



COMMUNITY  
PLANNING &  
PARTNERSHIP MEETING  
May 14, 2019

# INTRODUCTION



## **Municipality of Kincardine's**

### **Integrated Community Sustainability Plan:**

#### **Our Vision**

The Municipality is striving to be a sustainable community; one that is committed to working together to enhance our economy, community, natural assets, and overall quality of life in a sustainable manner. Through our activities, we ensure that future generations will be inspired to live a balanced, sustainable, and healthy life.

#### **Education and the Knowledge-Based Economy**

Education is of utmost importance to economic development in the Municipality due to the high degree of specialization and education required for jobs in the area.

# ECONOMIC GROWTH



## 2016 Census:

- Residents of the Municipality of Kincardine employed in the labour force totals 5,320 persons;
- 575 reporting as working at home; and,
- Of that total, 4,330 (81.4%) report commuting to work.

Table 12. Municipality of Kincardine employment projections to 2039

	2017	2022	2027	2032	2037	2039	22-yr Difference
<b>Population</b> (Hemson)	11,563	12,036	12,503	12,934	13,359	13,529	1,966
<b>Activity Rate</b>	11.1%						
<b>Employment</b>	1,283	1,336	1,388	1,436	1,483	1,502	218
<b>Net hectares required to accommodate employment growth</b> (assumes 10 employees per net hectare)							<b>21.8</b>
<b>Gross hectares required to accommodate employment growth</b> (assumes an additional 20% of land necessary for services)							<b>0.44</b>
<b>Supply of industrially designated lands required (ha)</b>							<b>22.24</b>

# ECONOMIC GROWTH



## Projecting Ahead:

In 2039 the total number of jobs within the Municipality of Kincardine are projected to be 14,368 (i.e. larger than the population);

This is an increase of 2,190 jobs from the 2016 – 2039 period, significantly higher than projected through the population growth over the same period.

# ECONOMIC GROWTH



## Community Needs and Opportunities

### Labour force

- With a 5.3 % unemployment rate there are ample jobs available in the Municipality. Currently, all major industries are having issues finding qualified staff. (Resource- Areascore).
- 46% of respondents from the 2017 Kincardine Business Survey stated they had difficulty hiring.
- 32 % of respondents to the Kincardine Business Survey expect to increase their labour force.

### Housing Needs

- With the average house valued at \$267,057 and the average monthly rent of \$829.00 and rising, there is need for affordable and attainable housing. (Resource- Areascore)

### Business Growth

- 27% of area businesses plan to grow in the next year.

# POPULATION PROJECTIONS

## Official Plan

The revised Official Plan has a 20-year timeline (to 2039), MHBC extended the projections to 2039 using an average of the population projections used by Hemson. Table 7 below depicts the results of the population projections.

**Table 7. Municipality of Kincardine overall population projections**

	2017	2022	2027	2032	2037	2039	22-yr Difference
<b>Population (Hemson)</b>	11,563	12,036	12,503	12,934*	13,359*	13,529*	1,966

Note: Figures marked with \* are projected by MHBC

Excerpted from Hemson Development Charges Background Study

# POPULATION PROJECTIONS

## Official Plan (continued)

1. Projections: The Municipality of Kincardine will grow by ~1,966 people (1,012 households) to 2039 and require a land area of approximately 67.5 ha (based on 15 uph average).
2. Growth Area: Kincardine, with smaller amounts located within the Lakeshore and Tiverton.
3. Building Permit Data: Based on the overall annual average of 64.1 units per year, the total demand over a 20-year period is projected to be 1,282 units. This suggests additional 270 units over the projected amount could be needed to be planned for. *(Page 40 Official Plan*

# Municipal Building Permits



TYPE OF CONSTRUCTION	MONTH ENDING JANUARY 2019						MONTH ENDING JANUARY 2018					
	PERMITS ISSUED	MONTH END VALUE	MONTH END RES UNITS	YTD RES. UNITS	YTD PERMITS	YTD VALUE	PERMITS ISSUED	MONTH END VALUE	MONTH END RES UNITS	YTD RES. UNITS	YTD PERMITS	YTD VALUE
<b>RESIDENTIAL:</b>												
New	1	\$350,000	1	1	1	\$350,000						
Additions and Renovations	1	\$25,000			1	\$25,000	1	\$180,000	1	1	1	\$180,000
Secondary Suite Alterations	1	\$7,500	1	1	1	\$7,500	1	\$194,000			1	\$194,000
New Multi-Unit Residential												
Multi-Unit Residential - Additions and Renovations												
Garages, Carports, Sheds							1	\$15,000			1	\$15,000
Swimming Pool Fences												
Decks	2	\$4,000			2	\$4,000						
<b>COMMERCIAL:</b>												
New												
Additions and Renovations	1	\$60,000			1	\$60,000	1	\$20,000			1	\$20,000
Accessory												
<b>INSTITUTIONAL:</b>												
New												
Accessory												
Additions and Renovations							1	\$200,000			1	\$200,000
<b>INDUSTRIAL</b>												
New												
Additions and Renovations							2	\$15,000,000			2	\$15,000,000
<b>AGRICULTURAL</b>												
New												
Additions and Renovations												
Accessory												
<b>MUNICIPAL</b>												
New												
Additions and Renovations												
<b>MISCELLANEOUS</b>												
Signs/Tents							3	\$14,500			3	\$14,500
Wood Burning Stove												
Change of Use												
Wind Turbines												
Demolitions/Moving	1	\$80,000			1	\$80,000						
Sewage Systems												
Plumbing (stand alone)							2	\$200			2	\$200
Permit Value Increases												
<b>TOTALS</b>	<b>7</b>	<b>\$526,500</b>	<b>2</b>	<b>2</b>	<b>7</b>	<b>\$526,500</b>	<b>12</b>	<b>\$15,623,700</b>	<b>1</b>	<b>1</b>	<b>12</b>	<b>\$15,623,700</b>



# Municipal Building Permits



## 5 YEAR COMPARISON

TYPE OF CONSTRUCTION	YEAR ENDING 2017		YEAR ENDING 2016		YEAR ENDING 2015		YEAR ENDING 2014		YEAR ENDING 2013	
	YTD PERMITS	TOTAL YTD	YTD PERMITS	TOTAL YTD	YTD PERMITS	TOTAL YTD	YTD PERMITS	TOTAL YTD	YTD PERMITS	TOTAL YTD
<b>RESIDENTIAL:</b>										
New	48	\$17,440,000	53	\$17,863,101	30	\$9,546,000	28	\$8,575,000	34	\$9,535,000
Multi-Unit Residential	38	\$1,307,650	32	\$1,715,800	29	\$1,375,050	46	\$1,400,080	8	\$4,150,000
Additions and Renovations	5	\$4,621,300	3	\$1,281,000	5	\$7,205,793	9	\$5,980,000	45	\$1,550,413
Multi-Unit Residential - Additions and Renovations	2	\$60,000	4	\$1,518,225			3	\$445,000	2	\$440,000
Garages, Carports, Sheds	28	\$670,500	42	\$1,101,100	21	\$340,700	25	\$417,700	30	\$643,000
Swimming Pools	2	\$60,100	3	\$33,900	4	\$72,500	6	\$195,000	4	\$65,100
Decks	20	\$100,600	28	\$175,000	22	\$140,300	19	\$112,000	31	\$221,600
<b>COMMERCIAL:</b>										
New	1	\$28,600,000	2	\$150,000	1	\$400,000	1	\$10,000,000		
Additions and Renovations	12	\$687,870	9	\$248,300	8	\$905,000	16	\$2,579,500	10	\$1,758,450
Accessory			1	\$60,000						
<b>INSTITUTIONAL:</b>										
New									1	\$600,000
Accessory	1	\$160,000	1	\$160,000	1	\$19,000			1	\$20,000
Additions and Renovations	3	\$1,218,000	2	\$163,000	2	\$17,800			2	\$730,000
<b>INDUSTRIAL</b>										
New			1	\$40,000	7	\$5,816,961	3	\$529,400		
Additions and Renovations	3	\$4,337,000	1	\$29,000	2	\$55,000	2	\$1,035,000	2	\$332,000
<b>AGRICULTURAL</b>										
New	4	\$569,000	2	\$186,000	5	\$4,875,000	7	\$868,900	9	\$1,797,000
Additions and Renovations	4	\$44,000	4	\$214,000	7	\$1,002,000	5	\$142,000	4	\$148,100
Accessory	6	\$373,000	20	\$1,362,500	13	\$791,900	6	\$331,000	14	\$907,054
<b>MUNICIPAL</b>										
New					1	\$25,000	1	\$100,000	1	\$15,000
Additions and Renovations	1	\$500,000	1	\$70,000	1	\$846,000	2	\$213,426	1	\$6,600
<b>MISCELLANEOUS</b>										
Signs/Tents	34	\$218,694	21	\$32,250	52	\$127,645	23	\$29,452	22	\$64,025
Wood Burning Stove	1	\$5,000	3	\$7,000	2	\$5,000	2	\$9,500	1	\$3,000
Change of Use	2	\$5,000	2	\$30,000	2	\$6,000			1	\$0
Wind Turbines					62	\$43,435,545	30	\$21,198,562		
Demolitions	26	\$254,000	19	\$90,500	15	\$187,000	18	\$92,000	24	\$77,500
Sewage Systems	29	\$290,000	45		24		24		23	
Permit Value Increases					(1)	\$134,000			(2)	\$25,500
<b>TOTALS</b>	<b>270</b>	<b>\$61,521,714</b>	<b>299</b>	<b>\$26,530,676</b>	<b>316</b>	<b>\$77,329,194</b>	<b>276</b>	<b>\$54,253,520</b>	<b>270</b>	<b>\$23,089,342</b>

# Municipal Building Permits



- In 2018 - 325 permits and over \$55 million in value.
- In the past 5 years - 1408 building permits have totalled over \$273 million in value.
- In 2018 - 11% more permits issued from 2017.
- At then end of December 2018 - 973 residential units in various parts of the building process (Nearing completion, site-plan application, planning application, vacant lots).

# COMMUNITY PARTNERSHIPS

## **Fanshawe College**

- Offers Various Post Secondary Programing Including: PSW, Project Management, Computerized Office Essentials, Excel, AutoCad & Drafting, Payroll, etc.
- Tiverton (Bruce Technology Skills Training Centre): Welding Techniques, Mechanical Engineering Technician – Industrial Millwright, Electrical Techniques Certificate, etc.

## **Local 2222 Carpenters Union**

- New facility has opened & is offering apprenticeship training.

## **Davidson Centre/ Tiverton Sports Centre:**

- Community Centres continue to be an example of a Community Hub, swimming, track and field, recreation facilities.

# CONCLUSION

Municipality of Kincardine supports:

1. Opportunity to discuss any educational initiatives and opportunities with the Bluewater Board;
2. Partnerships with the business community and the Bluewater Board – i.e. computers; tours; sports, science and music equipment; fees for some students, etc.;
3. Integration of public services as well as not-for-profit agencies and businesses.



# RESOURCES



- Official Plan - [https://www.kincardine.ca/en/build-invest-grow/resources/Documents/Kincardine-Official-Plan\\_June-2012-Consolidation.pdf](https://www.kincardine.ca/en/build-invest-grow/resources/Documents/Kincardine-Official-Plan_June-2012-Consolidation.pdf)
- Kincardine Townfolio - <https://townfolio.co/on/kincardine/overview>
- Building Permit 2019/2019 Graph - <https://www.kincardine.ca/en/living-here/resources/Documents/Building-Reports/NEW-PERMIT-CLASS-AND-VALUE-JAN-2019.pdf>
- Building Permit – 5 year totals - <https://www.kincardine.ca/en/build-invest-grow/resources/Documents/Permit-Class--Value--5-Year-2013-2017.pdf>
- 2017 Kincardine Business Survey - <http://www.bruce.on.ca/images/finalreport.pdf>