



Meeting Date: February 12, 2025

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

Report No: BLD-01-2025

Subject: Year End and Fourth Quarter 2024 Building Activity Summary

Recommendation:

THAT Report BLD-01-2025 re: Year End and Fourth 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 year end and fourth quarter summary for 2024.

Background:

Building permit activity for 2024 has continued with the slow pace seen in 2023. The number of new dwellings created in Middlesex Centre in 2024 total 61, down from 162 in 2023. The reduced number of new dwellings in 2024 is due primarily to the reduction of townhouse units from 118 in 2023 to 6 in 2024.

Other forms of development remained generally unchanged or slightly reduced.

Total construction value for 2024 was \$72 million, down from \$120 million in 2023.

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 2024 is provided below in Table 1. Of interest, North Middlesex saw an increase in housing from 26 new dwellings in 2023 to 57 in 2024. This is primarily due to the success of a new development in Ailsa Craig which starts rise from 6 to 44 units.

Looking ahead to 2025, staff expect residential starts to improve based on the reduction in interest rates and the demand that there is in the market.

Also in 2025, the Middlesex County development changes will come into effect. County development changes will add costs of \$4,326 to \$5,642 to every new residential building permit (townhomes vs singles).

Analysis:

Table 1: Brief Summary of Service Agreement Activities in 2024

Municipality	# of Permits	# of New Dwellings Created	Total Construction Value (\$)
Adelaide Metcalfe	68	8	14,637,455
Lucan Biddulph	124	49 + 1 apartment (57 units)	46,311,990
Middlesex Centre	338	61	71,852,152
North Middlesex	172	57	75,227,130
Southwest Middlesex	109	18	37,526,950
2024 Totals	811	193 + 1 apartment (57 units)	245,555,677
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 2024

TYPE	# of Permits in Fourth quarter	Year to Date # of Permits	Cost of Construction in Fourth Quarter (\$)	Year to Date Cost of Construction (\$)	2023 # of Permits	2023 Cost of Construction (\$)
New Single Family Dwelling	12	51	8,008,500	35,449,166	37	41,440,264
New Semi Detached		0			0	0
Townhouse Units		6		1,700,000	118	37,386,894
Apartment Building		0			1 (5 units)	1,400,000
Additional Residential Unit – interior		2		230,000	1	20,000
Additional Residential Unit – exterior		0			1	325,000
Residential Additions / Reno	18	84	1,144,274	5,962,466	87	6,089,392
Garages / Sheds / Decks	12	40	464,352	1,812,852	47	1,729,548
Swimming Pools	10	36	745,997	2,186,997	41	3,141,510
Commercial / Industrial	3	14	2,305,000	5,545,000	17	16,125,035
Agricultural Buildings	5	20	547,700	6,864,700	35	10,403,001
Institutional Buildings	2	11	145,000	10,212,500	7	331,000
Signs		10		126,080	13	117,363
Demolitions	3	20			22	n/a
Plumbing / Servicing		0			1	600,000
Septic	9	33	289,590	872,391	46	1,171,000
Moving		0			0	0
Mobile Homes		2		600,000	0	0
Tents		9		20,000	10	n/a
Totals	74	338	22,650,413	71,582,152	483	120,280,007

Table 3: Annual Summary and Comparison with Previous Years

TYPE	2020 Permits	2021 Permits	2022 Permits	2023 Permits	2024 Permits
New Single Family Dwelling	222	285	108	37	51
New Semi Detached	0	0	0	0	0
Townhouse Units	36	50	75	118	6
Apartment Building				1 (5 units)	0
Additional Residential Unit – interior				1	2
Additional Residential Unit – exterior				1	0
Residential Additions / Reno	55	94	163	87	84
Garages / Sheds / Decks	135	108	71	47	40
Swimming Pool	72	130	101	41	36
Commercial / Industrial	12	16	23	17	14
Agricultural Buildings	20	24	26	35	20
Institutional Buildings	5	8	9	7	11
Signs	10	16	9	13	10
Demolitions	22	19	14	22	20
Plumbing / Servicing	5	4	1	1	0
Septic	32	66	45	46	33
Moving	0	0	0	0	0
Mobile Homes	10	14	4	0	2
Solar Panels/Tents	0	2	13	10	9
Total Permits	636	836	662	483	338
Value	\$143,339,248	\$257,387,115	\$154,177,049	\$120,280,007	\$71,582,152

Table 4: Comparison of Permit Fees and Development Charges from 2020 to 2024

	2020	2021	2022	2023	2024
Permit Fees (\$)	1,237,668	1,742,383	1,019,991	854,505	440,935
Development Charges Collected (\$)	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	2,743,239

Table 5: New Dwellings by Location

LOCATION	2020	2021	2022	2023	2024
Delaware	2	24	8	2	2
Rural Area (former Delaware Township)	1	5	3	1	3
Kilworth	176	217	109	12	18
Komoka	13	13	12	75	1
Coldstream, Poplar Hill	2	3	0	1	1
Rural Area (former Lobo Township)	0	18	4	5	5
Ilderton	52	56	41	57	26
Arva	0	0	1	1	0
Birr	0	0	0	1	0
Melrose	0	0	0	1	0
Ballymote	0	0	0	0	0
Denfield	4	6	0	1	2
Bryanston	0	1	3	1	1
Rural Area (former London Township)	8	6	6	4	2
TOTAL DWELLING STARTS	258	359	187	162	61

Financial Implications:

Cost recovery and Development Charge Revenue

Strategic Plan:

This matter aligns with following strategic priorities:

- Responsive Municipal Government
- Sustainable Infrastructure and Services

Responsive Municipal Government - Cloudpermit has allowed for efficient permit and inspection processing

Sustainable Infrastructure and Services - Building Division is self funded by user fees.

Attachments:

n/a