

Development Services 2023 Information Report

Prepared By: Dwayne McNab, Manager of Development Services/CBO

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.

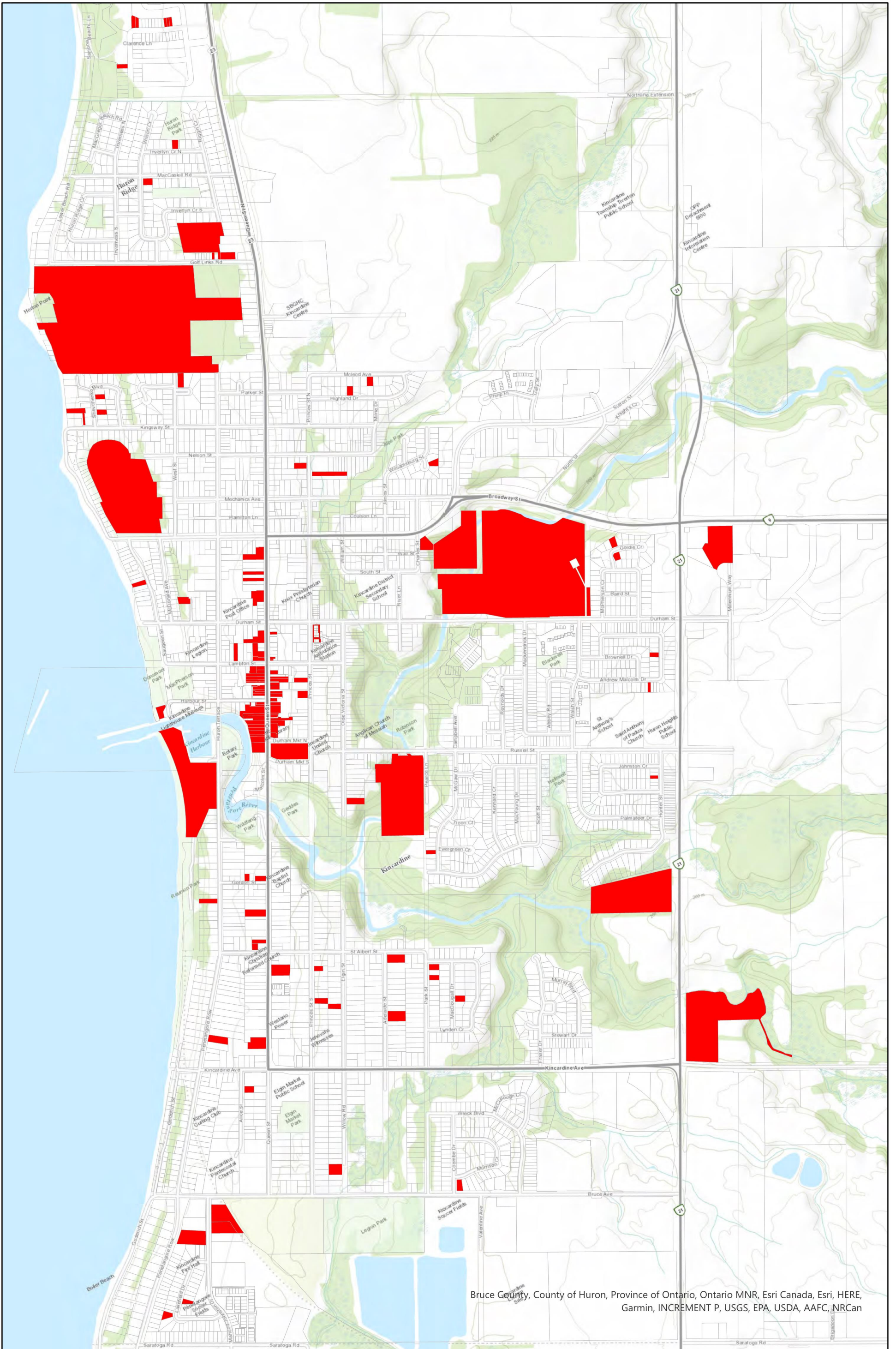
Total Permits Issued for Municipality of Kincardine by Ward

Geographic Town of Kincardine: 123

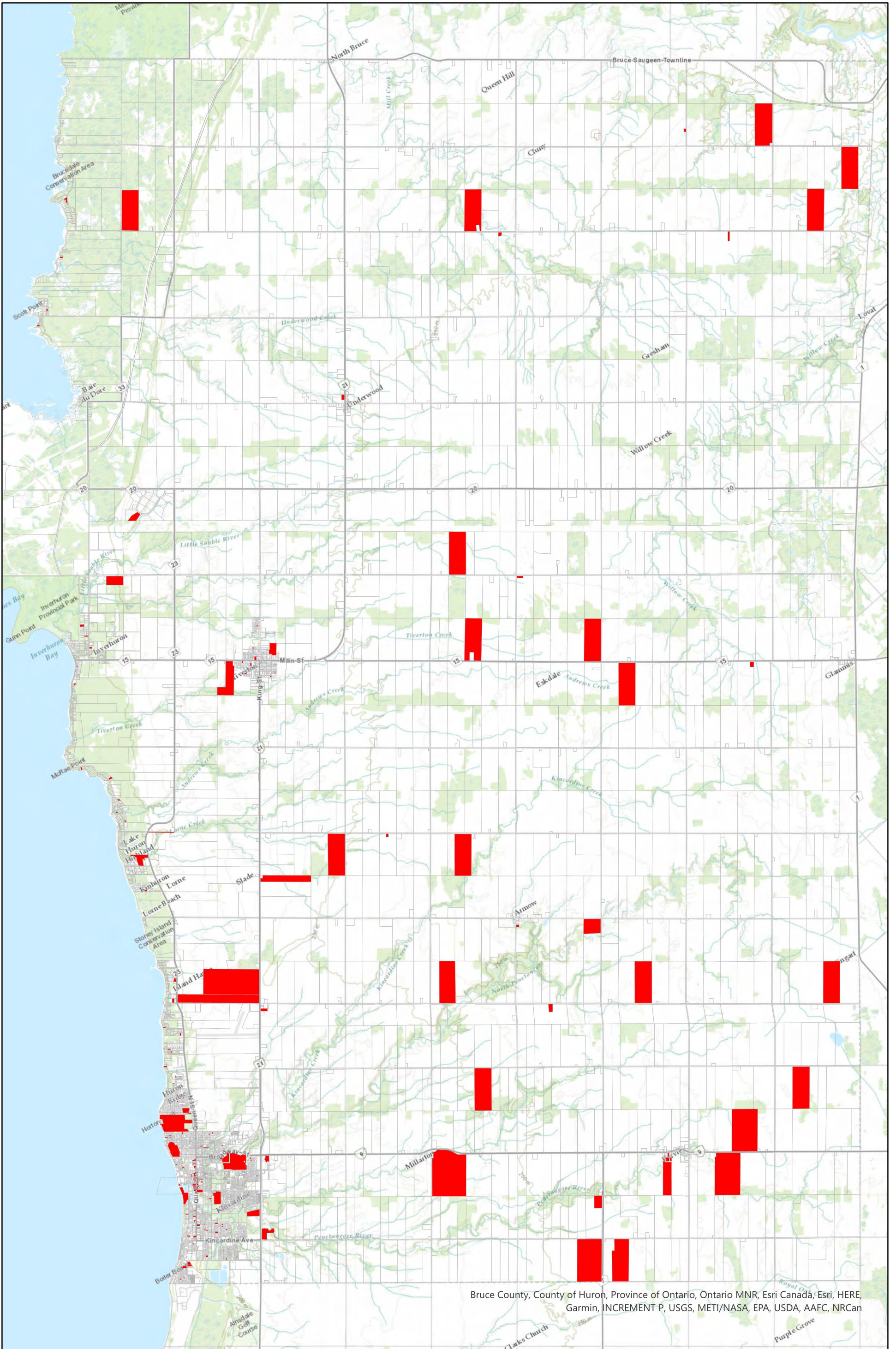
Geographic Township of Kincardine: 78

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