



Meeting Date: August 16, 2023

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

Report No: BLD-05-2023

Subject: First Half 2023 Building Summary

Recommendation:

THAT Report BLD-05-2023, re: First Half 2023 Building Summary be received for information.

Purpose:

To advise Council of the status of building permit activity for Middlesex Centre for the first half of 2023.

Background:

Building permit activity for the first half of 2023 has continued the slowdown of permits experienced in the second half of 2022. The first half of 2023 has seen a reduction of new dwelling units to 68 plus one 5 unit apartment, down from 146 in the first half of 2022.

Construction value has decreased to \$52,957,266 from \$111,092,873

Analysis:

Further information pertaining to first half building permit activity in Middlesex Centre and the other four municipalities in our service agreement are outlined below in the following three tables;

Table 1: Building Services Summary & Comparative Data (First Half to Previous Year)

Municipality	# of Permits		# of New Dwellings Created		Total Construction Value (\$million)	
	2023	2022	2023	2022	2023	2022
Adelaide Metcalfe	47	43	9	4	10	9
Lucan Biddulph	82	75	19	34 + apartment	9	30
Middlesex Centre	229	426	68 + 5 unit apartment	146	53	111
North Middlesex	91	102	12	19	29	36
Southwest Middlesex	65	61	24	7	17	12
Totals	514	707	132 + apartment	210 + apartment	118	198

Table 2: Permit Information for January 1, 2023 to June 30, 2023 along with Comparative Data from 2022

	Permits 2 nd Quarter 2023	Cost of Construction 2 nd Quarter 2023 (\$)	Year to Date Permits 2023	Year to Date Cost of Construction 2023 (\$)	Permits 1 st Half 2022	Cost of Construction 1 st Half 2022 (\$)
Single Family Dwelling	9	17,415,000	18	22,015,000	85	64,151,575
Semi Detached Dwelling	2	530,000	2	530,000	0	
Townhouse Units	43	11,395,000	48	13,245,000	61	16,640,000
Apartment Building	1 (5 units)	1,400,000	1 (5 units)	1,400,000		
Additional Residential Unit – interior			0			
Additional Residential Unit – exterior			0			
Residential Additions/Reno	32	1,473,000	43	2,754,717	104	5,613,471
Garages / Sheds / decks	13	238,960	17	459,198	32	1,089,703
Swimming Pools	14	461,000	18	1,157,000	67	4,270,362
Commercial / Industrial	5	3,466,000	11	4,322,500	14	10,190,000
Agricultural Buildings	12	1,050,000	18	5,858,001	18	3,842,872
Institutional Buildings	3	175,000	3	175,000	5	710,000
Signs	3	12,500	9	81,850	2	5,500
Demolitions	6		12		7	n/a
Plumbing / Servicing			1	600,000	1	2,125,000
Septic	14	344,500	24	359,000	26	2,454,390
Moving			0		0	
Mobile Homes			0		0	0
Tents/Temp. Structures	4		4		5	n/a
Total	161	37,960,960	229	52,957,266	426	111,092,873

Table 3: Summary & Comparative Data (First Half Previous Years)

	# Permits Issued	Permit Fees Collected	Development Charges Collected	Value (\$)
Permits First Half 2023	229	\$384,255	\$479,524 plus \$656,279 to be paid over six years from two Ilderton rental developments	52,957,266
Permits First Half 2022	426	\$732,113	\$2,777,630	111,092,873
Permits First Half 2021	418	\$787,202	\$3,696,706	\$99,290,020
Permits First Half 2020	271	\$636,108	\$2,786,692	\$64,022,274
Permits First Half 2019	281	\$460,010	\$1,247,048	\$48,248,375

Financial Implications:

Cost recovery and Development Charge Revenue

Strategic Plan:

This matter aligns with following strategic priorities:

- Sustainable Infrastructure and Services
- Responsive Municipal Government
- Vibrant Local Economy

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

Attachments:

N/A