

MUNICIPALITY OF THE DISTRICT OF WEST HANTS



2015 Annual Building and Development Report

Prepared by the West Hants Planning Department

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OVERVIEW

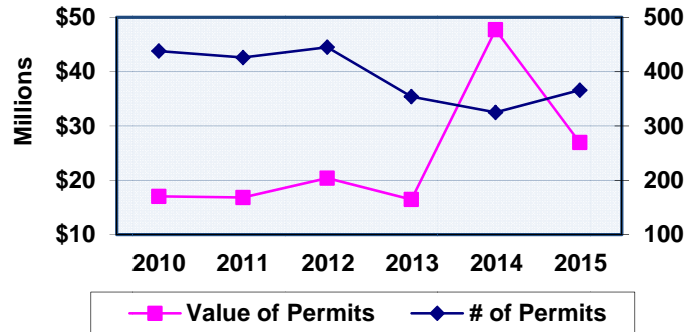
In 2015, the total estimated value of construction in the Municipality of West Hants was \$26.9 million (see Chart 1). The value of construction last year was \$47.7 million. (see chart 2 for Value of Permits by Sector).

There were 366 permits issued in 2015 compared with 325 permits last year.

Other highlights in 2015 included: \$4 million project to rebuild the Newport & District Rink, \$1 million windfarm accessory building, \$3.2 million brew pub/restaurant, and \$1.6 million renovations to a pharmaceutical company.

There were nine permits issued in the community of Hantsport since July 1, 2015.

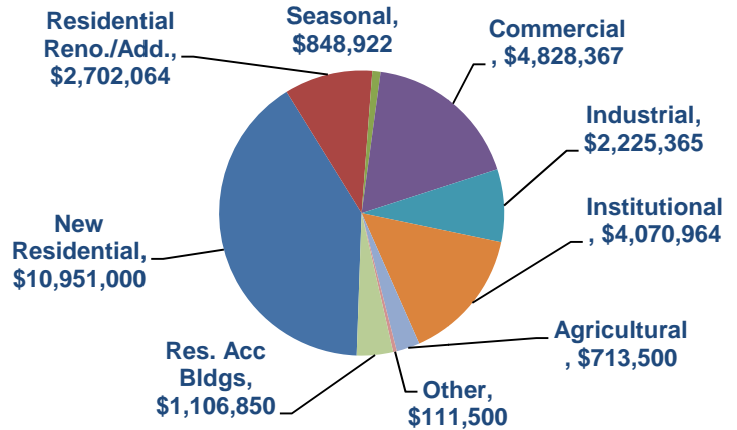
Chart 1: Number and Value of Permits, 2010-2015



RESIDENTIAL DEVELOPMENT

Residential permits are classified as: new construction; repairs, renovations and additions, accessory buildings and seasonal dwellings. New residential dwelling construction totaled over \$10.9 million in 2015 (see Chart 3), compared with \$9.1 million value last year. The five-year average was \$10.5 million annually. Permits were issued for 25 new single unit dwellings, 13 mini and mobile homes, 2 duplexes and 2 four-unit buildings.

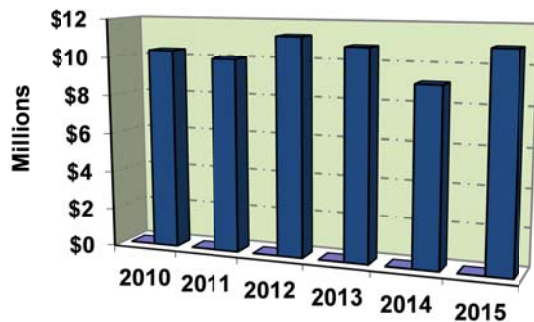
Chart 2: Value of Permits by Sector, 2015



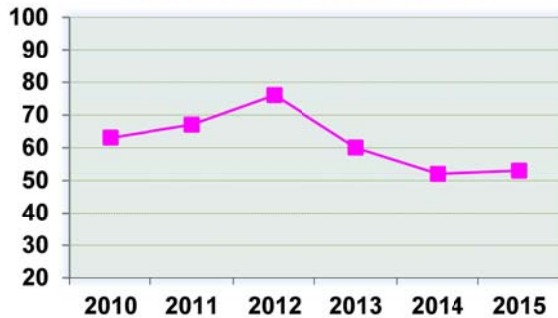
In all, 52 new dwelling units were created in 2015, the same as last year; the five-year average shows 61 units created annually (see Chart 4). The location of the new units was divided with 44 percent in the serviced areas and 56 percent in the unserved areas of the Municipality. The serviced Falmouth and Three Mile Plains Growth Centres received 23 units, while 29 units were located in the rural, unserved areas of West Hants.

Residential renovations in 2015 were valued at \$2.7 million, up from \$2.6 million last year and the five-year average of \$2.5 million annually. There were 117 permits issued in this category in 2015, slightly less than the 129 permits issued in 2014, and the five-year average of 129 permits issued per year (see Chart 5). The number of residential accessory buildings such as garages and sheds contributed nearly \$1.1 million in construction value this year, with 76 permits issued. This figure matches last year's numbers of 77 permits issued at a value of \$1.1 million.

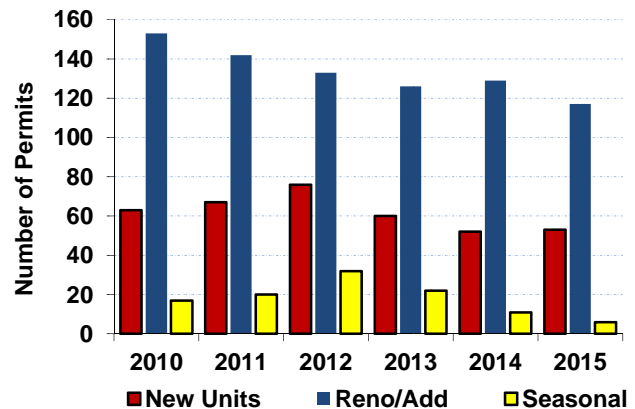
Chart 3: Estimated Value of New Dwellings 2010-2015



**Chart 4: New Residential Units
2010-2015**



**Chart 5: Permits Issued for Residential
Construction 2010-2015**



▼ **SEASONAL**

Six permits were issued in 2015 in this category. The permits issued for new seasonal dwellings remained unchanged, the same as last year with two permits issued. The total estimated value of construction for all permits in this category was \$249,500. Last year’s value was \$162,800 and the five-year average was \$766,384 annually.

▼ **COMMERCIAL AND INDUSTRIAL**

The total estimated value of commercial construction in 2015 was \$4.8 million with 13 permits issued. Two projects contributed substantially to this years’ total, \$1 million for a windfarm accessory building, and \$3.2 million for a brew pub/restaurant. Last year commercial construction was valued at \$1.7 million with seven permits issued. The five-year average is 12 permits representing \$2 million annually.

Four industrial permits were issued in 2015 for projects estimated at \$2.2 million. Two projects at Biovectra Pharmaceutical contributed \$2 million toward this total. In 2014, one permit was issued in this sector with a value of \$1 million. The five-year average is approximately \$650,000 annually with two permits issued each year.

▼ **AGRICULTURAL**

In 2015, agricultural construction had a value of \$713,500 compared with last year’s total of \$1 million and on par with the five-year average of \$877,860. There were 17 permits issued in 2015 for agricultural projects, almost double the nine permits issued in 2014.

▼ **INSTITUTIONAL AND GOVERNMENT**

Six permits were issued for institutional uses at a value just over \$4 million in 2015; 2014 saw two permits issued at a value of \$563,000. The large increase in value over last year is mainly attributed to the rebuild of the Newport and District Rink. The five-year average in this category is five permits issued annually for a value of \$1 million.

▼ **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. “Other” permits also include permit renewals. There were 84 permits issued in 2015 in this category totaling \$111,500 in value. In 2014, 40 permits were issued worth \$30 million. Last year’s total included projects valued at \$29.9 million for constructing seven wind turbines.

▼ **PERMIT FEES COLLECTED**

In 2015, \$42,423 in permit fees was collected compared with \$39,170 in 2014 and the five-year average of \$33,345 collected annually.

▼ **SUBDIVISION**

Final approval was given to 33 plans of subdivision in the 2015 calendar year, creating 44 new lots. In 2014, 30 plans were approved creating 29 new lots. On average over the last five years, 38 plans were approved each year creating 34 new lots annually (see Chart 6).

Eighteen percent (8 lots) of the new lots created this year were located in the serviced Falmouth and Three Mile Plains Growth Centres. Eighty-two percent (36 lots) were located in the rural, unserviced areas of West Hants (see Chart 7).

Chart 6: Subdivision Activity 2010-2015

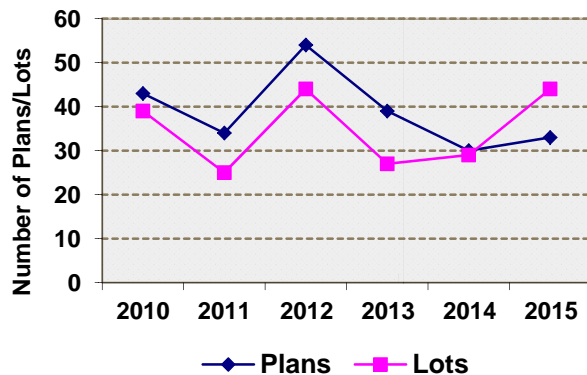
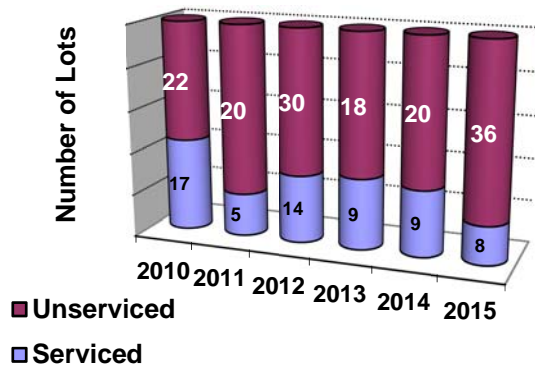


Chart 7: New Lots Created 2015



A total of \$20,915 was received in 2015 as Five Percent Open Space fees, compared with \$26,215 collected in 2014. The five-year average is \$24,361 annually.

▼ FIRE INSPECTIONS

During 2015, 33 fire inspections were carried out compared to 41 inspections in 2014. The highest numbers of fire inspections completed in 2015 were in Assembly - Group A. Numbers of inspections completed and Groups are listed in Chart 8. Inspections are carried out in accordance with the Municipality of West Hants Policy Respecting A System of Municipal Fire Inspections.

Inspections required:

Assembly – Group A (once every 3 years): i.e., community halls, restaurants, arenas.

Detention & Care – Group B (not part of municipal fire inspections): i.e., prisons, hospitals, group homes.

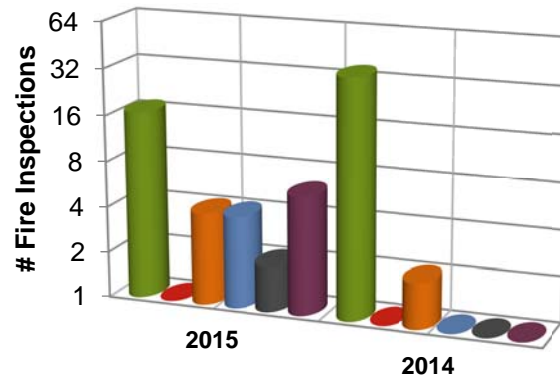
Residential – Group C (once every 3 years): i.e., apartments, hotels, houses.

Business & Services – Group D (once every 5 years): i.e., banks, offices

Mercantile – Group E (once every 5 years): i.e., department stores, supermarkets.

Industrial – Group F (once every 5 years): i.e., distilleries, repair garages, warehouses

Chart 8: 2015 versus 2014



	2015	2014
■ Group A	17	36
■ Group B	0	0
■ Group C	4	2
■ Group D	4	1
■ Group E	2	1
■ Group F	6	1

Please refer to Appendix A for a detailed analysis of the number of permits issued by sector in 2015.

Appendix A

Number of Building and Development Permits Issued

Residential	2015	2014
New Residential	43	49
Renos./Add/Repairs	117	129
Accessory Bldgs	76	77
Total	236	255

Commercial	2015	2014
New Commercial	4	1
Renos./Add/Repairs	6	6
Accessory Bldgs	3	0
Total	13	7

Industrial	2015	2014
New Industrial	0	0
Renos./Add/Repairs	4	1
Total	4	1

Institutional	2015	2014
New Institutional	0	0
Renos./Add/Repairs	6	2
Total	6	2

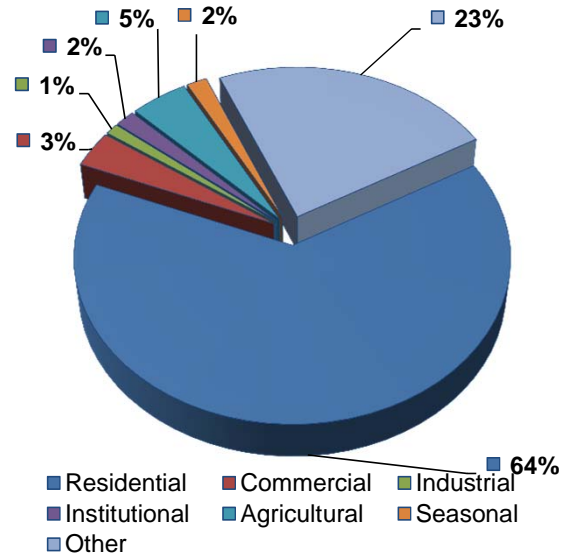
Agricultural	2015	2014
New Agricultural	5	2
Accessory Buildings	6	2
Renos./Add/Repairs	6	5
Total	17	9

Seasonal	2015	2014
New Seasonal	2	2
Accessory Bldgs	2	5
Renos./Add/Repairs	2	4
Total	6	11

Other	2015	2014
Demolition	20	17
Development Permits	25	17
Pool	4	6
Renewals	35	0
Total	84	40

Total Permits	2015	2014
	366	325

Number of Permits Issued by Sector, 2015



2015 Permits vs. 2014 Permits

