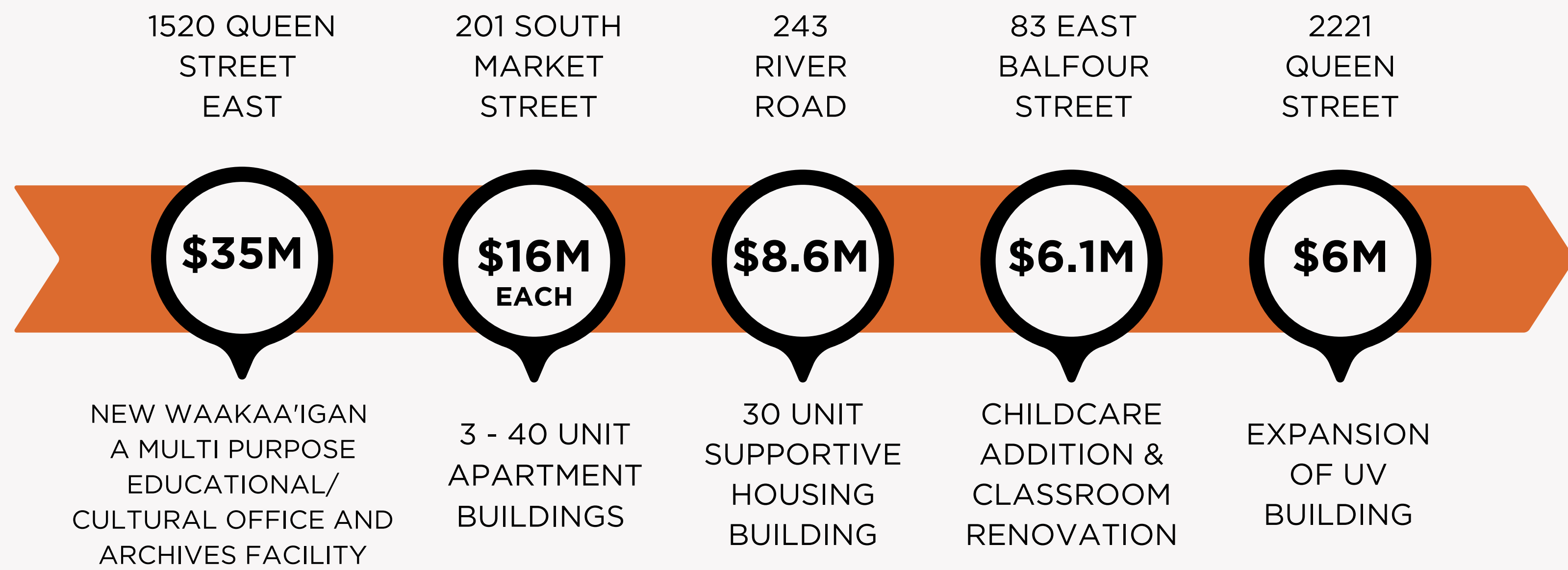


CITY OF SAULT STE. MARIE

BUILDING DIVISION

2025 YEAR END REVIEW

HIGHLIGHT PROJECTS



HOUSING

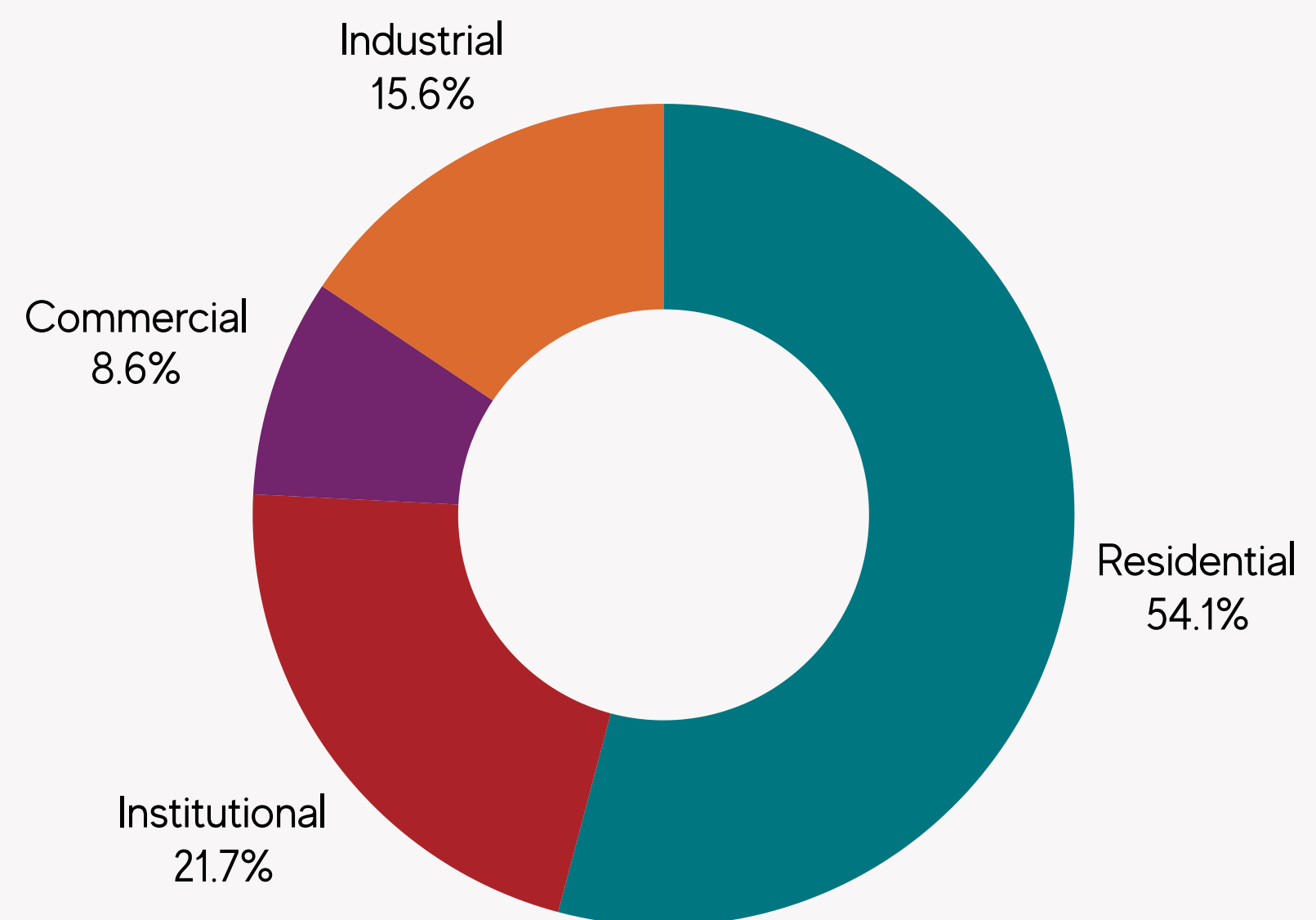
In 2025, residential construction remained the dominant sector in our community.



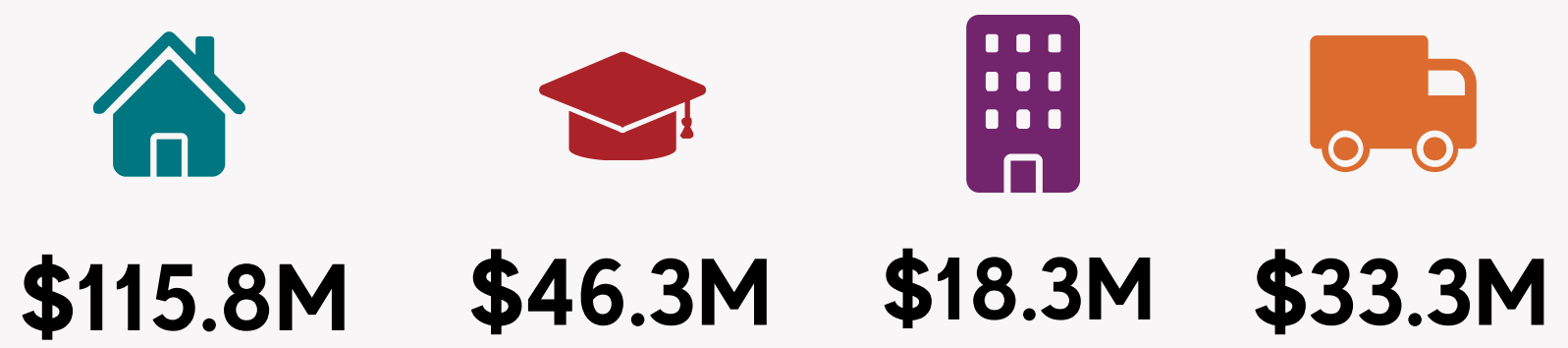
303

new residential units were approved

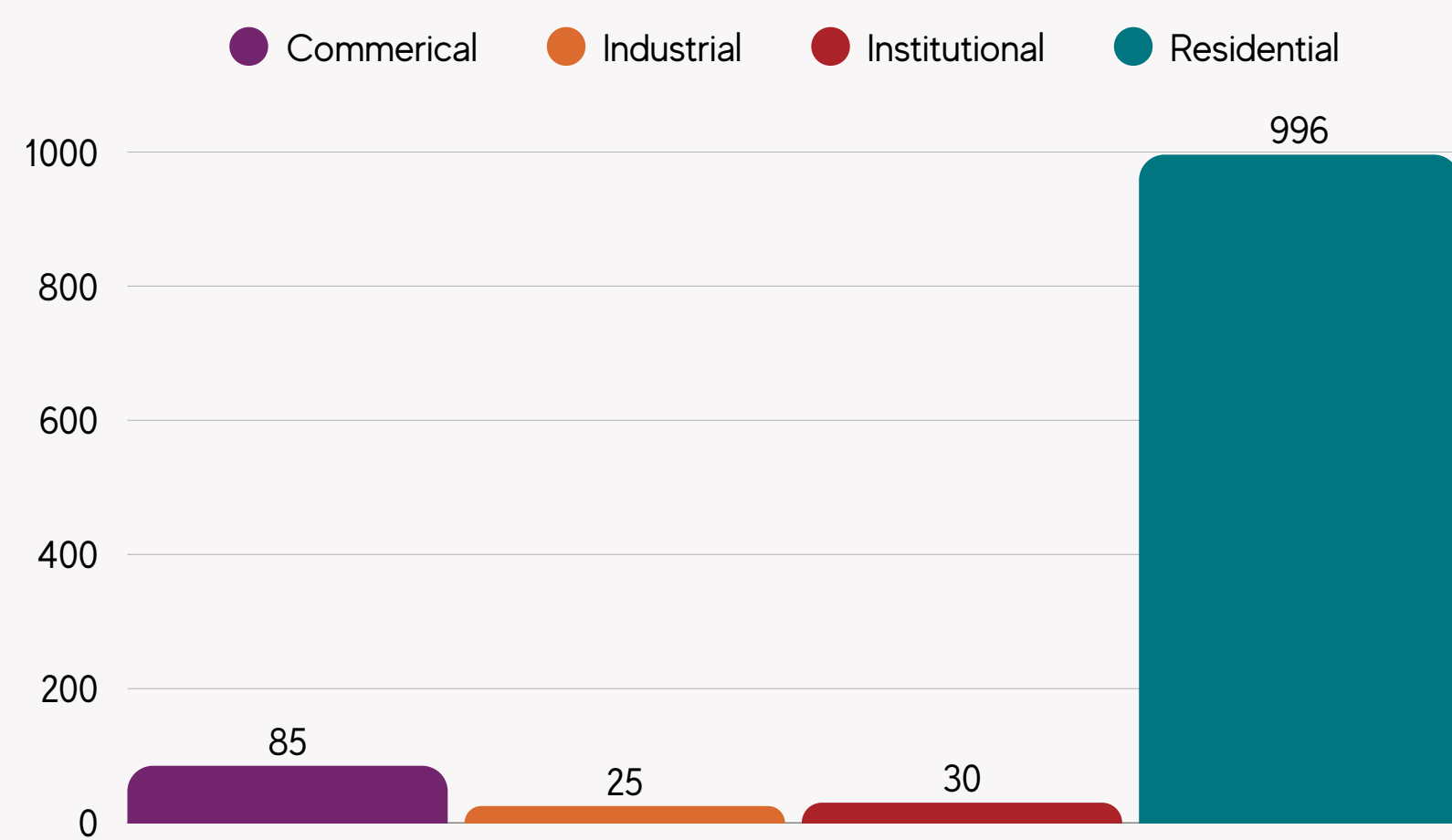
TOTAL CONSTRUCTION VALUE



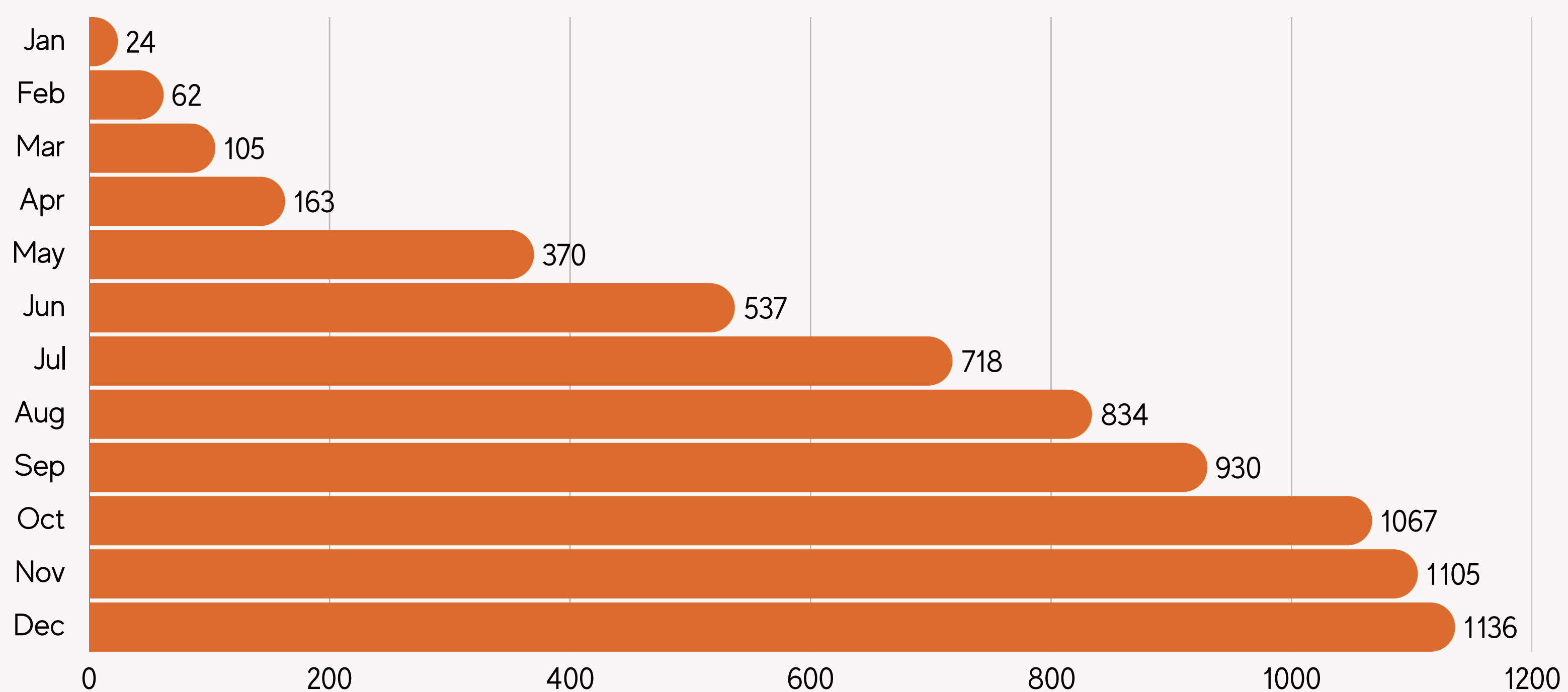
YEAR END TOTAL = **\$213, 819, 798.25**



PERMITS ISSUED BY TYPE



TOTAL PERMITS ISSUED



F. P. Pozzebon
Chief Building Official



Public Works and Engineering Services
Building Division

Tel: (705) 759-5410
Fax: (705) 541-7165

BUILDING PERMITS SUMMARY

2025/01/01 to 2025/12/31

Building Type	New Construction			Alterations and Additions			Total		
	Num of Units	Num of Permits	Value of Work	Num of Units	Num of Permits	Value of Work	Num of Units	Num of Permits	Value of Work
Commercial									
Convention center, exhibition building	0	0	\$0.00	0	2	\$137,239.00	0	2	\$137,239.00
Hotel, hotel/motel, motor hotel	0	0	\$0.00	0	4	\$565,600.00	0	4	\$565,600.00
Indoor recreational building	0	0	\$0.00	0	5	\$4,843,420.00	0	5	\$4,843,420.00
Motor vehicle show room (new and used)	0	1	\$2,600,000.00	0	1	\$16,000.00	0	2	\$2,616,000.00
Office building	0	0	\$0.00	0	16	\$6,144,500.00	0	16	\$6,144,500.00
Office complex	30	1	\$8,600,000.00	0	6	\$511,975.00	30	7	\$9,111,975.00
Other accommodation	0	0	\$0.00	0	1	\$400,000.00	0	1	\$400,000.00
Outdoor recreational building	0	0	\$0.00	0	2	\$26,000.00	0	2	\$26,000.00
Restaurant	0	0	\$0.00	0	10	\$827,300.00	0	10	\$827,300.00
Retail and wholesale outlets	0	0	\$0.00	0	18	\$6,529,866.00	0	18	\$6,529,866.00
Retail complex	0	0	\$0.00	0	16	\$1,709,455.00	0	16	\$1,709,455.00
Service station, repair garage and specialty shop	0	0	\$0.00	0	1	\$14,342.87	0	1	\$14,342.87
Theatre and performing art center	0	0	\$0.00	0	1	\$470,000.00	0	1	\$470,000.00
Total:	30	2	\$11,200,000.00	0	83	\$22,195,697.87	30	85	\$33,395,697.87
Industrial									
Communication	0	0	\$0.00	0	1	\$450,000.00	0	1	\$450,000.00

building									
Maintenance building	0	1	\$500,000.00	0	6	\$755,750.00	0	7	\$1,255,750.00
Plant for manufacturing, processing and assembling...	0	0	\$0.00	0	4	\$4,090,000.00	0	4	\$4,090,000.00
Primary industry building	0	0	\$0.00	0	1	\$210,000.00	0	1	\$210,000.00
Storage building	0	2	\$4,004,500.00	0	5	\$772,374.00	0	7	\$4,776,874.00
Transportation terminal	0	0	\$0.00	0	1	\$1,129,239.51	0	1	\$1,129,239.51
Utility building	0	0	\$0.00	0	4	\$6,484,102.00	0	4	\$6,484,102.00
Total:	0	3	\$4,504,500.00	0	22	\$13,891,465.51	0	25	\$18,395,965.51

Institutional and Governmental

Clinic, health unit	0	0	\$0.00	0	2	\$671,129.86	0	2	\$671,129.86
Day care, nursing home, rest home, home for the bl...	0	0	\$0.00	0	4	\$227,100.00	0	4	\$227,100.00
Elementary school, kindergarten	0	0	\$0.00	0	8	\$10,290,300.00	0	8	\$10,290,300.00
Government legislative and administration building...	0	0	\$0.00	0	2	\$191,200.00	0	2	\$191,200.00
Hospital	0	0	\$0.00	0	2	\$110,000.00	0	2	\$110,000.00
Other government building	0	0	\$0.00	0	5	\$1,035,915.67	0	5	\$1,035,915.67
Post-secondary institution	0	0	\$0.00	0	1	\$516,800.00	0	1	\$516,800.00
Religious building	0	0	\$0.00	0	2	\$88,526.00	0	2	\$88,526.00
Secondary school, high school, junior high school	0	0	\$0.00	0	2	\$2,075,000.00	0	2	\$2,075,000.00
University	0	0	\$0.00	0	2	\$31,150,000.00	0	2	\$31,150,000.00
Total:	0	0	\$0.00	0	30	\$46,355,971.53	0	30	\$46,355,971.53

Residential

Apartment	120	3	\$48,000,000.00	24	19	\$3,803,039.00	144	22	\$51,803,039.00
Apartment - Condominium	0	0	\$0.00	0	3	\$756,483.25	0	3	\$756,483.25
Mobile home	0	0	\$0.00	0	1	\$3,300.00	0	1	\$3,300.00
Row House	60	14	\$16,850,000.00	21	17	\$6,296,100.00	81	31	\$23,146,100.00

Row House - Condominium	7	2	\$2,100,000.00	0	1	\$750,000.00	7	3	\$2,850,000.00
Semi-Detached or Double (side by side) - Condomini...	0	0	\$0.00	0	1	\$43,000.00	0	1	\$43,000.00
Semi-Detached or Double (side by side), single-att...	2	1	\$500,000.00	0	28	\$144,660.00	2	29	\$644,660.00
Single House	32	46	\$17,552,500.00	7	859	\$19,014,506.00	39	905	\$36,567,006.00
Single House - Condominium	0	0	\$0.00	0	1	\$6,210.00	0	1	\$6,210.00
Total:	221	66	\$85,002,500.00	52	930	\$30,817,298.25	273	996	\$115,819,798.25
Grand Total:	251	71	\$100,707,000.00	52	1065	\$113,260,433.16	303	1136	\$213,967,433.16

F. P. Pozzebon
Chief Building Official



Public Works and Engineering Services
Building Division

Tel: (705) 759-5410
Fax: (705) 541-7165

DEMOLITION PERMITS SUMMARY

2025/01/01 to 2025/12/31

Building Type	New Construction			Alterations and Additions			Total		
	Num of Units	Num of Permits	Value of Work	Num of Units	Num of Permits	Value of Work	Num of Units	Num of Permits	Value of Work
Commercial									
Hotel, hotel/motel, motor hotel	0	0	\$0.00	0	1	\$10,000.00	0	1	\$10,000.00
Indoor recreational building	0	0	\$0.00	0	1	\$150,000.00	0	1	\$150,000.00
Motor vehicle show room (new and used)	0	0	\$0.00	0	1	\$250,000.00	0	1	\$250,000.00
Office building	0	0	\$0.00	0	1	\$810,000.00	0	1	\$810,000.00
Office complex	0	0	\$0.00	0	2	\$125,500.00	0	2	\$125,500.00
Outdoor recreational building	0	0	\$0.00	0	1	\$2,500.00	0	1	\$2,500.00
Restaurant	0	0	\$0.00	0	1	\$125,000.00	0	1	\$125,000.00
Retail and wholesale outlets	0	0	\$0.00	0	3	\$21,000.00	0	3	\$21,000.00
Retail complex	0	0	\$0.00	0	3	\$125,000.00	0	3	\$125,000.00
Service station, repair garage and specialty shop	0	0	\$0.00	0	1	\$2,500.00	0	1	\$2,500.00
Total:	0	0	\$0.00	0	15	\$1,621,500.00	0	15	\$1,621,500.00

Industrial

Maintenance building	0	0	\$0.00	0	3	\$37,500.00	0	3	\$37,500.00
Plant for manufacturing, processing and assembling...	0	0	\$0.00	0	3	\$92,000.00	0	3	\$92,000.00
Storage building	0	0	\$0.00	0	1	\$1,500.00	0	1	\$1,500.00
Total:	0	0	\$0.00	0	7	\$131,000.00	0	7	\$131,000.00

Institutional and Governmental

Clinic, health unit	0	0	\$0.00	0	1	\$2,300,000.00	0	1	\$2,300,000.00
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Hospital	0	0	\$0.00	0	1	\$4,750,000.00	0	1	\$4,750,000.00
University	0	0	\$0.00	0	1	\$200,000.00	0	1	\$200,000.00
Total:	0	0	\$0.00	0	3	\$7,250,000.00	0	3	\$7,250,000.00

Residential

Apartment	0	0	\$0.00	0	3	\$120,000.00	0	3	\$120,000.00
Mobile home	0	0	\$0.00	0	1	\$3,000.00	0	1	\$3,000.00
Single House	0	0	\$0.00	-8	63	\$514,480.00	-8	63	\$514,480.00
Total:	0	0	\$0.00	-8	67	\$637,480.00	-8	67	\$637,480.00
Grand Total:	0	0	\$0.00	-8	92	\$9,639,980.00	-8	92	\$9,639,980.00

F. P. Pozzebon
Chief Building Official



Public Works and Engineering Services
Building Division

Tel: (705) 759-5410
Fax: (705) 541-7165

SIGN PERMITS SUMMARY

2025/01/01 to 2025/12/31

Building Type	New Construction			Alterations and Additions			Total		
	Num of Units	Num of Permits	Value of Work	Num of Units	Num of Permits	Value of Work	Num of Units	Num of Permits	Value of Work
Commercial									
Hotel, hotel/motel, motor hotel	0	0	\$0.00	0	2	\$400.00	0	2	\$400.00
Indoor recreational building	0	0	\$0.00	0	1	\$200.00	0	1	\$200.00
Motel, cabin	0	0	\$0.00	0	1	\$5,000.00	0	1	\$5,000.00
Motor vehicle show room (new and used)	0	0	\$0.00	0	1	\$200.00	0	1	\$200.00
Office building	0	0	\$0.00	0	6	\$152,800.00	0	6	\$152,800.00
Restaurant	0	0	\$0.00	0	8	\$12,454.50	0	8	\$12,454.50
Retail and wholesale outlets	0	0	\$0.00	0	24	\$6,600.00	0	24	\$6,600.00
Retail complex	0	0	\$0.00	0	25	\$304,453.00	0	25	\$304,453.00
Service station, repair garage and specialty shop	0	0	\$0.00	0	3	\$18,700.00	0	3	\$18,700.00
Total:	0	0	\$0.00	0	71	\$500,807.50	0	71	\$500,807.50
Industrial									
Mining building	0	0	\$0.00	0	1	\$200.00	0	1	\$200.00
Primary industry building	0	0	\$0.00	0	7	\$800.00	0	7	\$800.00
Storage building	0	0	\$0.00	0	3	\$600.00	0	3	\$600.00
Utility building	0	0	\$0.00	0	2	\$400.00	0	2	\$400.00
Total:	0	0	\$0.00	0	13	\$2,000.00	0	13	\$2,000.00
Institutional and Governmental									
Day care, nursing home, rest home, home for the bl...	0	0	\$0.00	0	1	\$5,000.00	0	1	\$5,000.00

Total:	0	0	\$0.00	0	1	\$5,000.00	0	1	\$5,000.00
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Residential

Single House	0	0	\$0.00	0	2	\$17,200.00	0	2	\$17,200.00
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Total:	0	0	\$0.00	0	2	\$17,200.00	0	2	\$17,200.00
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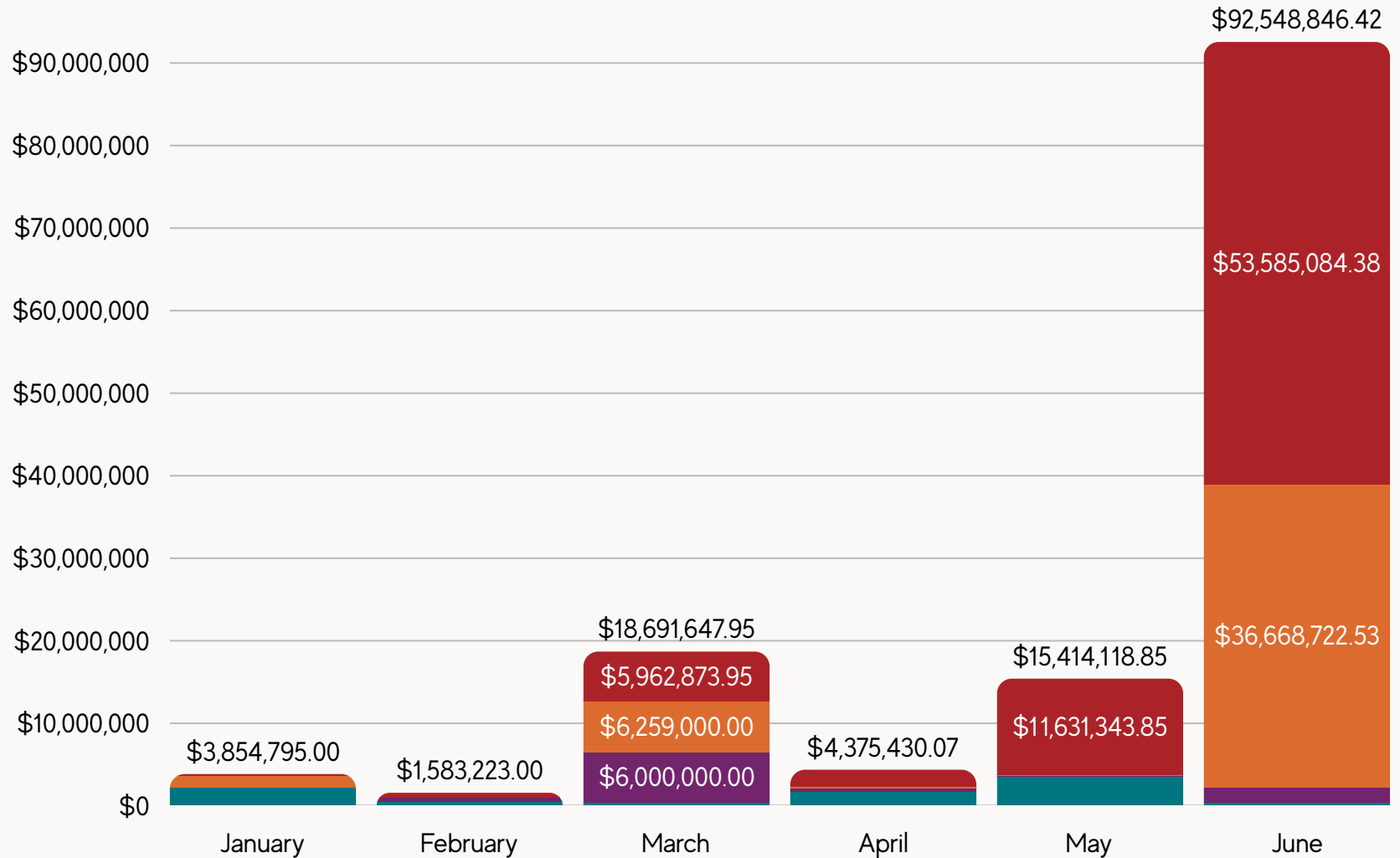
Grand Total:	0	0	\$0.00	0	87	\$525,007.50	0	87	\$525,007.50
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2025 Year End Construction Value January to June

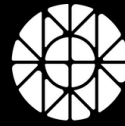


City of Sault Ste. Marie Building Permit Statistics

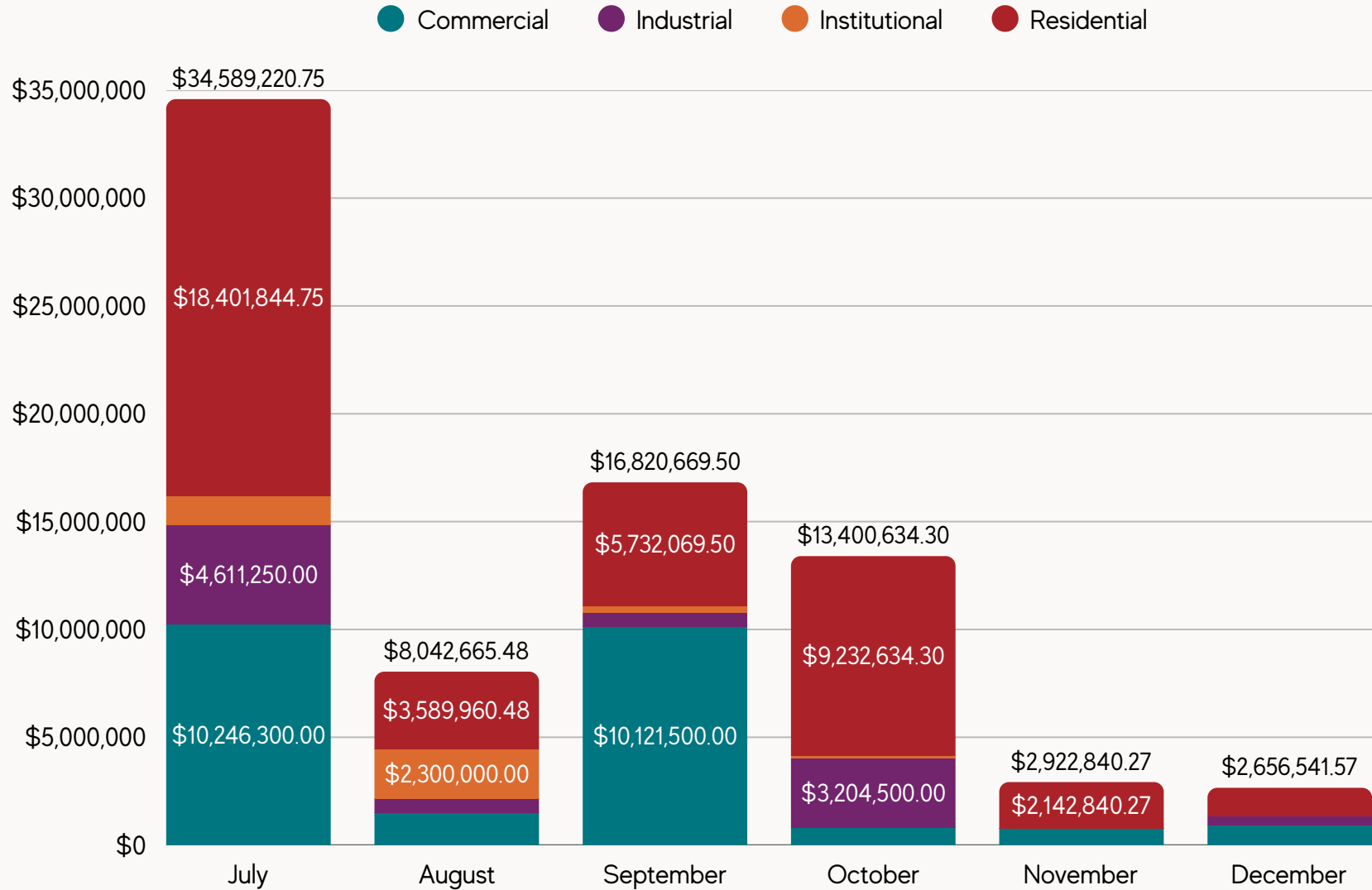
Commercial Industrial Institutional Residential



2025 Year End Construction Value July to December

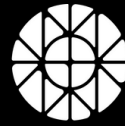


City of Sault Ste. Marie Building Permit Statistics



Year End Construction Value

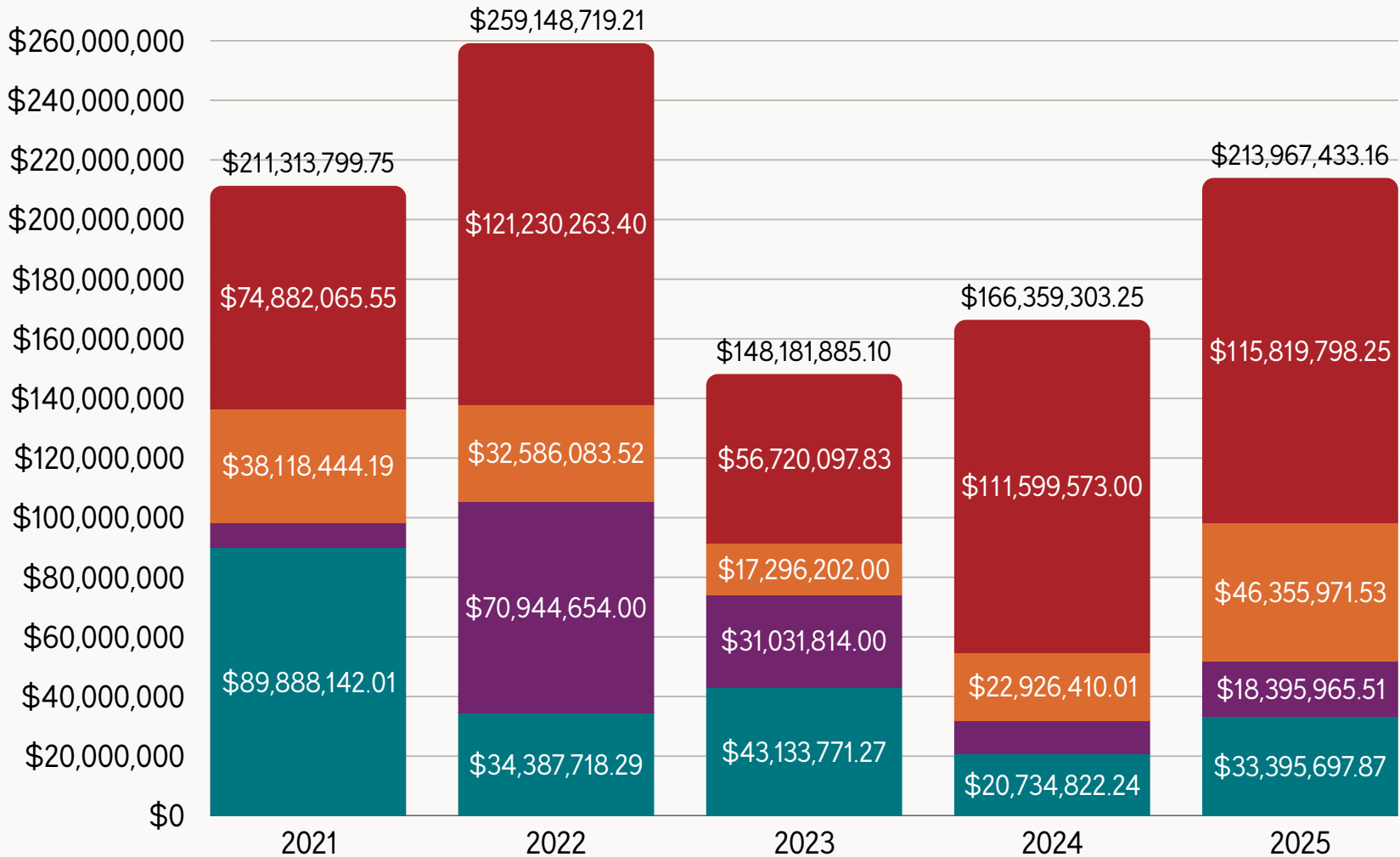
5 Year Comparison



City of Sault Ste. Marie

Building Permit Statistics

● Commercial
 ● Industrial
 ● Institutional
 ● Residential



Value of Building Construction

Year	Single Family	2 & 3 Apts.	4 + Apts.	Commercial	Industrial	Institutional	TOTAL
1976	\$18,965,860.00	\$5,758,000.00	\$2,795,000.00	\$5,414,083.00	\$294,400.00	\$3,582,293.00	\$36,809,636.00
1977	\$16,029,419.00	\$6,073,894.00	\$6,665,400.00	\$6,716,196.00	\$1,758,426.00	\$822,121.00	\$38,065,456.00
1978	\$18,439,945.00	\$2,634,564.00	\$7,504,100.00	\$3,614,781.00	\$5,031,745.00	\$4,152,386.00	\$41,377,521.00
1979	\$18,997,722.00	\$1,701,800.00	\$15,627,248.00	\$6,708,846.00	\$15,657,397.00	\$4,790,133.00	\$63,483,146.00
1980	\$15,201,282.00	\$1,780,421.00	\$13,611,993.00	\$6,950,388.00	\$9,518,073.00	\$5,779,064.00	\$52,841,221.00
1981	\$14,022,599.00	\$1,187,032.00	\$33,357,014.00	\$14,141,905.00	\$43,126,415.00	\$3,226,502.00	\$109,061,467.00
1982	\$11,932,623.00	\$248,716.00	\$2,149,653.00	\$6,577,491.00	\$20,972,038.00	\$5,878,343.00	\$47,758,864.00
1983	\$13,701,604.00	\$269,071.00	\$1,577,900.00	\$7,384,286.00	\$1,740,203.00	\$7,718,562.00	\$32,391,626.00
1984	\$13,819,092.00	\$173,311.00	\$996,738.00	\$11,802,814.00	\$2,657,804.00	\$39,654,031.00	\$69,103,790.00
1985	\$19,447,307.00	\$194,165.00	\$2,862,270.00	\$7,038,471.00	\$6,394,997.00	\$2,595,746.00	\$38,532,956.00
1986	\$17,420,332.00	\$248,322.00	\$2,033,997.00	\$7,956,622.00	\$1,108,800.00	\$7,241,496.00	\$36,009,569.00
1987	\$24,636,307.00	\$495,244.00	\$4,412,359.00	\$8,750,238.00	\$14,733,336.00	\$10,387,894.00	\$63,415,378.00
1988	\$49,815,882.00	\$4,295,011.00	\$5,458,475.00	\$27,055,925.00	\$7,611,421.00	\$12,076,370.00	\$106,313,084.00
1989	\$48,129,820.00	\$2,551,861.00	\$13,415,615.00	\$13,019,753.00	\$38,813,736.00	\$95,301,456.00	\$211,232,241.00
1990	\$34,412,285.00	\$852,282.00	\$6,313,566.00	\$12,227,072.00	\$6,228,472.00	\$18,604,932.00	\$78,638,609.00
1991	\$13,805,908.00	\$417,681.00	\$16,147,812.00	\$10,835,079.00	\$2,996,338.00	\$18,351,729.00	\$62,554,547.00
1992	\$19,766,554.00	\$1,061,159.00	\$3,365,458.00	\$3,170,419.00	\$4,860,091.00	\$10,045,363.00	\$42,269,044.00
1993	\$21,744,232.00	\$650,363.00	\$9,200,809.00	\$7,388,670.00	\$3,617,850.00	\$10,551,805.00	\$53,153,729.00
1994	\$20,653,359.00	\$1,301,084.00	\$5,694,983.00	\$9,233,679.00	\$12,642,200.00	\$8,532,791.00	\$58,058,096.00
1995	\$21,617,429.00	\$3,950,469.00	\$9,562,001.00	\$6,130,727.00	\$5,412,028.00	\$14,162,344.00	\$60,834,998.00
1996	\$19,520,687.00	\$6,723,945.00	\$2,762,350.00	\$5,828,293.00	\$26,961,566.00	\$3,055,083.00	\$64,851,924.00
1997	\$18,443,664.00	\$2,854,819.00	\$5,198,400.00	\$4,756,243.00	\$1,842,705.00	\$5,440,641.00	\$38,536,472.00
1998	\$18,154,365.00	\$133,085.00	\$1,841,971.00	\$13,090,003.00	\$4,450,119.00	\$10,931,708.00	\$48,601,251.00
1999	\$13,734,690.00	\$264,861.00	\$805,238.00	\$17,301,154.00	\$4,884,609.00	\$34,955,068.00	\$71,945,620.00
2000	\$14,951,692.00	\$1,078,512.00	\$2,240,778.00	\$14,805,341.00	\$4,094,850.00	\$5,811,438.00	\$42,982,611.00
2001	\$15,729,733.00	\$778,197.00	\$296,112.00	\$8,929,069.00	\$9,508,139.00	\$9,754,360.00	\$44,995,610.00
2002	\$15,598,445.00	\$550,621.00	\$942,155.00	\$13,858,285.00	\$2,790,295.00	\$46,994,893.00	\$80,734,694.00
2003	\$20,000,591.00	\$420,597.00	\$274,256.00	\$18,539,119.00	\$1,454,161.00	\$7,299,444.00	\$47,988,168.00
2004	\$22,790,581.00	\$1,415,801.00	\$160,990.00	\$4,054,320.00	\$4,167,307.00	\$13,217,565.00	\$45,806,564.00
2005	\$24,750,666.00	\$2,240,595.00	\$1,000,460.00	\$4,718,017.00	\$10,380,700.00	\$32,020,308.00	\$75,110,746.00
2006	\$20,079,471.00	\$604,212.00	\$738,383.00	\$12,329,934.00	\$2,608,943.00	\$11,027,293.00	\$47,388,236.00

2007	\$28,543,200.00	\$789,600.00	\$1,782,757.00	\$19,784,753.00	\$2,897,412.00	\$177,183,996.00	\$230,981,718.00
2008	\$33,734,038.00	\$94,800.00	\$6,387,079.00	\$30,454,574.00	\$17,584,007.00	\$14,981,480.00	\$103,235,978.00
2009	\$28,445,281.00	\$380,160.00	\$2,671,400.00	\$43,333,739.00	\$6,203,083.00	\$42,707,653.00	\$123,741,316.00
2010	\$32,065,328.00	\$494,300.00	\$5,699,068.00	\$20,343,302.00	\$8,903,068.00	\$75,833,713.00	\$143,338,779.00
2011	\$29,838,270.00	\$1,139,530.00	\$5,735,200.00	\$31,205,509.00	\$6,237,700.00	\$91,511,501.00	\$165,666,710.00
2012	\$34,730,618.00	\$1,346,085.00	\$2,025,014.00	\$18,774,473.00	\$8,551,317.00	\$21,413,620.00	\$86,841,127.00
2013	\$33,226,763.00	\$2,541,075.00	\$12,993,837.00	\$16,574,741.00	\$5,985,105.00	\$50,797,973.00	\$122,119,494.00
2014	\$29,839,152.00	\$3,079,524.00	\$9,379,389.00	\$25,470,467.00	\$7,760,663.00	\$17,989,325.00	\$93,518,522.00
2015	\$28,480,959.02	\$2,158,731.30	\$27,590,212.45	\$20,233,017.51	\$42,177,596.92	\$4,915,343.04	\$125,555,860.24
2016	\$24,452,123.25	\$1,971,053.00	\$7,381,397.46	\$15,972,389.16	\$7,358,593.40	\$18,686,929.84	\$75,822,486.11
2017	\$29,593,019.58	\$4,906,275.77	\$3,464,020.89	\$14,183,292.13	\$4,770,971.00	\$46,531,758.00	\$103,449,337.37
2018	\$26,269,366.00	\$2,565,127.00	\$9,720,945.87	\$23,507,018.90	\$3,729,416.00	\$28,014,203.54	\$93,806,077.31
2019	\$24,088,474.59	\$1,583,055.00	\$13,688,692.32	\$23,209,704.00	\$19,301,500.00	\$17,793,636.00	\$99,665,061.91
2020	\$30,283,978.40	\$8,627,400.76	\$5,092,887.40	\$20,725,027.86	\$12,260,397.00	\$16,524,329.05	\$93,514,020.47
2021	\$50,732,078.51	\$19,953,405.31	\$4,303,581.73	\$89,888,142.01	\$8,425,148.00	\$38,118,444.19	\$211,420,799.75
2022	\$52,581,460.36	\$18,664,950.00	\$49,813,853.04	\$34,387,718.29	\$70,944,654.00	\$32,586,083.52	\$258,978,719.21
2023	\$35,090,048.82	\$15,098,678.73	\$6,531,370.28	\$43,133,771.27	\$31,031,814.00	\$17,296,202.00	\$148,181,885.10
2024	\$36,425,851.60	\$6,680,967.00	\$68,492,754.40	\$20,734,822.24	\$11,098,498.00	\$22,226,410.01	\$165,659,303.25
2025	\$36,576,516.00	\$687,660.00	\$78,555,622.25	\$33,395,697.87	\$18,395,965.51	\$46,355,971.53	\$213,967,433.16
Average	\$25,226,147.44	\$2,913,441.46	\$10,006,517.32	\$16,912,787.64	\$11,438,721.46	\$24,908,634.67	\$91,406,230.04

Summary of New Residential Units					
Year	Single Family	Semi & Duplex	Row House & Triplex	Other Types of Buildings	Total
1976	375	210	164	0	749
1977	263	194	335	0	792
1978	368	70	361	0	799
1979	245	52	557	0	854
1980	169	42	462	0	673
1981	127	22	937	17	1103
1982	108	2	60	8	178
1983	108	4	17	1	130
1984	106	0	0	10	116
1985	175	4	79	10	268
1986	119	4	78	5	206
1987	198	4	78	2	282
1988	396	10	115	3	524
1989	319	38	168	0	525
1990	193	8	92	3	296
1991	59	4	236	2	301
1992	97	11	59	1	168
1993	108	8	136	3	255
1994	107	17	80	1	205
1995	103	59	96	1	259
1996	89	94	30	2	215
1997	91	28	38	1	158
1998	84	2	36	0	122
1999	65	2	1	0	68
2000	66	10	14	0	90
2001	61	6	35	0	102
2002	66	4	7	0	77
2003	91	2	0	0	93
2004	101	12	0	0	113
2005	104	20	3	0	127
2006	114	24	0	0	138
2007	115	0	0	0	115
2008	124	0	59	0	183
2009	85	2	9	2	98
2010	84	4	38	0	126
2011	116	4	35	0	155
2012	96	6	4	0	106
2013	59	16	36	47	158
2014	67	16	18	32	133
2015	62	4	7	145	218
2016	36	7	23	39	105
2017	50	6	12	21	89
2018	32	3	5	40	80
2019	30	4	0	58	92
2020	36	16	24	2	78
2021	88	7	33	5	133
2022	61	3	66	214	344
2023	43	2	48	17	110