

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



## 2025 YEAR IN REVIEW



**June 2025**

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

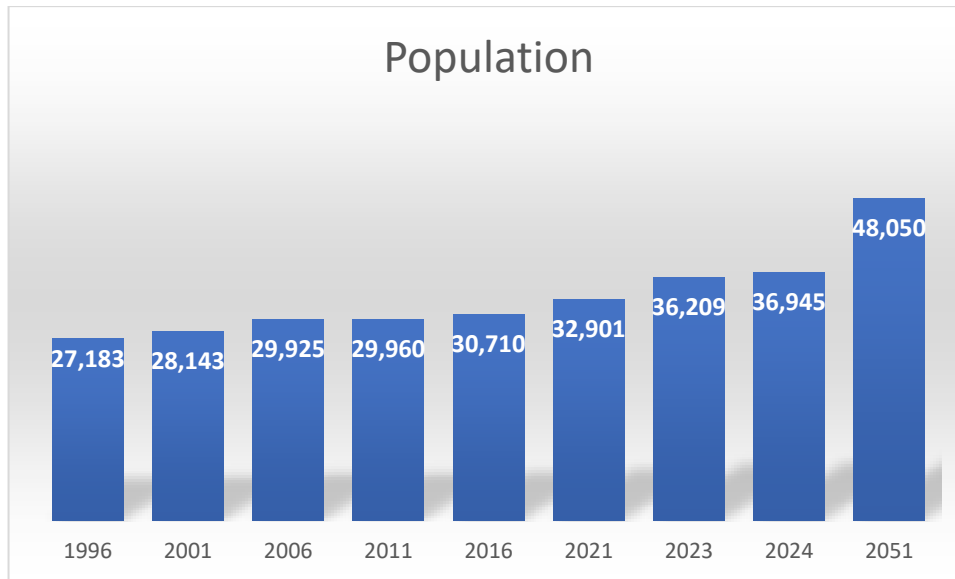
Note - This Report is prepared for the information of the Town of Fort Erie Council and overall public consumption. Reporting is of statistical nature only. Analysis is the domain of the reader.

## Table of Contents

<b>POPULATION</b> .....	<b>3</b>
<b>SECTION A: BUILDING – 2025 FIRST QUARTER (Q1)</b> .....	<b>4</b>
2025 First Quarter Building Permit Overview .....	4
Summary of Permit Volumes & Estimated Value – First Quarter 2025 (Q1) .....	4
New Residential Construction – Fourth Quarter 2025 (Q1).....	4
New Residential Construction By Neighbourhood First- Quarter 2025(Q1) .....	5
The value of Industrial/Commercial/Institutional (ICI) .....	7
<b>SECTION B: PLANNING &amp; DEVELOPMENT - 2025 FIRST QUARTER (Q1)</b> .....	<b>8</b>
Development Planning Applications – First Quarter 2025 (Q1):.....	8
Land Supply .....	8
Registered Plans of Subdivision .....	8
Draft Approved Plans of Subdivision .....	10
Active Plans in Process.....	11
Subdivision Maps .....	12
THE INTRODUCTION OF TREE BY-LAW 33-2024 .....	17
<b>SECTION C: BY-LAW ENFORCEMENT – 2025 FIRST QUARTER (Q1)</b> .....	<b>18</b>
By-law Enforcement Overview 2025 First Quarter (Q1).....	18

## 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.



**\*\*2051 Regional  
population projection**

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.

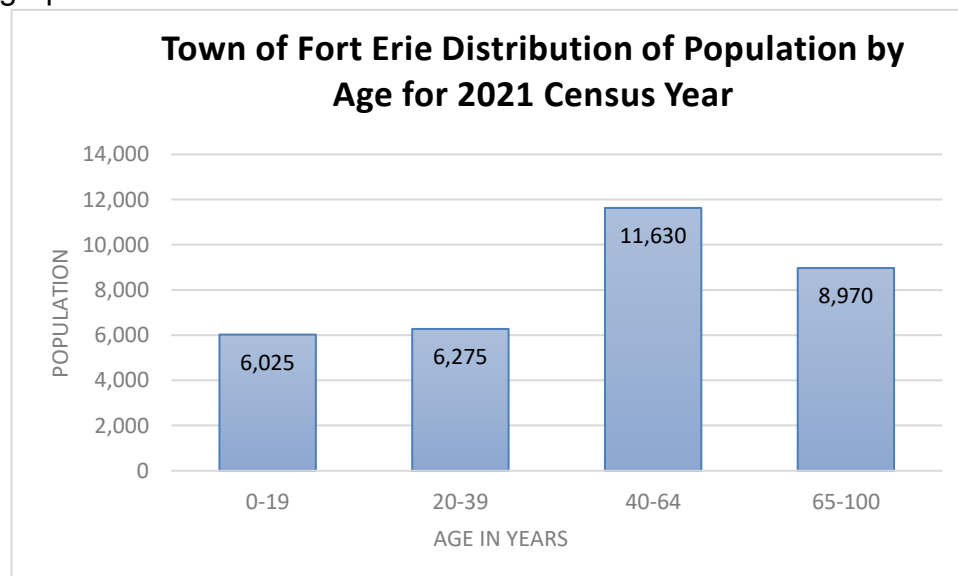


Figure 2 Source: Statistics Canada

## SECTION A: BUILDING – 2025 FIRST QUARTER (Q1)

### 2025 First Quarter Building Permit Overview

The Building Department issued a total of 102 building permits in the first quarter of 2025 totaling an estimated construction value of \$15.5 million.

### Summary of Permit Volumes & Estimated Value – First Quarter 2025 (Q1)

**Figure 1** provides the volumes and estimated construction values for Q1-2025 broken down by category.

	Q1 PERMIT VOLUMES AND ESTIMATED VALUES		2025		
	CLASSIFICATION	NO. OF PERMITS Q1 ONLY	ESTIMATED VALUE \$	UNITS CREATED	
2025-Q1 Permit Values	<b>Total Value of all New Dwellings</b>				
	New Single Detached Dwellings	11	\$ 7,960,600.00	13	
	New Semi-Detached Dwellings				
	New Multi-Unit Dwellings/Apartments/Towns	7	\$ 2,653,250.00	11	
	New Accessory Dwelling Units	2	\$ 91,600.00	2	
	Res. Add. Alt. & Repairs	36	\$ 2,721,282.00		
	Garages & Carports	2	\$ 75,000.00		
	Accessory Buildings				
	Swimming Pools	4	\$ 189,906.00		
	Farm Buildings *				
	Model Homes				
	Commercial Business				
	New				
	Additions, Alterations, Etc.	6	\$ 658,900.00		
	Industrial				
	New	5	\$ 22,645.00		
	Additions, Alterations, Etc.	2	\$ 150,000.00		
	Institutional & Gov't				
	New	1	\$ 600,000.00		
	Additions, Alterations, Etc.	2	\$ 457,000.00		
	Demolitions	12	\$ 103,300.00		
	Plumbing	4	\$ 53,500.00		
	Other (sign, tent, tank, etc;)	8	\$ 48,926.00		
	<b>TOTALS</b>	<b>102</b>	<b>\$ 15,785,909.00</b>	<b>26</b>	

Figure 1: Q1-2025 permit volume and estimated values

### New Residential Construction – Fourth Quarter 2025 (Q1)

The Building Department issued 18 new residential building permits, resulting in the creation of 26 new residential units, which includes 8 accessory dwelling units (ADUs). The total estimated construction value for all building permits issued during this period was \$15.5 million.

Residential permit activity in the first quarter of 2025 recorded the lowest volume in the past five years. In contrast, Q1 2021 and Q1 2022 remain the peak periods for residential permit

issuance. **Figure 2** on the following page illustrates the first quarter residential permit volume from 2020 to 2024.

1Q 2020	# of Units per Month	Q1 2021	# of Units per Month	Q1 2022	# of Units per Month	Q1 2023	# of Units per Month	Q1 2024	# of Units per Month	Q1 2025	# of Units per Month
January	20	January	10	January	38	January	18	January	7	January	0
February	11	February	75	February	47	February	13	February	12	February	11
March	10	March	27	March	27	March	13	March	31	March	15
<b>TOTAL</b>	<b>41</b>	<b>TOTAL</b>	<b>112</b>	<b>TOTAL</b>	<b>112</b>	<b>TOTAL</b>	<b>44</b>	<b>TOTAL</b>	<b>50</b>	<b>TOTAL</b>	<b>26</b>

Figure 2: 2020 to 2025 First Quarter Residential Permit Volume

## New Residential Construction By Neighbourhood First- Quarter 2025(Q1)

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

1. Garrison
2. Spears/High Pointe and Ridgeway/Thunder Bay
3. Rural Areas and Douglastown

**Figure 3** illustrate the first 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	0	0.0%
Crystal Beach	0	0.0%
Douglastown	1	3.8%
Fort Erie	0	0.0%
Garrison	18	69.2%
Gateway	0	0.0%
Kraft	0	0.0%
Lakeshore	0	0.0%
Ridgeway/Thunder Bay	3	11.5%
Spears/High Pointe	3	11.5%
Stevensville	0	0.0%
Walden	0	0.0%
Rural Areas	1	3.8%
<b>TOTAL</b>	<b>26</b>	<b>100.0%</b>

Figure 3: Q1-2025 Distribution of Residential Permits by Neighbourhood

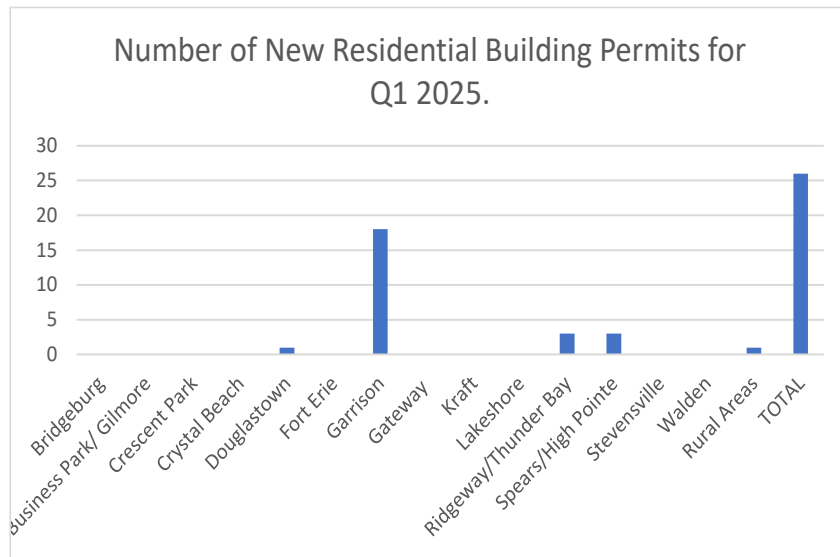


Figure 4: Q1 2025 Distribution of Residential Permits by Neighbourhood

## Residential Construction By Type

In terms of Q1 statistics for 2025 new residential dwellings units, the 26 permits issued consisted of 11 single detached dwellings, 7 townhomes and 8 accessory dwelling. **Figure 5** below illustrates the year-end distribution of new residential building permits by type.

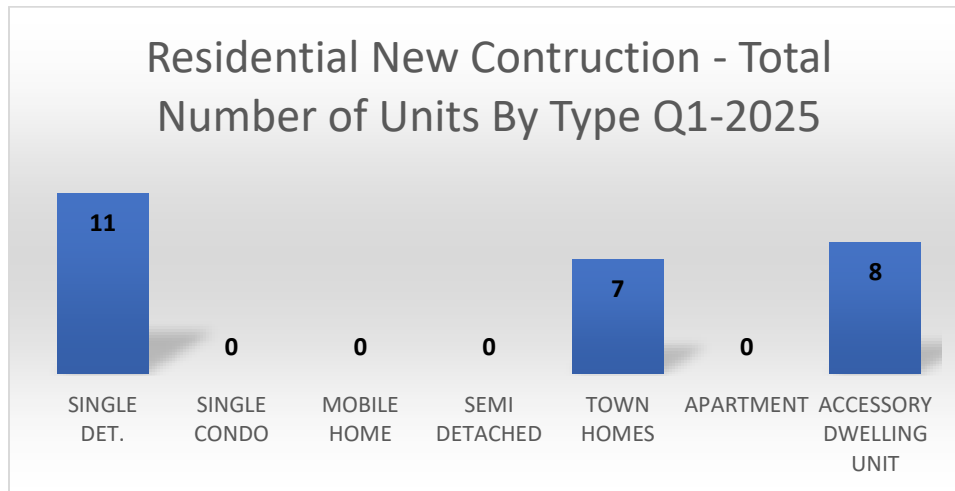


Figure 5: 2025 Distribution of Residential Permits

## Industrial, Commercial & Institutional Permit Activity – Q1- 2025

The value of Industrial/Commercial/Institutional (ICI) construction in Q1-2025 was approximately \$1.9 million

### Industrial

Industrial permit activity increased in Q1 2025, with 7 permits issued compared to 3 in Q1 2024. However, the total estimated construction value was significantly lower this year, at \$172,645, compared to \$6,343,190 in Q1 2024.

### Commercial

Commercial permit activity declined in Q1 2025, with only 6 permits issued compared to 11 during the same period in 2024. All permits issued this quarter were for renovations, additions, or alterations. The total estimated value of these permits was \$658,900 significantly lower than the \$3.47 million recorded in Q1 2024. No commercial permits triggered development charges within the first quarter of 2025 as all commercial permits issued were for renovations/alterations.

### Institutional

Institutional permit activity declined in the first quarter of 2025 compared to the same period in 2024. Only three permits were issued, with an estimated construction value of \$1.06 million down from \$1.8 million in Q1-2024.

## SECTION B: PLANNING & DEVELOPMENT - 2025 FIRST QUARTER (Q1)

### Development Planning Applications – First Quarter 2025 (Q1):

In the first quarter of 2025, the Development Planning division received a total of 61 applications. **Figure 6** illustrates the statistical information for first quarter application volume by type.

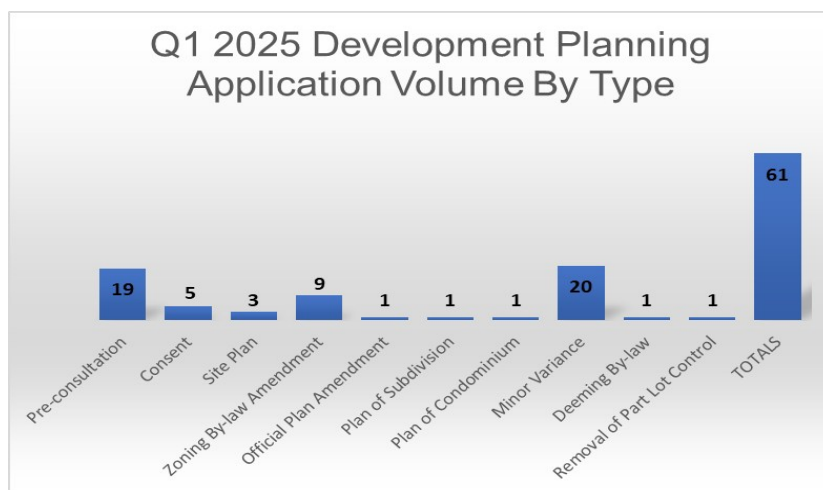


Figure 6: Q1-2025 Development Planning Application Volume

### Land Supply

The 2024 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

No subdivision plans were registered in the first quarter of 2025. Subdivision registration activity had generally slowed between 2020 and 2023, with only one registration occurring in 2024. As of Q1-2025, there are 1,194 potential residential units available within Registered Plans of Subdivision. Based on a three-year rolling average annual absorption rate of units, this represents approximately 6.3 years of available residential lot supply. **Figure 7** presents statistical information on built-out Registered Plans (pink) and outlines the inventory remaining in Registered Plans that have yet to receive building permits (blue).



**Q1-2025 REGISTERED AND BUILT-OUT PLANS OF SUBDIVISION**

	Plan Name	Neighbourhood	Reg'd	Reg'l File No.	Date of Reg'n	# of Lots/Blocks	# of Units	Potential Units	Vacant Single-Det.	Vacant Semi-Det. Units	Vacant Multiple Units
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-15-2000-0	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	LEXINGTON COURT CONDOMINIUM	Garrison	NSSCP89	26CD-15-04-0	2013-10-18	1	20	0	0	0	0
B19	RIDGEWAY-BY-THE-LAKE PHASE I	Ridgeway/Thunder Bay	M-341	26T-96014	2006-01-30	86	86	0	0	0	0
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-15-09-0	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-15-10-0	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

**Q1-2025 REGISTERED SUBDIVISIONS WITH UNITS REMAINING**

	Plan Name	Neighbourhood	Reg'd	Reg'l File No.	Date of Reg'n	# of Lots/Blocks	# of Units	Potential Units	Vacant Single-Det.	Vacant Semi-Det. Units	Vacant Multiple Units
R01	JETMAR SUBDIVISION	Crystal Beach	M-65	26T-74259	1978-02-07	49	49	9	9	9	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
R06	RIDGEWAY SHORES PHASE 1	Ridgeway/Thunder Bay	M-304	26T-15-9801	2002-12-18	16	16	2	1	1	0
R07	HILL ESTATES SOUTH	Stevensville	M-303	26T-	2002-11-18	36	36	1	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	47	127	1	82	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 Cre	59M-451	350308-0042.2	2018-01-25	88	88	32	18	18	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	NSVLC 149/59M-455	350308-0085	2018-06-28	78	120	54	45	15	5
R19	HIGH POINTE SUBDIVISION	High Pointe	59M-459	26T-15-02-02	2018-08-14	114	139	33	25	9	0
R20	BRYDGVIEW (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-15-2005-0	2018-12-12	72	72	10	8	8	0
R22	LU LONG PING Phase 1 (Fmr. Spears Garden)	Spears-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	NSVLC 148	350303-0016	2019-01-29	4	3	2	2	2	0
R25	PEACE BRIDGE VILLAGE PHASE 3 CONDO.	Garrison	59M-470	350303-0032	2019-05-03	1	15	1	15	0	0
R26	BLACK CREEK SIGNATURE	Douglastown	59M-483	350308-0100	2020-12-03	138	181	172	144	94	7
R27	KETTLE COURT	Lakeshore	59M-490	350308-0067	2021-05-27	12	12	12	7	7	0
R28	PEACE BRIDGE VILLAGE PHASE 2	Garrison	59M-488	350308-0111	2021-03-25	47	88	40	11	0	29
R29	SOUTH COAST VILLAGE PHASE 3 CONDO.	Crystal Beach	59M-430	350303-0027	2020-11-09	9	73	9	38	0	0
R30	ROYAL RIDGE	Ridgeway/Thunder Bay	59M-506	350308-0101	2022-10-03	14	39	14	35	0	10
R31	HAZELWOOD CONDOMINIUMS	Crystal Beach		350309-0293		2	12		12	0	0
R32	ALLISTON WOODS	Spears	59M-516	26T-15-00-02	2023-04-25	161	299	71	239	124	0
R33	HABOURTOWN AT ERIE BEACH	Lakeshore	59M-519	350308-0108	2023-07-26	72	197	70	195	51	2
R34	SOUTHRIDGE MEADOWS	Ridgeway/Thunder Bay	59M-521	350308-0117	2023-09-22	46	44	9	9	1	8
R35	726 GORHAM ROAD	Ridgeway/Thunder Bay	59M-523	350308-0125	2023-12-14	8	7	7	7	7	0
R36	3285 THUNDER BAY ROAD/WESTWIND SUBDIV	Ridgeway/Thunder Bay	59R17574	350308-0122	24-Jul-24	41	41	41	41	41	0.00

**TOTALS**

denotes Registered Built-out

denotes Registered/Units Remaining

**6.3 YEAR SUPPLY OF UNITS IN REGISTERED PLANS**

1655 2484 8201 1194 550 34 610

## Draft Approved Plans of Subdivision

The first quarter of 2025 saw 1 draft plan receive approval from Council.

Present supply provides for 2727 new residential units in approved Plans of Subdivision with a healthy mix of 604 single detached, 184 semi-detached and 1939 multiple unit dwellings (towns & apartments). **Figure 8** on the following page provides the details on the present Draft Approved Subdivision inventory.

2025 DRAFT APPROVED PLANS											
DRAFT APPROVED PLANS OF SUBDIVISION											
	Plan Name	Neighbourhood	File No	Draft Approval	Redline Approved	# of Residential Lots/Blks	# of Units	Single-Det. Units	Semi-Det. Units	Multiple Units	Site Area (ha)
D01	HERSHEY ESTATES	Rural Area	26T-15-99-02	12-Jan-01	2003-09-15	17	17	17	0	0	14.30
D02	SCHOOLEY ROAD CONDOMINIUMS	Crystal Beach	350303-006	11-Sep-06		53	53	0	0	53	3.94
D03	CREEKSIDE ESTATES	Ridgeway/Thunder Bay	26T-15-05-	11-Apr-11		31	31	31	0	0	2.43
D04	ABINO DUNES CONDOMINIUM	Point Abino	350308-040/D12-040			27	27	27	0	0	32.97
D05	ELIZABETH ST. SUBDV. (Fmr. Dantini Plan)	Crystal Beach	350308-0082			28	28	28	0	0	3.18
D06	FORT ERIE HILLS	Bridgeburg	350308-0120	01-May-17	10-Jun-24	137	900	30	134	736	19.26
D07	ALISTON WOODS PHASE II	Spears	350308-0058-3	03-May-17		102	218	98	0	120	
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	BRIDGEVIEW TOWNHOUSE CONDOMINIUM	Garrison	350303-0031	22-Mar-21		6	26	0	0	26	0.79
D10	ROYAL RIDGE PH.2	Ridgeway/Thunder Bay	350308-112	08-Mar-21		8	47	1	6	40	1.35
D11	294 GORHAM ROAD & 3819 HIBBARD (CONDO)	Ridgeway/Thunder Bay	350309-535 & 350303-034	14-Feb-22		2	19	0	0	19	1.20
D12	0-10972 SEYMOUR AVENUE	Spears	350308-0126	03-Oct-22		8	8	8	0	0	0.17
D13	SPRING CREEK ESTATES	Douglastown-Black Cr.	350309-540/350308-123	12-Dec-22		77	225	54	16	155	8.68
D14	PEACE BRIDGE VILLAGE PHASE 4	Garrison	350302-0127 & 350309-0544	16-Jan-23		37	67	31	0	36	2.64
D15	SHAYNE AVENUE SOUTH	Crescent Park	350308-0124	24-Apr-23		23	23	23	0	0	1.56
D16	SHAYNE AVENUE N - CRESCENT PARK ESTAT	Crescent Park	350308-0128	29-May-23		22	22	22	0	0	1.50
D17	272 Ridge Road S	Ridgeway/Thunder Bay	350309-0554	26-Jun-23		3	18	0	0	18	0.54
D18	3303 Dominion Road	Ridgeway/Thunder Bay	35308-0138 35309-0569	28-Aug-23		3	13	0	0	13	0.41
D19	613 Helena Street	Kraft	350308-107	08-May-23		23	128	0	4	124	8.14
D20	0-10417 WALDEN BLVD	Walden	350308-132	02-Oct-23		3	13	0	2	11	0.37
D21	BLACK CREEK SIGNATURE PHASE 2	Douglastown-Black Cr.	350308-0100	06-Nov-23		94	129	77	0	52	0.55
D22	3458 BLACK CREEK ROAD	Douglastown-Black Cr.	350308-0130, 350309-0559	06-Nov-23		8	8	0	2	6	0.24
D23	1101 DIPIETRO STREET	Walden	350308-0134	06-Nov-23		3	18	0	0	18	0.45
D24	1211-1237 PETTIT ROAD	Spears-High Pointe	350308-133	15-Jan-24		27	98	5	12	81	3.83
D25	315 & 0-350 GARRISON ROAD SUBDIVISION AN	Gateway	350303-0035	29-Jan-24		8	72	0	0	72	2.48
D26	1589 NIGH ROAD	Nigh Road Subdivision	350308-0077	09-Apr-24		10	10	10	0	0	9.51
D27	255 EMERICK AVENUE	Bridgeburg	350303-0045	13-May-24		1	35	0	0	35	0.85
D28	412 RIDGEWAY ROAD (CONDO)	Ridgeway/Thunder Bay	350303-0043	27-May-24		1	11	0	0	11	0.57
D29	0-14166 Hendershot Drive	Stevensville	35030-0138	12-Aug-24		7	29	0	0	29	1.005
D30	576 Ridge Road N	Ridgeway/Thunder Bay	35030-131	07-Oct-24		54	119	49	0	70	5.19
D31	576 Ridge Road - Block 50 (Condo)	Ridgeway/Thunder Bay		07-Oct-24		1	70	0	0	70	2.065
D32	CRESCENT ACRES (0-10747 KRAFT ROAD)	Kraft	35030-0129	08-May-23	24-Feb-25	28	238	86	8	144	10.86
	TOTALS					860	2727	604	184	1939	141.45
14.4 YEARS SUPPLY OF UNITS IN DRAFT APPROVED PLANS											

Figure 8: 2025 Draft Approved Subdivision Inventory

## Active Plans in Process

### Active Plans

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

**Figure 9 of Appendix 1** identifies two active plans: 0-15850 Rebstock Road and 2649 Stevensville Road. Presently, the available supply of residential units in Active Plans of Subdivision is equal to just under a one-year supply using the 3-year rolling average of 188.3 units/year of absorption. **Figure 10** below provides statistical information on the present Active Plans of Subdivision Inventory.

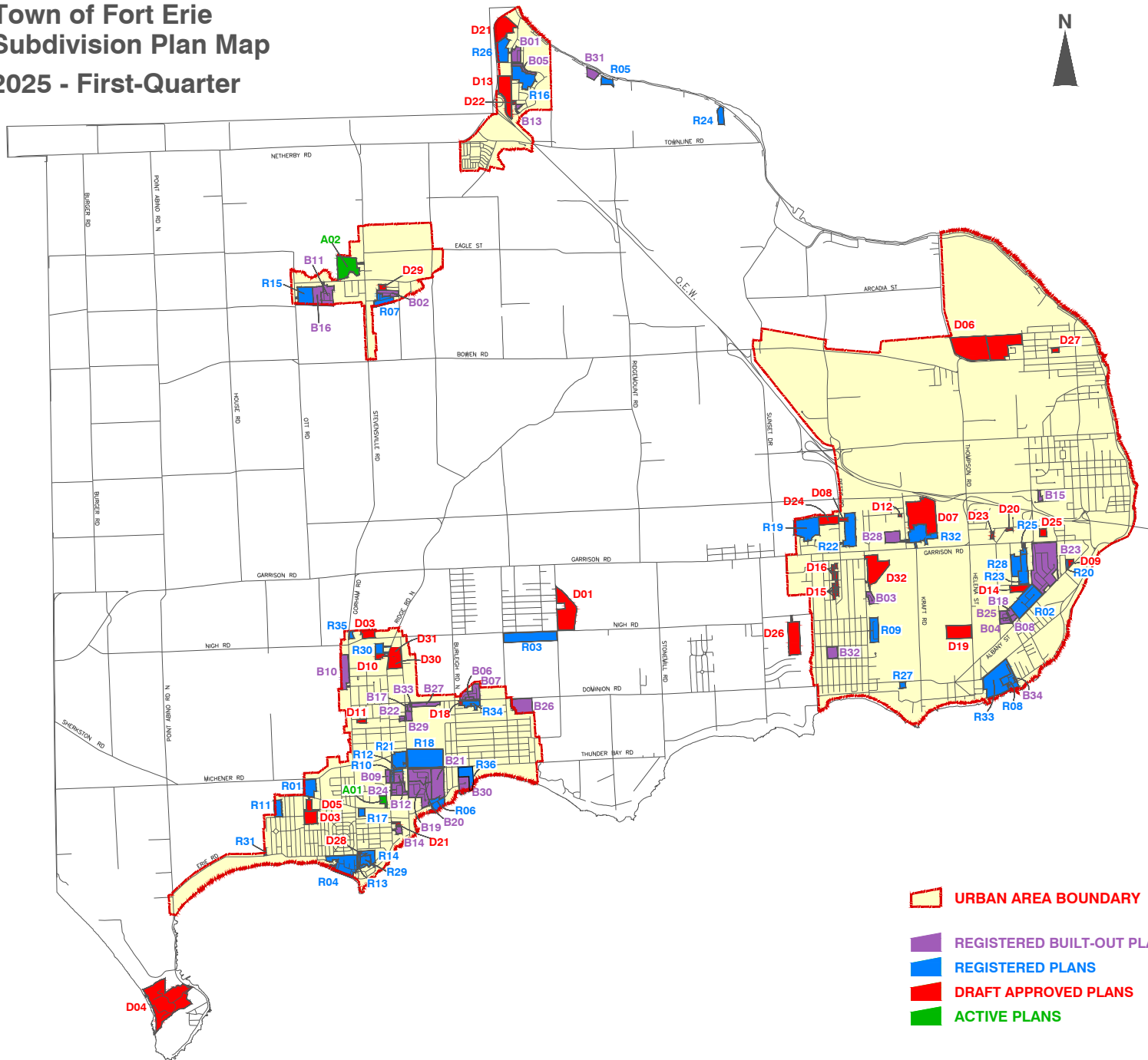
Q1-2025 - ACTIVE PLANS									
ACTIVE PLANS OF SUBDIVISION (NOT DRAFT APPROVED)									
	Plan Name	Neighbourhood	Complete Application Date	# of Lots/ Blocks	# of Units	Single-Det. Lots	Semi-Det. Units	Multiple Units	Site Area (ha)
A01	0-15850 Rebstock Road	Crystal Beach	04-Dec-24	9	90	0	0	90	1.5
A02	2649 Stevensville Road	Stevensville	04-Nov-24	90	90	41		49	5.3
	TOTALS			99	180	41	0	139	6.8
THE AMOUNT OF UNITS IN PROCESS WOULD REPRESENT AN ADDITIONAL SUPPLY OF 0.95 YEARS WORTH OF DWELLINGS UNDER CURRENT 3 YEAR ROLLING AVERAGE									

Figure 9: 2024 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 2025 - First-Quarter



## 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 Hagley Avenue Condominiums  
B16 Victoria Creek Estates Phase II  
B17 Deerwood Lanes Phase I  
B18 Lexington Court Condominiums  
B19 Ridgeway-by-the-Lake Phase I  
B20 Ridgeway-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 Condominiums  
B31 Noye 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 II)  
R16 River Trail Estates (Phase II)  
R17 Parklane Place  
R18 The Oaks at 6 Mile Creek  
R19 High Pointe Subdivision  
R20 Brydgevieu Phase 1  
R21 Crystal Ridge Landing  
R22 Lulungpong Phase 1 (Former Spears Garden Sub)  
R23 Peace Bridge Subdivision (Phase 1)  
R24 River Lea Estates (Condo)  
R25 Peace Bridge Village Phase 3 (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 Southridge Meadows  
R35 726 Gorham Road  
R36 3285 Thunder Bay Road

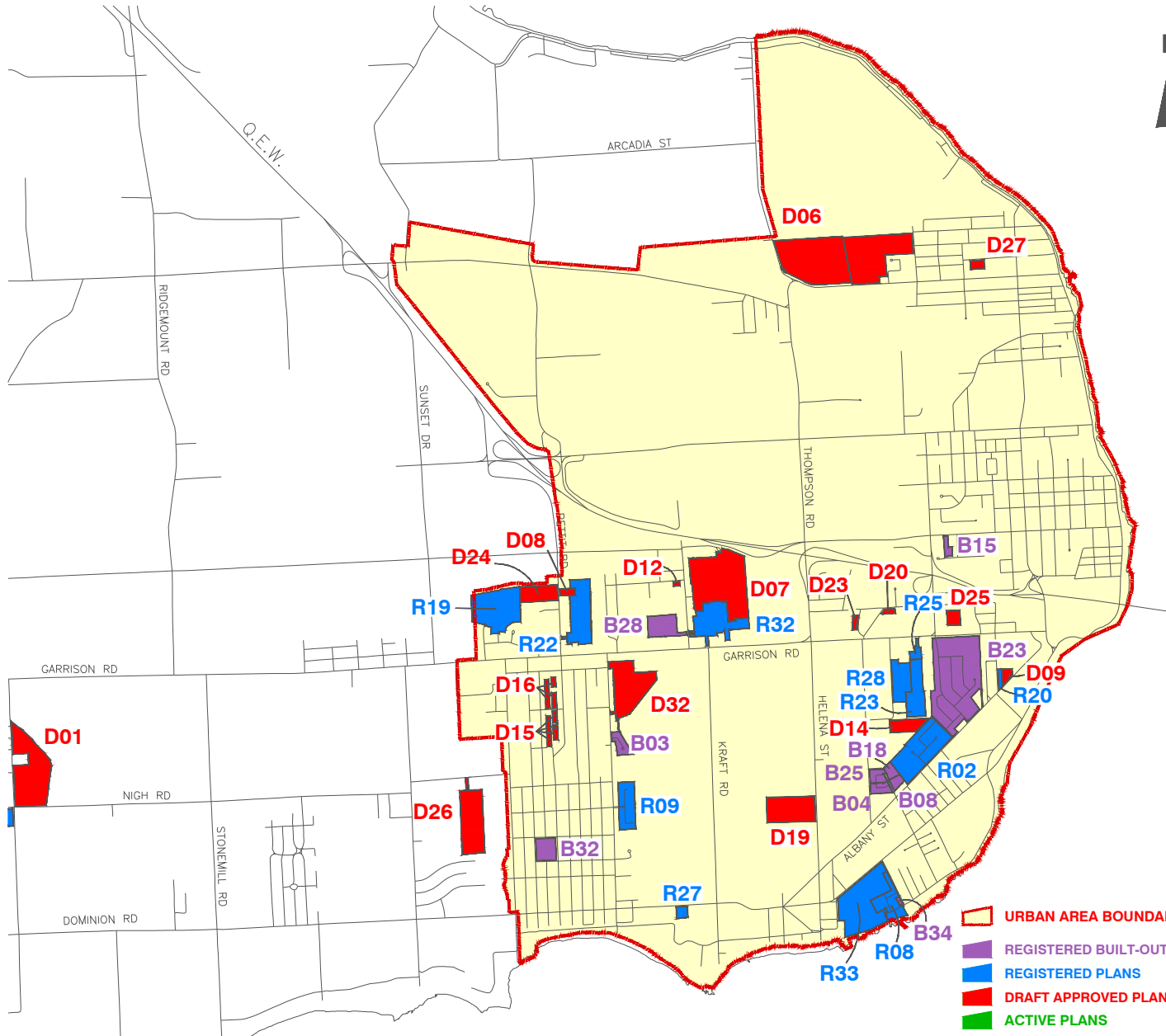
**DRAFT APPROVED PLANS**

- |      |  |
|------|--|
| D001 | Hershey Estates                                |
| D002 | Schooley Road Condominiums                     |
| D003 | Creekside Estates                              |
| D004 | Abino Dunes                                    |
| D005 | Elizabeth Road Subdivision                     |
| D006 | Fort Erie Hills                                |
| D007 | Alliston Woods Ph. 2                           |
| D008 | Lu Long Ping (Phase II)                        |
| D009 | Brydlevge Township Phase 2 Condominium         |
| D010 | Royal Ridge Phase 2                            |
| D011 | 2901 Gormann & 3819 Hibbard (Condo)            |
| D012 | 0-10972 Seymour Avenue                         |
| D013 | Spring Creek Estates                           |
| D014 | Peace Bridge Village Ph. 4                     |
| D015 | Shayne Avenue South                            |
| D016 | Shayne Avenue North (Crescent Park Acres)      |
| D017 | 272 Ridge Road South Condo                     |
| D018 | 3303 Dominion Road (Subdivision & Condo)       |
| D019 | 613 Helena Street                              |
| D020 | 0-10417 Walden Boulevard                       |
| D021 | Black Creek Signature Phase 2                  |
| D022 | 3458 Black Creek Road                          |
| D023 | 1101 DiPietro Street                           |
| D024 | 1211-1237 Pettit Road                          |
| D025 | 315 & 60 Garrison Road (Subdivision and Condo) |
| D026 | Nigh Road Subdivision                          |
| D027 | 255 Emerick Avenue                             |
| D028 | 412 Ridgeway Road                              |
| D029 | 0-14166 Hendershot Drive                       |
| D030 | 576 Ridge Road North                           |
| D031 | 576 Ridge Road North Blk 50                    |
| D032 | Crescent Acres (0-10747 Kraft Road)            |

**ACTIVE PLANS (Not Draft Approved)**

- |     |                        |
|-----|------------------------|
| A01 | 0-15850 Rebstock Road  |
| A02 | 2649 Stevensville Road |

# Town of Fort Erie - Subdivision Plan Map 2025 - First-Quarter EAST 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-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 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
- R19 High Pointe Subdivision
- R20 Brydview Phase 1
- R21 Crystal Ridge Landing
- R22 Lulalong Phase 1 (former Spears Garden Sub)
- R23 Peace Bridge Subdivision (Phase 1)
- R24 River Lea Estates (Condo)
- R25 Peace Bridge Village Phase 3 (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 Southridge Meadows
- R35 726 Gorham Road
- R36 3285 Thunder Bay Road

## DRAFT APPROVED PLANS

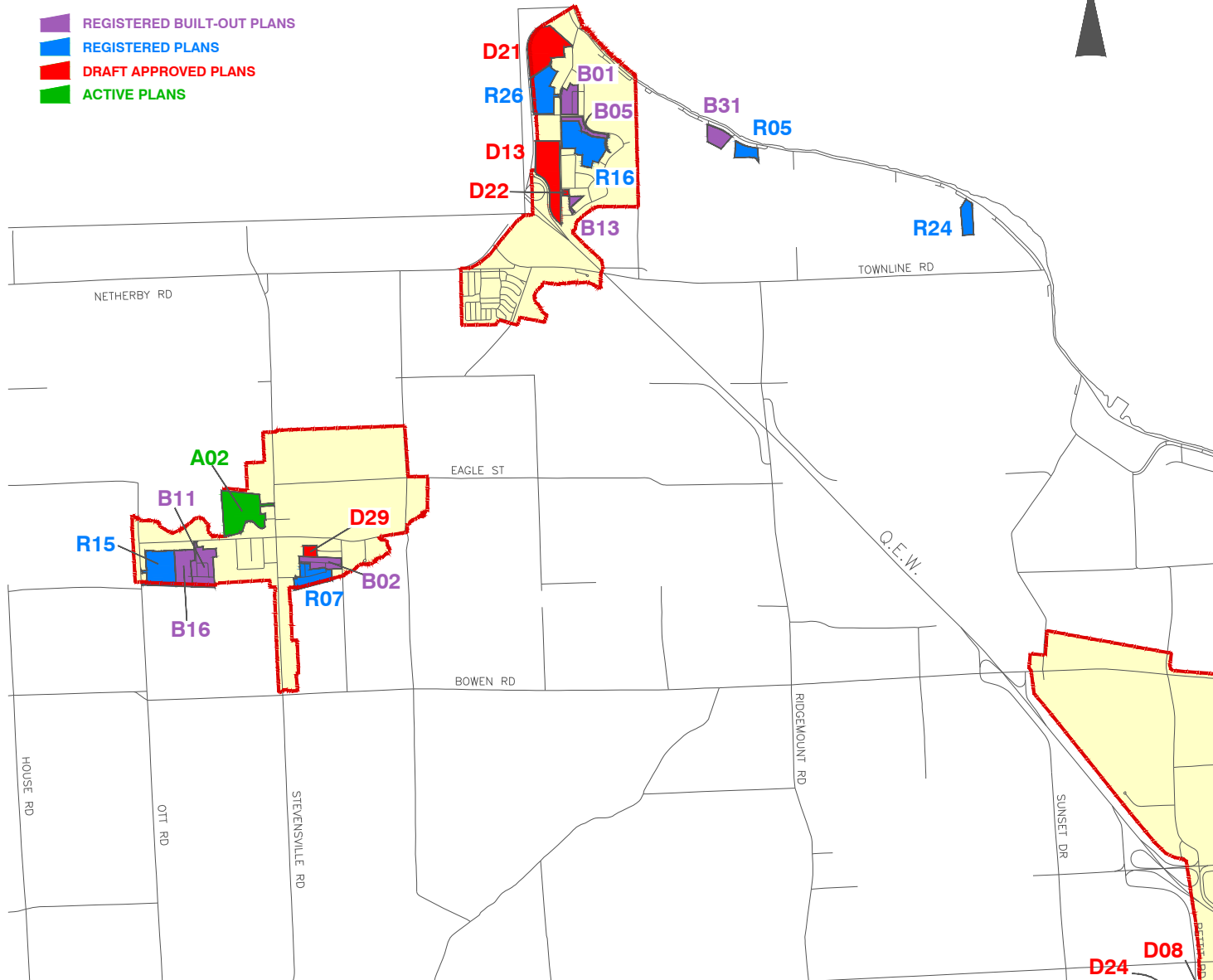
- D01 Hershey Estates
- D02 Schooley Road Condominiums
- D03 Creekside Estates
- D04 Abino Dunes
- D05 Elizabeth Road Subdivision
- D06 Fort Erie Hills
- D07 Alliston Woods Ph. 2
- D08 Lu Long Ping (Phase II)
- D09 Brydview Townhouse Phase 2 Condominium
- D10 Royal Ridge Phase 2
- D11 294 Gorham & 3819 Hibbard (Condo)
- D12 0-10972 Seymour Avenue
- D13 Spring Creek Estates
- D14 Peace Bridge Village Ph. 4
- D15 Shayne Avenue South
- D16 Shayne Avenue North (Crescent Park Acres)
- D17 272 Ridge Road South Condo
- D18 3303 Dominion Road (Subdivision & Condo)
- D19 613 Helena Street
- D20 0-10417 Walden Boulevard
- D21 Black Creek Signature Phase 2
- D22 3458 Black Creek Road
- D23 1101 DiPietro Street
- D24 1211-1237 Pettit Road
- D25 315 & 0-350 Garrison Road (Subdivision and Condo)
- D26 Nigh Road Subdivision
- D27 255 Emerick Avenue
- D28 412 Ridgeway Road
- D29 0-14166 Hendershot Drive
- D30 576 Ridge Road North
- D31 576 Ridge Road North Blk 50
- D32 Crescent Acres (0-10747 Kraft Road)

## ACTIVE PLANS (Not Draft Approved)

- A01 0-15850 Rebstock Road
- A02 2649 Stevensville Road

# Town of Fort Erie - Subdivision Plan Map 2025 - First-Quarter NORTH REGION

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



## REGISTERED BUILT-OUT PLANS

- B01 Douglas-on-the-Parkway
- B02 Hill Estates North
- B03 Crescent Farm Extension 1
- B04 Victoria Village Phase I
- B05 River Trail Estates 2 Phase I
- B06 North Ridge Meadows Phase I
- B07 North Ridge Meadows Phase II
- B08 Wellington Court Condominiums Phase I
- B09 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 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 II)
- R16 River Trail Estates (Phase II)
- R17 Parklane Place
- R18 The Oaks at 6 Mile Creek
- R19 High Pointe Subdivision
- R20 Brydgieview Phase 1
- R21 Crystal Ridge Landing
- R22 Lulongping Phase 1 (former Spears Garden Sub)
- R23 Peace Bridge Subdivision (Phase 1)
- R24 River Lea Estates (Condo)
- R25 Peace Bridge Village Phase 3 (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 Southridge Meadows
- R35 726 Gorham Road
- R36 3285 Thunder Bay Road

## DRAFT APPROVED PLANS

- D01 Hershey Estates
- D02 Schooley Road Condominiums
- D03 Creekside Estates
- D04 Abino Dunes
- D05 Elizabeth Road Subdivision
- D06 Fort Erie Hills
- D07 Alliston Woods Ph. 2
- D08 Lu Long Ping (Phase II)
- D09 Brydgieview Townhouse Phase 2 Condominium
- D10 Royal Ridge Phase 2
- D11 294 Gorham & 3819 Hibbard (Condo)
- D12 0-10972 Seymour Avenue
- D13 Spring Creek Estates
- D14 Peace Bridge Village Ph. 4
- D15 Shayne Avenue South
- D16 Shayne Avenue North (Crescent Park Acres)
- D17 272 Ridge Road South Condo
- D18 3303 Dominion Road (Subdivision & Condo)
- D19 613 Helena Street
- D20 0-10417 Walden Boulevard
- D21 Black Creek Signature Phase 2
- D22 3458 Black Creek Road
- D23 1101 DiPietro Street
- D24 1211-1237 Pettit Road
- D25 315 & 0-350 Garrison Road (Subdivision and Condo)
- D26 Nigh Road Subdivision
- D27 255 Emerick Avenue
- D28 412 Ridgeway Road
- D29 0-14166 Hendershot Drive
- D30 576 Ridge Road North
- D31 576 Ridge Road North Blk 50
- D32 Crescent Acres (0-10747 Kraft Road)

## ACTIVE PLANS (Not Draft Approved)

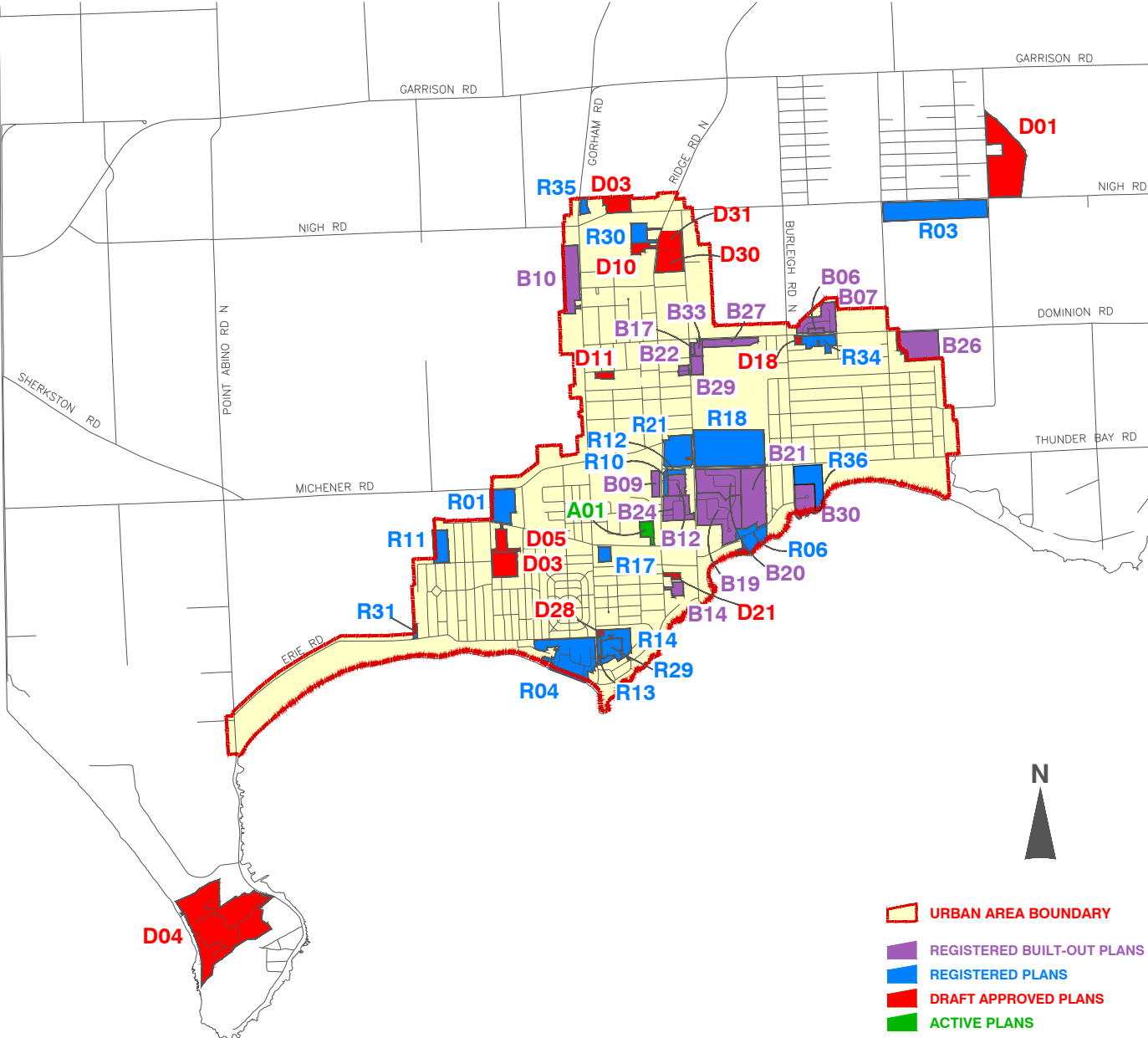
- A01 0-15850 Rebstock Road
- A02 2649 Stevensville Road



# Town of Fort Erie - Subdivision Plan Map

## 2025 - First-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 Phase I
- B06 North Ridge Meadows Phase I
- B07 North Ridge Meadows Phase II
- B08 Wellington Court Condominiums Phase I
- B09 Henry-Browne
- B10 Bear Creek Estates
- B11 Village Creek Estates Phase I
- B12 Bay Ridge Crossing Phase II
- B13 River Trail Condominiums
- B14 Shorebreeze Condominiums
- B15 Hager 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 Dayna 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 II
- 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 Park
- R18 The Oaks at 6 Mile Creek
- R19 High Pointe Subdivision
- R20 Brydgeview Phase 1
- R21 Crystal Ridge Landing
- R22 Longlunching Phase 1 (former Spears Garden Sub)
- R23 Peace Bridge Crossing (Phase 1)
- R24 River Lea Estates (Condo)
- R25 Peace Bridge Village Phase 3 (Condo)
- R26 Black Creek Signature
- R27 Kettle Court
- R28 Peace Bridge Village (Phase 2)
- R29 Peace Coast Village Phase 3 Condominium
- R30 Royal Ridge
- R31 Hazelwood Condominiums
- R32 Alliston Woods Ph. 1
- R33 Harbourtown Village
- R34 Southridge Meadows
- R35 726 Gorman Road
- R36 3285 Thunder Bay Road

## DRAFT APPROVED PLANS

D01 Hershey Estates  
D02 Schooley Road Condominiums  
D03 Creekside Estates  
D04 Abino Dunes  
D05 Elizabeth Road Subdivision  
D06 Fort Erie Hills  
D07 Alliston Woods Ph. 2  
D08 Lu Long Ping (Phase II)  
D09 Skyviewe Townhouse Phase 2 Condominium  
D10 Ridgely Ridge Ph. 2  
D11 294 Gorham & 3819 Hibbard (Condo)  
D12 0-10972 Seymour Avenue  
D13 Spring Creek Estates  
D14 Peace Bridge Village Ph. 4  
D15 Shayne Avenue North  
D16 Shayne Avenue North (Crescent Park Acres)  
D17 272 Ridge Road South Condo  
D18 3303 Dominion Road (Subdivision & Condo)  
D19 613 Helena Street  
D20 0-10417 Walden Boulevard  
D21 Black Creek Signature Phase 2  
D22 3458 Black Creek Road  
D23 1101 DiPietro Street  
D24 1211-1237 Pettit Road  
D25 315 & 0-3500 Johnson Road (Subdivision and Condo)  
D26 Nigh Road Subdivision  
D27 255 Emerick Avenue  
D28 412 Ridge Road  
D29 0-14166 Hendershot Drive  
D30 576 Ridge Road North  
D31 576 Ridge Road North Bldg 50  
D32 Crescent Acres (0-10747 Kraft Road)

**ACTIVE PLANS (Not Draft Approved)**

A01	0-15850 Rebstock Road
A02	2649 Stevensville Road



## THE INTRODUCTION OF TREE BY-LAW 33-2024

In response to concerns with tree clearing within the Town of Fort Erie, Council authorized staff on May 29, 2023 to initiate a comprehensive review and amendment to By-law No. 60-04, A By-Law To Regulate The Destruction, Injury And Harvesting Of Trees. This initiative, aligned with the Municipal Act of Ontario and was outlined in Report No. PDS-54-2023, which aimed to enhance the Town's approach to tree protection and management.

After extensive review, public consultation, and consideration of best practices, Council passed By-law 33-2024 on March 24, 2024. The by-law offers numerous benefits for the community. Economically, it supports the stabilization of soils and slopes, reducing erosion and minimizing damage. By enhancing water absorption, it decreases stormwater runoff and flooding risks. The presence of trees also provides energy savings, with increased shade reducing cooling costs during summer months and windbreaks lowering heating expenses in winter. Additionally, trees act as a wind break adjacent to Lake Erie and provide much needed stop over areas for migratory birds.

The by-law contributes to the environment as trees' roots systems assist with the stabilization of soils and slopes while promoting carbon sequestration to combat climate change. Trees also provide essential wildlife habitats, supporting biodiversity within the region. Beyond these tangible benefits, the by-law enhances the aesthetic value of the community, improves physical and mental wellbeing through greener spaces, and reduces noise pollution.

Despite its many benefits, tree preservation in Fort Erie continues to face challenges, including land clearing for development, damage from severe storms and high winds, and threats posed by insects, diseases, and invasive species. In Q1-2025 the Town has received 17 tree permit applications, demonstrating the community's growing commitment to tree preservation. Of these applications, 2 permits were issued for regulated trees, 15 permits for dead or hazardous trees. For properties with limited space for replacement plantings, a cash-in-lieu option allows applicants to contribute to municipal tree-planting efforts.

## PLANNING – 2025 FIRST QUARTER (Q1)

Q1 Permit Issuance, Estimated Values, and Cash-in-Lieu Summary			
CLASSIFICATION	2025		
	NO. OF PERMITS Q1 ONLY	ESTIMATED VALUE AND CASH IN LIEU \$	DEPOSITS
	17	\$ 500.00	\$ 2,000.00

Figure 10: 2025 Tree Permit Volumes and Estimated Value

## SECTION C: BY-LAW ENFORCEMENT – 2025 FIRST QUARTER (Q1)

This section provides statistics related to the volume of calls for service and actions the Town's By-law Enforcement Officers experienced in the first quarter of 2025 statistics for the information of Council and the general public.

### By-law Enforcement Overview 2025 First Quarter (Q1)

A straightforward statistical approach is used to track the volume and types of municipal by-law calls received. By-law Enforcement staff continuously monitor service calls, and this report provides a summary of those statistics. In the first quarter of 2025, By-law Enforcement received 323 new calls for service and carried over 129 calls from Q4-2024. Of the total 452 calls, approximately 70.1% were resolved within the quarter. In Q1 2025 the 323 new calls are comparable to the 326 new calls received in the first quarter of 2024. **Figure 11** provides a more detailed breakdown of the 2025 first quarter data for types and volumes of calls for service filled. **Figure 12** on the following page indicates the percentage of new calls for service by type during Q1-2025.

By –Law Enforcement Quarterly Statistics January 1 - March 31, 2025 Q1 - 2025				
BY-LAW	Calls Carried Over from Q4 - 2023	New Calls for Service	Resolved Calls	Pending Calls
DRAINAGE	2	16	16	2
LOT MAINTENANCE BY-LAW	32	110	91	51
LONG GRASS & WEEDS	2	1	3	0
ZONING	9	7	9	7
NOISE & NUISANCE	10	8	14	4
PROPERTY STANDARDS	31	39	40	30
OTHER CALLS/MISCELLANEOUS	18	54	52	20
DEAD/DAMAGED TREES	13	7	16	4
TRAFFIC BY-LAW/ PARKING	12	65	64	13
TREE BY-LAW	0	14	10	4
SHORT TERM RENTALS	0	2	2	0
<b>TOTAL</b>	<b>129</b>	<b>323</b>	<b>317</b>	<b>135</b>

Figure11: By-law Q1 2025 By-law volume of calls by type

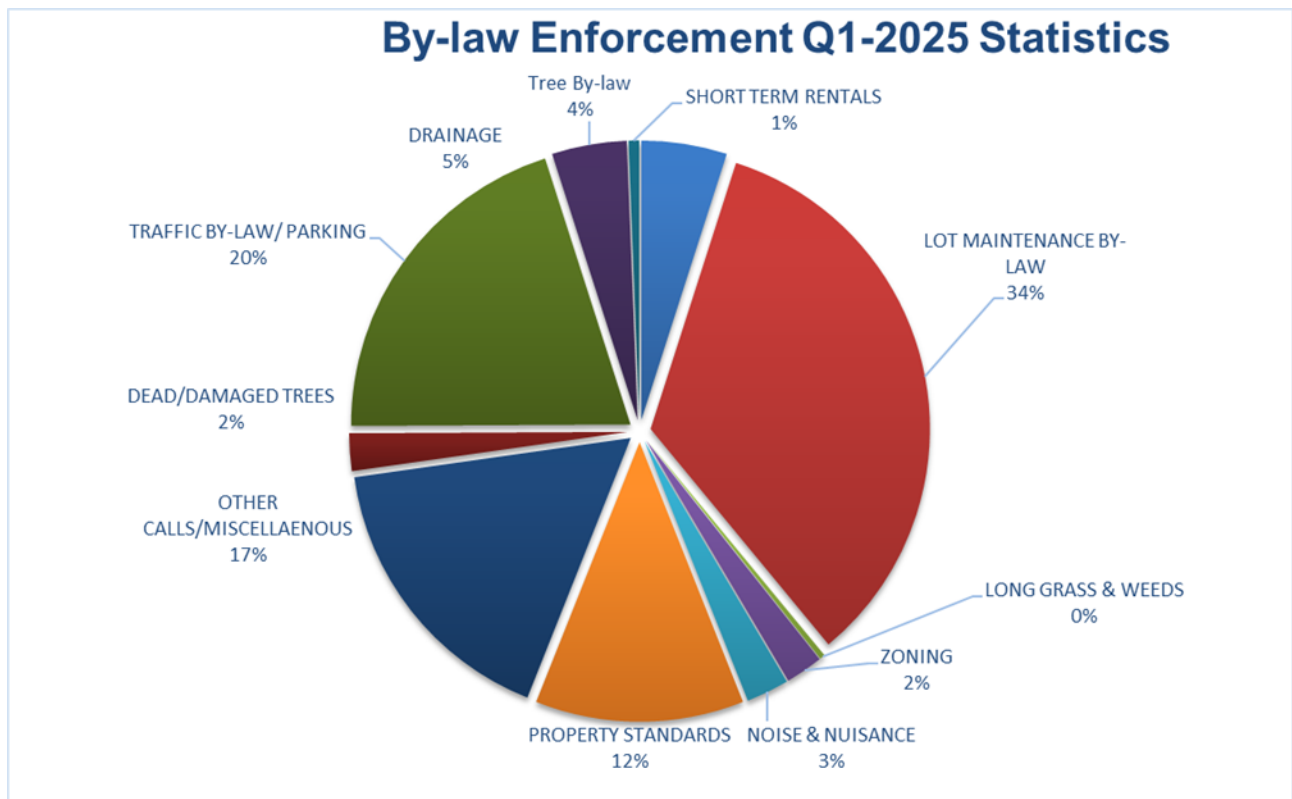


Figure12: By-law Q1 2025 percentage of new calls for service by type

## Parking Violations

In the first quarter of 2025, By-law Enforcement staff issued 91 parking tickets, reflecting a slight decline from the 118 tickets issued during the same period in 2024.

## OVERALL 2025 FIRST QUARTER (Q1)

The first quarter of 2025 presented a modest slowdown in construction activity within the Town of Fort Erie, with both building permit volumes and construction values declining compared to Q1-2024. While this decline is reflective of broader market conditions—including affordability challenges, interest rate fluctuations, and increased development charges—there are encouraging signs that activity may stabilize in the coming months. Residential construction continues to be supported by a strong inventory of registered and draft approved plans, providing a comfortable supply to meet future demand.

Planning activity remains steady, with a wide range of development applications submitted and reviewed. Staff continue to meet the legislated timelines imposed under Bill 185, ensuring that the Town maintains its reputation as an efficient and responsive municipality for development. Ongoing monitoring of planning trends and housing supply will support future policy updates and resourcing decisions.

The implementation of the new Tree By-law demonstrates Council's commitment to environmental stewardship, and early activity suggests positive community uptake. Similarly, By-law Enforcement continues to manage service requests effectively, with timely resolution of the majority of calls and a continued focus on public education and compliance.

As Fort Erie continues to grow, staff remain focused on supporting responsible development, maintaining service levels, and implementing Council's strategic priorities. This quarterly report provides a snapshot of current activity and will continue to serve as a valuable tool for tracking progress, identifying trends, and supporting evidence-based decision-making moving forward.