



Regular Council Meeting

To:	Mayor and Council
Date:	November 18, 2024
From:	Kyle Phillips, Chief Building Official
Report Number:	PEB 2024-50
Subject:	Third Quarter Activity Report 2024 - Planning, Economic Development and Building

Recommendation:

That Council receive Report PEB 2024-50 Third Quarter Activity Report for Planning, Economic Development & Building (PEB) for information.

Overview

This Report outlines the third quarter of 2024 Planning, Economic Development and Building activity. It is part of a series of quarterly reports providing Council with a summary of departmental activity including monitoring active planning applications on a consolidated basis.

Building Permits

Attachment No. 1 provides a summary of building statistics for the third quarter of 2024 as compared to the same quarter of 2023. In addition, the summary also provides the number of building permits and specifically the number of new Single Family Dwelling permits issued for the months July, August and September of 2024 as compared to the same time period of 2023.

For the third quarter of 2024, the number of building permits issued (61) increased from the number (39) as compared to the same third quarter of 2023 (an increase of 56%). In the third quarter of 2024, permits for 5 new Single Family Dwellings (SFD) were issued, which is 2 less than the same period in 2023.

Building permit applications fees for the third quarter for 2024 have increased, totaling \$72,248.72 as compared to \$53,275.00 for the same period of 2023. There has been an increase in Township DC totaling \$46,944.00 for the third quarter, however direct DC comparisons are skewed due to the multiple changes due to Bill 23.

The building permit revenue is tracking slightly lower for third quarter of 2024 than the estimated \$345,000 for the fiscal year. This is due to the first permits for Towerhill North being delayed as well as a slower construction year than forecasted.

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 – Planning Activity Summary

Activity	2023 Q3 Total	2024 Q3 Total
Land Use Inquiries	71	86
Legal Requests	10	6
Preliminary Severance Reviews	3	3

Table No. 1 also provides a statistical breakdown of inquiries/requests/reviews for the third quarter of 2024 as compared to the third quarter of 2023. This table allows Council and Staff to monitor activity throughout the year as well as how this is tracking against last year’s total activity to distinguish any overall trends – quarter over quarter and year over year. Looking at year over year comparison of the third quarter of 2024 versus the same time in 2023 there is an upward trend in land use inquiries, however legal requests are down and preliminary severance reviews have remained the same.

Planning Applications

Table No. 2 (below) shows a comparison from 2023 to 2024 for key planning application activity.

Table No. 2 – Time Series: Active Planning Applications

Application Type	2023 Total	2024 – Q3
Zoning By-law Amendments	7	2
Minor Variance	3	5
Plan of Subdivision	11	0
Official Plan Amendment	2	0
Site Plan Approval	4	1
Severance Applications	7	0
Minister Zoning Orders	1	0
Part Lot Control	0	0

This table (and its metrics) has been included because it captures another aspect of the Department’s work when it comes to various Planning Act applications and the focus of Staff efforts and resources which is not always reported. Table No. 2

identifies active applications for Zoning By-law Amendments, Minor Variances, Plans of Subdivision, Official Plan Amendments, Site Plan Approvals, Severance Applications and Part Lot Control.

Financial Impact:

Building permit applications for the third quarter for 2024 are up totaling as \$72,248.72 compared to \$53,275.00 for the same period of 2023. In addition, Township Development Charges increased to \$46,944.00 for the third quarter.

Attachment:

Attachment No. 1 – Third Quarter Building Statistics.

Respectfully Submitted by,

Reviewed by,

Kyle Phillips
Chief Building Official

Yvette Hurley
Chief Administrative Officer

Attachment No. 1 – Third Quarter Building Statistics 2024

2024 3rd Quarter Building Department Statistics						
	2023 - 3rd Quarter	2024 - 3rd Quarter	%	2023- YTD	2024- YTD	%
Development Fees						
County Development Charges	\$64,596.00	\$64,135.00	-1.00%	\$177,784.80	\$230,213.00	29.00%
Township Development Charges	\$46,377.60	\$46,944.00	1.00%	\$135,644.80	\$186,776.00	38.00%
Water	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	0.00%
Sewer	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	0.00%
Eductaion	\$4,416.00	\$5,180.00	17.00%	\$12,156.00	\$17,450.00	44.00%
Total Dev. Fees	\$115,389.60	\$116,259.00	1.00%	\$325,585.60	\$434,439.00	33.00%
Revenue						
Permits	39	61	56%	109	138	27%
Building Permit Fee	\$53,275	\$72,248.72	36%	\$125,354.68	\$237,682.56	90.00%
Residential Category (New SFD)	7	5	29%	17	17	0.00%
Value of Construction	\$12,102,302	\$57,030,617	371%	\$29,381,754.00	\$82,484,926	180.00%

Notes:

Any Development Charges collected through subdivision agreements are not reflected here