



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

Saugeen Shores Building Department

2021 Activity Report



Table of Contents

BACKGROUND	3
BUILDING PERMITS 2021	3
• 2021 Building Permit Types.....	5
• 2020 Building Permit Types.....	5
CONSTRUCTION VALUE COMPARISON	6
NEW SINGLE-FAMILY DWELLING PERMITS	7
• Comparison over 5 years for all permit types	8
NOTABLE ONGOING PROJECTS 2021	9
REPORT SUMMARY	11



BACKGROUND

The purpose of this report is to inform Council of the 2021 building permit numbers. The building permits represent the outstanding growth in Saugeen Shores. 2021 was a record year for building numbers in many key categories (i.e. construction value, number of new homes).

BUILDING PERMITS 2021

2021 was a record year in Saugeen Shores for building permit numbers and value. 2021 recovered from last year's dip in permit numbers. 2020's dip is mostly contributed to the pandemic.

Overall, our total construction value hit an all-time high of \$154 million. This surpasses Saugeen Shore's previous record of \$120 million which was achieved in 2019. This is also well above the 5 year average of \$106 million in construction value.

Two other key categories hit record highs in 2021. The total number of new single family dwellings hit 207 passing the previous record of 132. Saugeen Shores also issued 526 building permits in total. The 5 year average for issued building permits is 358.

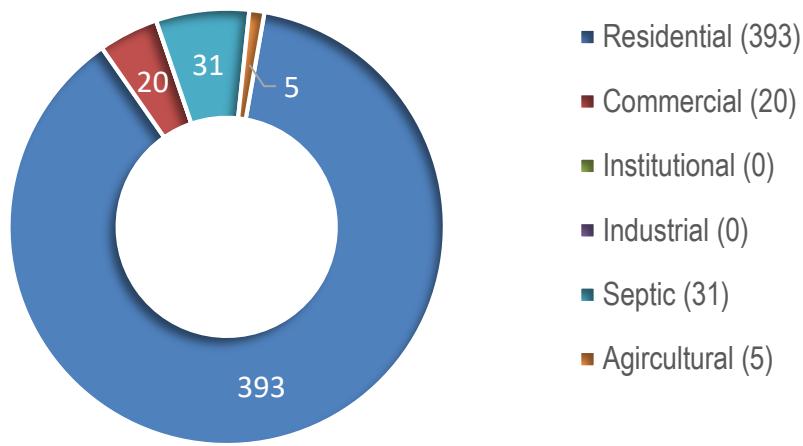
The Building Department is already seeing strong demand for building permits in January. There is also discussion at the development level for some larger commercial buildings which we will hopefully see permitted this year. The Building Department is anticipating another strong year in 2022.



Type of Construction	2021			2020		
	Building Permits Issued	Total Residential Units Created	Total Permit Value	Building Permits Issued	Total Residential Units Created	Total Permit Value
RESIDENTIAL						
Garages, Carports, Sheds	42	0	\$ 1,300,832	41	0	\$ 941,100
Decks	40	0	\$ 251,674	25	0	\$ 279,200
Additions & Renovations	59	4	\$ 3,882,800	82	0	\$ 5,678,337
Single Family Dwelling	207	212	\$ 113,029,296	125	127	\$ 67,952,909
Multi Family Residential	12	110	\$ 21,448,537	9	16	\$ 5,990,816
Multi Family Residential - Additions/Renovations	9	10	\$ 645,000	2	0	\$ 454,000
Mobile Homes	24	24	\$ 360,000	8	8	\$ 115,000
COMMERCIAL						
New	2	0	\$ 7,580,000	0	0	\$ -
Additions & Renovations	18	3	\$ 3,058,000	14	2	\$ 1,449,000
Accessory	0	0	\$ -	1	0	\$ 11,000
INSTITUTIONAL						
New	0	0	\$ -	0	0	\$ -
Additions & Renovations	0	0	\$ -	1	0	\$ 20,000
Accessory	0	0	\$ -	0	0	\$ -
INDUSTRIAL						
New	0	0	\$ -	0	0	\$ -
Additions & Renovations	0	0	\$ -	1	0	\$ 250,000
AGRICULTURAL						
New	0	0	\$ -	1	0	\$ 100,000
Additions & Renovations	2	0	\$ 260,000	0	0	\$ -
Accessory	3	0	\$ 726,000	6	0	\$ 254,800
OTHER						
Plumbing	6	0	\$ 347,500	0	0	\$ -
Signs	14	0	\$ 83,805	10	0	\$ 86,468
Real Estate Signs	6	0	\$ -	0	0	\$ -
WGT	0	0	\$ -	0	0	\$ -
WBS	1	0	\$ 5,000	1	0	\$ 7,000
Tent Permits	7	0	\$ 39,100	2	0	\$ -
Swimming Pool Enclosures	19	0	\$ 844,000	13	0	\$ 358,600
Miscellaneous	4	0	\$ 39,302	0	0	\$ -
DEMOLITIONS/MOVING:	20	0	\$ 580,600	20	0	\$ 169,500
SEWAGE SYSTEMS	31	0	\$ 321,746	18	0	\$ 125,000
TOTALS	526	363	\$ 154,803,191	380	153	\$ 84,242,730

2021 Building Permit Types

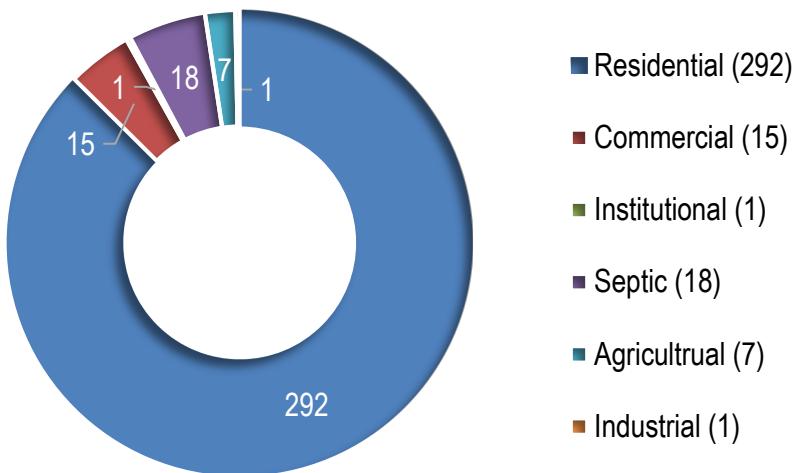
of Permits by Type 2021



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

2020 Building Permit Types

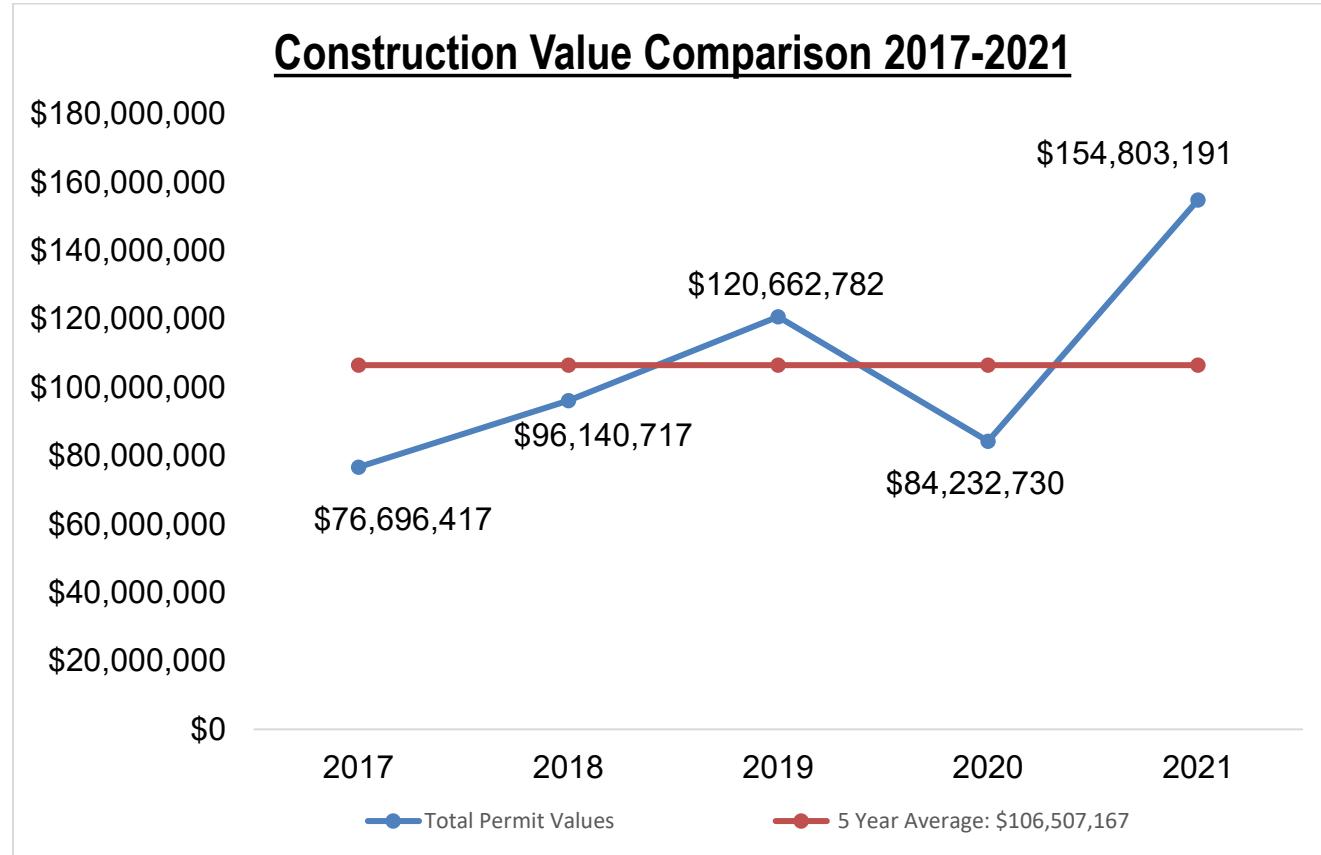
of Permits by Type 2020



- Residential (292)
- Commercial (15)
- Institutional (1)
- Septic (18)
- Agricultrual (7)
- Industrial (1)

CONSTRUCTION VALUE COMPARISON

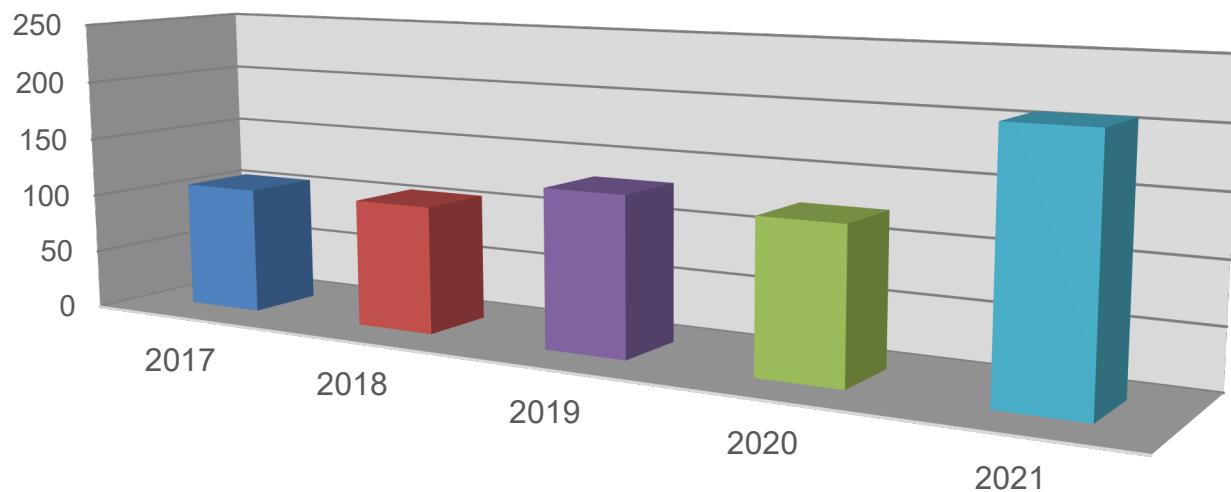
From 2010 – 2016 construction values remained steady. From 2016 to 2019 Saugeen shores saw a strong increase in construction values. There was a dip in construction in 2020 mainly due to the province-wide shut down. 2021 was a record year for Saugeen Shores.



NEW SINGLE-FAMILY DWELLING PERMITS

New single-family dwelling permit numbers have hit a record high of 207 new house permits in 2021. This number is well above the 5 year average for Saugeen Shores. Residential permits make up the majority of the overall permits issued in Saugeen Shores.

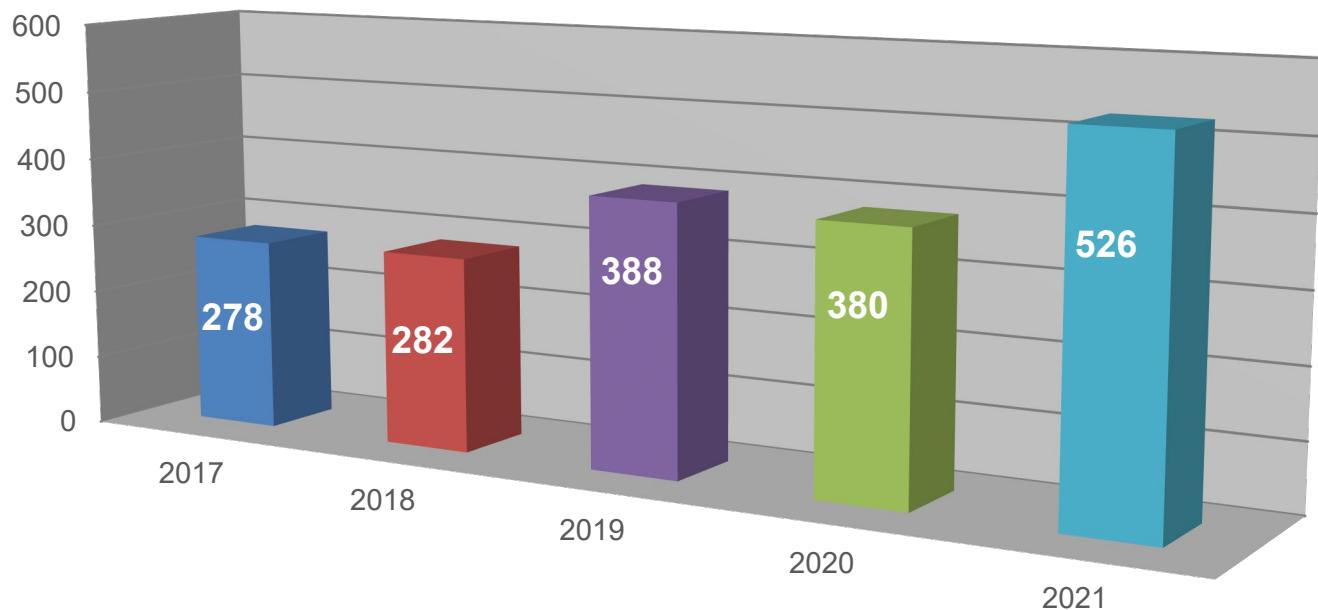
New Home Builds Residential Single Family Dwellings



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

Comparison over 5 years for all permit types

Total # of Permits Issued



5 Year Average for All Types of Permits
358 per year

NOTABLE ONGOING PROJECTS 2021

SOUTHAMPTON LANDING:

This new development on McNabb Street now has the base coat of asphalt. The building department has passed a few model home permits. 2022 will see strong residential demand for this development.



BLUEWATER ESTATES: A development started by Barry's Construction. This development continued to see growth through 2021. There are still open residential lots and we anticipate that building will continue for years.



MARY ROSE AND MCLEAN CRESCENT:

The Summerside Subdivision continues to expand to the North. With Normanton and Devonshire almost full this is the next area for expansion.

LEARN FIT: Work has been started on the Learn Fit gym expansion in Southampton. Currently excavated, this project will expand the building towards the road giving the building a new front face.



THE BEACH MOTEL: This is a small commercial project to renovate an existing motel in Southampton. Anticipated to open this spring.

Photo courtesy of The Beach Motel

REPORT SUMMARY

2021 was a record year for Saugeen Shores. This is due to the large number of new single family dwellings and a rebound in commercial projects.

Over the past few years, 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 growth in Saugeen Shores. With the demand for new housing and the availability of building lots, we anticipate another strong year for residential housing.

In recent years the Municipality has received larger commercial projects. With many commercial projects in the development stage we anticipate that 2022 will also be a strong year for commercial projects.

