



Planning & Development - Building Division Building Permit Activity Report for the Year 2023

The Building Division experienced an active year of Building Permit Activity in 2023. In total, 886 Building Permits were issued, with a total construction value of \$208,051,819. This compares to 1211 Building Permits (construction value \$225,788,566) in 2022 and 1082 Building Permits (construction value \$328,508,546) in 2021.

Construction activity is occurring across all sectors, particularly Residential and Residential Miscellaneous. Some significant permits of note from 2023 include the following:

- Thirty-Two Unit Stacked Townhouse Project in Fergus (\$13,200,000 Construction Value).
- New Industrial Building in Fergus (\$4,000,000 Construction Value).
- Renovations to High School in Fergus (\$2,734,000 Construction Value).
- Addition and Renovations to School in Fergus (\$2,000,000 Construction Value).
- Twelve Unit Stacked Townhouse Project in Elora (\$2,000,000 Construction Value).

New Residential Building Permit Activity was steady in 2023 with 233 permits issued having a construction value of \$130,675,954. In 2022, 445 permits were issued with a construction value of \$159,961,514 and in 2021, 273 permits were issued with a construction value of \$216,548,689. In addition, 46 Accessory Apartment Permits were issued in 2023, compared to 37 in 2022 and 29 in 2021. Overall, 319 new dwelling units were created in 2023.

Miscellaneous Residential Building Permit Activity was steady with 256 permits issued and a construction value of \$21,787,116. This compares with 253 permits issued with a construction value of \$16,343,978 in 2022 and 292 permits with a construction value of \$15,674,865 in 2021.

Commercial, Institutional, Industrial Building Permit Activity was steady with 35 permits issued with a construction value of \$22,958,435 in 2023. This compares with 29 permits issued with a construction value of \$16,375,040 in 2022 and 51 permits with a construction value of \$53,600,665 in 2021.

Agricultural Building Permit Activity was down slightly with 34 permits issued with a construction value of \$11,227,800 in 2023. This compares with 40 permits issued with a construction value of \$6,752,558 in 2022 and 31 permits with a construction value of \$17,879,000 in 2021.

Demolition Permit Activity was up slightly with 18 permits issued in 2023. This compares to 13 demolition permits issued in 2022 and 18 demolition permits issued in 2021.

In addition to Building Permits, the Building Division also issues Sign Permits. **Sign Permit activity** was steady with 61 permits issued in 2023, compared to 66 permits in 2022 and 67 permits in 2021.

Annual Financial Report Summary

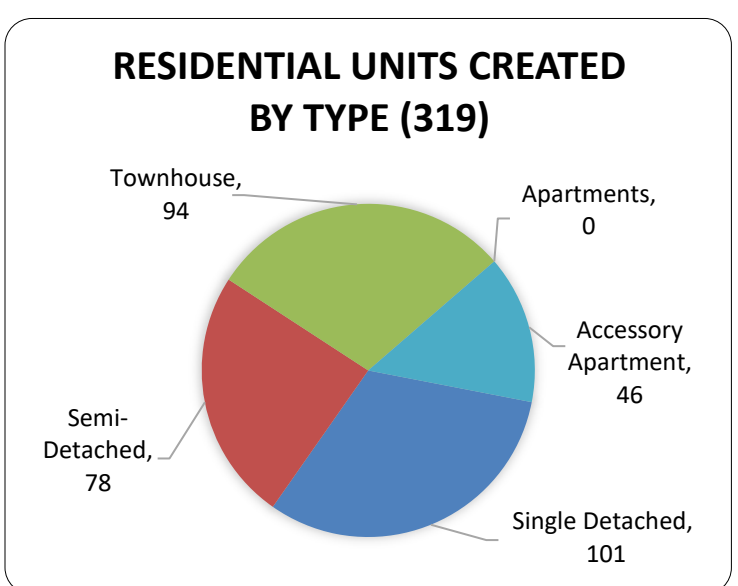
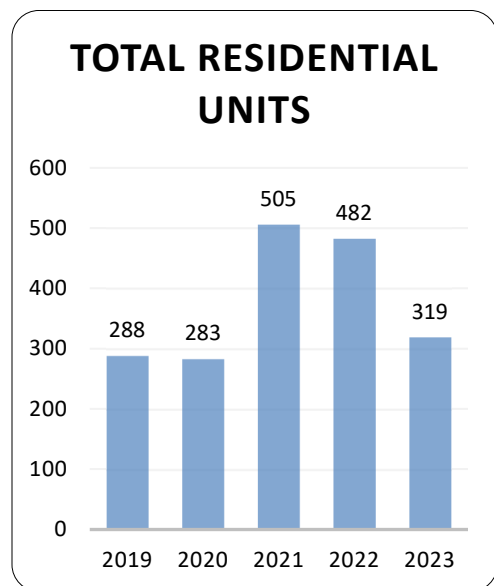
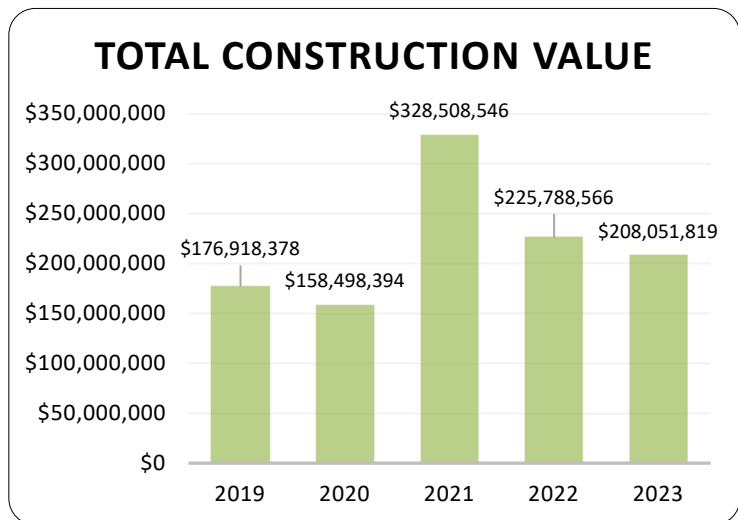
Section 7 of the Ontario Building Code Act gives Municipalities the authority to prescribe fees for building permits. The fees collected are to be kept in the Building Department to enforce the Building Code. The Municipality is to run the Building Department on a “full cost recovery” basis and ensure that it be funded by the user, not the rate payer.

If there is a surplus in fees after all costs are covered, the municipality must keep the excess in a reserve fund that is carried over to the next fiscal year. Reserve funds can only be spent on Building Department related expenses. In most cases, the funds will be used to offset slower construction years.

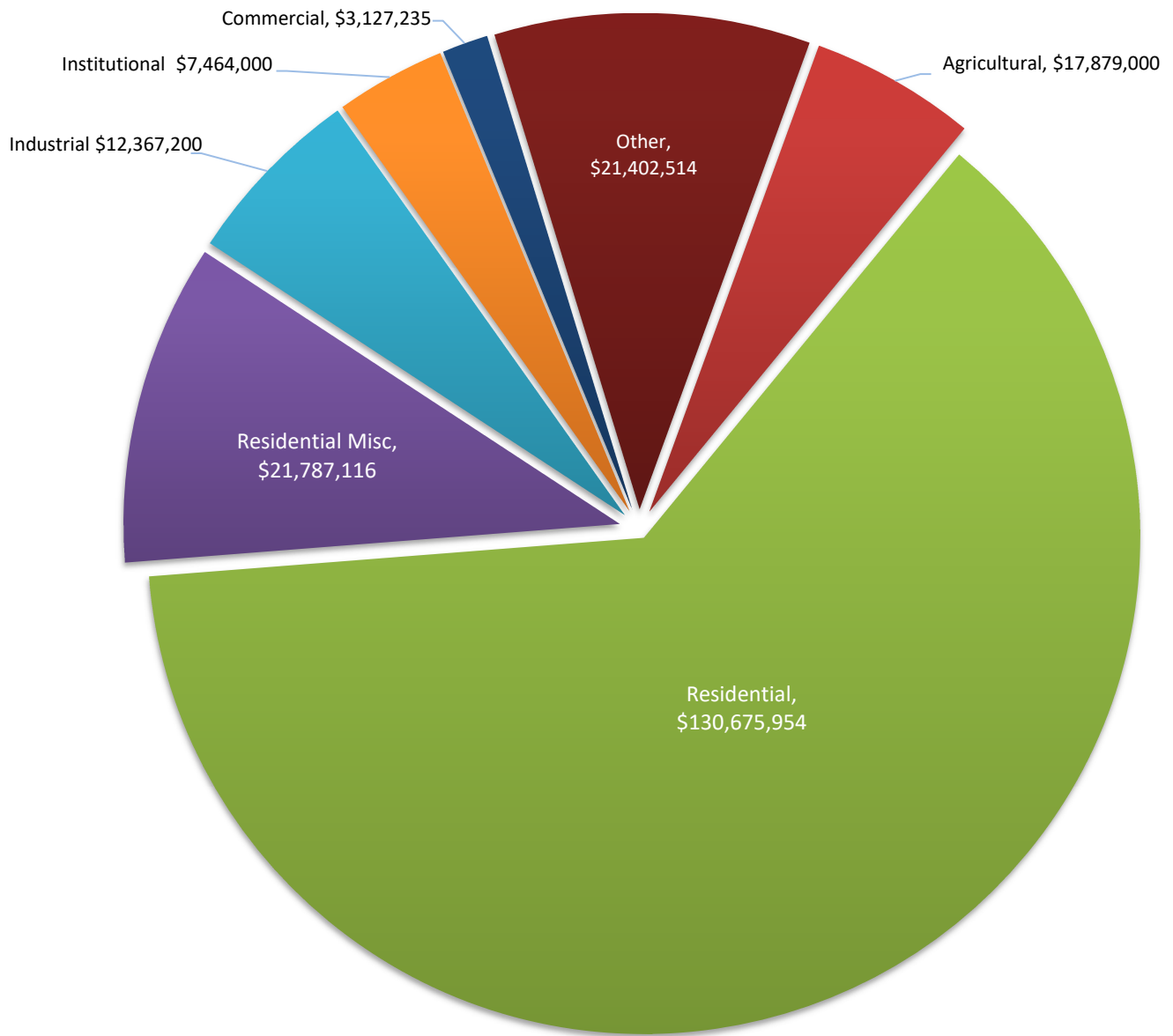
The following table summarizes the departments Annual Financial Reports pursuant to Bill 124 over the last 5 years. (2019 through 2023)

Year	2019	2020	2021	2022	2023
Total Construction Value	\$176,918,378	\$158,498,394	\$328,098,346	\$225,788,566	\$208,051,819
Revenue	\$1,559,448	\$1,302,199	\$2,320,489	\$1,760,448	\$1,358,062
Indirect Costs	\$209,440	\$191,732	\$211,525	\$259,306	\$310,242
Direct Costs	\$825,368	\$886,714	\$955,132	\$1,037,222	\$1,240,969
Total Costs	\$1,039,721	\$1,093,268	\$1,185,025	\$1,298,400	\$1,551,212
Surplus/ (Deficit)	\$519,727	\$235,992	\$1,135,464	\$462,048	\$75,727
Reserve Fund Amount as of Year End	\$2,412,701	\$2,648,693	\$3,784,873	\$4,308,303	\$4,384,030

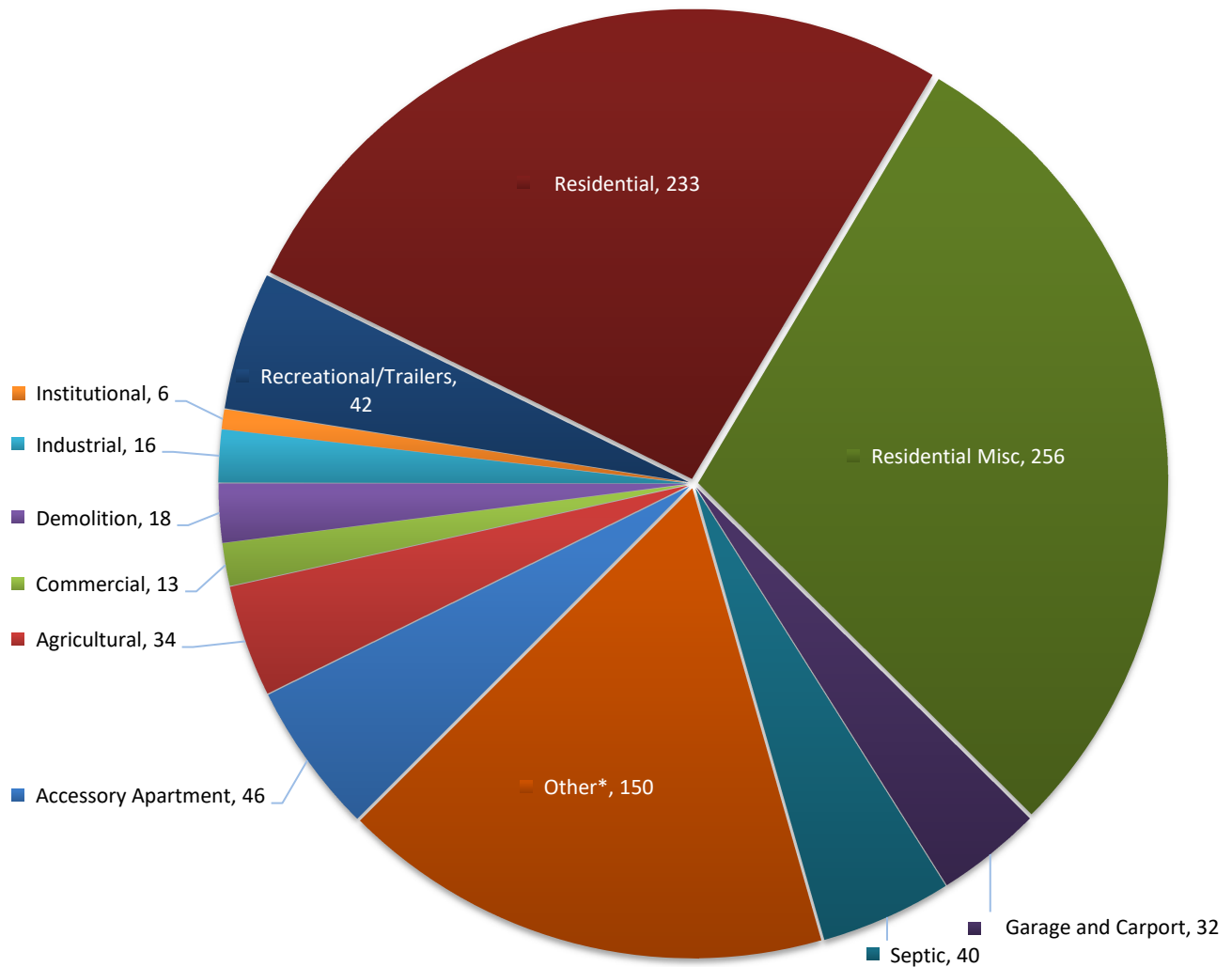
The following graphs illustrate a breakdown of how many Building Permits were issued and the construction value compared to the previous two years as well as a breakdown of quantities for various permit categories:



CONSTRUCTION VALUE BY TYPE (\$208,051,819)



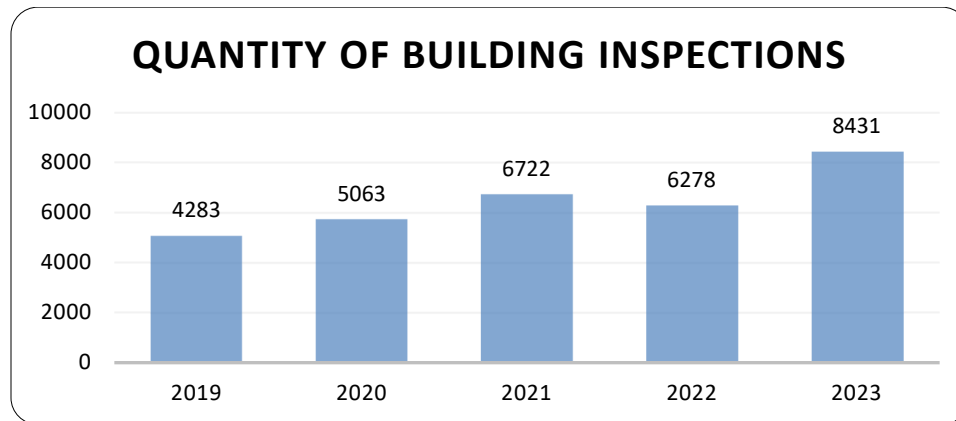
PERMITS BY TYPE (886)



*Note: 150 Permits were issued for work related to Township of Centre Wellington By-laws as well as other miscellaneous Permits (Residential Swimming Pools, Site Alteration, Signs and other Ontario Building Code Permits).

The Building Division experienced a high volume Building Inspection Activities pursuant to the Ontario Building Code in 2023. For the 2023 calendar year, the Building Division conducted 8,431 inspections pursuant to Ontario Building Code enforcement. This compares to 6,278 inspections pursuant to Ontario Building Code enforcement in 2022, and 6,722 inspections pursuant to Ontario Building Code enforcement in 2021. It is important to note that these numbers only reflect Building Inspections and that a significant number of By-Law Enforcement Inspections are conducted each year in addition to these numbers.

The following Chart illustrates the number of Inspections conducted in each of the years 2019 through 2023:



SUBMITTED BY: Randy Bossence, CBCO – Chief Building Official