



## **The Corporation of the Town of Tecumseh**

Development Services

**To:** Mayor and Members of Council

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

**Date to Council:** Tuesday, August 12, 2025

**Report Number:** DS-2025-19

**Subject:** 2025 Six Month Building Services Permit Report

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### **Recommendations**

It is recommended:

**That** Report DS-2025-19 entitled “2025 Six Month Building Services Permit Report” **be received.**

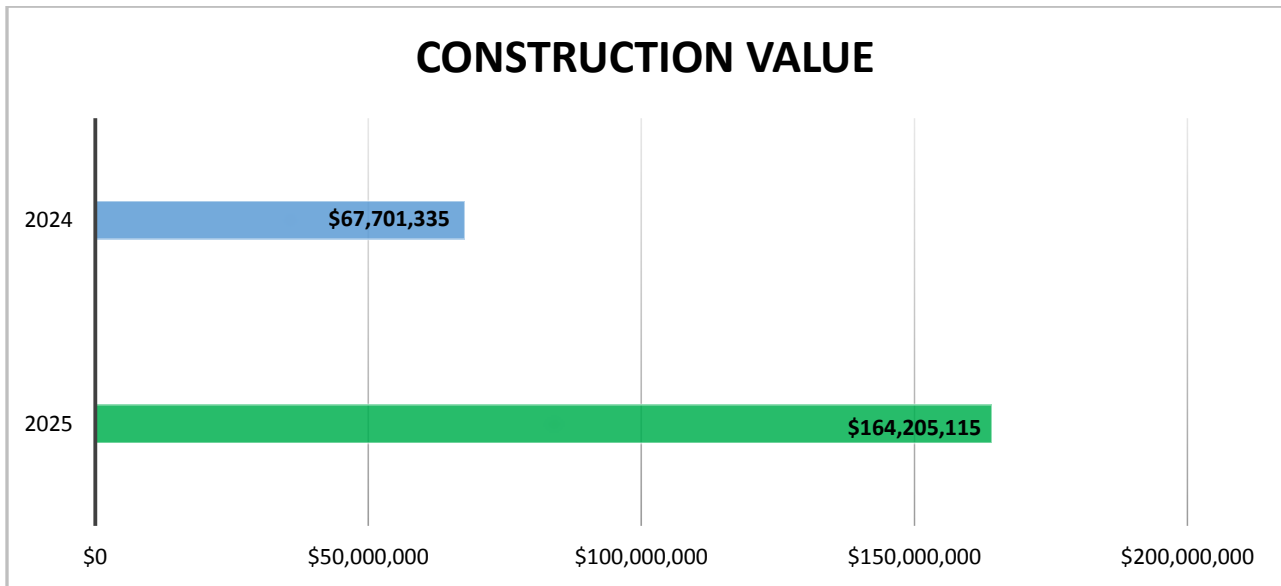
### **Background**

This Report summarizes the permits issued for the first six months of 2025 (January to June) and compares the values of the same period of the previous year.

### **Comments**

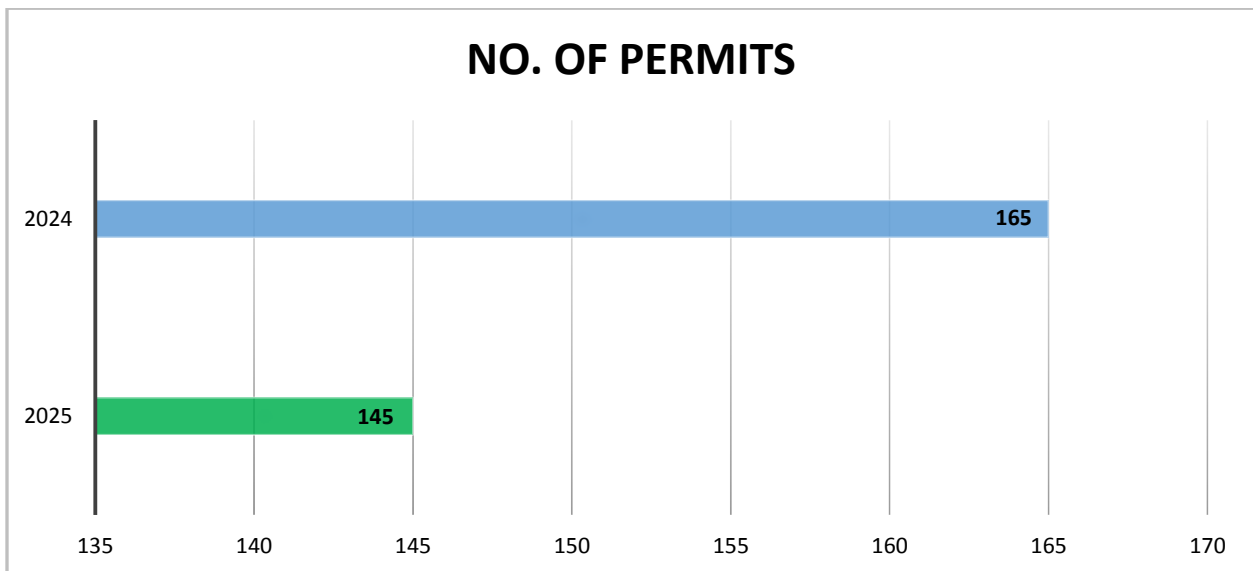
#### **1. Construction Value**

The following chart summarizes the reported construction value of permits for the first six-month period of 2025. Construction value was reported at **\$164,205,115**, which is up by **\$96,503,780** or a **142%** increase compared to this time last year. This increase is largely due to the two Fuze apartments, totalling 332 dwelling units and located in the Manning Road Secondary Plan area.



## 2. Number of Permits

The following chart summarizes the total number of permits issued for the period, which has decreased by 20 permits or 12% compared to last year. However, it is important to note that the construction value of the permits in 2025 is significantly higher than the same period in 2024 due to larger sized and more complex projects.



## 3. Permit Types

The following chart summarizes the number of permits issued by type for the period. Of the 145 permits issued, 24 were for residential development that resulted in a total of 359 dwelling units. One permit was issued for an Additional Residential Unit (ARU).

Housing starts continued to move in a positive direction, with a greater diversity of housing types being introduced.

Permits		
Types of Permits	No of Permits	
	2025	2024
New Residential Buildings	21	3
New Multi-Residential Buildings	3 BLDG (338 units)	0
Additional Residential Units	1	6
Residential Additions and Improvements	29	33
New Non-Residential Buildings	0	5
Non-Residential Additions and Improvements	16	27
Swimming Pools	13	15
Miscellaneous (Lot Grading, Fences, Signs, Sewer/Septic, Tents)	53	66
Demolitions	9	10
<b>Totals</b>	<b>145</b>	<b>165</b>

## Consultations

None

## Financial Implications

Total permit fee revenue for the period is reported at \$654,702, which is 92% of the total budgeted amount of \$715,000.

## Link to Strategic Priorities

Applicable	<a href="#">2023-2026 Strategic Priorities</a>
<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

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