



Meeting Date: February 1, 2023

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

Report No: BLD-01-2023

Subject: **Year End and Fourth Quarter 2022 Building Activity Summary**

Recommendation:

THAT the Year End and Fourth Quarter 2022 Building Activity Summary be received.

Purpose:

To advise Council of the status of building permit activity for Middlesex Centre for the year end and fourth quarter summary for 2022.

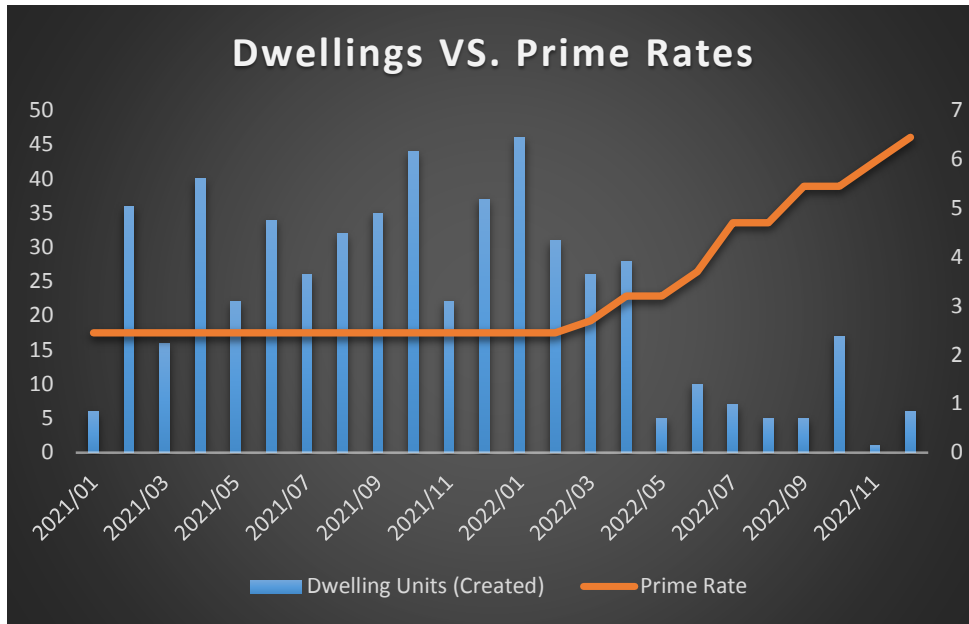
Background:

Building permit activity for 2022 has slowed significantly compared to that of previous years. This is primarily due to our activity being largely linked to new residential construction. The residential sector has been hit hard by increasing interest rates in the second half of 2022.

Analysis:

The following Illustration outlines the impact of interest rates on new home construction in Middlesex Centre;

Illustration 1: Dwellings Unis Created vs. Prime Rate



In 2022, residential growth was primarily all accounted for in the first half of the year. Overall, the number of new dwellings is significantly less than the previous two years but healthier than that of 2019. We’ve not seen an impact of interest rates on other sectors of construction.

In 2021, the building inspection service agreement between Middlesex Centre and Lucan Biddulph was expanded to include Adelaide Metcalfe, North Middlesex and Southwest Middlesex. A summary of permits issued in this group of municipalities in 2022 is provided below in Table 1. The other four municipalities in our service agreement were not as largely impacted by increased interest rates due to their types of construction being less dominated by the residential sector. Their year end reports will be provided to Middlesex Centre’s council following presentation at each respective council.

Table 1: Brief Summary of Service Agreement Activities

Municipality	# of Permits	# of New Dwellings Created	Total Construction Value (\$)
Adelaide Metcalfe	81	8	17,244,345
Lucan Biddulph	143	46 + 3 apartments (113 units)	63,833,995
Middlesex Centre	662	187	154,177,049

North Middlesex	160	30	46,662,418
Southwest Middlesex	100	13	17,441,790
2022 Totals	1146	284 + 3 apartments (113 units)	299,359,597
2021 Totals	1,333	467	369,389,302

Further information pertaining to the fourth quarter and year end building permit activity in Middlesex Centre is outlined below within tables 2-5;

Table 2: Permit Information for Fourth Quarter and Year End

	Number of Permits in Fourth quarter	Year to Date Number of Permits	Cost of Construction in Fourth Quarter (\$)	Year to Date Cost of Construction (\$)
New Single Family Dwelling	7	108	6,767,000	84,734,475
New Semi Detached	0	0		
Townhouse Units	14	75	3,780,000	20,420,000
Residential Additions/Reno	12	163	1,115,000	10,489,633
Garages / Sheds / decks	16	71	703,000	3,239,340
Swimming Pools	8	101	556,000	6,687,362
Commercial / Industrial	3	23	1,782,000	14,672,000
Agricultural Buildings	2	26	1,050,000	6,455,249
Institutional Buildings	2	9	195,000	944,500
Signs	2	9	15,500	71,600
Demolitions	4	14	N/A	N/A
Plumbing / Servicing	0	1	0	2,125,000
Septic	4	45	71,000	2,877,890
Moving	0	0		
Mobile Homes	3	4	1,140,000	1,460,000
Tents	1	13	N/A	N/A
Totals	79	662	17,174,500	154,177,049

Table 3: Annual Summary and Comparison with Previous Years

TYPE	2018 Permits	2019 Permits	2020 Permits	2021 Permits	2022 Permits
New Single Family Dwelling	71	115	222	285	108
New Semi Detached Residential	0	0	0	0	0
Townhouse Units	49	44	36	50	75
Residential Additions/Reno	134	71	55	94	163
Garages / Sheds / decks	24	95	135	108	71
Swimming Pools	48	53	72	130	101
Commercial / Industrial	20	19	12	16	23
Agricultural Buildings	34	34	20	24	26
Institutional Buildings	8	7	5	8	9
Signs	10	9	10	16	9
Demolitions	27	24	22	19	14
Plumbing / servicing	7	0	5	4	1
Septic	38	37	32	66	45
Moving	0	0	0	0	0
Mobile Homes	18	25	10	14	4
Solar Panels/Tents	0	10	0	2	13
Total Permits	488	543	636	836	662
Value	\$82,902,940	\$101,076,793	\$143,339,248	\$257,387,115	\$154,177,049

Table 4: Comparison of Permit Fees and Development Charges from 2018 to 2022

	2018	2019	2020	2021	2022
Permit Fees	\$817,205	\$934,709	\$1,237,668	1,742,383	1,019,991
Development Charges Collected	\$1,777,796	\$2,132,105	\$5,234,138	8,197,884	3,700,568

Table 5: New Dwellings by Location

LOCATION	2018	2019	2020	2021	2022
Delaware	2	2	2	24	8
Rural Area (former Delaware Township)	4	4	1	5	3
Kilworth	1	70	176	217	109
Komoka	71	47	13	13	12
Coldstream, Poplar Hill	1	4	2	3	0
Rural Area (former Lobo Township)	5	1	0	18	4
Ilderton	29	22	52	56	41
Arva	0	1	0	0	1
Birr	0	0	0	0	0
Melrose	1	0	0	0	0
Ballymote	0	0	0	0	0
Denfield	0	0	4	6	0
Bryanston	2	0	0	1	3
Rural Area (former London Township)	4	8	8	6	6
TOTAL DWELLING STARTS	120	159	258	359	187

Financial Implications:

Cost recovery and Development Charge Revenue

Strategic Plan:

This matter aligns with following strategic priorities:

- Responsive Municipal Government
- Sustainable Infrastructure and Services

- Balanced Growth

Cloudpermit has allowed for efficient permit and inspection processing.

Attachments: N/A