

Municipality of Lakeshore - Report to Council

Community & Development Services

Building Services



To: Mayor & Members of Council

From: Morris Harding, Chief Building Official

Date: January 21, 2021

Subject: Quarterly Building Activity Report – As of December 31, 2020

Recommendation

This report is 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 2018, 2019 and 2020. The report also provides a comparison of construction value for the same periods at similar quarter ends.

Comments

Include any relevant information on the matter.

Year to Date Totals	2020	2019	2018
Number of Permits as of December 31	924	777	939
This comprises the following units:			
New Single Family Dwellings	183	141	218
New Homes (Semi Detached 2 Units)	8	0	0
New Homes (Multi-Unit Buildings)	115	28	3
Total Dwelling Units Created	306	169	221

Type of Permit	2020	2019	2018
Home Additions / Renovations	75	53	69
Commercial (New)	5	5	3
Commercial (Renovations & Additions)	14	14	17
Industrial (New)	1	1	4
Industrial (Renovations and Additions)	3	5	1
Institutional (New)	0	0	0
Institutional (Renovations and Additions)	3	7	4
Agricultural Structures	25	18	8
Garages & Sheds	84	103	89
Swimming Pools	122	88	116
Fences	87	111	135
Decks	21	28	33
Plumbing/Waterline	62	29	91
Septic Systems	59	51	44
Demolition	19	34	28
Fills	1	1	3
Tents	3	23	23
Signs	7	7	7
Solar Panels	2	4	5
Wind Turbines	0	0	1

Construction Value to Date (as of December 31)	2020	2019	2018
All Permit Types	\$177,040,931.15	\$105,557,255.00	\$127,665,312.00
New Residential	\$149,224,354.00	\$71,551,631.00	\$86,143,400.00
New Non-Residential	\$8,630,000.00	\$16,852,000.00	\$21,009,635.00

Building Department Activity (as of December 31)

Building Inspections: 5849

Zoning Letters: 121

By-law Enforcement (as of December 31)

Complaints in Queue: 56

Complaints in Progress: 32

Complaints Closed: 521

Financial Impacts

The anticipated building permit revenue for 2020 was \$775,000. At Q3 the projection was \$992,000 or a surplus of \$147,000. As of December 31, 2020 the actual revenue realized was \$1,226,214 resulting in a better than expected surplus of approximately \$451,214. This is partially due to an increase in new home construction and an influx in applications prior to the increase in development charges coming into effect on January 1, 2021.

Report Approval Details

Document Title:	Quarterly Building Activity Report – As of December 31, 2020.docx
Attachments:	
Final Approval Date:	Jan 28, 2021

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

Tammie Ryall

Rosanna Pellerito

Kristen Newman

Truper McBride