



2024 to 2027 Business Plan

Service: Building Approvals

\$8.60

Annual cost for the
average rate payer
(2024 to 2027)

0.22%

Of the 2024 to 2027
City of London Net
Property Tax
Supported Budget

Who we are:

- Building Approvals serves the building industry and the public through building permit issuance and related inspections.

What we do:

- Building Approvals contributes towards the protection of public health and safety by ensuring compliance with the Building Code Act, Ontario Building Code and other applicable law primarily in support of a reliable infrastructure.

Why we do it:

- **Mandatory** – Pursuant to Section 3.1 of the Building Code Act (BCA), municipalities are mandated the responsibility to enforce the BCA and in doing so, are required to appoint a Chief Building Official and such inspectors under Section 3(2) of the BCA.

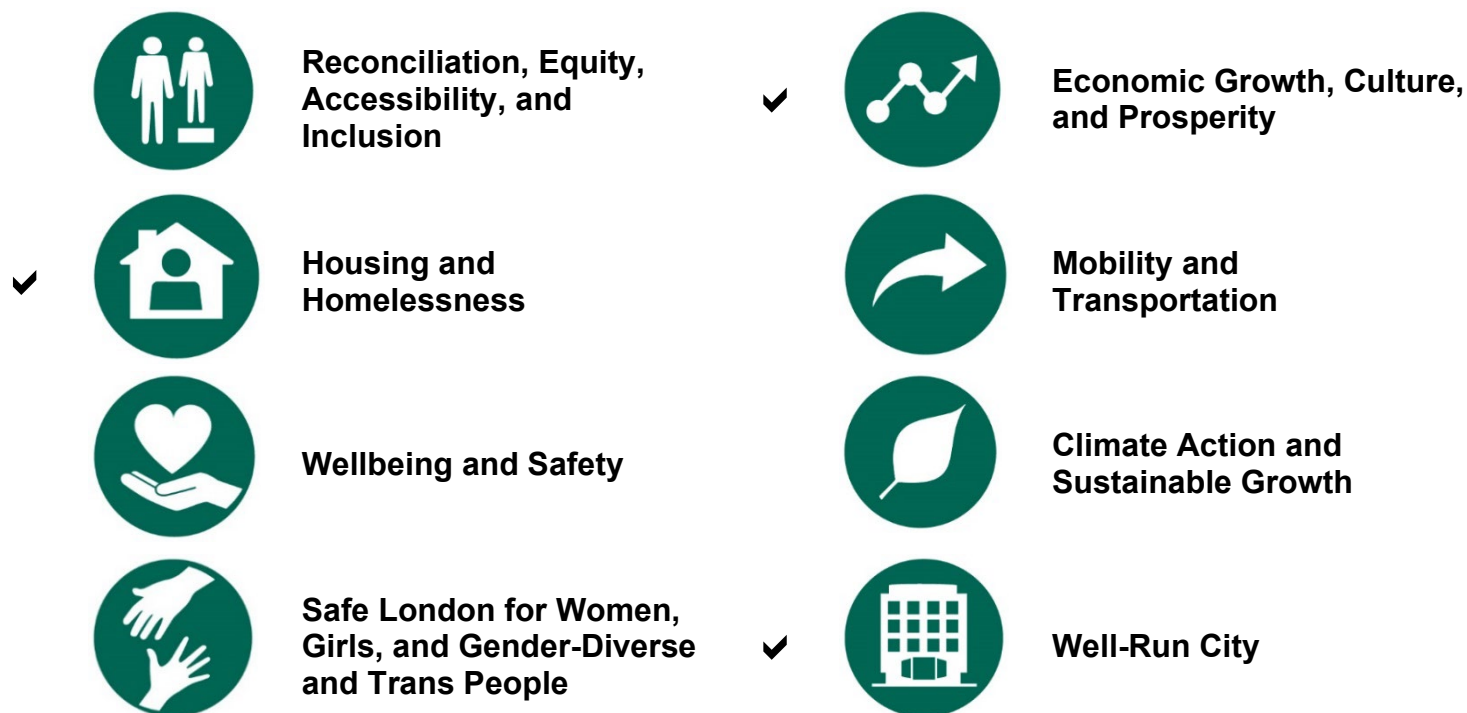
The following table provides an overview of the budget for this service:

Budget Summary (\$000's)	2024	2025	2026	2027	2024 to 2027 TOTAL
Gross Operating Expenditures	\$12,076	\$12,800	\$13,085	\$13,085	\$51,046
Other Revenues	-\$10,451	-\$10,859	-\$10,920	-\$10,880	-\$43,110
Net Tax Levy Supported Operating Budget	\$1,625	\$1,941	\$2,165	\$2,205	\$7,936
Total Capital Expenditures	\$0	\$0	\$0	\$0	\$0
Full-Time Equivalents (FTE's)	91.7	90.2	94.2	94.2	N/A

Reflects 2024 to 2027 adopted City budget as of December 1, 2025.

Linkage to the 2023 to 2027 Strategic Plan

This service supports the following Strategic Areas of Focus in the 2023 to 2027 Strategic Plan:



Environmental, Socio-economic Equity and Governance (ESG) Considerations

Environmental, Socio-economic Equity and Governance Profile for this service:

Environmental:

- This Business Plan does not include any new greenhouse gas emission sources or increased emissions from existing sources.
- This Business Plan is not expected to have any impact on greenhouse gas emissions in the community.
- This Business Plan is not expected to have any impact on community adaptation and resilience.

Socio-economic Equity:

- This Business Plan is not expected to have any Socio-economic Equity Impact.

Governance:

- This Business Plan is directly connected and supports the requirements under Provincial regulation (Ontario Building Code Act).
- Metrics to be used will be the number of building permits issued as well as the number of residential units associated with the issued building permits. The City of London has made a commitment to the Provincial government with respect to meeting the 47,000 unit target by 2031.
- There would be a risk of non-compliance with statutory requirements should the Service not receive appropriate funding.

The following section provides an overview of the key activities the service plans to undertake from 2024 to 2027 to implement the Corporation's 2023 to 2027 Strategic Plan, as well as an overview of the risks and challenges the service is anticipated to experience during this period:

Service Highlights 2024 to 2027

- Full implementation of electronic permit application submissions, reviews and issuance.
- Enhancements to the online Building portal providing additional explanatory material.
- Streamline the permit processing process for applications resulting in the creation of residential units.
- Continuous improvement implementation of permit processing and inspection processes.

Risks and Challenges Anticipated in 2024 to 2027

- Recruitment and retainment of building officials. Province-wide shortage of qualified building official applicants – succession planning issues.
- Ongoing legislative changes pertaining to the Building Code Act and maintenance requirements and reports for existing buildings.
- Ensure all staff maintain or upgrade their Provincial qualifications as required by the Ministry of Municipal Affairs.

Contact:

- Scott Mathers, Deputy City Manager, Housing and Community Growth
- 519-661-CITY (2489) Extension 4430
- smathers@london.ca