

COMMUNICATION xxxxx

Received from Niki Dwyer, MCIP RPP, Director of Development Services
Addressed to Committee of the Whole
Date February 18, 2025
Topic 2024 Development Services Department Activity Report Card

SUMMARY

The intent of the Development Services Annual Activity Report is to provide a report card to Council regarding development activities and trend data respecting community growth.

Population projections and community growth planning is a function of the County of Lanark. The County assigns population projections to lower-tier municipalities for adoption in their planning documents. In 2018, the County allocated a forecasted growth to Carleton Place of 97% by 2038 which will increase the total population of the Town to 20,964, or approximately 8,735 households¹. **This equates to an annual growth of 3% per year, or 215 homes per annum.**

It is important to remember that this forecasted growth is only a projection for the purpose of planning municipal infrastructure needs, collecting development charges, and managing the land supply within the community. True growth trends may vary from year to year which is why the production of the Annual Report Card is important.

COUNTY POPULATION PROJECTION UPDATE

The County is presently undertaking an update to the population and employment projections by way of an Official Plan Amendment. A **Growth Management Strategy**² was presented to County Council in November 2024 which represented an update of the preliminary findings report presented the previous year. Where the 2023 report sought to document and analyze historic growth trends the 2024 report looks forward into projecting what growth will look like over the next **27 years**.

Key findings from the published study include the following trends across the County of Lanark:

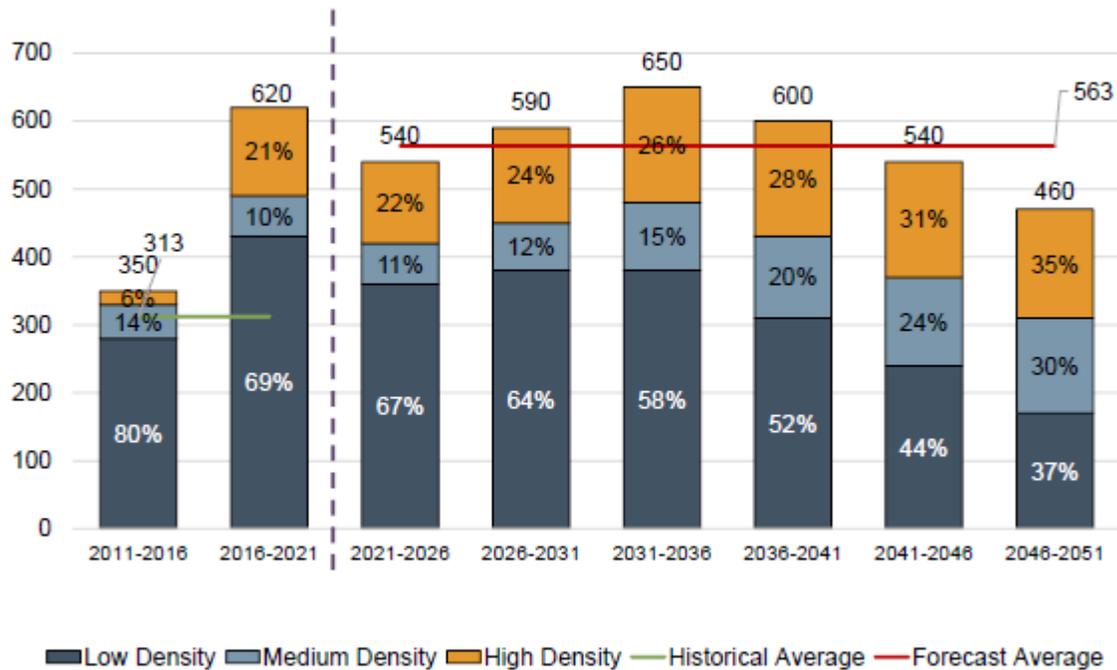
- The **population** within Lanark County is forecast to grow at an **annual rate of approximately 1.5%** over the forecast period and reach 106,600 residents by 2051. This level of growth represents a slightly increased growth outlook compared to the 2024 Ministry of Finance (MOF) forecast³.
- Accommodating forecast population growth across the County to the year 2051 will require **approximately 16,910 new households**, which results in an increase of about **560 units annually** or an annual housing growth rate of 1.6% per year.

¹ [2.4 persons per household](#) (2022 Stats Canada)

² [Lanark County – 2024 Growth Management Strategy](#), November 21 2024 (Watson & Associates)

³ Note that MOF forecasted numbers also include the Town of Smiths Falls within the growth area.

Figure 1 – Annual Household Forecast (Lanark County)



- New residential development within Lanark County is anticipated to gradually shift away from low-density housing forms, largely driven by declining housing affordability associated with low-density housing options, as well as the increased demand for high-density⁴ housing associated with the growing seniors population.
- Under this scenario, the total **employment base** for Lanark County is forecast to steadily increase to approximately 34,600 jobs by the year 2051. This represents an increase of approximately 11,500 new jobs between 2021 and 2051, or an average annual employment **growth rate of 1.4%** during this period.
- The County's employment growth is anticipated to be driven largely by **population-related employment** (including retail, accommodation and food services, and a range of knowledge-based sectors). Local employment opportunities associated with **export-based employment sectors** (e.g., transportation and warehousing, wholesale trade, construction and manufacturing) are also anticipated to experience moderate to steady growth.

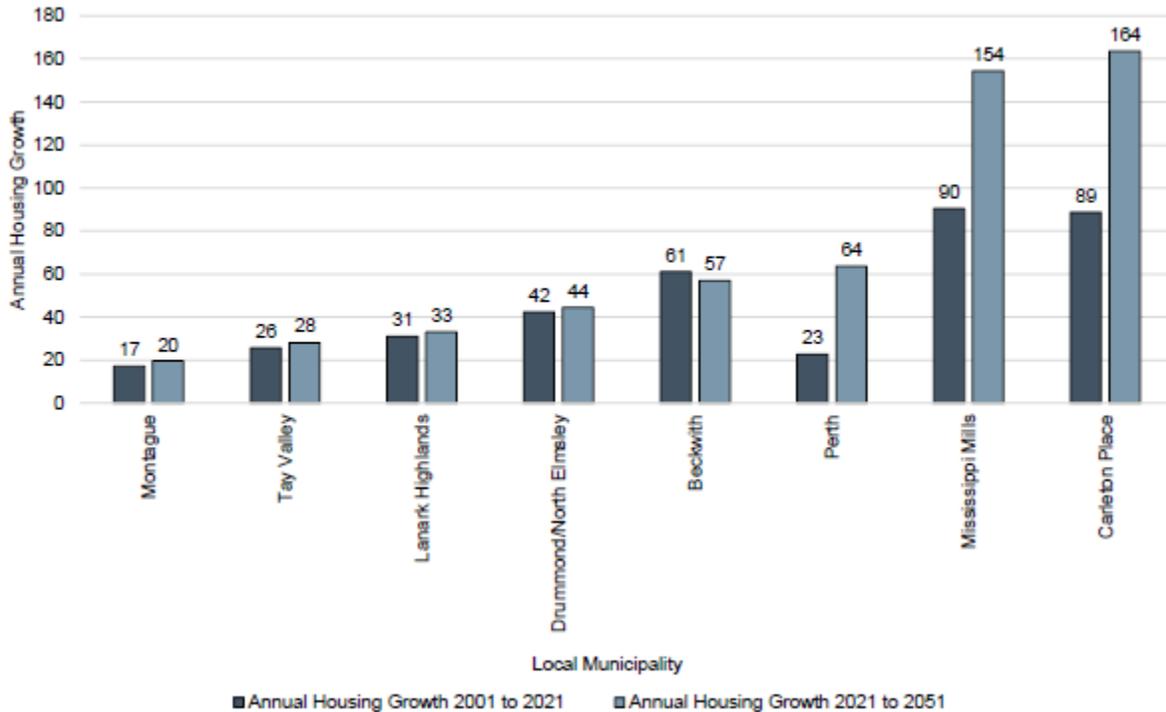
Within the Town of Carleton Place specifically, the following growth trends were forecasted:

- The **population will grow to 23,700 by 2051**, accounting for 28% of the County's overall population increase.

⁴ High density includes stacked townhouses, apartments (bachelor, 1-bedroom and 2-bedroom+) in buildings that have fewer than five stories, apartments (bachelor, 1-bedroom and 2-bedroom+) in buildings that have five or more stories, and secondary suites.

- The **annual growth rate is forecast at 2.1%**, the highest in the County, significantly outpacing the historical average of 1.5% from 2001 to 2021.
- Carleton Place is projected to add **164 housing units per year**, nearly doubling the historical average of 89 units annually.

Figure 2 – Annual Housing Growth by Municipality (2021-2051)



- Carleton Place is likely to lead the County in high-density and medium-density developments over the next three decades.
- Employment growth in Carleton Place, is forecast to be dominated by **population-related jobs** (89%), with only 11% expected in the industrial sector, emphasizing a service-driven economy.
- Carleton Place is forecast to be the **second⁵ fastest-growing municipality in the County for job growth**.
- The largest job gains are anticipated in the **commercial sector (730 jobs)**, followed by 540 work-at-home jobs, and 300 industrial jobs.

Finally, a Land Needs Assessment was also completed for the urban municipalities to identify intensification and greenfield land supply without the need for urban boundary expansions. The study concluded:

⁵ The fastest-growing municipality for job growth is Mississippi Mills.

- Carleton Place, Mississippi Mills, and Perth, have a combined **estimated intensification potential** of 2,360 housing units within existing urban built-up areas. Carleton Place can accommodate **1,190 units**.
- Based on this total unit potential, the vacant greenfield land supply is estimated at approximately 2,900 units of which **Carleton Place is anticipated to supply 1,560 units in greenfield lands**.
- Existing **short-term**⁶ land supply indicates that Carleton Place has **sufficient land to supply 8 years of residential growth** without settlement boundary adjustments.
- Existing **long-term**⁷ land supply indicates the Town has **sufficient land to supply 25 years of residential growth**.
- Over the **30-year** forecasted period, the Town of Carleton Place has a **40-unit deficit** (2 gross ha of land) to meet our housing needs and will **deplete all employment**⁸ land reserves at 30 years. However, in both cases the deficit is noted to be minor and **immediate action is not required**.

The project is scheduled to advance to consultation phases in February-March, 2025 with a summary of findings and proposed amendments to be presented to the County's Economic Development Committee in April 2025. An amendment to the County Official Plan is anticipated to be commenced in fall 2025.

Residents wishing to receive more information regarding this amendment and the future allocation of growth numbers are encouraged to contact the County Planning Department.

COMMENTS

Development staff track and chart several Key Performance Indicators in order to assess the volume and complexity of development within Carleton Place. These growth trends allow the Department to effectively manage workflows and predict where resource shortages may exist in the future.

Building Permit Activity:

In the analysis of Building Department activities, staff track two (2) indicators of volume of work. The first indicator is the number of New Units created which provides trend data over a number of years to show the true growth rate in comparison to the municipal population projections and the second indicator is the amount of overall building activity.

⁶ Short-term land supply: land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans

⁷ Long-term land supply: lands which are designated and available for residential development

⁸ Employment Lands: means those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An employment area also includes areas of land described by subsection 1(1.1) of the Planning Act. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above.

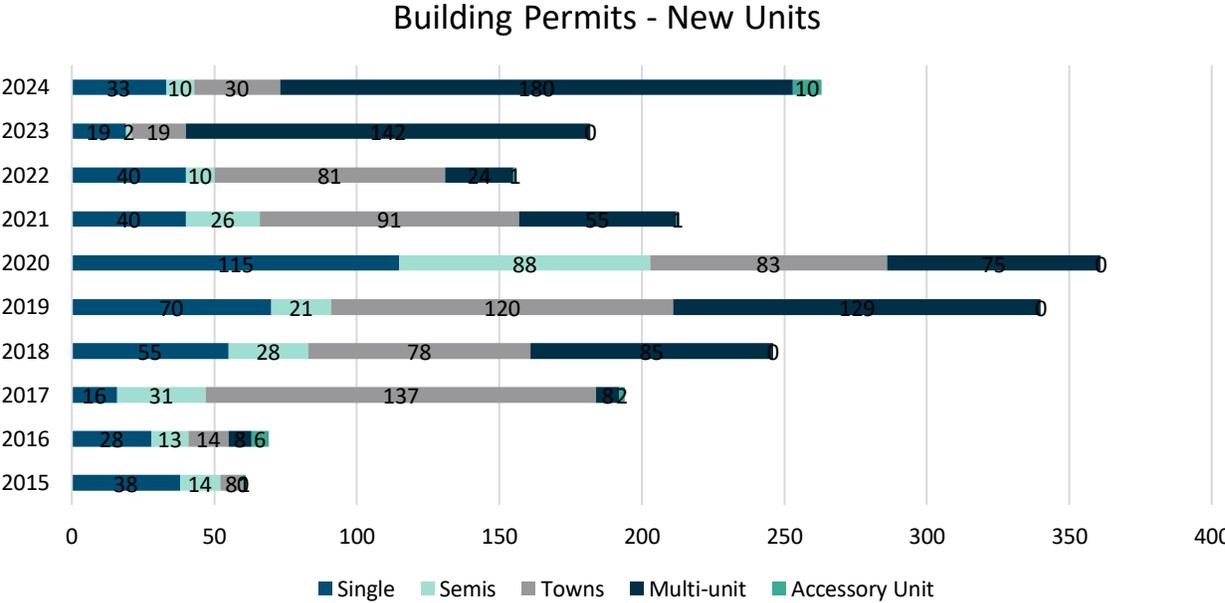
2024 saw the **construction of 262 new dwelling units**. This statistic represents a **30% increase in the number of new units** from 2023. The majority of these units represented multi-unit apartment dwellings reflecting **69%** of the total number of new units created across various projects include Johanne’s Garden apartment complex in Coleman Central (Lepine) and the renovation of the former Stoneridge Manor retirement home (Inverness).

Figure 3 – New Dwelling Units

	2016	2017	2018	2019	2020	2021	2022	2023	2024
Single	28	16	55	70	115	40	40	19	33
Semis	13	31	28	21	88	26	10	2	10
Towns	14	137	78	120	83	91	81	19	30
Multi-unit	8	8	85	129	75	55	24	142	180
Accessory Unit	6	2	0	0	0	1	1	0	10
Total	69	194	246	340	361	213	156	182	263

The 5-year trend data shows an annual average growth of **235 units per year**, with a **3-year annual average growth of 200 units per year**. Overall, the growth activity appears to reflect a steady but even pace reflective of the projected growth increase by the County of Lanark.

Figure 4 – New Dwelling Units



2024 also saw an increase in the construction of ten (10) new accessory dwelling units (secondary suites) in existing dwellings throughout Town. These ARU’s provide vital rental housing opportunities for residents while offering a supplemental income stream to property owners.

The Town also approved several exciting office and industrial developments to provide local job growth for residents.

- DICA Electronics Manufacturing – 599m² (6,448 ft²) new building for use by the existing manufacturing facility
- Yazdani Dentistry Expansion – 128m² (1,378 ft²) addition to existing
- Triacta Power Solutions – 1,380m² (14,854 ft²) fit-up for new business

Commercial development saw a significant increase in available retail opportunities including the construction of a new 2,270m² (24,434 ft²) Winners, Thai Express, Mary Brown’s Chicken, Fat Bastard Burrito, Pizza Hut, Stacked Pancake House, and Sherwin Williams.

Figure 5 – Total Building Permit Activity

	2016	2017	2018	2019	2020	2021	2022	2023	2024
Residential	148	271	250	417	447	284	276	156	180
Multi-res	3	1	2	4	5	5	1	11	8
Commercial	24	11	27	28	27	21	32	18	28
Industrial	1	2	1	2	3	4	3	4	4
Institutional	5	0	1	9	9	7	11	2	6
Other	25	12	16	0	0	1	0	0	0
Total	206	297	297	460	491	325	323	191	226

The Building Department collected \$833,112.00 in building permit fees in 2024, of which residential represented 33%, multi-residential represented 48% and Industrial-Commercial-Institutional (ICI) uses represented 19% of the revenue collected.

Building Permit activity also generated the collection of \$ 2,804,107.72 (excluding deferrals) in Development Charges for the 2024 fiscal year and increase of 38% from the prior year.

Planning and Pre-Development:

While Building permit activity can provide a retrospective position of development trends, analysing and tracking future development provides a picture of how growth will continue in the next five (5) years. This information is vital to ensuring that the Municipality has sufficient resource capacity to respond to development requests and ensure the thorough and comprehensive review of proposals from start to finish.

While the Provincial Policy Statement requires that municipalities have adequate supply of serviceable land for 3-5 years of growth and designated land for infill and development for 15 years of growth, the release and phasing of these lands is left to the discretion of the local municipality.

The Comprehensive Review commissioned in 2020 examined the land needs to accommodate forecasted growth for a 20-year period. Part of this analysis includes examining the number of approved-vacant lots within plans of subdivision. This land supply serves our immediate 3-year needs for growth. The demand for residential lands

is calculated based on the expected population increase (assigned by the County) and corresponding household size (reported by Statistics Canada). **Based on these assumptions, the Town can plan for a land supply of 215 dwellings per year, or 645 units over the next 3 years.**

Figure 6 – Number of Units Registered in Plans of Subdivision:

	2016	2017	2018	2019	2020	2021	2022	2023	2024
Meadow Ridge		57	89	109	158				
Miller’s Crossing		134		74	67				
Coleman Central					226				
Jackson Ridge	139								
Carleton Crossing				42					
King Street (Brigil)		24							
Taber Street					20				
Mississippi Shores							549		
Total	139	215	89	225	471	0	549	0	0

As of the beginning of 2025, the Town has 454 available units in registered plans of Subdivision yet to be constructed. An additional 783 units are approved in draft approved plans of subdivision and 1,024 units are proposed in submitted plans of subdivision.

The Town continues to maintain a sufficient draft approved or registered land reserve in order to meet the town’s three-year land supply of residential homes as identified in Policy 1.4.1b) of the Provincial Policy Statement. The statistics reported herein also do not include the redevelopment and intensification units created through applications such as Findlay Foundry (213 units) or the high-density block remaining in the Meadow Ridge subdivision (estimated to be 78 units).

The Town also has an obligation to maintain at all times the ability to accommodate residential growth for a minimum of 15 years through intensification, redevelopment and lands designated and available for residential development in accordance with Policy 1.4.1a) of the Provincial Policy Statement. This means ensuring that sufficient lands are located within the settlement boundary and can be subject to residential subdivision or development approvals without the need for an Official Plan Amendment.

When the Town’s Land Needs Background Study was completed in 2020, it was noted that the town required 3,124 units in order to accommodate the population projections over a 20-year period. **As noted at the outset of the report, the County of Lanark is presently reviewing the population projections and once assigned the Town will need to consider if an update to the Land Needs Background Study and Comprehensive Review is necessary to accommodate the new population targets.**

Figure 7 – Units Registered Not Constructed

Number of Units	
Meadow Ridge	41 (+ high density block)
Coleman Central – Phase 1	14
Peter Street (Brigil)	9
Taber Street	7
Mississippi Shores	383
Total	454

Figure 8 – Units in Draft Approved Plans of Subdivisions:

Number of Units	
McNeely Landing Subdivision – 2 phases	431
Coleman Central – Phase 2	96
Comrie Hills	256
Total	783

Figure 9 – Submitted Plans of Subdivision:

Number of Units	
355 Franktown Road	102
Boyd Street	71
Carleton Landing Phase 1	24
Carleton Landing Phase 2	323
Carleton Lifestyles Retirement Village	234
254 Lake Avenue	20
Wintergreen Ridge Subdivision	250
Total	1,024

In addition to lot creation by plans of subdivision, the Town also creates new lots through consent and part lot control applications. On average, the **Town establishes six (6) new lots by consent per year**. These applications may represent the division of existing semi-detached dwellings into freehold units, but more often the applications are filed to permit the severance of a vacant lot for new infill development.

Part lot control applications represent the final partitioning of blocks of land within subdivisions at the time of sale. The majority of these applications are for the establishment of townhomes and semi-detached dwellings. The total number of “doors” created through the registration of the final part lot control applications for plans of subdivision have been considered and accounted for in Figure 10, however, it should be noted that annually the Town receives 1-2 applications for part lot to sever infill developments outside recently approved plans of subdivision. The inclusion of the applications in the analysis is significant as a general indicator of speed of development within phases of plans of subdivision.

Figure 10 – Number of lot creation applications

	2016	2017	2018	2019	2020	2021	2022	2023	2024
Part Lot Control	9	23	36	29	39	56	13	20	9
Severance	15	7	4	2	5	8	4	10	7

Measuring Affordability:

Housing affordability has been recognized by the province as a specific public interest to be addressed through land use policy. Housing is considered to be affordable if it costs less than 30% of a household’s before-tax income. **Many people believe “affordable housing” refers only to government subsidized housing; this is a myth.** Affordability encompasses a variety of housing types, tenures and providers and operates on a fluid continuum. Finding “affordable housing” is not a one size fits all problem; it must be assessed based on the needs and sustainability of each individual household.

Figure 11 – The Housing Continuum



In accordance with the Provincial Policy Statement’s definition of “Affordable”, staff has begun to analyze the current market conditions for both ownership and rental housing within the prescribed “regional market area” (Lanark County).

The PPS defines affordable owner-occupied housing as the lesser of the following:

- *Where the purchase price results in an annual accommodation cost of less than 30% of the gross annual household income for low and moderate income⁹ households:*
 - The Ministry of Municipal Affairs and Housing reports this statistic in Lanark County as less than \$373,700 in 2023¹⁰.
- *Where the purchase price is at least 10% below the average purchase price for a resale unit in the regional market:*
 - The Ministry of Municipal Affairs and Housing reports this statistic in Lanark County to be \$526,000 in 2023¹¹.

² “in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the *regional market area*,” PPS Definition

¹⁰ As reported by Lanark County, 2025.

¹¹ As reported by Lanark County, 2025.

The County of Lanark has determined the affordable ownership rate to be \$373,700.00.

The PPS defines affordable rental housing as the lesser of the following:

- *Rent not exceeding 30% of the gross annual household income for low and moderate income households:*
- *Rent which is at or below the average market rent of a unit in the regional market area:*

The County of Lanark has determined the affordable housing rental rates based on 2023 values to be as follows:

- **Bachelor or 1 Bedroom - \$1,331 (Average market rent)**
- **2 Bedroom - \$1,466 (Average market rent)**
- **3 or 4 Bedroom - \$1,690 (30% of the 60th percentile)**

Updated 2024 values are anticipated to be published by the Province in spring 2024.

In 2021, Council approved an “Affordable Housing Policy” which established a locally indexed affordable rental value. The policy has now been updated to reflect the reported average shelter costs reported in the 2020 census for the creation of the 2024 values. Local rates are reflected in the table below:

Figure 12 – Carleton Place Affordable Rental Housing Index

Dwelling Type	2020	2021	2022	2023	2024
Bachelor	\$661.79	\$669.02	\$821.37	\$1,064.08	\$1,065.76
1- bedroom	\$815.16	\$824.06	\$1,081.84	\$1,162.46	\$1,065.76
2- bedroom	\$1,004.08	\$1,015.04	\$1,424.91	\$1,269.93	\$1,183.17
3- bedroom	\$1,194.85	\$1,207.90	\$1,695.64	\$1,511.21	\$1,407.98

STAFF RECOMMENDATION

THAT the 2024 Development Activity Report Card by the Director of Development Services dated February 18, 2025 be received as information.