



Meeting Date: November 1, 2023

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

Report No: BLD-08-2023

Subject: Third Quarter 2023 Building Activity Summary

Recommendation:

THAT Report BLD-08-2023 re: Third Quarter 2023 Building Activity Summary be received for information.

Purpose:

The purpose of this report is to advise Council of the status of building permit activity for Middlesex Centre for the first three quarters of 2023.

Background:

Building permit activity for 2023 has continued to see a reduction in the number of permits which began in the second half of 2022. The first three quarters of 2023 has seen a reduction of new dwelling units to 87 plus one 5 unit apartment, down from 162 in the first three quarters of 2022. Construction value has decreased to \$83,370,480 from \$137,002,549

Analysis:

Further information pertaining to 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
(3rd Quarter to Previous Year)**

Municipality	# of Permits		# of New Dwellings Created		Total Construction Value (\$million)	
	2023	2022	2023	2022	2023	2022
Adelaide Metcalfe	87	63	13	5	19	14
Lucan Biddulph	97	114	29	43 + 3 Apartments (113 units)	24	51
Middlesex Centre	354	584	87 + 1 Apartment (5 units)	162	83	137
North Middlesex	125	102	16	19	36	36
Southwest Middlesex	93	89	31	11	21	16
Totals	756	952	176 + 1 Apartment (5 units)	240+ 3 Apartments (113 units)	183	254

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

	Permits 3 rd Quarter 2023	Cost of Constru ction 3 rd Quarter 2023 (\$)	Year to Date Permit s 2023	Year to Date Cost of Constructio n 2023 (\$)	Permits to 3 rd Quarter 2022	Cost of Constructi on to 3 rd Quarter 2022 (\$)
Single Family Dwelling	13	10,834,039	31	32,858,039	101	77,967,475
Semi Detached Dwelling			2	530,000	0	
Townhouse Units	5	1,613,140	53	14,858,140	61	16,640,000
Apartment Building			1 (5 units)	1,400,000		
Additional Residential Unit – interior			0			
Additional Residential Unit – exterior	1	325,000	1	325,000		
Residential Additions/Reno	27	2,336,675	70	5,091,392	151	9,374,633

Garages / Sheds / decks	23	956,350	40	1,415,548	55	2,536,340
Swimming Pools	15	1,515,010	33	2,672,010	93	6,131,362
Commercial / Industrial	3	10,425,000	14	14,747,500	20	12,890,000
Agricultural Buildings	8	1,640,000	26	7,498,001	24	5,405,249
Institutional Buildings	3	146,000	6	321,000	7	749,500
Signs	2	26,000	11	107,850	7	56,100
Demolitions	4		16		10	N/A
Plumbing / Servicing			1	600,000	1	2,125,000
Septic	15	587,000	39	946,000	41	2,806,890
Moving			0		0	
Mobile Homes			0		1	320,000
Tents/Temp. Structures	6		10		12	N/A
Total	125	30,404,214	354	83,370,480	584	137,002,549

**Table 3: Summary & Comparative Data
(Third Quarter to Previous Year)**

	# Permits Issued	# of New Dwelling Units	Permit Fees Collected	Development Charges Collected	Value
Permits to September 30 th 2023	354	87 + 1 Apartment (5 units)	\$610,023	\$660,427 plus \$656,279 to be paid over six years from two Ilderton rental developments	\$83,370,480
Permits to September 30 th 2022	584	163	\$896,693	\$3,128,877	\$137,002,549

Financial Implications:

Cost recovery and development charges revenues

Strategic Plan:

This matter aligns with following strategic priorities:

- Vibrant Local Economy
- Balanced Growth
- Responsive Municipal Government

Vibrant Local Economy – Cloudpermit has allowed for efficient permit and inspection processing.

Balanced Growth - the Building Division is self-funded by user fees.

Responsive Municipal Government – partnership with four neighbouring municipalities is working well.

Attachments:

N/A