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Report 2025-069

Report Title: Annual Development Activity 2024

Committee Name: Economic Development, Tourism and Planning

Committee Meeting Date: April 2, 2025

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Council Meeting Date: April 16, 2025

Strategic Plan Priorities: Innovate for Service Excellence
 Ignite Economic Opportunity
 Foster a Thriving Community
 Propel Sustainable Growth
 Champion a Vibrant Future

Information Report

“That the Economic Development, Tourism and Land Use Planning Committee having considered Report 2025-069 ‘Annual Development Activity 2024’, recommend that County Council receive this report for information and direct staff to send a copy of the report and attachments to Northumberland County’s seven member municipalities for information.”

Purpose

This report summarizes the development activity for Northumberland County in 2024 as reported in member municipal building permits.

Background

County Land Use Planning conducts ongoing monitoring activities to assess the effectiveness of the County Official Plan and policies. Monitoring assists in identifying emerging issues and trends to analyze if residential and non-residential permits are on pace with the County's Official Plan housing and employment forecasts.

Development activity across the County is annually monitored as an indicator of housing and employment activity, the level of local investment and economic performance. This report provides an overview of residential and non-residential development activity across the County.

Consultations

The information in this report is from local municipal building and planning departments. Building permit data is provided by the local municipalities to County Land Use Planning for information.

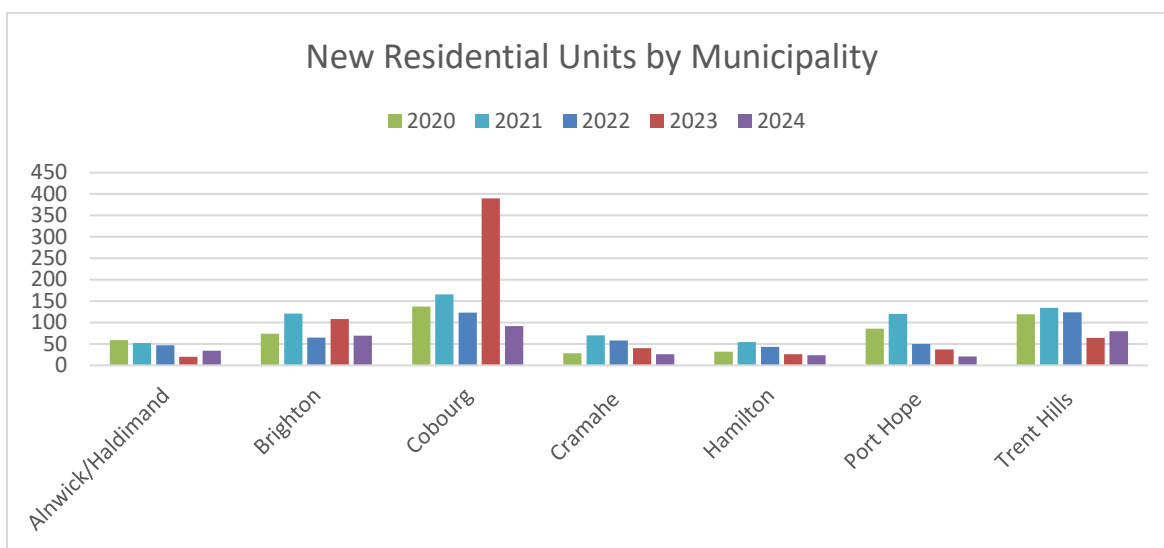
Legislative Authority / Risk Considerations

In some cases, municipal building permit construction values are estimated by property owners. There is variation in estimated construction values from each local municipality.

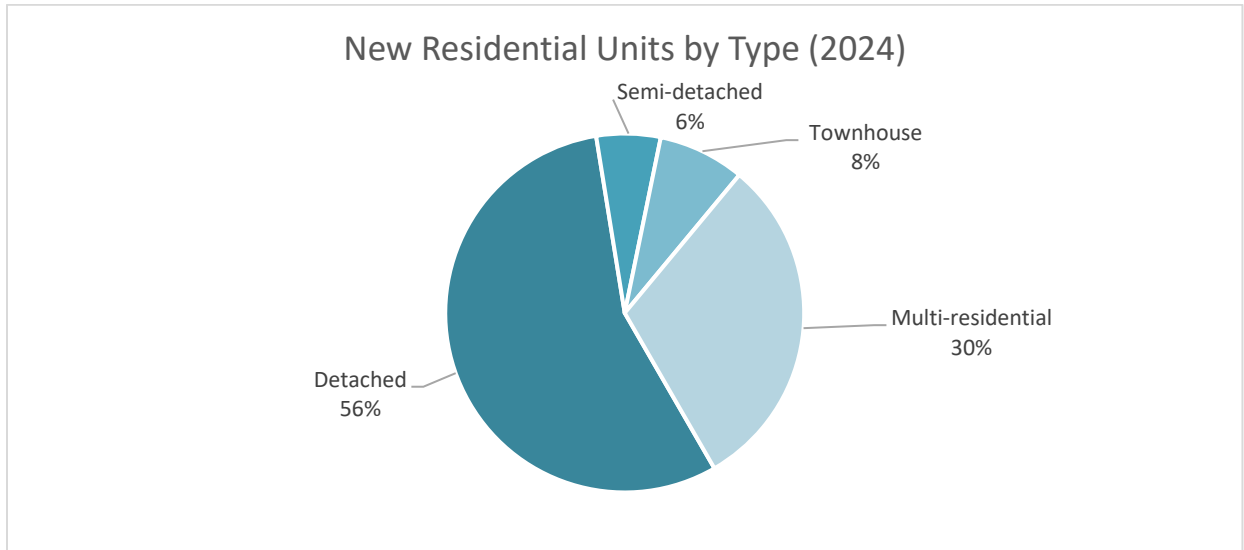
Discussion / Options

New Residential Units

In 2024, 346 building permits were issued for new residential units. Cobourg had the highest number of new residential units (92), followed by Trent Hills (80), Brighton (69), Alnwick/Haldimand (34), Cramahe (26), Hamilton Township (24), and Port Hope (21) (see Table 1).



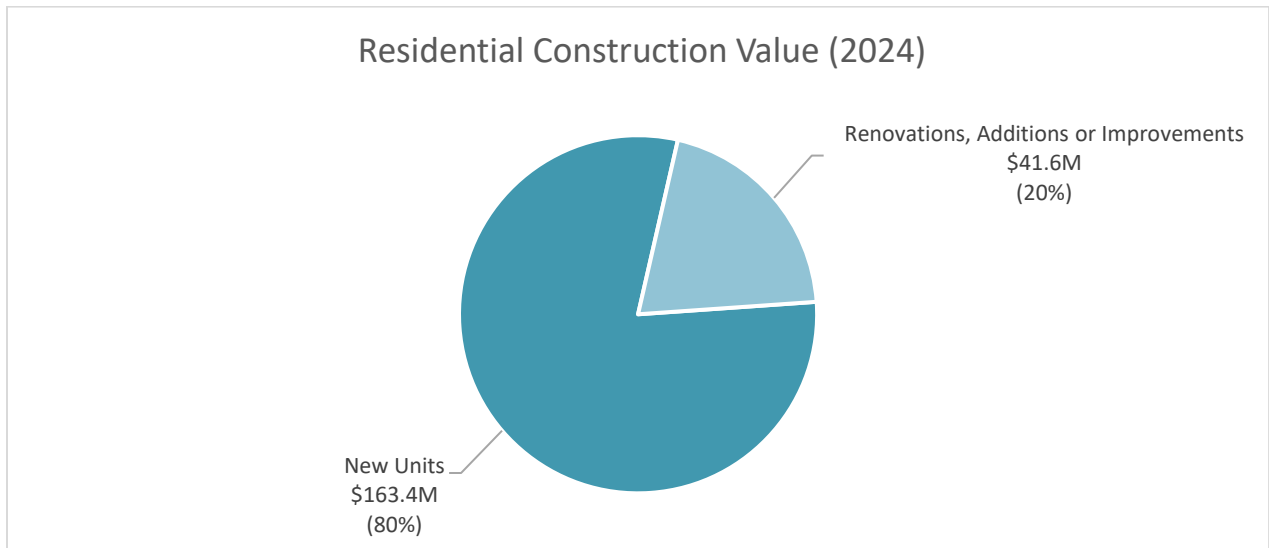
In 2024, detached units (193) accounted for 56% of all new residential units. Multi-residential units (106) accounted for 30%, followed by townhouse units (27) at 8%, and semi-detached units (20). All unit types, except for semi-detached units, decreased from the previous year (see Table 1).



Residential Construction Value

In 2024, residential construction value, including the estimated construction cost for new units and the estimated construction cost for renovations and additions to existing residential units, was \$206.5 million; a 45.75% decrease from 2023 (\$380.5 million). The estimated construction value for new units decreased by 49.8% in 2024 and the estimated construction value for residential renovations, additions, and improvements decreased by 20.7% (see Table 2).

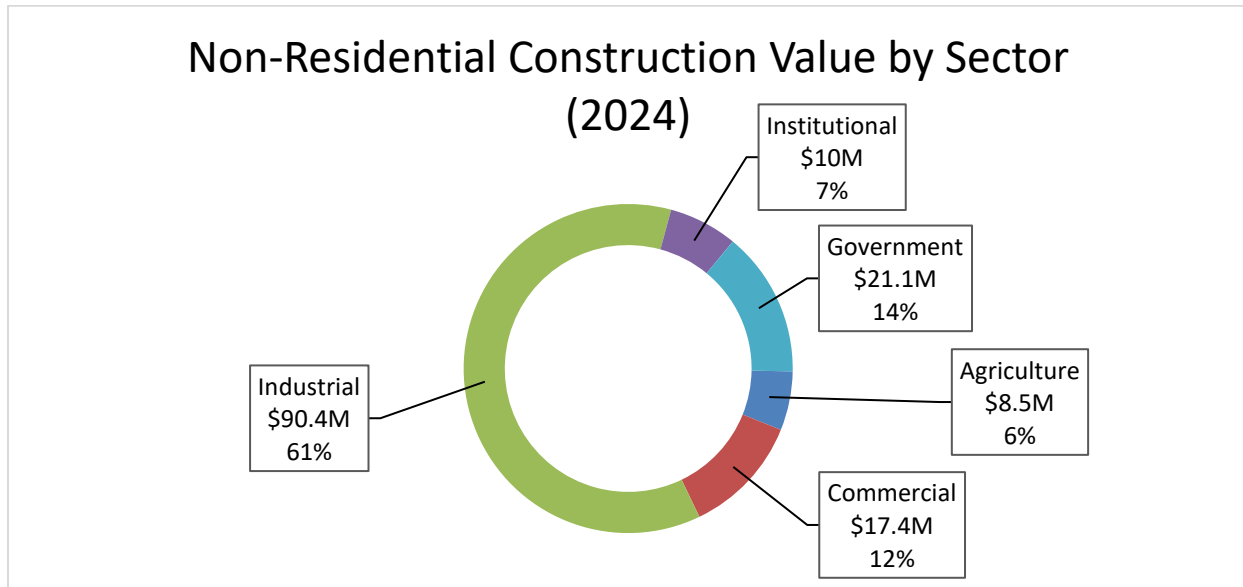
The decline in new residential construction in 2024 may have been a result of the following notable trends discussed across Ontario during this period on factors such as, but not limited to higher interest rates, economic uncertainty and affordability concerns. County Planning has undertaken a preliminary cross-jurisdictional scan and have noticed similar trends in other jurisdictions in 2024.



Non-Residential Construction Value

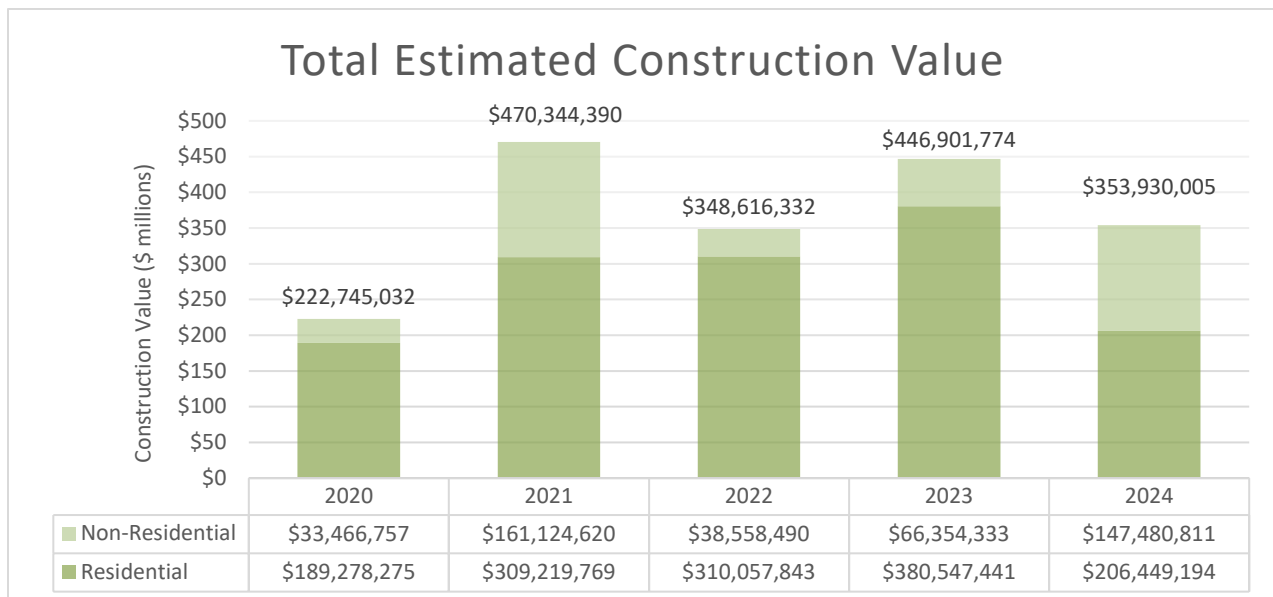
In 2024, local municipalities reported 210 non-residential permits with an estimated construction value of \$147.5 million across all sectors. Non-residential permits are separated into five sectors: agricultural, commercial, government, industrial, and institutional. In 2024, construction

related to the industrial sector (25 permits) accounted for \$90.4 million in construction value lead by the Cobourg permit for a new bottling plant. The government sector (13 permits) accounted for \$21.1 million, followed by commercial (99 permits) with \$17.4 million, institutional (26 permits) with \$10 million, and agricultural (47 permits) accounted for \$8.5 million in estimated construction value (see Table 3).



Total Estimated Construction Value

In 2024, the combined construction value of residential and non-residential development activity was \$353.9 million. This represents a 4.9% decrease from the overall average taken between 2020 to 2023 at \$372,151,882 (see Table 4).



Financial Impact

N/A

Member Municipality Impacts

The information in this report will be available to member municipalities, which can then be used to make future planning decisions.

Conclusion / Outcomes

This report summarizes development activity in Northumberland County for 2024. The County will continue to monitor development activity for future reporting.

Attachments

- 1) Report 2025-069 ATTACH 1 'Table 1: Residential Units'
- 2) Report 2025-069 ATTACH 2 'Table 2: Residential Estimated Construction Values'
- 3) Report 2025-069 ATTACH 3 'Table 3: Non-Residential Estimated Construction Values and Permits'
- 4) Report 2025-069 ATTACH 5 'Table 4: Total Estimated Construction Values'