



Meeting Date: May 1, 2024

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

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Report No: BLD-04-2024

Subject: First Quarter 2024 Building and By-law Enforcement Activity Summary

Recommendation:

THAT Report BLD-04-2024, re: First Quarter 2024 Building and By-law Enforcement Activity Summary be received for information.

Purpose:

To advise Council of the status of building permit activity for Middlesex Centre for the first quarter of 2024.

Background:

Building permit activity for the first quarter of 2024 has continued to reflect the significant slowdown started in mid 2022. In the first quarter of 2024, new residential units and construction value reduced to 8 and \$13 million respectively from 14 dwellings and \$11 million construction value in the first quarter of 2023.

Similar reports will be presented to the councils of Adelaide Metcalfe, Southwest Middlesex, Lucan Biddulph and North Middlesex. Construction in these municipalities has also slowed but not to the same level as Middlesex Centre. These reports will be provided to Middlesex Centre Council following those presentations. Further Middlesex Centre information is outlined below in Tables 1 and 2.

Analysis:

In regard to bylaw enforcement activity, 61 site visits have taken place and 53 new cases have been evaluated for various reasons in Middlesex Centre in the first quarter. Of these, two remain open at the end of this quarter.

Table 1: By-law Enforcement Summary

	New Cases Created	Documented Site Visits	Cases Remaining Open
Animal Control	5	5	0
Building	4	5	0
Fence	3	3	0
Municipal Right of Way	6	7	0
Noise	1	1	0
Parking	16	17	0
Planning App Visit	14	14	0
Property Standards	1	3	2
Zoning	3	6	1

Table 2: Summary & Comparative Data (Same Period Previous Years)

	# Permits Issued	Permit Fees Collected (\$)	Development Charges Collected (\$)	Value (\$)
Permits issued to end March 2024	53	75,737	153,200	12,686,692
Permits issued to end March 2023	70	80,700	195,935	11,750,088

Table 3: Permit Information for January 1, 2024 to March 31, 2024

	Permits 1st quarter 2024	Cost of Construction 1st quarter 2024 (\$)	Permits 1st quarter 2023	Cost of Construction 1st quarter 2023 (\$)
Single Family Dwelling	5	3,575,560	9	4,600,000
Semi Detached Dwelling	0		0	
Townhouse Units	0		5	1,850,000
Apartment	1 (3 units)	250,000	0	
Additional Res. Unit - interior	0		0	
Additional Res. Unit - exterior	0		0	
Residential Additions/Reno	21	2,152,432	11	1,363,000
Garages / Sheds / decks	6	404,500	6	219,738
Swimming Pools	3	196,000	4	431,000
Commercial / Industrial	3	280,000	6	856,500
Agricultural Buildings	2	185,000	6	1,050,000
Institutional Buildings	1	5,500,000	0	
Signs	2	7,000	6	69,350
Demolitions	3		6	
Plumbing / Servicing	0		1	600,000
Septic	6	136,200	10	710,500
Moving	0		0	
Mobile Homes	0		0	,
Tents/Temp. Structures	0		0	
Total	53	12,686,692	70	11,750,088

Financial Implications:

Cost recover and Development Charge Revenue

Strategic Plan:

This matter aligns with following strategic priorities:

- Responsive Municipal Government

Attachments:

N/A