

COMMUNICATION 137017

Received from Niki Dwyer, MCIP RPP, Director of Development Services
Addressed to Committee of the Whole
Date March 10, 2026
Topic 2025 Development Services 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 2025, the County of Lanark approved new population projects for the entire region and allocated forecasted growth to Carleton Place for a 26-year period (expiring in 2051). The forecasted population growth will result in an increase in the **total population of the Town to 23,700, or 10,300 households**. This equates to **annual growth of 2.1% per year, or 164 homes per annum**¹.

In assessing the land needs of the community, the County concluded that the Town currently has a vacant residential land supply of approximately 2,900 units, a surplus to the calculated demand of 1,560 units. An additional 1,190 units are anticipated to be accommodated through infill in the existing urban built-up area. The Town of Carleton Place has sufficient land to meet both the **short-term**² and **long-term**³ land supply.

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.

The County is presently undertaking an Official Plan amendment (OPA #17 Growth Management) to implement the findings and recommendations of the Lanark County Growth Management Strategy (2025). It includes policy wording and appendix amendments. Residents wishing to participate in the public amendment process 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

¹ Lanark County, "Growth Management Strategy," Watson & Associates Economists Ltd., October 23, 2025, accessed February 19, 2026, <https://lanarkcounty.civicweb.net/document/177220/>.

² 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

³ Long-term land supply: lands which are designated and available for residential development

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.

2025 saw the **construction of 112 new dwelling units**. While this statistic represents a **57% decrease in building permits** from the prior year, the discrepancy can be attributed to the issuance of building permits for all three (3) of the new Lepine buildings in 2024, instead of staggering the permit to match the construction schedule.

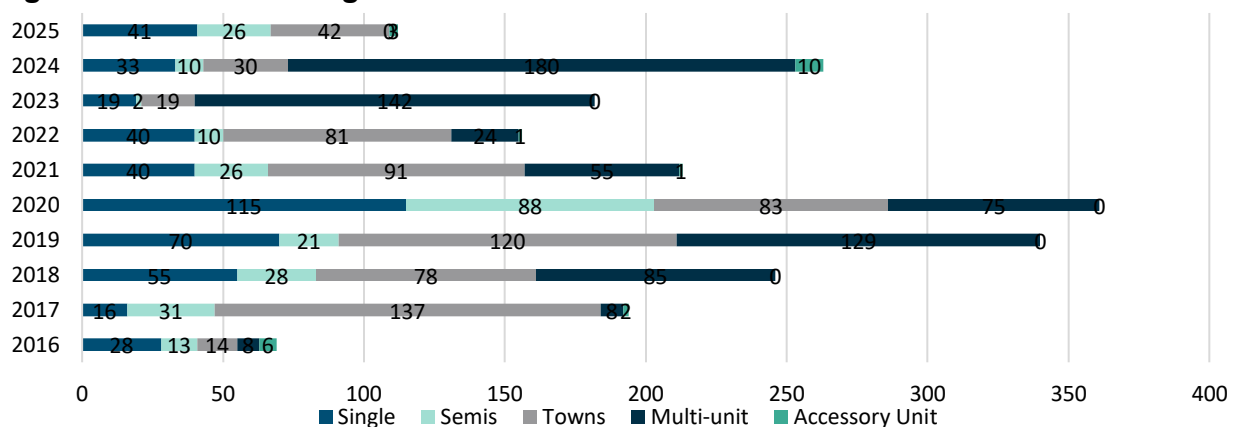
By contrast, the building permit data for low- and medium-density dwellings including singles, semis and townhomes increased 49% from previous years. This growth occurred primarily in newly opened phases of subdivisions including McNeely Landing (Uniform), Coleman Central (Patten) and Phase 2 of the Mississippi Shores (Patten) subdivision

Figure 3 – New Dwelling Units

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Single	28	16	55	70	115	40	40	19	33	41
Semis	13	31	28	21	88	26	10	2	10	26
Towns	14	137	78	120	83	91	81	19	30	42
Multi-unit	8	8	85	129	75	55	24	142	180	0
Accessory Unit	6	2	0	0	0	1	1	0	10	3
Total	69	194	246	340	361	213	156	182	263	112

The 5-year and 3-year trend data shows an annual average growth of **185 units per year**. Overall, the growth activity appears to reflect a steady but even pace of the projected growth forecast calculated by the County of Lanark.

Figure 4 – New Dwelling Units



2025 also included the approval of fit-up permits for several new medical services at the Carleton Place Regional Health Hub at 22 Costello Drive, including a new medical laboratory, physiotherapy services, hearing centre, orthotics and prosthetics clinic, counselling and psychotherapy clinic, pharmacy, optician, and a café.

Residents may be interested to know that multi-unit commercial buildings are typically approved in two-phases: the initial building shell followed by the internal fit-up permits for individual businesses. Additionally, a significant amount of commercial and industrial permit activity stems from fit-ups for new uses occupying old spaces. Business owners are always encouraged to contact the Town when investigating a new location to determine if a change of use under the Ontario Building Code is required to permit the new business.

Figure 5 – Total Building Permit Activity

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Residential	148	271	250	417	447	284	276	156	180	208
Multi-res	3	1	2	4	5	5	1	11	8	2
Commercial	24	11	27	28	27	21	32	18	28	47
Industrial	1	2	1	2	3	4	3	4	4	4
Institutional	5	0	1	9	9	7	11	2	6	4
Other	25	12	16	0	0	1	0	0	0	0
Total	206	297	297	460	491	325	323	191	226	263

The Building Department collected **\$820,404.74** in building permit fees in 2025 and **\$3,169,695.57** (excluding deferrals) in Development Charges for the fiscal 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 Town 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 the Town’s 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:

	2018	2019	2020	2021	2022	2023	2024	2025
Meadow Ridge	89	109	158					
Miller's Crossing		74	67					
Coleman Central			226					101
Carleton Crossing		42						
Taber Street			20					
Mississippi Shores					549			
McNeely Landing								70
Total	89	225	471	0	549	0	0	171

As of the beginning of 2026, the Town has 469 available units in registered plans of Subdivision yet to be constructed. An additional 966 units are approved in draft approved plans of subdivision, and 688 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 3-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 gentle intensification units created through applications such as the Henry Street townhomes (4 units) or the addition of accessory dwelling 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
High Gate	1
Meadow Ridge	24 (+ high density block)
Coleman Central – Phase 1	14

Peter Street (Brigil)	9
Taber Street	7
Mississippi Shores	274
Coleman Central – Phase 2	101
McNeely Landing	39
Total	469

Figure 8 – Units in Draft Approved Plans of Subdivisions:

	Number of Units
McNeely Landing Subdivision – 2 phases	361
Comrie Hills	256
355 Franktown Road	101
347 Franktown Road	234
Edwards Drive	14
Total	966

Figure 9 – Submitted Plans of Subdivision:

	Number of Units
Boyd Street	71
Carleton Landing Phase 1	24
Carleton Landing Phase 2	323
254 Lake Avenue	20
Wintergreen Ridge Subdivision	250
Total	688

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 control 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

	2017	2018	2019	2020	2021	2022	2023	2024	2025
Part Lot Control	23	36	29	39	56	13	20	9	16
Severance	7	4	2	5	8	4	10	7	3

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 income households:*
 - **The Ministry of Municipal Affairs and Housing reports this statistic in Carleton Place as less than \$381,400 in 2025 for the purchase of a single, semi and row/townhome. Condominium apartments are deemed to be affordable at less than \$306,000⁴.**
- *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 \$621,000 in 2025⁴ for the purchase of a single, \$441,000 for a semi detached dwelling and \$450,000 for a row/townhome.

⁴ Government of Ontario, “Municipal Development and Community Benefits Charges and Parkland,” last modified August 13, 2024, <https://www.ontario.ca/page/municipal-development-and-community-benefits-charges-and-parklands>.

Condominium apartments are deemed to be affordable at less than \$306,000.

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 Ministry of Municipal Affairs and Housing has determined the affordable housing rental rates based on 2024⁵ values to be as follows:

- **Bachelor - \$1,206 (Average market rent)**
- **1 Bedroom - \$1,258 (Average market rent)**
- **2 Bedroom - \$1,705 (Average market rent)**
- **3 or 4 Bedrooms - \$1,920 (30% of the 60th percentile)**

STAFF RECOMMENDATION

THAT Council receive as information the 2025 Development Services Activity Report Card by the Director of Development Services dated March 10, 2026.

⁵ Government of Ontario, "Municipal Development and Community Benefits Charges and Parkland," last modified August 13, 2024, <https://www.ontario.ca/page/municipal-development-and-community-benefits-charges-and-parklands>.