



Planning and Development Services

Prepared for	Council-in-Committee	Report No.	PDS-65-2016
Agenda Date	August 8, 2016	File No.	350308

Subject
PLANNING AND DEVELOPMENT SERVICES – DEVELOPMENT, BUILDING AND BY-LAW STATISTICAL REPORTING – SECOND QUARTER 2016

Recommendations
THAT Council receives Report No. PDS-65-2016 regarding development, building and by-law statistical reporting for information purposes, and further
THAT Council directs staff to forward a copy of Report No. PDS-65-2016 to the Regional Planning and Development Services Department, the Fort Erie Economic Development and Tourism Corporation, District School Board of Niagara and Niagara District Catholic School Board.

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

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

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

The purpose of this report is to provide Council with information about the second quarter (Q2) performance of 2016. The report touches on Q2 building, permit and by-law activity and provides comparative information to assist in assessing and illustrating the recent performance. The report is statistical in nature and is generally meant as an overview for those who share an interest in tracking some of these growth related figures. The report will be made available on the Town's website and issued to anyone who requests a copy.

Background

Since 1991, staff have been tracking residential, commercial and industrial construction trends in the Town of Fort Erie by way of quarterly and year-end subdivision and building permit status reports. In recent past this report has also included (at a high level) the commercial, industrial and institutional permit activity, related development charge information and the Town's By-law Enforcement caseload.

This reporting procedure assists staff in monitoring new development and intensification occurring throughout the Town, 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.

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

Analysis

Residential Dwelling Permit Report Q2 2016 **Section A of Appendix "1"**

New Permit Overview

The reporting identifies areas where most activity has been occurring and reports on actual permits drawn for each Neighbourhood Area. The report also supplies a breakdown of residential dwelling types/mix being constructed. The information supplied in this report will be used in generating data for the annual Municipal Performance Measures Program reporting requirements for the calendar year of 2016.

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

To summarize, there has not been a Q2 this strong in recent memory. There were **72 new residential permits drawn in Q2 of 2016.** While Ridgeway has once again led with 27 of the 72 permits, of greater interest is the new residential activity occurring neighbourhoods such as Spears-High Pointe and Bridgeburg. In the last three quarters, Spears-High Pointe has seen 14 new permits after 20 years of absolutely no new dwellings. Fifteen (15) new dwelling permits were issued in Bridgeburg in this quarter alone, compared to 14 permits in total over the last 20 years. **With 91 permits so far this year (Q1+ Q2), the numbers, if sustained, are currently representing the best pace of growth in the last 20 years** (since record keeping of this nature has been tracked by the Town). The next best half year average would be 82 from 2007, pre-recession.

The total report value of the new residential construction was **\$22,564,000**, which when compared to the past 10 year average for second quarter, is almost 4 times the average. The next closest Q2 for construction value came just before the crash and registered \$9.8 million in 2008. Comparatively, it is quite apparent how strong this second quarter of 2016 really was.

Registrations

There were no new subdivision plans registered in Q2. Carryovers either close or in a position to register include River Trail Phase 2, Southcoast Village Phase 2 and potentially Parklane Place. It is expected Southcoast Village Phase 2 (Marz Homes) will register in Q3, adding a supply of 46 units (40 singles, 6 towns) to the available lot supply. It can be noted that pre-sales are occurring and the developer is indicating very good pre-sales activity.

The 2015 registrations of Spears Road Estates (Ashton Homes) and Ridgeway-by-the-Lake Phase 3 (Blythwood) have been accommodating a large portion of the new homes market.

Currently, there is an estimated 3.1 years supply of registered plan lots/blocks with an annual **absorption rate presently at 104.8 units per year**, on a 5 year rolling average.

Draft Plans

There were no new Draft Plan approvals in Q2 of 2016, however as anticipated, Village Creek Phase 3 had a redline revision request considered and approved by Council. While not a new Plan of Subdivision, the Plan was revised to add townhomes in the southern portion of the Plan, consistent with the earlier phases of Village Creek. In doing so, there is a net gain of an additional 7 units (53 singles, 22 towns) over the originally approved, all single, 68 unit Plan.

The Black Creek Signature Plan of Subdivision did not reach Council for consideration in Q2, but will be considered in Q3.

One Draft Plan of Subdivision lapsed during Q2, which had been anticipated. The Mackenzie Crossing subdivision located in north Bridgeburg was permitted to lapse as the owners are active in future development of the area following the inclusion into the Bridgeburg Secondary Plan. The Mackenzie Crossing Draft Plan has been removed from the Draft Approved listings and also the Subdivision Status mapping found in Appendix "A" to this report.

Six (6) Draft Plans of Subdivision received extensions to their present approvals in the second quarter of 2016. These included Ridgeway Shores Phase 2, Crystal Ridge Landing, Willow Trail and Levy Court and Creekside Estates. Dominion Estates was given a temporary extension mid-August 2016.

Presently that supply is enough to support another 14.7 years of residential development with current absorption rates.

Active Plans

Currently, the Town has record of 5 applications for draft approval. This number will drop to 4 as the Black Creek Signature Plan of Subdivision has been considered by Council in Q3. The reporting on that will be contained in the Q3 Status Report, as that is when it had occurred.

Presently staff are anticipating the Royal Oak Subdivision application may reach Council in Q4. Issues related to this application's ability to advance are being assessed by various parties involved in review and it is staff's hope a clearer picture on a potential date to bring this forward will emerge in Q3.

Active Draft Plan Application unit supply would equate to approximately 4.4 years' worth of units under present absorption rates.

Residential Inventory

The residential supply reported in the previous 3 categories (*Registered, Draft Approved and Active Plans*) of process are representative of a healthy, acceptable housing supply. The absorption rate used in determining how long these supplies will last is generated using the previous 5 years' worth of building permits issued to generate an average. If permit activity increases annually, the amount of years-worth of supply reflects this with a decrease. The past 2 years has seen a positive upswing in residential development activity in Fort Erie and signs at this halfway mark are indicating a very strong, potentially record year in the last 20, should the volumes continue.

Of note for the permits issued in Q2 of 2016, a mix of dwelling type has been recorded. The previous quarter had seen all 19 permits being for single detached dwellings. This quarter, represents a healthier balance, most noticeably due to the apartments created

in Bridgeburg (in the old Rose Seaton and on Jarvis Street as part of the CIP Program). A number of permits for multi-unit dwellings were also drawn and this has all combined for a detached / multi-unit mix percentage of 67% / 33% for this quarter, and brings the year-to-date mix to 74% / 26%. The Town Official Plan seeks a target balance of 80% / 20% and this past quarter has brought this year's mix more in-line with that goal.

At the time of reporting, there were 330 units in Registered Plans, 1547 units in Draft Approved Plans and 460 units in process (Active Plans).

Industrial / Commercial / Institutional (ICI) Permit Activity and Development Charge Collections Q2 – 2016
Section B of Appendix “1”

Industrial

The second quarter of 2016 had seen one industrial permit being drawn for alteration and improvements at Eurocopter's facilities. This represents the only permit in this sector for Q2 and represented a total value of approximately \$320,000. Permits for industrial are typically few on an annual basis. For comparison, one permit for industrial change of use was recorded in the second quarter of 2015, being one of 5 for the full 2015 reporting period. For further measure, only 3 renovation/addition permits were drawn in all of 2014. This simply reflects lower volumes of permits in this sector annually.

Commercial

Commercial activity remains respectable with 5 permits relating to additions/renovation and 1 permit for new. The new permit is a continuation of the new building campaign taking place at Safari Niagara. As reported in Q1, the new buildings are technically agricultural due to the livestock nature and being outside the urban boundary, but the operations are part of a commercial enterprise and are being classified as such. For Statistics Canada reporting, they will appear as agricultural structures.

Regardless of how the Town must report these buildings at Safari Niagara to the various agencies, the fact remains that a total of 14 permits for various buildings were drawn by Safari Niagara in Q1 and Q2 with a total value of \$500,000.

For Q2 alone, the additional new building was for \$50,000 and the 5 other unrelated addition/renovation permits brought the total estimated value for Q2 to \$281,000. For comparison, the previous 2 second quarters came in at \$339,000 (2015-Q2) and \$133,800 (2014-Q2). When viewed comparatively, this 2nd quarter trends slightly above average.

Institutional

Institutional permits took a breather in this second quarter. There were no institutional related permits drawn during the 2nd quarter period. However, this follows a benchmark year with the new High School and Elementary School developments taking place.

Industrial / Commercial Development Charges (DC's)

As there were no permits for new-build or major expansion issued for Industrial, there were no calculations on what charges would have been collected or exempt for this sector in Q2. The work at Eurocopter in Q2 did not qualify it for DC collection.

Commercial did have one (1) permit issued that was subject of DC's for the addition to a salon (Nino D'Ambra Hair & Aesthetics) , which resulted in a total of \$1056.01 being collected (\$727.12 Regional & 328.89 Local).

Similar to the first quarter of 2016, the DC collections for these two sectors has been minimal.

2016-Q2 By-law Statistical Reporting

Section C of Appendix "1"

Section Overview

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

As the spring quarter progressed and weather remained warm and dry, complaints were up over this same period last year with a total of 309 new complaints lodged as compared to the 202 received in the second quarter of 2015. It can be noted that most of the increase over last year can be attributed to property maintenance and standards, likely resulting from the early warmer weather.

By-law Enforcement opened this year's second quarter with 59 open files carried over from Q1 and on the close out of Q2, as a result of the increased complaints, 97 open files are being addressed in Q3.

The addition of a seasonal By-law Enforcement Officer having started mid-May has resulted in parking violations cited rising to 211 over the 70 recorded during the same period last year.

The breakdowns are found in **Section C of Appendix "1"**, which convey the volumes under various headings. These can be used to offer benchmarking for continual monitoring, charting and annual reporting of the information for Council and public. For a comparator, the Q2 2015 By-law Enforcement statistics are shown with these Q2 2016 numbers.

Quarter Summary

The second quarter of residential development in 2016 can be characterized as remarkable. This second quarter of 2016 topped records extending to at least 2006 and

could quite very well be the best on record in both volume and in value. Early indication is the trend will continue with our housing starts into Q3, as well as several developments in the planning stages that are expected to reach their respective “next level” in the approvals and registration steps. Commercial permit activity was generally in line with previous Q2 averages and considered closer to normal. Industrial activity was limited to a single alteration permit, but represented a modest investment in one of Fort Erie’s premier industrial manufacturing operations. Institutional was idle in Q2, however, the permits drawn for residential units at Rose Seaton have been recorded under the residential apartment sections of this report. More recent news points to the Rose Seaton site being revived as a private, international Montessori use on the main level. Information on this may be available for the next quarterly report.

Financial/Staffing Implications

There are no financial or staffing implications as this reporting is part of the Planning and Development Services normal operational activities and procedures.

Policies Affecting Proposal

N/A

Comments from Relevant Departments/Community and Corporate Partners

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

Alternatives

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

Conclusion

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.

Staff is recommending Council receive this 2016 Q2 Development, Building and By-law Report for general information and awareness.

Attachments

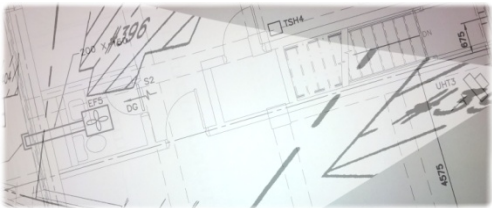
Appendix "1" – 2016 Q2 Development, Building and By-law Statistical Report

2016 Q2

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



SECTION A SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT



SECTION B INDUSTRIAL, COMMERCIAL & INSTITUTIONAL PERMIT ACTIVITY and DEVELOPMENT CHARGE REPORT



SECTION C BY-LAW ENFORCEMENT REPORT

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

SECTION A

SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT

DEVELOPMENT ACTIVITY – 2016 Q2

New Residential Construction

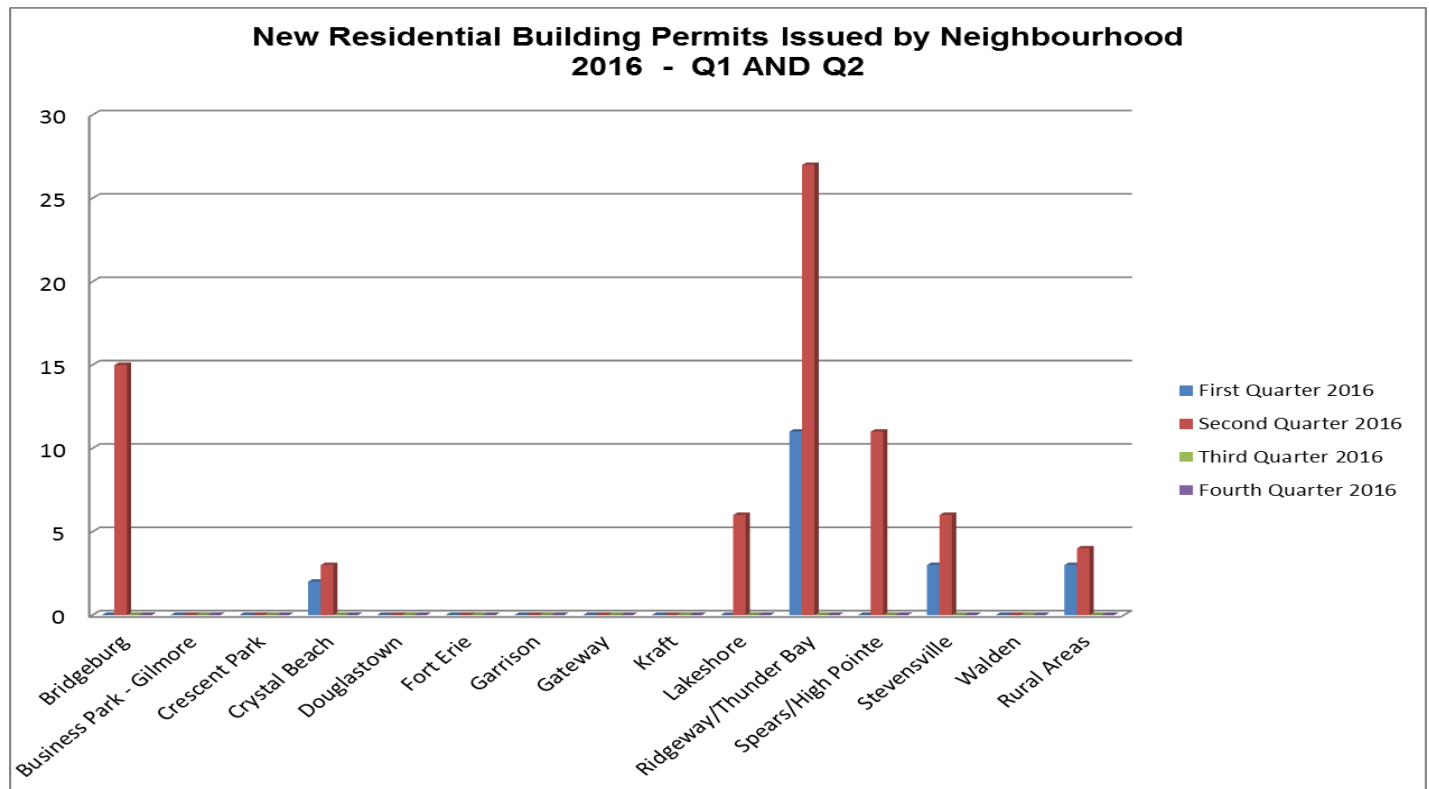
The results of Q2 can only be characterized as a “**benchmark**” quarter. The new housing starts have not seen these level numbers since before the 2008 recessionary period and even then, did not rise above what has been recorded in this year’s Q2. **A total of 72 new residential dwellings** are being created from 59 permits having been drawn. Last year’s second quarter had seen 25 new residential dwellings created by comparison and records immediately available reveal that 72 units is by far the best Q2 since at least 2006 and likely further. The next closest Q2 belongs to 2008, just before the mortgage crisis and subsequent recessionary retraction of the markets, where 53 new residential permits were drawn.

This stand-out quarter was once again led by market interest in the Ridgeway-Thunder Bay neighbourhood, claiming 27 of the permits, but the Town is also very happy to see activity ramping up in the Spears-High Pointe neighbourhood with 11 permits issued for a neighbourhood that has not seen any growth in the previous 20 plus years. Bridgeburg claimed 15 new dwelling permits related to the Rose Seaton upper level conversion and also a couple new apartments in the downtown Jarvis Street area. *Graph 1* below illustrates which neighbourhoods had seen the growth in Q2 with Q1 permit activity shown for comparative purposes. The subsequent Table 1 provides details on the new residential permits by neighbourhood and month.

The **value of the new residential construction** was also record setting to match the permit volumes of the quarter. New residential construction value **topped \$22 million** while the next highest in value was 2008 coming in just under \$10 million.

In short, this has been a tremendous Q2 for Fort Erie’s residential growth.

(Graph 1 – Residential Permits by Neighbourhood – Q2 2016)

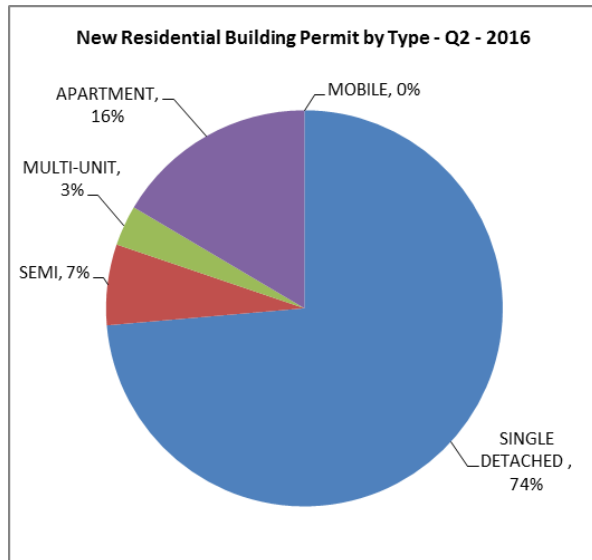


APPENDIX 1 TO ADMINISTRATIVE REPORT PDS-65-2016, DATED AUGUST 8, 2016 SECTION A - 2016 Q2 - SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT

(Table 1 – Residential Permits by Month and Location – Q2 2016)

PERMITS ISSUED FOR NEW RESIDENTIAL DWELLINGS SECOND QUARTER 2016						
Q2 2016						
Apr-16						
STR NO	STREET	NEIGHBOURHOOD	TYPE	NO. OF UNITS	REG PLAN	
1054	KERBY STREET	Spears/High Pointe	SINGLE	1	Plan 59M-419	
1093	MEADOWOOD STREET	Spears/High Pointe	SINGLE	1	Plan 59M-419	
1033	MEADOWOOD STREET	Spears/High Pointe	SEMI	1	Plan 59M-419	
1029	MEADOWOOD STREET	Spears/High Pointe	SEMI	1	Plan 59M-419	
3133	RISELAY AVENUE	Ridgew ay-Thunder Bay	SINGLE	1	n/a	
3458	TRILLIUM CRESCENT	Ridgew ay-Thunder Bay	SINGLE	1	Plan 59M-418	
3451	TRILLIUM CRESCENT	Ridgew ay-Thunder Bay	SINGLE	1	Plan 59M-418	
1060	KERBY STREET	Spears/High Pointe	SINGLE	1	Plan 59M-419	
3881	HAZEL STREET	Ridgew ay-Thunder Bay	SINGLE	1	Plan 59M-330	
65	BAR DOL AVENUE	Lakeshore	SEMI	1	Plan 59M-319	
73	BAR DOL AVENUE	Lakeshore	SEMI	1	Plan 59M-319	
75	BAR DOL AVENUE	Lakeshore	SEMI	1	Plan 59M-319	
67	BAR DOL AVENUE	Lakeshore	SEMI	1	Plan 59M-319	
130	PARK STREET	Ridgew ay-Thunder Bay	SINGLE	1	n/a	
4037	LOWER COACH ROAD	Stevensville	SINGLE	1	Plan 59M-390	
3139	RISELAY AVENUE	Ridgew ay-Thunder Bay	SINGLE	1	n/a	
TOTAL				16		
May-16						
STR NO	STREET	NEIGHBOURHOOD	TYPE	NO. OF UNITS	REG PLAN	
3457	TRILLIUM CRESCENT	Ridgew ay-Thunder Bay	SINGLE	1	Plan 59M-418	
3972	VILLAGE CREEK DRIVE	Stevensville	SINGLE	1	Plan 59M-390	
542	GORHAM ROAD	Ridgew ay-Thunder Bay	SINGLE	1	n/a	
53	BUTLERS DRIVE	Ridgew ay-Thunder Bay	TOWN	1	Plan 59M-418	
57	BUTLERS DRIVE	Ridgew ay-Thunder Bay	TOWN	1	Plan 59M-418	
61	BUTLERS DRIVE	Ridgew ay-Thunder Bay	TOWN	1	Plan 59M-418	
3855	NIA GARA RIVER PARKWAY	Rural	SINGLE	1	Plan 59M-267	
686	LAKESHORE ROAD	Lakeshore	SINGLE	1	n/a	
4068	LOWER COACH ROAD	Stevensville	SINGLE	1	Plan 59M-390	
129	MAPLE LEAF AVENUE SOUTH	Ridgew ay-Thunder Bay	SINGLE	1	59R13009 PART 2	
61	LINCOLN ROAD EAST	Crystal Beach	SINGLE	1	n/a	
3834	SETTLER'S COVE DRIVE	Stevensville	SINGLE	1	Plan 59M-347	
549	GORHAM ROAD	Ridgew ay-Thunder Bay	SINGLE	1	Plan 59M-330	
3497	TRILLIUM CRESCENT	Ridgew ay-Thunder Bay	SINGLE	1	Plan 59M-418	
3644	NIGH ROAD	Ridgew ay-Thunder Bay	SINGLE	1	59R15494 PART 3	
3526	TRILLIUM CRESCENT	Ridgew ay-Thunder Bay	SINGLE	1	Plan 59M-418	
3485	TRILLIUM CRESCENT	Ridgew ay-Thunder Bay	SINGLE	1	Plan 59M-418	
730	CELEBRATION DRIVE	Lakeshore	SINGLE	1	Plan 59M-319	
73	BUTLERS DRIVE	Ridgew ay-Thunder Bay	SINGLE	1	Plan 59M-418	
3157	HYMAN AVENUE	Ridgew ay-Thunder Bay	SINGLE	1	59R14862 PART 1	
1066	KERBY STREET	Spears/High Pointe	SINGLE	1	Plan 59M-419	
2462	DOMINION ROAD	Rural	SINGLE	1	59R14698 PART 1	
988	KERBY STREET	Spears/High Pointe	SINGLE	1	Plan 59M-419	
193	CENTRALIA AVENUE NORTH	Rural	SINGLE	1	59R4512 PART 1	
690	RIDGE ROAD NORTH	Ridgew ay-Thunder Bay	SINGLE	1	59R7363 PART 3	
TOTAL				25		
Jun-16						
STR NO	STREET	NEIGHBOURHOOD	TYPE	NO. OF UNITS	REG PLAN	
3954	LOWER COACH ROAD	Stevensville	SINGLE	1	Plan 59M-390	
1078	KERBY STREET	Spears/High Pointe	SINGLE	1	Plan 59M-419	
3244	PEACH AVENUE	Rural	SINGLE	1	n/a	
1042	KERBY STREET	Spears/High Pointe	SINGLE	1	Plan 59M-419	
994	KERBY STREET	Spears/High Pointe	SINGLE	1	Plan 59M-419	
255	EMERICK AVENUE	Bridgeburg	APARTMENT	13	59R8971 PT 1 & 2 PT 2 59R10230 PT 1 PT LT 64	
340	OXFORD AVENUE	Crystal Beach	SINGLE	1	n/a	
31	JARVIS STREET	Bridgeburg	APARTMENT	2	59R15316 PART 1	
181	HETRAM COURT	Crystal Beach	SINGLE	1	Plan 59M-349	
1012	KERBY STREET	Spears/High Pointe	SINGLE	1	Plan 59M-419	
3238	GROVE AVENUE	Ridgew ay-Thunder Bay	SINGLE	1	59R15012 PART 1	
3443	TRILLIUM CRESCENT	Ridgew ay-Thunder Bay	SINGLE	1	Plan 59M-418	
3520	TRILLIUM CRESCENT	Ridgew ay-Thunder Bay	SINGLE	1	Plan 59M-418	
4050	LOWER COACH ROAD	Stevensville	SINGLE	1	Plan 59M-390	
142	DERBY SHIRE DRIVE	Ridgew ay-Thunder Bay	SINGLE	1	Plan 59M-418	
3292	BETHUNE AVENUE	Ridgew ay-Thunder Bay	SINGLE	1	n/a	
555	GORHAM ROAD	Ridgew ay-Thunder Bay	SINGLE	1	Plan 59M-330	
3125	RISELAY AVENUE	Ridgew ay-Thunder Bay	SINGLE	1	n/a	
TOTAL				31		
NEIGHBOURHOOD STATS						
			Bridgeburg	15		
			Business Park - Gilmore	0		
			Crescent Park	0		
			Crystal Beach	3		
			Douglastown	0		
			Fort Erie	0		
			Garrison	0		
			Gateway	0		
			Kraft	0		
			Lakeshore	6		
			Ridgew ay/Thunder Bay	27		
			Spears/High Pointe	11		
			Stevensville	6		
			Walden	0		
			Rural Areas	4		
			TOTAL	72		

(Graph 2 – Residential Permits by Type – Q2 2016)



Registered Plans of Subdivision

There were no new registrations in Q2 of 2016. Similar to the first quarter, there are several plans hovering or approaching registration including River Trail Phase 2, Southcoast Village Phase 2 and potentially Parklane Place. Of the three cited, Town staff are fully expecting Southcoast to advance through registration without delay. Interest in the community has been high and the developer has indicated brisk pre-sales on the phase 2 offering.

Should all three register in Q3, an additional 150 units would be brought to market in registered form.

Despite there being no registrations in this spring quarter, the fall 2015 registrations of Ridgeway-by-the-Lake Phase 3 (Blythwood) and Spears Road Estates (Ashton Homes)

in the Spears-High Pointe Neighbourhood continue to be the Town’s Active sellers’. Early indication is another strong quarter for new residential development will follow Q2.

Table 2 on the next page provides the statistical information on Registered Plans.

Draft Approved Plans of Subdivision

Following a similar pause to that of registrations, no new draft plans were approved in Q2, but rather one previously approved draft plan (*Bakersfield - now Village Creek Phase 3*) received a redline revision approval, introducing town homes and increasing the total yield slightly.

There was one Draft Approved Plan (*Mackenzie Crossing*) that was permitted to lapse by the developer/owner resulting in a decrease of currently draft approved supply. The developer is working towards new development options for the lands found in the north Bridgeburg Secondary Plan Area.

Extensions were also granted for a number of Draft Approved Plans, including Creekside Estates, Crystal Ridge Landing, Dominion Estates, Willow Trail, Levy Court and Ridgeway Shores Phase 2.

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

Active Plans in Process

Royal Oak Subdivision in the north end of Ridgeway remains active; however, there has not been a recommendation made at this time. The owner is continuing to pursue approvals and issued raised during the process continue to be addressed. The Royal Oak Plan is proposed at 41 units, almost exclusively townhome development. At the time of authoring this report, Black Creek Signature will have had a decision of Council, but as that decision has fallen in Q3, reporting on the Plan’s transition will occur in the next report. For the time being, it remains in the statistics as active with 181 units being the anticipated result when approval is completed.

There is activity occurring in Bridgeburg north, however, at this time there have not been any applications for draft approval received.

Total units in the “Active” category is estimated at approximately 460 units in 5 active applications. Table 4 on a subsequent page provides the statistical information on Active Plans (applications that are in the Draft Plan of Subdivision review and approvals process).

APPENDIX 1 TO ADMINISTRATIVE REPORT PDS-65-2016, DATED AUGUST 8, 2016 SECTION A – 2016 Q2 - SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT

(Table 2 – Registered Plans of Subdivision – Q2 2016)

REGISTERED PLANS OF SUBDIVISION - Second Quarter 2016												
REGISTERED PLANS OF SUBDIVISION												
	Plan Name	Neighbourhood	Reg'd	Reg'l File No.	Date of Reg'n	# of Lots/Blocks	# of Units	Vacant Lots/Blocks	Potential Units	Vacant Single-Det.	Vacant Semi-Det. Units	Vacant Multiple Units
R1	JETMAR SUBDIVISION	Crystal Beach	M-65	26T-74259	07/02/1978	54	54	46	46	46	0	0
R2	GARRISON VILLAGE PHASE I	Garrison	M-83	26T-74019	26/11/1979	215	306	3	3	3	0	0
R3	GARRISON VILLAGE PHASE II	Garrison	M-84	26T-74019	26/11/1979	65	150	6	8	4	0	4
R4	DAYTONA PARK ACRES	Crescent Park	M-155	26T-85019	10/03/1989	15	15	1	1	1	0	0
R5	COUNTRY SQUIRE ESTATES I	Rural Area	M-172	26T-78024	08/03/1990	11	11	2	2	2	0	0
R6	DOUGLAS-ON-THE-PARKWAY	Douglastown	M-197	26T-88006	08/04/1991	38	38	0	0	0	0	0
R7	CRYSTAL BEACH Y & T CLUB	Crystal Beach	M-208	26T-91012	07/04/1993	169	169	36	36	36	0	0
R8	NEYE PLAN PHASE I	Outside of Urban Area	M-209	26T-91011	09/12/1993	2	2	1	1	1	0	0
R9	HILL ESTATES NORTH	Stevensville	M-232	26T-91018	23/10/1996	27	27	0	0	0	0	0
R10	CRESCENT FARM EXTENSION I	Crescent Park	M-244	26T-22885	16/04/1998	19	19	0	0	0	0	0
R11	VICTORIA VILLAGE PHASE I	Garrison	M-261	26T-90009	21/12/1998	10	10	0	0	0	0	0
R12	ERIE BEACH PHASE 1A	Lakeshore	M-263	26T-94005	08/02/1999	6	12	4	8	0	8	0
R13	PROSPECT POINT PLAN	Crystal Beach	M-265	26T-91010	24/03/1999	55	55	3	3	3	0	0
R14	NEYE PLAN PHASE II	Rural Area	M-267	26T-91011	21/06/1999	4	4	2	2	2	0	0
R15	RIVER TRAIL ESTATES II - PHASE I	Douglastown	M-276	26T-	07/06/2000	23	23	0	0	0	0	0
R16	BURLEIGH SOUTH PLAN	Ridgeway/Thunder Bay	M-287	26T-		14	14	4	4	4	0	0
R17	HILL ESTATES SOUTH	Stevensville	M-303	26T-	18/11/2002	36	36	7	7	7	0	0
R18	RIDGEWAY SHORES PHASE 1	Ridgeway/Thunder Bay	M-304	26T-15-9801	18/12/2002	16	16	9	9	9	0	0
R19	NORTHRIDGE MEADOWS PHASE 1	Ridgeway/Thunder Bay	M-305	26T-15-2001-	27/02/2003	7	7	0	0	0	0	0
R20	NORTHRIDGE MEADOWS PHASE 2	Ridgeway/Thunder Bay	M-313	26T-15-02-03	30/07/2003	44	44	0	0	0	0	0
R21	WELLINGTON COURT CONDOMINIUM	Garrison	NSSCC-6	26CD-15-9901	01/01/2001	1	17	0	0	0	0	0
R22	ERIE BEACH PHASE 1B	Lakeshore	M-319	26T-94005	31/03/2004	39	46	12	12	12	0	0
R23	BRIAN STREET DEVELOPMENT	Crescent Park	M-BRI	N/A	N/A	46	46	14	14	14	0	0
R24	HENRY-BROWNE SUBDIVISION	Crystal Beach	M-329	26T-15-02-06	24/02/2005	8	8	0	0	0	0	0
R25	BEAVER CREEK ESTATES	Ridgeway/Thunder Bay	M-330	26T-15-02-05	09/03/2005	53	53	0	0	0	0	0
R26	VICTORIA VILLAGE 2	Garrison	M-331	26T-90009	09/03/2005	11	11	2	2	2	0	0
R27	DOMINION ROAD ESTATES PLAN	Rural Area	M-333	26T-15-00-01	01/04/2005	7	7	3	3	3	0	0
R28	BAY RIDGE CROSSING 1	Crystal Beach	M-337	26T-15-03-02	15/07/2005	10	10	2	2	2	0	0
R29	RIDGEWAY-BY-THE-LAKE PHASE I	Ridgeway/Thunder Bay	M-341	26T-96014	30/01/2006	86	86	7	7	7	0	0
R30	VILLAGE CREEK ESTATES PHASE I	Stevensville	M-347	26T-91013	29/05/2006	40	63	0	0	0	0	0
R31	BAY BEACH WOODS	Crystal Beach	M-349	26T-15-9803	04/08/2006	32	32	26	26	26	0	0
R32	BAY RIDGE CROSSING PHASE 2	Crystal Beach	M-363	26T-15-2000-01	05/09/2007	26	26	2	2	2	0	0
R33	RIVER TRAIL CONDOMINIUMS	Douglastown	NSVLC-99	350303-0011		10	10	1	1	1	0	0
R34	RIDGEWAY-BY-THE-LAKE PHASE 2	Ridgeway/Thunder Bay	M-372		11/09/2008	41	70	1	4	0	0	4
R35	SHOREBREEZE CONDOMINIUM PLAN	Crystal Beach	VLC-92		03/09/2008	19	19	0	0	0	0	0
R36	HAGEY AVENUE CONDOMINIUM PLAN	Fort Erie	NSC-102		17/09/2009	1	21	0	0	0	0	0
R37	VILLAGE CREEK ESTATES PHASE II	Stevensville	M-390	26T-91013	06/06/2012	40	55	4	8	0	8	0
R38	DOMINION ROAD PHASE 1	Thunder Bay	M-375	26T-15-03-01	03/04/2008	24	24	19	19	19	0	0
R39	BAY RIDGE CROSSING PHASE 3	Crystal Beach	M-363	26T-15-03-02	2007	1	7	1	7	7	0	0
R40	DEERWOOD LANE PHASE 1	Ridgeway/Thunder Bay	M-397	350308-089	08/11/2012	2	8	0	0	0	0	0
R41	LEXINGTON COURT CONDOMINIUM	Garrison	NSSCP89	26CD-15-04-01	18/10/2013	1	20	0	0	0	0	0
R42	SOUTH COAST VILLAGE PHASE 1	Crystal Beach	59M-415	26T-15-09-01	12/12/2014	2	11	2	5	5	0	0
R43	SPEARS ROAD ESTATES	Spears-High Pointe	59M-419	350308-0380	02/10/2015	40	59	29	45	22	4	19
R44	RIDGEWAY-BY-THE-LAKE PHASE 3	Ridgeway/Thunder Bay	59M-418	350308-0048	02/10/2015	74	76	43	43	43	0	0
TOTALS						1444	1797	292	330	283	20	27
		denotes built-out subdivision										
3.1 YEAR SUPPLY OF UNITS IN REGISTERED PLANS												

APPENDIX 1 TO ADMINISTRATIVE REPORT PDS-65-2016, DATED AUGUST 8, 2016
SECTION A - 2016 Q2 - SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT

(Table 3 – Draft Approved Plans of Subdivision – Q2 2016)

DRAFT APPROVED PLANS - Second Quarter 2016											
DRAFT APPROVED PLANS OF SUBDIVISION											
	Plan Name	Neighbourhood	File No	Draft Approval	Redline Approved	# of Residential Lots/Blks	# of Units	Single-Det. Units	Semi-Det. Units	Multiple Units	Site Area (ha)
D01	VILLAGE CREEK Phase 3	Stevensville	26T-91016	2/2/1995	5/18/2016	59	75	53	0	22	6.192
D02	RIVER TRAIL ESTATES - Phase 2	Douglastown	26T-89020	11/13/1997		90	90	90	0	0	6.94
D03	ALLISTON WOODS	Spears	26T-15-00-02	2/8/2001	5/22/2015	177	304	170	0	134	23.56
D04	LEVY COURT (formerly KRISTEN CLOSE)	Lakeshore	26T-15-02-07	9/23/2003	7/16/2010	12	12	12	0	0	0.84
D05	HERSHEY ESTATES	Rural Area	26T-15-99-02	1/12/2001	9/15/2003	17	17	17	0	0	14.3
D06	HIGH POINTE SUBDIVISION	High Pointe	26T-15-02-02	12/24/2002	6/6/2008	114	139	112	0	27	11.87
D07	SPEARS GARDENS	Spears	26T-85022	11/1/2004	5/24/2015	82	103	76	0	27	9.24
D08	DOMINION WOODS 2 (CONDOMINIUM)	Ridgeway/Thunder B	26CD-15-09-01	8/13/2009		1	40	0	0	40	1.65
D09	CRYSTAL RIDGE LANDING	Ridgeway/Thunder B	26T-15-2005-02	5/4/2006		72	72	72	0	0	5.27
D10	WILLOW TRAIL HOMES	Ridgeway/Thunder B	26T-15-2005-01	4/7/2006		16	16	0	0	16	0.6
D11	SCHOOLEY ROAD CONDOMINIUMS	Crystal Beach	350303-006	9/11/2006		53	53	0	0	53	3.94
D12	DOMINION ROAD SUBDIVISION	Lakeshore	26T-15-2005-01	10/2/2006		13	46	10	0	36	2.35
D13	GARRISON GREENS	Garrison	26T-15-06-02	4/9/2007		70	92	69	0	23	6.41
D14	HAZELWOOD CONDOMINIUMS	Crystal Beach	350309-0293	3/10/2008		2	12	0	0	12	0.35
D15	KING ALBANY	Gateway	26T-15-0801	11/13/2009		17	40	0	0	40	1.28
D16	CREEKSIDE ESTATES	Ridgeway/Thunder B	26T-15-05-	4/11/2011		31	31	31	0	0	2.43
D17	DEERWOOD LANE Phase 2 (CONDOMINIUM)	Ridgeway/Thunder B	26CD-15-10-01	12/11/2012		1	18	0	0	18	0.8
D18	ABINO DUNES CONDOMINIUM	Point Abino	350308-040/D12-040			27	27	27	0	0	32.97
D19	SOUTH COAST VILLAGE Phase 2	Crystal Beach	350308-0087	10-May-10	15-Feb-12	5	128	8	0	120	6.04
D20	NIGH ROAD SUBDIVISION	Rural Area	350308-0077	Mar-08		19	19	19	0	0	9.57
D21	RIDGEWAY SHORES PHASE 2	Ridgeway/Thunder B	350308-0085	3-Feb-09		80	124	79	0	45	16
D22	SOUTH RIDGE MEADOWS	Ridgeway/Thunder B	3508308-0092	9-Oct-12		18	36	2	34	0	1.4
D23	DANTINI PLAN	Crystal Beach	350308-0082			28	28	28	0	0	3.18
D24	PARKLANE PLACE	Crystal Beach	350308-0095	12-May-14		6	22	0	0	22	1.142
D25	RIVER LEA ESTATES	Rural Area	350303-0016 / 350302	10-Apr-14		4	3	3	0	0	1.46
	TOTALS					1014	1547	878	34	635	164.002
	14.7 YEAR SUPPLY OF UNITS IN DRAFT APPROVED PLANS										

(Table 4 – Active Plans of Subdivision – Q2 2016)

ACTIVE PLANS - Second Quarter 2016											
ACTIVE PLANS OF SUBDIVISION (NOT DRAFT APPROVED)											
	Plan Name	Neighbourhood	Reg/Town File No	Submission Date	# of Lots/Blocks	# of Units	Single-Det. Lots	Semi-Det. Units	Multiple Units	Site Area (ha)	
A01	CRESCENT FARM ACRES	Crescent Park	26T-22885		104	198	103	0	95	10.8	
A02	SHAYNE AVENUE TOWNHOME	Crescent Park	350308-0090	10-Mar-11	35	35	0	0	35	1.4	
A03	HEIMS ESTATE	Lakeshore	350308-0093	4-Jan-12	5	5	5	0	0	0.62	
A04	ROYAL OAK SUBDIVISION	Ridgeway-Thunder Bay	350308-0101	24-Jul-15	10	41	0	2	39	2.615	
A05	BLACK CREEK SIGNATURE	Douglastown-Black Cree	350308-0100	30-Sep-15	134	181	117	14	50	14.737	
	TOTALS				288	460	225	16	219	30.172	
	THE AMOUNT OF UNITS IN PROCESS WOULD REPRESENT A SUPPLY OF AN ADDITIONAL 4.4 YEARS SUPPLY OF DWELLINGS UNDER CURRENT 5 YEAR ROLLING AVERAGE ABSORPTION										

Subdivision Map

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



APPENDIX 1 TO ADMINISTRATIVE REPORT PDS-65-2016, DATED AUGUST 8, 2016 SECTION A - 2016 Q2 - SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT



REGISTERED PLANS

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

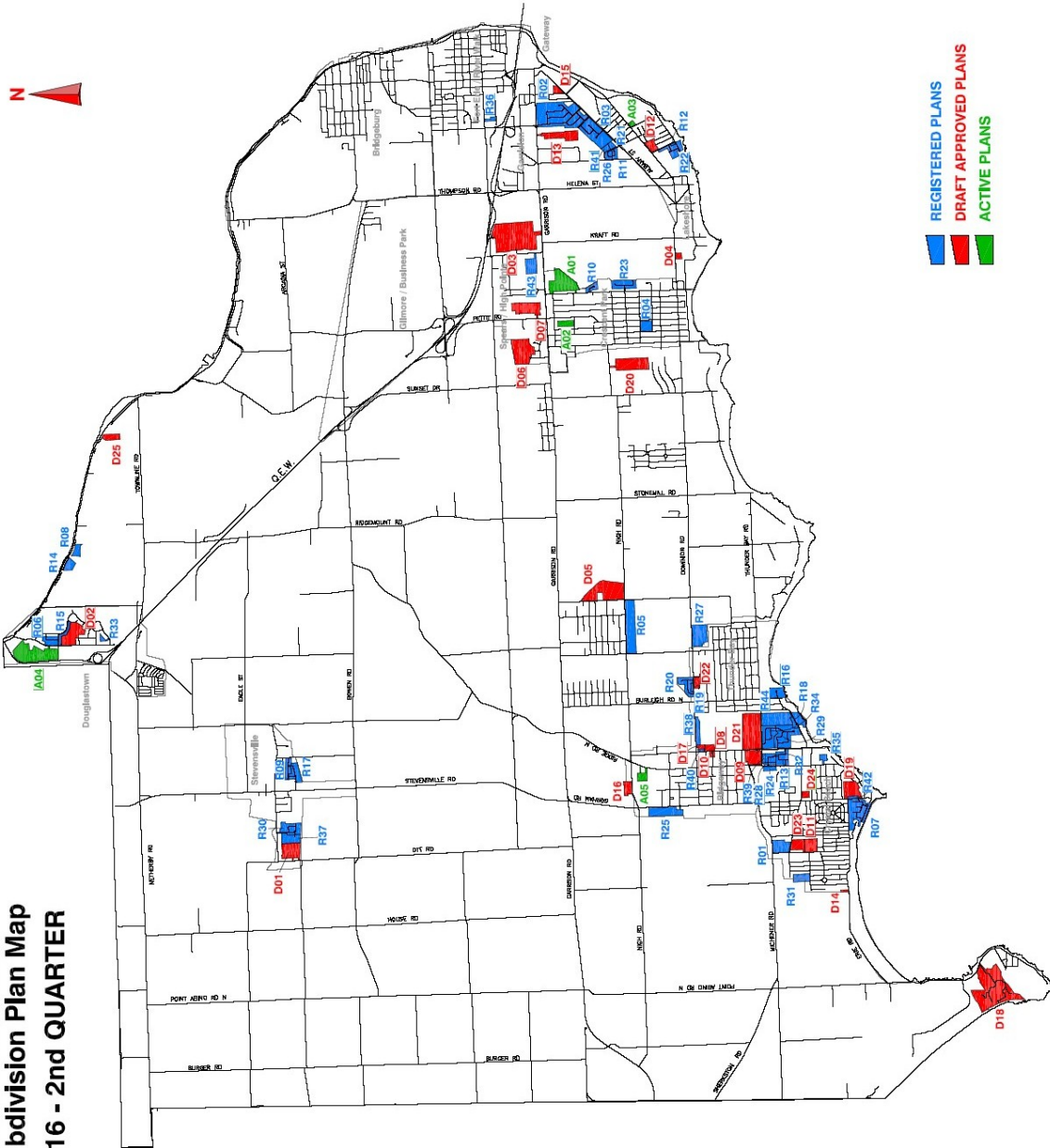
DRAFT APPROVED PLANS

- D01 Village Creek Phase 3
- D02 River Trail Estates 2 Phase II
- D03 Allison Woods
- D04 Levy Court Estates
- D05 High Pointe Subdivision
- D06 Spears Gardens
- D07 Dominion Woods
- D08 Crystal Ridge Landing
- D09 Willow Trail
- D10 Schooley Road Condominiums
- D11 Community Road Subdivision
- D12 Gilmore / Business Park
- D13 Hazelwood Condominiums
- D14 King Albany Phase 1
- D15 Creekside Estates
- D16 Deerwood Lanes Phase II (Condo)
- D17 Abino Dunes
- D18 South Coast Village (Phase II)
- D19 North Ridge Meadows Phase I
- D20 Ridgeway Shores Phase II
- D21 South Ridge Meadows
- D22 Dantini Plan
- D23 Parklane Place
- D24 River Lea Estates (Condo)
- D25

ACTIVE PLANS (Not Draft Approved)

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

**Town of Fort Erie
Subdivision Plan Map
2016 - 2nd QUARTER**



■ REGISTERED PLANS
■ DRAFT APPROVED PLANS
■ ACTIVE PLANS



SECTION B

INDUSTRIAL, COMMERCIAL & INSTITUTIONAL PERMIT ACTIVITY AND DEVELOPMENT CHARGE REPORT

INDUSTRIAL, COMMERCIAL & INSTITUTIONAL PERMIT ACTIVITY – 2016 Q1

This section provides a brief summary for the second quarter of 2016. This report is provided strictly for information purposes and is not intending to convey analysis. Interpretations drawn from these figures are those of the reader. Staff may add some comments, but in doing so, are intending only to draw attention to certain figures, trends or variations that may be of interest to Council or stakeholders reviewing this report.

Industrial Q2

During the second quarter of 2016 there were no new permits issued for industrial construction or expansion. This is the second consecutive quarter where permits have been idle in this sector. Given industrial permit activity is typically much lower than housing (only 2 industrial permits for expansion / renovation in 2015); it is not uncharacteristic in Fort Erie's industrial sector.

Commercial Q2

Following a highly active first quarter, permit activity in the commercial sector has returned to a more typical, or recent level of activity. 6 commercial permits were drawn with 5 being categorized as additions / renovations and one being a new build. The new build was a residual permit for a structure at Safari Niagara and their summer building campaign. The value of the new build was identified to be approximately \$50,000, which would put Safari Niagara's total investment in the order of \$500,000 this season. On a whole, the value of the 2016 Q2 was approximately \$281,000, which is pretty much the average when compared to the previous 2 second quarter construction values (2014-Q2 was \$133,800 and 2014 Q2 reported \$339,000).

Institutional Q2

The second quarter of 2016 finished without any new institutional permits drawn. This is not unusual and is generally anticipated given the lower demand for institutional permits overall. By comparison, there were only 3 permits issued in Q2 of 2015 for a value of \$37,000. It wasn't until the following quarters of 2015 did all the high school and public school permits flow in (\$31,000,000) and even then, those will always be an exception to the norm.

APPENDIX 1 TO ADMINISTRATIVE REPORT PDS-65-2016, DATED AUGUST 8, 2016
SECTION B – 2016 Q2 – PERMIT ACTIVITY, INDUSTRIAL, COMMERCIAL & INSTITUTIONAL

(Table 5)

PLANNING AND DEVELOPMENT SERVICES						
CLASSIFICATION	2016		2015		2014	
	NO. OF PERMITS Q2 ONLY	ESTIMATED VALUE \$	NO. OF PERMITS Q2 ONLY	ESTIMATED VALUE \$	NO. OF PERMITS Q2 ONLY	ESTIMATED VALUE \$
Single Family Dwellings						
New	48	\$18,787,000	24	\$6,235,000	10	\$3,090,000
Two Family Dwellings						
New	6	\$1,518,000	0	\$0	0	\$0
Multi-Unit Dwellings/Apartments/Towns						
New	18	\$1,553,000	0	\$0	0	\$0
Res. Add. Alt. & Repairs	34	\$1,267,500	60	\$1,316,700	27	\$1,088,900
Garages & Carports	11	\$333,500	10	\$236,500	10	\$268,700
Accessory Buildings	10	\$112,500	0	\$0	0	\$0
Swimming Pools	14	\$329,900	9	\$130,800	5	\$108,000
Farm Buildings	5	\$356,000	2	\$100,000	0	\$0
Model Homes	0	\$0	0	\$0	0	\$0
Commercial Business	0	\$0	0	\$0	0	\$0
New	1	\$50,000	1	\$300,000	0	\$0
Additions, Alterations, Etc.	5	\$231,000	12	\$669,000	6	\$172,300
Industrial						
New	0	\$0	0	\$0	0	\$0
Additions, Alterations, Etc.	1	\$320,000	1	\$0	1	\$85,000
Institutional & Gov't						
New	0	\$0	0	\$0	0	\$0
Additions, Alterations, Etc.	0	\$0	2	\$19,000	2	\$61,000
			0	\$0	0	\$0
Demolitions	8	\$124,500	11	\$203,300	12	\$97,800
Plumbing	8	\$429,800	4	\$10,900	1	\$3,000
Other (sign, tent, tank, etc;)	10	\$190,900	6	\$20,200	1	\$3,000
TOTALS	179	\$25,603,600	142	\$9,241,400	75	\$4,977,700

Permit Volumes & Estimate Value

Table 5 provides the sum totals of each permit category or classification covering the period April 1st to June 30th, 2016 only. This Q2 of 2016 reporting table includes all permit types, **not just IC&I**. The Q2 reporting for 2015 and 2014 are provided for comparative purposes and helps provide a glimpse of typical spring / early summer permit activity.

When viewed comparatively with the 2015 and 2014 second quarters, it is quite apparent how strong this Q2 has been. Volumes and values have increased 5x that of 2014 and more than doubled the performance of last year's second quarter. Of note, Residential Additions, Alterations and Repairs were half of what was recorded last year and the uptake was essentially related to new builds. Even discounting the apartment additions via Rose Seaton and on Jarvis Street, the new

residential permits for singles and semi's reflects a solid growth and investment in our ground-based dwelling supply.

Commercial Additions/Alteration and New Commercial permit volumes were lower, further highlighting the significance of the residential market.

Demolition permits were also slightly lower and generally in line with previous Q2 activity.

New residential dwelling permits as reported in Section A have been nothing short of remarkable. Clearly the timing of some of the new developments (Ridgeway-by-the-Lake Phase 3 and Spears Road Estates) have drawn market interest as buyers have taken advantage of low interest rates and new home construction. Indication is that Q3 of 2016 will also finish strong, continuing under the current financial climate and available supply. This quarter will be a new benchmark for the Town's residential permits and the highest on record (since at least 2006) with 72 residential permits totaling an impressive value of just under \$22 million (\$21,858,000).

Noteworthy Building Permits in Q1 2016

In this second quarter of 2016, the most noteworthy of permit activity can be noted as the conversion of the upper level of the former Rose Seaton school into 13 residential units which represented an investment of approximately **\$1.15 million**. Eurocopter's **\$320,000** investment is also of interest to highlight. On the residential front, new home builds are seeing considerable investment with almost 20% (12) of the detached homes being built valued between **\$500,000 to \$730,000**. Almost all of those detached units are found in the popular Ridgeway-Thunder Bay neighbourhood.

Development Charge (DC) Report

Planning and Development Services have been monitoring / tracking the Industrial and Commercial construction sectors for the purposes of Development Charges By-law review when next due for comprehensive study in 2019. By-law 43-2014 was passed by Town Council which effectively eliminated Town Industrial Development Charges. Other exemptions include Commercial and Residential in downtown core area CIP's. For this reporting, there is expressed interest in monitoring the industrial and commercial amounts only. This report segment will be updated quarterly for general information of Council, stakeholders and general public.

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

Industrial

There were no new industrial permits in 2016 Q2 and therefore, no DC calculation/exemption for industrial was required or recorded.

Commercial

The six (6) Commercial sector permits drawn in Q2 resulted in only one being subject of DC collection. The addition related to Nino D'Ambra Hair & Aesthetics business expansion resulted in a total of \$1056.01 being collected (\$727.12 Regional & 328.89 Local). The new build at Safari Niagara qualifies as exempt despite the commercial nature Safari Niagara; however, the building houses livestock (Rhino Building) and technically is an agricultural building outside the urban area. All other permits were renovation related and did not add qualifying floor space that would trigger DC collections.

SECTION C

BY-LAW ENFORCEMENT REPORT

BY-LAW ENFORCEMENT - 2016 Q2

Overview

This section provides statistics related to the volume of complaints and actions the Town’s By-law Enforcement Officers are experiencing for the information of Council and general public. Table 6 provides a look at the previous 4 years with total complaints. Year to Date (YTD) is reported at the bottom of Table 6 with an ultimate running total for information. Tables 7 and 8 provide a more detailed breakdown of the types of calls, which vary from quarter to quarter in a seasonal shift. The previous year’s (2015) Q2 is provided for comparison to 2016.

(Table 6)

TOTAL COMPLAINTS	2012-2016
2012	582
2013	522
2014	580
2015	675
2016 (YTD)	405
Total Complaints	2764

Activity Comments

Municipal Law Enforcement Statistics for Q2 of 2016 report a total of 309 new complaints being filed. Table 7 provides the details on which type of complaints was received, as well as how many have been closed and also how many remain open under investigation. These complaints usually require letters, phone calls or an Order to be issued before compliance is achieved. The statistics do not include the many informal enquiries that staff receive and resolve over the phone, by meeting on site or at Town Hall, but rather, how many require a file to be opened.

The majority of complaints in this second quarter were related to the Property Standards By-law and the Lot Maintenance By-law. In this quarterly time period a total of 236 Orders have been issued in 2016 compared to 153 in this same period of 2015. The sum total of all categories of complaints is recorded at 309 for this Q2 compared to the 202 during the same period last year. There appears to be an upward trend in complaints received over the last several years.

During Q2 2016 there were 46 Property Standards Orders issued and 85 Lot Maintenance Orders issued. This compares with 21 Property Standards Orders and 55 Lot Maintenance Orders issued during the same period last year.

The amount of complaints filed this spring and early summer is certainly noticeable higher. The amount is 50% higher than last year’s Q2 and can add several weeks, if not months, of FTE to complete investigations and resolve matters.

Based on the carry-over from 2016 Q1 (59 open files), combined with the much higher second quarter new complaints, the potential exists for some accumulation of backlog and will be monitored by the respective individuals and management.

Parking Violations

Parking violations in Q2 (211) have risen over those of the same quarter last year (70). This may be attributable to the earlier seasonal employment of the temporary enforcement officer being contracted slightly earlier than last year. Despite this, the difference is considerable and worth noting.

APPENDIX 1 TO ADMINISTRATIVE REPORT PDS-65-2016, DATED AUGUST 8, 2016
SECTION C – 2016 Q2 – BY-LAW ENFORCEMENT REPORT

(Table 7)

By –Law Enforcement Quarterly Statistics April 1 to June 30, 2015				
Q2 - 2015				
BY-LAW	Complaints Carried Over from Q1 - 2015	New Complaints Received	Closed Complaints	Pending Complaints
WASTE AND DEBRIS	15	55	46	24
LONG GRASS AND WEEDS	0	77	50	27
ZONING	6	10	9	7
NOISE	3	16	12	7
PROPERTY STANDARDS	25	21	33	13
MISCELLAENOUS	3	23	21	5
TOTAL	52	202	171	83

(Table 8)

By –Law Enforcement Quarterly Statistics April 1 to June 30, 2015				
Q2 - 2016				
BY-LAW	Complaints Carried Over from Q1 - 2016	New Complaints Received	Closed Complaints	Pending Complaints
WASTE AND DEBRIS	20	85	75	30
LONG GRASS AND WEEDS	0	105	80	25
ZONING	1	11	12	0
NOISE	5	22	23	4
PROPERTY STANDARDS	19	46	29	40
MISCELLAENOUS	14	40	38	16
TOTAL	59	309	257	115

In general terms, 2016 Q2 was a much busier quarter on complaints and parking than the previous year's Q2.