

## BUILDING PERMIT REGULATIONS

A building permit is required to construct a new building or structure; to demolish, alter or add to an existing structure; and in most cases, to change the use of an existing building. A building permit is also required to install, add to or alter a plumbing system. All construction must comply with the Ontario Building Code, the Thunder Bay Zoning By-law and all other applicable laws.

The Building Division issues building permits. Application forms and a series of information brochures dealing with single detached dwellings, residential basement development, residential decks, residential accessory buildings, residential solid fuel burning appliances (woodstoves and fireplaces), plumbing applications, residential building/plumbing inspections, construction projects and renovation and alteration projects are available from the Building Division offices. You must obtain your building permit before starting construction.

If you are planning to construct, renovate and/or alter a building in a manner that would not comply with the Zoning By-law, you must amend your proposal to conform before a building permit can be issued. Applications to amend the Zoning By-law are processed by the Planning Division. The Committee of Adjustment handles applications for minor variances.

### BizPaL

BizPaL helps you generate a personalized list of the business documents you need for the levels of government—local, provincial/territorial, and federal—you may have to deal with in order to grow or start up your business. And if you are already operating, BizPaL can help you verify that you have all the correct permits and licences.

How BizPal Helps!

- **Save time and money** — Because most of the information you need is available from a single source, you spend less time searching and more time building your business.
- **Improve business planning** — With BizPaL, you know which permits and licences are needed for your business, enabling you to comply with them and get it right the first time.
- **Get answers when you need them** — As an online service, BizPaL is available night or day to help you navigate government requirements. What's more, all answers are tailored to your business situation.

Visit the City of Thunder Bay website at [www.thunderbay.ca](http://www.thunderbay.ca) for more information.

**MONTHLY BUILDING REPORTS**

*Note: If you have questions regarding building report figures please contact the City of Thunder Bay's Planning & Building Division at (807) 625-2216.*

	December 2011			YTD		
	Permits	Units	\$ Value	Permits	Units	\$ Value
Apt Blocks	0	0	0	7	192	20,293,000
Duplex Dwellings	0	0	0	12	14	1,761,000
Single Dwellings	1	1	209,000	152	152	32,945,860
Res. Add. & Alts	27	1	381,000	568	25	7,786,500
Shed & Garage	0	0	0	185	0	2,862,500
Commercial	3	0	150,000	64	0	17,853,000
Comm. Add & Alts	8	0	508,000	183	2	21,005,600
Industrial	1	0	120,000	15	0	4,337,000
Ind. Add. & Alts	3	0	146,000	29	0	4,393,500
Institutional	0	0	0	3	0	8,183,000
Inst. Add & Alts	1	0	29,000	64	0	6,177,100
<b>TOTALS</b>	<b>44</b>	<b>2</b>	<b>1,543,000</b>	<b>1,282</b>	<b>385</b>	<b>127,598,060</b>

Source: City of Thunder Bay - Development Department, Building Division  
 Updated: January 2012

	November 2011			YTD		
	Permits	Units	\$ Value	Permits	Units	\$ Value
Apt Blocks	0	0	0	7	192	20,293,000
Duplex Dwellings	0	0	0	12	13	1,761,000
Single Dwellings	5	5	1,100,000	151	151	32,736,860
Res. Add. & Alts	42	0	404,000	541	24	7,405,500
Shed & Garage	8	0	121,000	185	0	2,862,500
Commercial	6	0	145,000	61	0	17,703,000
Comm. Add & Alts	21	0	1,781,600	175	2	20,497,600
Industrial	2	0	152,000	14	0	4,217,000
Ind. Add. & Alts	4	0	3,132,000	26	0	4,247,500
Institutional	0	0	0	3	0	8,183,000
Inst. Add & Alts	7	0	994,000	63	0	6,148,100
<b>TOTALS</b>	<b>95</b>	<b>5</b>	<b>7,829,600</b>	<b>1,238</b>	<b>382</b>	<b>126,055,060</b>

Source: City of Thunder Bay - Development Department, Building Division  
 Updated: January 2012

	October 2011			YTD		
	Permits	Units	\$ Value	Permits	Units	\$ Value
Apt Blocks	1	24	1,420,000	7	192	20,293,000
Duplex Dwellings	0	0	0	12	13	1,761,000
Single Dwellings	13	13	2,766,000	146	146	31,636,860
Res. Add. & Alts	32	0	921,500	499	24	7,001,500
Shed & Garage	15	0	236,500	177	0	2,741,500
Commercial	7	0	593,000	55	0	17,558,000
Comm. Add & Alts	10	0	565,000	155	2	18,723,600
Industrial	3	0	527,000	12	0	4,065,000
Ind. Add. & Alts	1	0	5,000	22	0	1,115,500
Institutional	0	0	0	3	0	8,183,000
Inst. Add & Alts	4	0	433,000	55	0	5,154,100
<b>TOTALS</b>	<b>86</b>	<b>37</b>	<b>7,467,000</b>	<b>1,143</b>	<b>377</b>	<b>118,233,060</b>

Source: City of Thunder Bay - Development Department, Building Division  
 Updated: January 2012

	September 2011			YTD		
	Permits	Units	\$ Value	Permits	Units	\$ Value
Apt Blocks	2	28	750,000	6	168	18,873,000
Duplex Dwellings	0	0	0	12	13	1,761,000
Single Dwellings	20	20	3,912,000	133	133	28,870,860
Res. Add. & Alts	42	1	656,000	467	24	6,080,000
Shed & Garage	25	0	425,000	162	0	2,505,000
Commercial	2	0	30,000	48	0	16,965,000
Comm. Add & Alts	22	0	1,732,800	145	2	18,158,600
Industrial	1	0	48,000	9	0	3,538,000
Ind. Add. & Alts	4	0	234,700	21	0	1,110,500
Institutional	0	0	0	3	0	8,183,000
Inst. Add & Alts	5	0	1,029,000	51	0	4,721,100
<b>TOTALS</b>	<b>123</b>	<b>49</b>	<b>8,817,500</b>	<b>1,057</b>	<b>340</b>	<b>110,766,060</b>

Source: City of Thunder Bay - Development Department, Building Division  
 Updated: January 2012

	August 2011			YTD		
	Permits	Units	\$ Value	Permits	Units	\$ Value
Apt Blocks	0	0	0	4	140	18,13,000
Duplex Dwellings	4	4	572,000	12	13	1,761,000
Single Dwellings	12	12	3,021,000	113	113	24,958,860
Res. Add. & Alts	45	0	561,000	425	23	5,424,000
Shed & Garage	22	0	347,000	137	0	2,080,000
Commercial	7	0	1,570,000	46	0	16,935,000
Comm. Add & Alts	16	0	1,105,800	123	2	16,425,800
Industrial	2	0	397,000	8	0	3,490,000
Ind. Add. & Alts	2	0	12,200	17	0	875,800
Institutional	0	0	0	3	0	8,183,000
Inst. Add & Alts	12	0	658,900	44	0	3,692,100
<b>TOTALS</b>	<b>122</b>	<b>16</b>	<b>8,244,900</b>	<b>932</b>	<b>291</b>	<b>101,948,560</b>

Source: City of Thunder Bay - Development Department, Building Division

Updated: January 2012

	July 2011			YTD		
	Permits	Units	\$ Value	Permits	Units	\$ Value
Apt Blocks	0	0	0	4	140	18,123,000
Duplex Dwellings	2	2	335,000	8	9	1,189,000
Single Dwellings	17	17	3,417,860	101	101	21,937,860
Res. Add. & Alts	79	2	1,565,000	380	23	4,863,000
Shed & Garage	29	0	,382,000	115	0	1,733,000
Commercial	7	0	4,972,000	39	0	15,365,000
Comm. Add & Alts	15	0	726,200	107	2	15,320,000
Industrial	0	0	0	6	0	3,093,000
Ind. Add. & Alts	3	0	206,000	15	0	863,600
Institutional	1	0	150,000	3	0	8,183,000
Inst. Add & Alts	7	0	922,000	32	0	3,033,200
<b>TOTALS</b>	<b>160</b>	<b>21</b>	<b>12,676,060</b>	<b>810</b>	<b>275</b>	<b>93,703,660</b>

Source: City of Thunder Bay - Development Department, Building Division

Updated: January 2012

	June 2011			YTD		
	Permits	Units	\$ Value	Permits	Units	\$ Value
Apt Blocks	2	136	17,671,000	4	140	18,123,000
Duplex Dwellings	0	0	0	6	7	854,000
Single Dwellings	15	15	3,458,000	84	84	18,520,000
Res. Add. & Alts	133	1	618,000	302	21	3,304,000
Shed & Garage	38	0	597,000	86	0	1,351,000
Commercial	9	0	2,941,000	32	0	10,393,000
Comm. Add & Alts	19	0	1,442,000	92	2	14,593,800
Industrial	2	0	228,000	6	0	3,093,000
Ind. Add. & Alts	1	0	4,000	12	0	657,600
Institutional	1	0	180,000	2	0	8,033,000
Inst. Add & Alts	6	0	404,000	26	0	2,117,200
<b>TOTALS</b>	<b>226</b>	<b>152</b>	<b>27,543,000</b>	<b>652</b>	<b>254</b>	<b>81,039,600</b>

Source: City of Thunder Bay - Development Department, Building Division

Updated: January 2012

	May 2011			YTD		
	Permits	Units	\$ Value	Permits	Units	\$ Value
Apt Blocks	1	0	100,000	2	4	452,000
Duplex Dwellings	1	1	252,000	6	7	854,000
Single Dwellings	32	32	7,063,000	69	69	15,062,000
Res. Add. & Alts	52	0	465,000	169	20	2,686,000
Shed & Garage	24	0	406,000	48	0	754,000
Commercial	5	0	1,460,000	23	0	7,452,000
Comm. Add & Alts	21	2	1,198,800	74	2	13,156,800
Industrial	0	0	0	4	0	2,865,000
Ind. Add. & Alts	2	0	12,600	11	0	653,600
Institutional	0	0	0	1	0	7,853,000
Inst. Add & Alts	2	0	535,000	20	0	1,713,200
<b>TOTALS</b>	<b>140</b>	<b>35</b>	<b>11,492,400</b>	<b>427</b>	<b>102</b>	<b>53,501,600</b>

Source: City of Thunder Bay - Development Department, Building Division

Updated: January 2012

	April 2011			YTD		
	Permits	Units	\$ Value	Permits	Units	\$ Value
Apt Blocks	1	4	352,000	1	4	352,000
Duplex Dwellings	5	6	602,000	5	6	602,000
Single Dwellings	21	21	4,882,000	37	37	7,999,000
Res. Add. & Alts	33	0	585,000	118	20	2,226,000
Shed & Garage	16	0	241,000	24	0	348,000
Commercial	8	0	4,169,000	18	0	5,992,000
Comm. Add & Alts	18	0	8,086,300	55	0	11,971,300
Industrial	0	0	0	4	0	2,865,000
Ind. Add. & Alts	4	0	133,000	9	0	641,000
Institutional	0	0	0	1	0	7,853,000
Inst. Add & Alts	1	0	26,000	16	0	1,178,200
<b>TOTALS</b>	<b>107</b>	<b>31</b>	<b>19,076,300</b>	<b>288</b>	<b>67</b>	<b>42,027,500</b>

Source: City of Thunder Bay - Development Department, Building Division  
 Updated: January 2012

	March 2011			YTD		
	Permits	Units	\$ Value	Permits	Units	\$ Value
Apt Blocks	0	0	0	0	0	0
Duplex Dwellings	0	0	0	0	0	0
Single Dwellings	13	13	2,471,000	16	16	3,117,000
Res. Add. & Alts	37	1	534,000	91	20	1,680,000
Shed & Garage	5	0	60,000	8	0	107,000
Commercial	4	0	296,000	10	0	1,823,000
Comm. Add & Alts	19	0	1,789,000	37	0	3,885,000
Industrial	0	0	0	4	0	2,865,000
Ind. Add. & Alts	0	0	0	5	0	508,000
Institutional	1	0	7,853,000	1	0	7,853,000
Inst. Add & Alts	3	0	319,000	14	0	1,152,200
<b>TOTALS</b>	<b>82</b>	<b>14</b>	<b>13,322,000</b>	<b>186</b>	<b>36</b>	<b>22,990,200</b>

Source: City of Thunder Bay - Development Department, Building Division  
 Updated: January 2012

	February 2011			YTD		
	Permits	Units	\$ Value	Permits	Units	\$ Value
Apt Blocks	0	0	0	0	0	0
Duplex Dwellings	0	0	0	0	0	0
Single Dwellings	3	3	646,000	3	3	646,000
Res. Add. & Alts	15	19	846,000	54	19	1,146,000
Shed & Garage	1	0	22,000	3	0	47,000
Commercial	5	0	1,523,000	6	0	1,527,000
Comm. Add & Alts	8	0	595,000	18	0	2,096,000
Industrial	2	0	290,000	4	0	2,865,000
Ind. Add. & Alts	1	0	150,000	5	0	508,000
Institutional	0	0	0	0	0	0
Inst. Add & Alts	2	0	633,000	9	0	833,200
<b>TOTALS</b>	<b>37</b>	<b>22</b>	<b>4,705,000</b>	<b>102</b>	<b>22</b>	<b>9,668,200</b>

Source: City of Thunder Bay - Development Department, Building Division

Updated: January 2012

	January 2011			YTD		
	Permits	Units	\$ Value	Permits	Units	\$ Value
Apt Blocks	0	0	0	0	0	0
Duplex Dwellings	0	0	0	0	0	0
Single Dwellings	0	0	0	0	0	0
Res. Add. & Alts	39	0	300,000	39	0	300,000
Shed & Garage	2	0	25,000	2	0	25,000
Commercial	1	0	4,000	1	0	4,000
Comm. Add & Alts	10	0	1,501,000	10	0	1,501,000
Industrial	2	0	2,575,000	2	0	2,575,000
Ind. Add. & Alts	4	0	358,000	4	0	358,000
Institutional	0	0	0	0	0	0
Inst. Add & Alts	6	0	200,200	7	0	200,200
<b>TOTALS</b>	<b>64</b>	<b>0</b>	<b>4,963,200</b>	<b>65</b>	<b>0</b>	<b>4,963,200</b>

Source: City of Thunder Bay - Development Department, Building Division

Updated: February 2011

	December 2010			YTD		
	Permits	Units	\$ Value	Permits	Units	\$ Value
Apt Blocks	1	4	352,000	3	8	1,938,000
Duplex Dwellings	0	0	0	7	8	1,024,000
Single Dwellings	3	3	571,000	159	157	33,244,000
Res. Add. & Alts	27	0	396,000	550	7	7,019,000
Shed & Garage	2	0	32,000	185	0	2,890,000
Commercial	1	0	1,560,000	42	4	30,708,000
Comm. Add & Alts	11	0	849,300	174	4	24,005,200
Industrial	0	0	0	11	0	2,090,000
Ind. Add. & Alts	1	0	2,000	24	0	1,424,800
Institutional	0	0	0	8	72	27,322,000
Inst. Add & Alts	2	0	23,000	89	0	19,648,800
<b>TOTALS</b>	<b>48</b>	<b>7</b>	<b>3,785,300</b>	<b>1,252</b>	<b>260</b>	<b>151,313,800</b>

Source: City of Thunder Bay - Development Department, Building Division  
 Updated: January 2011

	November 2010			YTD		
	Permits	Units	\$ Value	Permits	Units	\$ Value
Apt Blocks	0	0	0	2	4	1,586,000
Duplex Dwellings	0	0	0	7	8	1,024,000
Single Dwellings	10	10	2,155,000	156	154	32,673,000
Res. Add. & Alts	59	4	551,000	522	7	6,605,000
Shed & Garage	4	0	38,000	183	0	2,858,000
Commercial	7	0	140,000	41	4	29,148,000
Comm. Add & Alts	12	0	328,000	163	4	23,155,900
Industrial	1	0	19,000	11	0	2,090,000
Ind. Add. & Alts	3	0	140,000	23	0	1,422,800
Institutional	0	0	0	8	72	27,322,000
Inst. Add & Alts	3	0	626,000	86	0	19,625,800
<b>TOTALS</b>	<b>99</b>	<b>14</b>	<b>3,997,000</b>	<b>1,202</b>	<b>253</b>	<b>147,510,500</b>

Source: City of Thunder Bay - Development Department, Building Division  
 Updated: December 2010

	October 2010			YTD		
	Permits	Units	\$ Value	Permits	Units	\$ Value
Apt Blocks	0	0	0	2	4	1,586,000
Duplex Dwellings	0	0	0	7	8	1,024,000
Single Dwellings	11	10	2,051,000	146	144	30,518,000
Res. Add. & Alts	61	0	680,900	463	3	6,054,000
Shed & Garage	13	0	178,000	179	0	2,820,000
Commercial	4	0	10,342,000	34	4	29,008,000
Comm. Add & Alts	19	0	1,748,000	151	4	22,827,900
Industrial	1	0	868,000	10	0	2,071,000
Ind. Add. & Alts	2	0	65,000	20	0	1,282,800
Institutional	1	0	435,000	8	72	27,322,000
Inst. Add & Alts	3	0	117,000	81	0	18,999,800
<b>TOTALS</b>	<b>115</b>	<b>10</b>	<b>16,484,900</b>	<b>1,101</b>	<b>239</b>	<b>143,513,500</b>

Source: City of Thunder Bay - Development Department, Building Division  
 Updated: November 2010

	September 2010			YTD		
	Permits	Units	\$ Value	Permits	Units	\$ Value
Apt Blocks	0	0	0	2	4	1,586,000
Duplex Dwellings	4	4	480,000	7	8	1,024,000
Single Dwellings	17	17	3,941,000	135	134	24,467,000
Res. Add. & Alts	46	0	487,200	403	3	5,391,100
Shed & Garage	16	0	228,000	166	0	2,642,000
Commercial	2	0	1,025,000	30	4	18,666,000
Comm. Add & Alts	15	0	5,351,100	132	4	21,079,900
Industrial	6	0	1,014,000	9	0	1,203,000
Ind. Add. & Alts	0	0	0	18	0	1,217,800
Institutional	1	0	11,500,000	7	72	26,887,000
Inst. Add & Alts	4	0	501,000	78	0	18,882,800
<b>TOTALS</b>	<b>111</b>	<b>21</b>	<b>24,527,300</b>	<b>987</b>	<b>229</b>	<b>127,046,600</b>

Source: City of Thunder Bay - Development Department, Building Division  
 Updated: October 2010

	August 2010			YTD		
	Permits	Units	\$ Value	Permits	Units	\$ Value
Apt Blocks	0	0	0	2	4	1,586,000
Duplex Dwellings	0	0	0	3	4	544,000
Single Dwellings	18	18	3,603,000	118	117	24,526,000
Res. Add. & Alts	37	1	1,289,100	357	3	4,919,900
Shed & Garage	25	0	433,000	150	0	2,414,000
Commercial	3	4	1,305,000	28	4	17,641,000
Comm. Add & Alts	20	0	1,157,000	117	4	15,728,800
Industrial	0	0	0	3	0	189,000
Ind. Add. & Alts	3	0	53,000	18	0	1,217,800
Institutional	1	0	1,738,000	6	72	15,387,000
Inst. Add & Alts	19	0	4,804,200	73	0	18,381,800
<b>TOTALS</b>	<b>126</b>	<b>23</b>	<b>14,682,300</b>	<b>875</b>	<b>208</b>	<b>102,535,300</b>

Source: City of Thunder Bay - Development Department, Building Division  
 Updated: September 2010

	July 2010			YTD		
	Permits	Units	\$ Value	Permits	Units	\$ Value
Apt Blocks	1	4	286,000	2	4	1,586,000
Duplex Dwellings	0	0	0	3	4	544,000
Single Dwellings	28	28	5,320,000	100	99	20,623,000
Res. Add. & Alts	40	2	449,700	320	2	3,630,800
Shed & Garage	35	0	612,000	125	0	1,981,000
Commercial	6	0	1,667,000	25	0	16,336,000
Comm. Add & Alts	23	0	1,150,800	97	4	14,571,800
Industrial	0	0	0	3	0	189,000
Ind. Add. & Alts	0	0	0	15	0	1,164,800
Institutional	2	0	854,000	5	72	13,649,000
Inst. Add & Alts	5	0	749,200	52	0	13,577,600
<b>TOTALS</b>	<b>140</b>	<b>34</b>	<b>11,08,700</b>	<b>747</b>	<b>185</b>	<b>87,853,000</b>

Source: City of Thunder Bay - Development Department, Building Division  
 Updated: August 2010

	June 2010			YTD		
	Permits	Units	\$ Value	Permits	Units	\$ Value
Apt Blocks	0	0	0	1	0	1,300,000
Duplex Dwellings	0	0	0	3	4	544,000
Single Dwellings	22	22	4,753,000	72	71	15,303,000
Res. Add. & Alts	42	0	834,000	280	0	3,181,100
Shed & Garage	41	0	664,000	90	0	1,369,000
Commercial	8	0	4,089,000	19	0	14,669,000
Comm. Add & Alts	14	0	990,500	75	4	13,430,200
Industrial	1	0	75,000	3	0	189,000
Ind. Add. & Alts	1	0	665,000	15	0	1,164,800
Institutional	1	0	350,000	3	72	12,795,000
Inst. Add & Alts	7	0	8,962,000	47	0	12,848,400
<b>TOTALS</b>	<b>137</b>	<b>22</b>	<b>21,382,500</b>	<b>608</b>	<b>151</b>	<b>76,793,500</b>

Source: City of Thunder Bay - Development Department, Building Division  
 Updated: July 2010

	May 2010			YTD		
	Permits	Units	\$ Value	Permits	Units	\$ Value
Apt Blocks	0	0	0	1	0	1,300,000
Duplex Dwellings	2	2	292,000	3	4	544,000
Single Dwellings	26	26	5,829,000	50	49	10,550,000
Res. Add. & Alts	54	0	518,300	238	0	2,347,100
Shed & Garage	24	0	382,000	49	0	705,000
Commercial	3	0	1,448,000	11	0	10,580,000
Comm. Add & Alts	14	0	503,200	61	4	12,439,700
Industrial	0	0	0	2	0	114,000
Ind. Add. & Alts	5	0	122,600	13	0	492,600
Institutional	1	72	11,345,000	2	72	12,445,000
Inst. Add & Alts	7	0	714,400	3	0	3,886,400
<b>TOTALS</b>	<b>136</b>	<b>100</b>	<b>21,154,500</b>	<b>467</b>	<b>129</b>	<b>55,403,800</b>

Source: City of Thunder Bay - Development Department, Building Division  
 Updated: June 2010

	March 2010			YTD		
	Permits	Units	\$ Value	Permits	Units	\$ Value
Apt Blocks	0	0	0	0	0	0
Duplex Dwellings	1	2	252,000	1	2	252,000
Single Dwellings	5	5	918,000	5	5	918,000
Res. Add. & Alts	23	0	241,600	68	0	875,900
Shed & Garage	8	0	90,000	11	0	129,000
Commercial	3	0	8,950,000	4	0	9,110,000
Comm. Add & Alts	14	0	10,671,500	26	0	11,528,000
Industrial	2	0	114,000	2	0	114,000
Ind. Add. & Alts	2	0	24,000	6	0	292,000
Institutional	0	0	0	1	0	1,100,000
Inst. Add & Alts	9	0	2,702,000	27	0	3,087,400
<b>TOTALS</b>	<b>67</b>	<b>7</b>	<b>23,963,100</b>	<b>151</b>	<b>7</b>	<b>27,406,300</b>

Source: City of Thunder Bay - Development Department, Building Division  
 Updated: June 2010

	February 2010			YTD		
	Permits	Units	\$ Value	Permits	Units	\$ Value
Apt Blocks	0	0	0	0	0	0
Duplex Dwellings	0	0	0	0	0	0
Single Dwellings	0	0	0	0	0	0
Res. Add. & Alts	26	0	336,000	45	0	634,300
Shed & Garage	1	0	16,000	3	0	39,000
Commercial	1	0	160,000	1	0	160,000
Comm. Add & Alts	8	0	711,500	12	0	856,500
Industrial	0	0	0	0	0	0
Ind. Add. & Alts	1	0	50,000	4	0	268,000
Institutional	1	0	1,100,000	1	0	1,100,000
Inst. Add & Alts	16	0	235,400	18	0	385,400
<b>TOTALS</b>	<b>54</b>	<b>0</b>	<b>2,608,900</b>	<b>84</b>	<b>0</b>	<b>3,443,200</b>

Source: City of Thunder Bay - Development Department, Building Division  
 Updated: Mar. 2010

	January 2010			YTD		
	Permits	Units	\$ Value	Permits	Units	\$ Value
Apt Blocks	0	0	0	0	0	0
Duplex Dwellings	0	0	0	0	0	0
Single Dwellings	0	0	0	0	0	0
Res. Add. & Alts	19	0	298,300	19	0	298,300
Shed & Garage	2	0	23,000	2	0	23,000
Commercial	0	0	0	0	0	0
Comm. Add & Alts	4	0	145,000	4	0	145,000
Industrial	0	0	0	0	0	0
Ind. Add. & Alts	3	0	218,000	3	0	218,000
Institutional	0	0	0	0	0	0
Inst. Add & Alts	1	0	150,000	1	0	150,000
<b>TOTALS</b>	<b>29</b>	<b>0</b>	<b>834,300</b>	<b>29</b>	<b>0</b>	<b>834,300</b>

Source: City of Thunder Bay - Development Department, Building Division  
 Updated: Feb. 2010

	December 2009			YTD		
	Permits	Units	\$ Value	Permits	Units	\$ Value
Apt Blocks	0	0	0	1	0	650,000
Duplex Dwellings	2	2	232,000	6	6	720,000
Single Dwellings	5	5	1,002,000	141	141	28,563,700
Res. Add. & Alts	16	0	121,200	358	28	5,698,900
Shed & Garage	1	0	14,000	185	0	2,592,000
Commercial	0	0	0	26	0	3,985,000
Comm. Add & Alts	19	0	634,800	185	7	11,527,800
Industrial	0	0	0	14	0	3,514,000
Ind. Add. & Alts	4	0	47,300	23	0	680,700
Institutional	0	0	0	9	0	1,985,000
Inst. Add & Alts	6	0	145,400	100	0	11,402,800
<b>TOTALS</b>	<b>53</b>	<b>7</b>	<b>2,196,700</b>	<b>1,048</b>	<b>182</b>	<b>71,319,900</b>

Source: City of Thunder Bay - Development Department, Building Division  
 Updated: Jan. 2010

	November 2009			YTD		
	Permits	Units	\$ Value	Permits	Units	\$ Value
Apt Blocks	0	0	0	1	0	650,000
Duplex Dwellings	0	0	0	4	4	488,000
Single Dwellings	9	9	1,540,000	136	136	27,561,700
Res. Add. & Alts	41	0	468,000	342	28	5,577,700
Shed & Garage	7	0	96,000	184	0	2,578,000
Commercial	3	0	200,000	25	0	3,985,000
Comm. Add & Alts	29	0	470,000	168	7	10,903,000
Industrial	4	0	315,000	14	0	3,564,000
Ind. Add. & Alts	1	0	1,000	19	0	633,400
Institutional	1	0	20,000	9	0	1,985,000
Inst. Add & Alts	10	0	1,799,200	94	0	11,257,400
<b>TOTALS</b>	<b>105</b>	<b>9</b>	<b>4,909,200</b>	<b>996</b>	<b>175</b>	<b>69,183,200</b>

Source: City of Thunder Bay - Development Department, Building Division  
 Updated: Dec. 2009

	October 2009			YTD		
	Permits	Units	\$ Value	Permits	Units	\$ Value
Apt Blocks	0	0	0	1	0	650,000
Duplex Dwellings	0	0	0	4	4	488,000
Single Dwellings	13	13	2,530,700	127	127	26,021,700
Res. Add. & Alts	31	0	421,200	301	28	5,109,700
Shed & Garage	29	0	421,000	177	0	2,482,000
Commercial	0	0	0	22	0	3,785,000
Comm. Add & Alts	16	6	247,300	145	7	10,425,100
Industrial	2	0	1,003,000	10	0	3,249,000
Ind. Add. & Alts	0	0	0	18	0	632,400
Institutional	3	0	480,000	8	0	1,965,000
Inst. Add & Alts	4	0	187,600	80	0	9,458,200
<b>TOTALS</b>	<b>98</b>	<b>19</b>	<b>5,290,800</b>	<b>893</b>	<b>166</b>	<b>64,266,100</b>

Source: City of Thunder Bay - Development Department, Building Division  
 Updated: Nov. 2009

	September 2009			YTD		
	Permits	Units	\$ Value	Permits	Units	\$ Value
Apt Blocks	1	0	650,000	1	0	650,000
Duplex Dwellings	0	0	0	4	4	488,000
Single Dwellings	28	28	5,374,000	114	114	23,941,000
Res. Add. & Alts	43	1	545,550	271	28	4,688,150
Shed & Garage	25	0	303,000	148	0	2,061,000
Commercial	1	0	5,000	22	0	3,785,000
Comm. Add & Alts	25	0	1,731,000	142	1	10,179,100
Industrial	2	0	217,000	8	0	2,246,000
Ind. Add. & Alts	1	0	2,000	16	0	631,000
Institutional	1	0	1,485,000	16	0	1,485,000
Inst. Add & Alts	2	0	922,000	82	0	9,270,600
<b>TOTALS</b>	<b>129</b>	<b>29</b>	<b>11,234,550</b>	<b>824</b>	<b>147</b>	<b>58,974,850</b>

Source: City of Thunder Bay - Development Department, Building Division  
 Updated: Oct. 2009

	August 2009			YTD		
	Permits	Units	\$ Value	Permits	Units	\$ Value
Apt Blocks	0	0	0	0	0	0
Duplex Dwellings	0	0	0	4	4	488,000
Single Dwellings	10	10	1,925,000	86	86	18,117,000
Res. Add. & Alts	34	25	1,258,500	228	27	4,142,600
Shed & Garage	28	0	434,000	124	0	1,761,000
Commercial	0	0	0	20	0	3,780,000
Comm. Add & Alts	10	0	147,000	116	1	8,453,700
Industrial	0	0	0	6	0	2,029,000
Ind. Add. & Alts	5	0	131,000	15	0	629,000
Institutional	8	0	0	15	0	0
Inst. Add & Alts	11	0	54,500	76	0	8,348,600
<b>TOTALS</b>	<b>106</b>	<b>35</b>	<b>3,950,000</b>	<b>690</b>	<b>118</b>	<b>47,748,900</b>

Source: City of Thunder Bay - Development Department, Building Division  
 Updated: September 2009

	July 2009			YTD		
	Permits	Units	\$ Value	Permits	Units	\$ Value
Apt Blocks	0	0	0	0	0	0
Duplex Dwellings	0	0	0	4	4	488,000
Single Dwellings	16	16	3,544,000	76	76	16,192,000
Res. Add. & Alts	42	1	568,900	194	2	2,884,100
Shed & Garage	25	0	335,000	96	0	1,327,000
Commercial	7	0	240,000	20	0	3,780,000
Comm. Add & Alts	17	0	1,805,800	106	0	8,344,700
Industrial	1	0	50,000	6	0	2,029,000
Ind. Add. & Alts	1	0	5,000	10	0	498,000
Institutional	0	0	0	1	0	0
Inst. Add & Alts	17	0	3,180,500	63	0	8,294,100
<b>TOTALS</b>	<b>126</b>	<b>17</b>	<b>9,729,200</b>	<b>576</b>	<b>83</b>	<b>43,836,900</b>

Source: City of Thunder Bay - Development Department, Building Division

Updated: Aug. 2009

	June 2009			YTD		
	Permits	Units	\$ Value	Permits	Units	\$ Value
Apt Blocks	0	0	0	0	0	0
Duplex Dwellings	0	0	0	4	4	488,000
Single Dwellings	27	27	6,076,000	60	60	12,648,000
Res. Add. & Alts	49	0	584,000	152	1	2,315,200
Shed & Garage	48	0	648,000	71	0	992,000
Commercial	4	0	249,000	13	0	3,540,000
Comm. Add & Alts	36	0	1,293,400	93	1	7,190,100
Industrial	0	0	0	5	0	1,979,000
Ind. Add. & Alts	1	0	62,000	9	0	493,000
Institutional	0	0	0	1	0	0
Inst. Add & Alts	12	0	315,000	46	0	5,117,300
<b>TOTALS</b>	<b>177</b>	<b>27</b>	<b>9,227,400</b>	<b>454</b>	<b>66</b>	<b>34,762,600</b>

Source: City of Thunder Bay - Development Department, Building Division

Updated: July 2009

	May 2009			YTD		
	Permits	Units	\$ Value	Permits	Units	\$ Value
Apt Blocks	0	0	0	0	0	0
Duplex Dwellings	4	4	488,000	4	4	488,000
Single Dwellings	14	14	2,896,000	33	33	6,572,000
Res. Add. & Alts	40	0	496,900	103	1	1,731,200
Shed & Garage	14	0	212,000	23	0	344,000
Commercial	3	0	1,635,000	9	0	3,291,000
Comm. Add & Alts	19	1	722,800	54	1	5,905,800
Industrial	1	0	192,000	5	0	1,979,000
Ind. Add. & Alts	1	0	30,000	8	0	431,000
Institutional	1	0	0	1	0	0
Inst. Add & Alts	10	0	1,642,400	24	0	4,795,900
<b>TOTALS</b>	<b>107</b>	<b>19</b>	<b>8,315,100</b>	<b>264</b>	<b>39</b>	<b>25,537,900</b>

Source: City of Thunder Bay - Development Department, Building Division  
 Updated: June 2009

	April 2009			YTD		
	Permits	Units	\$ Value	Permits	Units	\$ Value
Apt Blocks	0	0	0	0	0	0
Duplex Dwellings	0	0	0	0	0	0
Single Dwellings	12	12	2,274,000	19	19	3,676,000
Res. Add. & Alts	16	1	362,000	63	1	1,234,300
Shed & Garage	5	0	67,000	9	0	132,000
Commercial	6	0	1,656,000	6	0	1,656,000
Comm. Add & Alts	12	0	1,868,000	35	0	5,183,000
Industrial	0	0	0	4	0	1,787,000
Ind. Add. & Alts	1	0	99,000	7	0	401,000
Institutional	0	0	0	0	0	0
Inst. Add & Alts	2	0	588,500	14	0	3,153,500
<b>TOTALS</b>	<b>54</b>	<b>13</b>	<b>6,914,500</b>	<b>157</b>	<b>20</b>	<b>17,222,800</b>

Source: City of Thunder Bay - Development Department, Building Division  
 Updated: May 2009

	March 2009			YTD		
	Permits	Units	\$ Value	Permits	Units	\$ Value
Apt Blocks	0	0	0	0	0	0
Duplex Dwellings	0	0	0	0	0	0
Single Dwellings	5	5	1,056,000	7	7	1,402,000
Res. Add. & Alts	16	0	597,000	47	0	872,300
Shed & Garage	4	0	65,000	4	0	65,000
Commercial	0	0	0	0	0	0
Comm. Add & Alts	4	0	12,000	23	0	3,315,000
Industrial	0	0	0	4	0	1,787,000
Ind. Add. & Alts	4	0	197,000	6	0	302,000
Institutional	0	0	0	0	0	0
Inst. Add & Alts	5	0	763,000	12	0	2,565,000
<b>TOTALS</b>	<b>38</b>	<b>5</b>	<b>2,690,000</b>	<b>103</b>	<b>7</b>	<b>10,308,300</b>

Source: City of Thunder Bay - Development Department, Building Division

Updated: April 2009

	January 2009			YTD		
	Permits	Units	\$ Value	Permits	Units	\$ Value
Apt Blocks	0	0	0	0	0	0
Duplex Dwellings	0	0	0	0	0	0
Single Dwellings	2	2	346,000	2	2	346,000
Res. Add. & Alts	16	0	105,800	16	0	105,800
Shed & Garage	0	0	0	0	0	0
Commercial	0	0	0	0	0	0
Comm. Add & Alts	10	0	1,579,000	10	0	1,579,000
Industrial	4	0	1,787,000	4	0	1,787,000
Ind. Add. & Alts	1	0	5,000	1	0	5,000
Institutional	0	0	0	0	0	0
Inst. Add & Alts	1	0	5,000	1	0	5,000
<b>TOTALS</b>	<b>34</b>	<b>2</b>	<b>3,827,800</b>	<b>34</b>	<b>2</b>	<b>3,827,800</b>

Source: City of Thunder Bay - Development Department, Building Division

Updated: March 2009

**HISTORICAL ANALYSIS OF BUILDING PERMITS (1990-2010)**

Year	Residential		Commercial			Industrial		Institutional		TOTAL	
	#	\$	#	\$	#	\$	#	\$	#	\$	
2010	904	46,115,000	216	54,713,200	35	3,514,800	97	46,970,800	1,252	151,313,800	
2009	691	38,224,600	211	15,512,800	37	4,194,700	109	13,387,800	1,048	71,319,900	
2008	664	36,079,900	134	17,008,300	34	8,627,400	88	75,882,000	920	137,597,600	
2007	572	31,059,800	167	19,607,300	24	1,309,000	91	31,424,400	854	83,400,500	
2006	516	32,921,000	137	25,380,300	25	8,158,000	74	23,893,500	752	90,352,800	
2005	605	38,434,000	165	24,315,000	27	5,400,000	83	42,034,500	880	110,183,500	
2004	658	38,864,800	135	12,993,000	38	5,435,600	58	41,812,000	889	99,105,400	
2003	632	27,696,700	151	17,848,000	34	15,942,000	58	37,321,500	875	98,808,200	
2002	566	33,057,900	143	7,401,852	36	20,822,600	67	111,930,600	812	173,212,952	
2001	587	22,684,951	179	28,514,106	29	6,038,000	63	41,608,500	858	98,845,557	
2000	597	25,118,600	149	7,117,700	24	6,156,400	94	47,200,206	865	85,600,906	
1999	623	24,966,500	192	13,708,285	37	4,123,000	63	6,899,000	915	49,696,785	
1998	575	26,128,845	154	18,288,189	18	1,259,719	72	23,952,587	819	69,629,340	
1997	706	31,658,190	159	17,338,650	28	2,531,000	81	10,922,700	974	62,360,540	
1996	736	33,694,656	208	18,455,751	39	3,470,000	58	3,628,500	1,041	59,248,907	
1995	784	32,496,915	162	23,785,113	38	4,622,498	103	24,495,358	1,087	85,399,884	
1994	877	51,592,456	165	24,352,262	27	8,592,700	78	23,017,260	1,147	107,554,678	
1993	960	52,340,064	186	27,987,200	31	7,809,000	71	17,518,400	1,248	105,654,664	
1992	1,160	61,844,085	189	32,565,272	8	587,000	76	45,967,000	1,433	140,963,357	
1991	1,133	60,514,527	164	17,215,100	23	13,064,500	113	44,034,071	1,433	134,828,198	
1990	1,195	63,848,309	143	8,924,050	48	7,174,324	70	16,641,061	1,456	96,587,744	

Source: Planning & Building Division  
 Updated: February 2011