



Regular Council Meeting

To:	Mayor and Council
Date:	December 6, 2021
From:	John F. Connolly, Executive Director, Planning & Development
Report Number:	Planning 2021-63
Subject:	Third Quarter Activity Report – Building, Economic Development and Planning

Recommendation:

That Council receive Report Planning 2021-63 Third Quarter Activity Report – Building, Economic Development & Planning for information.

Overview:

This report is the third quarter and year to date report for 2021 as part of a series of quarterly reports providing Council with a summary of building permit and economic development activity including monitoring active planning applications on a consolidated basis. Presenting this information to Council in this format, demonstrates the integrated nature of the businesses of the Department and how this approach links strategic and operational planning among team members.

Building Permits

Attachment No. 1 provides a Summary of Building Department Statistics for the third quarter of 2021, the third quarter of 2020 for comparison. The Summary also provides a total of activity for Year to Date (YTD) for both 2021 and 2020 to illustrate how building is performing year over year. In addition, the Summary also provides the number of building permits and specifically the number of new Single Family Dwelling permits issued in the third quarter and YTD.

This Summary was generated using the newly implemented CloudPermit system within the Planning & Development Department. Council should note that going forward, the Department will now start to provide statistics on the value of Development Charges, Building Permit Fees and Construction for Council's consideration. The Summary will begin reporting these values which will be developed over time to provide more detail in subsequent reporting (i.e., as values are reported over time).

Year to Date (2021), the number of building permits issued remains high at 136 versus 171 for this period in 2020. However, only 27 new Single Family Dwellings were created so far in 2021 versus 90 for the same period in 2020.

Building Permit fees for the third quarter of 2021 are \$74,701 versus \$208,911 for the same time period in 2020. This activity translates into permit fees of \$188,955 on a total construction value of \$19,572,393 for the YTD. While the value of construction value is lower than that of 2020, the building permit fees for the YTD is “on track” with the projected \$200,000 in permit revenue (for the year) as outlined in the 2021 budget.

Economic Development & Planning Inquiries

Since 2019, staff have been preparing quarterly economic development reports that summarizes both planning applications and economic development inquiries.

Table No. 1 (below) provides a summary of Land Use Inquiries, Legal Requests and Preliminary Severance Reviews.

Table No. 1

Activity	2020 Q3 Total	2021 Q1 Total	2021 Q2 Total	2021 Q3 Total	2020 YTD Total	2021 YTD Total	Trend Direction
Land Use Inquiries	90	161	117	88	318	366	↑
Legal Requests	26	21	29	20	54	70	↑
Preliminary Severance Reviews	17	7	7	2	10	16	↑

Table No. 1 also breakdowns the inquiries for the first, second and third quarters of 2021 as compared to the same period for 2020 (third quarter only). The table also provides a year to date (YTD) summary for 2020 and 2021 for comparison. This chart allows Council to monitor activity throughout the year and see how this is tracking against last year’s total activity as well as the overall trend – year over year.

Looking at the third quarter activity alone, the number of land use inquiries was steady at 88 (versus 90) as were legal requests at 20 (versus 26) but preliminary severance reviews down significantly for the same period from 17 in 2020 to just 2 in 2021. The third quarter also saw a slight decrease in some development activity as compared to last year and also when compared to the level of activity experienced in each of the first two (2) quarters of 2021.

However, at the end of the third quarter (2021), the number of land uses inquiries continues to be significantly higher as a total of compared to the same period in 2020 (366 versus 318). This means that the Township has already exceeded the 2020 YTD number of land use inquiries by 15%.

It is also important to note that with 366 inquiries reported to date, this total is for 366 distinct properties but this does not capture that many properties receive multiple requests for information. In this real estate market, it is not uncommon to get more than 10 inquiries per property.

Council should also be aware that when considering comparisons of the third quarter reporting in 2020, that level of activity was already 20% higher than the previous year (2019) total for the third quarter.

The 366 land use inquiries can also be reported geographically (by ward) as:

Cavan Ward	262 properties
Millbrook Ward	50 properties
North Monaghan Ward	54 properties
Total	366 properties

To date, the Township has 35 active Planning Applications. Of these 35 active applications; five (5) are for commercial industrial applications. The remaining thirty (30) applications are for: zoning by-law amendments; minor variances; plan of subdivision/condominium; consent applications; official plan amendments; and site plan approvals.

Summary

The year 2021 continues to be a challenging year for Staff with activity in the third quarter maintaining its high volume across the building & development communities. Not only do the activity numbers remain steady but the amount of work and effort to respond to such inquiries in a timely fashion is also demanding. This is an indicator that local real estate market that remains busy and vibrant over the past two (2) years.

Financial Impact:

Building permit applications for Year to Date for 2021 (January 1 to September 30) are currently \$188,955 as compared to \$312,760 for the same period of 2020. While this is markedly lower, the 2021 permit revenue budgeted for the year is \$200,000 and permits to date are on track to meet this budgeted amount.

Attachment:

Attachment No. 1 – Summary 3rd Quarter Building Department Statistics (January 1, 2021 to September 30, 2021).

Respectfully Submitted by,

Reviewed by,

John F. Connolly
Executive Director, Planning & Development

Yvette Hurley
Chief Administrative Officer

Attachment No. 1

2021 Quarter Building Department Statistics						
	2020 - 3rd Quarter	2021 - 3rd Quarter	%	2020 - YTD	2021- YTD	%
Permits	97	47	-52%	171	136	-21%
Development Fees						
County Development Charges	N/A	68,650	N/A	N/A	230,346	N/A
Township Development Charges	N/A	96,744	N/A	N/A	324,614	N/A
Water	N/A	0	N/A	N/A	0	N/A
Sewer	N/A	0	N/A	N/A	0	N/A
Total Dev. Fees	N/A	165,394	N/A	N/A	554,960	N/A
Revenue						
Building Permit Fee	208,911.78	74,701	-64%	312,760.74	188,955	-40%
Residential Category (New SFD)	59	10	-83%	90	27	-70%
Value of Construction	16,483,791	9,060,172	-45%	26,477,654	19,572,393	-26%

Notes:

2020 Development Charges numbers are not available for 2020 due to software change from Keystone to Cloudpermit

Any Development Charges collected through subdivison agreements are not reflected here