



The Corporation of the Township of Huron-Kinloss

Staff Report

Report Title: June 2022 Monthly Building Report

Prepared By: Matt Farrell, Manager of Building and Planning/CBO

Department: Building and Planning

Date: Jul. 4, 2022

Report Number: BLDG-2022-07-13

File Number:

C11 – BLDG22

Attachments:

Recommendation:

That the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report Number BLDG2022-07-13 prepared by Matt Farrell, Building and Planning Manager/CBO

Background:

This is a monthly update of the building activity within the Township.

Discussion:

Permits Issued Between 01/06/2022 and 30/06/2022

| Permit Type | Permit Value | Permit Fee |
|--|-----------------------|--------------------|
| Additions to Existing Buildings | \$380,000.00 | \$2,700.00 |
| Building Renovations | \$30,000.00 | \$375.00 |
| Demolition Permit | \$0.00 | \$300.00 |
| Detached Accessory Buildings and Decks | \$294,000.00 | \$1,545.00 |
| New Farm Buildings and Additions | \$45,000.00 | \$1,208.00 |
| New Residential Buildings | \$4,916,000.00 | \$17,972.00 |
| Total | \$5,665,000.00 | \$24,100.00 |

Total Number of Permits: 28

Total Building Area: 43,039 square feet

| | 2022 Year to Date | 2021 Year to Date |
|------------------------------|--------------------------|--------------------------|
| Value of Construction | \$21,850,200.00 | \$31,808,630.00 |
| Fees | \$92,308.00 | \$145,230.00 |
| Number of Permits | 112 | 144 |

There were nine permits for single family dwellings in June, four in Point Clark, 4 in Crimson Oak, and one in the former Kinloss Township. To date in 2022, there have been 28 permits issued for new dwellings.

At the half-way point in the year, the Township is behind 2021 in construction value and permit totals, but we did not anticipate those numbers would continue. The volume we are seeing is still ahead of every other year recorded signifying a strong desire for people to build.

The largest decline is in the number of new dwellings being constructed. Last year we were at 58 dwellings at this point. We are still on track to have over 50 new dwelling units created which is well above our average, but we expect those to be concentrated along the lakeshore.

Supply chain issues, changes in material costs and shortages of labour are still issues affecting the construction sector. Some projects that were approved in 2021 are just getting started now and we may see a similar trend occur. The recent increase in lending rates have had an immediate impact on people's decisions whether to build or not.

Financial Impacts:

Permit numbers are not keeping pace with 2021 but are still much higher than prior years.

Strategic Alignment / Link:

We are a prosperous community that continues to grow in a sustainable manner by investing in infrastructure.

Respectfully Submitted By:

Matt Farrell, Manager of Building and Planning/CBO

Approved By:

Mary Rose Walden, Chief Administrative Officer