

Report to Council

Report Title:	2018 Building Permit Comparisons		
Prepared By:	Terry Tuck		
Department:	Building and Zoning		
Date:	January 22, 2019		
Report Number:	BLDG2019-02	File Number:	C11BU
Attachments:	Municipality of Brockton, Town of Hanover, Municipality of Arran Elderslie, and Municipality of South Bruce 2018 Permit Activities		

Recommendation:

That the Council of the Municipality of Brockton hereby receives Report Number BLDG2019-02 - 2018 Building Permit Comparisons, prepared by Terry Tuck, Chief Building Official for information purposes.

Report:

Background:

Council has requested construction comparisons between the Town of Hanover, Municipality of Arran-Elderslie, and Municipality of South Bruce for the 2018 construction year. The three neighbouring municipalities appear to have seen growth over the last three years. Brockton's construction values have declined slightly over the same period. In short this is due to a lack of residential development lands.

Analysis:

Attached to this report are the three requested building permit reports submitted to me from Hanover, Arran Elderslie and South Bruce building departments, as requested by Council. Brockton's building statistics show a reduction in permit numbers and construction values over the last two years. This decline could be attributed to the lack of residential lots available for construction. It was not until September of 2018 that the JDR Subdivision opened with 45 single family lots, and the first of four house permits were issued. The Turner Subdivision was also working towards opening the last phase of their subdivision and approximately 39 residential lots for 2019. There is also pending expansion of residential lots west of the Westwood subdivision, however it will be some time before residential lots are available for construction in this area. Obviously the building department cannot predict how many single family construction permits will be issued in 2019, we are the last to know if someone is planning to construct. Since amalgamation in 1999 Brockton has issued permits for 402 single family homes, divide that number by 20 years it would be reasonable to predict 20 new homes could be constructed within Brockton, of the 20 single family homes, Walkerton could expect to see 10

single family homes. With the opening of two subdivisions it would not be unreasonable to expect 15 to 20 new homes constructed in Walkerton per year.

New livestock facilities construction values tend to be well over a million dollars, it is easy to understand why the number of new livestock facilities has dropped over the last few years. Commodity prices are not keeping pace with the financial burden of investing in livestock facilities.

Commercial and Institutional construction also tends to be big ticket projects elevating our construction values well above predictable numbers. Unfortunately we do not see consistent activity in this sector.

Single family homes year after year attribute to the majority of our construction value, while livestock facilities and commercial and institutional buildings influence the actual totals, these facilities tend to distort yearly statistics. If we have a strong housing market building permit numbers will also increase.

Therefore, it is important to work with developers and ensure infrastructure is in place for new housing developments to ensure residential lots are available to support continued growth.

Sustainability Checklist:

What aspect of the Brockton Sustainable Strategic Plan does the content/recommendations in this report help advance?

- Do the recommendations help move the Municipality closer to its Vision? Yes
- Do the recommendations contribute to achieving Cultural Vibrancy? Yes
- Do the recommendations contribute to achieving Economic Prosperity? Yes
- Do the recommendations contribute to Environmental Integrity? Yes
- Do the recommendations contribute to the Social Equity? Yes

Financial Impacts/Source of Funding:

- Do the recommendations represent a sound financial investment from a sustainability perspective? Yes

There are no budget implications as a result of this report.

Reviewed By:




Chief Financial Officer

Respectfully Submitted by:



Terry Tuck, Chief Building Official

Reviewed By:

A handwritten signature in black ink, appearing to read "Sanya All". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Chief Administrative Officer