



**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**



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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



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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

- 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- Some automated estimates rely on outdated square metre rates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 |



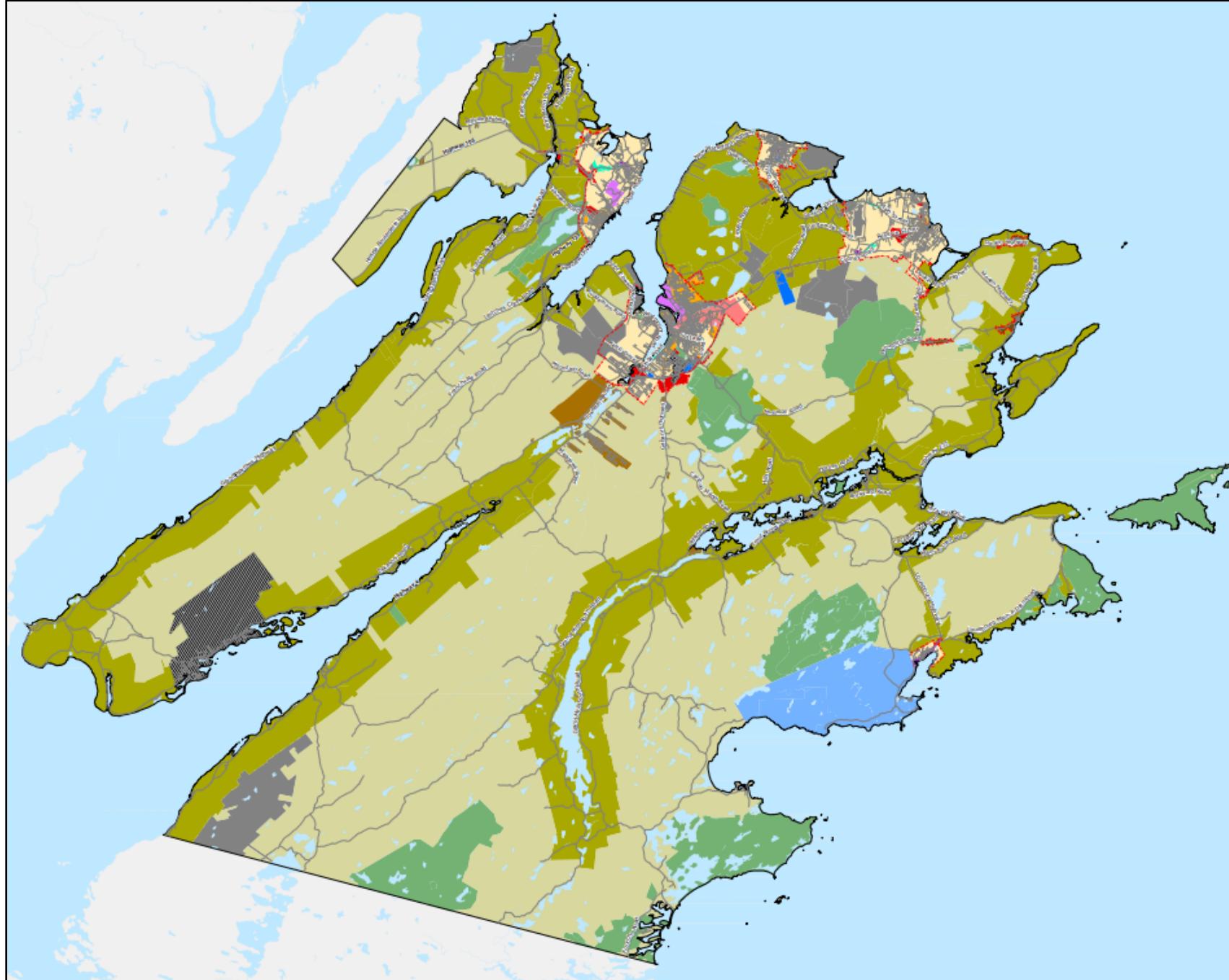
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Key Takeaways & Next Steps

- 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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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