



TOWNSHIP OF LUCAN BIDDULPH

STAFF REPORT

Submitted by: Arnie Marsman, Chief Building Official
Subject: Building Permit Report: January 1, 2023 – June 30, 2023
Meeting Date: August 8, 2023
Report Number: BD-03-2023

Recommendation:

That staff report BD-03-2023 be received.

Purpose:

To provide council with an update of building department activity for the first half of 2023.

Information:

New construction activity in Lucan Biddulph for the first half of 2023 has been significantly reduced when compared to the first half of 2022. New dwelling units created in the first half have reduced to 19 compared to 34 plus an apartment building in 2022. Construction values are also reduced to \$8,537,700 from \$29,735,500 in 2022.

Although the issuance of new permits has significantly dropped, construction in Lucan in the second quarter has been very healthy. Staff anticipates this improvement to continue into the second half of 2023.

A summary of building permit activity is available in the following tables.

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Table 1: Housing Starts, Permits, Construction Values

	Permits 2nd Quarter 2023	Cost of Construction 2nd Quarter 2023 (\$)	Permits 1st half 2023	Cost of Construction 1st half 2023 (\$)	Permits 1st half 2022	Cost of Construction 1st half 2022 (\$)
New Single Family Dwelling	6	1,800,000	6	1,800,000	7	4,000,000
New Semi Detached Dwelling					2	600,000
Townhouse Units	13	3,900,000	13	3,900,000	25	9,600,000
New Apartment					1	3,800,000
Additional Residential Unit - interior						
Additional Residential Unit - exterior						
Residential Additions/Reno	11	1,076,000	14	1,218,000	13	681,800
Garages / Sheds / decks	26	403,000	26	403,000	4	105,000
Swimming Pools	3	118,000	5	218,000	7	397,000
Commercial / Industrial	4	910,000	4	910,000	3	1,225,000
Agricultural Buildings	6	3,500,000	8	3,820,000	4	1,216,000
Institutional Buildings	2	82,200	2	82,200	1	8,015,700
Signs	2	56,500	2	56,500		
Demolitions	1		1		3	N/A
Plumbing / Servicing					0	
Septic	1	30,000	1	30,000	4	95,000
Moving					0	
Mobile Homes					0	
Tents					1	
Total	75	7,975,700	82	8,537,700	75	29,735,500

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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 2023	82	62,800.09	116,451	8,537,700
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)	
	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

Respectfully Submitted,



Arnie Marsman
Chief Building Official