

Development Services 2023 Information Report

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Subject: Year End Building and Planning Report (January – December 2023)
Date: March 8, 2024

Building Permits 2023

The final building numbers for 2023 expressed a decline from the previous year; however, not out of line historically. Permits were issued for 29 new dwelling units which consisted of 23 single family dwellings, 4 multi-unit and 2 additional dwelling units (ADU), within the Municipality. This represents a 33% decrease in total dwelling units from 2022. Total estimated building values were also down by 38%. Building revenues also showed a marked decrease.

It is anticipated that 2024 will be consistent with 2023; however, with the increased housing demand, the roll-out of Bill 23, along with a new Comprehensive Zoning Bylaw, and a strong inventory of newly available residential lots, the Municipality could see a robust building year. The Development Services Team is working diligently with some larger commercial developments and has laid the groundwork to see that these developments are supported through an infrastructure ready program suited for their development needs. The Team is eager to see these commercial developments advance in 2024. The Development Services Department has also experienced an ambitious number of planning applications over the past few years, this should provide the framework for development ready projects going forward in 2024 and beyond.

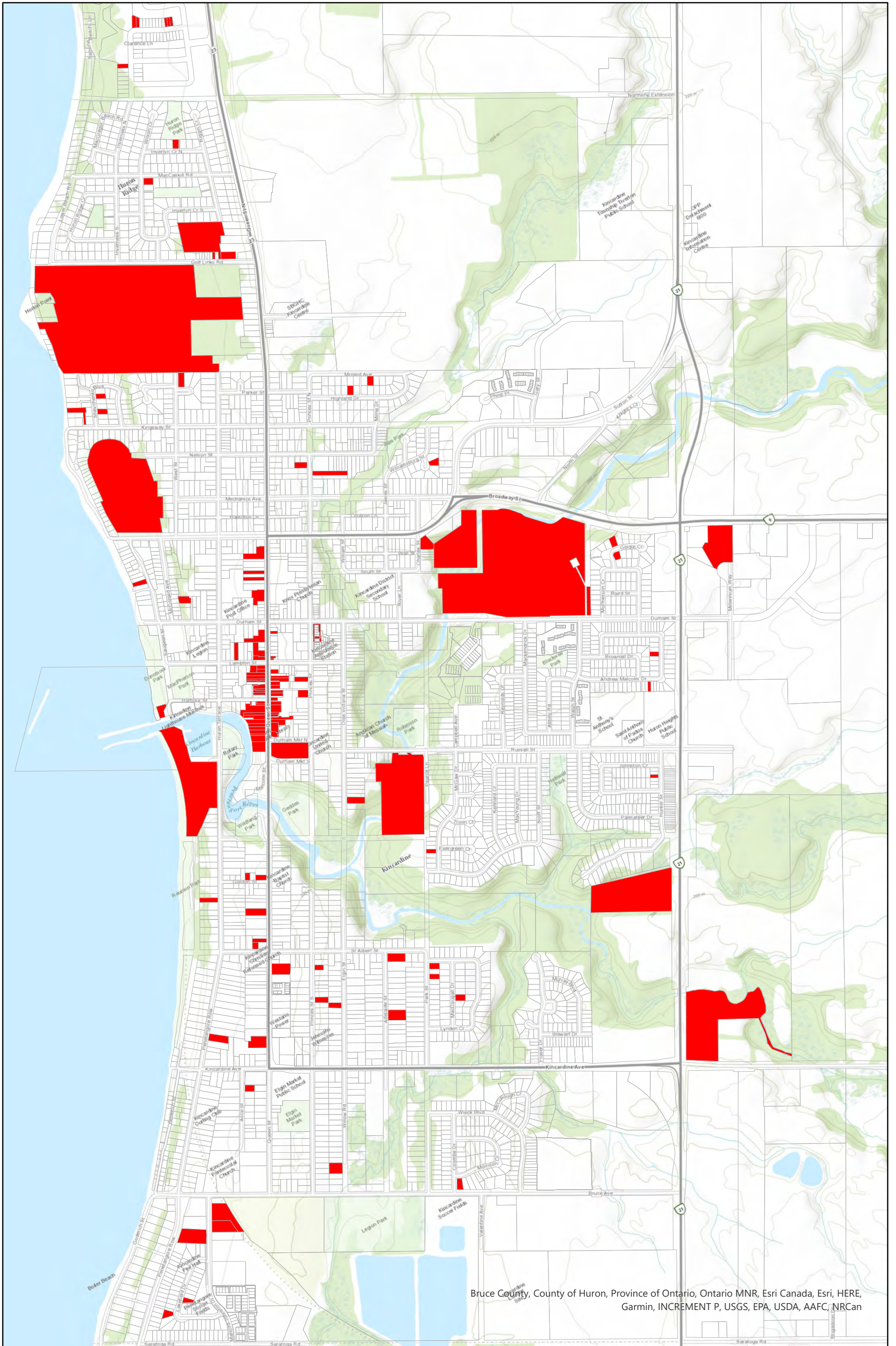
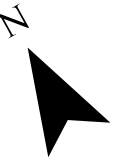
Total Permits Issued for Municipality of Kincardine by Ward

Geographic Town of Kincardine: 123

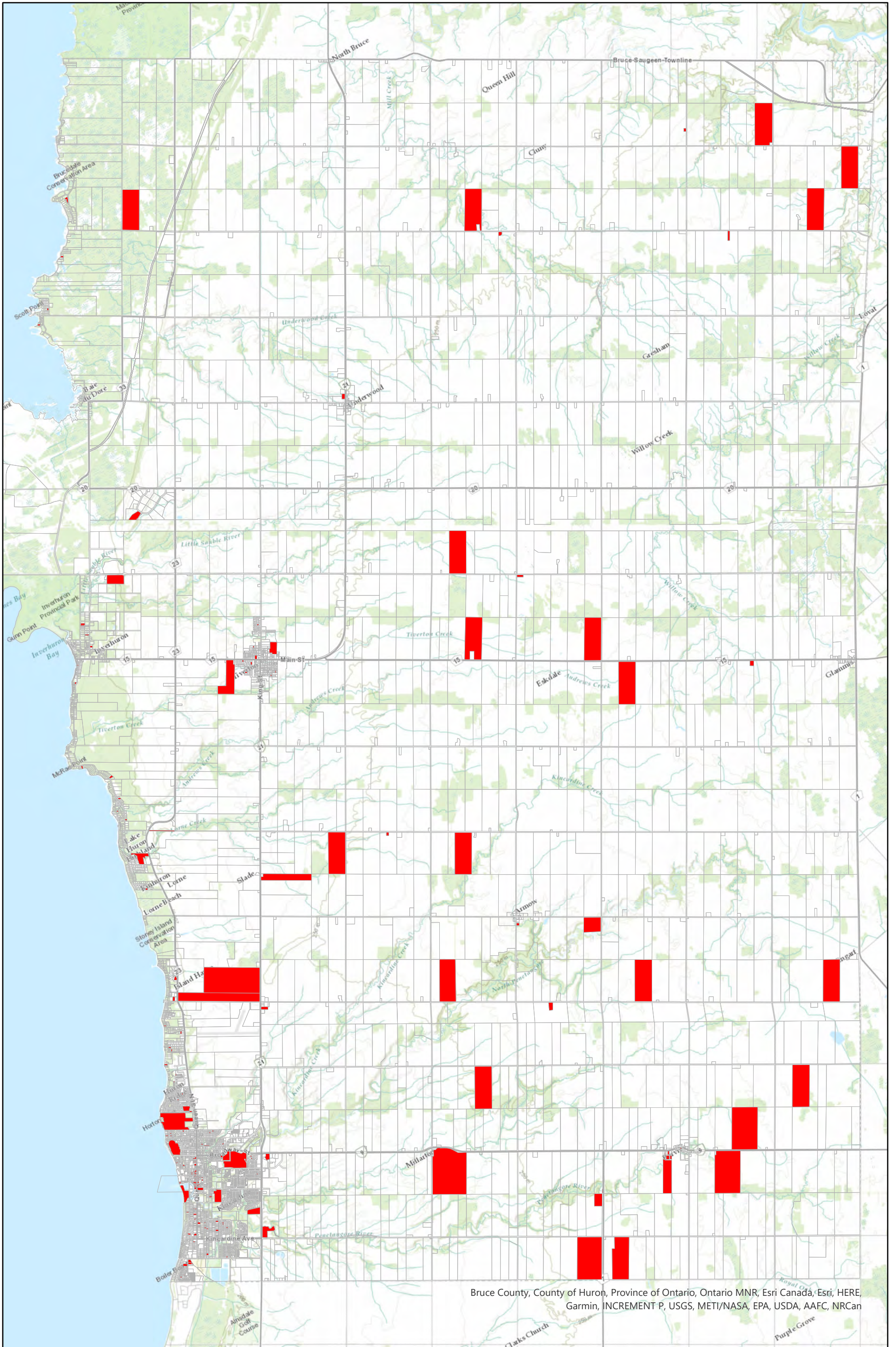
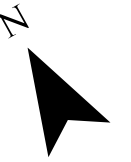
Geographic Township of Kincardine: 78

Geographic Township of Bruce: 47

KINCARDINE ISSUED BUILDING PERMITS 2023



KINCARDINE ISSUED BUILDING PERMITS 2023



| YEAR ENDING 2023 | | | |
|--|----------------|-------------|---------------------|
| TYPE OF CONSTRUCTION | YTD RES. UNITS | YTD PERMITS | YTD VALUE |
| RESIDENTIAL: | | | |
| New | 23 | 23 | \$12,965,000 |
| Additions and Renovations | | 25 | \$1,520,700 |
| Secondary Suite Alterations/ARU's | 2 | 2 | \$775,000 |
| New Multi-Unit Residential | 4 | 2 | \$2,106,460 |
| Multi-Unit Residential - Additions and Renovations | | 1 | \$15,000 |
| Garages, Carports, Sheds | | 30 | \$2,042,900 |
| Swimming Pool Fences | | 7 | \$230,200 |
| Decks | | 12 | \$226,800 |
| COMMERCIAL: | | | |
| New | | 2 | \$15,650,000 |
| Additions and Renovations | | 2 | \$40,000 |
| Accessory | | | |
| INSTITUTIONAL: | | | |
| New | | | |
| Accessory | | | |
| Additions and Renovations | | | |
| INDUSTRIAL | | | |
| New | | 1 | \$300,000 |
| Additions and Renovations | | 1 | \$500,000 |
| AGRICULTURAL | | | |
| New | | 3 | \$775,000 |
| Additions and Renovations | | 2 | \$323,000 |
| Accessory | | 8 | \$503,000 |
| MUNICIPAL | | | |
| New | | 1 | \$10,000 |
| Additions and Renovations | | 1 | \$12,000 |
| MISCELLANEOUS | | | |
| Signs/Tents/Stages | | 22 | \$111,000 |
| Wood Burning Stove | | | |
| Change of Use | | 2 | \$38,000 |
| Wind Turbines | | | |
| Demolitions/Moving/Transfers | | 21 | \$173,500 |
| Sewage Systems | | 21 | \$377,000 |
| Plumbing (stand alone) | | 59 | \$1,371,720 |
| Permit Value Increases | | | |
| TOTALS | 29 | 248 | \$40,066,280 |

5 Year Estimated Cost of Construction Comparison

| Year | Permits Issued | Residential Units Created | Total Value |
|------|----------------|---------------------------|---------------|
| 2019 | 319 | 121 | \$ 58,338,841 |
| 2020 | 261 | 77 | \$ 34,885,289 |
| 2021 | 258 | 112 | \$ 47,875,436 |
| 2022 | 285 | 43 | \$ 64,710,871 |
| 2023 | 248 | 29 | \$ 40,066,280 |

2023 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 | Consents | Zonings | Minor Variances | Local OPAs | County OPAs | Subdivisions / Condos | Totals |
|----------------|-----------|-----------|-----------------|------------|-------------|-----------------------|------------|
| Kincardine | 19 | 15 | 9 | 2 | 2 | 2 | 49 |
| Saugeen Shores | 19 | 13 | 12 | 6 | 2 | 3 | 55 |
| Brockton | 10 | 9 | 2 | 1 | 2 | 0 | 24 |
| Huron-Kinloss | 8 | 13 | 1 | 2 | 0 | 1 | 25 |
| South Bruce | 10 | 15 | 3 | 2 | 0 | 1 | 31 |
| Totals | 66 | 65 | 27 | 13 | 6 | 7 | 184 |

Additional Planning Numbers to Note:

| | |
|---|----|
| Site Plan Control Applications | 5 |
| Zoning Compliance/Work Order Letters | 77 |
| Encroachment Agreements (new and renewal) | 1 |
| Limited Services Agreements | 3 |
| Holding Removal | 7 |
| Road Dedication | 1 |
| Deeming/Consolidations | 1 |

Residential Development Opportunities

| Name | Location | Size | Completion |
|----------------------------|---|--|--|
| Brown Subdivision | Bruce Ave, West of Hwy 21 | Multi Residential. (46 singles, 4 blocks multi) | Subdivision Agreement; Fulfilling conditions |
| West Ridge on the Lake | County Road 23, Kincardine Twp. | 405-469 Single and Multi Units 77 | Building out Phase 1; 5 permits issued |
| Lakefield Estates I and II | Penetangore and Saratoga (Old soccer fields). | 81 Single Dwellings, 51 Row Dwellings | Row dwellings complete. 4 vacant lots remaining |
| Mystic Cove I and II | Inverhuron South | 32 Single Dwellings | 4 vacant lots. |
| Lake Huron Escape | Kuehner Street | 13 Single Dwellings | 1 vacant lot |
| Karn | Rae Street Tiverton | 14 Semi Detached, 1 Single, 29 Units | LPAT Decision Site Plan Application under review. |
| Battler; Lindston Group | Golf Links South | Residential | Subdivision Agreement Fulfilling Conditions |
| Shepherd/Bradstones | Golf Links, North Side | 36 Units | Development Agreement Fulfilling Conditions |
| O'Malley | Sutton Street | 53 Units | Complete/Landscaping |
| Lakeside Construction | 26 Kaydan Drive | 16 Row Dwellings | Development Agreement Fulfilling Conditions |
| Sundance Estates | Victoria Street | 62 Single Dwellings | Draft Plan of Subdivision Active Application |
| Fairway Estates/Walden | 1182 Queen Street | Row dwellings 46 units | Development Agreement Fulfilling Conditions |
| Smart Centres | Millennium Way | Phase I Apartment Building 45 Units | Site Plan Application Submission Comments Provided |

Industrial/Commercial Development Opportunities

| | | | |
|--------------------------------|--------------------------|--|---------------------------------|
| Mejer Holding | 841,845,851 Queen Street | Resubmitted Mixed Use, Commercial and Residential, 6 storeys with underground parking | Pre consultation with new owner |
| St Anthony's School | Russell Street | Expansion (2,220m ²) | Finalizing Site Plan Conditions |
| Laurentis | Farrell Drive | Recycling Depot | Finalizing Site Plan Conditions |
| South Bruce Grey Health Centre | Queen Street | CT Scanner Expansion | Complete |
| Pinetree | Main St, Tiverton | Trailer Park Expansion | Fulfilling Site Plan Conditions |
| King's Pearl | King St, Tiverton | Expansion | Fulfilling Site Plan Conditions |
| Kincardine Super Storage | Mahood Johnson | Expansion | Fulfilling Site Plan Conditions |
| CR Developers | Highway 21 | Four Phases Two hotels, and commercial development | Site Plan Approved |