



TOWNSHIP OF LUCAN BIDDULPH

STAFF REPORT

Submitted by: Arnie Marsman, Chief Building Official
Subject: Building Permit Report: January 1, 2022 – June 30, 2022
Meeting Date: August 9, 2022
Report Number: BD-03-2022

Recommendation:

That staff report BD-03-2022 be received.

Purpose:

To provide council with an update of building department activity for the first half of 2022.

Information:

Construction activity in Lucan Biddulph for the first half of 2022 is generally consistent with 2021's midyear totals. Although both first halves produced similar numbers of new dwelling units, this year's residential starts were predominantly townhouse units whereas 2021's was single detached units. Also, this first quarter saw the start of construction of an additional apartment building on Butler Street.

Although interest rates have recently surged, the outlook for the remainder of 2022 appears healthy with more high-density residential development, the approval of additional residential lots and a proposed commercial site in the north end of the village all being proposed to start.

The following tables are provided to inform council of Building Department activities for the first half of this year and comparative totals from previous years.

Fees paid to Middlesex Centre for inspection and by-law enforcement services over the first half total approximately \$41,000.

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Table 1: Permit Information for January 1, 2022 to June 30, 2022

	Permits 2 nd Quarter	Cost of Construction 2 nd Quarter (\$)	Year to Date Number of Permits, first half 2022 vs. 2021		Year to Date Cost of Construction, first half 2022 vs. 2021(\$)	
			2022	2021	2022	2021
Single Family Dwelling	2	1,550,000	7	29	4,000,000	13,133,000
Semi Detach. Dwelling	0		2	2	600,000	600,000
Townhouse Units	5	2,000,000	25	9	9,600,000	2,700,000
New Apartment			1		3,800,000	
Residential Additions/Reno	9	453,800	13	10	681,800	811,848
Garages / Sheds / decks	4	105,000	4	8	105,000	309,000
Swimming Pools	3	230,000	7	13	397,000	1,074,000
Commercial / Industrial	2	475,000	3	3	1,225,000	985,000
Agricultural Buildings	2	840,000	4	3	1,216,000	430,000
Institutional Buildings	1	8,015,700	1	0	8,015,700	
Signs	0			1		14,000
Demolitions	1		3	5	N/A	N/A
Plumbing / Servicing	0		0	1		2,000
Septic	2	40,000	4	2	95,000	40,000
Moving	0		0	0		
Mobile Homes	0		0	0		
Tents	1		1	0		
Total	32	13,709,500	75	86	29,735,500	20,098,848

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Table 2: Summary & Comparative Data (first half previous years)

	# Permits Issued	Permit Fees Collected	Development Charges Collected	Value
Permits First Half 2022	75	\$104,330	\$217,141	29,735,500
Permits First Half 2021	86	93,303	235,107	20,098,848
Permits First Half 2020	47	53,430	33,961	8,641,672
Permits First Half 2019	87	135,814	364,800	22,100,049

Table 3: Building Services Summary & Comparative Data (First Half to Previous Year)

Municipality	# of Permits		# of New Dwellings Created		Total Construction Value (\$million)	
	2022	2021	2022	2021	2022	2021
Adelaide Metcalfe	43	45	4	4	9	8
Lucan Biddulph	75	86	34 + apartment	40	30	20
Middlesex Centre	426	418	146	154	111	99
North Middlesex	102	73	19	9	36	20
Southwest Middlesex	61	44	7	7	12	5
Totals	707	666	210 + apartment	214	198	152

Respectfully Submitted,



Arnie Marsman
Chief Building Official