



Subject: 2024 – Q3 Department Results – Building, Planning, By-Law Services

Report Number: OPD 24-059

Department: Operations and Development Department

Submitted by: Geno Vanhaelewyn, Chief Building Official

Meeting Type: Council Meeting

Meeting Date: Thursday, November 14, 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 September 30, 2024.

DISCUSSION

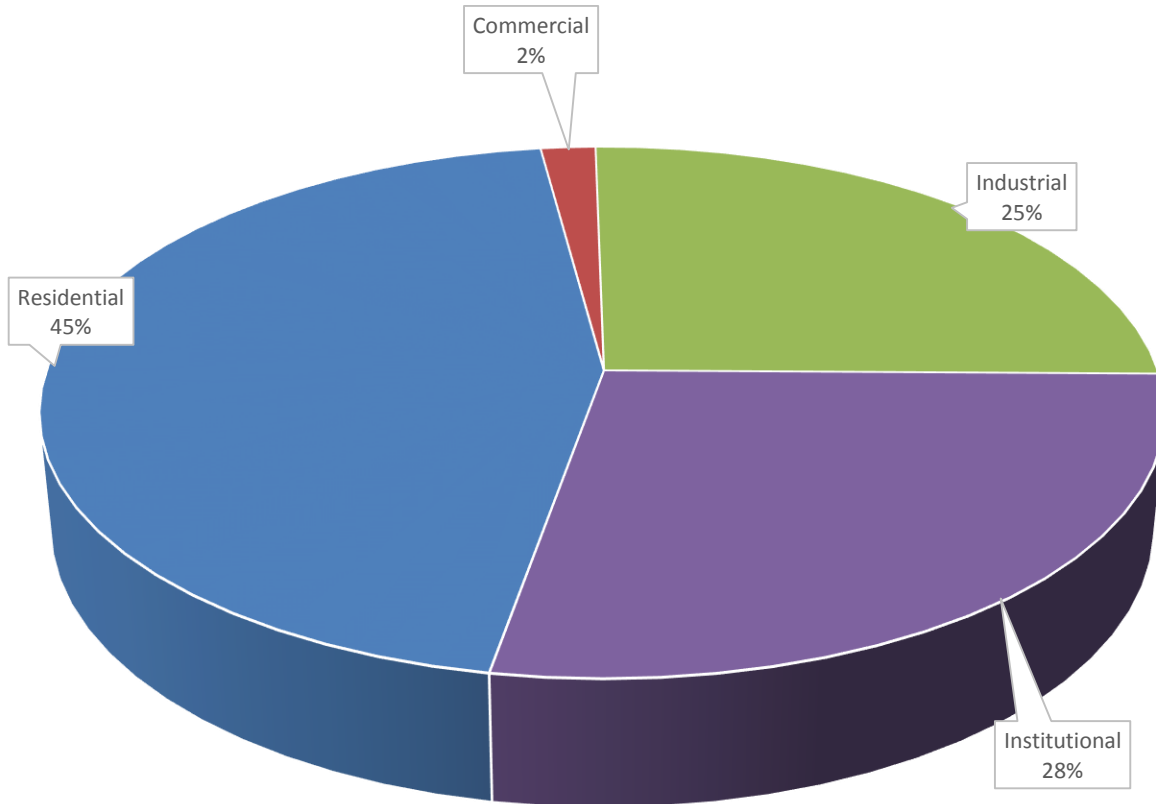
BUILDING SERVICES

Construction activity in the Town of Tillsonburg has dramatically increased in terms of overall permits issued and the total value of construction for the third quarter. Residential, industrial and institutional sectors have all experienced a major increase in activity while the commercial sector experienced a decrease. These statistics are noted in the tables that follow.

2024 – Building Permit Activity Overview - Q3 ending (Jan 1/24 – Sept 30/24)

Total Permits Issued	341
Total Construction Value	\$139,828,702
Total Permit Revenue	\$1,198,885

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



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

TYPE	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
Residential (Value)	37,280,328	38,343,997	92,343,383	68,698,650	22,219,845	63,092,930
Commercial (Value)	1,735,984	2,022,905	1,255,230	921,540	8,833,900	2,549,800
Industrial (Value)	357,747	3,781,580	3,980,059	14,289,500	1,266,000	35,623,972
Institutional (Value)	3,740,840	90,718	590,000	834,000	4,914,501	38,562,000
TOTAL	43,114,899	44,239,200	98,168,672	84,743,690	37,234,246	139,828,702

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

TYPE	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
Single Detached Dwellings	57	82	156	63	18	16
Townhouse Dwellings	-	-	145	94	29	82
Total Dwelling Units	225	125	305	166	55	239
Total All Permits	362	368	515	415	288	341

Low Density Residential Development (Jan 1/24 – Sept 30/24)

DEVELOPER	NUMBER OF SINGLE DETACHED & TOWNHOUSE DWELLINGS
Hayhoe Homes	76
Trevalli Homes Ltd	7
Oxnard Developments	9
Tillsonburg Developments Inc.	4
Misc.	8
Private	9
TOTAL	113

Inspection activity has maintained due to ongoing construction projects, new permit activity along with open permit audits.

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

Output Measures/Activity	2020	2021	2022	2023	2024
Building Inspections Completed	1782	2844	1760	2962	2223

Major Construction/Development Projects:

- 14 Harvest - 8 storey/132 unit apartment building
- 25 Maple Lane – new 160 bed long-term care.
- 1417 Bell Mill – new industrial.

- 1030 Progress Drive – Schep’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 & tenant fit-out.
- 45 Hardy Ave – Tillsonburg Community Ctr addition
- 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 \$548,887 at the end of Q3. The increase in activity and project value of construction is a direct result of the increase in revenue found in the financial records. The forecast for year end is to be on budget with a contribution to the Building Permit Obligatory Reserves.

PLANNING SERVICES

2024 Planning activity has experienced a slight increase compared to previous years. These activities are noted in the table below.

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

Output Measures/Activity	2019	2020	2021	2022	2023	2024
Minor Variance Applications	7	6	14	12	8	11
Zone Change Applications	7	8	8	14	6	14
Site Plan Formal Consultations	2	1	2	5	8	8
Site Plan Approvals	6	4	3	7	3	4
Site Plan Applications (in progress)	4	2	7	5	6	8
Subdivision Agreements	2	3	2	1	1	2
Pre-Servicing Agreements	1	2	2	2	0	2
Official Plan Amendments	1	2	3	3	2	2

Site Plan Applications (in progress)

- 55 Broadway – parking lot redesign & addition.
- Lot 3 Van Norman - Langtrey Blast Tec.
- Lot 5 VIP - Legend Rubber
- 172 Vienna - Soprema

OPD 24-059 2024 – Q3 Department Results – Building, Planning, By-Law Services

- Block 39 Westwinds Subdivision
- 14 Harvest - Harvest Apartments
- 1444 Bell Mill Side Road
- 2/4 Elm - East Elgin Concrete Forming
- 133 North St E – Townhouses (on hold - not included in count)

BY-LAW SERVICES

Records indicate that by-law/property standard enforcement activities and occurrences have increased from the previous years. An increase in parking tickets issued was expected compared to previous years as a result of additional permanent part-time staffing. These activities are noted in the table below.

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

Output Measures– Quantity		2019	2020	2021	2022	2023	2024
Parking Tickets Issued		466	209	247	473	786	1315
Animal Tags Issued	Cats	1301	879	-	848	-	-
	Dogs	2193	1929	1869	1962	2102	1318
Enforcement – Complaints and Occurrences	Parking, Noise, Garbage, Taxi	-	211	170	180	205	249
	Property Stds, Zoning, Clean Yard, Sign, Fence, etc.	-	177	214	213	294	441
	Animal Control	-	200	141	182	175	144

By-Law Financial Impact

Financial records indicate that the By-Law sector has a surplus of \$58,912 at the end of Q3. The forecast for year end is to be under 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	Completed
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 Q4	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

Director of Operations and Development

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

OPD 24-059 2024 – Q3 Department Results – Building, Planning, By-Law Services

- 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 Q3 Budget vs Actuals – Building
- 2024 Q3 Budget vs Actuals - Protection