



Meeting Date: February 21, 2024

Prepared By: Arnie Marsman, Director Building Services/ Chief Building Official

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Report No: BLD-01-2024

Subject: Year End and Fourth Quarter 2023 Building Activity Summary

Recommendation:

THAT Report BLD-01-2024, re: Year End and Fourth Quarter 2023 Building Activity Summary be received for information.

Purpose:

To advise Council of the status of building permit activity for Middlesex Centre for the year end and fourth quarter summary for 2023.

Background:

Building permit activity for 2023 has continued with the slow pace experienced in the second half of 2022. The number of single-family dwellings created in Middlesex Centre in 2023 total 37, down from 108 in 2022. The other primary form of residential development in Middlesex Centre are townhouses, with a total of 118 in 2023, up from 75 in 2022.

Overall, new dwellings in 2023 have decreased to 162 in 2023, down from 187 in 2022. This includes a 5-unit apartment building in Ilderton and two accessory residential units. Other residential related permits such as pools, accessory buildings and renovations are also down slightly. Other permits including agricultural, commercial, and industrial have not seen a noticeable slowdown.

Two significant accomplishments took place in 2023:

1. New Building By-law

A new Building By-law was passed by all five councils of our building division servicing agreement. This by-law will allow for consistent interpretation and enforcement of our services.

2. Receipt of Peter J. Marshall Municipal Innovation Award

At the AMO Conference in 2023, building division was presented this award for “Building efficient shared services through technology (e-permitting)”. This recognizes the service agreement between Middlesex Centre, Adelaide Metcalfe, Lucan-Biddulph, North Middlesex and Southwest Middlesex.

Analysis:

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 in 2023 is provided below in Table 1. Lucan Biddulph saw a similar reduction in residential growth while the other three municipalities in our service agreement were not as largely impacted by the recent slowdown due to their types of construction being less dominated by the residential sector. Their year end reports will be provided to Middlesex Centre’s council following presentation at each respective council.

Table 1: Brief Summary of Service Agreement Activities

Municipality	# of Permits	# of New Dwellings Created	Total Construction Value (\$)
Adelaide Metcalfe	98	15	20,710,544
Lucan Biddulph	114	31	27,776,600
Middlesex Centre	486	162	120,280,007
North Middlesex	151	26	41,610,044
Southwest Middlesex	113	34	25,758,115
2023 Totals	962	268	236,135,310
2022 Totals	1146	284 + 3 apartments (113 units)	299,359,597

Further information pertaining to the fourth quarter and year end building permit activity in Middlesex Centre is outlined below within tables 2-5.

Table 2: Permit Information for Fourth Quarter and Year End

	# of Permits in Fourth quarter	Year to Date # of Permits	Cost of Construction in Fourth Quarter (\$)	Year to Date Cost of Construction (\$)	<u>2022</u> # of Permits	<u>2022</u> Cost of Construction (\$)
New Single Family Dwelling	6	37	8,582,225	41,440,264	108	84,734,475
New Semi Detached	0	0	0	0	0	
Townhouse Units	64	118	22,528,754	37,386,894	75	20,420,000
Apartment Building	0	1 (5 units)	0	1,400,000	0	
Additional Residential Unit – interior	1	1	20,000	20,000	0	
Additional Residential Unit – exterior	0	1	0	325,000	0	
Residential Additions/Reno	17	87	998,000	6,089,392	1,115,000	10,489,633
Garages / Sheds / decks	7	47	314,000	1,729,548	703,000	3,239,340
Swimming Pools	8	41	469,500	3,141,510	556,000	6,687,362
Commercial / Industrial	3	17	1,377,535	16,125,035	1,782,000	14,672,000
Agricultural Buildings	9	35	2,905,000	10,403,001	1,050,000	6,455,249
Institutional Buildings	1	7	10,000	331,000	195,000	944,500
Signs	2	13	9,513	117,363	15,500	71,600
Demolitions	6	22	n/a	n/a	N/A	N/A
Plumbing / Servicing	0	1	0	600,000	0	2,125,000
Septic	7	46	225,000	1,171,000	71,000	2,877,890
Moving	0	0	0	0		
Mobile Homes	0	0	0	0	1,140,000	1,460,000
Tents	0	10	n/a	n/a	N/A	N/A
Totals	131	483	28,857,302	120,280,007	17,174,500	154,177,049

Table 3: Annual Summary and Comparison with Previous Years

TYPE	2019 Permits	2020 Permits	2021 Permits	2022 Permits	2023 Permits
New Single Family Dwelling	115	222	285	108	37
New Semi Detached	0	0	0	0	0
Townhouse Units	44	36	50	75	118
Apartment Building					1 (5 units)
Additional Residential Unit – interior					1
Additional Residential Unit – exterior					1
Residential Additions/Reno	71	55	94	163	87
Garages / Sheds / decks	95	135	108	71	47
Swimming Pools	53	72	130	101	41
Commercial / Industrial	19	12	16	23	17
Agricultural Buildings	34	20	24	26	35
Institutional Buildings	7	5	8	9	7
Signs	9	10	16	9	13
Demolitions	24	22	19	14	22
Plumbing / servicing	0	5	4	1	1
Septic	37	32	66	45	46
Moving	0	0	0	0	0
Mobile Homes	25	10	14	4	0
Solar Panels/Tents	10	0	2	13	10
Total Permits	543	636	836	662	483
Value	\$101,076,793	\$143,339,248	\$257,387,115	\$154,177,049	\$120,280,007

Table 4: Comparison of Permit Fees and Development Charges from 2019 to 2023

	2019	2020	2021	2022	2023
Permit Fees	\$934,709	\$1,237,668	1,742,383	1,019,991	854,505
Development Charges Collected	\$2,132,105	\$5,234,138	8,197,884	3,700,568	\$2,374,778 plus \$656,279 to be paid over six years from two Ilderton rental developments

Table 5: New Dwellings by Location

LOCATION	2018	2019	2020	2021	2022	2023
Delaware	2	2	2	24	8	2
Rural Area (former Delaware Township)	4	4	1	5	3	1
Kilworth	1	70	176	217	109	12
Komoka	71	47	13	13	12	75
Coldstream, Poplar Hill	1	4	2	3	0	1
Rural Area (former Lobo Township)	5	1	0	18	4	5
Ilderton	29	22	52	56	41	57
Arva	0	1	0	0	1	1
Birr	0	0	0	0	0	1
Melrose	1	0	0	0	0	1
Ballymote	0	0	0	0	0	0
Denfield	0	0	4	6	0	1
Bryanston	2	0	0	1	3	1
Rural Area (former London Township)	4	8	8	6	6	4
TOTAL DWELLING STARTS	120	159	258	359	187	162

Financial Implications:

Cost recover and Development Charge Revenue

Strategic Plan:

This matter aligns with following strategic priorities:

- Responsive Municipal Government

This report aligns with fostering a culture of innovation, continuous improvement, and cost-effective service delivery and expanding our partnerships.

Appendix:

N/A