



The Corporation of the Town of Tecumseh

Development Services

To: Mayor and Members of Council
From: Brian Hillman, Director Development Services
Date to Council: February 25, 2025
Report Number: DS-2024-04
Subject: 2024 Year End Permit Report

Recommendations

It is recommended:

That Development Services Report No. DS-2025-04, "2024 Year End Permit Report", **be received.**

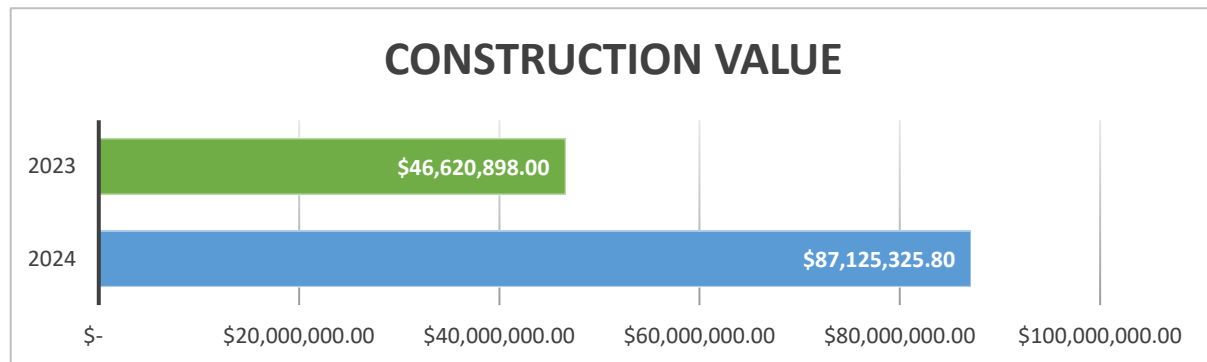
Background

The report summarizes the total permits issued for the year 2024 (January-December) and compares the values of the same period of the previous year.

Comments

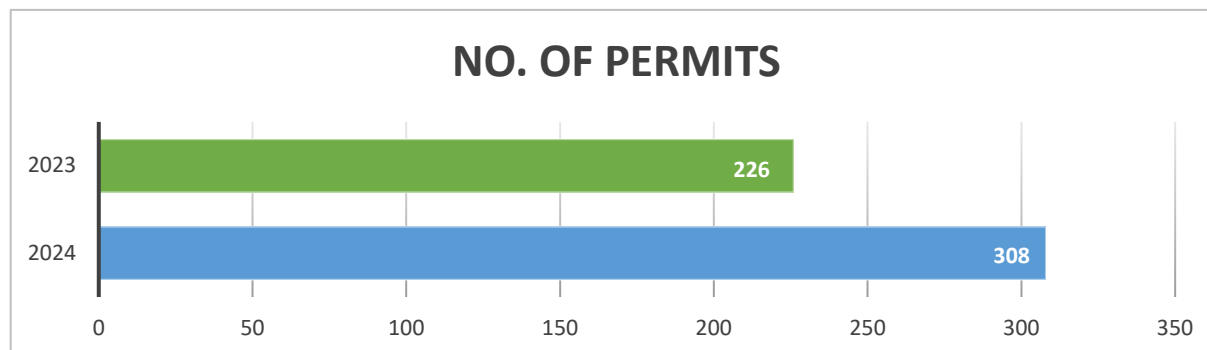
1. Construction Value:

The following chart summarizes the reported construction value of permits for the year ending 2024. The total construction value was \$87,125,325.80, reflecting an increase of \$40,504,427 (87%) from the 2023 value of \$46,620,898. This significant growth in construction value was partially attributed to an increase in development as a result of the continued reduction in interest rates by the Bank of Canada. Notable projects include the ongoing construction of four multi-unit suites on Lesperance Road and the major commercial development of the Marriott Towne Place Suites hotel. Additionally, a significant redevelopment project in the Tecumseh Main Street core was initiated. Building Services has also issued multiple permits for industrial developments and additions, contributing to a well-diversified and balanced approach to overall development.



2. Number of Permits:

The following chart summarizes the total number of permits issued for the period, which is up from 2023 by 82 permits or 36%. The numbers are heading in the right direction after a prolonged period of high interest rates.



3. Permit Types:

The following chart summarizes the number of permits issued by type for the period. A total of 28 new single and multi dwelling unit permits were issued, which is 17 more dwelling units than 2024. New housing starts were slow to start in 2024, however Phase One of the Oldcastle Heights subdivision was approved for permits in late 2024 and several new homes and townhome permits have been issued. Approximately 12,979 square feet of industrial floor space was added to our inventory across several projects in 2024.

Permits	2024	2023
Types of Permits		
New Residential Dwellings	14	11
New Multi-Residential Buildings (24 Units)	4	0
Additional Residential Buildings (ARU's)	4	7
Residential Additions and Improvements	71	65
New Non-Residential Buildings	5	9
Non-Residential Additions and Improvements	37	51
Swimming Pools	31	19
Miscellaneous (Lot Grading, Fences, Signs, Sewer/Septic, Tents)	122	50
Demolitions	20	14
Total # of new dwelling units	28	11
Totals # of building permits issued	308	226

4. Cloudpermit Update:

Building Services has been utilizing the new Cloudpermit system over the past year for the submission of building permit applications, the scheduling of inspections, and the means of communicating and documenting the results of inspections with applicants. There has been a substantial increase in community engagement with this online portal. While some users are still adjusting to the technology, our administrative team is committed to providing personalized support, walking applicants through the process, and accommodating their needs whenever possible. This new software has already made a significant impact, and we continue to refine our processes and identify efficiencies to further enhance our service delivery.

Consultations

Financial Services

Financial Implications

The total permit fee revenue for the period reported is \$609,325, which is \$180,496 or 23% lower than the budgeted amount of \$789,821. Despite the shortfall in permit fee revenue, the department anticipates a year-end operating surplus of approximately \$8,000, which would be transferred to the Building Reserve Fund. The Building Reserve Fund was in a deficit position at 2023 year-end of \$397,000.

Reserve Funds of this nature typically carry surplus balances, where surpluses can be used to supplement years of low permit revenue. It is not uncommon for Reserve Funds of this nature to fall into a deficit balance from time to time, however over the long-term, Reserve Funds of this nature should typically have a surplus balance. The current development outlook for the Town is favourable and it is anticipated that this deficit position will be corrected in the near term.

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:

Tom Kitsos, CPA, CMA, BComm
Director Financial Services & Chief Financial Officer

Reviewed by:

Brian Hillman, MA, MCIP, RPP
Director Development Services

Reviewed by:

Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

Attachment Number	Attachment Name
None	None