



Subject: 2025 Q4 Department Results – Building, Planning & By-Law Services

Report Number: OPD 26-013

Department: Operations and Development Department

Submitted by: Geno Vanhaelewyn, Chief Building Official

Meeting Type: Council Meeting

Meeting Date: Monday, April 13, 2026

RECOMMENDATION

Report recommendation contained within the omnibus motion for all Department results reports.

BACKGROUND

This report contains information on Building, Planning and By-Law annual activity volumes, trends over time, financials and updates on major initiatives. The statistics provided are inclusive from January 1, 2025 to December 31, 2025.

DISCUSSION

BUILDING SERVICES

Although an increase in activity had been projected for 2025, construction activity in the Town of Tillsonburg experienced a slight decline compared to 2024, both in the total number of permits issued and in overall construction value. The residential and institutional sectors both experienced reduced activity, the commercial sector remained steady, and the industrial sector recorded an increase. These statistics are presented in the tables that follow.

2025 – Annual Building Permit Activity Overview (Jan 1/25 – Dec 31/25)

Total Permits Issued	400
Inspections Completed	3,320
Total Construction Value	\$94,345,436
Total Permit Revenue	\$396,719

2025 Value of Construction Comparisons (Jan 1/25 – Dec 31/25)

CLASS	2025	2024	2023	2022	2021	2020
Single Dwellings	14,443,612	11,177,450	13,513,856	24,951,260	55,243,304	32,571,350
Other Residential	16,624,145	58,261,423	13,410,944	64,942,206	48,274,615	32,315,462
Institutional	1,950,700	38,604,900	1,800,500	747,000	1,473,000	90,718
Commercial	3,681,868	3,741,351	13,557,000	1,349,941	3,252,230	2,318,485
Industrial	57,645,111	35,973,972	466,000	15,047,850	4,701,059	4,367,080
Total Value of Construction	94,345,436	147,759,096	42,748,300	107,038,257	112,944,208	71,663,095
Total Number of Permits Issued	400	424	358	520	623	538

2025 - Residential Construction Comparison (Jan 1/25 – Dec 31/25)

YEAR	TOTAL RESIDENTIAL PERMITS ISSUED	NEW SINGLE (DETACHED) DWELLINGS	NEW APARTMENT UNITS	NEW TOWNHOUSE UNITS	NEW CONDO UNITS	TOTAL RESIDENTIAL CONSTRUCTION VALUE	OVERALL CONSTRUCTION VALUES
2025	113	30	0	42	0	31,067,757	94,345,436
2024	251	26	132	88	0	69,438,873	147,759,096
2023	123	30	1	32	4	26,924,800	42,748,300
2022	373	68	124	115	16	89,893,466	107,038,257
2021	521	167	4	160	7	103,517,919	112,944,208
2020	423	110	9	-	121	64,886,812	71,663,095
2019	329	90	133	-	24	46,738,656	56,599,583
2018	325	86	42	-	22	31,425,272	43,449,870
2017	316	80	5	-	4	21,276,513	24,726,446
2016	300	117	0	-	0	25,918,372	35,819,258
2015	218	61	-	-	0	14,568,726	19,569,694
2014	240	64	36	-	0	16,432,935	38,932,498
2013	200	67	1	-	0	12,643,180	19,442,337
2012	203	54	0	-	0	10,387,007	18,982,457
2011	249	42	68	-	-	13,781,335	17,921,577
2010	236	58	-	-	-	8,463,514	12,455,689

Inspection Activity Comparisons (Jan 1/25 – Dec 31/25)

Output Measures/Activity	Quantity 2020	Quantity 2021	Quantity 2022	Quantity 2023	Quantity 2024	Quantity 2025
Building Inspections Completed	2,492	3,098	5,126	3,430	3,267	3,320

Major Construction/Development Projects:

- 172 Vienna – Soprema – new industrial plant
- 1001 Progress Drive – Legend Rubber – new industrial plant
- 2 Elm – East Elgin Concrete – new industrial storage building
- 671 Broadway – No Frills
- 671 Broadway - Dollarama
- 1030 Progress Drive – Shep’s Bakery – new industrial plant
- 25 Maple Lane – People Care – residential care facility
- 14 Harvest Ave – Stubbe’s – 8 storey/132-unit apartment building
- 1418 Bell Mill Side Road – industrial alteration
- Potters Gate Subdivision – PH 4 - Oxnard
- Northcrest Estates Subdivision - PH 2 - Hayhoe Homes
- Oak Park Subdivision – PH 2 Sycamore Drive
- Westwinds Subdivision – PH 1 – Southside Group
- Bridges Subdivision – PH 1 – Tillsonburg Developments Inc.
- Potters Gate Subdivision – Phase 4 – Oxnard Potters Gate Inc.
- Oak Park Subdivision – Phase 2 & 3

Building Financial Impact

Completed work was funded through 2025 budget allotments with Building Services resulting in a net operating deficit in the amount of \$335,344, which was offset by the Building Permit Obligatory Reserve. A copy of the financial summary has been attached to this report.

PLANNING SERVICES

2025 – Planning Activity (Jan 1/25 – Dec 31/25)

Output Measures/Activity	2020	2021	2022	2023	2024	2025
Minor Variance Applications	14	24	13	8	13	8
Zone Change Application	19	17	19	11	16	17
Site Plan Formal Consultations	5	4	5	15	8	10
Site Plan Approvals	9	8	6	4	6	7
Site Plan Applications (in progress)	3	7	4	6	8	11
Subdivision Agreements	2	2	2	1	2	1
Pre-Servicing Agreement	3	2	2	3	3	0
Draft Plan of Subdivision Approvals	1	5	4	1	0	0
Draft Plan of Subdivision Approval Ext	2	1	0	0	2	1

BY-LAW SERVICES

Records indicate that by-law and property standards enforcement activities continue to increase compared to previous years, particularly in relation to calls involving homelessness and park-related concerns. A decrease in parking tickets issued was observed, attributed to improved compliance with the overnight winter parking restriction. These trends are summarized in the table below.

2025 – By-Law Activity (Jan 1/25 – Dec 31/25)

Output Measures– Quantity		2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Actual
Parking Tickets Issued		353	482	684	987	1629	1176
Animal Tags Issued - Dogs		2110	2093	1903	2136	1599	2150
Enforcement – Complaints and Occurrences	Parking, Taxi, Garbage, Noise	241	212	217	267	306	377
	Property Stds, Zoning, Clean Yard, Sign, Fence, etc.	308	269	250	354	528	461
	Animal Control	272	210	175	199	173	228
	Homeless, Parks	-	-	-	-	-	101

By-Law Financial Impact

By-Law Services (Protection) resulted in a net operating deficit of \$2,235. A copy of the financial summary has been attached to this report.

DEPARTMENTAL TASKS/BUSINESS OBJECTIVES

2025 Business Plan Objectives

Objective	Target	Project Status
2024 Building Code Amendments – Notify/educate designers, contractor and general public	Q3	Completed
Cloudpermit Customization	Q4	Completed
Host Annual Builder/Developer Information Forum	Q1	Completed
By-Law Implementation/Education – Parks By-Law, Right of Way By-Law	Q3 Q3 2026	In Progress
Review Building & By-Law Internal Policies	Q4	Completed
Implement & manage contract security for Tillsonburg Community Centre and surrounding property amenities	Q4	Completed
Update and Implement Site Plan Policies and Guidelines	Q2 Q4 Q2 2026	In Progress
Explore and implement alternate digitization options for Planning online service delivery	Q4	Completed
Updated Zoning By-Law implementation/education	Q2	Completed
Central Area Design Study – Review Façade Improvement Program and review Public Realm options	Q4 Q2 2026	In Progress

CONSULTATION

N/A

FINANCIAL IMPACT/FUNDING SOURCE

See attached financials.

CORPORATE GOALS

How does this report support the corporate goals identified in the Community Strategic Plan?

- Lifestyle and amenities
- Customer service, communication and engagement
- Business attraction, retention and expansion
- Community growth
- Connectivity and transportation
- Not Applicable

Does this report relate to a specific strategic direction or project identified in the Community Strategic Plan? Please indicate section number and/or any priority projects identified in the plan.

Goal – The Town of Tillsonburg will strive for excellence and accountability in government, providing effective and efficient services, information, and opportunities to shape municipal initiatives.

Strategic Direction – Develop a communications strategy to increase awareness of Council decisions and municipal programs, projects and services.


Priority Project – N/A

ATTACHMENTS

1. Appendix A - 2025 Q4 Budget vs Actuals – Building
2. Appendix B - 2025 Q4 Budget vs Actuals - Protection


Appendix A

2025 Q4 Budget vs Actuals – Building

	Financial Plan Operating Plan - Cost Code Summary Building As of December 31, 2025				
	2025	2025	Actual	%	Note
	Budget	Actuals	Variance	Variance	Reference
Revenues					
User Charges	1,156,750	696,231	(460,519)	(40%)	1
Specified Revenue		335,344	335,344		2
Total Revenues	1,156,750	1,031,575	(125,175)		
Expenditures					
Labour	770,875	761,982	8,893	1%	
Purchases	102,260	72,706	29,554	29%	3
Contracted Services	100,273	67,322	32,951	33%	4
Contribution to Reserves	53,532		53,532	100%	5
Interfunctional Adjustments	129,810	129,565	245		
Total Expenditures	1,156,750	1,031,575	125,175		
Total Net Levy		0	0		
Notes					
1. Permit Revenue under \$476,300					
2. \$335,344 Deficit offset from the Building Department Obligatory Reserve					
3. Supplies under \$12,860 ; Budget for new office furniture/equipment unutilized ; File Scanning project budget unutilized					
4. Subcontractor Exp under \$9,520 - Cloud Permit customization; Consulting Expense under \$6,500					
5. Deficit at year end, no contribution to reserves required to offset be offset surplus					

Appendix B

2025 Q4 Budget vs Actuals – Protection

	Financial Plan Operating Plan - Cost Code Summary Protection As of December 31, 2025				
		2025 Budget	2025 Actuals	Actual Variance	% Variance
Revenues					
User Charges	64,500	70,620	6,120	(9%)	1
Total Revenues	64,500	70,620	6,120		
Expenditures					
Labour	486,317	503,956	(17,639)	4%	2
Purchases	35,110	22,713	12,397	35%	3
Contracted Services	14,223	17,401	(3,178)	22%	
Interfunctional Adjustments	74,957	74,892	65		
Total Expenditures	610,607	618,962	(8,355)		
Total Net Levy	(546,107)	(548,342)	(2,235)		
Notes					
1. Permit fee revenue over \$9,400					
2. F/T Labour over \$40,400 - staff allocations ; P/T labour under \$27,500 - vacancies					
3. Supplies under \$5,500 and Safety Expenses under \$4,800					