

**Our Vision: Grounded in Agriculture, Growing in Innovation**

**REPORT TO:** Mayor and Members of Council

**PREPARED BY:** Arnie Marsman, Chief Building Official

**DEPARTMENT:** Building

**DIVISION:** Building

**MEETING DATE:** Wednesday, November-20-24

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

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**RECOMMENDATION**

That the Third Quarter 2024 Building Activity Summary be received for information

**EXECUTIVE SUMMARY**

To advise Council of the status of building permit activity for North Middlesex for the third quarter of 2024.

**LINK TO STRATEGIC PRIORITIES**

**Leads: To create a positive, open organizational culture that builds a stronger Municipal organization Provide high quality public services**

**Plans: To Support Robust Industrial, Commercial and Residential Growth By Managing Growth And Land Use Wisely**

**DISCUSSION**

Building permit activity for the first three quarters of 2024 has been very strong and has surpassed that of 2023. The number dwelling units created has increased to 30 from 16 and construction value has increased to approximately \$40 million from \$36 Million. These increases are primarily due to the new residential development in Ailsa Craig. Staff expects construction activity to remain strong and likely increase in 2025 as interest rates drop.

Further information pertaining to the third quarter building permit activity is outlined below in Tables 1, 2 and 3;

**Table 1: Permit Information for January 1, 2023 to September 30, 2023**

	Permits 3 <sup>rd</sup> Quarter 2024	Cost of Construction 3 <sup>rd</sup> Quarter 2024 (\$)	Year to Date Permits 2024	Year to Date Cost of Construction 2024 (\$)	Permits 3 <sup>rd</sup> Quarter 2023	Cost of Construction 3 <sup>rd</sup> Quarter 2023 (\$)
New Single Family Dwelling	12	5,815,016	24	14,453,613	16	9,826,800
New Semi Detached Dwelling			2	500,000	0	
Townhouse Units			4	1,500,000	0	
Additional Residential Unit - interior				0	0	
Additional Residential Unit - exterior				0	0	
Residential Additions/Reno	9	853,546	23	2,383,237	21	1,148,112
Garages / Sheds / decks	6	471,000	16	847,000	11	646,000
Swimming Pools	1	11,000	3	32,000	4	163,000
Commercial / Industrial	1	2,500,000	2	11,000,000	0	
Agricultural Buildings	13	3,764,375	27	7,307,911	33	21,438,740
Institutional Buildings	2	1,463,800	4	1,728,700	2	2,050,000
Signs			0	0	1	3,000
Demolitions	2		9	0	3	
Plumbing / Servicing			0	0	22 (Main St Water Conn)	154,000
Septic	8	190,000	14	316,000	8	156,000
Moving			0	0	0	
Mobile Homes			0	0	0	
Tents			0	0	1	
Change of Use			0	0	3	5,000
<b>Total</b>	<b>63</b>	<b>15,068,737</b>	<b>137</b>	<b>40,068,461</b>	<b>125</b>	<b>35,590,652</b>

**Table 2: Summary of fees and charges For Permits to end 3<sup>rd</sup> Quarter**

	<b># Permits Issued</b>	<b>Permit Fees Collected</b>	<b>Development Charges Collected</b>	<b>Value</b>
Permits issued to 3 <sup>rd</sup> Quarter 2024	137	\$246,998	\$765,588	\$40,068,461
Permits issued to 3 <sup>rd</sup> Quarter 2023	125	\$190,111	\$257,787	\$35,590,652

**Table 3: Building Services Summary & Comparative Data (3<sup>rd</sup> Quarter to Previous Year)**

<b>Municipality</b>	<b># of Permits</b>		<b># of New Dwellings Created</b>		<b>Total Construction Value (\$million)</b>	
	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 (57 units)	176 + 1 Apartment (5 units)	166	183

**FINANCIAL**

Cost recover and Development Charge Revenue.

**ATTACHMENT**

N/A

Prepared By: Arnie Marsman, Chief Building Official

Reviewed By: Carolyn Tripp, CAO

Approved By: Carolyn Tripp, CAO