

Development Services 2022 Information Report

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Subject: Year End Building and Planning Report (January – December 2022)

Date: March 10, 2023

Building Permits 2022

By the fiscal year end of 2022, permits were issued for 43 new dwelling units which consisted of 38 single family dwellings within the Municipality of Kincardine. This represents a 27 % increase in single family units from 2021. The total number of new dwelling units was 43, which is down from 112 in 2021 (largely due to a permit for a 53-unit apartment building). Total estimated building values were up by 35% and building revenues were increased by just over \$97,000. This is largely due to the increase in additions and renovations across the board.

It is anticipated that, with the passing of Bill 23 along with the updating of our Comprehensive Zoning Bylaw, both should work together, to increase the number of dwelling units created in 2023; providing much needed relief in the current housing shortage. The Development Services Department continues to field and address numerous inquiries for applications which will ultimately lead to a strong development core going forward.

Total Permits Issued for Municipality of Kincardine by Ward

Geographic Town of Kincardine: 115

Geographic Township of Kincardine: 80

Geographic Township of Bruce: 90

YEAR ENDING 2022			
TYPE OF CONSTRUCTION	YTD RES UNITS	YTD PERMITS	YTD VALUE
RESIDENTIAL:			
New	39	38	\$21,113,154
Additions and Renovations	1	38	\$4,779,500
Secondary Suite Alterations	1	1	\$10,000
New Multi-Unit Residential	2	1	\$350,000
Multi-Unit Residential - Additions and Renovations		1	\$8,000
Garages, Carports, Sheds		38	\$2,369,496
Swimming Pool Fences		14	\$322,500
Decks		6	\$130,000
COMMERCIAL:			
New		6	\$3,450,000
Additions and Renovations		8	\$3,670,309
Accessory			
INSTITUTIONAL:			
New			
Accessory		1	\$20,000
Additions and Renovations		2	\$12,900,000
INDUSTRIAL			
New		1	\$9,000,000
Additions and Renovations		2	\$337,864
AGRICULTURAL			
New		5	\$2,290,000
Additions and Renovations		4	\$136,000
Accessory		7	\$794,500
MUNICIPAL			
New		3	\$2,024,423
Additions and Renovations			
MISCELLANEOUS			
Signs/Tents		25	\$66,525
Wood Burning Stove		3	
Change of Use			
Wind Turbines			
Demolitions/Moving/Transfers		27	\$181,500
Sewage Systems		43	\$694,600
Plumbing (stand alone)		11	\$62,500
Permit Value Increases			
TOTALS	43	285	\$64,710,871

5 Year Estimated Cost of Construction Comparison

Year	Permits Issued	Residential Units Created	Total Value
2018	339	76	\$ 55,177,168
2019	319	131	\$ 58,338,841
2020	261	77	\$ 34,885,289
2021	258	112	\$ 47,875,436
2022	285	43	\$ 64,710,871

2022 Planning Numbers

The Development Services Department has also been involved with numerous developments as they relate to Planning and Site Plan Control applications. Predominantly, applications for development which are subject to Site Plan Control policies have increased significantly. These areas that are subject to this process typically include all multi-residential developments, commercial, industrial, and existing developments within a Site Plan Control designate area. The below chart only indicates applications received and does not include other numbers as noted below, ongoing development enquiries or those that are in the early consultation stages.

Municipality	Severances	Zonings	Minor Variances	Local OPA's	County OPA's	Subdivision/Condos	Totals
Kincardine	19	23	7	0	2	3	54
Saugeen Shores	12	16	20	6	1	7	62
Brocton	13	15	6	0	0	0	34
Huron-Kinloss	6	14	2	1	1	0	24
South Bruce	18	20	4	1	0	0	43

Additional Planning Numbers to Note:

Site Plan Control Applications	4
Zoning Compliance/Work Order Letters	75
Encroachment Agreements (new and renewal)	10
Limited Services Agreements	8
Holding Removal	3
Road Dedication	1
Deeming/Consolidations	3

Residential Development Opportunities

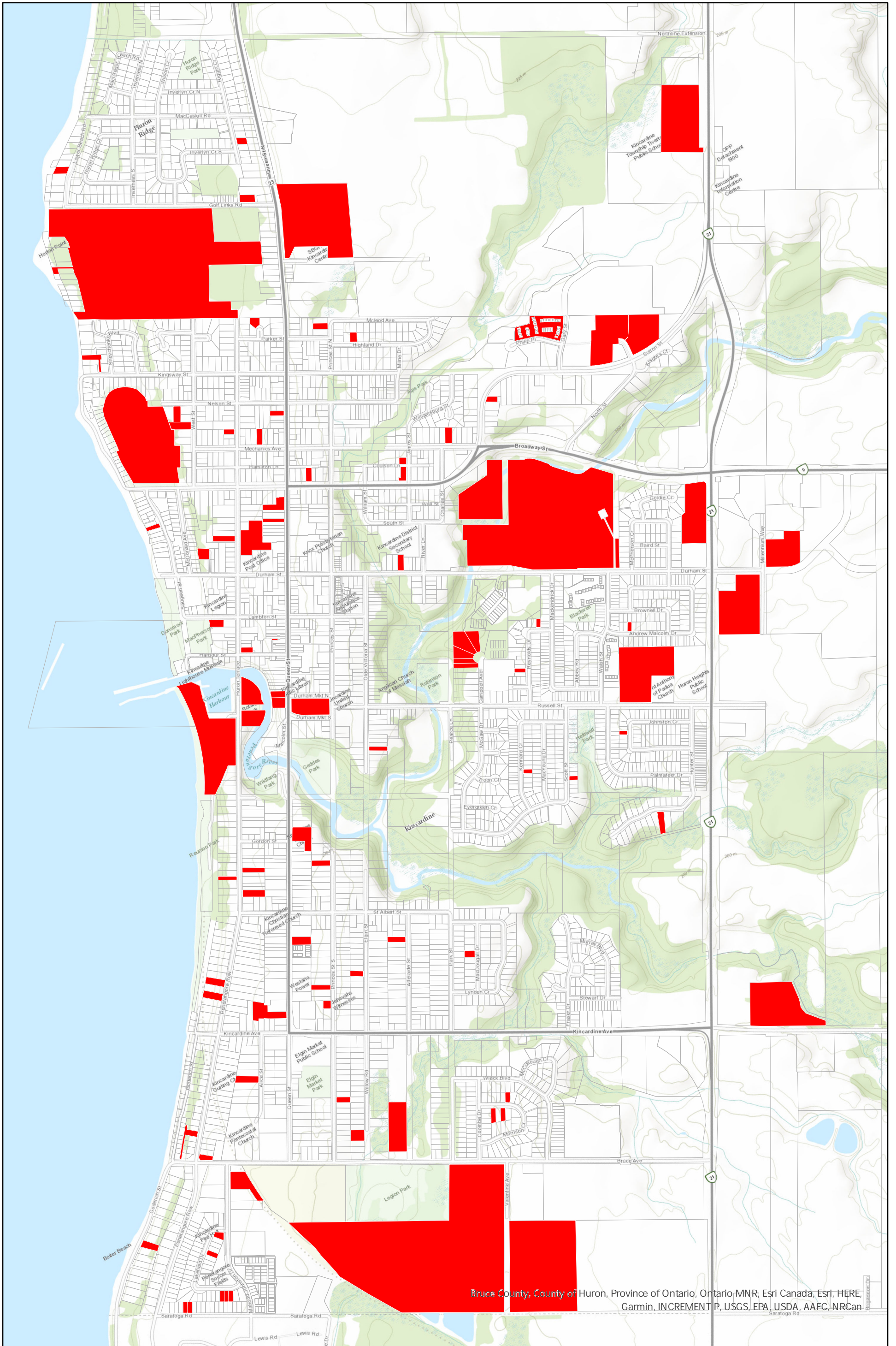
Name	Location	Size	Completion
Brown Subdivision	Bruce Ave, West of Hwy 21	Multi Residential. (46 singles, 4 blocks multi)	Draft approval.
Campbell Ave	Campbell at Russell Street	Row Houses (12 units)	Completed
Kerr/Boiron	122 King Street, Tiverton	2 Quadraplex Dwellings	New ownership. First unit is being cleaned up/constructed.
West Ridge on the Lake	County Road 23, Kincardine Twp.	405-469 Single and Multi Units 77	Phase 1, serviced.
Lakefield Estates I and II	Penetangore and Saratoga (Old soccer fields).	81 Single Dwellings, 51 Row Dwellings	Row dwellings complete. 4 vacant lots remaining
MacWade Subdivision	Main Street, Tiverton	5 Single, 17 Row Dwellings	Singles complete, 5 Unit row completed. 11 Units row under construction.
Mystic Cove I and II	Inverhuron South	32 Single Dwellings	5 vacant lots.
Stonehaven	Bruce Ave (soccer fields)	164 Units (3 Phases)	Completed
Lake Huron Escape	Kuehner Street	13 Single Dwellings	1 vacant lot

Karn	Rae Street Tiverton	14 Semi Detached, 1 Single, 29 Units	Cleared LPAT appeal. Pending Site Plan Application.
Battler	Golf Links South	Residential	Plan of Subdivision
Shepherd/Bradstones	Golf Links, North Side	36 Units	Submitted Plan of Condominium
O'Malley	Sutton Street	53 Units	Under Construction
Lakeside Construction	26 Kaydan Drive	16 Row Dwellings	10 Units Under Construction
Sundance Estates	Victoria Street	60 Single Dwellings	Pre-Consultation
Cobean/Walden	1182 Queen Street	Row dwellings 46 units	Submission 2
Smart Centres	Millennium Way	Phase I Apartment Building 45 Units	Site Plan Application Received
Dyck	7 Mount Forest Ave	2 – 41 Unit Apartment Buildings	Zoning amendment with Ontario Land Tribunal
Jackson/Tomlin	Bruce Rd 23	1 Single family dwelling	Signed Agreement
Woodland Court	Inverhuron	Expansion of mobile park	Site Plan Application

Industrial/Commercial Development Opportunities

Mejer Holding	841,845,851 Queen Street	Resubmitted Mixed Use, Commercial and Residential, 6 storey with underground parking	Under new ownership
St Anthony's School	Russell Street	Expansion (2,220m ²)	Under Construction
Laurentis	Farrell Drive	Recycling Depot	Completed/Landscaping
South Bruce Grey Health Unit	Queen Street	Expansion	Under Construction
Lakeside GM	Durham Street	New show room and tire storage building	Completed/Landscaping
Pinetree	Main St, Tiverton	Trailer Park Expansion	Site Plan Agreement
King's Pearl	King St, Tiverton	Expansion	Site Plan Approval
Kincardine Super Storage	Mahood Johnson	Expansion	Building Permit Issued
Crane	Durham St	Change of use to Restaurant	Submission 1 Received
Kinetrics	Farrell Dr	Landscaping	Minor Amendment to Site Plan Agreement
Tim Hortons	Queen & Broadway	Filling station relocation	Pre-Consultation

KINCARDINE BUILDING PERMITS 2022



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