



**Subject: 2022 Fourth Quarter Building, Planning & By-Law Services Results**

**Report Number:** OPD 23-24

Department: Operations and Development Department

Submitted by: Geno A. Vanhaelewyn, Chief Building Official

Meeting Type: Council Meeting

Meeting Date: Wednesday, June 14, 2023

**RECOMMENDATION**

Report recommendation contained within the omnibus motion for all Department results reports.

**BACKGROUND**

This report contains information on Building, Planning and By-Law annual activity volumes, trends over time, financials and updates on major initiatives. The statistics provided are inclusive from January 1, 2022 to December 31, 2022.

**DISCUSSION**

**BUILDING SERVICES**

Building Services experienced a slight reduction in activity from the previous record setting year for total number of permits issued and total value of construction. A slight decrease in activity was recorded in residential, commercial and institutional sectors with an increase in industrial. These statistics are provided in the tables that follow.

**2022 – Annual Building Permit Activity Overview (Jan 1/22 – Dec 31/22)**

<b>Total Permits Issued</b>	520
<b>Inspections Completed</b>	6,235
<b>Total Construction Value</b>	\$107,038,257
<b>Total Permit Revenue</b>	\$920,010

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## 2022 Value of Construction Comparisons (Jan 1/22 – Dec 31/22)

CLASS	2022	2021	2020	2019	2018	2017
Single Dwellings	24,951,260	55,243,304	32,571,350	21,766,521	18,283,760	17,381,846
Other Residential	64,942,206	48,274,615	32,315,462	24,972,135	13,141,512	3,394,667
Institutional	747,000	1,473,000	90,718	6,990,840	2,392,166	256,900
Commercial	1,349,941	3,252,230	2,318,485	1,968,684	6,698,430	1,700,068
Industrial	15,047,850	4,701,059	4,367,080	901,403	2,934,002	1,992,965
Total Value of Construction	107,038,257	112,944,208	71,663,095	56,599,583	43,449,870	24,726,446
Total Number of Permits Issued	520	623	538	469	436	431

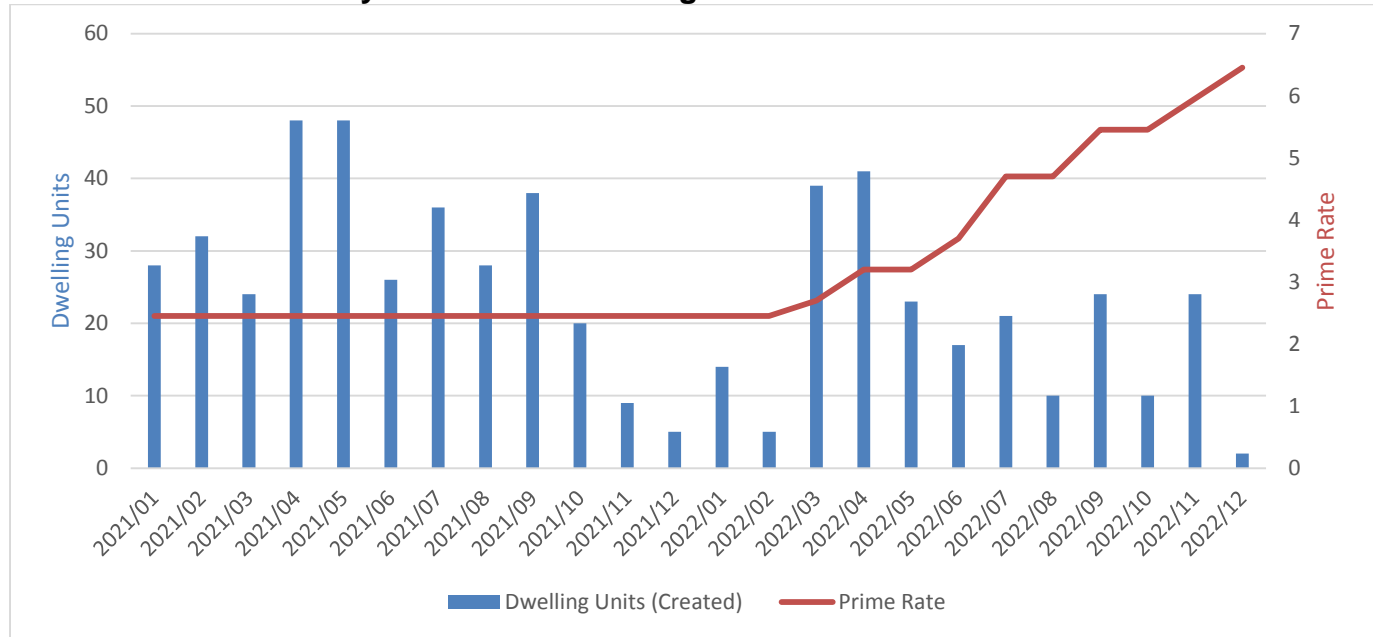
## 2022 - Residential Construction Comparison (Jan 1/22 – Dec 31/22)

YEAR	TOTAL RESIDENTIAL PERMITS ISSUED	SINGLE (DETACHED) DWELLINGS	APARTMENT UNITS	TOWNHOUSE UNITS	CONDO UNITS	TOTAL RESIDENTIAL CONSTRUCTION VALUE	OVERALL CONSTRUCTION VALUES
2022	373	68	124	115	16	89,893,466	107,038,257
2021	521	167	4	160	7	103,517,919	112,944,208
2020	423	110	9	-	121	64,886,812	71,663,095
2019	329	90	133	-	24	46,738,656	56,599,583
2018	325	86	42	-	22	31,425,272	43,449,870
2017	316	80	5	-	4	21,276,513	24,726,446
2016	300	117	0	-	0	25,918,372	35,819,258
2015	218	61	-	-	0	14,568,726	19,569,694
2014	240	64	36	-	0	16,432,935	38,932,498
2013	200	67	1	-	0	12,643,180	19,442,337
2012	203	54	0	-	0	10,387,007	18,982,457
2011	249	42	68	-	-	13,781,335	17,921,577
2010	236	58	-	-	-	8,463,514	12,455,689
2009	175	42	30	-	-	20,267,358	26,021,858
2008	228	41	-	-	10	8,924,882	13,407,055
2007	299	98	13	-	-	16,471,262	22,770,077

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The following graph identifies the correlation between the increase in the Bank of Canada prime rate and the reduction in low density residential dwelling unit activity.

### 2021 - 2022 Low Density Residential Dwelling Units vs Increase in Prime Rate



### Inspection Activity Comparisons (Jan 1/22 – Dec 31/22)

Output Measures/Activity	Quantity 2017	Quantity 2018	Quantity 2019	Quantity 2020	Quantity 2021	Quantity 2022
Building Inspections Completed	2,092	2,317	2,296	2,492	3,098	5,126

### Major Construction/Development Projects:

- 62 First - 5 storey/49 unit apartment building
- 301 Rokeby – Armtec – new industrial (3 buildings)
- 3 Rouse – Future Transfer - industrial (addition & new building)
- 131 Rolph – Food Bank – alterations
- 98 King – 5 storey/49 unit apartment building
- 51 Broadway – change of use - residential apartments
- 31 Victoria – Tillsonburg Non-Profit Housing – alteration/addition – 18 unit apartment building
- 61 Townline – Cedarcrest Wood Products – industrial addition
- 19 Van St – Sewage Treatment Plant upgrades
- 1417 Bell Mill Side Road – THK - warehouse addition
- 2 Clearview – storage facility buildings (2)
- Lot 2 VanNorman Innovation Park – new industrial
- Northcrest Estates Subdivision PH 1 - Hayhoe Homes

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- Northcrest Estates Subdivision - PH 2 - Hayhoe Homes
- 101 North St E – 59 unit townhouse development – Hayhoe Rentals
- Potters Gate Phase 3 – 53 singles & 26 towns – Oxnard Developments
- 361 Quarter Town Line – 360 West Development – towns & stacked condos

### Building Financial Impact

Completed work was funded through 2022 budget allotments with Building Services resulting in a net operating balance of \$0.00. A permit revenue surplus was recorded in the amount of \$20,588 and will be allocated to the Building Permit Obligatory Reserve. A copy of the financial summary has been attached to this report.

### PLANNING SERVICES

#### 2022 – Planning Activity (Jan 1/22 – Dec 31/2)

Output Measures/Activity	2017	2018	2019	2020	2021	2022
Minor Variance Applications	11	19	17	14	24	13
Zone Change Application	14	14	16	19	17	19
Site Plan Formal Consultations	7	4	5	5	4	5
Site Plan Approvals	6	16	13	9	8	6
Site Plan Applications (in progress)	8	9	4	3	7	4
Subdivision Agreements	3	0	3	2	2	2
Pre-Servicing Agreement	0	3	3	3	2	2
Draft Plan of Subdivision Approvals	1	1	1	1	5	4
Draft Plan of Subdivision Approval Ext	2	2	0	2	1	0

### BY-LAW SERVICES

Records indicate that by-law and property standard enforcement activities and occurrences are fairly consistent with the previous year. An increase in parking tickets issued was expected compared to previous years during COVID-19. These activities are noted in the table below.

**2022 – By-Law Activity (Jan 1/22 – Dec 31/22)**

Output Measures– Quantity		2017 Actual	2018 Actual	2019 Actual	2020 Actual	2021 Actual	2022 Actual
Parking Tickets Issued		663	835	921	353	482	684
Animal Tags Issued	Cats	1024	971	978	990	848	-
	Dogs	2272	2512	2232	2110	2093	1903
Enforcement – Complaints and Occurrences	Parking, Taxi, Illegal Dumping, Noise	152	146	-	241	212	217
	Property Stds, Zoning, Clean Yard, Sign, Fence, etc.	313	280	-	308	269	250
	Animal Control	321	261	-	272	210	175

**By-Law Financial Impact**

By-Law Services (Protection) resulted in a net operating surplus of \$38,343 as a result of an increase in revenue and savings in labour. A copy of the financial summary has been attached to this report.

DEPARTMENTAL TASKS/BUSINESS OBJECTIVES

**2022 Business Plan Objectives**

Objective	Target	Project Status
Review and implement CloudPermit customer payment integration	Q2 Q4 Q2 2023	In Progress
Complete Amanda/CloudPermit Integration	Q1 Q3 2023	In Progress
Inspector Training/Consistency & Policy Review Program	Q4	Completed
Communicate Building Code Amendments	Q4	Completed
2022 Building Code Amendments – Notify/educate designers, contractor and general public	Q1	Complete
By-Law Reviews – Building By-Law (in progress), Garbage/Dumping By-Law (completed), Pool Enclosure By-law (completed)	Q4 Q3 2023	In Progress
Central Area Design Study – Façade Improvement Program	Q4	Completed
Implement Planning Application Web Portal & Digital Service Delivery (County)	Q4 Q4 2023	In Progress
Review Planning Process & Procedures	Q3	Complete

Review Innovative Options related to MMAH More Homes, More Choice: Ontario's Housing Supply Action Plan - secondary dwelling units, tiny homes, etc.	Q2 Q4	<b>Completed</b> – Bill 23
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## CONSULTATION

N/A

## FINANCIAL IMPACT/FUNDING SOURCE

See attached financials.

## CORPORATE GOALS

How does this report support the corporate goals identified in the Community Strategic Plan?

- ☐ Lifestyle and amenities
- ☒ Customer service, communication and engagement
- ☐ Business attraction, retention and expansion
- ☐ Community growth
- ☐ Connectivity and transportation
- ☐ Not Applicable

Does this report relate to a specific strategic direction or project identified in the Community Strategic Plan? Please indicate section number and/or any priority projects identified in the plan.

**Goal** – The Town of Tillsonburg will strive for excellence and accountability in government, providing effective and efficient services, information, and opportunities to shape municipal initiatives.

**Strategic Direction** – Develop a communications strategy to increase awareness of Council decisions and municipal programs, projects and services.

**Priority Project** – N/A

## ATTACHMENTS

- 2022 Q4 Budget vs Actuals – Building
- 2022 Q4 Budget vs Actuals - Protection