



The Corporation of the Township of Huron-Kinloss

Staff Report

Report Title: 2022 Building Year End Report

Prepared By: Heather Falconer, By-Law Enforcement Officer/Building Inspector

Department: Building and Planning

Date: Jan. 17, 2022

Report Number: BLDG-2023-01-2

File Number:

C11-BLDG22

Attachments: N/A

Recommendation:

That the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report Number BLDG2023-01-2 prepared by Heather Falconer, By-Law Enforcement Officer/Building Inspector.

Background:

This report includes the year-end statistics for construction within the Township.

Discussion:

Permits Issued Between 01/01/2022 and 31/12/2022

Permit Type	Permit Value	Permit Fee
New Residential	\$29,723,746.00	\$117,379.66
Garages	\$1,912,900.00	\$13,024.00
Additions	\$2,578,700.00	\$20,596.00
Farm Building	\$2,685,500.00	\$22,123.00
Commercial, Industrial, Institutional	\$6,770,000.00	\$6,324.00
Pools	\$380,000.00	\$575.00
Demolition		\$975.00

Total	\$56,550,530.00	
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Total Number of Permits: 254

	2022 Year to Date	2021 Year to Date
Value of Construction	\$44,050,846.00	\$56,550,530.00
Fees	\$180,996.66	\$253,884.45
Number of Permits	213	254

2022 was a great year for building within the Township of Huron-Kinloss. With 2021 having 254 permits issued and 2020 having 187 permits issued, 2022 is sitting in the middle with a generous 213 permits issued for the year. Residential single-family dwellings made up 54 of the permits issued.

Inverlyn Estates is essentially complete with only one lot left to be built on. This 150-lot subdivision took close to a decade to complete and is now an example of a senior's lifestyle community that is highly sought throughout the Province.

Sunset Place in Point Clark has only 6 of its 27 lots currently vacant and Staff do expect more of those to be developed in the next year. These are large, high-end homes that are owned by a wide variety of local and new to Huron-Kinloss residents.

Crimson Oak subdivision has had homes built or being built on 30 of the lots. 38% of the lots have been developed within the first two years of the subdivision being established. This is quite the accomplishment for all parties involved.

Finlay Street in Ripley has seen great development with 14 homes being built on it since 2021. With the growth rate of the village, it is perceived that the last 2 vacant lots will be built on soon.

The MacTavish development in Ripley has seen 10 single family houses built in it with an additional 8 semi-detached houses. There are 16 vacant lots left.

While Staff expect housing demand to remain high for the immediate future, this current pace is not likely to be sustained for the longer term without new developments initiating the planning process in the near future. Inquiries in the past year would indicate more subdivisions will be developed in the coming years.

Permit values for garages/accessory structures, additions, and pools saw an increase this year. This might be connected to an increase of individuals seeking recreational activities during and post pandemic. Places needed to be built to store such items as motorized vehicles and other equipment. The area that there was a decrease in permit value was in the farm buildings. The commercial, industrial, and institutional buildings criteria saw a substantial increase in permit value. This increase was from the cost value of the long-awaited Lucknow water tower.

Financial Impacts:

These construction numbers will result in an overall increase to the Township's assessment value. Growth will often correlate with the general health and wellbeing of a municipality.

Strategic Alignment / Link:

We are a prosperous community that continues to grow in a sustainable manner by investing in infrastructure.

Respectfully Submitted By:

Heather Falconer, By-Law Enforcement Officer/Building Inspector

Approved By:

Mary Rose Walden, Chief Administrative Officer