



# Municipality of the District of West Hants 2009 Annual Building and Development Report

## Overview

The total value of construction in the Municipality of West Hants hit a record high of \$47 million in 2009, more than double 2008's value of \$21 million (see Chart 1). A single permit worth \$26 million, issued for a residential care facility in Falmouth, accounted for almost half the value for the year. In all, 471 building and development permits were issued in 2009, an increase of about three percent from last year's high of 459 permits.

Unlike most years when the residential sector makes up the majority of construction value in West Hants, in 2009 institutional projects dominated (see Chart 2). Valued at \$29 million, these projects represented 62 percent of construction value. The residential sector contributed \$16.2 million, or 34 percent of the total.

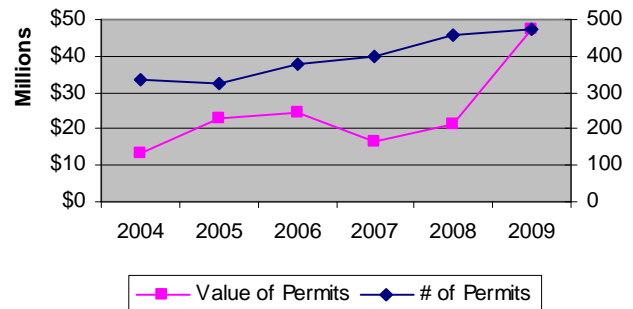
## Residential Development

Residential permits are classified as: new construction; repairs, renovations and additions; accessory buildings; and seasonal dwellings. New residential construction totaled \$11.1 million in 2009 (see Chart 3), a slight decrease from \$11.6 million last year, but still about eight percent higher than the average for the previous five years (\$10.2 million). Permits were issued for 53 new single unit dwellings and 13 mobile and mini homes. In addition, two single-unit homes were converted to two units. No new two-unit dwellings or apartment buildings were constructed this year.

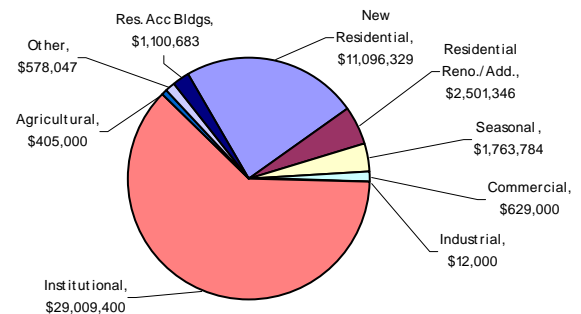
In all, 68 new dwelling units were created in 2009. In 2008, 87 new units were created, while the average from 2004 to 2008 was 82 new dwelling units per year (see Chart 4). Sixty-two percent (42 units) of the new dwellings were located in the rural, unserved areas of West Hants. Thirty-eight percent (26 units) were constructed in the serviced areas of the Falmouth and Three Mile Plains Growth Centres.

Residential renovation activity continued to grow in 2009 (see Chart 5). These projects were valued at \$2.5 million in 2009, rising from \$2.1 million last year and the five-year average of approximately \$2 million annually. The number of permits issued (170) in this category in 2009 was 30 percent higher than the five-year annual average (112 permits) and eight percent higher than last year when 157 permits were issued.

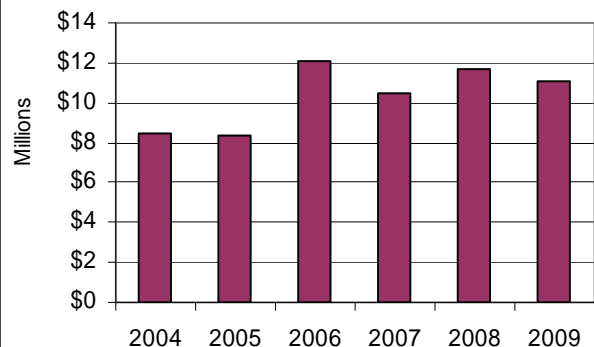
**Chart 1: Number and Value of Permits, 2004-2009**



**Chart 2: Value of Permits by Sector, 2009**



**Chart 3: Estimated Value of New Dwellings 2004-2009**



Residential accessory buildings such as garages and sheds contributed \$1 million in construction value this year, with 126 permits issued. In 2008, 95 permits were issued, valued at \$682,499.

**Chart 4: New Dwelling Units  
2004-2009**



## Seasonal

Nine new seasonal dwellings were built in 2009, a slight decrease from the 12 permits issued last year and the five-year average of 13 new seasonal dwellings annually. Total value of construction for all permits in this category in 2009 was \$1.7 million. In 2008, seasonal projects were valued at \$1.9 million. The five-year average is \$1.3 million.

## Commercial and Industrial

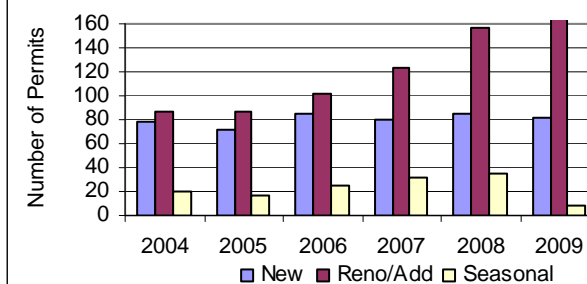
The total value of commercial construction in 2009 was \$629,000 with 10 permits issued. Two permits accounted for almost 70 percent of the value, a heavy equipment sales and service building worth \$290,000 and a mechanical building for Ski Martock valued at \$150,000. The 19 permits issued in 2008 for commercial construction were valued at \$511,650. The five-year average is 16 permits representing about \$1.4 million annually.

Only one industrial permit was issued in 2009 for a project estimated at \$12,000. In 2008, eight permits were issued in this sector with a value of \$2.6 million. The five-year average is \$3.5 million with five permits issued each year.

## Agricultural

In 2009, agricultural construction had a value of \$405,000, up from \$262,400 last year and the five-year average of \$350,840. There were 14 permits issued in 2009 for agricultural projects, on par with 13 last year and the five-year average of 14 annually.

**Chart 5: Permits Issued for Residential  
Construction 2004-2009**



## Institutional and Government

Typically, the institutional and government sector accounts for less than two percent of total construction value in West Hants. This year was the exception, with 10 permits issued for institutional uses valued at \$29,005,500. One permit for Windsor Elms Village for Continuing Care, a new residential care facility in Falmouth, contributed the lion's share of construction value this year with a project worth \$26 million. The Brooklyn Fire Hall and Civic Centre was the other major project in this category valued at \$2.9 million.

## Other Permits

West Hants building and development statistics also track "other" permits issued. This includes situations where a development permit is required but no building permit is needed, such as demolitions, fences, swimming pools and signs. There were 50 permits issued in 2009 in this category totalling \$578,047 in value (three of the permits were for telecommunications towers valued at \$442,184). In 2008, 34 permits were issued worth about \$200,000.

## Permit Fees Collected

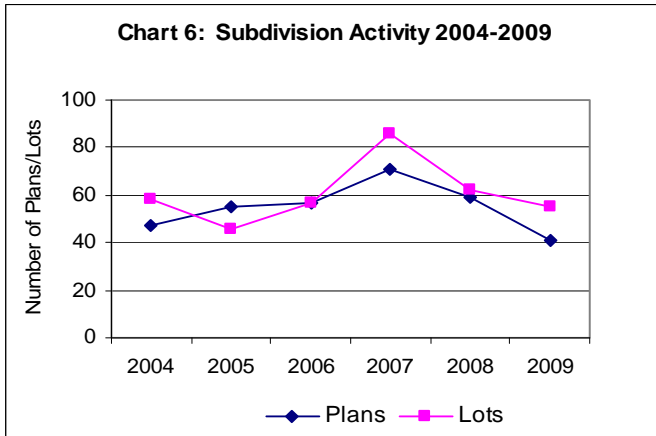
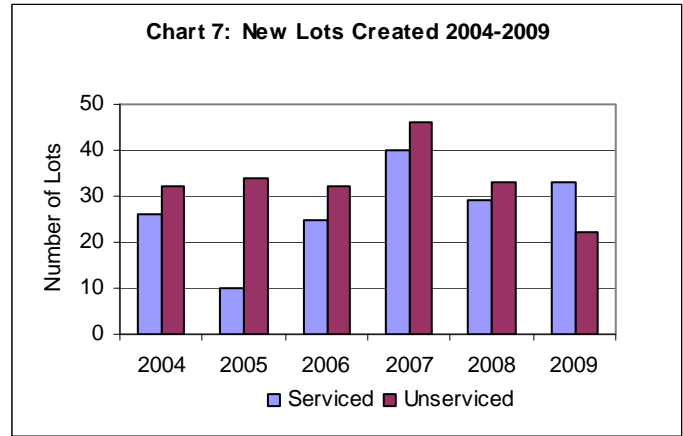
In 2009, \$42,002 in building permit fees was collected. This compares with \$35,154 last year and the five-year average of \$32,636 collected annually.

## Subdivision

Final approval was given to 41 plans of subdivision in the 2009 calendar year, creating 55 new lots. In 2008, 59 plans were approved creating 62 new lots. On average between 2004 and 2008, 59 plans were approved each year creating 62 new lots annually (see Chart 6).

Sixty percent (33 lots) of the new lots created this year were located in the serviced Falmouth and Three Mile Plains Growth Centers (see Chart 7). Forty percent (22 lots) were in the rural, unserviced areas of West Hants. This is in contrast with the pattern of the past five years when the majority of new lots were created in the rural areas.

A total of \$23,075 was received in 2009 as Five Percent Open Space fees. This is down slightly from \$26,120 collected in 2008. The five year average is \$30,890 annually



Windsor-West Hants Planning Dept.  
 76 Morison Drive  
 Windsor-West Hants Industrial Park  
 P.O. Box 2230  
 Windsor, NS B0N 2T0  
 Phone: 902-798-6900 Fax: 902-798-8553  
[www.windsorwesthantsplanning.ns.ca](http://www.windsorwesthantsplanning.ns.ca)

**APPENDIX A  
MUNICIPALITY OF WEST HANTS  
NUMBER OF BUILDING AND DEVELOPMENT PERMITS ISSUED  
JANUARY 1, 2009 - DECEMBER 31, 2009**

	Residential				Commercial			Industrial		Institutional & Government		Agriculture	Other (Signs, Demolition)	Total	Permit Fees
Mon.	New	Seasonal	Repairs, additions	Accessory Buildings	New	Repairs, additions	Accessory Buildings	New	Repairs, additions	New	Repairs, additions	New & Repairs			
Jan	2	0	7	1	0	0	0	0	0	1	1	0	1	13	\$11,299.44
Feb	2	0	5	0	0	1	0	0	0	0	0	0	0	8	\$1,081.20
Mar	8	0	5	3	0	0	0	0	0	0	1	0	5	22	\$1,399.94
Apr	1	0	13	10	0	1	0	0	0	0	0	1	1	27	\$1,395.16
May	9	0	14	23	0	0	0	1	0	0	0	1	6	54	\$3,175.28
June	10	2	23	12	0	1	0	0	0	0	0	2	11	61	\$3,794.04
July	9	0	18	20	0	4	1	0	0	1	0	1	9	63	\$6,216.22
Aug	5	3	15	10	0	0	0	0	0	1	2	6	5	47	\$2,444.10
Sept	13	2	25	16	0	0	0	0	0	0	1	1	3	61	\$3,453.44
Oct	8	2	20	7	0	0	0	0	0	0	1	2	5	45	\$2,278.32
Nov	7	0	17	19	1	0	1	0	0	0	1	0	2	48	\$3,603.84
Dec	7	0	8	5	0	0	0	0	0	0	0	0	2	22	\$1,860.88
<b>Total</b>	<b>81</b>	<b>9</b>	<b>170</b>	<b>126</b>	<b>1</b>	<b>7</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>3</b>	<b>7</b>	<b>14</b>	<b>50</b>	<b>471</b>	<b>\$42,001.86</b>

Source: Windsor-West Hants Planning Dept., Municipality of West Hants Building and Development Permit Records, 2009.

**APPENDIX B**  
**MUNICIPALITY OF WEST HANTS**  
**ESTIMATED CONSTRUCTION VALUE (\$) OF BUILDING AND DEVELOPMENT PERMITS**  
**JANUARY 1, 2009 - DECEMBER 31, 2009**

	Residential				Commercial			Industrial		Institutional & Government		Agriculture	Other Signs, Demolition	Total
	New	Seasonal	Repairs, additions	Accessory Buildings	New	Repairs, additions	Accessory Buildings	New	Repairs, additions	New	Repairs, additions	New & Repairs		
<b>Jan</b>	\$190,000	\$0	\$231,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$26,000,000	\$5,000	\$0	\$0	<b>\$26,427,000</b>
<b>Feb</b>	\$450,000	\$0	\$287,008	\$0	\$0	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$757,008</b>
<b>Mar</b>	\$931,000	\$0	\$33,800	\$5,300	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000	\$0	\$12,142	<b>\$992,242</b>
<b>Apr</b>	\$150,000	\$1,200	\$207,100	\$79,000	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	\$25,000	\$116,092	<b>\$583,392</b>
<b>May</b>	\$1,410,000	\$0	\$94,600	\$254,300	\$0	\$0	\$0	\$12,000	\$0	\$0	\$0	\$20,000	\$153,392	<b>\$1,944,292</b>
<b>June</b>	\$1,546,229	\$240,000	\$391,100	\$127,800	\$0	\$7,000	\$0	\$0	\$0	\$0	\$0	\$125,000	\$18,000	<b>\$2,455,129</b>
<b>July</b>	\$1,514,000	\$8,000	\$252,295	\$181,400	\$0	\$82,000	\$150,000	\$0	\$0	\$2,915,000	\$0	\$140,000	\$20,621	<b>\$5,263,316</b>
<b>Aug</b>	\$487,000	\$98,971	\$155,593	\$57,000	\$0	\$0	\$0	\$0	\$0	\$28,500	\$0	\$49,000	\$35,000	<b>\$911,064</b>
<b>Sept</b>	\$1,639,500	\$223,000	\$387,500	\$112,300	\$0	\$0	\$0	\$0	\$0	\$0	\$3,900	\$13,000	\$5,800	<b>\$2,385,000</b>
<b>Oct</b>	\$902,000	\$298,113	\$115,400	\$58,983	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000	\$33,000	\$211,000	<b>\$1,628,496</b>
<b>Nov</b>	\$1,060,000	\$652,500	\$258,950	\$182,600	\$290,000	\$0	\$75,000	\$0	\$0	\$0	\$37,000	\$0	\$1,000	<b>\$2,557,050</b>
<b>Dec</b>	\$816,600	\$242,000	\$87,000	\$41,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000	<b>\$1,191,600</b>
	<b>\$11,096,329</b>	<b>\$1,763,784</b>	<b>\$2,501,346</b>	<b>\$1,100,683</b>	<b>\$290,000</b>	<b>\$114,000</b>	<b>\$225,000</b>	<b>\$12,000</b>	<b>\$0</b>	<b>\$28,943,500</b>	<b>\$65,900</b>	<b>\$405,000</b>	<b>\$578,047</b>	<b>\$47,095,589</b>

Source: Windsor-West Hants Planning Dept., Municipality of West Hants Building and Development Permit Records, 2009.