



Subject: 2024 Second Quarter Building, Planning & By-Law Services Results

Report Number: OPD 24-048

Department: Operations and Development Department

Submitted by: Geno Vanhaelewyn, Chief Building Official

Meeting Type: Council Meeting

Meeting Date: Monday, August 12, 2024

RECOMMENDATION

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

BACKGROUND

This report contains information on activity volumes, trends over time, financials and updates on major initiatives. The statistics provided are inclusive from January 1, 2024 to June 30, 2024.

DISCUSSION

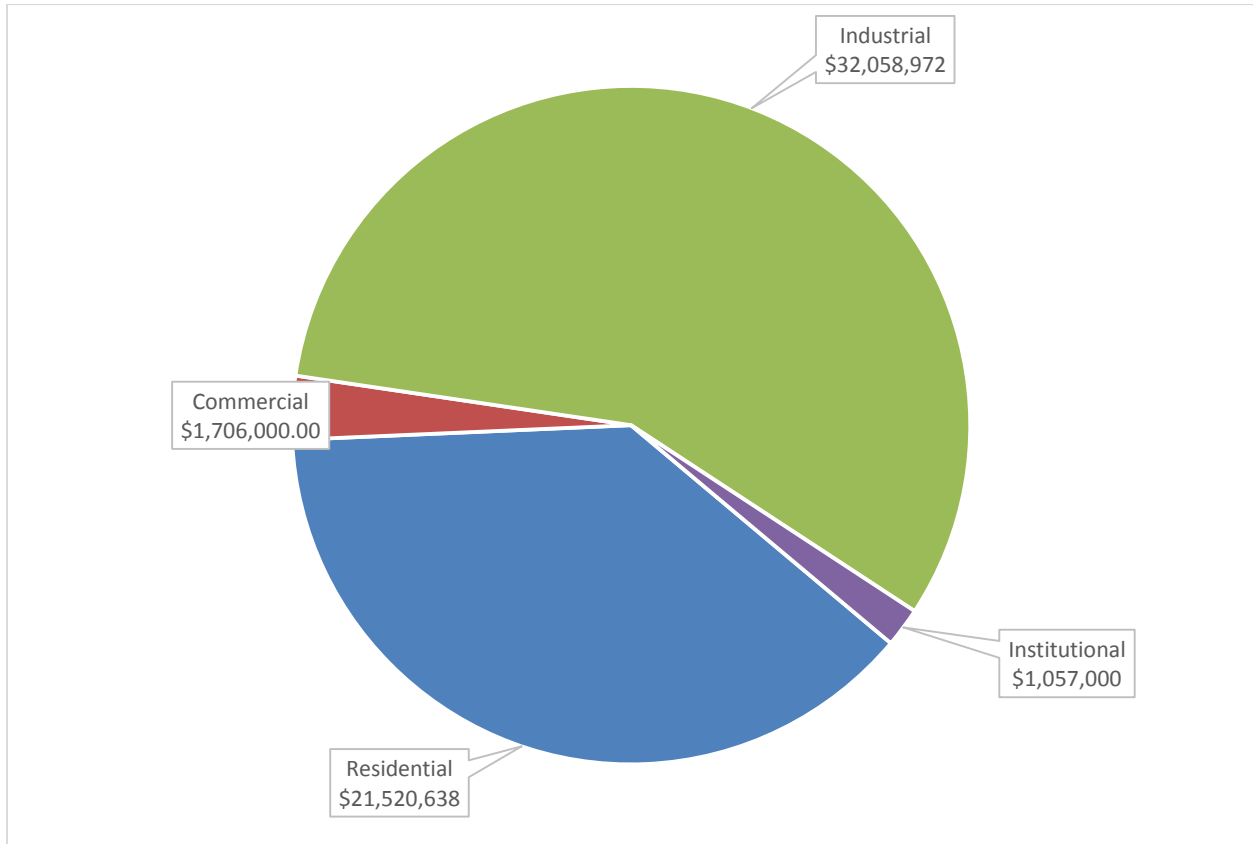
BUILDING SERVICES

Construction activity in the Town of Tillsonburg has increased in terms of overall permits issued and the total value of construction in comparison to 2023 for the second quarter. The residential sector experienced a slight rebound from 2023 while commercial/institutional experienced a slight decrease with industrial seeing a substantial increase. These statistics are noted in the tables that follow.

2024 – Building Permit Activity Overview – (Jan 1/24 – June 30/24 inclusive)

Total Permits Issued	211
Total Construction Value	\$56,342,610
Total Permit Revenue	\$668,510

Value of Construction by Sector (Jan 1/24 – June 30/24)



Value of Construction Comparisons (Jan 1/24 – June 30/24)

TYPE	2019	2020	2021	2022	2023	2024
Residential (Value)	27,871,544	20,168,099	63,310,649	53,119,141	14,984,136	21,520,638
Commercial (Value)	1,467,125	1,084,105	911,000	696,340	8,324,000	1,706,000
Industrial (Value)	205,900	3,748,800	535,000	13,089,500	1,250,000	32,058,972
Institutional (Value)	3,532,040	50,300	843,230	164,000	4,559,500	1,057,000
TOTAL	33,076,609	25,051,304	65,599,879	67,041,981	29,117,636	56,342,610

Number of Permits Issued (Jan 1/24 – June 30/24)

TYPE	2019	2020	2021	2022	2023	2024
Single Detached Dwellings	30	53	129	48	9	10
Townhouse Dwellings	-	-	-	75	25	48
Total Dwelling Units	110	79	205	194	40	60
Total All Permits	204	217	342	302	206	211

Inspection activity remains active due to ongoing construction projects from previous years along with open permit follow-ups.

Inspection Activity Comparisons (Jan 1/24 – June 30/24)

Output Measures/Activity	2019	2020	2021	2022	2023	2024
Building Inspections Completed	843	824	1165	849	1484	1239

Major Construction/Development Projects:

- 25 Maple Lane – demolition of public school for new long-term care home.
- 1417 Bell Mill – new industrial.
- 1030 Progress Drive – Shep’s Bakery – new industrial plant
- 101 Town Line Road - Marwood Metals – industrial plant addition
- 1417 Bell Mill Side Road – THK – industrial addition
- 671 Broadway – new commercial plaza
- 62 First - 5 storey/49 unit apartment building
- 19 Van St – Sewage Treatment Plant upgrades
- Northcrest Estates Subdivision - PH 2 - Hayhoe Homes

Building Financial Impact

Financial records indicate that the Building sector has a surplus of \$302,615 at the end of Q2. The increase in activity and project value of construction is a direct result of the

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increase in revenue found in the financial records. The forecast for year end is to be on budget. A copy of the financial summary has been attached to this report.

PLANNING SERVICES

2023 Planning activity has experienced a slight increase compared to 2023. These activities are noted in the table below.

Planning Activity (Jan 1/24 – June 30/24)

Output Measures/Activity	2019	2020	2021	2022	2023	2024
Minor Variance Applications	7	6	14	10	2	6
Zone Change Application	7	8	8	10	7	10
Site Plan Formal Consultations	2	1	2	3	7	5
Site Plan Approvals	6	4	3	4	3	4
Site Plan Applications (in progress)	4	2	7	5	5	7
Subdivision Agreements	2	3	2	1	1	2
Pre-Servicing Agreements	1	2	2	1	0	0
Official Plan Amendments	1	2	3	3	1	2
Plans of Subdivision	1	1	2	3	0	0
Severance Applications				5	3	8

Site Plan Applications (in progress)

- Lot 5 VIP - Legend Rubber
- Harvest Apartments Simcoe St.
- Block 39 Westwinds Subdivision
- 172 Vienna Soprema
- 25 Maple Lane
- 1444 Bell Mill Side Road
- Langtry Blast Tec. (Lot 3 VIP)

BY-LAW SERVICES

Records indicate that by-law and property standard enforcement activities and occurrences are down slightly from the previous year. An increase in parking tickets issued was expected compared to previous years as a result of co-op staffing. A decrease in dog licenses are a result of an increase in early registration in November and December of 2023. These activities are noted in the table below.

By-Law Activity (Jan 1/24 – June 30/24)

Output Measures– Quantity		2019	2020	2021	2022	2023	2024
Parking Tickets Issued		382	190	134	252	596	889
Animal Tags Issued	Cats	1129	780	834	-	-	-
	Dogs	1909	1696	1902	1794	2039	1231
Enforcement – Complaints and Occurrences	Parking, Noise, Garbage, Taxi	-	-	78	123	158	164
	Property Stds, Zoning, Clean Yard, Sign, Fence, etc.	-	-	125	129	160	254
	Animal Control	-	-	122	102	121	87

By-Law Financial Impact

Financial records indicate that the By-Law sector has a surplus of \$35,356 at the end of Q2. The forecast for year end is to be on budget. A copy of the financial summary has been attached to this report.

DEPARTMENTAL TASKS/BUSINESS OBJECTIVES

2024 Business Plan Objectives

Objective	Target	Project Status
2024 Building Code Amendments – Notify/educate designers, contractor and general public	Q4	In Progress
Review Amanda/CloudPermit integration	Q3	In Progress
Host Annual Builder/Developer Information Forum	Q1	Completed
Host Backyard Project Permit Night	Q2	Completed
By-Law Implementation/Education – Parks By-Law , Right of Way By-Law	Q2 Q4	In Progress
Increase/Expand By-Law Enforcement Staffing/Services	Q4	In Progress
Implement & manage contract security for Tillsonburg Community Centre and surrounding property amenities.	Q4	Implementation completed in Q1; Management in progress
Review Site Plan By-Law including policies and guidelines	Q1 Q3	In Progress
Implement Planning Application Web Portal & Digital Service Delivery – County (carry over from 2023)	Q2 Q4	In Progress

Zoning By-Law Comprehensive Review	Q4	In Progress
Central Area Design Study – Review Façade Improvement Program and review Public Realm options	Q4	In Progress
Develop Additional Residential Unit (ARU) user guide(s)	Q1	Completed

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

- 2024 Q2 Budget vs Actuals – Building
- 2024 Q2 Budget vs Actuals - Protection