

BUILDING PERMITS & INSPECTIONS

SNAPSHOT
MEDIAN
FOR 2017

How much does it cost to process building permits & provide inspection services?

\$8.29/ per \$1,000 construction value
BLDG325M (EFFICIENCY)

578 new residential dwelling units created
BLDG221 (SERVICE LEVEL)

KEEP IN MIND:

Influencing Factors

Influencing factors can create variances in comparison data from year-to-year and from municipality-to-municipality.



Complexity

Size and technical complexity of permit applications and construction work



Economic Conditions

State of the local economy, interest rates and employment conditions can affect investment in building stock



Geography

More travel time and fewer inspections can result in higher costs per permit



Inspection Services

Nature of inspection process may vary



Legislative Changes

Revisions or new Acts and Regulations adds time to the review and inspection process



Municipal Policy

Varying permit requirements per jurisdiction

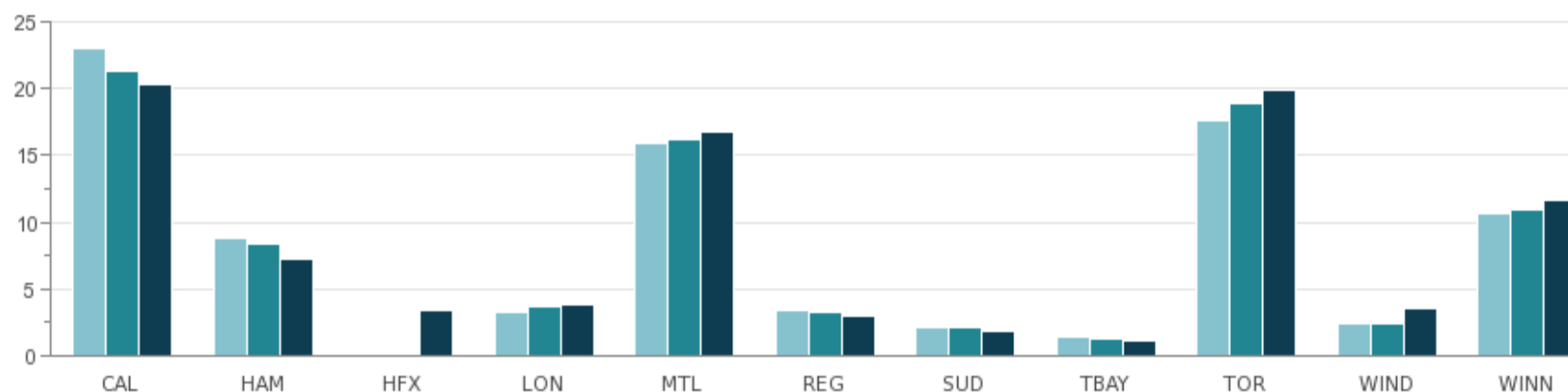
For a full description of influencing factors, please go to: www.mbnccanada.ca

Fig. 2.1 Number of Residential and ICI Building Permits Issued in the Fiscal Year

This measure includes residential and ICI (Industrial, Commercial and Institutional) building permits issued. Building Permits are defined as “permits required for construction” and are subject to the respective Building Code Act of each province.

IMPORTANT: The definition for this measure was changed to exclude “other building permits”. In most cases, the removal of “other building permits” was not material; however, the variance between 2017 results and that of prior years may be due to this change.

(In Thousands)



2015	23,063	8,857	N/A	3,165	15,847	3,343	2,031	1,307	17,584	2,358	10,654
2016	21,394	8,351	N/A	3,682	16,198	3,220	2,032	1,168	18,896	2,441	10,929
2017	20,353	7,155	3,439	3,865	16,741	2,974	1,809	1,068	19,865	3,580	11,669

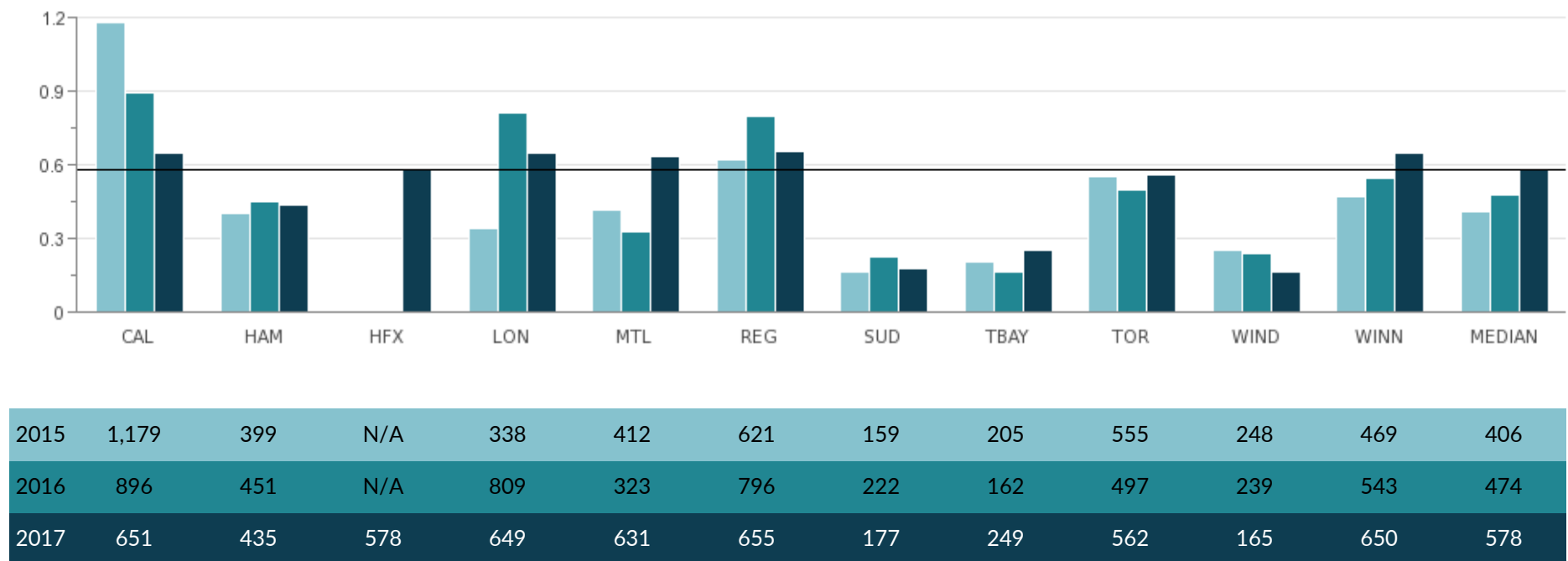
Source: BLDG206 (Statistic)

Windsor: The City experienced an increase in residential work, partly due to the basement flooding subsidy program.

Fig. 2.2 New Residential Units Created per 100,000 Population

This is an economic indicator that highlights development trends in a municipality. Typically, there is a correlation between the number of new residential dwelling units, population growth and the overall economic growth of a municipality.

(In Thousands)



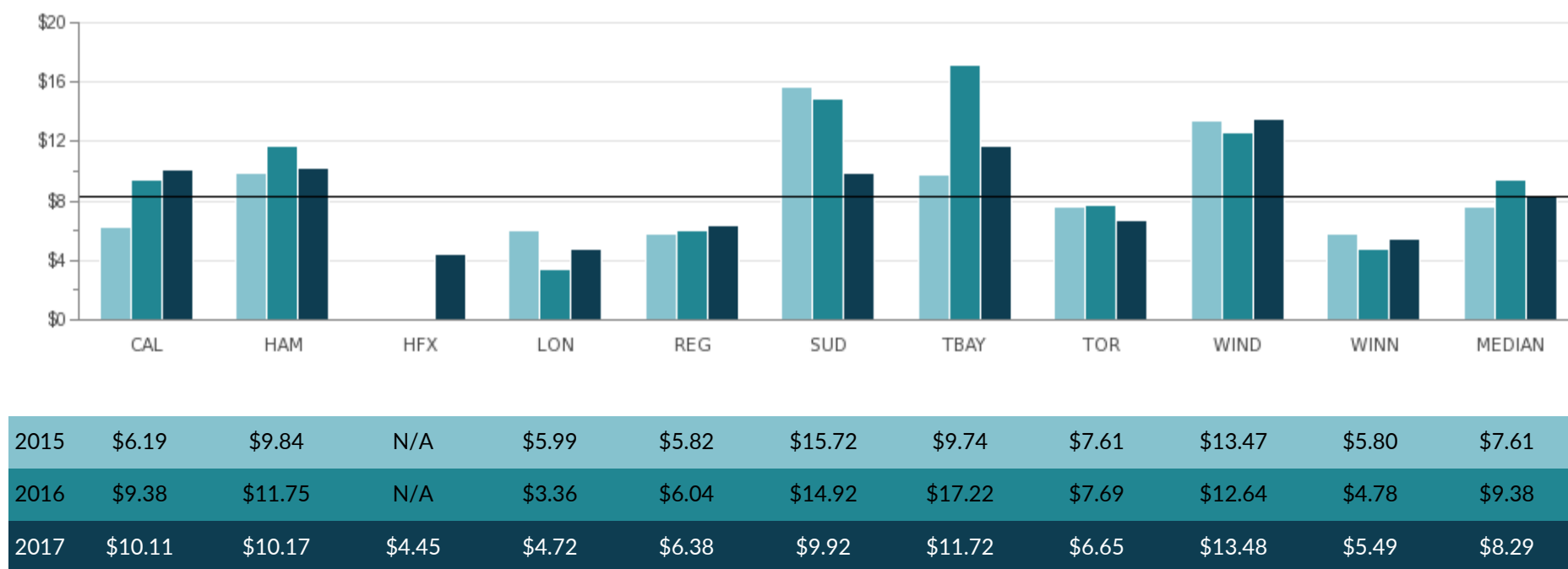
Source: BLDG221 (Service Level)

Windsor: There were fewer new residential units built in 2017 despite an increase in population

Fig. 2.3 Operating Cost of Building Permits and Inspection Services per \$1,000 of Residential and ICI (Industrial, Commercial and Institutional) Construction Value

This measure represents the operating costs associated with the provision of building permits and inspection services. The fluctuation in year over year results is impacted by the value of residential and ICI construction activity.

IMPORTANT: The definition for this measure was changed to exclude “other building permits”. In most cases, the removal of “other building permits” was not material; however, the variance between 2017 results and that of prior years may be due to this change.



Source: BLDG325M (Efficiency)

Montreal: Does not track data.

Sudbury: The result reflects near-double increase in construction value in 2017, mostly in mining sector.

PLANNING

SNAPSHOT MEDIAN FOR 2017

85%
**OF DEVELOPMENT
APPLICATIONS**
meet timeline
commitments

PLNG450 (CUSTOMER SERVICE)

TOTAL COST OF PLANNING

SINGLE TIER
\$24.85/per resident

UPPER TIER
\$8.60/per resident

PLNG250T (SERVICE LEVEL)

KEEP IN MIND:

Influencing Factors

Influencing factors can create variances in comparison data from year-to-year and from municipality-to-municipality.



Application Variables

Type, mix and complexity of applications received



Complexity

Scope and magnitude of applications received



Government Structure

Single-tier vs. Upper-tier municipalities



Legislation

Differences or variations in policy may impact applications



Organizational Form

Differing structures may affect data collection and comparability



Resources

Many municipalities are undertaking growth management studies, which impact workload and cost



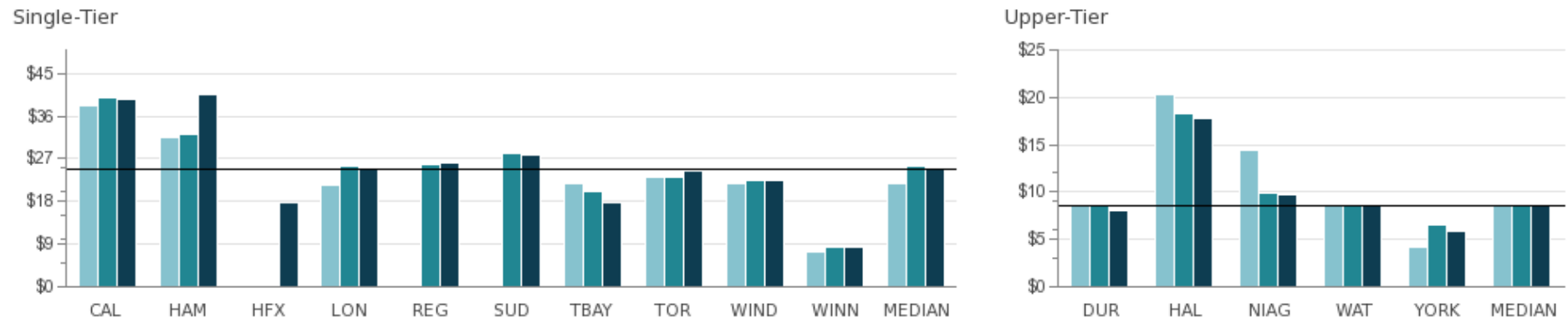
Timing

Process times vary based on application complexity and approvals

For a full description of influencing factors, please go to: www.mbncanada.ca

Fig. 24.1 Total Cost for Planning per Capita

This measure reflects the total cost to provide planning services. The amount spent on planning-related activities and application processing can vary significantly from municipality to municipality based on the types of applications, different organizational structures and legislation, and priorities established by local Councils.

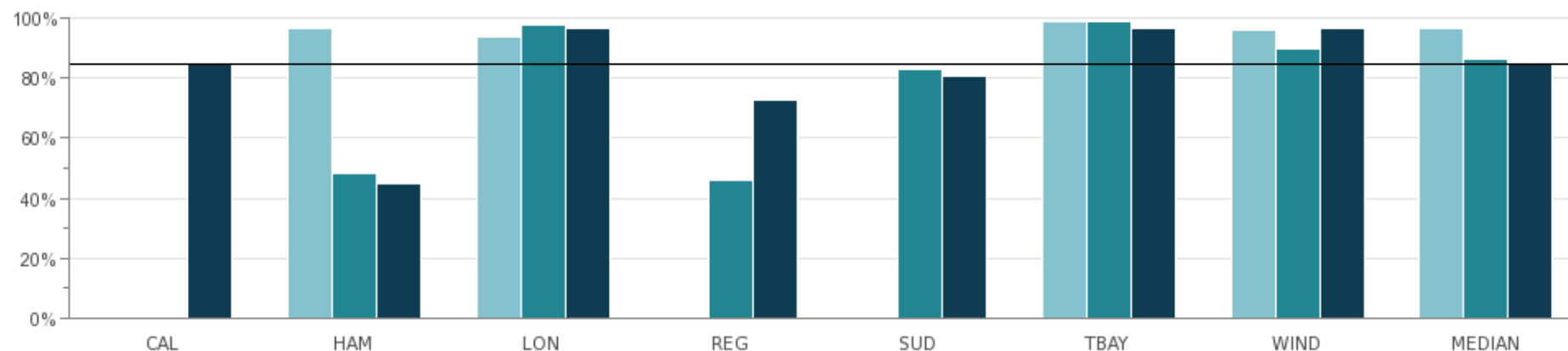


2015	\$38.31	\$31.38	N/A	\$21.36	N/A	N/A	\$21.81	\$23.06	\$21.71	\$7.42	\$21.81	\$8.47	\$20.25	\$14.41	\$8.76	\$4.17	\$8.76
2016	\$39.97	\$32.22	N/A	\$25.60	\$25.78	\$28.06	\$20.22	\$23.28	\$22.55	\$8.43	\$25.60	\$8.66	\$18.27	\$9.86	\$8.62	\$6.56	\$8.66
2017	\$39.54	\$40.58	\$17.91	\$25.29	\$26.03	\$27.94	\$17.61	\$24.40	\$22.30	\$8.44	\$24.85	\$8.08	\$17.73	\$9.70	\$8.60	\$5.92	\$8.60

Source: PLNG250T (Service Level)

Fig. 24.2 Percent of Development Applications Meeting Timeline Commitments

This measure shows the percentage of development applications that are processed and meet applicable timelines for single-tier municipalities only. Factors such as the volume and complexity of applications, revisions, and additional information and/or study requirements during consideration of applications received may affect the results.



2015	N/A	97%	94%	N/A	N/A	99%	96%	97%
2016	N/A	48%	98%	46%	83%	99%	90%	87%
2017	85%	45%	97%	73%	81%	97%	97%	85%

Source: PLNG450 (Customer Service)

Hamilton: The City adopted a new procedure that has resulted in an increase in the average number of days to meet the timeline commitments.

Toronto: Does not track data.