



Municipality of the District of West Hants

2010 Annual Building and Development Report

Overview

The total value of construction in the Municipality of West Hants was \$17 million in 2010 (see Chart 1). While construction value is down from last year's record high of \$47 million when a single permit for the Elms Residential care facility accounted for \$26 million, the number of permits issued in 2010 (438) is consistent with the five-year average of 406 permits annually.

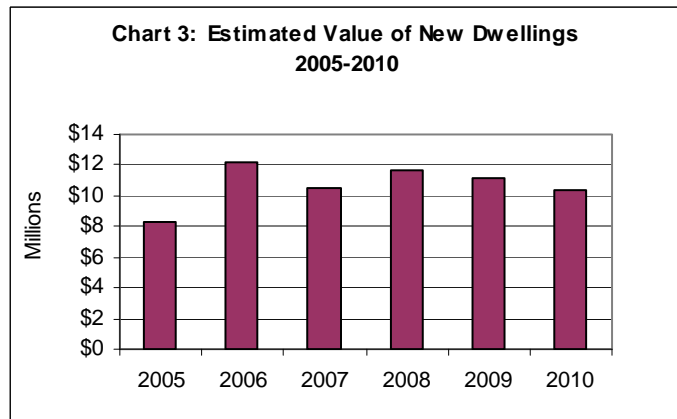
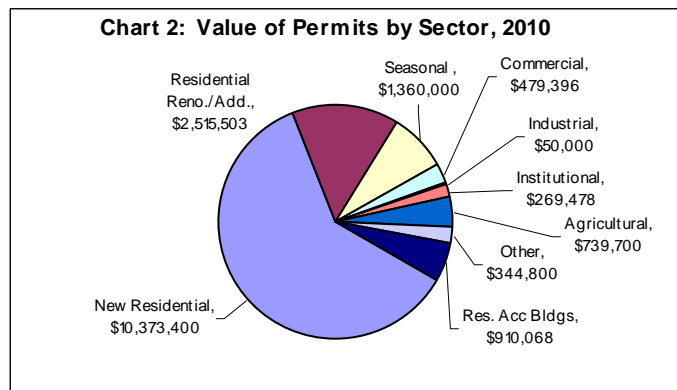
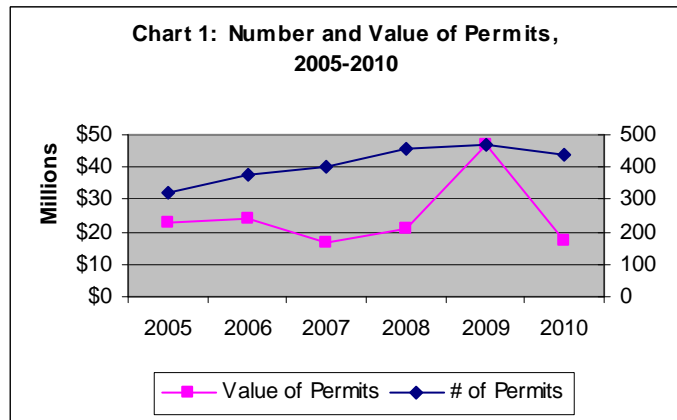
The residential sector accounted for the majority of construction value at \$15,158,971 or 89 percent of the total value of construction in 2010 (see Chart 2).

Residential Development

Residential permits are classified as: new construction; repairs, renovations and additions; accessory buildings; and seasonal dwellings. New residential construction totalled \$10.3 million in 2010 (see Chart 3), close to the \$11 million value last year and the five-year average of \$10.7 million. Permits were issued for 54 new single unit dwellings and 8 mobile and mini homes. No new two-unit dwellings or apartment buildings were constructed in 2010.

In all, 62 new dwelling units were created in 2010. In 2009, 68 new units were created, while the average from 2005 to 2009 was 79 new dwelling units per year (see Chart 4). Sixty percent (37 units) of the new dwellings were located in the rural, unserved areas of West Hants. Forty percent (25 units) were constructed in the serviced areas of the Falmouth and Three Mile Plains Growth Centres.

Residential renovations in 2010 were valued at \$2.5 million, virtually the same as last year. The five-year average is \$2.2 million annually (see Chart 5). There were 153 permits issued in this category in 2010, down from 170 issued in 2009, but up from the five-year annual average of 129 permits issued per year.

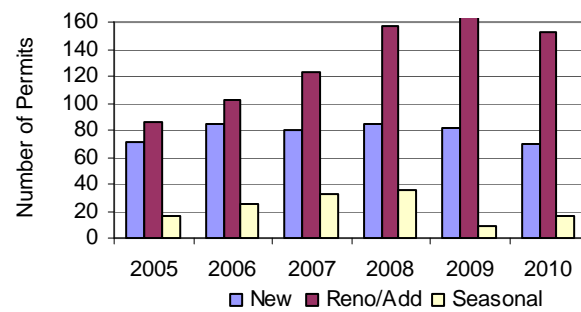


Residential accessory buildings such as garages and sheds contributed nearly \$1 million in construction value this year, with 101 permits issued. In 2009, 126 permits were issued, valued at \$1.1 million.

**Chart 4: New Dwelling Units
2005-2010**



**Chart 5: Permits Issued for Residential
Construction 2005-2010**



Seasonal

Fifteen new seasonal dwellings were built in 2010, up from nine new seasonal dwellings in 2009 and the five-year average of 11 new seasonal dwellings annually. Total value of construction for all permits in this category in 2010 also increased to \$1.9 million. In 2009, seasonal projects were valued at \$1.7 million. The five-year average is \$1.4 million.

Commercial and Industrial

The total value of commercial construction in 2010 was \$479,396 with 11 permits issued. Ten permits were issued in 2009 for commercial construction valued at \$629,000. The five-year average is 16 permits representing about \$1.4 million annually.

Only one industrial permit was issued in 2010 for a project estimated at \$50,000. In 2009, one permit was issued in this sector with a value of \$12,000. The five-year average is \$3.4 million with five permits issued each year.

Agricultural

In 2010, agricultural construction had a value of \$739,700, up from \$405,000 last year and the five-year average of \$357,440. There were 23 permits issued in 2010 for agricultural projects, up substantially from 2009 with 14 permits issued and the five-year average of 14 annually.

Institutional and Government

Thirteen permits were issued for institutional uses at a value of \$269,478 in 2010. Last year 10 permits were issued valued at \$29,005,500. The five-year average in this category is 8 permits issued annually for a value of \$6 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 49 permits issued in 2010 in this category totalling \$344,800 in value. In 2009, 50 permits were issued worth about \$578,048.

Permit Fees Collected

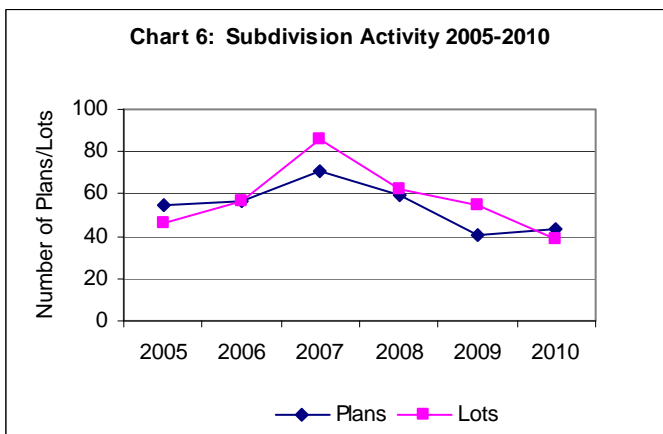
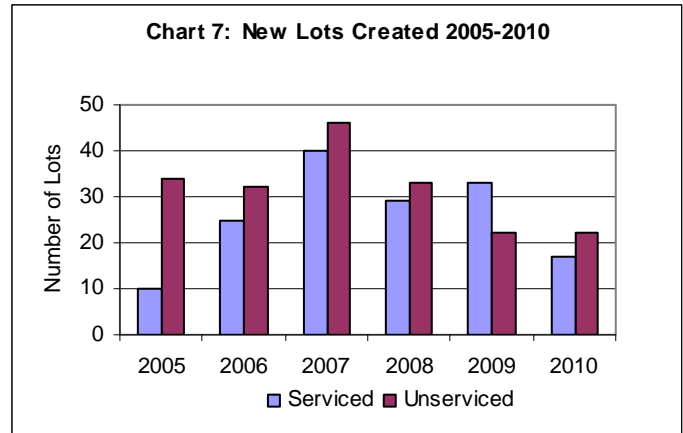
In 2010, \$29,034 in building permit fees was collected. This compares with \$42,001 last year and the five-year average of \$35,501 collected annually.

Subdivision

Final approval was given to 43 plans of subdivision in the 2010 calendar year, creating 39 new lots. In 2009, 41 plans were approved creating 55 new lots. On average between 2005 and 2009, 58 plans were approved each year creating 61 new lots annually (see Chart 6).

Forty-four percent (17 lots) of the new lots created this year were located in the serviced Falmouth and Three Mile Plains Growth Centres (see Chart 7). Fifty-six percent (22 lots) were in the rural, unserviced areas of West Hants.

A total of \$22,945 was received in 2010 as Five Percent Open Space fees, on par with \$23,075 collected in 2009. The five-year average is \$30,687 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

**APPENDIX A
MUNICIPALITY OF WEST HANTS
NUMBER OF BUILDING AND DEVELOPMENT PERMITS ISSUED
JANUARY 1, 2010 - DECEMBER 31, 2010**

Mon.	Residential				Commercial			Industrial		Institutional & Government		Agriculture	Other (Signs, Demolition)	Total	Permit Fees
	New	Seasonal	Repairs, additions	Accessory Buildings	New	Repairs, additions	Accessory Buildings	New	Repairs, additions	New	Repairs, additions	New & Repairs			
Jan	0	0	1	2	0	0	0	0	0	0	0	2	1	6	\$479.68
Feb	0	0	3	0	0	1	0	0	0	0	0	0	1	5	\$180.10
Mar	7	0	11	6	0	1	0	0	0	1	1	1	6	34	\$2,305.84
Apr	5	2	17	11	0	1	1	0	0	0	1	2	6	46	\$3,610.64
May	10	1	32	13	0	0	0	0	0	0	0	2	4	62	\$3,412.66
June	9	1	18	14	0	4	0	0	0	0	0	3	8	57	\$4,186.18
July	12	0	14	6	0	0	0	0	0	0	1	0	10	43	\$2,643.06
Aug	8	3	16	17	0	1	0	0	0	0	1	3	4	53	\$3,292.99
Sept	8	4	15	8	0	1	0	0	0	0	4	3	3	46	\$3,325.46
Oct	3	5	15	15	0	0	1	0	0	0	1	3	5	48	\$2,628.14
Nov	7	0	6	9	0	0	0	0	0	0	3	1	1	27	\$1,981.86
Dec	1	1	5	0	0	0	0	1	0	0	0	3	0	11	\$987.87
Total	70	17	153	101	0	9	2	1	0	1	12	23	49	438	\$29,034.48

Source: Windsor-West Hants Planning Dept., Municipality of West Hants Building and Development Permit Records, 2010.

APPENDIX B
MUNICIPALITY OF WEST HANTS
ESTIMATED CONSTRUCTION VALUE (\$) OF BUILDING AND DEVELOPMENT PERMITS
JANUARY 1, 2010 - DECEMBER 31, 2010

	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		
Jan	\$0	\$0	\$10,000	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,000	\$0	\$95,000
Feb	\$0	\$0	\$39,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49,000
Mar	\$1,165,000	\$0	\$231,000	\$31,570	\$0	\$400	\$0	\$0	\$0	\$120,000	\$9,000	\$1,500	\$216,050	\$1,774,520
Apr	\$870,000	\$0	\$596,553	\$114,700	\$0	\$4,000	\$1,500	\$0	\$0	\$0	\$7,000	\$181,000	\$5,000	\$1,779,753
May	\$1,632,000	\$75,000	\$227,221	\$104,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,000	\$1,500	\$2,067,621
June	\$1,415,000	\$75,000	\$196,650	\$111,000	\$0	\$328,096	\$0	\$0	\$0	\$0	\$0	\$285,800	\$35,350	\$2,446,896
July	\$1,408,500	\$0	\$169,400	\$30,423	\$0	\$0	\$0	\$0	\$0	\$0	\$31,978	\$0	\$60,400	\$1,700,701
Aug	\$1,331,500	\$310,000	\$152,589	\$190,275	\$0	\$8,000	\$0	\$0	\$0	\$0	\$11,000	\$77,500	\$0	\$2,080,864
Sept	\$1,171,400	\$340,000	\$369,400	\$91,500	\$0	\$2,400	\$0	\$0	\$0	\$0	\$66,000	\$35,000	\$1,500	\$2,077,200
Oct	\$202,000	\$410,000	\$304,090	\$110,300	\$0	\$0	\$125,000	\$0	\$0	\$0	\$12,000	\$41,200	\$25,000	\$1,229,590
Nov	\$943,000	\$0	\$80,500	\$100,400	\$0	\$0	\$0	\$0	\$0	\$0	\$12,500	\$200	\$0	\$1,136,600
Dec	\$235,000	\$150,000	\$139,100	\$0	\$0	\$0	\$0	\$50,000	\$0	\$0	\$0	\$30,500	\$0	\$604,600
Total	\$10,373,400	\$1,360,000	\$2,515,503	\$910,068	\$0	\$352,896	\$126,500	\$50,000	\$0	\$120,000	\$149,478	\$739,700	\$344,800	\$17,042,345

Source: Windsor-West Hants Planning Dept., Municipality of West Hants Building and Development Permit Records, 2010.