



Regular Council Meeting

To:	Mayor and Council
Date:	February 22, 2022
From:	John F. Connolly, Executive Director, Planning & Development
Report Number:	Planning 2022-11
Subject:	Year-end Activity Report – Building, Economic Development and Planning

Recommendation:

That Council receive Report Planning 2022-11 Year-end Activity Report – Building, Economic Development & Planning for information.

Overview:

This report is the end of the year report for 2021 as part of the next installment 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 year-end 2021, along with the year-end 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 fourth quarter of 2021 and 2020.

This Summary was generated using the CloudPermit system within the Planning & Development Department. Council should note that going forward, the Department has already begun providing 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). While there are some gaps in certain reporting fields that will change over time as the information is populated into CloudPermit.

For the Year to Date (2021), the number of building permits issued remains high at 136 versus 216 for this period in 2020. However, only 27 new Single Family Dwellings were created so far in 2021 versus 117 for the same period in 2020.

Building Permit fees for the fourth-quarter of 2021 are \$52,982 versus \$118,227 for the same period in 2020. This activity translates into total permit fees of \$219,801 on a total construction value of \$23,606,394 for all of 2021. While the value of construction value is substantially lower than that of 2020, the building permit fees for the exceeded 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 Q4 Total	2021 Q1 Total	2021 Q2 Total	2021 Q3 Total	2021 Q4 Total	2020 YTD Total	2021 YTD Total	Trend Direction
Land Use Inquiries	116	161	117	88	30	339	396	↑
Legal Requests	12	21	29	20	24	54	94	↑
Preliminary Severance Reviews	7	7	7	2	2	24	18	↓

Table No. 1 provides a breakdown of the statistics inquiries each quarter of 2021 as compared to the same period for 2020 (fourth 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 fourth quarter activity alone, the number of land use inquiries was down significantly at 30 (versus 116). Legal requests were up to 24 (versus 12) but preliminary severance reviews were also down for the same period from 7 in 2020 to just 2 in Q4 of 2021.

When considering the year-end totals as a whole, all categories of development activities other than preliminary severance reviews are up from 2020 which stood out as a strong year for development. The number of land uses inquiries continues to be significantly higher as a total of compared to the same period in 2020 (396 versus 339).

This means that the Township exceeded the 2020 YTD number of land use inquiries by 17%.

It is also important to note that with 396 inquiries reported to date, that total is for 396 distinct properties but this does not fully 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.

The 396 land use inquiries can also be reported geographically (by ward) as:

Cavan Ward	278 properties
Millbrook Ward	63 properties
North Monaghan Ward	55 properties
Total	396 properties

To date, the Township has 35 active Planning Applications. Of these 35 active applications; seven (7) are for commercial industrial applications. The remaining twenty-eight (28) applications are for: zoning by-law amendments; minor variances; plan of subdivision/condominium; consent applications; official plan amendments; and site plan approvals.

It should be noted that of the thirty-five active applications, three (3) were plans of subdivision, and five (5) were planning applications related to active plans of subdivision. Plans of subdivision are large long-term projects with multiple planning applications associated with their completion.

Summary

The year 2021 continued the momentum of a strong local development and real estate market experienced in 2020. As noted before, 2021 has been a challenging year for Staff with activity throughout the year 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. That said, the addition and staffing of a Planning, Building and By-law Administrator will strengthen the Department as it anticipates a continued busy 2022.

Financial Impact:

Building permit applications for YTD for 2021 re currently \$219,801 as compared to \$430,988 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 4th Quarter and YTD Building Department Statistics.

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 - 4th Quarter	2021 - 4th Quarter	%	2020 - YTD	2021 - YTD	%
Permits	45	28	-38%	216	136	-37%
Development Fees						
County Development Charges	N/A	0	N/A	N/A	230,346	N/A
Township Development Charges	N/A	0	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	0	N/A	N/A	554,960	N/A
Revenue						
Building Permit Fee	118,227	52,982.27	-55%	430,987.96	219,801	-49%
Residential Category (New SFD)	27	0	n/a	117	27	-77%
Value of Construction	10,102,318	4,074,001	-60%	36,579,972	23,606,394	-35%

Notes:

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

Any Development Charges collected through subdivision agreements are not reflected here