



**The Corporation of the  
Town of Saugeen Shores**

# **Saugeen Shores Building Division**

**2023 Activity Report**



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## BACKGROUND

This report serves to inform and update Council on the latest statistics and trends pertaining to the 2023 building permit numbers within Saugeen Shores. By analyzing and presenting this data, the intention is to provide Council members with a comprehensive understanding of the evolving landscape of construction and development within the community. The building numbers represent the overall growth of the Municipality.

## BUILDING PERMITS 2023

2023 was a record year in Saugeen Shores. Construction value hit an all time high of \$315,271,137 in 2023. This more than doubles the previous record set in 2021 of \$154,803,191. In 2023 Saugeen Shores saw a large rise in: multi-family residential (apartment buildings); commercial developments; and institutional construction.

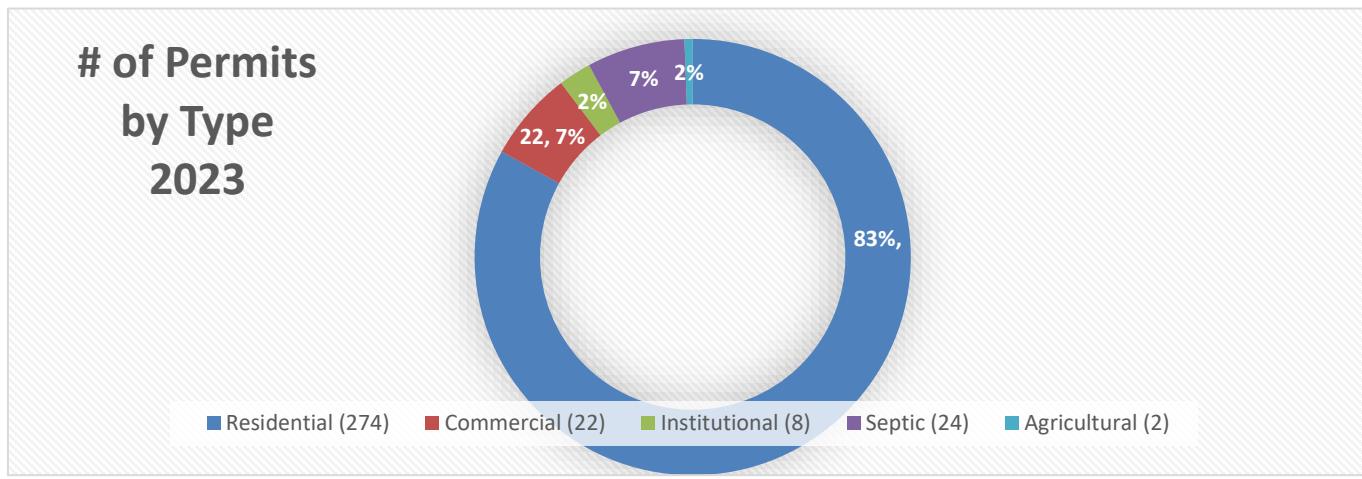
2023 also saw an upswing in the creation of residential units, with the annual count reaching an all-time high. While the five-year average for unit creation stands at 333 per year, 2023 recorded an impressive 621 units, attributing this surge significantly to the construction of large apartment buildings. Simultaneously, the Town has observed a growing trend in the construction of medium-sized infill apartment buildings.

A decline in the number of single-family dwellings constructed, from 111 in 2022 to 73 in 2023, was more than offset by the substantial increase in other forms of residential units noted above.

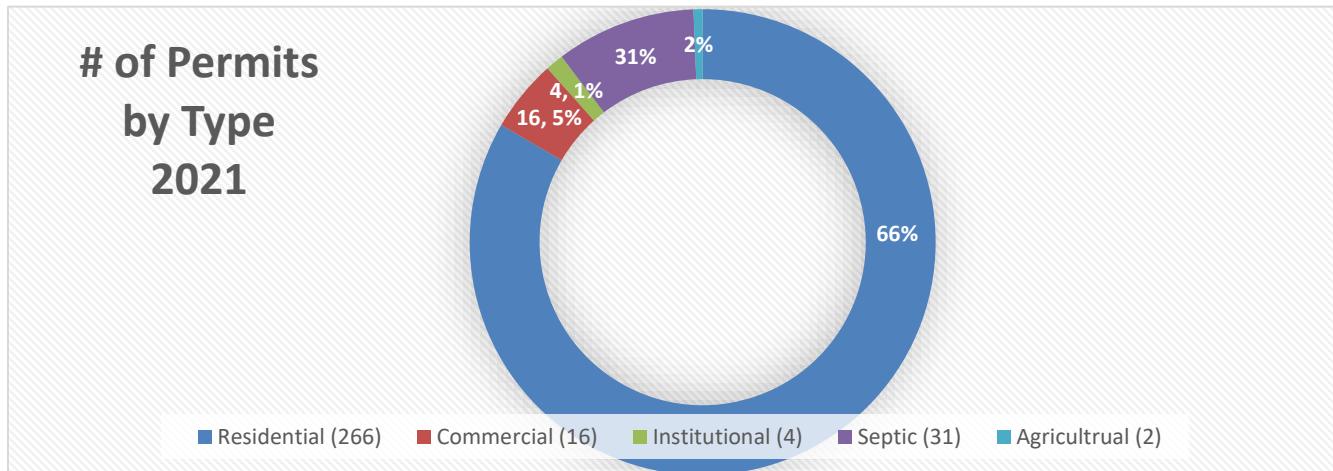
Looking ahead, the momentum in construction is anticipated to continue in 2024, buoyed by the ongoing progression of substantial projects through the planning and development pipeline. The 20204 outlook underscores the continued resilience and growth of the construction sector in Saugeen Shores.

| Type of Construction                             | 2023                    |                                 |                       | 2022                    |                                 |                       |
|--|-------------------------|---------------------------------|-----------------------|-------------------------|---------------------------------|-----------------------|
|  | Building Permits Issued | Total Residential Units Created | Total Permit Value    | Building Permits Issued | Total Residential Units Created | Total Permit Value    |
| <b>RESIDENTIAL</b>                               |                         |                                 |                       |                         |                                 |                       |
| Garages, Carports, Sheds                         | 37                      | 6                               | \$ 2,916,500          | 39                      | 2                               | \$ 1,782,400          |
| Decks  | 34                      | 0                               | \$ 505,800            | 25                      | 0                               | \$ 475,941            |
| Additions & Renovations                          | 63                      | 12                              | \$ 7,804,880          | 69                      | 6                               | \$ 5,462,342          |
| Single Family Dwelling                           | 73                      | 76                              | \$ 49,635,508         | 111                     | 129                             | \$ 73,500,975         |
| Multi Family Residential                         | 27                      | 481                             | \$ 174,115,388        | 11                      | 40                              | \$ 19,343,000         |
| Multi Family Residential - Additions/Renovations | 2                       | 3                               | \$ 220,000            | 10                      | 4                               | \$ 734,600            |
| Mobile Homes                                     | 38                      | 38                              | \$ 7,250,000          | 1                       | 1                               | \$ 5,000              |
| <b>COMMERCIAL</b>                                |                         |                                 |                       |                         |                                 |                       |
| New  | 5                       | 0                               | \$ 17,398,000         | 4                       | 0                               | \$ 8,900,000          |
| Additions & Renovations                          | 17                      | 2                               | \$ 1,682,000          | 12                      | 0                               | \$ 9,749,126          |
| Accessory  | 0                       | 0                               | \$ -                  | 0                       | 0                               | \$ -                  |
| <b>INSTITUTIONAL</b>                             |                         |                                 |                       |                         |                                 |                       |
| New  | 2                       | 0                               | \$ 44,900,000         | 1                       | 0                               | \$ 6,000,000          |
| Additions & Renovations                          | 5                       | 0                               | \$ 5,466,328          | 3                       | 0                               | \$ 390,000            |
| Accessory  | 1                       | 0                               | \$ 80,000             | 0                       | 0                               | \$ -                  |
| <b>INDUSTRIAL</b>                                |                         |                                 |                       |                         |                                 |                       |
| New  | 1                       | 0                               | \$ 200,000            | 0                       | 0                               | \$ -                  |
| Additions & Renovations                          | 0                       | 0                               | \$ -                  | 0                       | 0                               | \$ -                  |
| <b>AGRICULTURAL</b>                              |                         |                                 |                       |                         |                                 |                       |
| New  | 0                       | 0                               | \$ -                  | 0                       | 0                               | \$ -                  |
| Additions & Renovations                          | 0                       | 0                               | \$ -                  | 1                       | 0                               | \$ 50,000             |
| Accessory  | 2                       | 3                               | \$ 165,000            | 1                       | 0                               | \$ 400,000            |
| <b>OTHER</b>                                     |                         |                                 |                       |                         |                                 |                       |
| Plumbing   | 0                       | 0                               | \$ -                  | 4                       | 0                               | \$ 47,500             |
| Signs  | 17                      | 0                               | \$ 170,200            | 14                      | 0                               | \$ 245,458            |
| Real Estate Signs                                | 0                       | 0                               | \$ -                  | 6                       | 0                               | \$ -                  |
| WGT  | 0                       | 0                               | \$ -                  | 0                       | 0                               | \$ -                  |
| WBS  | 0                       | 0                               | \$ -                  | 0                       | 0                               | \$ -                  |
| Tent Permits                                     | 9                       | 0                               | \$ 18,000             | 9                       | 0                               | \$ 19,975             |
| Swimming Pool Enclosures                         | 15                      | 0                               | \$ 1,132,998          | 18                      | 0                               | \$ 1,302,543          |
| Miscellaneous                                    | 4                       | 0                               | \$ 151,355            | 0                       | 0                               | \$ -                  |
| <b>DEMOLITIONS/MOVING:</b>                       | <b>27</b>               | <b>0</b>                        | <b>\$ 1,083,500</b>   | <b>20</b>               | <b>0</b>                        | <b>\$ 315,000</b>     |
| <b>SEWAGE SYSTEMS</b>                            | <b>24</b>               | <b>0</b>                        | <b>\$ 375,680</b>     | <b>31</b>               | <b>0</b>                        | <b>\$ 421,200</b>     |
| <b>TOTALS</b>                                    | <b>403</b>              | <b>621</b>                      | <b>\$ 315,271,137</b> | <b>390</b>              | <b>182</b>                      | <b>\$ 129,145,060</b> |

## 2023 Building Permits By Type



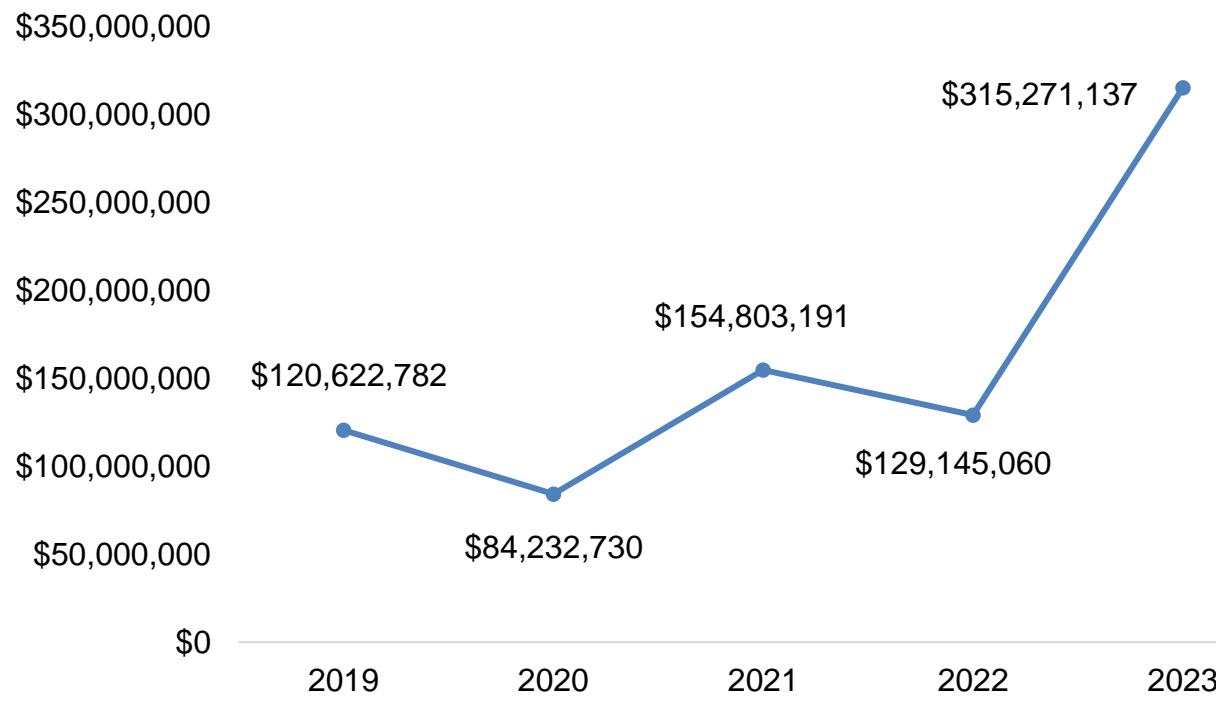
## 2022 Building Permits By Type



## CONSTRUCTION VALUE COMPARISON

Saugeen Shores has seen record numbers in construction values this year. This is due to the large residential apartment buildings, institutional and commercial developments. The \$315,271,137 has more than double the previous best year of \$154,803,191 set in 2021. Many of these large buildings have begun construction and will continue over the next couple of years.

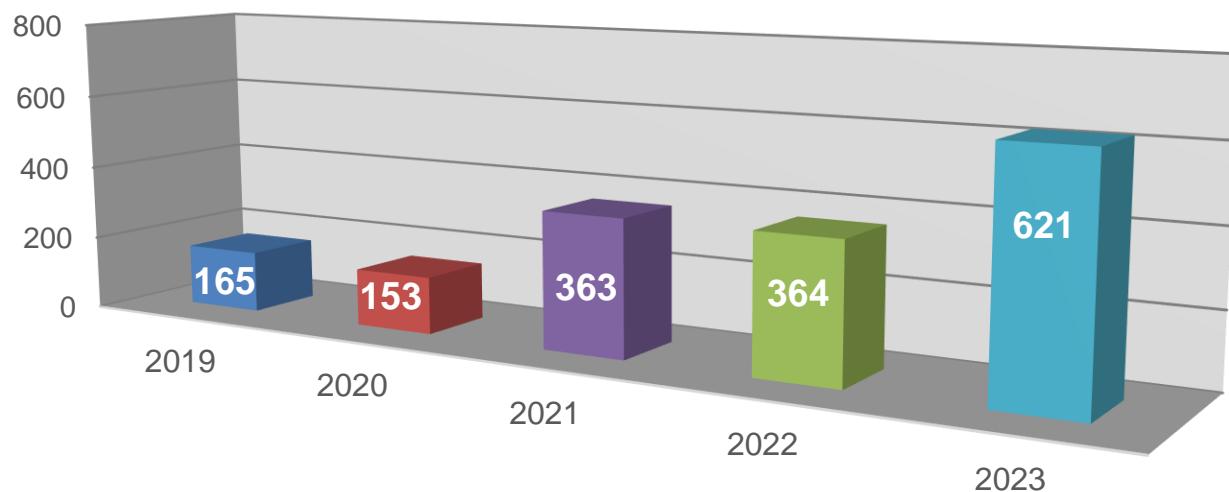
**Construction Value Comparison 2019-2023**



## NEW RESIDENTIAL UNITS

New single-family dwelling permit numbers fell from 129 in 2022 to 73 in 2023. Despite the fewer houses the overall dwelling units created spiked in 2023 (from 364 in 2022 to 621 in 2023). The increased number in units resulted from the larger apartment complexes and medium infill apartments.

### New Residential Units



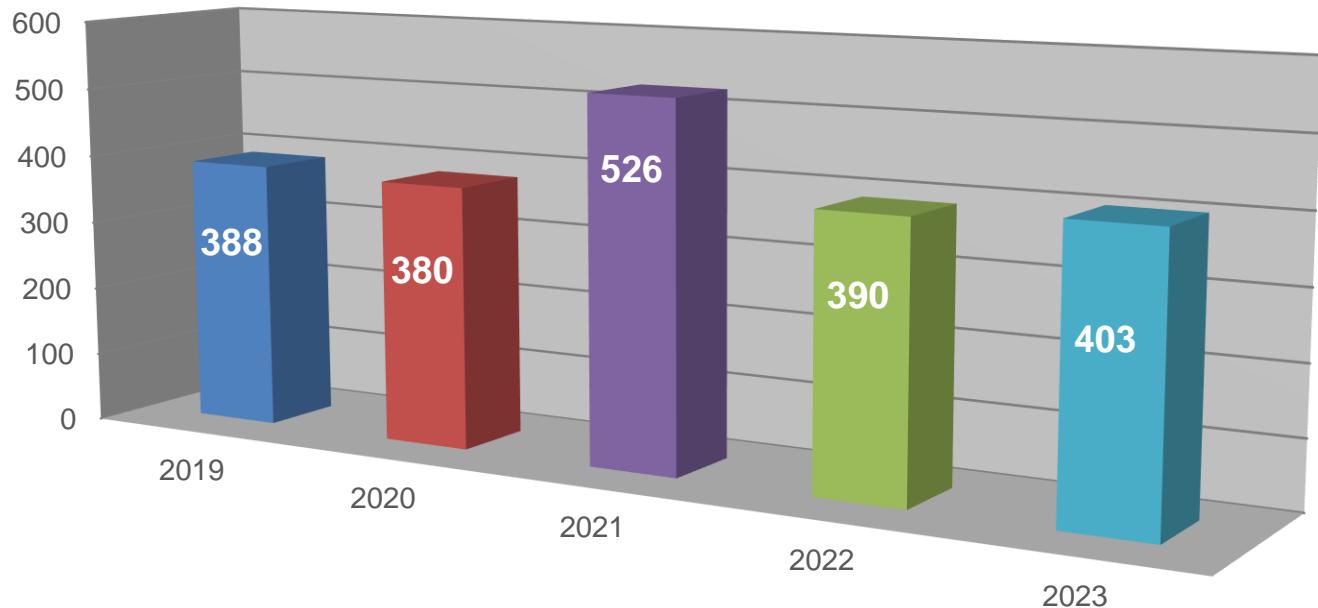
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**5 Year Average for Residential Units  
333 per year**

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## Comparison over 5 years for all permit types

### Total # of Permits Issued



## NOTABLE ONGOING PROJECTS 2023

### Fuze Apartment Complex

This new development consists of 2 large apartment complexes consisting of a total 332 units. The unique construction involves building “pods” offsite and assembling them by crane.



**Northport Meadows** This development consists of 3 apartment buildings with 83 units per building. Currently one building is erected with interior work ongoing. A permit has been issued for a second building with construction anticipated in the spring.



**Southampton Care Centre:** This consists of a new 3 story long term care centre with 160 beds on the existing property. Plans are to renovate the existing building on site when construction of the new building is complete. Foundation is in and construction is underway.

**Various Medium Sized Apartments:** Saugeen Shores has witnessed a growing trend in medium sized apartment buildings being built on infill lots. This allows for increased residential units within existing built-up areas.



## REPORT SUMMARY

2023 was a very strong year for construction in Saugeen Shores. The large increase in growth created record numbers for construction values and the creation of residential units.

These projects were initiated in the planning process and shaped through site plan control. Building permits are the result of extensive and public planning and design processes. These record permit numbers also reflect record numbers of planning applications that were advanced by the County and Town planning teams, along with record levels of demand for input from other experts on the Town team.

The Town's efforts to improve housing affordability include a focus on increasing the supply and variety of residential units. The 2023 building permit numbers demonstrate that efforts to encourage more intensive housing projects are working in Saugeen Shores.

We hope to carry the momentum from 2023 into 2024 as the numbers are trending in the right direction. Larger projects are in the development process which should result in building permits in 2024.

