

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, July-16-25

SUBJECT: First Half 2025 Building Activity Summary

RECOMMENDATION

That the First Half 2025 Building Activity Summary be received for information

EXECUTIVE SUMMARY

To advise Council of the status of building permit activity for North Middlesex for the first half of 2025.

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 half of 2025 has been very healthy in comparison to the same quarter of 2024, which itself was very positive. The number of dwelling units created has increased to 41, up from 18 in 2024. The overall construction value has generally stayed consistent at approximately \$24 million. Staff expects strong construction numbers to continue into the second half of this year. Again this year, the focus of this strong growth is two developments in Ailsa Craig.

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

Table 1: Permit Information for January 1, 2025 to June 30, 2025

	Permits 2 nd Quarter 2025	Cost of Construction 2 nd Quarter 2025 (\$)	Year to Date Permits 2025	Year to Date Cost of Construction 2025 (\$)	Year to Date Permits 2024	Year to Date Cost of Construction 2024 (\$)
New Single Family Dwelling	12	5,265,695	17	8,175,695	12	8,638,597
New Semi Detached Dwelling					2	500,000
Townhouse Units	22	6,075,000	22	6,075,000	4	1,500,000
Additional Residential Unit - interior	2 (included with new sfd permit)	0 (included with new sfd permit)	2 (included with new sfd permit)	0 (included with new sfd permit)	0	
Additional Residential Unit - exterior					0	
Residential Additions/Reno	15	1,284,960	17	1,360,960	14	1,529,691
Garages / Sheds / decks	5	235,001	5	235,001	10	376,000
Swimming Pools	1	16,000	1	16,000	2	21,000
Commercial / Industrial					1	8,500,000
Agricultural Buildings	10	5,972,700	12	6,702,700	14	3,543,536
Institutional Buildings	1	800,000	2	1,026,000	2	264,900
Signs			1	1,106	0	
Demolitions			3		7	
Plumbing / Servicing			0		0	
Septic	3	92,000	7	162,000	6	126,000
Moving					0	
Mobile Homes					0	
Tents					0	
Total	69	19,741,356	87	23,754,462	74	24,999,724

Table 2: Summary of fees and charges For Permits in the First Half

	# Permits Issued	Permit Fees Collected	Development Charges Collected	Value
Permits issued to end June 2025	87	\$176,278	\$448,344	\$23,754,462
Permits issued to end June 2024	74	\$152,622	\$416,982	\$24,999,724

Table 3: Building Services Summary & Comparative Data (First Half to Previous Year)

Municipality	# of Permits		# of New Dwellings Created		Total Construction Value (\$million)	
	2025	2024	2025	2024	2025	2024
Adelaide Metcalfe	40	41	5	5	19	8
Lucan Biddulph	69	58	22	11 + 64 Unit apartment	33	28
Middlesex Centre	193	178	40	27 + 3 unit apartment	59	41
North Middlesex	87	74	41	18	24	25
Southwest Middlesex	48	56	6	8	15	14
Totals	437	407	114	69 + two apartments (totaling 67 units)	150	116

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