

MUNICIPALITY OF THE DISTRICT OF WEST HANTS



2014 Annual Building and Development Report

Prepared by the West Hants Planning Department

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OVERVIEW

In 2014, the total estimated value of construction in the Municipality of West Hants was \$47.7 million (see Chart 1). The value of construction last year was \$16.4 million. This large increase is mainly due to two projects in the amount of \$29.9 million for seven wind turbines. (see Chart 2 for Value of Permits by Sector) Wind turbines are categorized as other in Chart 2.

There were 325 permits issued in 2014 compared with 354 permits last year.

Other highlights in 2014 included: \$1.25 million addition to a fish farm operation, \$1 million chick hatchery, \$1 million renovation project to a pharmaceutical company, and \$1 million in projects to Forest Lakes Country Club in Ardoise.

Chart 1: Number and Value of Permits, 2009-2014

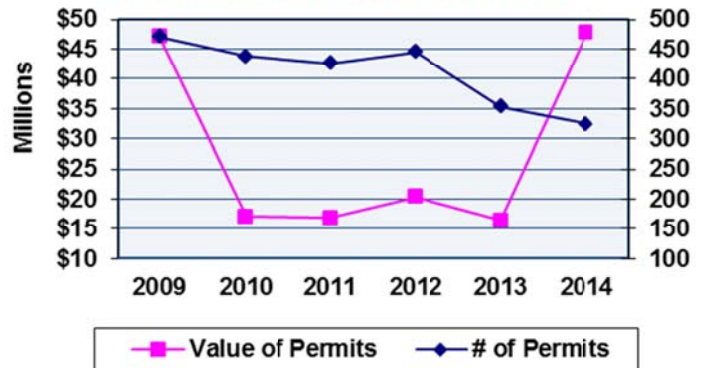


Chart 2: Value of Permits by Sector, 2014

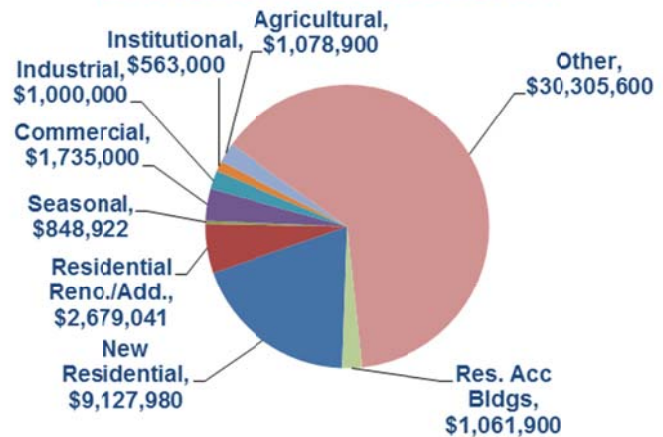
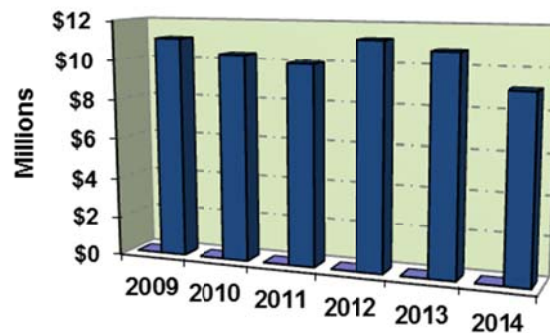


Chart 3: Estimated Value of New Dwellings 2009-2014



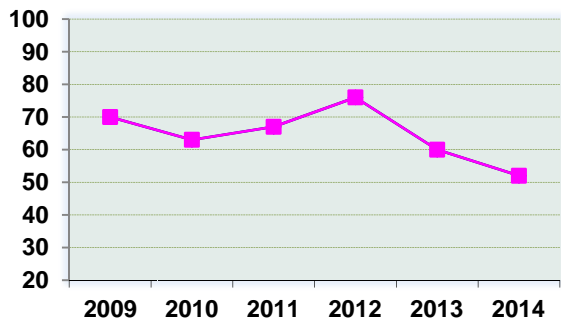
▼ **RESIDENTIAL DEVELOPMENT**

Residential permits are classified as: new construction; repairs, renovations and additions, accessory buildings and seasonal dwellings. New residential dwelling construction totaled over \$9.1 million in 2014 (see Chart 3), compared with \$10.8 million value last year. The five-year average was \$10.3 million annually. Permits were issued for 30 new single unit dwellings, 19 mini and mobile homes. Three apartment units were created either through additions, renovations or conversions.

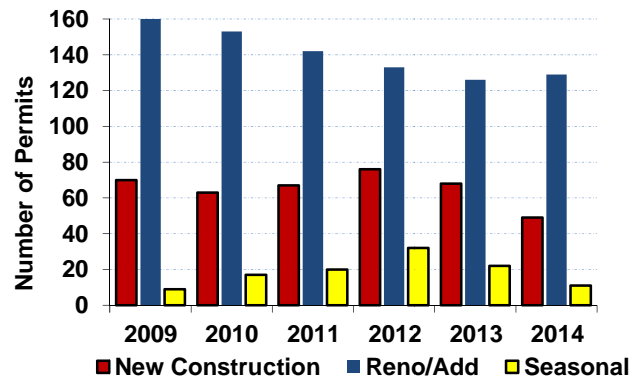
In all, 52 new dwelling units were created in 2014, while 60 dwelling units were created last year; the five-year average shows 63 units created annually (see Chart 4). The location of the new units was divided with 54 percent in the serviced areas and 46 percent in the unserved areas of the municipality. The serviced Falmouth and Three Mile Plains Growth Centres received 28 units, while 24 units were located in the rural, unserved areas of West Hants.

Residential renovations in 2014 were valued at \$2.6 million, up from \$2.1 million last year the five-year average of \$2.5 million annually. There were 129 permits issued in this category in 2014, up slightly from 126 permits issued in 2013, and the five-year average of 136 permits issued per year (see Chart 5). The number of residential accessory buildings such as garages and sheds contributed nearly \$1 million in construction value this year, with 77 permits issued. In 2013, 80 permits were issued, valued at \$750,000.

**Chart 4: New Residential Units
2009-2014**



**Chart 5: Permits Issued for Residential
Construction 2009-2014**



▼ **SEASONAL**

Two new seasonal dwellings were built in 2014, down from 8 new seasonal dwellings in 2013. The total estimated value of construction for all permits in this category was \$162,000. Last year's value was \$849,000 and the five-year average was \$900,000 annually.

▼ **COMMERCIAL AND INDUSTRIAL**

The total estimated value of commercial construction in 2014 was \$1.7 million with seven permits issued. An expansion to a fish farm operation contributed \$1.25 million to this year's total. Last year commercial construction was valued at \$583,000 with 6 permits issued. The five-year average is 11 permits representing \$1.1 million annually.

Only one industrial permit was issued in 2014 for a project estimated at \$1 million for renovations to a pharmaceutical company. In 2013, one permit was issued in this sector with a value of \$10,000. The five-year average is approximately \$500,000 annually with two permits issued each year.

▼ **AGRICULTURAL**

In 2014, agricultural construction had a value of \$1 million compared with last year's total of \$795,000 and on par with the five-year average of \$1.1 million. There were 9 permits issued in 2014 for agricultural projects, down from 26 permits in 2013 and the five-year average of 19 permits per year.

▼ **INSTITUTIONAL AND GOVERNMENT**

Two permits were issued for institutional uses at a value of \$563,000 in 2014; 2013 saw ten permits issued at a value of \$503,000. The five-year average in this category is six permits issued annually for a value of \$300,000.

▼ **OTHER PERMITS**

"Other" permits include situations where a development permit is required but no building permit is needed, such as wind turbines, demolitions, fences, swimming pools, signs, and accessory buildings 100 sf. or under. There were 40 permits issued in 2014 in this category totaling \$30.3 million in value. This total includes development permits for 7 wind turbines. In 2013, 38 permits were issued worth \$69,700.

▼ **PERMIT FEES COLLECTED**

In 2014, \$39,170 in permit fees was collected compared with \$28,716 in 2013 and the five-year average of \$30,668 collected annually. The increase in fees collected was a result of amendments to the Building Code Act By-law that came into effect on June 20, 2013 in which the Fee Schedule was amended.

▼ SUBDIVISION

Final approval was given to 30 plans of subdivision in the 2014 calendar year, creating 29 new lots. In 2013, 39 plans were approved creating 27 new lots. On average over the last five years, 40 plans were approved each year creating 33 new lots annually (see Chart 6).

Thirty-one percent (9 lots) of the new lots created this year were located in the serviced Falmouth and Three Mile Plains Growth Centres. Sixty-nine percent (20 lots) were in the rural, unserviced areas of West Hants (see Chart 7).

Chart 6: Subdivision Activity 2009-2014

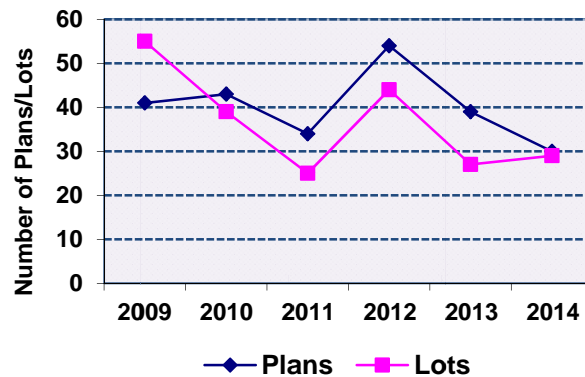
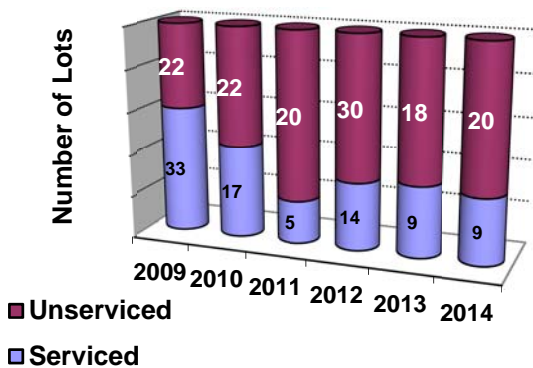


Chart 7: New Lots Created 2014



A total of \$26,215 was received in 2014 as Five Percent Open Space fees, compared with \$19,465 collected in 2013. The five-year average is \$27,767 annually.

Please refer to Appendix A for a detailed analysis of the number of permits issued by sector in 2014.

Appendix A

Number of Building and Development Permits Issued

Residential	2014	2013
New Residential	49	53
Renos./Add/Repairs	129	126
Accessory Bldgs	77	80
Total	255	259

Commercial	2014	2013
New Commercial	1	1
Renos./Add/Repairs	6	3
Accessory Bldgs	0	2
Total	7	6

Industrial	2014	2013
New Industrial	0	0
Renos./Add/Repairs	1	1
Total	1	1

Institutional	2014	2013
New Institutional	0	0
Renos./Add/Repairs	2	2
Total	2	2

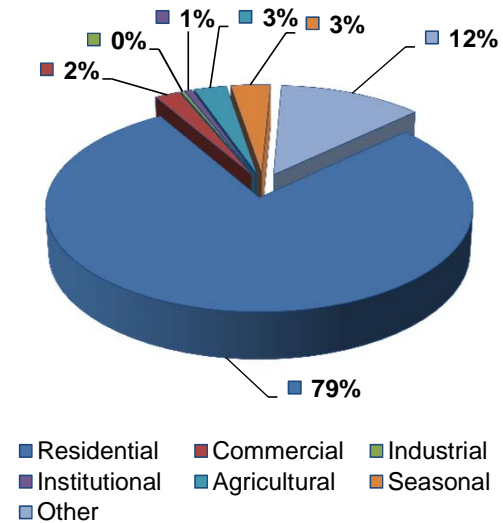
Agricultural	2014	2013
New Agricultural	2	15
Accessory Buildings	2	2
Renos./Add/Repairs	5	9
Total	9	26

Seasonal	2014	2013
New Seasonal	2	8
Accessory Bldgs	5	8
Renos./Add/Repairs	4	6
Total	11	22

Other	2014	2013
Demolition	17	9
Development Permits	17	19
Pool	6	10
Total	40	38

Total Permits	2014	2013
	325	354

Number of Permits Issued by Sector, 2014



2014 Permits vs. 2013 Permits

