



## The Corporation of the Town of Tecumseh

Development Services

**To:** Mayor and Members of Council

**From:** Brian Hillman, Director Development Services

**Date to Council:** August 8, 2023

**Report Number:** DS-2023-16

**Subject:** 2023 Six Month Building Services Permit Report

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### Recommendations

It is recommended:

**That Report DS-2023-16, entitled “2023 Six Month Building Services Permit Report,” be received.**

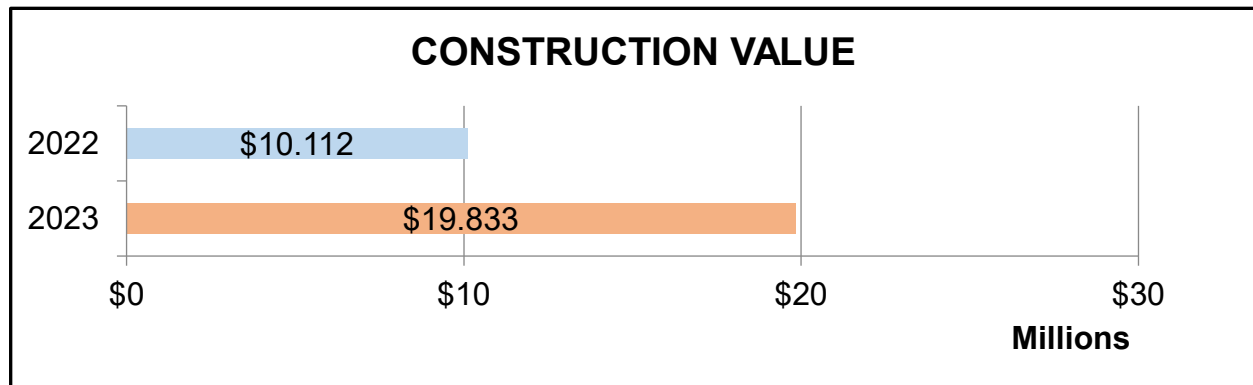
### Background

This Report summarizes the permits issued and permits closed for the first six months of 2023 and compares the values for the same period of the previous year.

### Comments

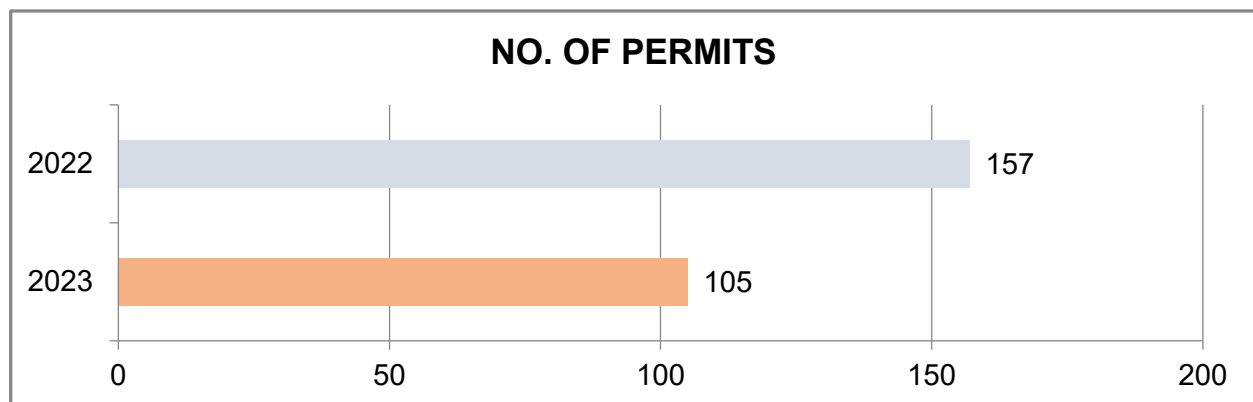
#### Construction Value

The following chart summarizes the reported construction value of permits for the period. Construction value was reported at \$20,132,837, which is up by \$10,020,837 or 99 percent over last year. The value of construction is based on a mix of different types of permits that have been issued, which include non-residential buildings and industrial building expansions. These types of permits have driven the construction value up in the first six months. This is the primary reason for the higher value than last year at this time.



### Number of Permits

The following chart summarizes the total number of permits issued for the period. The number of permits is down 52 units or 33 percent over last year for the first six months of the year.



### Permit Types

The following chart summarizes the number of permits issued by type for the first six months of 2022 and 2023. A total of 3 new single dwelling unit permits were issued and 5 additional residential units (ARU). The balance of the permits is a mix of additions to residential and non-residential buildings, renovations and municipal (non-Building Code) permits (fence and pools).

<b>Permits</b>		
Types of Permits	No of Permits	
	2023	2022
New Residential Buildings	3	5
Additional Residential Units (ARUs)	5	0
New Multi-Residential Buildings	0	0
Residential Additions and Improvements	27	57
New Non-Residential Buildings	0	1
Non-Residential Additions and Improvements	22	23
Swimming Pools	12	40
Lot Grading	4	0
Fences	16	17
Signs	6	7
Demolitions	10	7
<b>Totals</b>	<b>105</b>	<b>157</b>

### **Closing of Open Permits**

The Building Services Division has initiated the important task of closing outstanding permits to reduce the Town's liability. In the first six month of 2023, 430 outstanding permits were closed. The closing of a permit involves property file review, site inspection(s) and ultimately formal closing of the permit once outstanding works are completed to the Town's satisfaction. This work needs to continue and will therefore necessitate the ongoing dedication of staff resources.

<b>Types of Permits</b>	<b>January</b>	<b>February</b>	<b>March</b>	<b>April</b>	<b>May</b>	<b>June</b>	<b>6-Month Total</b>
New Residential Buildings	1	4	4	1	9	10	29
Additional Residential Units							0
New Multi-Residential Buildings	1		28			5	34
Residential Additions and Improvements	19	29	31	6	15	13	113
New Non-Residential Buildings		2	5	10			17
Non-Residential Additions/Improvements	5	15	8	2	2	1	33
Septic Permits	5	4	8	1			18
Swimming Pools	2	4	7	3	2	3	21
Lot Grading		1					1
Fences	27	54	18		2		101
Signs	8	12				1	21
Demolitions	2	3	1	4			10
Tents	9	7	9		4	3	32
<b>Monthly Total</b>	<b>79</b>	<b>135</b>	<b>119</b>	<b>27</b>	<b>34</b>	<b>36</b>	<b>430</b>

## Consultations

None

## Financial Implications

Total permit fee revenue for the period is reported at \$124,478.17 which is 13% of the total budgeted amount of \$934,000. The current market conditions and high interest rates have had a significant impact on building permit and general development activity across the province to date in 2023. This has caused a lower-than-expected volume of new housing starts and an overall stall on many development projects. However, the Town is anticipating an increase in residential permits in the next six-month period as Phase One of the Oldcastle Heights residential subdivision comes online. In addition, there is an anticipated increase in non-residential permits in the last quarter of the year given the Castle Gate Towers Business Park (northeast of 8<sup>th</sup> Concession Road and County Road 46 intersection) is likely to be serviced by that time.

## Link to Strategic Priorities

Applicable	2019-22 Strategic Priorities
<input type="checkbox"/>	Make the Town of Tecumseh an even better place to live, work and invest through a shared vision for our residents and newcomers.
<input type="checkbox"/>	Ensure that Tecumseh's current and future growth is built upon the principles of sustainability and strategic decision-making.
<input type="checkbox"/>	Integrate the principles of health and wellness into all of Tecumseh's plans and priorities.
<input checked="" type="checkbox"/>	Steward the Town's "continuous improvement" approach to municipal service delivery to residents and businesses.
<input type="checkbox"/>	Demonstrate the Town's leadership role in the community by promoting good governance and community engagement, by bringing together organizations serving the Town and the region to pursue common goals.

## Communications

Not applicable

Website

Social Media

News Release

Local Newspaper

This report has been reviewed by Senior Administration as indicated below and recommended for submission by the Chief Administrative Officer.

Prepared by:

Peter Valore, CBO  
Manager Building Services & Chief Building Official (CBO)

Reviewed by:

Brian Hillman, MA, MCIP, RPP  
Director Development Services

Recommended by:

Margaret Misek-Evans, MCIP, RPP  
Chief Administrative Officer

<b>Attachment Number</b>	<b>Attachment Name</b>
None	None