

Development Services 2024 Information Report

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Subject: Year End Building and Planning Report (January – December 2024)

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Building Permits 2024

Permits issued for all aspects of development remained steady for 2024. Increases in residential units were expected and this was supported through the statistical reporting in 2024. Permits were issued for a total of 65 new dwelling units which consisted of 28 single family dwellings, 34 multi-unit and 3 additional dwelling units (ADU), within the Municipality. The increase in total dwelling units has more than doubled from 2023 but has stabilized with the reported 5 year average. Total estimated cost of construction values was also increased by 36.5% from 2023.

As provided through the Development Charges Act 1997, certain types of development and projects were subject to an applicable Development Charge as part of the issuance of a building permit. Numerous exemptions have also been provincially identified such as affordable housing and Accessory Residential Units (ARU's) as well as discounted development charge rates for muti-unit rental housing of 4 or more. Exemptions and reductions to Development Charges has placed unique pressures on Municipalities to fund the growth impact of these projects. Through the issuance of building permits, eligible DC projects accounted for \$997,000 in Development Charges collected on the Municipal side and \$46,000 on was collected on behalf of Bruce County in support their growth-related impacts from development.

The Development Services Team will be bringing forth a new Comprehensive Zoning Bylaw in the first 1/4 of 2025. This project aims to align the Provincial Planning Statement, the local Official Plan and the County Official Plan with the Comprehensive Zoning Bylaw. This document incorporates numerous streamlined initiatives, diversified uses and progressive development strategies that will assist development while maintaining the core values identified under the Municipalities' Integrated Strategy.

Total Permits Issued for Municipality of Kincardine by Ward

Geographic Town of Kincardine: 77

Geographic Township of Kincardine: 125

Geographic Township of Bruce: 61

YEAR ENDING 2024			
TYPE OF CONSTRUCTION	TOTAL RES. UNITS	YEAR ENDING PERMITS	YEAR ENDING VALUE
RESIDENTIAL:			
New	28	28	\$16,502,000
Additions and Renovations		31	\$1,335,300
Secondary Suite Alterations/ARU's	3	3	\$77,000
New Multi-Unit Residential	30	15	\$13,183,098
Multi-Unit Residential - Additions and Renovations	3	3	\$250,000
Seasonal Mobile Homes		7	\$900,000
Garages, Carports, Sheds		18	\$874,001
Swimming Pool Fences		12	\$625,600
Decks		23	\$462,330
COMMERCIAL:			
New			
Additions/Renovations/Apartment Creation	1	13	\$870,000
Accessory			
INSTITUTIONAL:			
New			
Accessory		2	\$106,000
Additions and Renovations		2	\$472,142
INDUSTRIAL			
New			
Additions and Renovations		5	\$3,300,574
AGRICULTURAL			
New		8	\$8,495,216
Additions and Renovations		3	\$4,040,000
Accessory		5	\$128,000
MUNICIPAL			
New		1	\$20,000
Additions and Renovations		2	\$105,000
MISCELLANEOUS			
Signs/Tents/Stages		24	\$92,291
Wood Burning Stove			
Change of Use		1	\$8,000
Wind Turbines			
Demolitions/Moving/Transfers		13	\$280,611
Sewage Systems		27	\$669,000
Plumbing (stand alone)		17	\$1,914,000
TOTALS	65	263	\$54,710,163

5 Year Estimated Cost of Construction Comparison

Year	Permits Issued	Residential		Total Value
		Units Created	Total Value	
2020	261	77	\$ 34,885,289	
2021	258	112	\$ 47,875,436	
2022	285	43	\$ 64,710,871	
2023	248	29	\$ 40,066,280	
2024	263	65	\$ 54,710,163	

2024 Planning Numbers

The Development Services Department has also been involved with numerous developments as they relate to Planning and Site Plan Control applications. Projects subject to Site Plan Control continue to provide unique challenges as multiple agencies are involved from a development perspective providing direction and input on their respective policies to guide development. This process has further impacted Municipalities as the administrator of the Site Plan Control, as the implementation of timelines for approval have financial impacts to Municipalities if they are not adhered to. Areas of note that are subject to this process typically include all multi-residential developments (10 units and under no longer apply), 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	10	9	5	0	0	2	26
Saugeen Shores	25	13	10	2	1	4	55
Brockton	14	5	2	1	2	1	25
Huron-Kinloss	9	9	3	1	0	0	22
South Bruce	8	6	0	1	0	3	18
Totals	66	42	20	5	3	10	146

Additional Planning Numbers to Note:

Site Plan Control Applications	5
Zoning Compliance/Work Order Letters	41
Encroachment Agreements (new and renewals)	1
Limited Services Agreements	6
Holding Removals	2
Road Dedication	2
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
Seashore (aka West Ridge on the Lake)	County Road 23, Kincardine Twp.	405-469 Single and Multi Units 77	Building out Phase 1; 21 permits issued representing 21 units.
Lakefield Estates I and II	Penetangore and Saratoga (Old soccer fields).	81 Single Dwellings, 51 Row Dwellings	Row dwellings complete. 3 vacant lots remaining
Mystic Cove I and II	Inverhuron South	32 Single Dwellings	4 vacant lots remaining
Lake Huron Escape	Kuehner Street	13 Single Dwellings	1 vacant lot remaining.
Battler; Lindston Group	Golf Links South	33 Residential Units	Subdivision Agreement Fulfilling Conditions. 11 permits issued representing 11 units
Bradstones	8 Golf Links, North Side	36 Units	Development Agreement Fulfilling Conditions. 2 building permits issued representing 6 units.
Lakeside Construction	26 Kaydan Drive	16 Row Dwellings	All units built and occupied. Development Agreement Fulfilling Conditions
Sundance Estates	Victoria Street	62 Single Dwellings	Draft Plan of Subdivision Application

Fairway Estates/Walden	1182 Queen Street	Row dwellings 46 units	Development Agreement Fulfilling Conditions. 4 building permits issued representing 16 units.
12353865 Canada Inc.	7 Mount Forest Ave	2-Storey, 77 Unit Apartment Building	Finalizing Site Plan Agreement
1000220885 Ontario Ltd.	Conquergood Subdivision	109 residential blocks	Draft Plan of Subdivision Approved, Finalizing Development Agreement
Tidman	Parkside Court, Inverhuron	81 units	Draft Plan of Subdivision Approved; Finalizing Development Agreement
Breymark	Maple Street, Tiverton	46 townhouse, freehold & condominium	Active Planning Applications
Fast Holdings Ltd.	Maple Street, Tiverton	26 single, 22 semi, 40 townhouse	Draft Plan of Subdivision Approved
1932208 Ontario Inc.	312 Durham Market South	6 story, 35 units	Site Plan Application
Marshall/Karrow	346 Queen Street	12 unit	Site Plan Application

Industrial/Commercial Development Opportunities

1000256229 Ontario Ltd.	841,845,851 Queen Street	Resubmitted Mixed Use, Commercial and Residential, 6 storeys with underground parking	Site Plan Application
St Anthony's School	Russell Street	Expansion (2,220m2)	Construction is completed. Fulfilling Site Plan Conditions.
Pinetree	Main St, Tiverton	Trailer Park Expansion	Reception hall waiting on final reports. Pool in. Fulfilling Site Plan Conditions
King's Pearl	King St, Tiverton	Parking Lot Expansion	Fulfilling Site Plan Conditions
Kincardine Super Storage	Mahood Johnson	Expansion	Site Plan Agreement, Fulfilling Conditions
CR Developers	Highway 21	Four Phases Two hotels, and commercial development	Phase I under construction. Sign permits have been applied for. Site Plan Agreement, Fulfilling Conditions
Bright Beginnings Child Care	Tiverton	Daycare Expansion	Site Plan Application