



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 13, 2024

Report Number: DS-2024-28

Subject: 2024 Six Month Building Services Permit Report

Recommendations

It is recommended:

That Development Services Report DS-2024-28 entitled “2024 Six Month Building Services Permit Report” **be received.**

Background

This Report summarizes the permits issued for the first six months of 2024 (January to June) and compares the values of the same period of the previous year.

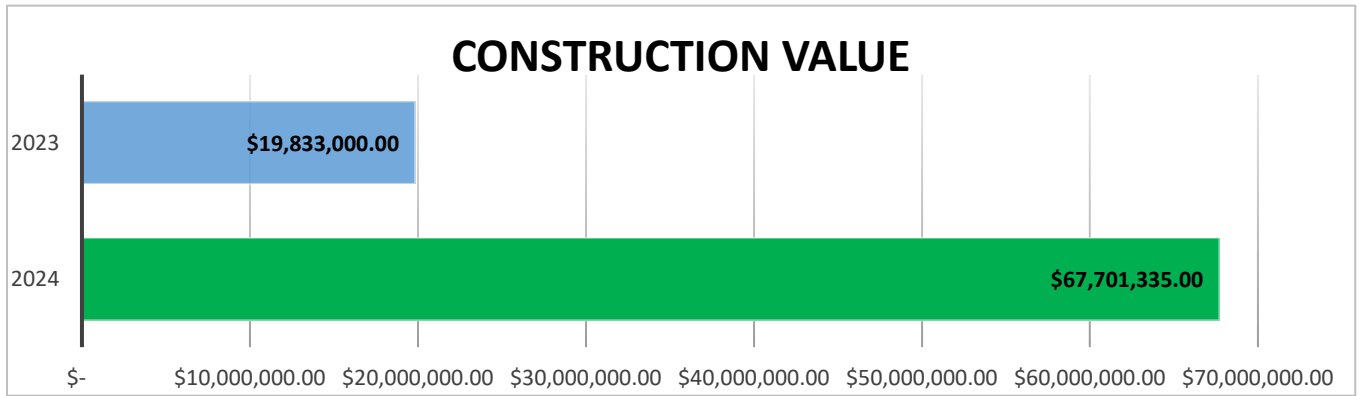
Comments

Construction Value

The following chart summarizes the reported construction value of permits for the period. Construction value was reported at \$67,701,335, which is up by \$47, 868, 335 or a 241% increase compared to this time last year. This is primarily due to the fact that multiple commercial and industrial building permits were issued within the first six months of 2024. Given the significant size of these construction projects, building inspections will be ongoing over the next year. The Building Department has also been

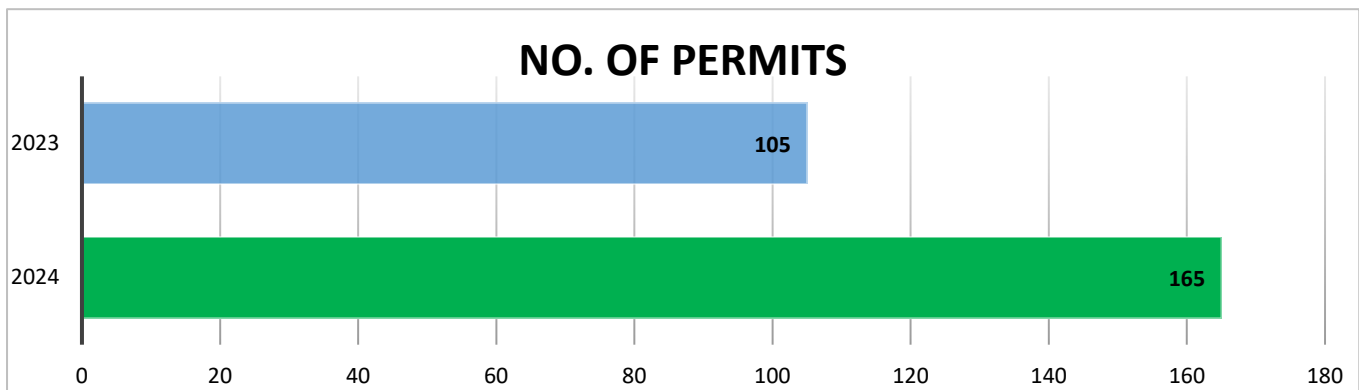
busy throughout this period by doing the important work of closing out 319 historical permits.

The following two charts provide indicators of improving economic conditions.



Number of Permits

The following chart summarizes the total number of permits issued from January 2024 to the end of June 2024. The number of permits is up by 57% over last year at this time.



Permit Types

The following chart summarizes the number of permits issued by type for the first six months of 2023 and 2024. A total of 165 permits were issued. Housing starts continue to struggle and remain lower than expected. This is mainly due to high interest rates; however, additional new residential permits are anticipated before year-end.

Permits		
Types of Permits	No of Permits	
	2024	2023
New Residential Buildings	3	3
New Multi-Residential Buildings	0	0
Additional Residential Units	6	5
Residential Additions and Improvements	33	27
New Non-Residential Buildings	5	0
Non-Residential Additions and Improvements	27	22
Swimming Pools	15	12
Miscellaneous (Lot Grading, Fences, Signs, Sewer/Septic, Tents)	66	24
Demolitions	10	10
Totals	165	103

Consultations

None

Financial Implications

Total permit fee revenue for the period is reported at \$355,841.79 which is 43% of the total budgeted amount of \$789,821.

Link to Strategic Priorities

Applicable	2023-2026 Strategic Priorities
<input type="checkbox"/>	Sustainable Growth: Achieve prosperity and a livable community through sustainable growth.
<input type="checkbox"/>	Community Health and Inclusion: Integrate community health and inclusion into our places and spaces and everything we do.
<input checked="" type="checkbox"/>	Service Experience: Enhance the experience of Team Tecumseh and our citizens through responsive and respectful service.

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

Attachment Number	Attachment Name
None	None