

Report to MSC
 September 9, 2024
Report Title: September Departmental Update

Department: Development Services
 Author's Name: Malcolm Norwood
 Position: Manager of Development Services
 File/Report #: DS 2024-23



RECOMMENDATION

Be it resolved that the Municipal Services Committee (MSC) recommends to Council that the Development Services Department Update including the Permit and Application Year to Year Comparison and the August 2024 Permit and Application Activity be received for information, as presented in MSC report DS-2024-23.

UPDATE ON OPERATIONS

Permit Activity – Year to Year Comparison (through end of August)

Rideau Lakes

Year	Building Permits Issued	Houses and Cottages	Septic Permits	Construction Value	Fees Collected
2014	201	27	38	\$10,794,649	\$184,788
2015	179	23	41	\$8,224,170	\$149,631
2016	237	36	56	\$14,946,561	\$269,630
2017	147	20	23	\$7,228,363	\$131,090
2018	202	22	55	\$9,186,896	\$188,710
2019	248	40	73	\$13,882,595	\$296,387
2020	226	34	81	\$13,748,710	\$289,555
2021	370	66	118	\$25,826,390	\$507,731
2022	267	47	70	\$24,131,148	\$475,947
2023	264	50	81	\$22,203,101	\$476,176
2024	210	32	67	\$25,682,034	\$425,100

Westport and Athens

Year	Building Permits Received	Construction Value	Fees Collected
2014	25	\$1,357,060	\$21,206
2015	29	\$979,272	\$16,021
2016	38	\$2,096,376	\$33,548
2017	56	\$2,592,931	\$44,594
2018	53	\$3,532,401	\$63,297
2019	35	\$1,882,376	\$34,897
2020	50	\$1,905,638	\$32,711
2021	56	\$7,009,367	\$122,562
2022	44	\$58,794,675	\$373,787
2023	37	\$2,996,268	\$61,988
2024	49	\$4,273,346	\$89,395

Planning Applications

Application	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Minor Variances	17	20	21	17	25	15	16	37	23	15	21
Site Plans	34	31	36	38	35	47	39	55	48	4	36
Severances	21	15	12	20	22	15	23	25	31	42	43
New Lots Created	4	13	7	9	6	9	4	19	22	18	28
Zoning Amendments	6	8	6	8	8	6	8	14	11	9	13
Zoning Certificates	6	9	8	7	10	12	17	13	6	5	22

Monthly Building Permit Activity
Building Stats - August 2024

Rideau Lakes			
Type of Construction	Number	Total Construction Value	Permit Fee Total
New Multi-Dwelling Complex	0	\$0.00	\$0.00
New Single Family Dwelling	5	\$2,345,760.00	\$45,302.56
Alterations/Additions to SFD	0	\$0.00	\$0.00
Demolition of SFD	0	\$0.00	\$0.00
New Seasonal Dwelling	0	\$0.00	\$0.00
Alterations/Additions to Seasonal	3	\$382,232.00	\$9,288.29
Demolition of Seasonal Dwelling	0	\$0.00	\$0.00
New Additional Residential Unit	0	\$0.00	\$0.00
New Sleeping Cabin	0	\$0.00	\$0.00
New Mobile Home	0	\$0.00	\$0.00
New Septic	8	\$15,000.00	\$5,752.00
New Septic Tank/Replacement	3	\$0.00	\$1,078.50
New Accessory/Garage	2	\$110,000.00	\$2,035.00
Alteration/Addition to Accessory	0	\$0.00	\$0.00
Demolition of Accessory	2	\$5,000.00	\$370.00
New Boathouse	0	\$0.00	\$0.00
Demolition of Boathouse	0	\$0.00	\$0.00
New Woodstove	0	\$0.00	\$0.00
Demolition of School Portable	0	\$0.00	\$0.00
New Institutional	0	\$0.00	\$0.00
Alteration/Addition to Institutional	0	\$0.00	\$0.00
New Commercial	1	\$100,000.00	\$2,028.00
Alterations/Addition to Commercial	0	\$0.00	\$0.00
Demolition of Commercial	0	\$0.00	\$0.00
Pool Enclosure	0	\$0.00	\$0.00
New Decks	2	\$4,762.41	\$555.00
Change of Use	1	\$40,000.00	\$1,480.00
Solar Farm/Roof Mounted Solar Panels	0	\$0.00	\$0.00
TOTAL	29	\$23,046,691	\$68,777

Athens			
Type of Construction	Number	Total Construction Value	Permit Fee Total
New Single Family Dwelling	1	\$850,000.00	\$16,157.00
Alteration/Addition to Single Family Dwelling	0	\$0.00	\$0.00
Demolition of Single Family Dwelling	0	\$0.00	\$0.00
New Seasonal Dwelling	0	\$0.00	\$0.00
Alteration/Addition to Seasonal Dwelling	0	\$0.00	\$0.00
Demolition of Seasonal Dwelling	0	\$0.00	\$0.00
New Garage/Accessory	1	\$60,000.00	\$1,110.00
Addition/Alteration to Accessory	0	\$0.00	\$0.00
Demolition of Accessory	0	\$0.00	\$0.00
New Deck	0	\$0.00	\$0.00
New Septic	0	\$0.00	\$0.00
New Woodstove	0	\$0.00	\$0.00
Alteration/Addition to Commercial/Institutional	1	\$0.00	\$0.00
New In-ground/Above Ground Pool	1	\$0.00	\$339.00
TOTAL	4	\$910,000	\$17,606

Westport			
Type of Construction	Number	Total Construction Value	Permit Fee Total
New Single Family Dwelling	2	\$509,917.50	\$10,170.47
Demolition of SFD	0	\$0.00	\$0.00
Addition/Alteration to SFD	2	\$127,000.00	\$2,560.00
Alterations to Institutional	0	\$0.00	\$0.00
New Commercial Accessory	0	\$0.00	\$0.00
Addition/Alteration to Commercial	0	\$0.00	\$0.00
Demolition of Commercial	0	\$0.00	\$0.00
New Accessory/Garage	0	\$0.00	\$0.00
Demolition of Accessory	0	\$0.00	\$0.00
Demolition of Institutional (Convent)	0	\$0.00	\$0.00
New Deck	1	\$1,200.00	\$185.00
New Septic	0	\$0.00	\$0.00
New Woodstove	0	\$0.00	\$0.00
TOTAL	5	\$638,117	\$12,915

August 2024 Dwelling Statistics

Dwelling Type	On Waterfront	Not on Waterfront
Single Family	3	2
Seasonal Dwellings	0	0
Multi-unit Dwellings	0	0

August 2024 Dwelling Statistics by Ward

Dwelling Construction by Ward	B & SB	NC & N	SC	SE
On Waterfront	1	0	1	1
Not on Waterfront	0	0	0	2

August 2024 Enforcement Statistics

of Issued Orders under OBC
2
Fines for Building Without a Permit
\$0

August 2024 Development Charges

Rideau Lakes Development Charges N/A – Awaiting Consolidation from Treasury
Education Development Charges N/A – Awaiting Consolidation from Treasury

August 2024 Planning Application Activity

	August
Site Plan Applications	6
Minor Variance Applications	5
Severances	3
<i>including: i. new lots</i>	2
<i>ii. lot additions</i>	1
<i>iii. rights-of-w/easements</i>	0
Zoning Amendments	2
Zoning Certificates	3

FINANCIAL IMPLICATIONS

None known.

ATTACHMENTS

None

__e-signed_____
NAME: Malcolm Norwood
Position: Manager of Development Services

September 5, 2024
DATE

__e-signed_____
NAME: Shellee Fournier
Position: CAO

September 5, 2024
DATE