



**Meeting Date: November 20, 2024**

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

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**Report No:** BLD-10-2024

**Subject: Third Quarter 2024 Building Activity Summary**

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**Recommendation:**

THAT the Third Quarter 2024 Building Activity Summary be received for information.

**Purpose:**

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

**Background:**

Building permit activity for 2024 has continued to see a reduction in the number of permits which began in the second half of 2022. The first three quarters of 2024 has seen a reduction of new dwelling units to 47, down from 87 in the first three quarters of 2023. Construction value has decreased to \$58,190,739 from \$83,370,480. Based on conversations with local builders, success in North Middlesex and lowering interest rates, staff expects that 2025 will see a rebound in these overall numbers.

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.

**Analysis:**

**Table 1: Summary & Comparative Data (Third Quarter to Previous Year)**

	<b># Permits Issued</b>	<b># of New Dwelling Units</b>	<b>Permit Fees Collected</b>	<b>Value</b>
Permits to September 30, 2024	265	49	373,220	58,190,739
Permits to September 30 <sup>th</sup> 2023	354	87 + 1 Apartment (5 units)	\$610,023	\$83,370,480

**Table 2: Permit Information for January 1, 2024 to September 30, 2024 along with Comparative Data from 2023**

	<b>Permits 3<sup>rd</sup> Quarter 2024</b>	<b>Cost of Construction 3<sup>rd</sup> Quarter 2024 (\$)</b>	<b>Year to Date Permits 2024</b>	<b>Year to Date Cost of Construction 2024 (\$)</b>	<b>Permits to 3<sup>rd</sup> Quarter 2023</b>	<b>Cost of Construction to 3<sup>rd</sup> Quarter 2023 (\$)</b>
<b>Single Family Dwelling</b>	13	10,823,956	39	27,440,666	31	32,858,039
<b>Semi Detached Dwelling</b>			0	0	2	530,000
<b>Townhouse Units</b>	6	1,700,000	6	1,700,000	53	14,858,140
<b>Apartment Building</b>			0	250,000	1 (5 units)	1,400,000
<b>Additional Residential Unit – interior</b>	1	30,000	2	230,000	0	
<b>Additional Residential Unit – exterior</b>			0	0	1	325,000
<b>Residential Additions/Ren</b> <b>o</b>	15	1,262,999	66	4,818,192	70	5,091,392
<b>Garages / Sheds / decks</b>	10	436,000	28	1,348,500	40	1,415,548
<b>Swimming Pools</b>	10	640,000	26	1,441,000	33	2,672,010
<b>Commercial / Industrial</b>	4	1,125,000	11	3,240,000	14	14,747,500
<b>Agricultural Buildings</b>	3	640,000	15	6,317,000	26	7,498,001
<b>Institutional Buildings</b>	3	85,000	9	10,067,500	6	321,000
<b>Signs</b>	4	98,500	10	126,080	11	107,850
<b>Demolitions</b>	5		17	0	16	
<b>Plumbing / Servicing</b>			0	0	1	600,000
<b>Septic</b>	11	282,600	24	582,801	39	946,000
<b>Moving</b>			0	0	0	
<b>Mobile Homes</b>			2	600,000	0	
<b>Tents/Temp. Structures</b>	2		9	20,000	10	

<b>Total</b>	87	17,124,055	265	58,190,739	354	83,370,480
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**Table 3: Building Services Summary & Comparative Data (3<sup>rd</sup> Quarter to Previous Year)**

Municipality	# of Permits		# of New Dwellings Created		Total Construction Value (\$million)	
	2024	2023	2024	2023	2024	2023
<b>Adelaide Metcalfe</b>	59	87	8	13	12	19
<b>Lucan Biddulph</b>	95	97	29 +1 Apartment (57 units)	29	38	24
<b>Middlesex Centre</b>	265	354	47	87 + 1 Apartment (5 units)	58	83
<b>North Middlesex</b>	137	125	30	16	40	36
<b>Southwest Middlesex</b>	80	93	12	31	18	21
<b>Totals</b>	636	756	126 + 1 Apartment (64 units)	176 + 1 Apartment (5 units)	166	183

**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.

**Attachments:**

N/A