



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

# **Saugeen Shores Building Department**

**2022 Activity Report**



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## BACKGROUND

The purpose of this report is to inform Council of the 2022 building permit numbers. The building permits represent the outstanding growth in Saugeen Shores.

## BUILDING PERMITS 2022

2022 continued with very strong construction values. 2022 had a total construction value of \$129,145,060 which is well above the 5-year average of \$116,996,896. Following the record year in 2021 (\$154,803,191), Saugeen Shores recorded its second highest year for construction value.

The total number of single-family dwellings fell in 2022 to 111 houses. There was a rise in ARU (Additional Residential Units) from 5 in 2021 to 18 in 2022. Even though there was a slowing of residential permits the total construction value remained strong due to larger values added to the commercial and institutional areas.

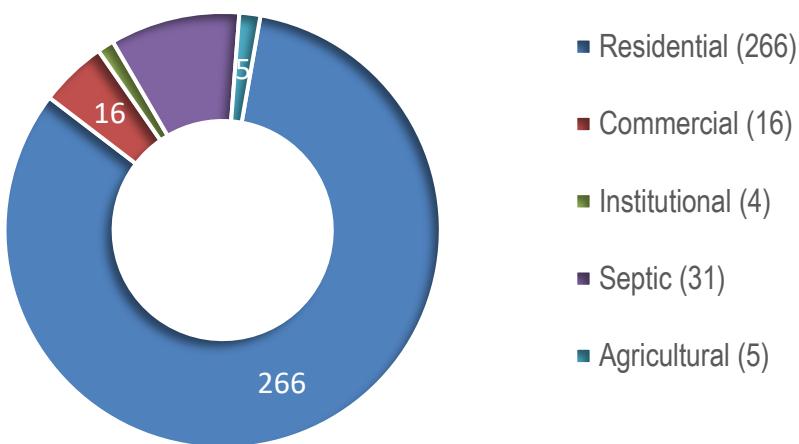
Although it is still very early in the year the Building Department continues to receive strong interest in commercial projects. The Building Department is anticipating another strong year in 2023.



Type of Construction	2022			2021		
	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	39	2	\$ 1,782,400	42	0	\$ 1,300,832
Decks	25	0	\$ 475,941	40	0	\$ 251,674
Additions & Renovations	69	6	\$ 5,462,342	59	4	\$ 3,882,800
Single Family Dwelling	111	129	\$ 73,500,975	207	212	\$ 113,029,296
Multi Family Residential	11	40	\$ 19,343,000	12	110	\$ 21,448,537
Multi Family Residential - Additions/Renovations	10	4	\$ 734,000	9	10	\$ 645,000
Mobile Homes	1	1	\$ 5,000	24	24	\$ 360,000
<b>COMMERCIAL</b>						
New	4	0	\$ 8,900,000	2	0	\$ 7,580,000
Additions & Renovations	12	0	\$ 9,749,126	18	3	\$ 3,058,000
Accessory	0	0	\$ -	0	0	\$ -
<b>INSTITUTIONAL</b>						
New	1	0	\$ 6,000,000	0	0	\$ -
Additions & Renovations	3	0	\$ 390,000	0	0	\$ -
Accessory	0	0	\$ -	0	0	\$ -
<b>INDUSTRIAL</b>						
New	0	0	\$ -	0	0	\$ -
Additions & Renovations	0	0	\$ -	0	0	\$ -
<b>AGRICULTURAL</b>						
New	0	0	\$ -	1	0	\$ -
Additions & Renovations	1	0	\$ 50,000	2	0	\$ 260,000
Accessory	1	0	\$ 400,000	3	0	\$ 726,000
<b>OTHER</b>						
Plumbing	4	0	\$ 47,500	6	0	\$ 347,500
Signs	14	0	\$ 245,458	14	0	\$ 83,805
Real Estate Signs	6	0	\$ -	6	0	\$ -
WGT	0	0	\$ -	0	0	\$ -
WBS	0	0	\$ -	1	0	\$ 5,000
Tent Permits	9	0	\$ 19,975	7	0	\$ 39,100
Swimming Pool Enclosures	18	0	\$ 1,302,543	19	0	\$ 844,000
Miscellaneous	0	0	\$ -	4	0	\$ 39,302
<b>DEMOLITIONS/MOVING:</b>	<b>20</b>	<b>0</b>	<b>\$ 315,000</b>	<b>20</b>	<b>0</b>	<b>\$ 580,600</b>
<b>SEWAGE SYSTEMS</b>	<b>31</b>	<b>0</b>	<b>\$ 421,000</b>	<b>31</b>	<b>0</b>	<b>\$ 321,746</b>
<b>TOTALS</b>	<b>390</b>	<b>182</b>	<b>\$ 129,145,060</b>	<b>526</b>	<b>363</b>	<b>\$ 154,803,191</b>

## 2022 Building Permit Types

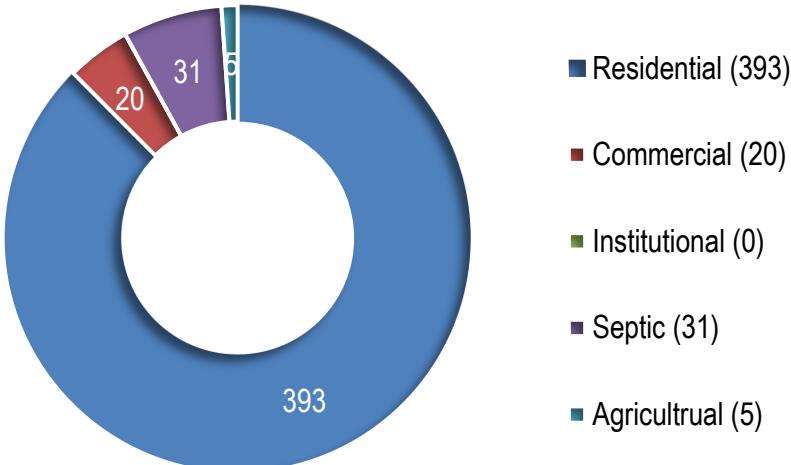
### # of Permits by Type 2022



- Residential (266)
- Commercial (16)
- Institutional (4)
- Septic (31)
- Agricultural (5)

## 2021 Building Permit Types

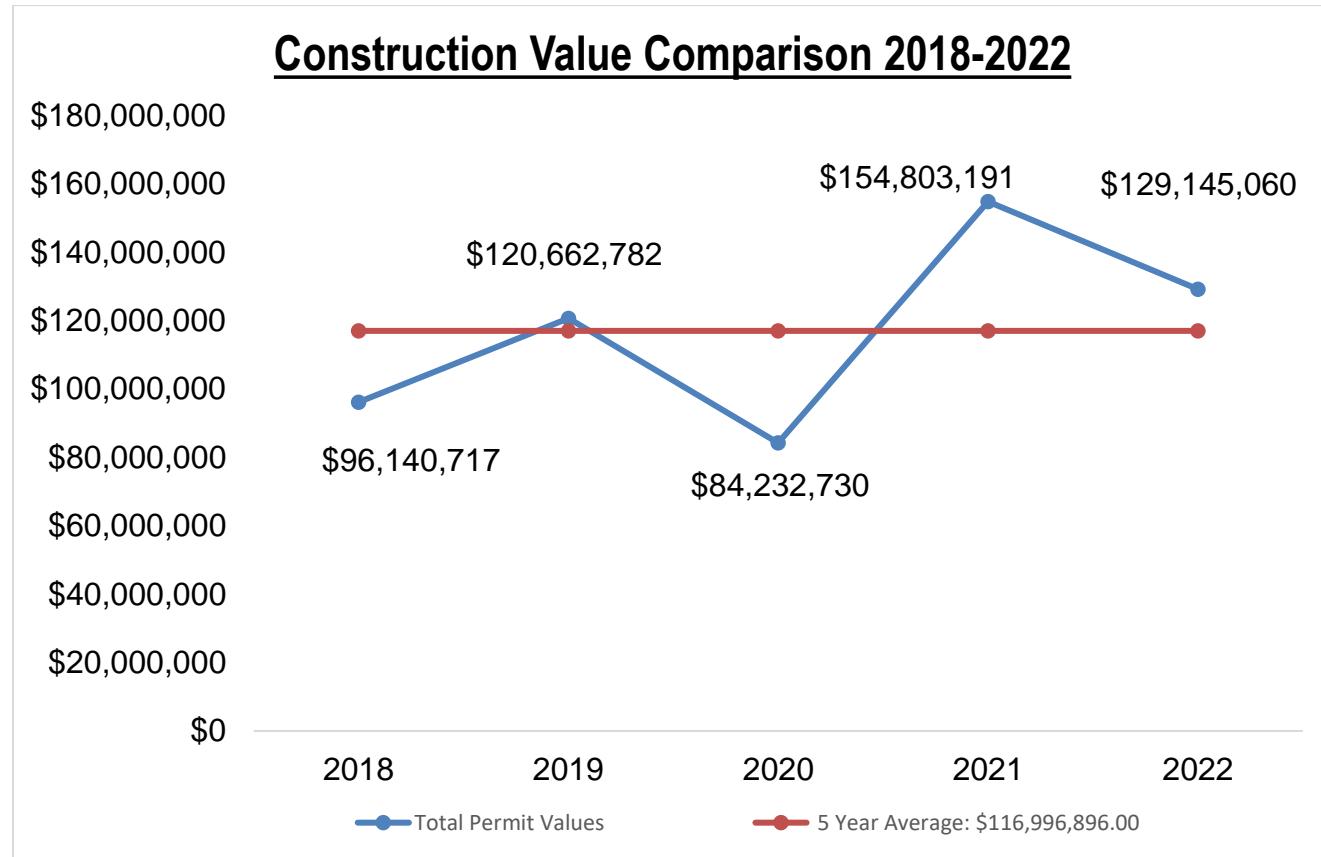
### # of Permits by Type 2021



- Residential (393)
- Commercial (20)
- Institutional (0)
- Septic (31)
- Agricultural (5)

## CONSTRUCTION VALUE COMPARISON

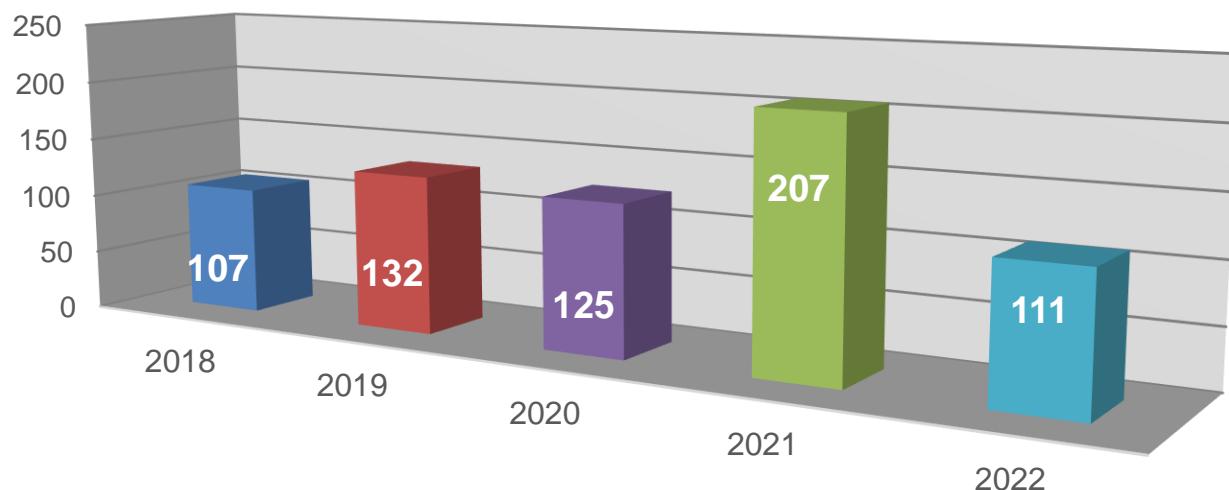
Saugeen Shores has seen a strong increase in construction values over the past 5 years. The values dipped in 2020 due to Covid-19 and the province wide shut downs. The following year (2021) construction rebounded to record values. 2022 values continued to be very strong. Although the values did not reach the record of 2021, Saugeen Shores recorded the second highest year on record. These values reached well above the 5-year average of \$116,996,896.00.



## NEW SINGLE-FAMILY DWELLING PERMITS

New single-family dwelling permit numbers for 2022 hit 111. While not as strong as the 5 year average for new single family dwellings, Saugeen Shores is seeing higher numbers in commercial and institutional. There was also a growth in Secondary Suites. In 2021 there were 5 houses with secondary suites, in 2022 there were 18 suites.

### New Home Builds Residential Single Family Dwellings



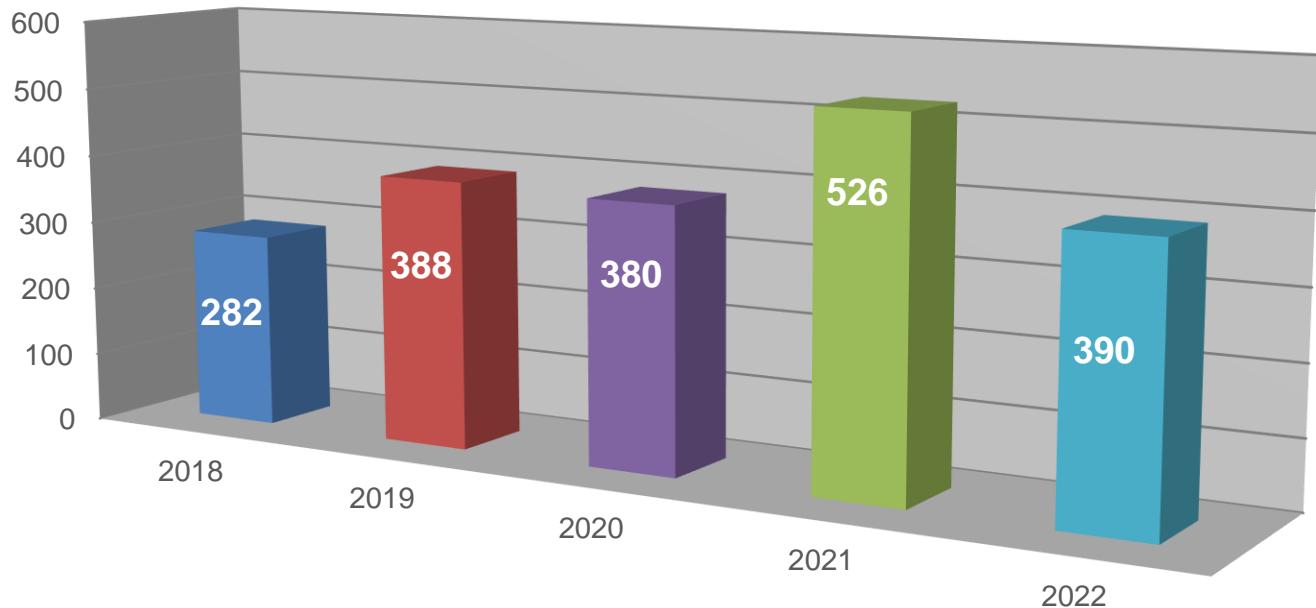
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**5 Year Average for New Home Builds  
136 per year**

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## Comparison over 5 years for all permit types

### Total # of Permits Issued



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**5 Year Average for All Types of Permits**  
**393 per year**

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## NOTABLE ONGOING PROJECTS 2022

### **SOUTHAMPTON LANDING:**

This new development on McNabb Street has been quickly filling up. The building department see strong growth in this area of Southampton.



**Staybridge (Holiday Inn Addition):** A 6 storey hotel addition added to the existing Holiday Inn. The permit was issued in 2022 and construction is well underway.



**COMMERCIAL BUILDING (Downtown Southampton):** This project involved a complete gut and renovation of the interior and a new front façade. The lower level is commercial units with residential on the upper floors.

**Various Residential Developments:** Saugeen Shores continues to see strong residential growth in the established developments. The building department continues to issue permits in: Westlinks, Bluewater Estates, Summerside and Northport Meadows.



**GODERICH ST COMMERCIAL CENTER:** This center consists of 3 large commercial buildings with separate units in each building. Currently the shell is being constructed with the interior finishing to follow.

## REPORT SUMMARY

2022 was a very strong year for building in Saugeen Shores. Saugeen Shores continued to exceed the 5-year average for construction value, and recorded the second highest year for construction value.

Saugeen Shores has worked with builders to encourage new developments. With these new developments serviced and ready to build, there are many new areas for residential growth in Saugeen Shores. This year the Town has updated its bylaw which regulated additional residential units. In 2022 we saw the number of units rise from 5 to 18. With the adoption, at the builder's level, we anticipate that we will continue to see interest in adding an ARU to a residential property.

In recent years the Municipality has received larger commercial projects. With many commercial projects in the development stage, we anticipate that 2023 will also be a strong year for commercial projects.

