

MUNICIPALITY OF THE DISTRICT OF WEST HANTS



2012 Annual Building and Development Report

Prepared by the West Hants Planning Department

76 Morison Drive, PO Box 3000

Windsor, Nova Scotia

B0N 2T0

OVERVIEW

2012 witnessed a growth of 21 percent in total construction value from 2011. As well, the overall number of permits issued in this year showed an increase over both 2011 and the five-year average. In all, construction value in the Municipality of West Hants totaled \$20.4 million in 2012, well surpassing last year's \$16.8 million value (see Chart 1). As usual the residential sector accounted for the majority of construction value, contributing \$16,597,633 or 81 percent of the total value of construction in 2012.

There were 445 permits issued in 2012, compared with 426 permits last year and also bettering the five-year average of 439 permits annually.

Other highlights this year include a 56 percent growth in the agricultural sector over 2011, due mainly to three permits issued totaling nearly \$800,000 for additions to a Falmouth winery, a dairy farm operation, and a new agricultural storage building. An expansion to a fish farm operation helped the commercial sector grow over 200 percent to \$2.2 million in 2012. The seasonal sector increased over 100 percent from the previous year to \$1.7 million, and the institutional sector nearly tripled in value this year (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 over \$11 million in 2012 (see Chart 3), compared with \$10 million value last year. The five-year average was \$10.7 million annually. Permits were issued for 44 new single unit dwellings, two new duplexes (creating 4 units), and 24 mini and mobile homes. Four apartment units were created either through additions or renovations.

In all, 76 new dwelling units were created in 2012, up from 2011 when 67 new units were created, and up from the five-year average of 73 new dwelling units annually (see Chart 4). The location of the new units was divided almost equally between the serviced and unserved parts of the municipality. The serviced Falmouth and Three Mile Plains Growth Centres received 37 units, while 39 units were located in the rural, unserved areas of West Hants.

Chart 1: Number and Value of Permits, 2007-2012

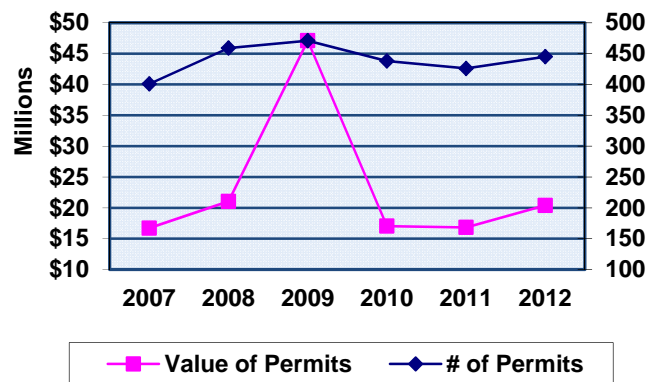


Chart 2: Value of Permits by Sector, 2012

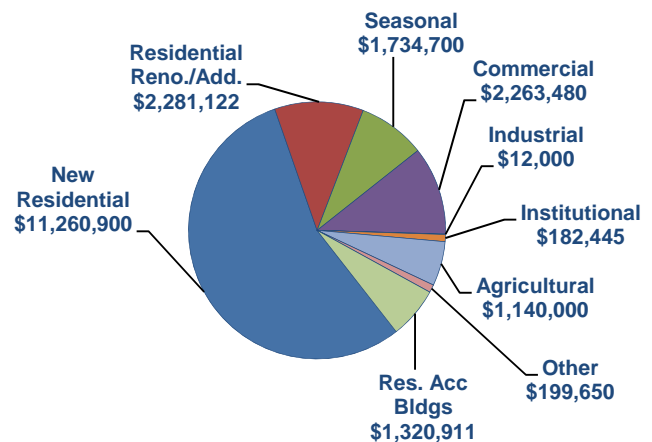
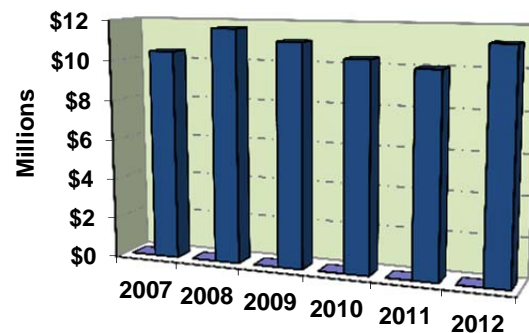


Chart 3: Estimated Value of New Dwellings, 2007-2012



Residential renovations in 2012 were valued at \$2.3 million, down from \$3.1 million last year and the five-year average of \$2.5 million annually. There were 133 permits issued in this category in 2012, down slightly from 142 permits issued in 2011, and the five-year average of 149 permits issued per year (see Chart 5). The number of residential accessory buildings such as garages and sheds jumped and contributed nearly \$1.3 million in construction value this year, with 129 permits issued. In 2011, 104 permits were issued, valued at just under \$1 million.

Chart 4: New Residential Units 2007-2012

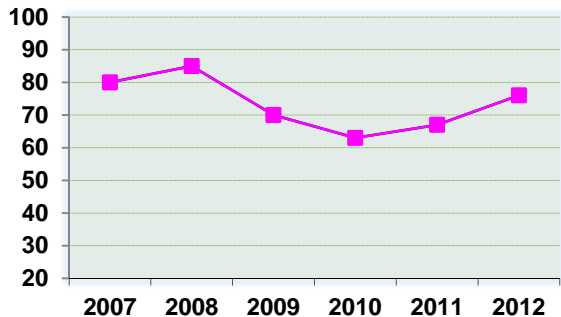
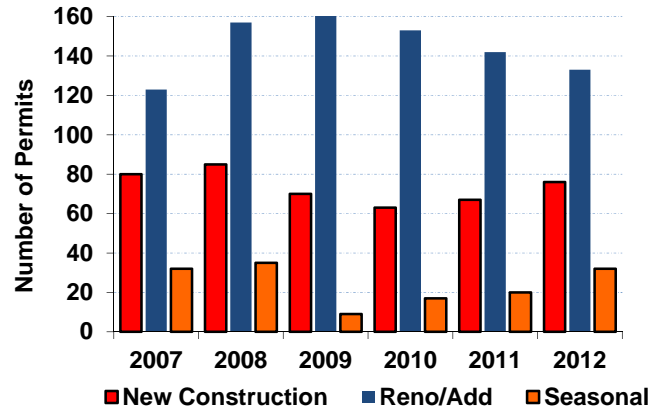


Chart 5: Permits Issued for Residential Construction 2007-2012



▼ **SEASONAL**

Fifteen new seasonal dwellings were built in 2012, compared with eight new seasonal dwellings in 2011. Total value of construction for all permits in this category in 2012 was over \$1.7 million. Last year's value was less than \$1 million and the five-year average was \$1.5 million.

▼ **COMMERCIAL AND INDUSTRIAL**

The total value of commercial construction increased dramatically in 2012 to \$2,263,480 with 16 permits issued. Three notable projects for a telecommunications tower, fish farm expansion, and a new dental office added nearly \$2 million to this sector. Last year commercial construction was valued at \$735,000 with 16 permits issued. The five-year average is 16 permits representing less than \$1 million annually.

Only one industrial permit was issued in 2012 for a project estimated at \$12,000. In 2011, three permits were issued in this sector with a value of \$44,000. The five-year average is less than \$1 million with less than one permit issued each year.

▼ **AGRICULTURAL**

In 2012, agricultural construction had a value of \$1,140,000, an increase of 56 percent compared with last year's total of \$731,000 and up from the five-year average of \$576,580. There were 19 permits issued in 2012 for agricultural projects, close to the 20 permits issued in 2011 and up from the five-year average of 17 permits per year.

▼ **INSTITUTIONAL AND GOVERNMENT**

Ten permits were issued for institutional uses at a value of \$182,445 in 2012, up from last year which saw five permits issued at a value of \$64,887. The five-year average in this category is nine permits issued annually for a value of \$6 million.

▼ OTHER PERMITS

“Other” permits include situations where a development permit is required but no building permit is needed, such as demolitions, fences, swimming pools and signs. There were 35 permits issued in 2012 in this category totaling \$199,650 in value. In 2011, 51 permits were issued worth \$292,600.

▼ PERMIT FEES COLLECTED

In 2012, \$29,443 in permit fees was collected. This compares with \$26,974 last year and the five-year average of \$33,317 collected annually.

▼ SUBDIVISION

Final approval was given to 54 plans of subdivision in the 2012 calendar year, creating 44 new lots. In 2011, 34 plans were approved creating 25 new lots. On average between 2007 and 2011, 49 plans were approved each year creating 54 new lots annually (see Chart 6).

Thirty-two percent (14 lots) of the new lots created this year were located in the serviced Falmouth and Three Mile Plains Growth Centres. Sixty-eight percent (30 lots) were in the rural, unserviced areas of West Hants (see Chart 7).

Chart 6: Subdivision Activity 2007-2012

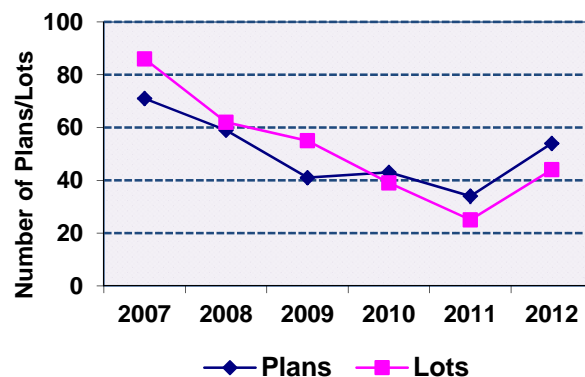
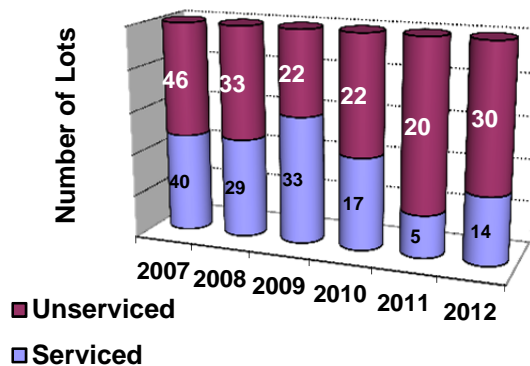


Chart 7: New Lots Created 2007-2012



A total of \$33,935 was received in 2012 as Five Percent Open Space fees, a considerable increase compared with \$21,275 collected in 2011. The five-year average is \$28,700 annually.

Please refer to Appendix A and B for a detailed analysis of the number of permits issued by sector and value of construction by sector for 2012.

Appendix A

Number of Building and Development Permits Issued

Residential	2012	2011
New Residential	70	65
Renos./Add/Repairs	133	142
Accessory Bldgs	129	104
Total	332	311

Commercial	2012	2011
New Commercial	1	0
Renos./Add/Repairs	10	14
Accessory Bldgs	5	2
Total	16	16

Industrial	2012	2011
New Industrial	0	0
Renos./Add/Repairs	1	3
Total	1	3

Institutional	2012	2011
New Institutional	0	0
Renos./Add/Repairs	10	5
Total	10	5

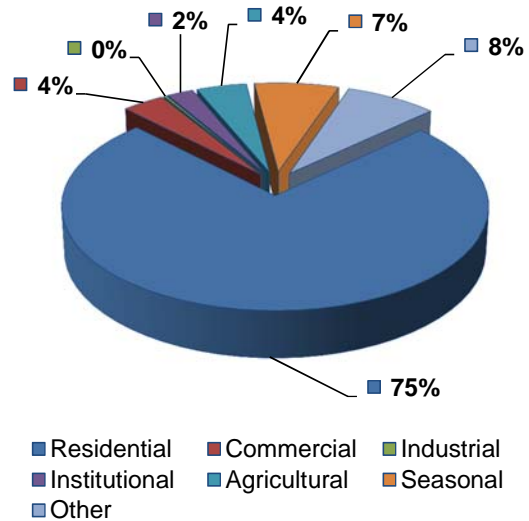
Agricultural	2012	2011
New Agricultural	4	7
Accessory Buildings	9	8
Renos./Add/Repairs	6	5
Total	19	20

Seasonal	2012	2011
New Seasonal	15	8
Accessory Bldgs	15	9
Renos./Add/Repairs	2	3
Total	32	20

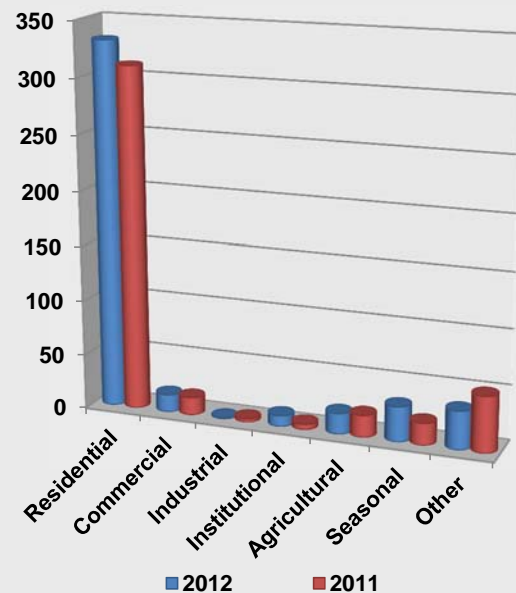
Other	2012	2011
Demolition	17	16
Development Permits	13	25
Pool	5	10
Total	35	51

Total Permits	2012	2011
	445	426

Number of Permits Issued by Sector, 2012



2012 Permits vs. 2011 Permits



Municipality of the District of West Hants
ANNUAL BUILDING AND DEVELOPMENT REPORT

2012

Appendix B

Value of Construction of Permits Issued

Construction Value	THIS YEAR (2012)	LAST YEAR (2011)	% CHANGE	5 YEAR TREND
New Residential	\$11,260,900	\$10,025,800	↑ 12%	
Reno./Add/Repairs	\$2,281,122	\$3,139,890	↓ -27%	
Seasonal	\$1,734,700	\$836,000	↑ 108%	
Commercial	\$2,263,480	\$735,000	↑ 208%	
Industrial	\$12,000	\$44,000	↓ -73%	
Institutional	\$182,445	\$64,888	↑ 181%	
Agricultural	\$1,140,000	\$731,000	↑ 56%	
Other	\$199,650	\$292,600	↓ -32%	
Accessory Buildings	\$1,320,911	\$966,150	↑ 37%	
	THIS YEAR (2012)	LAST YEAR (2011)	% CHANGE	5 YEAR TREND
Total Value of Construction	\$20,395,208	\$16,835,328	↑ 21%	