

# MUNICIPALITY OF THE DISTRICT OF WEST HANTS

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## 2013 Annual Building and Development Report

Prepared by the West Hants Planning Department

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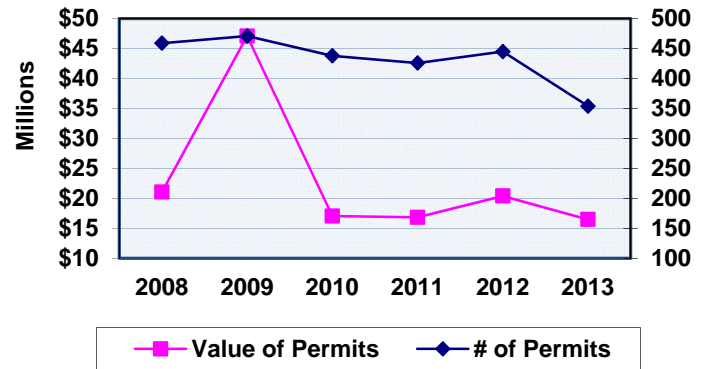
## OVERVIEW

In 2013, the total estimated value of construction in the Municipality of West Hants was \$16.4 million (see chart 1). The value of construction last year was \$20.4 million. The residential sector accounted for the majority of construction value, contributing \$14,575,360 or 88 percent of the total value of construction in 2013 (see chart 2).

There were 354 permits issued in 2013 compared with 445 permits last year.

Other highlights in 2013 included: a \$400,000 expansion to a fish farm operation, a \$500,000 addition to a recreational arena and 2.1 million in projects to Forest Lakes Country Club Resort in Ardoise.

Chart 1: Number and Value of Permits, 2008-2013



## RESIDENTIAL DEVELOPMENT

Residential permits are classified as: new construction; repairs, renovations and additions, accessory buildings and seasonal dwellings. New residential dwelling construction totaled over \$10.8 million in 2013 (see Chart 3), compared with \$11.2 million value last year. The five-year average was \$10.8 million annually. Permits were issued for 31 new single unit dwellings, five new duplexes (creating 10 units), and 17 mini and mobile homes. Two apartment units were created either through additions, renovations or conversions.

In all, 60 new dwelling units were created in 2013, while 76 dwelling units were created last year, the five-year average shows 72 units created annually (see Chart 4). The location of the new units was almost equally divided between the serviced and unserved parts of the municipality. The serviced Falmouth and Three Mile Plains Growth Centres received 32 units, while 28 units were located in the rural, unserved areas of West Hants.

Residential renovations in 2013 were valued at \$2.1 million, on par with \$2.2 million last year and down slightly from the five-year average of \$2.5 million annually. There were 126 permits issued in this category in 2013, down slightly from 133 permits issued in 2012, and the five-year average of 151 permits issued per year (see Chart 5). The number of residential accessory buildings such as garages and sheds contributed nearly \$0.7 million in construction value this year, with 80 permits issued. In 2012, 129 permits were issued, valued at \$2.2 million.

Chart 2: Value of Permits by Sector, 2013

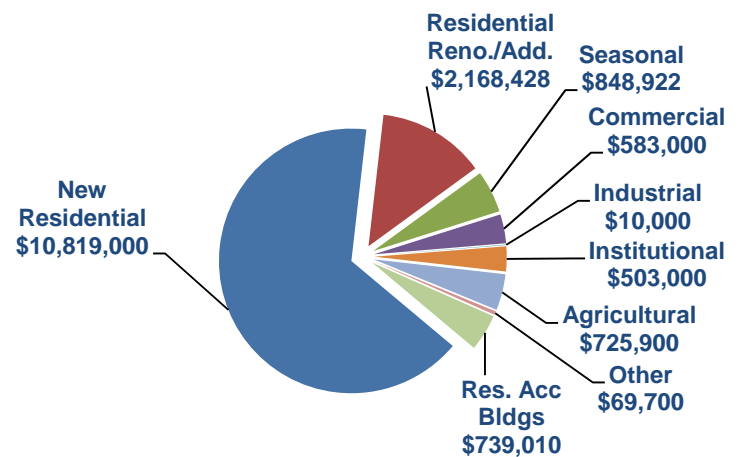
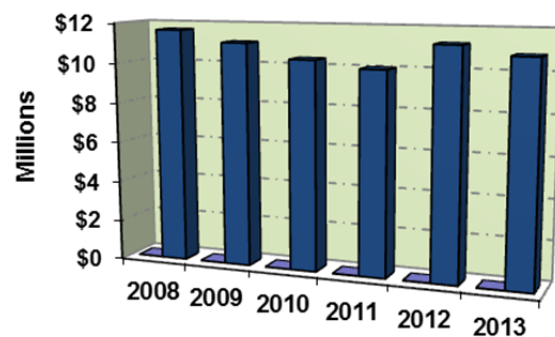


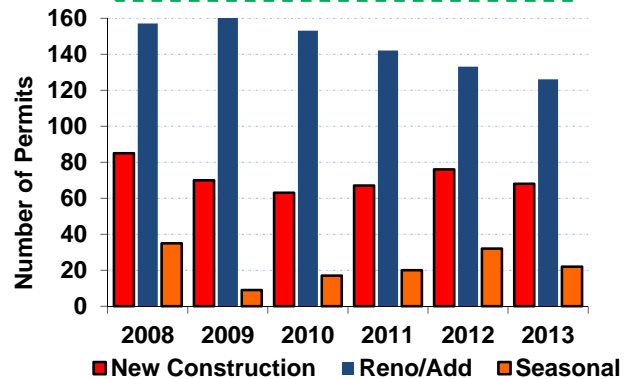
Chart 3: Estimated Value of New Dwellings 2008-2013



**Chart 4: New Residential Units  
2008-2013**



**Chart 5: Permits Issued for Residential  
Construction 2008-2013**



▼ **SEASONAL**

Eight new seasonal dwellings were built in 2013, compared with 14 new seasonal dwellings in 2012. The total estimated value of construction for all permits in this category was \$849,000. Last year's value was \$1.7 million and the five-year average was \$1.5 million.

▼ **COMMERCIAL AND INDUSTRIAL**

The total estimated value of commercial construction in 2013 was \$583,000 with six permits issued. An expansion to a fish farm operation contributed \$400,000 to this year's total. Last year commercial construction was valued at \$2.2 million 16 permits issued. The five-year average is 14 permits representing \$893,555 annually.

Only one industrial permit was issued in 2013 for a project estimated at \$10,000. In 2012, one permit was issued in this sector with a value of \$12,000. The five-year average is approximately \$500,000 annually with two permits issued each year.

▼ **AGRICULTURAL**

In 2013, agricultural construction had a value of \$725,900 compared with last year's total of \$1.1 million and up slightly from the five-year average of \$655,620. There were 26 permits issued in 2013 for agricultural projects, up somewhat from 19 permits in 2012 and up from the five-year average of 17 permits per year.

▼ **INSTITUTIONAL AND GOVERNMENT**

Two permits were issued for institutional uses at a value of \$503,000 in 2013; 2012 saw ten permits issued at a value of \$182,445. The five-year average in this category is ten 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 38 permits issued in 2013 in this category totaling \$69,700 in value. In 2012, 35 permits were issued worth \$199,650.

▼ **PERMIT FEES COLLECTED**

In 2013, \$28,716.46 in permit fees was collected. This compares with \$29,443.94 last year and the five-year average of \$32,522 collected annually.

▼ SUBDIVISION

Final approval was given to 39 plans of subdivision in the 2013 calendar year, creating 27 new lots. In 2012, 54 plans were approved creating 44 new lots. On average between 2008 and 2012, 46 plans were approved each year creating 45 new lots annually (see Chart 6).

Thirty-four percent (9 lots) of the new lots created this year were located in the serviced Falmouth and Three Mile Plains Growth Centres. Sixty-six percent (18 lots) were in the rural, unserviced areas of West Hants (see Chart 7).

Chart 6: Subdivision Activity 2008-2013

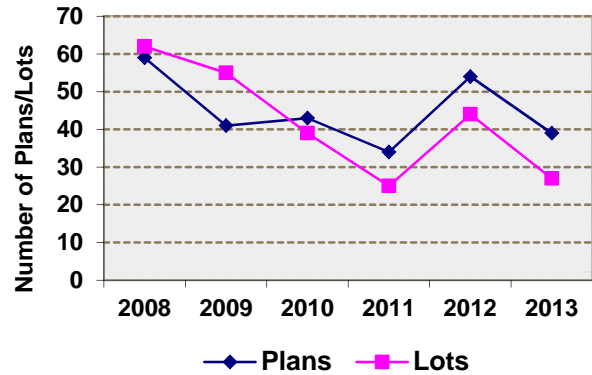
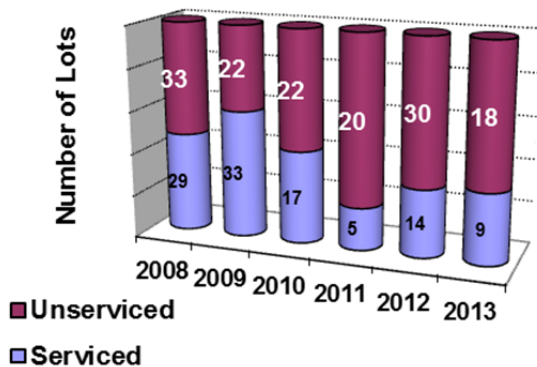


Chart 7: New Lots Created 2008-2013



A total of \$19,465 was received in 2013 as Five Percent Open Space fees, compared with \$37,610 collected in 2012. The five-year average is \$26,205 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 2013.

**Appendix A**

**Number of Building and Development Permits Issued**

Residential	2013	2012
New Residential	53	70
Renos./Add/Repairs	126	133
Accessory Bldgs	80	129
<b>Total</b>	<b>259</b>	<b>332</b>

Commercial	2013	2012
New Commercial	1	1
Renos./Add/Repairs	3	10
Accessory Bldgs	2	5
<b>Total</b>	<b>6</b>	<b>16</b>

Industrial	2013	2012
New Industrial	0	0
Renos./Add/Repairs	1	1
<b>Total</b>	<b>1</b>	<b>1</b>

Institutional	2013	2012
New Institutional	0	0
Renos./Add/Repairs	2	10
<b>Total</b>	<b>2</b>	<b>10</b>

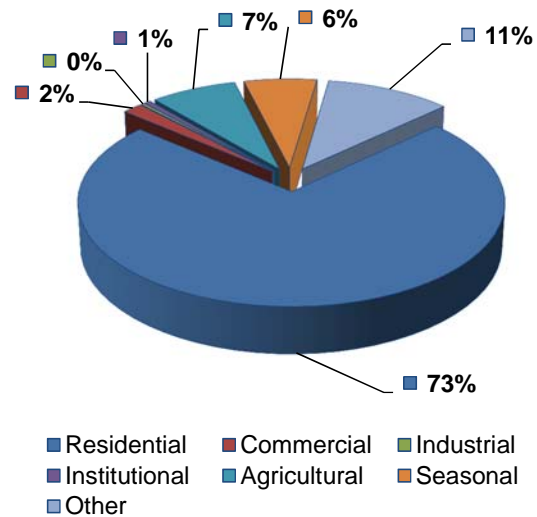
Agricultural	2013	2012
New Agricultural	15	4
Accessory Buildings	2	9
Renos./Add/Repairs	9	6
<b>Total</b>	<b>26</b>	<b>19</b>

Seasonal	2013	2012
New Seasonal	8	15
Accessory Bldgs	8	15
Renos./Add/Repairs	6	2
<b>Total</b>	<b>22</b>	<b>32</b>

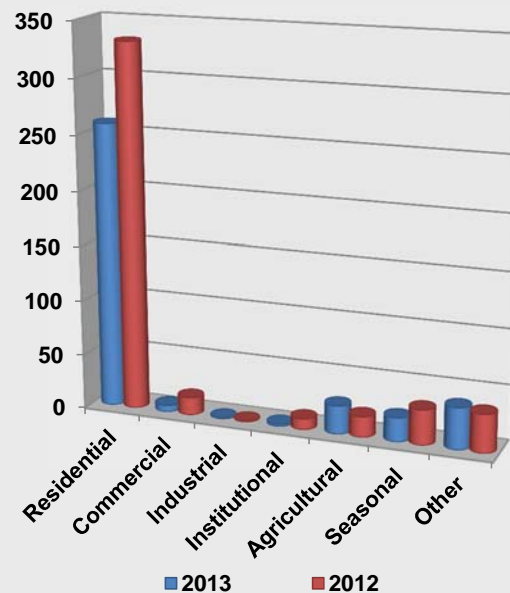
Other	2013	2012
Demolition	9	17
Development Permits	19	13
Pool	10	5
<b>Total</b>	<b>38</b>	<b>35</b>

Total Permits	2013	2012
	354	445

**Number of Permits Issued by Sector, 2013**



**2013 Permits vs. 2012 Permits**



ANNUAL BUILDING AND DEVELOPMENT REPORT

Appendix B

Value of Construction of Permits Issued

CONSTRUCTION VALUE	THIS YEAR (2013)	LAST YEAR (2012)	% CHANGE	5 YEAR TREND
New Residential	\$10,819,000.00	\$11,260,900.00	↓ -4%	
Reno./Add/Repairs/Replace	\$2,168,428.00	\$2,281,122.00	↓ -5%	
Seasonal	\$848,922.42	\$1,734,700.00	↓ -51%	
Commercial	\$583,000.00	\$2,263,480.00	↓ -74%	
Industrial	\$10,000.00	\$12,000.00	↓ -17%	
Institutional	\$503,000.00	\$182,445.00	↑ 176%	
Agricultural	\$725,900.00	\$1,140,000.00	↓ -36%	
Other	\$69,700.00	\$199,650.00	↓ -65%	
Accessory Buildings	\$739,010.00	\$1,320,911.00	↓ -44%	
	THIS YEAR (2013)	LAST YEAR (2012)	% CHANGE	5 YEAR TREND
Total Value of Construction	\$16,466,960.42	\$20,395,208.00	↓ -19%	