

Municipality of Lakeshore – Report to Council

Growth & Sustainability

Building Services



To: Mayor & Members of Council
From: Morris Harding, Division Leader – Building & Chief Building Official
Date: January 9, 2024
Subject: Quarterly Building Activity Report – 2023 Q4

Recommendation

This report is provided for information only.

Background

The Building Activity Report is a quarterly report prepared to provide a comparison of building activity with the same periods in 2021, 2022 and 2023.

Comments

The report also provides a comparison of construction values for the same periods at similar quarter ends.

| Year to Date Totals | 2023 | 2022 | 2021 |
|--|------|------|------|
| Number of Permits (January – December) | 619 | 934 | 999 |
| This comprises the following units: | | | |
| New Single-Family Dwellings | 58 | 243 | 206 |
| New Homes (Semi Detached 2 Units) | 14 | 8 | 25 |
| New Homes (Multi-Unit Buildings) | 0 | 3 | 82 |
| Additional Dwelling Units | 1 | 0 | 0 |
| Total Dwelling Units Created | 73 | 254 | 313 |

| Type of Permit | 2023 | 2022 | 2021 |
|---|------|------|------|
| Home Additions / Renovations | 69 | 65 | 81 |
| Plumbing/Waterline | 22 | 26 | 55 |
| Commercial (New) | 1 | 2 | 2 |
| Commercial (Renovations & Additions) | 15 | 12 | 19 |
| Industrial (New) | 2 | 0 | 0 |
| Industrial (Renovations and Additions) | 2 | 2 | 3 |
| Institutional (New) | 1 | 1 | 1 |
| Institutional (Renovations and Additions) | 2 | 5 | 6 |
| Agricultural Structures | 14 | 21 | 21 |
| Garages & Sheds | 95 | 97 | 90 |
| Swimming Pools | 78 | 161 | 158 |
| Fences | 99 | 132 | 115 |
| Decks | 34 | 20 | 12 |
| Septic Systems | 48 | 53 | 57 |
| Demolition | 25 | 31 | 24 |
| Fills | 5 | 5 | 1 |
| Tents | 24 | 26 | 19 |
| Signs | 2 | 8 | 13 |
| Solar Panels | 4 | 2 | 3 |
| Wind Turbines | 0 | 0 | 0 |
| Mobile Homes | 0 | 6 | 4 |
| Liquor Licenses | 4 | 5 | 0 |

| Construction Value to Date (January - December) | 2023 | 2022 | 2021 |
|--|------------------|-------------------|------------------|
| All Permit Types | \$244,587,418.00 | \$ 245,693,388.00 | \$178,549,431.00 |
| New Residential | \$52,692,800.00 | \$167,811,370.00 | \$149,224,354.00 |
| New Non-Residential | \$71,409,125.00 | \$1,624,000.00 | \$ 8,630,000.00 |

Financial Impacts

The 2023 revenue is set in the Budget at \$975,000.00. The revenue to the end of December 2023 is \$793,457.00, a variance of \$181,543.

As the Building Department is self-funded according to the *Building Code Act*, any surplus or deficit in operations will close out to the Building Services- Operational Reserve.

Report Approval Details

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|----------------------|---|
| Document Title: | Quarterly Building Activity Report - 2023 Q4.docx |
| Attachments: | |
| Final Approval Date: | Jan 18, 2024 |

This report and all of its attachments were approved and signed as outlined below:

Prepared by Morris Harding

Submitted by Tammie Ryall

Approved by Justin Rousseau and Truper McBride