



TOWNSHIP OF LUCAN BIDDULPH

STAFF REPORT

Submitted by: Arnie Marsman, Chief Building Official

Subject: Building Permit Report: January 1, 2021 – June 30, 2021

Meeting Date: September 7, 2021

Report Number: BD-02-2021

Recommendation:

That staff report BD-02-2021 be received.

Purpose:

To provide council with an update of building department activity for the first half of 2021.

Information:

Earlier this year, Middlesex Centre's Building Division entered into service agreements with the Townships of North Middlesex, Adelaide Metcalfe and Southwest Middlesex. Building Division has also increased the number of inspectors this year by 3 to maintain service levels and to provide this service to the three new municipalities. We are satisfied that our service to Lucan Biddulph has been maintained, which is largely due to the use of Cloudpermit (on-line permitting) by all five municipalities.

Construction activity in Lucan Biddulph for the first half of 2021 is generally consistent with previous years' totals, in that residential development is very healthy and in demand. Unfortunately, comparative information for the first half of 2020 is not available. It is anticipated that we'll see another very strong year of growth in Lucan Biddulph. The following tables are provided to inform council of Building Department activities for the first half of this year and comparative totals from previous years.

Fees paid to Middlesex Centre for inspection and by-law enforcement services over the first half total approximately \$39,000.

STAFF REPORT

Table 1: Housing Starts, Permits, Construction Values

	Number of Permits	Year to Date Number of Permits	Cost of Construction (\$)	Year to Date Cost of Construction (\$)
New Single Family Dwelling	29	29	13,133,000	13,133,000
New Semi Detached Dwelling	2	2	600,000	600,000
Townhouse Units	9	9	2,700,000	2,700,000
Residential Additions/Reno	10	10	811,848	811,848
Garages / Sheds / decks	8	8	309,000	309,000
Swimming Pools	13	13	1,074,000	1,074,000
Commercial / Industrial	3	3	985,000	985,000
Agricultural Buildings	3	3	430,000	430,000
Institutional Buildings				
Signs	1	1	14,000	14,000
Demolitions	5	5	N/A	N/A
Plumbing / Servicing	1	1	2,000	2,000
Septic	2	2	40,000	40,000
Moving				
Mobile Homes				
Tents				
Total	86	86	20,098,848	20,098,848

STAFF REPORT

Table 2: Annual Comparison of Building Permit Activity

Year	New Dwellings	Number of Building Permits	Construction Value (\$)	Fees Generated (not including DCs) (\$)	Development Charges Generated (\$)
2021	40	86	20,098,848	93,303	235,107
2020	5	47	8,641,672	53,430	33,961
2019	58	87	22,100,049	135,814	364,800
2018	19	47	10,022,104	44,500	98,200
2017	53	74	15,455,000	102,000	307,200
2016	11	34	4,006,000	27,000	64,000
2015	24	56	9,463,900	57,000	119,400
2014	29 (18 SFD + two townhouse blocks totaling 11 units)	53	10,093,700	80,178	94,663
2013	20	50	7,636,000	59,277	70,200
2012	15	38	4,321,000	45,424	65,400
2011	12	42	2,987,000	43,016	29,800

Respectfully Submitted,



Arnie Marsman
Chief Building Official