



**REPORT TO:** Mayor and Members of Council  
**DATE:** August 23, 2023  
**FROM:** Arnie Marsman, Chief Building Official  
**SUBJECT:** First Half 2023 Building Activity Summary

**RECOMMENDATION:**

THAT the First Half 2023 Building Activity Summary, be received for information.

**BACKGROUND:**

This report is to advise Council of the status of building permit activity for Southwest Middlesex for the first half of 2023.

**ANALYSIS:**

Building permit activity for the first half of 2023 has significantly increased from the same period of 2022. Specifically, in the first half of this year, 24 new dwelling units were created including one Additional Residential Unit (ARU) in comparison of 7 new dwelling units in 2022. Overall cost of construction has increase to \$16,684,920 from \$12,115,500.

Staff is anticipating construction to remain healthy in the second half this year.

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

**Table 1: Summary & Comparative Data (First Half Previous Years)**

	<b># Permits Issued</b>	<b>Permit Fees Collected</b>	<b>Development Charges Collected</b>	<b>Value</b>
Permits First Half 2023	65	\$276,305	\$0	\$16,684,920
Permits First Half 2022	61	\$65,974	\$0	\$12,115,500

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

	Permits 2 <sup>nd</sup> Quarter 2023	Cost of Construction 2 <sup>nd</sup> Quarter 2023 (\$)	Year to Date Permits 2023	Year to Date Cost of Construction 2023 (\$)	Permits 1 <sup>st</sup> Half 2022	Cost of Construction 1 <sup>st</sup> Half 2022 (\$)
Single Family Dwelling	4	1,815,000	6	2,915,000	5	2,760,000
Semi Detached Dwelling	6	3,404,000	6	3,404,000	2	400,000
Townhouse Units	11	1,650,000	11	1,650,000	0	
Additional Residential Unit - interior			1	30,000	0	
Additional Residential Unit - exterior			0		0	
Residential Additions/Reno	7	546,000	9	586,000	14	803,000
Garages / Sheds / decks	3	146,900	4	156,900	9	556,000
Swimming Pools			0		2	24,000
Commercial / Industrial			0		0	
Agricultural Buildings	8	6,634,600	10	7,621,600	9	2,757,600
Institutional Buildings			1	10,000	2	4,374,900
Signs			1	4,500	3	37,000
Demolitions	3		4		6	n/a
Plumbing / Servicing			0		1	50,000
Septic	5	112,420	8	206,920	5	153,000
Moving			0		0	
Mobile Homes	1	100,000	1	100,000	1	200,000
Tents	3	n/a	3		1	n/a
Change of Use			0		0	
<b>Total</b>	<b>51</b>	<b>14,408,920</b>	<b>65</b>	<b>16,684,920</b>	<b>61</b>	<b>12,115,500</b>

**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
<b>Adelaide Metcalfe</b>	47	43	9	4	10	9
<b>Lucan Biddulph</b>	82	75	19	34 + apartment	9	30
<b>Middlesex Centre</b>	229	426	68 + 5 unit apartment	146	53	111
<b>North Middlesex</b>	91	102	12	19	29	36
<b>Southwest Middlesex</b>	65	61	24	7	17	12
<b>Totals</b>	514	707	132 + apartment	210 + apartment	118	198

**FINANCIAL IMPLICATIONS:**

Growth and Development Monitoring and Building Permit Cost Monitoring

**LEGAL IMPLICATIONS:**

None

**OPERATIONAL IMPLICATIONS:**

Update on status of building permits

**RELATIONSHIP TO STRATEGIC PLAN PILLARS AND/OR TARGET:**

PROSPERITY – Document growth and development

EXCELLENCE – Demonstrate municipal services in a transparent form.

**RELATIONSHIP TO COMMUNITY SAFETY AND WELL-BEING PLAN:**

HOUSING AND HOMELESSNESS – Housing units created