

Development Services 2025 Information Report

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

Subject: Year End Building and Planning Report (January – December 2025)

Date: February 11, 2026

Building Permits 2025

Development activity in 2025 has been reflective of overall markets across all sectors in Ontario. Housing numbers have struggled to maintain levels from previous years. Provincial numbers show housing targets for Ontario have achieved just 26 per cent of its annual housing target by the end of August in 2025.

In 2025, the Municipality issued a total of 28 new residential units which represented approximately 52% of the 5-year residential average. The composition of these permits consisted of 18 single family dwellings, 5 multi-unit and 5 additional dwelling units (ADU). Over a 5-year average, the Municipality added approximately 54 residential units/ year. Although housing and permit numbers have softened from 2024, the Municipality continues to see advancement on numerous active development projects which constitute over +1800 proposed residential units. Of the active developments, 9 represent subdivision classes within the Municipality that make up 1500 residential units (322 units being single detached dwellings, 570 apartment units, 325 townhouse/ row house units, 283 semi/ duplex/ triplex units)

Through the issuance of building permits, eligible DC projects accounted for \$379,878 in Development Charges collected on the Municipal side (\$996,897 in 2024) and \$47,185 was collected on behalf of Bruce County (\$45,886 in 2024) in support their growth-related impacts from development. The increase in Development Charges for the County is a direct result of the phase in program for County DC's established in 2023. 2024 represented 25% of the phase-in charge, where 2025 represented 40% of the phase-in charge. 2026 will see the County development charge increase to the 55% of the phase-in charge and full cost recovery for the County phase-in will be realized in 2031. The Development Charges landscape has also changed in that numerous exemptions have

now been introduced for Additional Residential Units (ARU's) and developer options for deferral payments of applicable Development Charges until Occupancy. These initiatives have afforded some financial opportunities to developers in advancing these housing projects which are anticipated to encourage growth and development.

The Development Services Team brought forth an interactive Development Dashboard to which the public can view projects within the community. It also allows the public to view status updates and timelines on projects as they advance through the Planning/Development process. As well a new Comprehensive Zoning Bylaw for the Municipality was passed in the summer of 2025. This document incorporates numerous streamlined initiatives, diversified uses and progressive development strategies that will assist development while maintaining the core values identified under the Municipality's Integrated Strategy.

Total Permits Issued for Municipality of Kincardine by Ward

Geographic Town of Kincardine: 86

Geographic Township of Kincardine: 67

Geographic Township of Bruce: 36

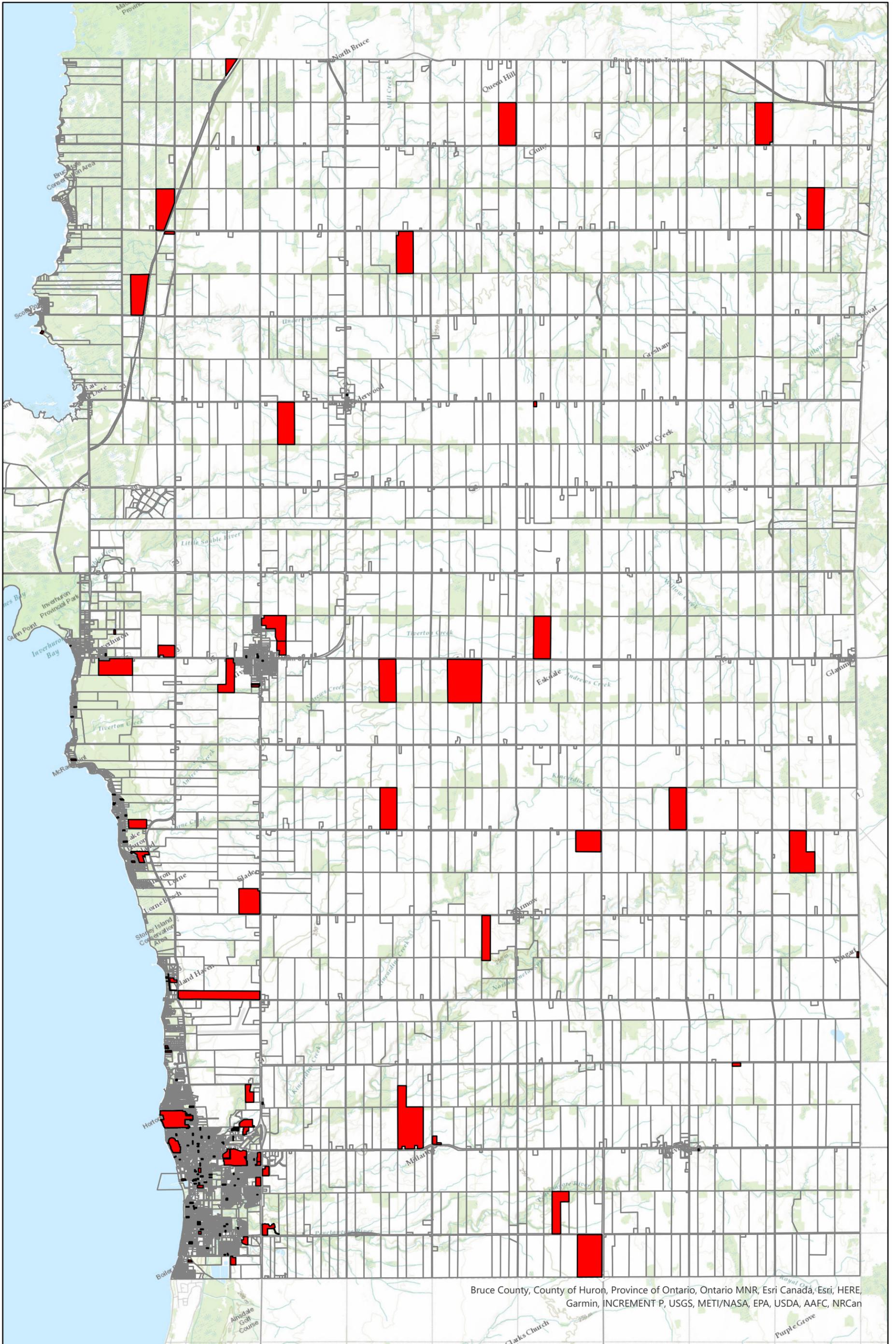
5-Year Estimated Cost of Construction Comparison

Year	Permits Issued	Residential Units Created	Total Value
2021	258	112	\$ 47,875,436
2022	285	43	\$ 64,710,871
2023	248	29	\$ 40,066,280
2024	263	65	\$ 54,710,163
2025	189	28	\$ 31,593,844

Note: 2021 included a 53-unit Residential apartment development

YEAR ENDING 2025			
TYPE OF CONSTRUCTION	TOTAL RES. UNITS	TOTAL PERMITS	TOTAL VALUE
RESIDENTIAL:			
New	18	18	\$11,576,000
Additions and Renovations		28	\$2,219,089
Secondary Suite/ New ARU/ADU's	5	5	\$990,000
New Multi-Unit Residential	5	1	\$2,500,000
Multi-Unit Residential - Additions and Renovations		3	\$70,000
Seasonal Mobile Homes		1	\$12,000
Garages, Carports, Sheds		16	\$1,083,340
Swimming Pool Fences		9	\$765,000
Decks		9	\$126,710
COMMERCIAL:			
New		1	\$20,372
Additions/Renovations/Apartment Creation		11	\$1,490,127
Accessory			
INSTITUTIONAL:			
New		1	\$2,800,000
Accessory			
Additions and Renovations			
INDUSTRIAL			
New		1	\$60,000
Additions and Renovations		2	\$725,000
AGRICULTURAL			
New		9	\$5,500,000
Additions and Renovations		1	\$40,000
Accessory			
MUNICIPAL			
New			
Additions and Renovations		3	\$340,000
MISCELLANEOUS			
Signs/Tents/Stages		26	\$391,607
Wood Burning Stove			
Change of Use			
Wind Turbines			
Demolitions/Moving/Transfers		12	\$161,599
Sewage Systems		21	\$453,000
Plumbing (stand alone)		11	\$270,000
Permit Value Increases			
TOTALS	28	189	\$31,593,844

KINCARDINE MUNICIPALITY ISSUED BUILDING PERMITS 2025



2025 Planning Submissions

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, where the implementation of timelines for approval has financial impacts to Municipalities if they are not adhered to. They can result in application refunds from 50%-75%-100% if decisions are not made within 60-90-120 days from the date of receipt of a *complete* application. 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	7	2	3	0	1	23
Saugeen Shores	14	16	7	6	2	3	48
Brockton	12	6	3	1	1	1	24
Huron-Kinloss	7	12	5	1	0	2	27
South Bruce	18	5	3	1	1	0	28
Totals	61	46	20	12	4	7	150

Additional Planning Numbers to Note:

Site Plan Control Applications	3
Site Plan Files - Active	7
Site Plan Files - Completed	4
Zoning Compliance/Work Order Letters	74
Encroachment Agreements (new and renewals)	1
Limited Services Agreements	3
Holding Removals	2
Part Lot Control	1
Demolition Agreements	1

Residential Development Projects

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.
Battler; Lindston Group	Golf Links South	33 Residential Units	Subdivision Agreement Fulfilling Conditions. 17 permits issued representing 17 units
Bradstones	8 Golf Links, North Side	36 Units	Development Agreement Fulfilling Conditions. 2 building permits issued representing 6 units.
Sundance Estates	Victoria Street	62 Single Dwellings	Draft Plan of Subdivision Application
Soaring Eagles	Parkwood and Bruce Rd 23	32 Single Dwelling Lots	Application for DRAFT Plan of Subdivision
Fairway Estates/Walden	1182 Queen Street	Row dwellings 46 units	Development Agreement Fulfilling Conditions. 5 building permits issued representing 21 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
Marshall/Karrow	346 Queen Street	12 unit	Site Plan Application
Small Meadows	440 Kincardine Ave	64 units	Site Plan Application; Completing Holding Zone requirements

Industrial/Commercial Development Projects

1000256229 Ontario Ltd.	841,845,851 Queen Street	Resubmitted Mixed Use, Commercial and Residential, 6 storeys with underground parking	Site Plan Application
Pinetree	Main St, Tiverton	Trailer Park Expansion	Reception hall Fulfilling Site Plan Conditions
CR Developers	Highway 21	Four Phases Two hotels, and commercial development	Phase 2 building permit application submitted. Site Plan Agreement, Fulfilling Conditions
Bright Beginnings Child Care	Tiverton	Daycare Expansion	Site Plan Agreement, Fulfilling Conditions
Lighthouse Fellowship Baptist Church	Kincardine	Church Expansion	Site Plan Application
Bruce K Holdings	469 Gary St	1 Mixed Use Commercial and Residential – 70 Units and 1 Seniors Apt – 75 Units	Active Planning Application