



Municipality of the District of West Hants 2011 Annual Building and Development Report

Overview

The total value of construction in the Municipality of West Hants was \$16.8 million in 2011 (see Chart 1). This is on par with last year which saw a total value of construction of \$17.0 million. There were 426 permits issued in 2011, down slightly from 438 permits last year, but close to the five-year average of 429 permits annually.

The residential sector accounted for the majority of construction value at \$14,967,840 or 89 percent of the total value of construction in 2011 (see Chart 2).

Residential Development

Residential permits are classified as: new construction; repairs, renovations and additions; accessory buildings; and seasonal dwellings. New residential construction totaled \$10.0 million in 2011 (see Chart 3), substantially the same as the \$10.3 million value last year. The five-year average was \$11.1 million annually. Permits were issued for 44 new single unit dwellings, 21 mobile and mini homes and one single unit dwelling converted into a two-unit dwelling.

In all, 66 new dwelling units were created in 2011. In 2010, 62 new units were created, while the average from 2006 to 2010 was 77 new dwelling units per year (see Chart 4). Fifty-six percent (37 units) were constructed in the serviced areas of the Falmouth and Three Mile Plains Growth Centres. Forty-four percent (29 units) of the new units were located in the rural, unserviced areas of West Hants.

Residential renovations in 2011 were valued at \$3.1 million, up from \$2.5 million last year and the five-year average of \$2.4 million annually. There were 142 permits issued in this category in 2011, down slightly from 153 permits issued in 2010, but the same as the five-year average of 142 permits issued per year. (see Chart 5).

Chart 1: Number and Value of Permits, 2006-2011

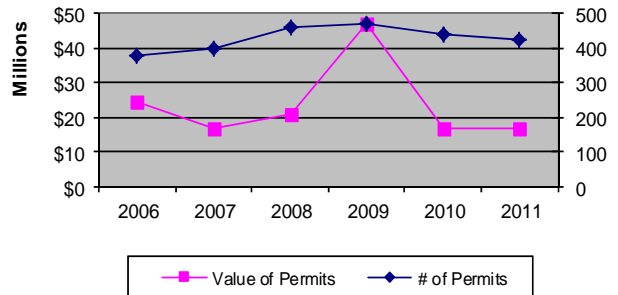


Chart 2: Value of Permits by Sector, 2011

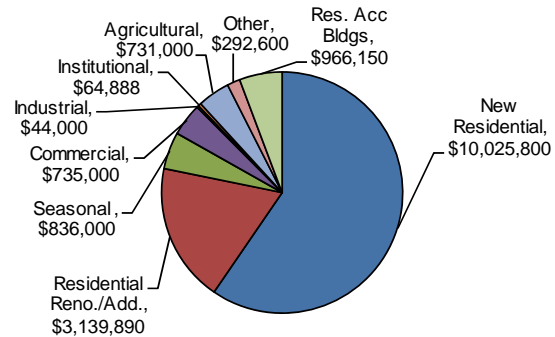
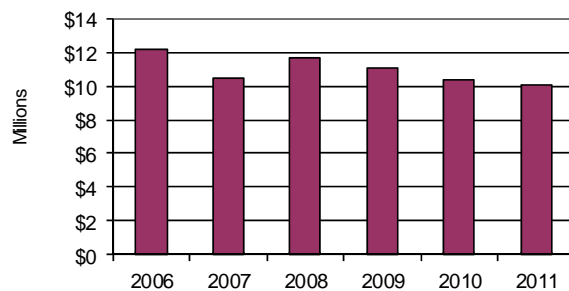


Chart 3: Estimated Value of New Dwellings 2006-2011



Residential accessory buildings such as garages and sheds contributed nearly \$1 million in construction value this year, with 104 permits issued. In 2010, 101 permits were issued, valued at approximately \$1 million.

**Chart 4: New Dwelling Units
2006-2011**



Seasonal

Nine new seasonal dwellings were built in 2011, down from fifteen new seasonal dwellings in 2010 and the five-year average of 11 new seasonal dwellings annually. Total value of construction for all permits in this category in 2011 was nearly \$1 million. Last year's value was \$1.9 million and the five-year average of \$1.5 million.

Commercial and Industrial

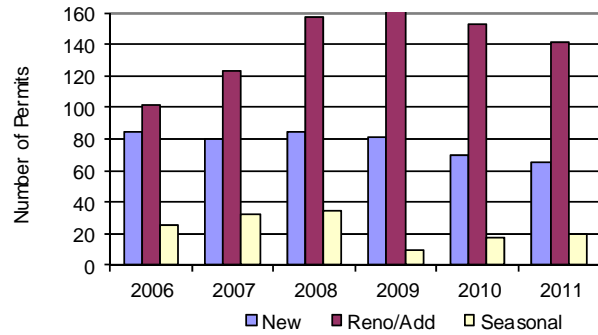
The total value of commercial construction in 2011 was \$735,000 with 16 permits issued. Both value and number of permits increased from 2010 when 11 permits were issued for commercial construction valued at \$479,396. The five-year average is 16 permits representing about \$1.4 million annually.

Three industrial permits were issued in 2011 for projects estimated at \$44,000. In 2010, one permit was issued in this sector with a value of \$50,000. The five-year average is \$1.3 million with four permits issued each year.

Agricultural

In 2011, agricultural construction had a value of \$731,000, virtually the same as last year's total of \$739,700 and up from the five-year average of \$465,180. There were 20 permits issued in 2011 for agricultural projects, close to the 23 permits issued in 2010 and up from the five-year average of 15 permits per year.

**Chart 5: Permits Issued for Residential
Construction 2006-2011**



Institutional and Government

Five permits were issued for institutional uses at a value of \$64,888 in 2010. This is down from last year which saw 13 permits issued at a value of \$269,478. The five-year average in this category is 10 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 51 permits issued in 2011 in this category totaling \$292,600 in value. In 2010, 49 permits were issued worth \$344,800.

Permit Fees Collected

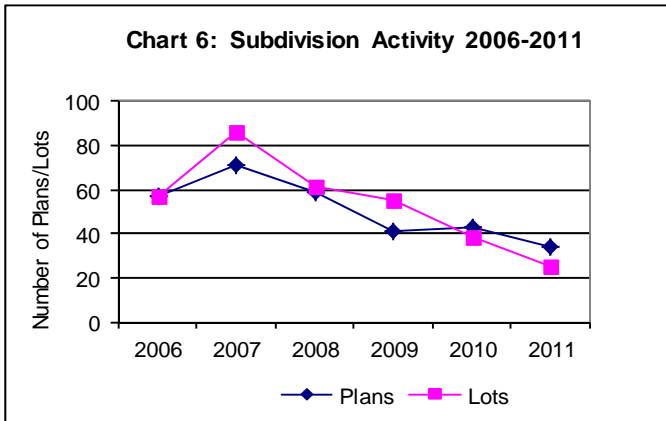
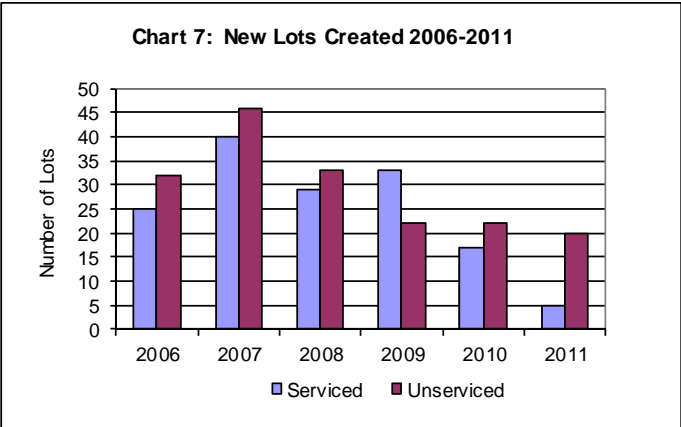
In 2011, \$26,974 in building permit fees was collected. This compares with \$29,034 last year and the five-year average of \$35,704 collected annually.

Subdivision

Final approval was given to 34 plans of subdivision in the 2011 calendar year, creating 25 new lots. In 2010, 43 plans were approved creating 39 new lots. On average between 2006 and 2010, 54 plans were approved each year creating 61 new lots annually (see Chart 6).

Twenty percent (5 lots) of the new lots created this year were located in the serviced Falmouth and Three Mile Plains Growth Centres (see Chart 7). Eighty percent (20 lots) were in the rural, unserviced areas of West Hants.

A total of \$21,275 was received in 2011 as Five Percent Open Space fees, close to \$22,945 collected in 2010. The five-year average is \$31,031 annually.



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**APPENDIX A
MUNICIPALITY OF WEST HANTS
NUMBER OF BUILDING AND DEVELOPMENT PERMITS ISSUED
JANUARY 1, 2011 - DECEMBER 31, 2011**

	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	0	0	8	1	0	0	0	0	0	0	0	0	3	12	\$468.30
Feb	2	0	3	3	0	2	0	0	0	0	0	0	0	10	\$964.80
Mar	2	0	9	9	0	0	0	0	0	0	0	3	2	25	\$2,033.28
Apr	7	1	17	17	0	1	0	0	0	0	1	2	7	53	\$4,059.96
May	10	1	12	6	0	3	0	0	1	0	1	5	8	47	\$3,285.74
June	9	5	18	9	0	1	0	0	1	0	1	2	8	54	\$2,898.76
July	1	5	11	12	0	0	0	0	1	0	1	1	5	37	\$1,635.08
Aug	12	3	21	9	0	3	0	0	0	0	0	0	9	57	\$3,612.40
Sept	6	2	10	16	0	3	0	0	0	0	1	1	5	44	\$2,349.49
Oct	3	2	16	6	0	0	0	0	0	0	0	3	1	31	\$1,959.09
Nov	10	1	12	10	0	1	0	0	0	0	0	2	1	37	\$2,509.74
Dec	3	0	5	6	0	0	2	0	0	0	0	1	2	19	\$1,198.08
Total	65	20	142	104	0	14	2	0	3	0	5	20	51	426	\$26,974.72

Source: West Hants Planning Dept., Municipality of West Hants Building and Development Permit Records, 2011.

**APPENDIX B
MUNICIPALITY OF WEST HANTS
ESTIMATED CONSTRUCTION VALUE (\$) OF BUILDING AND DEVELOPMENT PERMITS
JANUARY 1, 2011 - DECEMBER 31, 2011**

	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	\$209,079	\$900	\$0	\$280,500	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000	\$500,479
Feb	\$252,800	\$0	\$62,422	\$20,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$335,722
Mar	\$383,000	\$0	\$342,900	\$95,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$136,000	\$0	\$957,500
Apr	\$1,385,000	\$60,000	\$694,512	\$154,800	\$0	\$150,000	\$0	\$0	\$28,000	\$0	\$3,000	\$52,000	\$8,000	\$2,535,312
May	\$1,675,000	\$20,000	\$347,100	\$80,200	\$0	\$98,000	\$0	\$0	\$0	\$0	\$35,000	\$123,500	\$10,200	\$2,389,000
June	\$1,006,500	\$51,500	\$278,982	\$61,390	\$0	\$2,500	\$0	\$0	\$1,000	\$0	\$16,000	\$55,000	\$14,200	\$1,487,072
July	\$50,000	\$282,500	\$181,400	\$130,800	\$0	\$0	\$0	\$0	\$15,000	\$0	\$6,000	\$1,000	\$18,000	\$684,700
Aug	\$1,855,000	\$108,000	\$482,353	\$97,560	\$0	\$80,000	\$70,000	\$0	\$0	\$0	\$0	\$0	\$16,200	\$2,709,113
Sept	\$850,000	\$110,000	\$94,520	\$189,600	\$0	\$20,000	\$22,000	\$0	\$0	\$0	\$4,888	\$10,000	\$216,000	\$1,517,008
Oct	\$630,000	\$200,000	\$273,999	\$30,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200,500	\$0	\$1,334,999
Nov	\$1,583,500	\$4,000	\$97,623	\$72,500	\$0	\$1,500	\$0	\$0	\$0	\$0	\$0	\$53,000	\$0	\$1,812,123
Dec	\$355,000	\$0	\$75,000	\$31,800	\$0	\$0	\$10,500	\$0	\$0	\$0	\$0	\$100,000	\$0	\$572,300
	\$10,025,800	\$836,000	\$3,139,890	\$966,150	\$0	\$632,500	\$102,500	\$0	\$44,000	\$0	\$64,888	\$731,000	\$292,600	\$16,835,327

Source: West Hants Planning Dept., Municipality of West Hants Building and Development Permit Records, 2011.