



Cape Breton
Regional
Municipality

Building and Development Permit Activity
CBRM Council – January 20, 2026



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Purpose and Context

- Overview of recent building and development activity
- Progress update on the Housing Accelerator Fund (HAF)
- Review of growth trends and policy alignment



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Housing Accelerator Fund (HAF) Progress

- HAF launched: January 2024
- Commitment: **1,010 residential units by December 31, 2026**
- Total dwelling units since January 2024: **906 units**
- Total new dwelling units in 2025: **536 units**



Overall Development Trends

- Consistent year-over-year increase in development activity
- Permit volumes: **+13%** since 2022
- Estimated construction value: **more than doubled**
- Net housing production since 2022: **187→536 units** (nearly tripled)

Year	Total Number Permits*	Total Estimated Value of Construction**	Total Number of Dwelling Units Created	Total Number of Dwellings Lost	Total Net Dwelling Units
2022	784	\$80,845,854.75	278	-91	187
2023	779	\$91,835,278.27	347	-85	262
2024	811	\$129,735,561.14	427	-57	370
2025	884	\$173,138,608.29	591	-55	536



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What is Driving the Increase?

- Adoption of CBRM Forward (Summer 2023)
- Expanded as-of-right permissions for higher-density housing
- Reduced need for rezonings and discretionary approvals
- Faster approvals and greater development certainty

Housing Production and Demolition Context

- Net dwelling units created:
 - 2022: 187
 - 2023: 262
 - 2024: 370
 - 2025: 536
- Higher dwelling losses in 2022-2023
- Losses largely linked to **Hurricane Fiona recovery**, not market trends



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Construction Value & Project Scale



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- Construction values based primarily on applicant submissions
- Some automated estimates rely on outdated square metre rates
- 2025 increase driven by:
 - Larger, more complex projects
 - Multi-unit residential development
 - Institutional development

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Non-Residential Development

- Continued strength in non-residential development
- 2025:
 - 155 non-residential permits
 - ~\$70 million in estimated construction value
- Reflects increased institutional and commercial investment

Year	Total Number of Permits (Non-Residential)	Total Estimated Value of Construction (Non-Residential)*
2022	111	\$ 21,195,369.00
2023	153	\$ 30,321,677.75
2024	105	\$ 54,869,500.58
2025	155	\$ 69,952,932.40



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Where Growth is Occurring

- Growth increasingly concentrated within the Service Area Boundary
- 2025 net new dwellings:
 - 78% inside serviced areas
 - 22% outside serviced areas
- Reflects planning policy and market demand for serviced locations



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Alignment with Taxation & Infrastructure

- 2025 tax revenue:
 - **%74 generated inside** the Service Area Boundary
- Growth occurring where infrastructure already exists
- Supports long-term financial sustainability of municipal services

Area of Assessment – 2025 Tax Revenue	
Inside Service Area Boundary	\$94,624,195.03
Outside Service Area Boundary	\$32,948,362.62
Total	\$127,572,557.65



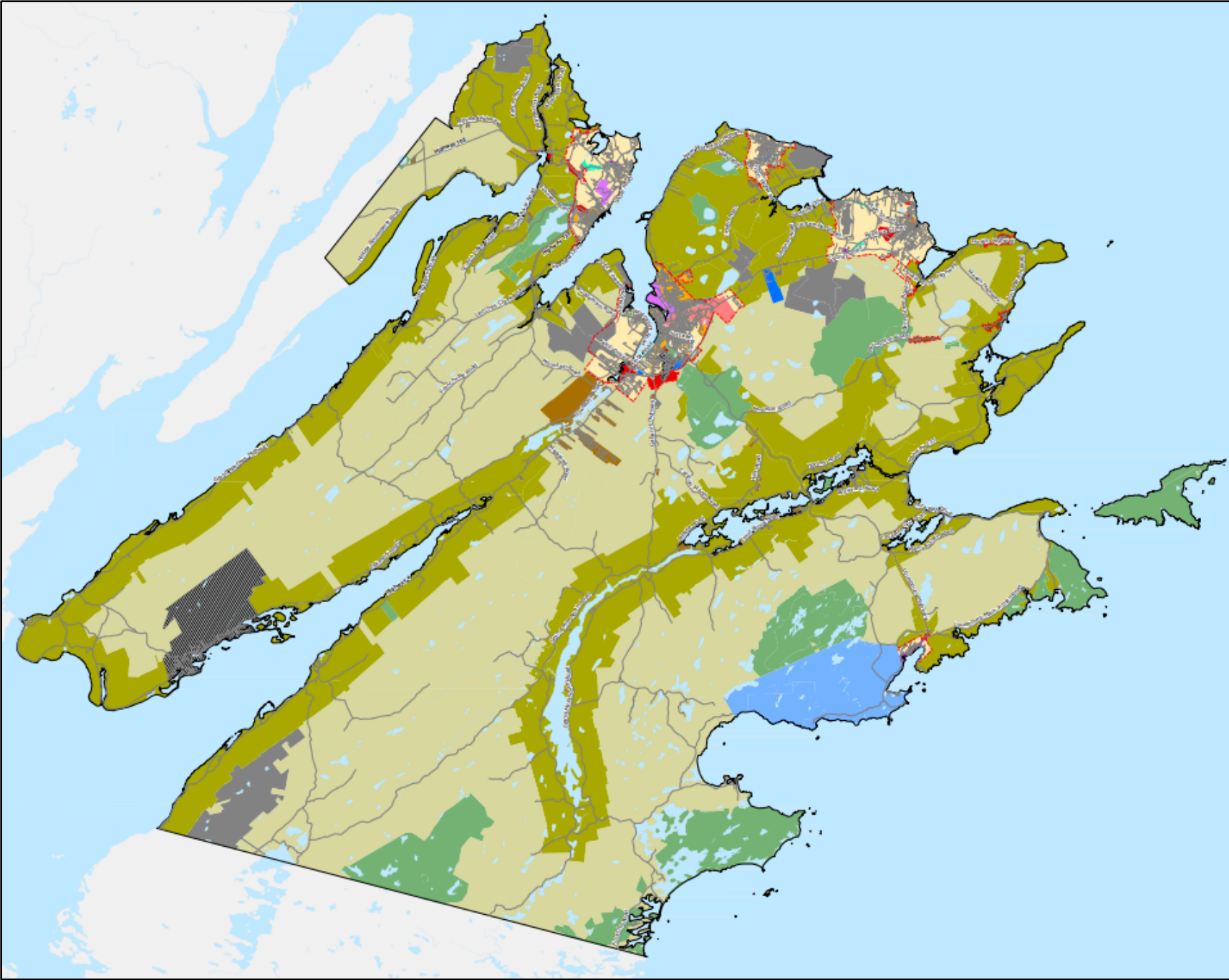
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Key Takeaways & Next Steps

- Planning reforms are delivering measurable results
- Housing supply is increasing and aligned with Council direction
- Growth is fiscally and infrastructure efficient
- Next Steps:
 - Continue monitoring housing delivery
 - Review permit valuation methodologies



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CAPE BRETON REGIONAL MUNICIPALITY

MUNICIPAL PLANNING STRATEGY

GENERALIZED FUTURE LAND USE MAP

SCHEDULE B

- Service Boundary
- Road
- Municipality Boundary
- Waterbody
- Future Land Use
 - Downtown Regional Centre
 - Regional Centre Commercial
 - Local Commercial Area
 - Local Centre
 - Federal Lands
 - Community Facility
 - Business Park
 - Mixed Use Centre
 - Primary Corridor
 - Industrial Area
 - Low to Medium Density Residential
 - Medium to High Density Residential
 - Rural Residential
 - Small Community
 - Environmentally Sensitive Areas
 - Rural Development Area
 - Rural Resource
 - Eskasoni First Nation
 - Membertou First Nation

SCALE 1:140,000
0 2.5 5 10 Kilometers



MAP DRAWING INFORMATION:
DATA PROVIDED BY GEONOVA, CAPE BRETON REGIONAL MUNICIPALITY

MAP CREATED BY: RR
MAP CHECKED BY: SS
MAP PROJECTION: NAD 1983 CSRS UTM Zone 20N



PROJECT: 20-3962
STATUS: DRAFT
DATE: 2023-06-07