



## TOWNSHIP OF LUCAN BIDDULPH

## STAFF REPORT

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Submitted by: Arnie Marsman, Chief Building Official  
Subject: Building Permit Report: Fourth Quarter and 2022 Year End  
Meeting Date: February 7, 2023  
Report Number: BLD-LB-01-2023

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### **Recommendation:**

That staff report BLD-LB-01-2023 be received.

### **Purpose:**

To provide council with an update of building department activity for the fourth quarter and year end of 2022.

### **Information:**

Building permit activity for 2022 has been very strong in all categories of construction including residential, commercial and industrial. Although single detached dwellings have been reduced from previous years, primarily due to a downturn in that sector, three apartment buildings have been created providing over 100 residential units alone.

There continues to be a strong interest in residential development in Lucan. New residential starts for 2022 total 46. Fees paid to Middlesex Centre for inspection services for 2021 total approximately \$96,600.

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 is provided below in Table 1. Further information pertaining to the fourth quarter and year end building permit activity in Lucan Biddulph is outlined within the tables 2-4;

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**Table 1: Summary of Permits in Service Agreement Municipalities**

<b>Municipality</b>	<b># of Permits</b>	<b># of New Dwellings Created</b>	<b>Total Construction Value (\$)</b>
<b>Adelaide Metcalfe</b>	81	8	17,244,345
<b>Lucan Biddulph</b>	143	46 + 3 apartments (113 units)	63,833,995
<b>Middlesex Centre</b>	662	187	154,177,049
<b>North Middlesex</b>	160	30	46,662,418
<b>Southwest Middlesex</b>	100	13	17,441,790
<b>2022 Totals</b>	<b>1146</b>	<b>284 + 3 apartments (113 units)</b>	<b>299,359,597</b>
<b>2021 Totals</b>	1,333	467	369,389,302

**Table 2: Annual Comparison of Building Permit Activity**

<b>Year</b>	<b>New Dwellings</b>	<b>Number of Building Permits</b>	<b>Construction Value (\$)</b>	<b>Fees Generated (not including DCs) (\$)</b>	<b>Development Charges Generated (\$)</b>
2022	46 + 3 apartments (23+58+32 units)	143	63,833,995	306,765	575,381
2021	79	161	39,772,387	186,000	505,143
2020	75 + 23 unit apartment	159	31,748,289	170,481	510,484
2019	85	145	33,172,924	202,000	500,000
2018	71	119	27,339,304	187,433	424,600
2017	70 + 23 unit apartment	117	25,402,899	153,983	502,000

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**Table 3: Housing Starts, Permits, Construction Values for 2022**

	<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>	2	18	1,666,000	9,266,000
<b>New Semi Detached Dwelling</b>	0	2	0	600,000
<b>Townhouse Units</b>	0	25	0	9,600,000
<b>New Apartment</b>	0	3 (23+58+32 units)	0	13,618,000
<b>Residential Additions/Reno</b>	1	18	325,000	1,114,300
<b>Garages / Sheds / decks</b>	10	18	101,500	496,500
<b>Swimming Pools</b>	0	12	0	663,995
<b>Commercial / Industrial</b>	8	14	7,924,000	15,199,000
<b>Agricultural Buildings</b>	0	8	0	2,706,000
<b>Institutional Buildings</b>	1	3	50,000	8,075,200
<b>Signs</b>	0	0	0	0
<b>Demolitions</b>	2	8	N/A	N/A
<b>Plumbing / Servicing</b>	1	2	2,000,000	2,015,000
<b>Septic</b>	3	10	85,000	270,000
<b>Moving</b>	0	0	0	0
<b>Mobile Homes</b>	1	1	210,000	210,000
<b>Tents</b>	0	1	0	0
<b>Total</b>	29	143	12,361,500	63,833,995

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**Table 4: New Home Location Summary and Comparison to Previous Years**

Year	Lucan	Clandeboye	Granton	Rural Areas
2022	39 + 3 apartments (23+58+32 units)	0	0	7
2021	73	0	2	4
2020	69 + 23 unit apartment	0	0	6
2019	81	0	0	4
2018	67	1	0	3
2017	69 + 23 unit apartment	0	1	0

Arnie Marsman  
Chief Building Official