



REPORT TO: Mayor and Members of Council
DATE: July 27, 2022
FROM: Arnie Marsman, Chief Building Official
SUBJECT: First Half 2022 Building Activity Summary

RECOMMENDATION

THAT the First Half 2022 Building Activity Summary be received for information

BACKGROUND:

The purpose of this report is to advise Council of the status of building permit activity for Southwest Middlesex for the first half of 2022.

Although new residential building permit activity for the first half of 2022 has been generally consistent with 2021, minor residential projects such as renovations and accessory buildings has significantly increased as has agricultural permits. New construction values for 2022 totaled over \$12 million while 2021 permits were slightly under \$5 million. New residential starts for 2022 and 2021 totaled 7.

Staff is currently drafting a new Building By-law to be taken to council as soon as possible. Fees paid to Middlesex Centre for inspection services over the first half total approximately \$44,000.

Further information pertaining to the first half building permit activity is outlined in the tables below.

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

	Permits Issued 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	4	2,360,000	5	7	2,760,000	2,795,280
Semi Detach. Dwelling	2	400,000	2	0	400,000	0
Townhouse Units	0		0	0	0	0
Residential Additions/Reno	6	511,000	14	7	803,000	492,000
Garages / Sheds / decks	5	325,000	9	5	556,000	192,710
Swimming Pools	2	24,000	2	3	24,000	46,000
Commercial / Industrial	0		0	2	0	38,000
Agricultural Buildings	8	1,757,600	9	5	2,757,600	723,965
Institutional Buildings	2	4,374,900	2	0	4,374,900	0
Signs	2	29,000	3	0	37,000	0
Demolitions	1	n/a	6	2	n/a	n/a
Plumbing / Servicing	1	50,000	1	2	50,000	7,500
Septic	3	125,000	5	10	153,000	248,000
Moving	0		0	0		
Mobile Homes	1	200,000	1	0	200,000	0
Tents	1	n/a	1	1	n/a	n/a
Total	38	10,156,500	61	44	12,115,500	4,543,455

Table 2: Adelaide Metcalfe Summary & Comparative Data (First Half Previous Years)

	# Permits Issued	Permit Fees Collected	Development Charges Collected	Value
Permits First Half 2022	61	\$65,974	\$0	\$12,115,500
Permits First Half 2021	44	\$28,137	\$0	\$4,543,455

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

FINANCIAL IMPLICATIONS:

Growth and Development Monitoring and Building Permit Cost Monitoring

RELATIONSHIP TO STRATEGIC PLAN PILLARS AND/OR TARGET:

PROSPERITY – Economic Vitality:

focuses on our ability to plan for, market and develop our assets for continuing economic growth

COMMUNITY – Healthy Communities:

focuses on livability, safety, health, and social well-being for SWM residents

EXCELLENCE – Good Government:

focuses on open, accountable, and transparent government, and reliability of municipal programs and services

TARGET – an increase of 320 homes in the municipality over a sixteen-year period (four terms of council)