



## Planning & Development – Building Division

### Annual Building Division Report – 2024

The Building Division experienced an active year of Building Permit Activity in 2024. In total, 776 Building Permits were issued, with a total construction value of \$168,679,077. This compares to 886 Building Permits (construction value \$208,051,819) in 2023 and 1211 Building Permits (construction value \$225,788,566) in 2022.

Construction activity is occurring across all sectors, particularly Industrial, Institutional, Commercial and Residential Miscellaneous. Some significant permits of note from 2024 include the following:

- Construct 112 Unit Stacked Townhouse Development in Fergus (\$20,786,400 Construction Value)
- New Two Storey Elementary School in Fergus (\$14,100,000 Construction Value).
- Construct Addition to Existing Canadian Tire Store (\$5,200,000 Construction Value).
- Addition to Elementary School in Fergus (\$5,000,000 Construction Value)
- Construct Addition to Elora Centre for the Arts in Elora (\$2,700,000 Construction Value).
- New McDonald's Restaurant in Elora (\$2,200,000 Construction Value).

**New Residential Building Permit Activity** was down in 2024 with 90 permits issued having a construction value of \$76,573,990. In 2023, 233 permits were issued with a construction value of \$130,675,954 and in 2022, 445 permits were issued with a construction value of \$159,961,514. In addition, 46 Accessory Apartment Permits were issued in 2024, compared to 46 in 2023 and 37 in 2022. Overall, 243 new dwelling units were created in 2024.

**Miscellaneous Residential Building Permit Activity** was up with 310 permits issued and a construction value of \$18,119,071. This compares with 256 permits issued with a construction value of \$21,787,116 in 2023 and 253 permits with a construction value of \$16,343,978 in 2022.

**Commercial, Institutional, Industrial Building Permit Activity** was up with 57 permits issued with a construction value of \$47,114,346 in 2024. This compares with 35 permits issued with a construction value of \$22,958,435 in 2023 and 51 permits with a construction value of \$16,375,040 in 2022.

**Agricultural Building Permit Activity** was down slightly with 25 permits issued with a construction value of \$8,116,250 in 2024. This compares with 34 permits issued with a construction value of \$11,227,800 in 2023 and 40 permits with a construction value of \$6,752,558 in 2022.

**Demolition Permit Activity** was up slightly with 23 permits issued in 2024. This compares to 18 demolition permits issued in 2023 and 13 demolition permits issued in 2022.

In addition to Building Permits, the Building Division also issues Sign Permits. **Sign Permit activity** was steady with 66 permits issued in 2024, compared to 61 permits in 2023 and 66 permits in 2022.

## Annual Financial Report Summary

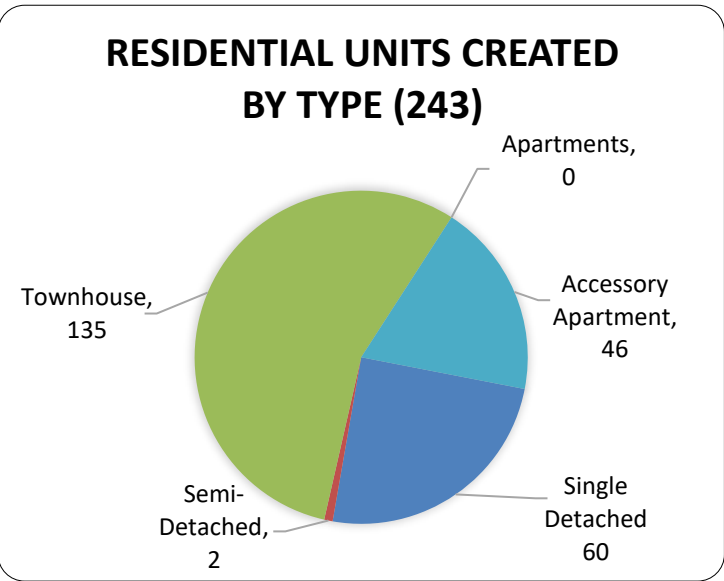
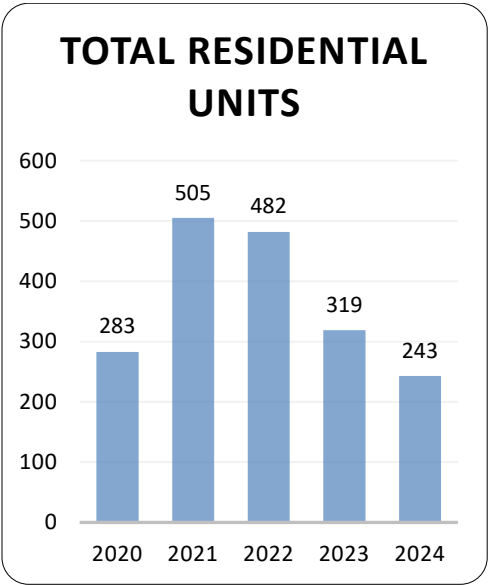
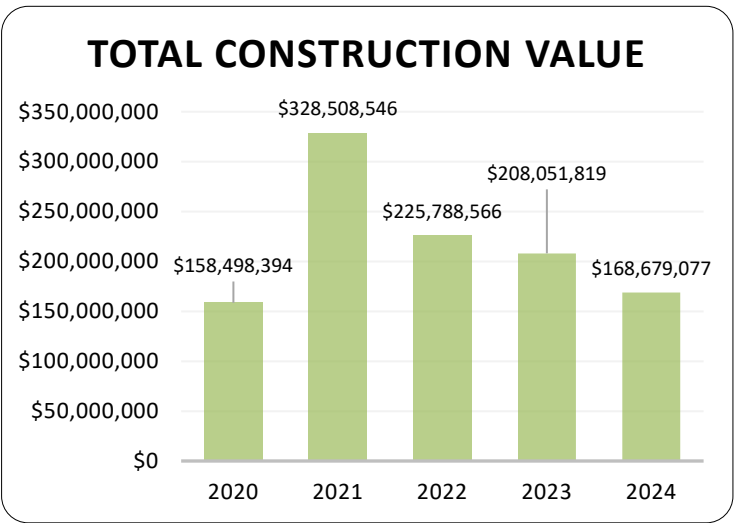
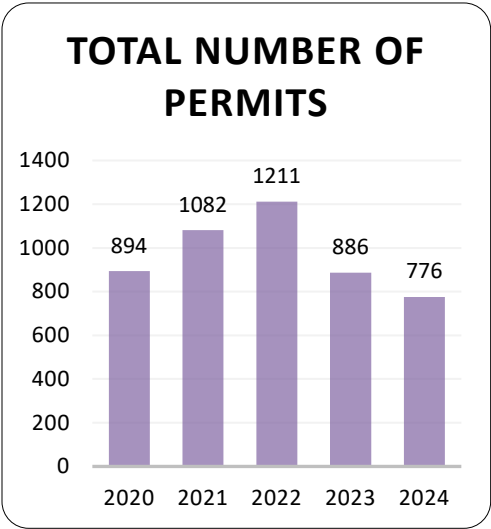
Section 7 of the Ontario Building Code Act gives Municipalities the authority to prescribe fees for building permits. The fees collected are to be kept in the Building Department to enforce the Building Code. The Municipality is to run the Building Department on a “full cost recovery” basis and ensure 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.

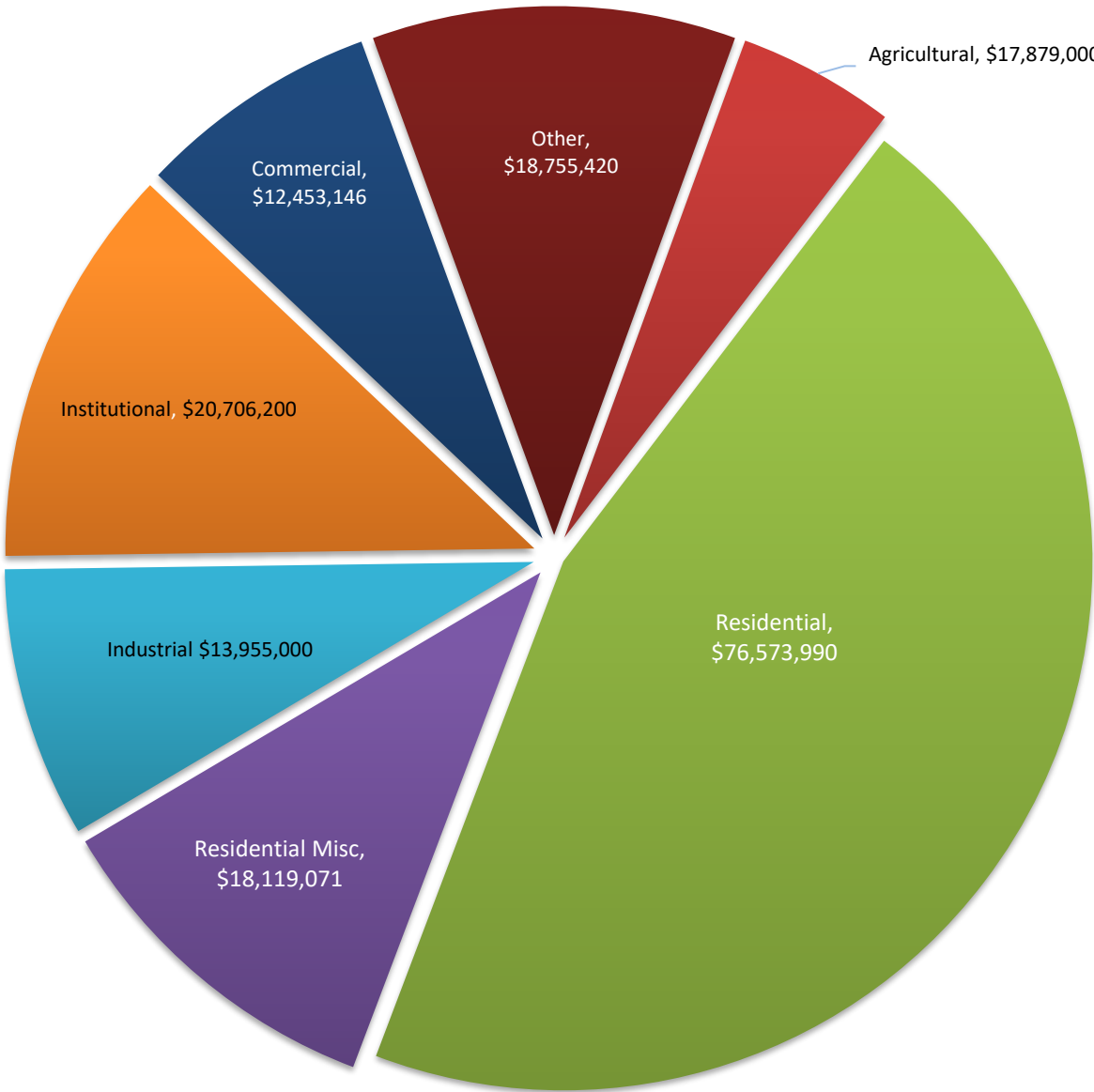
The following table summarizes the departments Annual Financial Reports pursuant to Bill 124 over the last 5 years. (2020 through 2024)

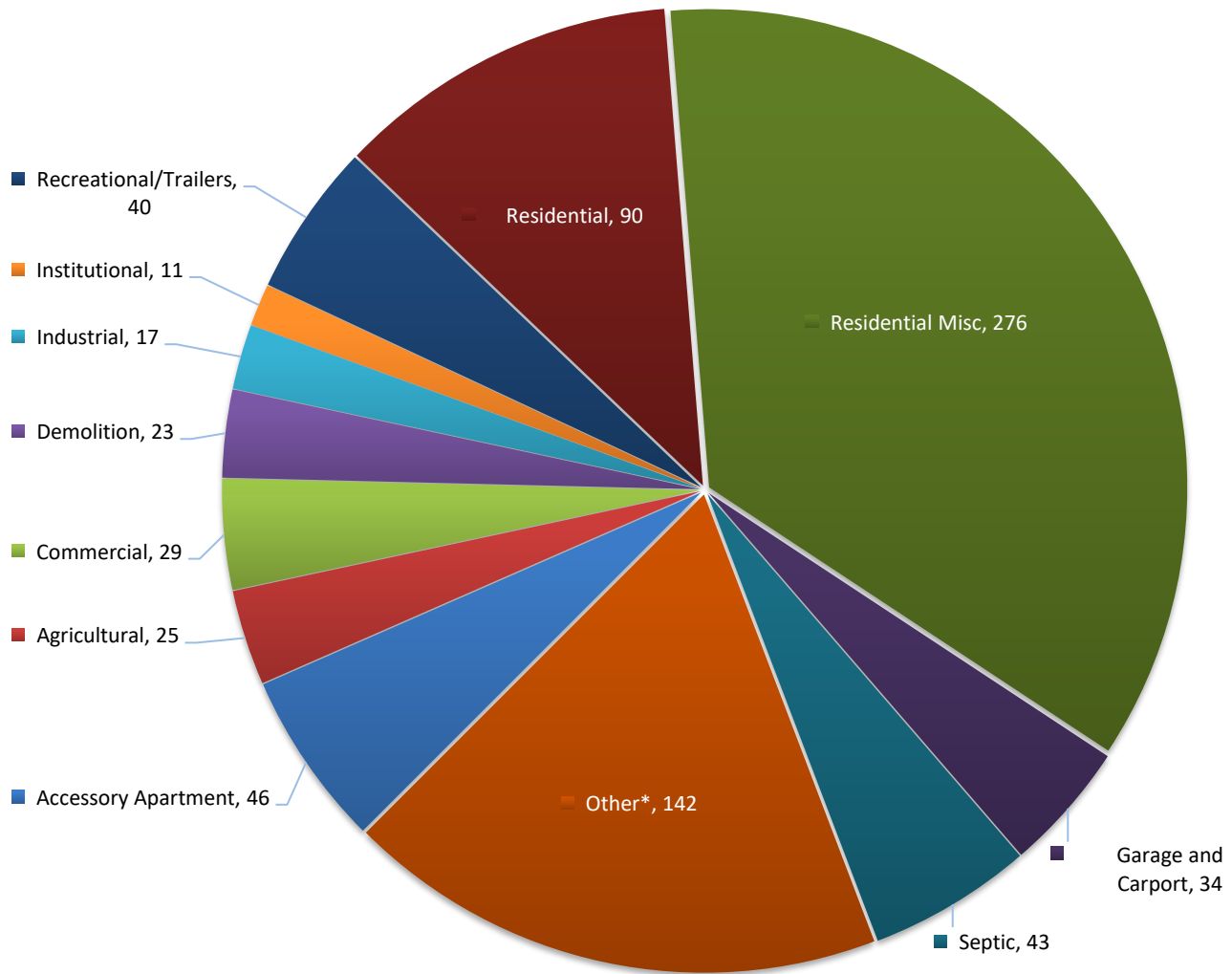
<b>Year</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
<b>Total Construction Value</b>	\$158,498,394	\$328,098,346	\$225,788,566	\$208,051,819	\$168,679,077
<b>Revenue</b>	\$1,302,199	\$2,320,489	\$1,760,448	\$1,358,062	\$1,114,210
<b>Indirect Costs</b>	\$191,732	\$211,525	\$259,306	\$310,242	\$503,090
<b>Direct Costs</b>	\$886,714	\$955,132	\$1,037,222	\$1,240,969	\$1,437,891
<b>Total Costs</b>	\$1,093,268	\$1,185,025	\$1,298,400	\$1,551,212	\$1,940,981
<b>Surplus/ (Deficit)</b>	<b>\$235,992</b>	<b>\$1,135,464</b>	<b>\$462,048</b>	<b>\$268,877</b>	<b>(-826,771)</b>
<b>Reserve Fund Amount as of Year End</b>	<b>\$2,648,693</b>	<b>\$3,784,873</b>	<b>\$4,308,303</b>	<b>\$4,384,030</b>	<b>\$3,766,481</b>

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



CONSTRUCTION VALUE BY TYPE (\$168,679,077)

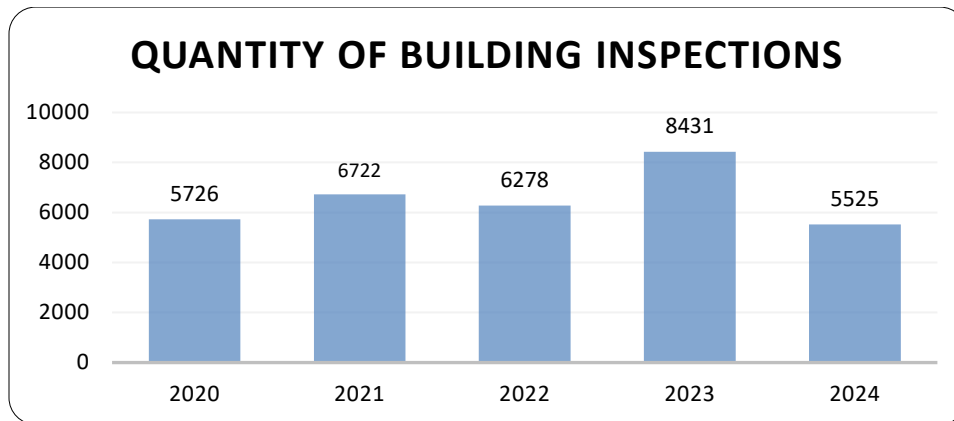


**PERMITS BY TYPE (776)**

\*Note: 142 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 steady volume of Building Inspection Activities pursuant to the Ontario Building Code in 2024. For the 2024 calendar year, the Building Division conducted 5,525 inspections pursuant to Ontario Building Code enforcement. This compares to 8,431 inspections pursuant to Ontario Building Code enforcement in 2023, and 6,278 inspections pursuant to Ontario Building Code enforcement in 2022. 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 2020 through 2024:



**Submitted By: Randy Bossence, CBCO – Chief Building Official**