



Report 2024-039

Report Title: Annual Development Activity 2023

Committee Name: Economic Development, Tourism and Planning

Committee Meeting Date: March 6, 2024

Prepared by: Dwayne Campbell
Manager, Planning and Community Development / Chief Planner
Economic Development, Tourism and Strategic Initiatives

Reviewed by: Dan Borowec
Director
Economic Development, Tourism and Strategic Initiatives

Approved by: Jennifer Moore, CAO

Council Meeting Date: March 20, 2023

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 receive Report 2024-039 ‘Annual Development Activity 2023’ for information; and

Further That the Committee recommend that County Council receive this report for information.”

Purpose

This report summarizes the development activity for Northumberland County in 2023 as reported in member municipal building permits. A summary of residential units in the planning process at the end of 2023 is also provided.

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.

Development activity is monitored on an on-going basis 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 as well as residential planning activity across the County.

Consultations

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

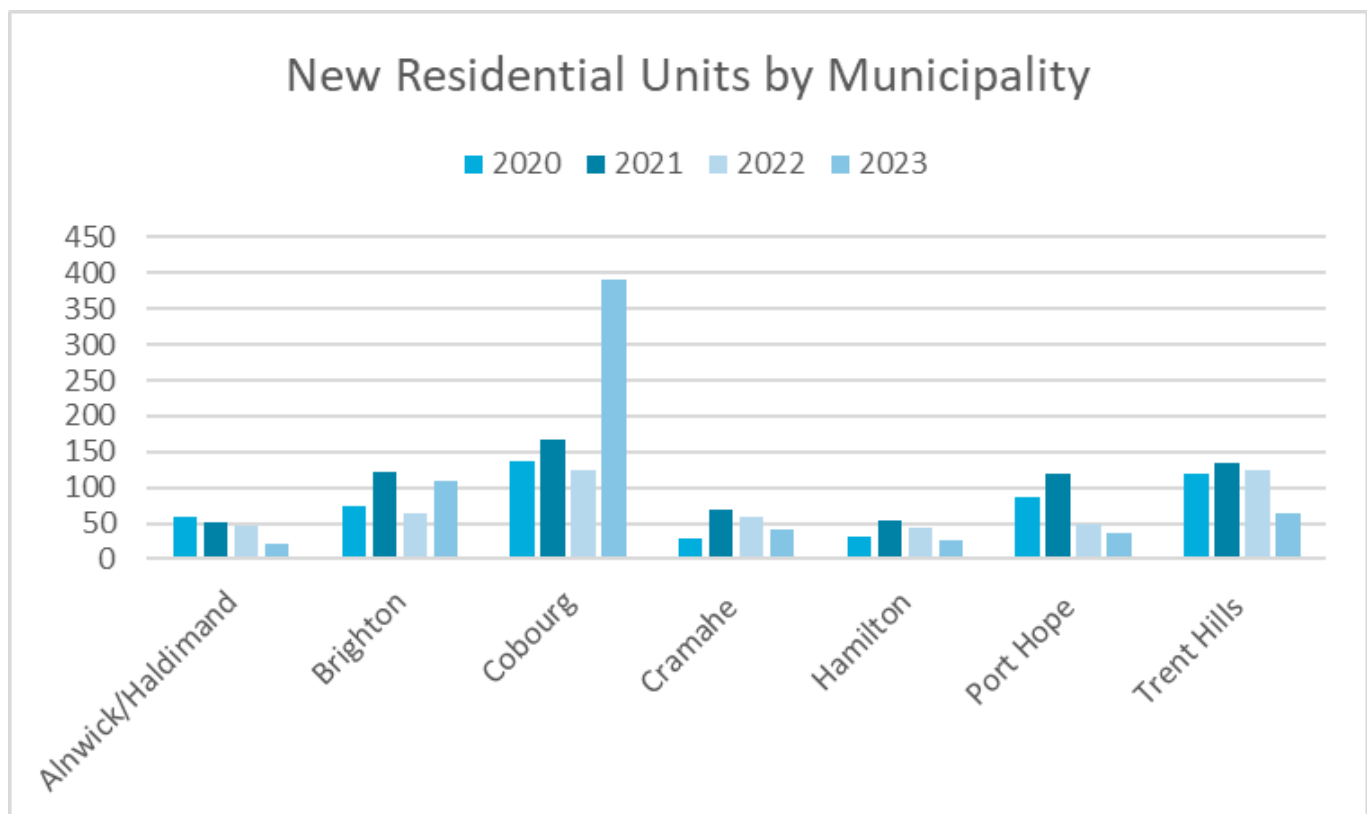
Legislative Authority/Risk Considerations

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

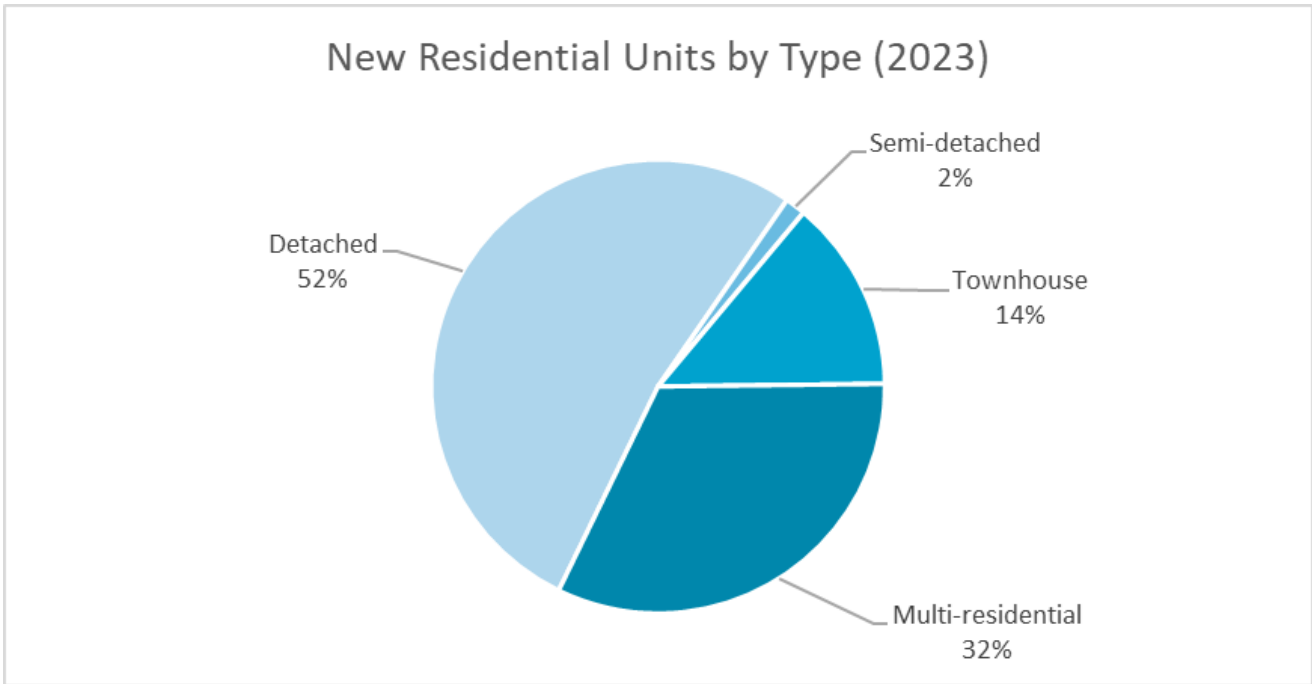
Discussion/Options

New Residential Units

There was a total of 685 new residential units in 2023. Cobourg had had the highest number of new residential units (390), followed by Brighton (108), Trent Hills (64), Cramahe (40), Port Hope (37), Hamilton Township, (26) and Alnwick/Haldimand (20). (Refer to Appendix Table 1.) Despite a decline in units created in all but two municipalities, the units in Cobourg and Brighton represent a 26% overall increase from the previous year.

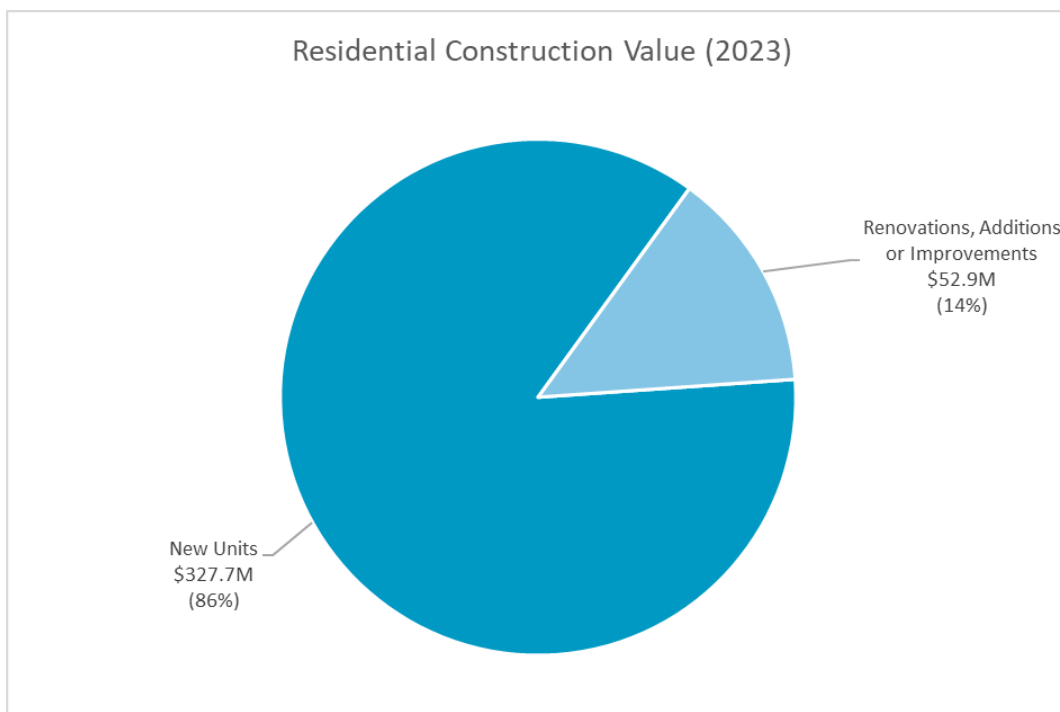


In 2023, detached units (359) accounted for 52% of all new residential units. Semi-detached units (10) accounted for 2%, townhouse units (94) accounted for 14% and multi-residential units (222) accounted for 32% of all new residential units. Both detached and multi-residential units increased from the previous year. (Refer to Appendix Table 1.)



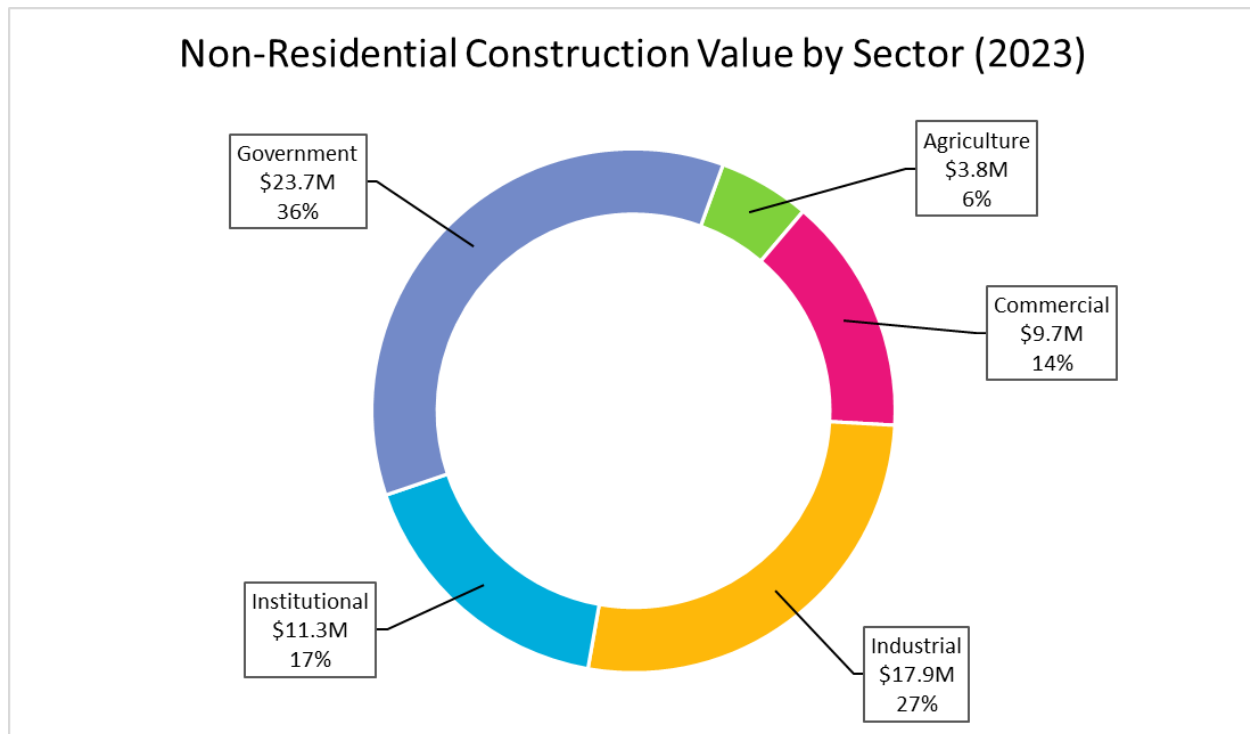
Residential Construction Value

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 \$380.5 million; a 23% increase over the previous year. The estimated construction value for new units increased by 33% in 2023 whereas the estimated construction value for residential renovations, additions, and improvements decreased by 18%. (Refer to Appendix Table 2.)



Non-Residential Construction Value

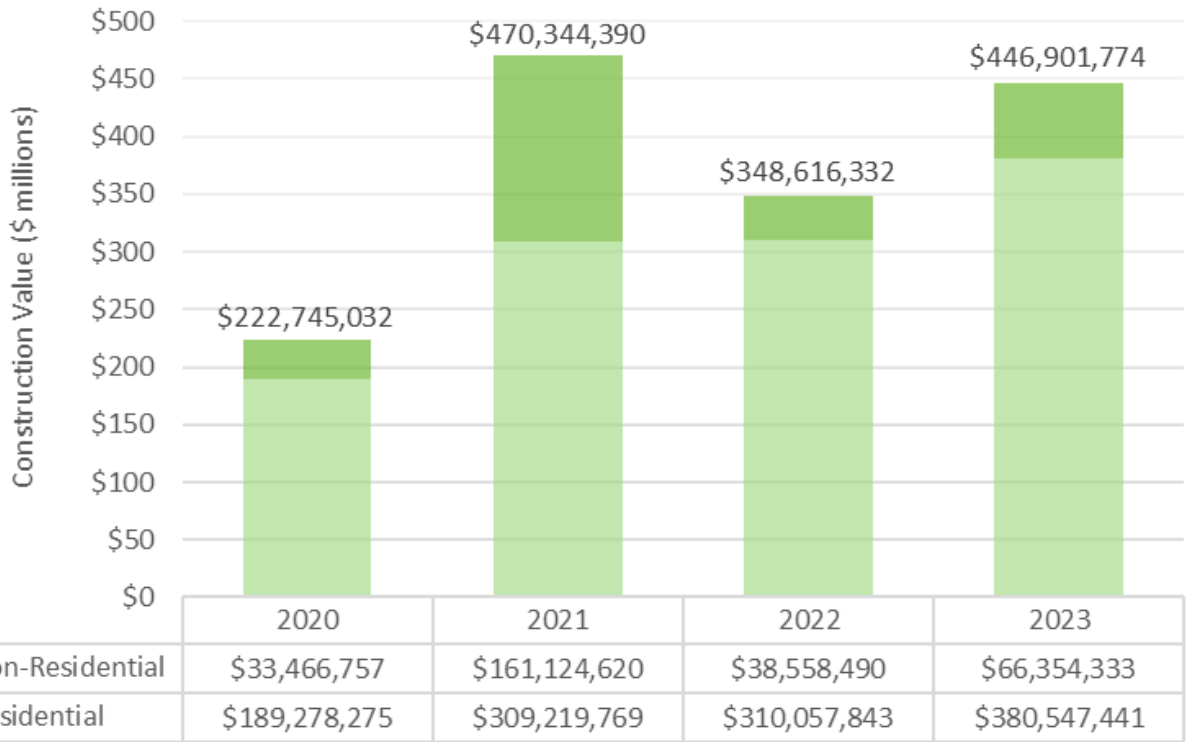
In 2022, local municipalities reported 126 non-residential permits with an estimated construction value of \$66.4 million across all sectors. Non-residential permits are separated into five sectors: agricultural, commercial, government, industrial, and institutional. In 2023, construction related to the government sector (8 permits) accounted for \$23.7 million in construction value lead by the Trent Hills permit for a new recreation and wellness facility in Campbellford. The Industrial sector (13 permits) accounted for \$17.9 million, followed by institutional (19 permits) with \$11.3 million; commercial (60 permits) with \$9.7 million, and agricultural (26 permits) with \$3.8 million in estimated construction value. (Refer to Appendix Table 3.)



Total Estimated Construction Value

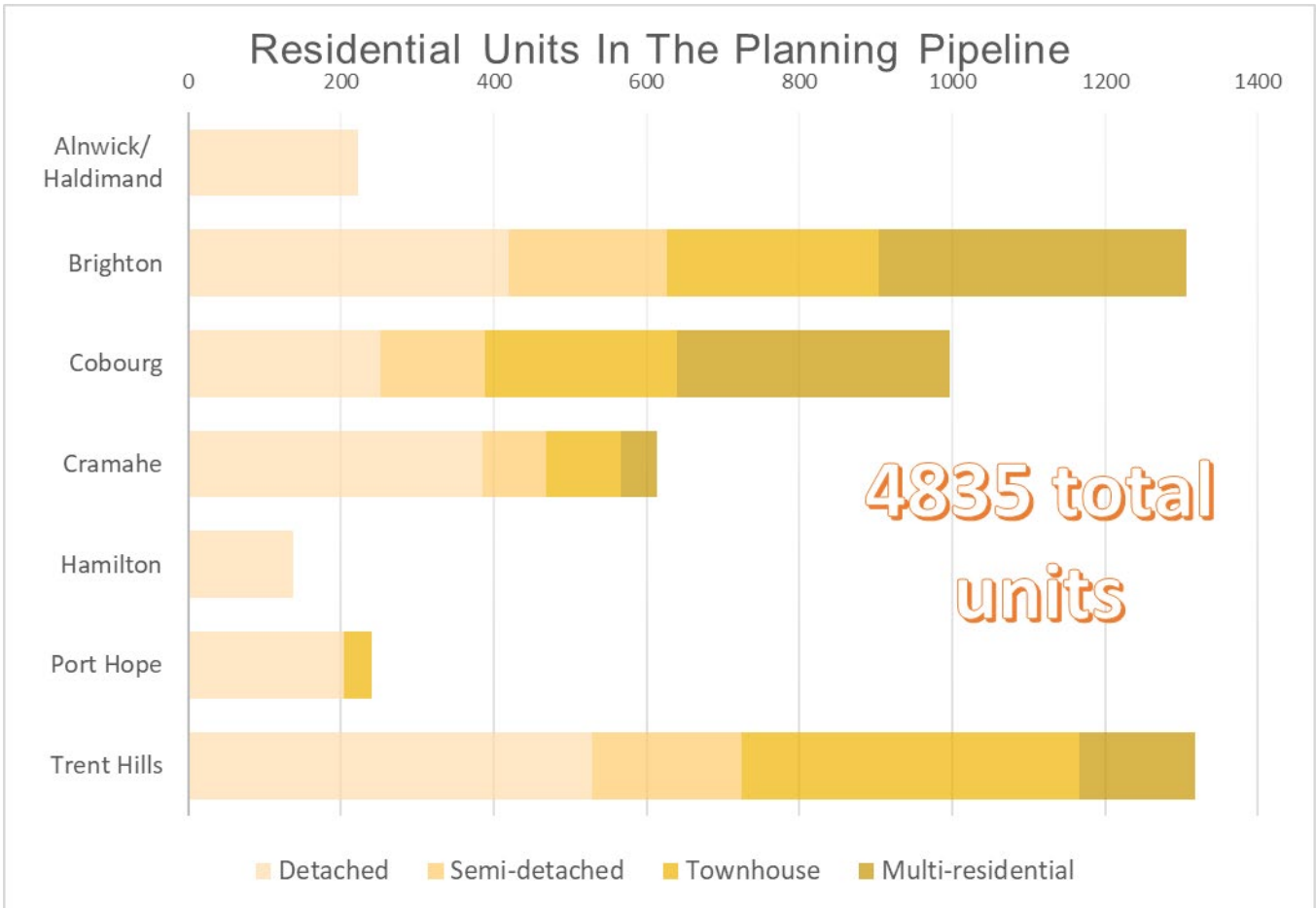
In 2023, the combined construction value of residential and non-residential development activity was \$446.9 million, which is a 29% increase of the previous three years' average (Refer to Appendix Table 4.)

Total Estimated Construction Value



Planning Pipeline

At the end of 2023 there were 4,835 residential units at various stages of the municipal planning process being considered for development. The residential units reported are from subdivision plans and consent applications which consist primarily of detached units (2,149), followed by townhouse units (1,103), multi-residential units (958), and semi-detached units (625). The majority of units in the development pipeline are located in Trent Hills (1,318), followed by Brighton (1,306), Cobourg (996), Cramahe (614), Port Hope (240), Alnwick/Haldimand (223) and Hamilton Township (138). (Refer to Appendix Table 5)



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

This report summarizes development activity in Northumberland County for 2023. The County will continue to monitor development activity for future reporting.

Attachments

- 1) Appendices