



Regular Council Meeting

To:	Mayor and Council
Date:	April 7, 2025
From:	Kyle Phillips – Chief Building Official
Report Number:	Building Department 2025-14
Subject:	Development Statistics – First Quarter 2025

Recommendation:

That Council receive Building Department Report 2025-14, Development Statistics - First Quarter 2025 for information.

Overview:

This report outlines the development statistics of the Building and Planning Departments in the first quarter of 2025. It is part of a series of quarterly reports providing Council with a summary of departmental activity including building permits, planning applications and inquiries.

Building

Table No. 1 provides a summary of building statistics for the first quarter (Q1) of 2025 as compared to the first quarter of 2024. The summary provides the number of building permits, building permit revenue, development charges collected, new single family dwellings, additional dwelling units and cost of construction for the first three months of 2025.

Q1 of 2025 had 21 building permits issued, a slight decrease from 2024 (24). 5 new single family dwelling and 1 additional dwelling unit building permits were issued, a small increase for the same period in 2024.

Building permit revenue for the first quarter for 2025 are down totaling \$26,717.40 as compared to \$81,153.00 for the same period of 2024. This is due to a large permit being issued in Q1 of 2024. There has been an increase in development charge revenues totaling \$101,488.00 collected from new single family dwelling permits.

The building permit revenue is tracking well for Q1 of 2025 compared to the estimated \$350,000 for the fiscal year. Q1 is typically the slowest construction quarter of the year, and there are many building permits in queue that are close to issuance into Q2.

Table No.1

2025 1st Quarter Building Department Statistics		
	2024 - 1st Quarter	2025 - 1st Quarter
Development Fees		
County Development Charges	\$45,908.00	\$41,398.00
Township Development Charges	\$33,960.00	\$30,632.00
Water	\$0.00	\$8,457.00
Sewer	\$0.00	\$17,893.00
Education	\$3,574.00	\$3,108.00
Total Dev. Fees	\$83,442.00	\$101,488.00
Permit Statistics		
Permits	24	21
Building Permit Fee	\$81,153.00	\$26,717.40
New Single Family Dwellings *	3	5
Additional Dwelling Units*	n/a	1
Value of Construction	\$17,214,872	\$3,537,500
Budgeted Building Permit Revenue 2025		\$350,000.00
Notes:		
Any development charges collected through subdivision agreements are not reflected here		
New Single family dwellings *	Principal buildings - subject to DC's	
Additional dwelling units*	Accessory units - exempt from DC's Started tracking Q4 2	

Planning

Table No. 2 provides a statistical breakdown of activity for the functions of the Planning Department for Q1 of 2025 as compared to 2024. This table allows Council and Staff to monitor activity throughout the year as well as understand how this is tracking against last year’s activity.

Table No. 2 Planning Applications and Activity

Application Type	2024 – Q1	2025 – Q1
Pre-Cons	N/A	2
Land Use Inquiries	85	54
Preliminary Severance Reviews	3	7
Zoning By-law Amendments	2	3
Minor Variance	2	1
Plan of Subdivision	11	1
Official Plan Amendment	5	0
Site Plan Approval	9	1

Severance Applications	7	4
Minister Zoning Orders	2	0
Part Lot Control	1	0

Financial Impact:

Building permit revenue for Q1 of 2025 totals \$26,717.40. Municipal development charge revenue totaled \$56,982.00 inclusive of water/wastewater development charges.

Attachments:

None.

Respectfully Submitted by,

Reviewed by,

Kyle Phillips
Chief Building Official

Yvette Hurley
Chief Administrative Officer