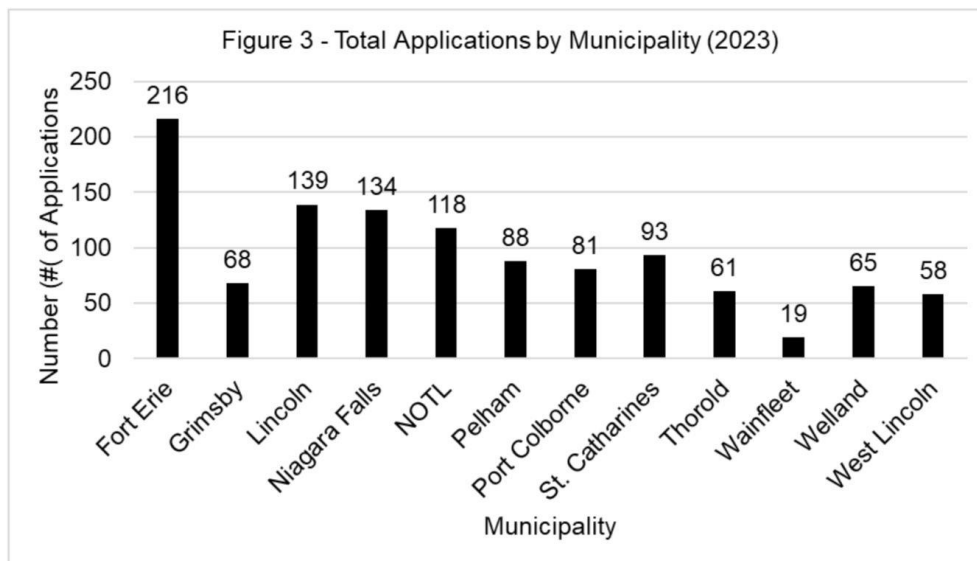


Figure 9: 2023 Development Applications Submitted to the Regional Municipality of Niagara by Municipality

Development Planning Applications – Year-End 2023:

The Development Planning Division received a total of 306 applications in 2023. The number of applications received by Planning staff continues to grow simultaneously with the number of pre-consultation applications submitted, however, it should be noted that not all pre-consultation application submissions result in formal application submission and not all developmental planning 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 plans of subdivision. For the 2023-year, the Town of Fort Erie received a total of 85 pre-consultation meeting applications, a decrease from the 184 submitted in 2022.

Figure 10 below provides the statistical information for the total application volume by type in 2023.

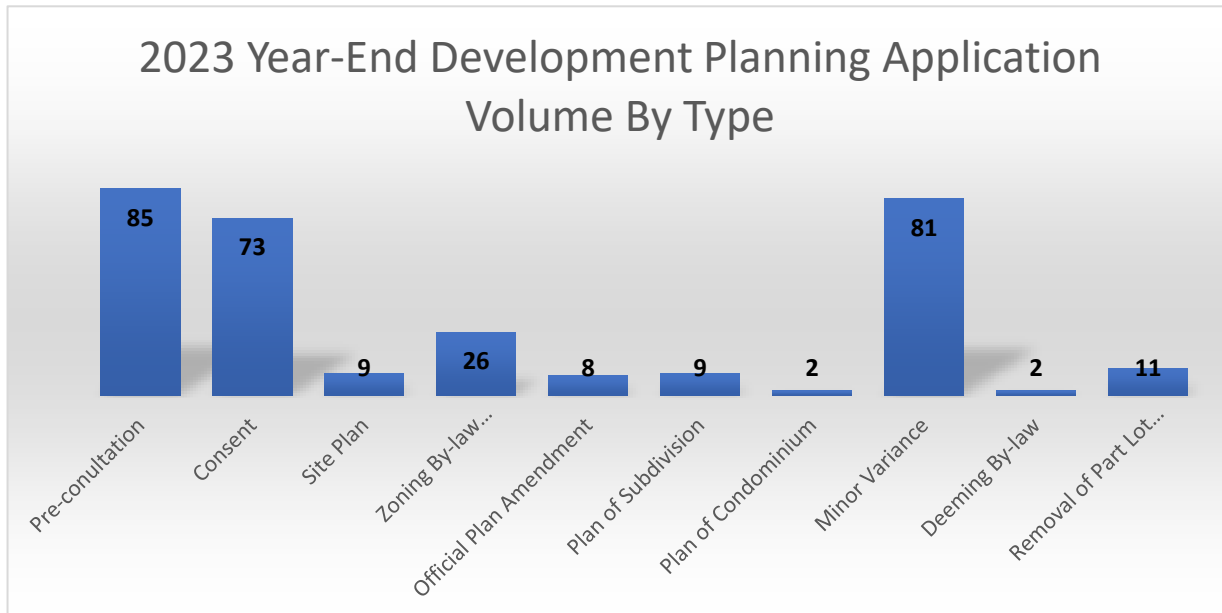


Figure 10: 2023 Development Planning Application Volume

Land Supply

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

Registered Plans of Subdivision

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 a 5.47 years' worth. 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 Alliston Woods and Harbourtown Subdivisions.

Table 10 on the following page provides the statistical information on built-out (pink) Registered Plans. **Table 11** provides the statistical information on Registered Plans with inventory yet to receive permits (blue).

2023 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. Units	Vacant Semi-Det. Units	Vacant Multiple Units
REGISTERED BUILT-OUT											
B01	DOUGLAS-ON-THE-PARKWAY	Douglastown	M-197	26T-88006	1991-04-08	38	38	0	0	0	0
B02	HILL ESTATES NORTH	Stevensville	M-232	26T-91018	1996-10-23	27	27	0	0	0	0
B03	CRESCENT FARM EXTENSION I	Crescent Park	M-244	26T-22885	1998-04-16	19	19	0	0	0	0
B04	VICTORIA VILLAGE PHASE I	Garrison	M-261	26T-90009	1998-12-21	10	10	0	0	0	0
B05	RIVER TRAIL ESTATES II - PHASE I	Douglastown	M-276	26T-	2000-06-07	23	23	0	0	0	0
B06	NORTHRIDGE MEADOWS PHASE 1	Ridgeway/Thunder Bay	M-305	26T-15-2001-	2003-02-27	7	7	0	0	0	0
B07	NORTHRIDGE MEADOWS PHASE 2	Ridgeway/Thunder Bay	M-313	26T-15-02-03	2003-07-30	44	44	0	0	0	0
B08	WELLINGTON COURT CONDOMINIUM	Garrison	NSSCC-65	26CD-15-9901	2001-01-01	1	17	0	0	0	0
B09	HENRY-BROWNE SUBDIVISION	Crystal Beach	M-329	26T-15-02-06	2005-02-24	8	8	0	0	0	0
B10	BEAVER CREEK ESTATES	Ridgeway/Thunder Bay	M-330	26T-15-02-05	2005-03-09	53	53	0	0	0	0
B11	VILLAGE CREEK ESTATES PHASE I	Stevensville	M-347	26T-91013	2006-05-29	40	63	0	0	0	0
B12	BAY RIDGE CROSSING PHASE 2	Crystal Beach	M-363	26T-15-2000-01	2007-09-05	26	26	0	0	0	0
B13	RIVER TRAIL CONDOMINIUMS	Douglastown	NSVLC-99	350303-0011		10	10	0	0	0	0
B14	SHOREBREEZE CONDOMINIUM PLAN	Crystal Beach	VLC-92		2008-09-03	19	19	0	0	0	0
B15	HAGEY AVENUE CONDOMINIUM PLAN	Fort Erie	NSC-102		2009-09-17	1	21	0	0	0	0
B16	VILLAGE CREEK ESTATES PHASE II	Stevensville	M-390	26T-91013	2012-06-06	40	55	0	0	0	0
B17	DEERWOOD LANE PHASE 1	Ridgeway/Thunder Bay	M-397	350308-089	2012-11-08	2	8	0	0	0	0
B18	LXINGTON COURT CONDOMINIUM	Garrison	NSSCP89	26CD-15-04-01	2013-10-18	1	20	0	0	0	0
B19	RIDGEWAY-BY-THE-LAKE PHASE 1	Ridgeway/Thunder Bay	M-341	26T-96014	2006-01-30	86	86	0	0	0	0
B20	RIDGEWAY-BY-THE-LAKE PHASE 2	Ridgeway/Thunder Bay	M-372		2008-09-11	41	70	0	0	0	0
B21	RIDGEWAY-BY-THE-LAKE PHASE 3	Ridgeway/Thunder Bay	59M-418	350308-0048	2015-10-02	54	73	0	0	0	0
B22	WILLOW TRAIL HOMES	Ridgeway/Thunder Bay	59M-453	350308-075	2018-05-15	4	16	0	0	0	0
B23	GARRISON VILLAGE PHASE I	Garrison	M-83	26T-85019	1979-11-26	215	306	0	0	0	0
B24	PROSPECT POINT PLAN	Crystal Beach	M-265	26T-91010	1999-03-24	55	55	0	0	0	0
B25	VICTORIA VILLAGE 2	Garrison	M-331	26T-90009	2005-03-09	11	11	0	0	0	0
B26	DOMINION ROAD ESTATES PLAN	Rural Area	M-333	26T-15-00-01	2005-04-01	7	7	0	0	0	0
B27	DOMINION WOODS PHASE 1	Ridgeway/Thunder Bay	M-375 (1)	26T-15-03-01	2008-04-03	24	24	0	0	0	0
B28	SPEARS ROAD ESTATES	Spears-High Pointe	59M-419	350308-0380	2015-10-02	40	59	0	0	0	0
B29	DOMINION WOODS 2 (CONDOMINIUM)	Ridgeway/Thunder Bay	NSVLC 141/59M-375 (2)	26CD-15-09-01	2018-07-09	1	51	0	0	0	0
B30	BURLEIGH SOUTH PLAN	Ridgeway/Thunder Bay	M-287	26T-		14	14	0	0	0	0
B31	NEYE PLAN PHASE II	Rural Area	M-267	26T-91011	1999-06-21	4	4	0	0	0	0
B32	DAYTONA PARK ACRES	Crescent Park	M-155	26T-85019	1989-03-10	15	15	0	0	0	0
B33	DEERWOOD LANE PHASE 2 (CONDO.)	Ridgeway/Thunder Bay	NSVLC 140/59M-397	26CD-15-10-01	2018-06-14	5	18	0	0	0	0
B34	ERIE BEACH PHASE 1A	Lakeshore	M-263	26T-94005	1999-02-08	6	12	0	0	0	0

Table 10: 2023 Year-End Built Out Registered Plans of Subdivision

Plan Name	Neighbourhood	Reg'd	Reg'l File No.	Date of Reg'n	# of Lots/Blocks	# of Units	Vacant Lots/Blocks	Potential Units	Vacant Single-Det.	Vacant Semi-Det. Units	Vacant Multiple Units	
REGISTERED WITH UNITS REMAINING												
R01	JETMAR SUBDIVISION	Crystal Beach	M-65	26T-74259	1978-02-07	52	52	46	19	19	0	
R02	GARRISON VILLAGE PHASE II	Garrison	M-84	26T-74019	1979-11-26	65	150	6	8	4	0	
R03	COUNTRY SQUIRE ESTATES I	Rural Area	M-172	26T-78024	1990-03-08	11	11	2	2	2	0	
R04	CRYSTAL BEACH Y & T CLUB	Crystal Beach	M-208	26T-91012	1993-04-07	169	169	32	30	30	0	
R05	NEYE PLAN PHASE I	Outside of Urban Area	M-209	26T-91011	1993-12-09	2	2	1	1	1	0	
R07	HILL ESTATES SOUTH	Stevensville	M-303	26T-	2002-11-18	36	36	1	1	1	0	
R06	RIDGEWAY SHORES PHASE 1	Ridgeway/Thunder Bay	M-304	26T-15-9801	2002-12-18	16	16	2	1	1	0	
R08	ERIE BEACH PHASE 1B	Lakeshore	M-319	26T-94005	2004-03-31	39	46	3	3	3	0	
R09	BRIAN STREET DEVELOPMENT	Crescent Park	M-BRI	N/A	N/A	46	46	10	9	9	0	
R10	BAY RIDGE CROSSING 1	Crystal Beach	M-337	26T-15-03-02	2005-07-15	10	10	2	2	2	0	
R11	BAY BEACH WOODS	Crystal Beach	M-349	26T-15-9803	2006-08-04	32	32	13	9	9	0	
R12	BAY RIDGE CROSSING PHASE 3	Crystal Beach	M-363	26T-15-03-02	2007	1	9	1	1	1	0	
R13	SOUTH COAST VILLAGE PHASE 1	Crystal Beach	59M-415	26T-15-09-01	2014-12-12	2	11	2	2	2	0	
R14	SOUTH COAST VILLAGE PHASE 2	Crystal Beach	59M-430	350308-0087	2016-10-13	48	128	2	83	1	0	
R15	VILLAGE CREEK ESTATES PHASE 3	Stevensville	59M-438	350308-0099	2017-05-17	59	73	17	9	7	0	
R16	RIVER TRAIL PHASE 2	Douglastown-Black Creek	59M-451	350308-0042.2	2018-01-25	89	89	34	20	20	0	
R17	PARKLANE PLACE	Crystal Beach	59M-452	350309-0095	2018-04-25	6	22	4	4	0	2	
R18	THE OAKS AT 6 MILE CREEK	Ridgeway/Thunder Bay	NSVLCP 149/59M-455	350308-0085	2018-06-28	80	122	58	49	17	7	
R19	HIGH POINTE SUBDIVISION	High Pointe	59M-459	26T-15-02-02	2018-08-14	114	139	34	26	10	0	
R20	BRYDGEVIEW (Fmr. King Albany)	Gateway (Garrison)	59M-464	26T-15-0801	2018-11-28	6	42	2	26	0	0	
R21	CRYSTAL RIDGE LANDING	Ridgeway/Thunder Bay	59M-465	26T-15-2005-02	2018-12-12	72	72	10	8	8	0	
R22	LU LONG PING Phase 1 (Fmr. Spears Garden)	Separs-High Pointe	59M-469	26T-85022	2019-05-02	82	103	82	103	76	0	
R23	PEACE BRIDGE VILLAGE Phase 1	Garrison	59M-470	26T-15-06-02	2019-05-03	70	100	5	12	4	0	
R24	RIVER LEA ESTATES	Rural Area	NSVLCP 148	350303-0016	2019-01-29	4	3	2	2	2	0	
	PEACE BRIDGE VILLAGE PHASE 3 CONDO.	Garrison	59M-470	350303-0032	2019-05-03	1	15	1	15	0	0	
R25	BLACK CREEK SIGNATURE	Douglastown	59M-483	350308-0100	2020-12-03	138	181	172	144	94	7	
R26	KETTLE COURT	Lakeshore	59M-490	350308-0067	2021-05-27	12	12	12	7	7	0	
R27	PEACE BRIDGE VILLAGE PHASE 2	Garrison	59M-488	350308-0111	2021-03-25	47	88	88	40	11	0	
R28	SOUTH COAST VILLAGE PHASE 3 CONODO.	Crystal Beach	59M-430	350303-0027	2020-11-09	9	73	9	53	0	0	
R29	ROYAL RIDGE	Ridgeway/Thunder Bay	59M-506	350308-0101	2022-10-03	14	39	14	35	0	10	
R30	HAZELWOOD CONDOMINIUMS	Crystal Beach		350309-0293		2	12		12	0	0	
R31	ALLISTON WOODS	Spears	59M-516	26T-15-00-02	2023-04-25	177	334	117	334	170	0	
R32	HABOURTOWN AT ERIE BEACH	Lakeshore	59M-519	350308-0108	2023-07-26	74	232	74	232	55	2	
R32	726 GORHAM ROAD	Ridgeway/Thunder Bay	59M-523	350308-0125	2023-12-14	8	7	7	7	7	0	
TOTALS						1593	2476	858	1302	566	28	678
denotes Registered Built-out						5.47 YEAR SUPPLY OF UNITS IN REGISTERED PLANS						
denotes Registered/Units Remaining												

Table 11: 2023 Registered Plans of Subdivision With Inventory

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

YEAR-END DRAFT APPROVED PLANS											
DRAFT APPROVED PLANS OF SUBDIVISION											
Plan Name	Neighbourhood	File No	Draft Approval	Redline Approved	# of Residential Lots/Blks	# of Units	Single-Det. Units	Semi-Det. Units	Multiple Units	Site Area (ha)	
D01	HERSHEY ESTATES	Rural Area	26T-15-99-02	12-Jan-01	2003-09-15	17	17	17	0	0	14.30
D02	SCHOLEY ROAD CONDOMINIUMS	Crystal Beach	350303-006	11-Sep-06		53	53	0	0	53	3.94
D03	CREEKSIDE ESTATES	Ridgeway/Thunder Bay	26T-15-05-	11-Apr-11		31	31	31	0	0	2.43
D04	ABINO DUNES CONDOMINIUM	Point Abino	350308-040/D12-040			27	27	27	0	0	32.97
D05	NIGH ROAD SUBDIVISION	Rural Area	350308-0077	Mar-08		19	19	19	0	0	9.57
D06	ELIZABETH ST. SUBDV. (Fmr. Dantini Plan)	Crystal Beach	350308-0082			28	28	28	0	0	3.18
D07	FORT ERIE HILLS	Bridgeburg	350308-0120	01-May-17		137	900	30	134	736	19.26
D08	LU LONG PING Ph 2 (Fmr. Spears Garden Ph2)	High Pointe	350308-0104	26-Feb-18		8	7	7	0	0	0.43
D09	SOUTHRIDGE MEADOWS	Ridgeway/Thunder Bay	350308-0117	14-Sep-19		58	58	4	54	0	2.24
D10	BRIDGEVIEW TOWNHOUSE CONDOMINIUM	Garrison	350303-0031	22-Mar-21		6	26	0	0	26	0.79
D11	ROYAL RIDGE PH 2	Ridgeway/Thunder Bay	350308-112	08-Mar-21		8	47	1	6	40	1.35
D12	PEACE BRIDGE VILLAGE PHASE 3 (CONDO)	Garrison	350303-0032	09-Aug-21		1	24	0	0	24	0.91
D13	294 GORHAM ROAD & 3819 HIBBARD (CONDO)	Ridgeway/Thunder Bay	350309-535 & 350303-034	14-Feb-22		2	19	0	0	19	1.20
D14	3285 THUNDER BAY ROAD	Ridgeway/Thunder Bay	350308-0122	30-May-22		41	41	41	0	0	4.60
D15	726 GORHAM	Ridgeway/Thunder Bay	350309-0543/350308-0125	11-Jul-22		8	7	7	0	0	0.68
D16	0-10972 SEYMOUR AVENUE	Spears	350308-0126	03-Oct-22		8	8	8	0	0	0.17
D17	315 & 350 GARRISON ROAD CONDOMINIUM	Gateway	350303-0035	12-Dec-22		2	36	0	0	36	1.24
D18	SPRING CREEK ESTATES	Douglastown-Black Cr.	350309-540/350308-123	12-Dec-22		77	225	54	16	155	8.68
D19	PEACE BRIDGE VILLAGE PHASE 4	Garrison	350302-0127 & 350309-0544	16-Jan-23		37	67	31	0	36	2.64
D20	CRESCENT ACRES (0-10747 KRAFT ROAD)		350309-0553	08-May-23		95	220	67	8	145	10.68
D21	SHAYNE AVENUE SOUTH		350308-0124	24-Apr-23		23	23	23	0	0	1.56
D22	SHAYNE AVENUE N - CRESCENT PARK ESTATES		350308-0128	29-May-23		22	22	22	0	0	1.50
D23	613 Helena Street	Kraft	350308-107	08-May-23		23	128	0	4	124	8.14
D24	BLACK CREEK SIGNATURE PHASE 2	Douglastown-Black Cr.	350308-0100	06-Nov-23		94	94	80	0	14	
D25	3458 BLACK CREEK ROAD	Douglastown-Black Cr.	350308-0130, 350309-0559	06-Nov-23		8	8	0	2	6	0.24
D26	1101 DIPIETRO STREET	Walden	350308-0134	06-Nov-23		3	18	0	0	18	0.45
TOTALS						836	2153	497	224	1432	133.15
9.05 YEARS SUPPLY OF UNITS IN DRAFT APPROVED PLANS											

Table 12: 2023 Draft Approved Subdivision Inventory

Active Plans in Process

Active Plans simply refers to subdivision applications currently in the process for Council consideration. Presently, the available supply of residential units in Active Plans of Subdivision is equal to 6.0 year supply using the 5-year rolling average of 237.8 units/year of absorption.

Table 13 below provides statistical information on the present Active Plans of Subdivision Inventory.

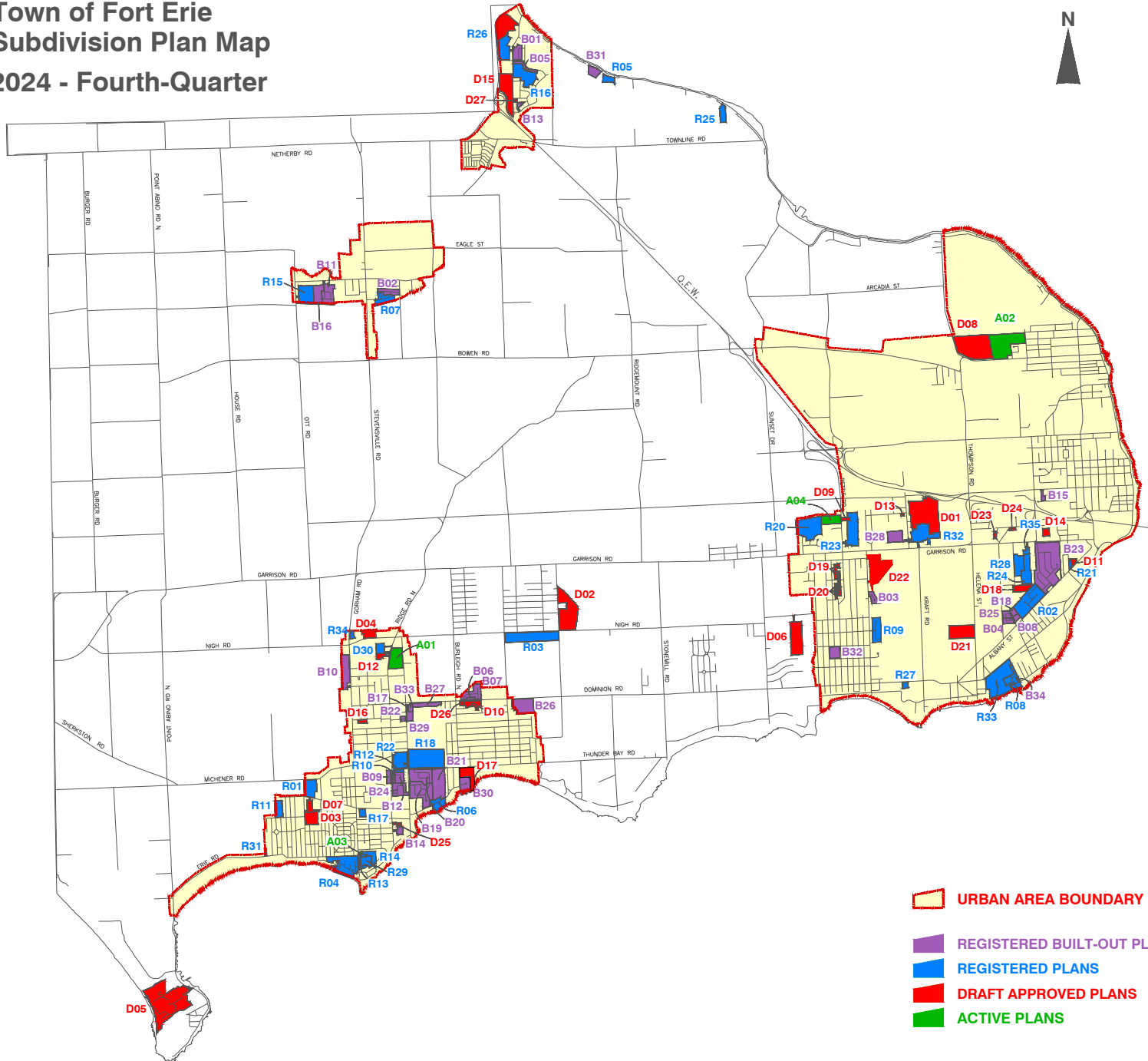
2023 YEAR-END - ACTIVE PLANS										
ACTIVE PLANS OF SUBDIVISION (NOT DRAFT APPROVED)										
Plan Name	Neighbourhood	Reg/Town File No	Submission Date	# of Lots/ Blocks	# of Units	Single-Det. Lots	Semi-Det. Units	Multiple Units	Site Area (ha)	
A01	2649 Stevensville Road			90	90	41	0	49	5.346	
A02	986 Ridge Road North	350309-0505		3	3	3	0	0	5.63	
A03	Alliston Woods Phase II	350308-0058-3		102	218	98	0	120		
A04	315 Garrison Road	350303-0033		6	36	0	0	36	0.84	
A05	0-10417 Walden Boulevard	350308-132		3	14	0	0	14	0.37	
A06	576 Ridge Road N			54	119	49	0	70	5.19	
A07	272 Ridge Road S	350309-0554		3	18	0	0	18	0.54	
A08	3303 Dominion Road	35308-0138		3	13	0	0	13	0.41	
A09	412 Ridgeway Road Condo.			1	13	0	0	13	0.567	
A10	Fort Erie Hills			36	900	30	134	736	34.17	
TOTALS				301	1424	221	134	1069	53.063	
THE AMOUNT OF UNITS IN PROCESS WOULD REPRESENT AN ADDITIONAL SUPPLY OF 6.0 YEARS WORTH OF DWELLINGS UNDER CURRENT 5 YEAR ROLLING AVERAGE										

Table 13: 2023 Active Plans of Subdivision

Subdivision Maps

The following pages contain a series of maps that illustrate geographically where each of the Registered, Draft Approved and Active Plans are found within the municipality. The mapping provides a full municipal view for context, but also supplies excerpts for the various locations (southwest, east and north) that makes it easier to read and interpret.

Town of Fort Erie Subdivision Plan Map 2024 - Fourth-Quarter



- URBAN AREA BOUNDARY
- REGISTERED BUILT-OUT PLANS
- REGISTERED PLANS
- DRAFT APPROVED PLANS
- ACTIVE PLANS

REGISTERED BUILT-OUT PLANS

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

REGISTERED PLANS

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

DRAFT APPROVED PLANS

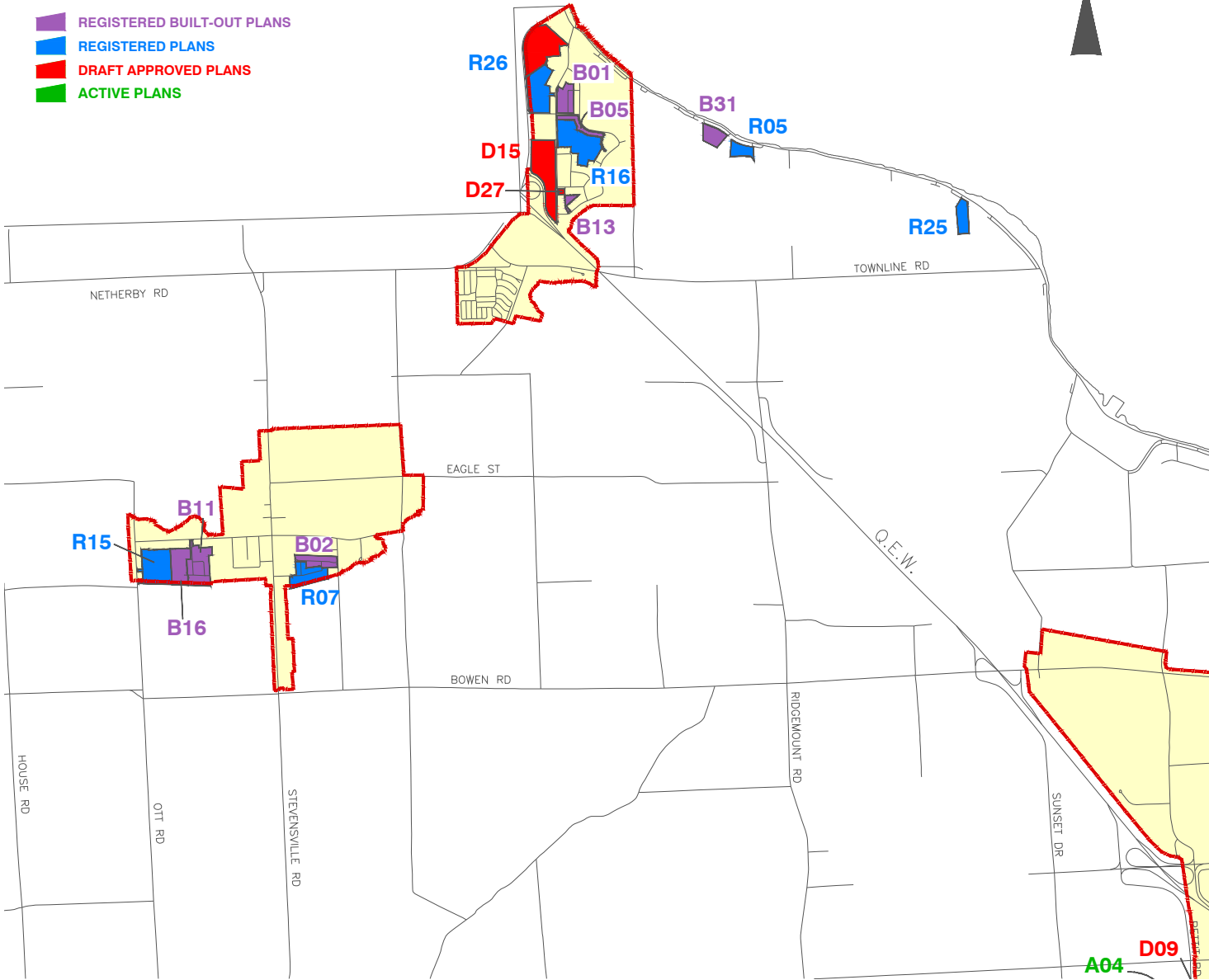
- D01 Alliston Woods Ph. 2
- D02 Hershey Estates
- D03 Schooley Road Condominiums
- D04 Creekside Estates
- D05 Abino Dunes
- D06 Nigh Road Subdivision
- D07 Elizabeth Road Subdivision
- D08 Fort Erie Hills
- D09 Lu Long Ping (Phase II)
- D10 Southridge Meadows
- D11 Brydgieview Townhouse Phase 2 Condominium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

ACTIVE PLANS (Not Draft Approved)

- A01 576 Ridge Road North
- A02 Fort Erie Hills East
- A03 412 Ridgeway Road
- A04 1211-1237 Pettit Road

Town of Fort Erie - Subdivision Plan Map 2024 - Fourth-Quarter NORTH REGION

- ▭ URBAN AREA BOUNDARY
- ▭ REGISTERED BUILT-OUT PLANS
- ▭ REGISTERED PLANS
- ▭ DRAFT APPROVED PLANS
- ▭ ACTIVE PLANS



REGISTERED BUILT-OUT PLANS

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- B33 Deerwood Lane Phase 2 Condominium
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REGISTERED PLANS

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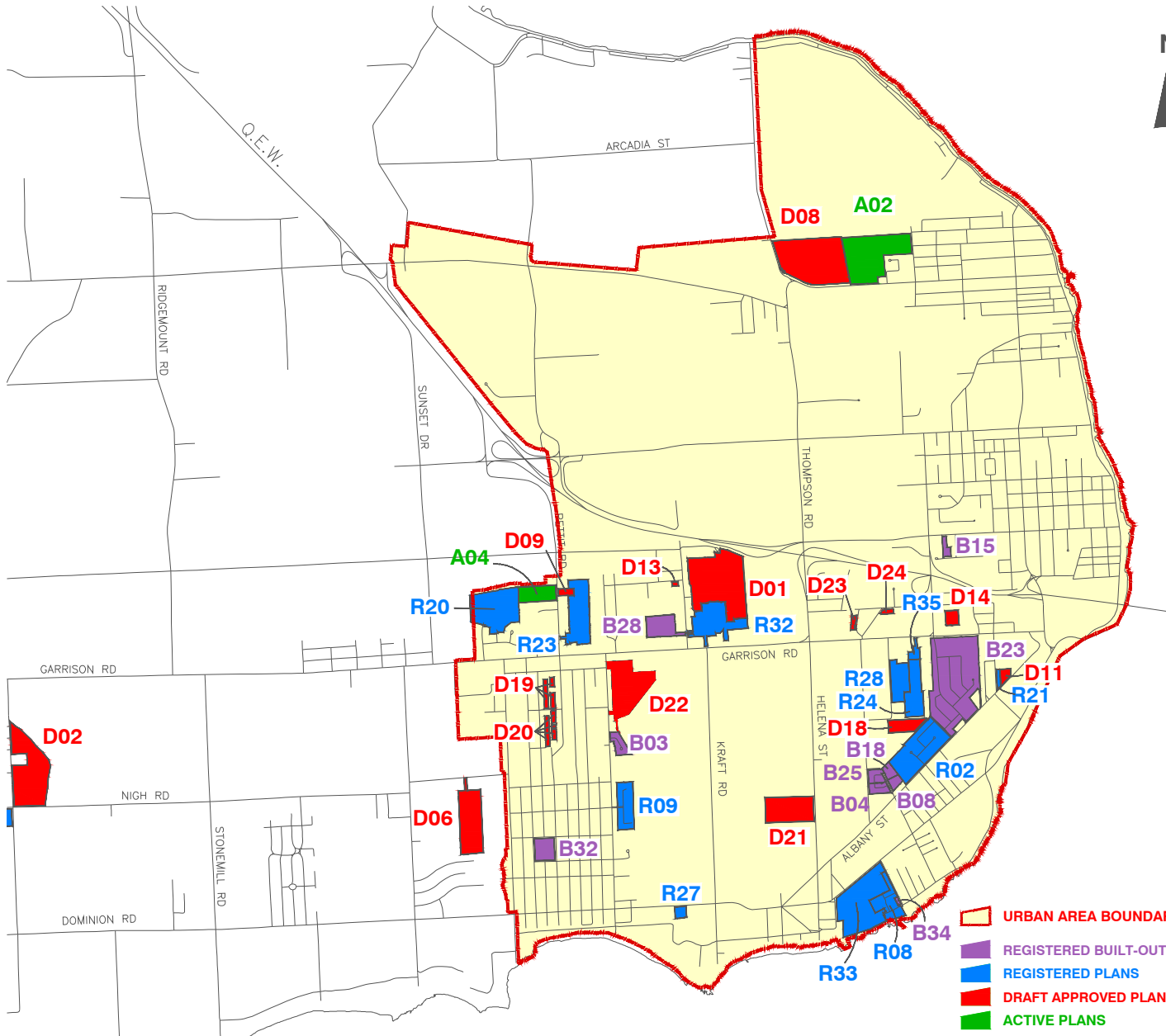
DRAFT APPROVED PLANS

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Town of Fort Erie - Subdivision Plan Map 2024 - Fourth-Quarter EAST REGION



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- R35 Peace Bridge Village Phase 3 (Condo)

DRAFT APPROVED PLANS

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

ACTIVE PLANS (Not Draft Approved)

- A01 576 Ridge Road North
- A02 Fort Erie Hills East
- A03 412 Ridgeway Road
- A04 1211-1237 Pettit Road

URBAN AREA BOUNDARY

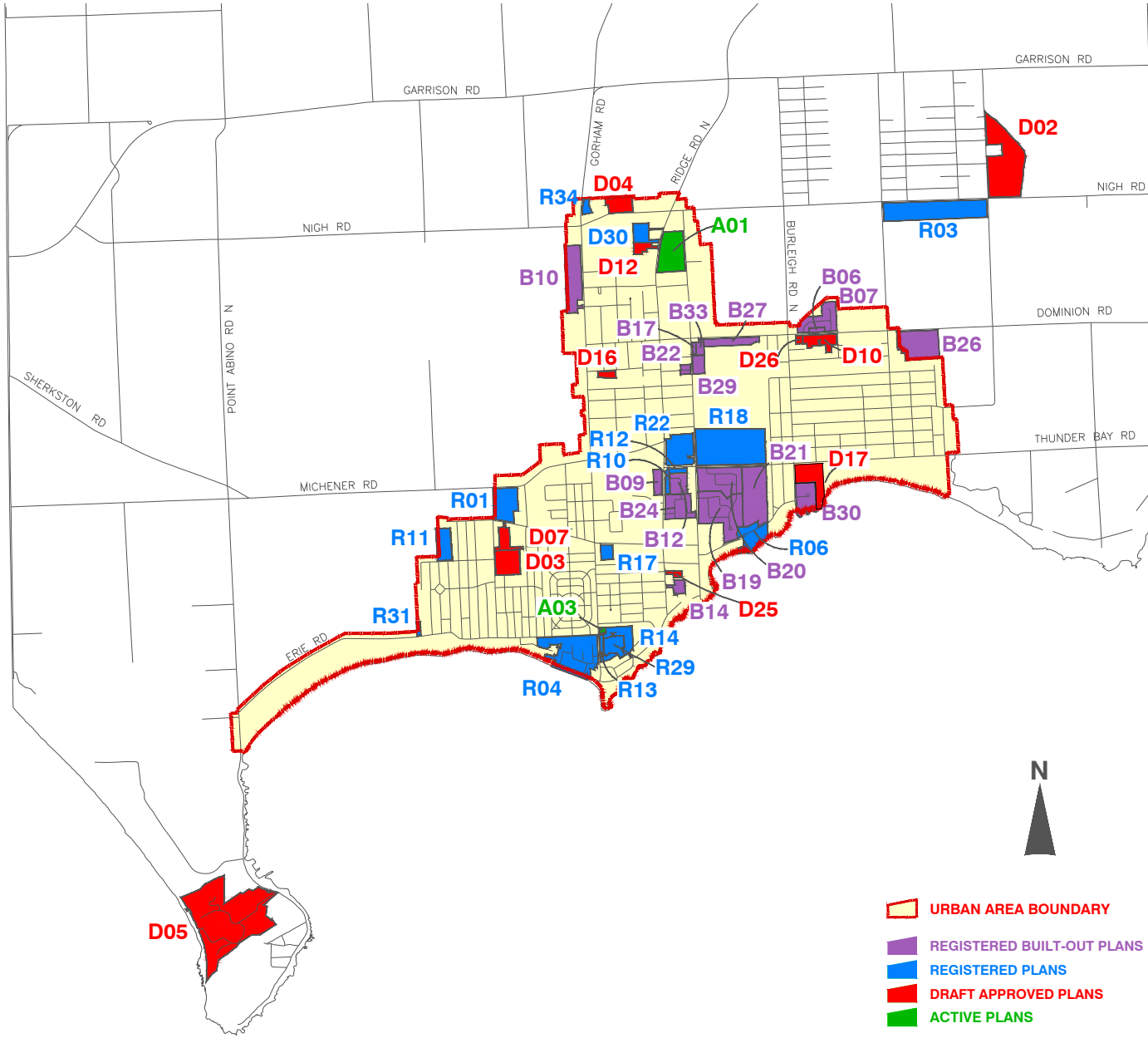
REGISTERED BUILT-OUT PLANS

REGISTERED PLANS

DRAFT APPROVED PLANS

ACTIVE PLANS

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



REGISTERED BUILT-OUT PLANS

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

REGISTERED PLANS

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

DRAFT APPROVED PLANS

- D01 Alliston Woods Ph. 2
- D02 Hershey Estates
- D03 Schoolley Road Condominiums
- D04 Creekside Estates
- D05 Abino Dunes
- D06 Nigh Road Subdivision
- D07 Elizabeth Road Subdivision
- D08 Fort Erie Hills
- D09 Lu Long Ping (Phase II)
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ACTIVE PLANS (Not Draft Approved)

- A01 576 Ridge Road North
- A02 Fort Erie Hills East
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- URBAN AREA BOUNDARY
- REGISTERED BUILT-OUT PLANS
- REGISTERED PLANS
- DRAFT APPROVED PLANS
- ACTIVE PLANS

SECTION C: BY-LAW ENFORCEMENT – 2023 FOURTH QUARTER (Q4) AND YEAR-END

This section provides statistics related to the volume of calls for service and actions the Town's By-law Enforcement Officers experienced in fourth quarter of 2023 and overall year-end statistics for the information of Council and the general public.

By-law Enforcement Overview 2023 Fourth Quarter (Q4)

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 provides a more detailed breakdown of the 2023 fourth quarter data for types and volumes of calls for service filled. **Figure 11** on the following page indicates the percentage of new calls for service by type during Q4-2023.

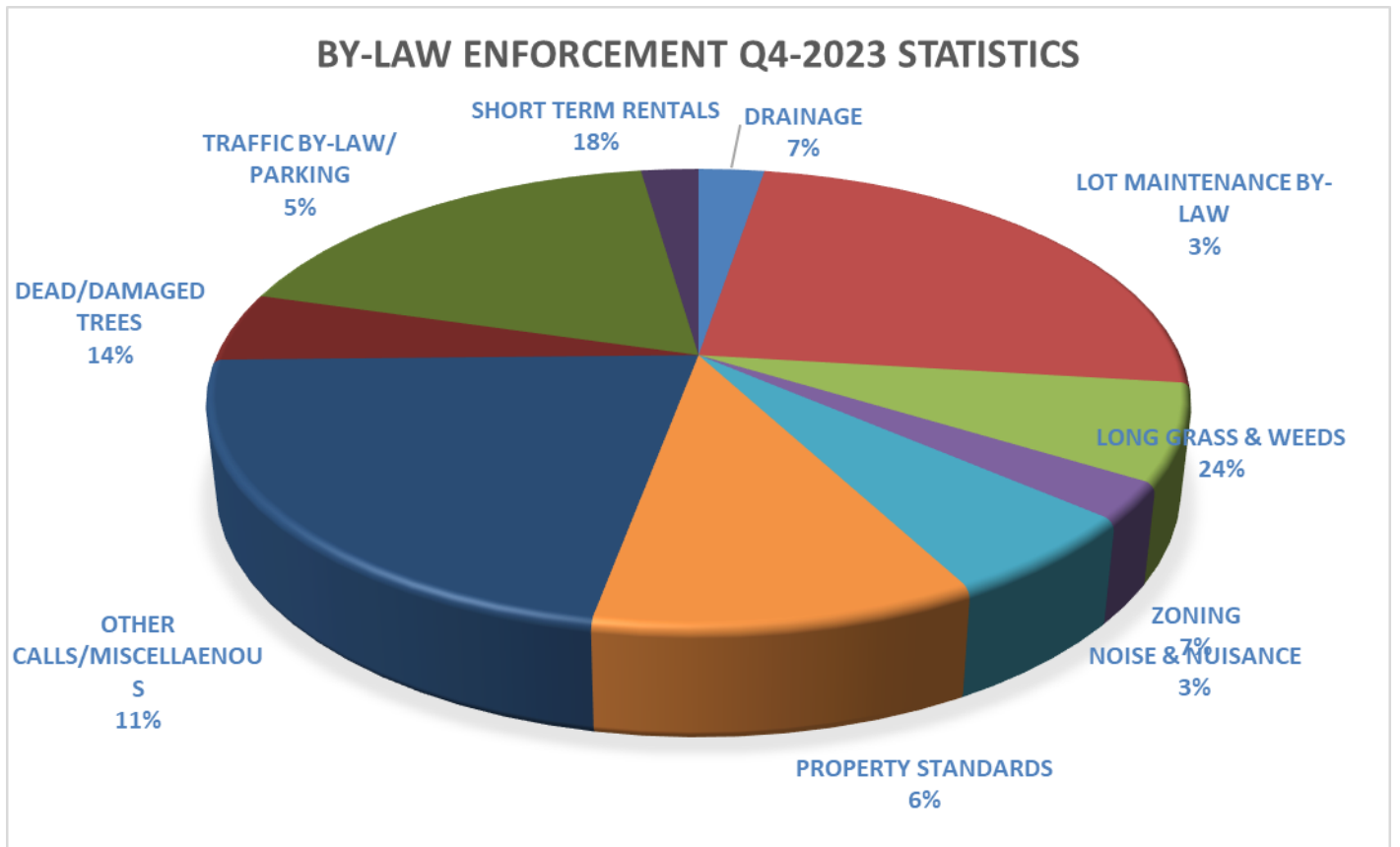


Figure 11: By-law Q4-2023 percentage of new calls for service by type

By-law Enforcement Overview 2023 Year-End

For the 2023-year, By-law Enforcement received 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.

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

NUMBER OF CALLS FOR SERVICE PER YEAR	
2013	522
2014	580
2015	675
2016	837
2017	937
2018	961
2019	1164
2020	1725
2021	2045
2022	2067
2023	2087
TOTAL	13600

Table 15: 10-year Total By-law Enforcement Calls for Service

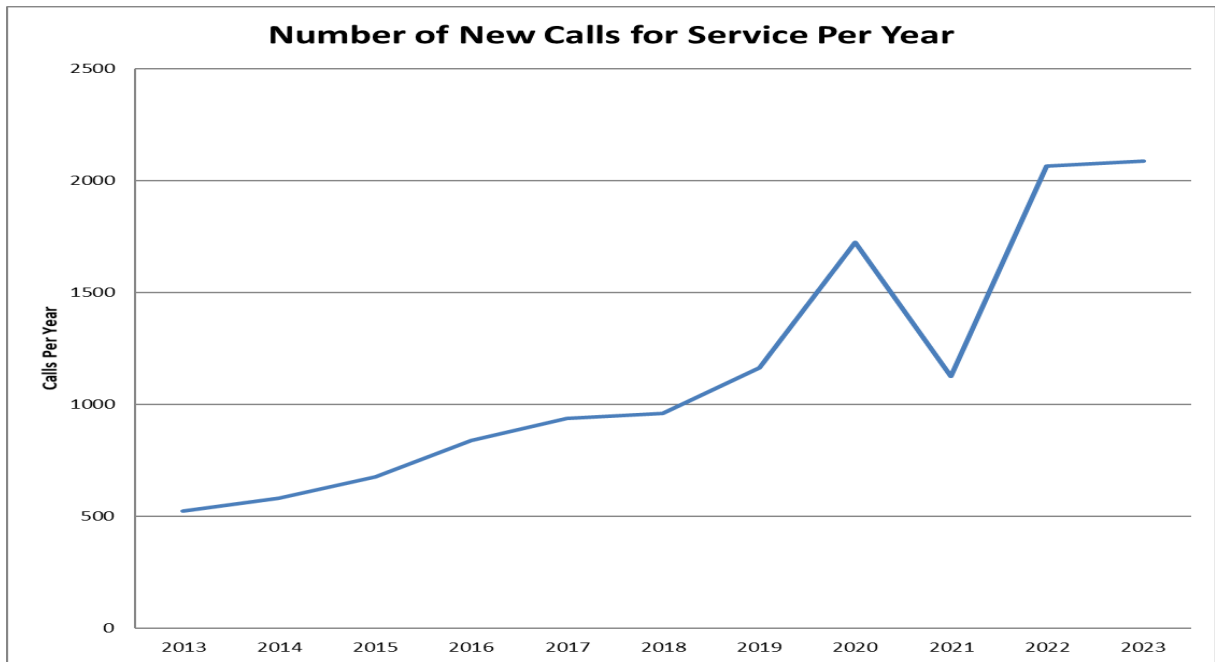


Figure 12: 10-year Number of Calls for Service Per Year

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. **Table 16** below provides a more detailed breakdown of the 2023 data for types and volumes of calls for service filled. **Figure 13** on the following page indicates the percentage of new calls for service by type during 2023.

By –Law Enforcement Statistics January 1 to December 31, 2023				
Year End - 2023				
BY-LAW	Calls Carried Over from 2022	New Calls for Service	Resolved Calls	Pending Calls
DRAINAGE	28	76	77	23
LOT MAINTENANCE BY-LAW	126	438	445	122
LONG GRASS & WEEDS	148	438	434	149
ZONING	53	104	111	46
NOISE & NUISANCE	15	128	130	13
PROPERTY STANDARDS	139	130	122	145
OTHER CALLS/MISCELLANEOUS	93	301	316	86
DEAD/DAMAGED TREES	121	137	140	115
TRAFFIC BY-LAW/PARKING	20	245	251	14
SHORT TERM RENTALS	31	90	93	27
TOTAL	774	2087	2119	740

Table 16: 2023 By-law Enforcement Service Call Statistics

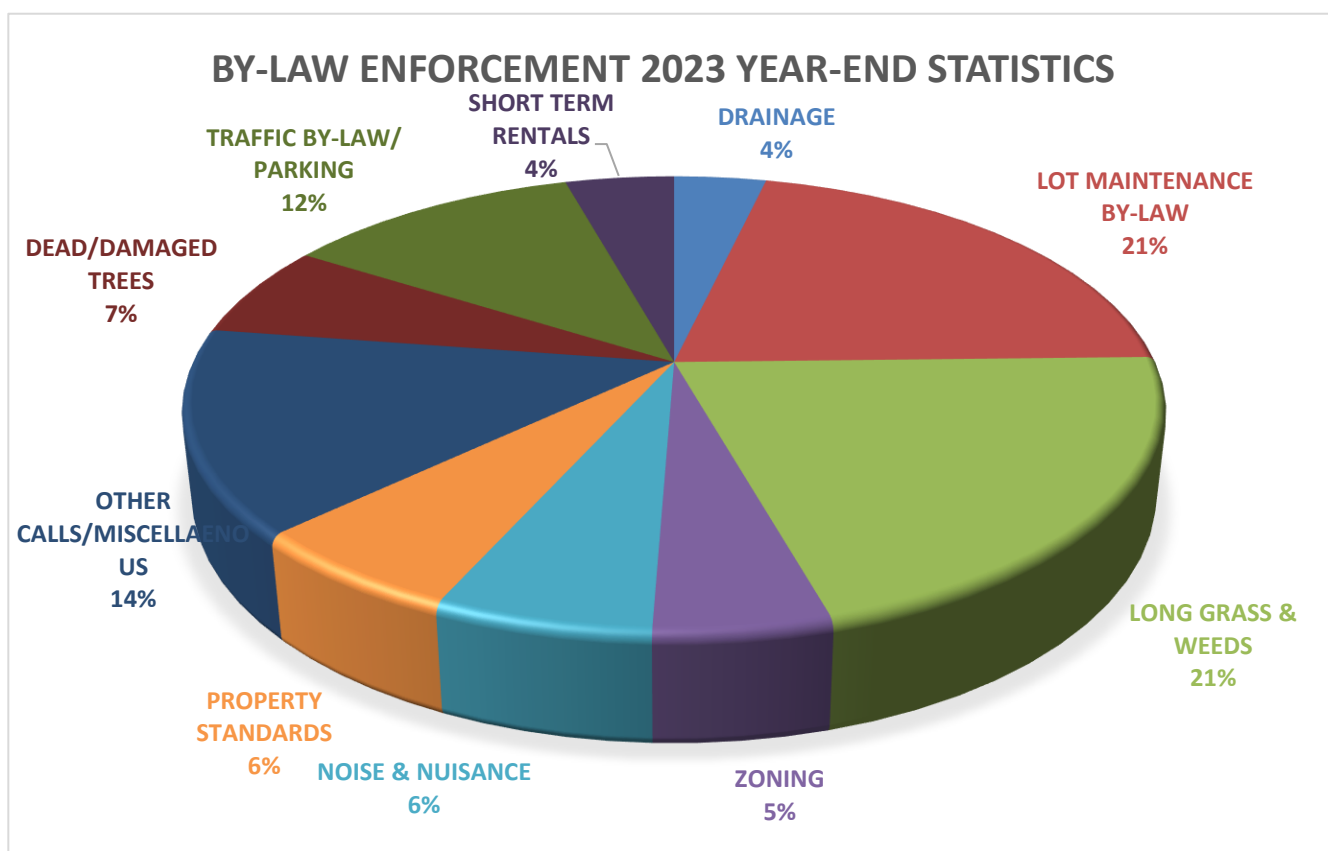


Figure 13: 2023 By-law Enforcement Service Call Statistics

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 ticket issued in 2022 but decrease to the 1411 tickets issued in 2021.

OVERALL 2023 FOURTH QUARTER (Q4) AND YEAR END SUMMARY

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.

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 and 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.