



**Meeting Date:** February 2, 2022

**Submitted by:** Arnie Marsman, Director Building Services / Chief Building Official

**Report No:** BLD-01-2022

**Subject:** Year End and Fourth Quarter 2021 Building Activity Summary

---

**Recommendation:**

THAT Report BLD-01-2022, re: Year End and Fourth Quarter 2021 Building Activity Summary be received for information.

**Purpose:**

To advise Council of the status of building permit activity for Middlesex Centre for the year end and fourth quarter summary for 2021.

**Background:**

Building permit activity for 2021 continues an increase over previous years. In 2021, Middlesex Centre experienced highs in total permits, construction value and new dwelling units, surpassing previous highs in 2020's numbers by more than 30 %. These totals are shown below;

**Table 1: 2021 Building Permit Data Increase Rates**

	<b>2020</b>	<b>2021</b>	<b>% Increase</b>
<b>Total Permits</b>	636	836	31
<b>Construction Value</b>	143,339,248	257,387,115	79
<b>New Dwelling Units</b>	268	349	30

## **Analysis:**

### Brief Summary of 2021:

The local building community has adapted extremely well to COVID-19 safe working processes. Building division's communications with all parties including a builder's meeting in February and December, several communications with the London Home Builder's Association, posting on our web site and group emails has allowed construction to continue, communication being key.

Also, in 2021, Middlesex Centre expanded its service agreement with Lucan Biddulph to also provide inspection services for Adelaide Metcalfe, North Middlesex and Southwest Middlesex. Staffing in Building division was increased with three additional building inspectors and a full-time administration assistant. As outlined within this staff report, even under the influence of the pandemic, 2021 was by far Building Division's busiest year. The following outline some highlights of 2021.

### Cloudpermit Program

- Staff continue to work with Cloudpermit in evaluating and prioritizing improvements to its operation system. This system, designed by a Finnish company (Evolta), is attracting attention across Ontario. Middlesex Centre and the City of Windsor were the first two initial municipalities in North America who have signed on with Cloudpermit. At the time of writing this report, nearly 100 municipalities in Ontario have signed on with Cloudpermit and over 50 municipalities have been brought into this system in Manitoba, New Brunswick and British Columbia. Cloudpermit has also expanded into the United States.
- This E-permitting program allows builders to submit drawings and apply for permits electronically, saving travel time/costs as well as printing costs. It also allows for an advanced communication system for messaging.

### Optimizing Partnerships

As noted previously, inspection services are now provided to four municipalities in Middlesex County. Year-end staff reports for these four will be provided to Middlesex Centre Council following presentation to their councils. A Summary of activities in these municipalities is outlined in the following table:

Table 2: Brief Summary of Service Agreement Activities

<b>Municipality</b>	<b># of Permits</b>	<b># of New Dwellings Created</b>	<b>Total Construction Value (\$)</b>
<b>Adelaide Metcalfe</b>	90	5	11,830,200
<b>Lucan Biddulph</b>	161	79	39,772,387
<b>Middlesex Centre</b>	836	349	257,387,115
<b>North Middlesex</b>	142	19	49,405,637
<b>Southwest Middlesex</b>	104	15	10,993,963
<b>Totals</b>	1,333	467	369,389,302

#### Strathroy Caradoc/Thames Centre

- Staff has worked with Strathroy Caradoc's and Thames Centre's building divisions in arranging for two meetings with homebuilders in 2021. These meetings included information regarding department and Official Plan updates, code changes and presentations from Ministry of Labour and the TARION Warranty Corporation.

#### Source Protection

- The Thames Sydenham Source Protection Plan (SPP) has been in place since its approval by the Ministry of the Environment and Climate Change in the fall 2015. This plan is intended to protect municipal water supplies by providing a number of policies which apply to landowners, municipalities and the province. The municipal wells in Birr and Melrose are included in this SPP
- In 2021, septic system maintenance inspections were conducted of over 35 residential properties in Birr and Melrose. It is a requirement of the Ontario Building Code and the Thames Sydenham Source Protection Plan that every sewage system be inspected every five years by building department staff.
- Staff has attended meetings with municipal partners, MOECP and Conservation Authority staff involved in implementing Source Protection policies.

- In 2021, there were no incidents within our source protection areas of Birr and Melrose.

#### South West Chapter of the Ontario Building Officials Association

- Staff have been active members of the chapter which includes building officials representing over 30 municipalities in the southwest region of Ontario. In 2021 staff held the role of Chapter Program Coordinator and Chair of the SW-CBO Committee.

#### AMO-LAS – E-permitting

- At the request of AMO, Middlesex Centre building division staff represented the Ontario Building Officials Association in participating in a committee to evaluate proposals and choose an e-permitting technology which AMO-LAS can recommend to municipalities across Ontario.

#### Conference Presentations

- In 2021, at the request of AMO and the Ontario Building Officials Association, staff provided presentations at both the AMO Conference and OBOA's Annual Training Conference with respect to E-Permitting.

#### Revenue Generation

##### Building Permit Fees

Building activity in 2021 has provided for a departmental surplus which will be deposited into the building department reserve fund to be used for future building department budgets. Fees generated are included in the following summary tables.

**Table 3: Permit Information for Fourth Quarter and Year End**

	<b>Number of Permits in Fourth quarter</b>	<b>Year to Date Number of Permits</b>	<b>Cost of Construction in Fourth Quarter (\$)</b>	<b>Year to Date Cost of Construction (\$)</b>
<b>New Single Family Dwelling</b>	68	285	57,403,166	178,726,566
<b>New Semi Detached</b>				
<b>Townhouse Units</b>	32	50	8,330,000	12,947,000
<b>Residential Additions/Reno</b>	23	94	1,467,000	9,004,800
<b>Garages / Sheds / decks</b>	17	108	416,500	3,044,027
<b>Swimming Pools</b>	19	130	1,164,313	6,242,223
<b>Commercial / Industrial</b>	2	16	1,450,000	3,255,000
<b>Agricultural Buildings</b>	5	24	999,500	6,447,723
<b>Institutional Buildings</b>	2	8		29,550,298
<b>Signs</b>	5	16	27,883	141,366
<b>Demolitions</b>	2	19	N/A	N/A
<b>Plumbing / Servicing</b>		4		1,986,662
<b>Septic</b>	16	66	445,500	1,709,450
<b>Moving</b>		0		
<b>Mobile Homes</b>	2	14	637,000	4,332,000
<b>Tents</b>		2	N/A	N/A
<b>Totals</b>	<b>193</b>	<b>836</b>	<b>72,340,862</b>	<b>257,387,115</b>

**Table 4: Annual Summary and Comparison with Previous Years**

<b>TYPE</b>	<b>2017 Permits</b>	<b>2018 Permits</b>	<b>2019 Permits</b>	<b>2020 Permits</b>	<b>2021 Permits</b>
New Single Family Dwelling	116	71	115	222	285
New Semi Detached Residential	0	0	0	0	0
Townhouse Units	17	49	44	36	50
Residential Additions/Reno	117	134	71	55	94
Garages / Sheds / decks	30	24	95	135	108
Swimming Pools	48	48	53	72	130
Commercial / Industrial	15	20	19	12	16
Agricultural Buildings	41	34	34	20	24
Institutional Buildings	3	8	7	5	8
Signs	4	10	9	10	16
Demolitions	17	27	24	22	19
Plumbing / servicing	4	7	0	5	4
Septic	43	38	37	32	66
Moving	1	0	0	0	0
Mobile Homes	30	18	25	10	14
Solar Panels/Tents	0	0	10	0	2
<b>Total Permits</b>	<b>486</b>	<b>488</b>	<b>543</b>	<b>636</b>	<b>836</b>
<b>Value</b>	<b>\$77,635,800</b>	<b>\$82,902,940</b>	<b>\$101,076,793</b>	<b>\$143,339,248</b>	<b>\$257,387,115</b>

**Table 5: Comparison of Permit Fees and Development Charges from 2016 to 2020**

	2017	2018	2019	2020	2021
<b>Permit Fees</b>	\$740,375	\$817,205	\$934,709	\$1,237,668	1,742,383
<b>Development Charges Collected</b>	\$1,630,992	\$1,777,796	\$2,132,105	\$5,234,138	8,197,884

**Table 6: New Dwellings by Location**

LOCATION	2017	2018	2019	2020	2021
Delaware	3	2	2	2	24
Rural Area (former Delaware Township)	2	4	4	1	5
Kilworth	7	1	70	176	217
Komoka	55	71	47	13	13
Coldstream, Poplar Hill	2	1	4	2	3
Rural Area (former Lobo Township)	7	5	1	0	18
Ilderton	45	29	22	52	56
Arva	0	0	1	0	0
Birr	1	0	0	0	0
Melrose	1	1	0	0	0
Ballymote	0	0	0	0	0
Denfield	0	0	0	4	6
Bryanston	5	2	0	0	1
Rural Area (former London Township)	5	4	8	8	6
<b>TOTAL DWELLING STARTS</b>	<b>133</b>	<b>120</b>	<b>159</b>	<b>258</b>	<b>359</b>

**Financial Implications:**

Cost recover and Development Charge Revenue

**Strategic Plan:**

This matter aligns with following strategic priorities:

- Balanced Growth
- Vibrant Local Economy
- Sustainable Infrastructure and Services

Cloudpermit has allowed for efficient permit and inspection processing. Building Division is self funded by user fees. Partnership with four neighbouring municipalities is working well

**Attachments:**

N/A