

STAFF REPORT

TO: Council

FROM: Andrew Goreham, Manager of Inspection Services

APPROVED BY: Marcia d'Eon, Director of Operations

DATE: October 14, 2026

SUBJECT: Construction Projects and Permits

Origin

A request from Council to report on the construction projects and demographics of permits in the Municipality of Shelburne over the past two years.

Recommendation

N/A

Discussion

Building permit activity decreased overall in 2025–26 compared with the previous year. Residential permits declined from 117 to 89, while permits for additions, renovations and accessory structures also decreased. New dwelling construction remained comparatively strong, with 34 new dwelling permits issued across the Municipality compared with 39 in 2024–25, representing a decrease of approximately 13%. District 4 continued to experience the highest level of new dwelling activity, with 10 permits issued. Demolition activity remained relatively consistent year over year, increasing slightly from 9 to 10 permits. While overall permit volumes were lower, activity varied considerably between districts, with some districts experiencing increases in specific categories. Trends for 2026–2027 show a decrease in permit activity as of the end of September.

Building Permit Statistics by District: Comparison of 2024–25, 2025–26 and 2026–27 Year to Date

District	Residential			Commercial			Demolition			Additions			Renovations			New Dwellings			New Accessory Buildings		
	24–25	25–26	26–27 YTD	24–25	25–26	26–27 YTD	24–25	25–26	26–27 YTD	24–25	25–26	26–27 YTD	24–25	25–26	26–27 YTD	24–25	25–26	26–27 YTD	24–25	25–26	26–27 YTD
1	31	15	5	2	1	0	2	2	0	5	3	0	2	3	0	5	5	5	16	6	0
2	11	11	2	0	0	0	1	1	0	1	1	0	2	0	0	5	3	0	2	6	2
3	12	10	6	0	0	0	0	1	1	3	4	1	1	0	3	5	3	1	3	2	1
4	22	17	11	0	2	2	0	1	0	2	2	1	1	2	0	11	10	7	8	2	3
5	13	11	4	1	1	0	4	2	0	3	2	1	3	0	1	1	4	3	2	4	1
6	9	11	2	2	0	0	0	3	0	4	0	0	2	0	0	2	3	2	3	5	0
7	19	14	9	4	0	0	2	0	0	4	4	2	0	0	1	10	6	4	7	4	2
Total	117	89	39	9	4	2	9	10	1	22	16	5	11	5	5	39	34	22	41	29	9

Budget Implications

Unknown at this time.