

MUNICIPALITY OF THE DISTRICT OF WEST HANTS



2016 Annual Building and Development Report

Prepared by the West Hants Planning Department

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OVERVIEW

In 2016, the total estimated value of construction in the Municipality of West Hants was \$38.4 million (see Chart 1). The value of construction in 2015 was \$26.9 million. See Chart 2 for Value of Permits by Sector.

There were 399 permits issued in 2016 compared with 366 permits in 2015.

Other highlights in 2016 included: \$5.5 million expansion to Sustainable Fish Farming, Centre Burlington and \$10 million for three Wind Turbines in Ellershouse.

Chart 1: Number and Value of Permits, 2011-2016

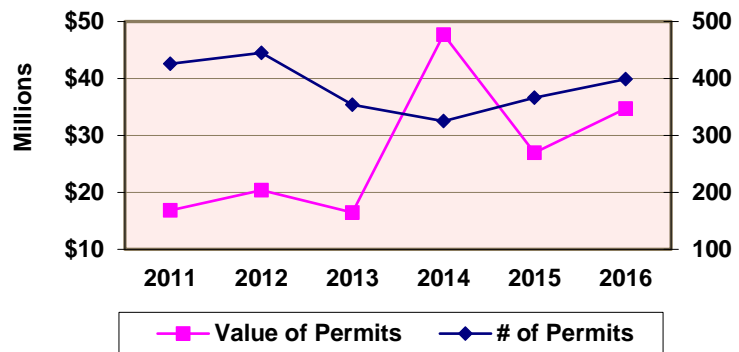
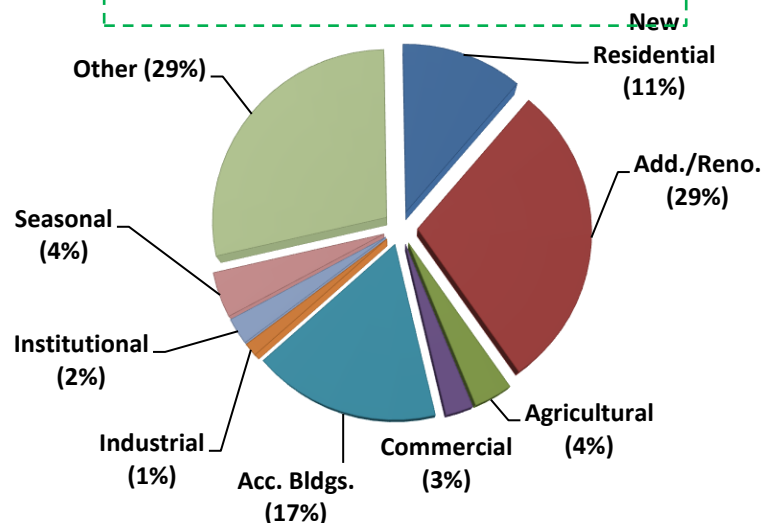


Chart 2: Number of Permits Issued by Sector, 2016



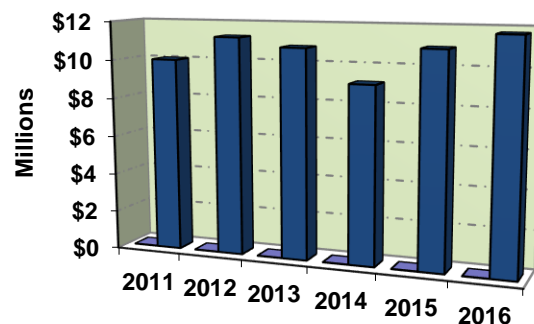
RESIDENTIAL DEVELOPMENT

Residential building permits are classified as: new construction; repairs, renovations and additions, accessory buildings and seasonal dwellings. New residential dwelling construction totaled over \$11.7 million in 2016 (see Chart 3), compared with \$10.9 million value last year. The five-year average was \$10.7 million annually. Permits were issued for 26 new single unit dwellings, 10 mini and mobile homes, 5 duplexes and a 12 unit apartment building.

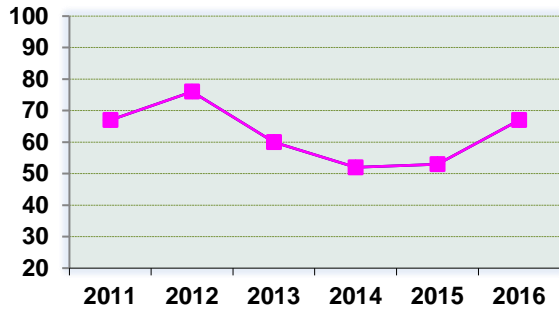
In all, 64 new dwelling units were created in 2016, up from 52 in 2015. The five-year average shows 61 units created annually (see Chart 4). The location of the new units in 2016 was divided with 34 percent (22 units) in the serviced areas of Falmouth and Three Mile Plains Growth Centres and 66 percent (42 units) in the rural unserved areas of West Hants.

Residential renovations in 2016 were valued at \$2.1 million, down from \$2.7 million in 2015 and the five-year average of \$2.3 million annually. There were 116 building permits issued in this category in 2016, with 117 permits issued last year, and the five-year average is 124 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 68 permits issued. This figure is down slightly from 2015's numbers of 76 permits issued at a value of \$1.1 million.

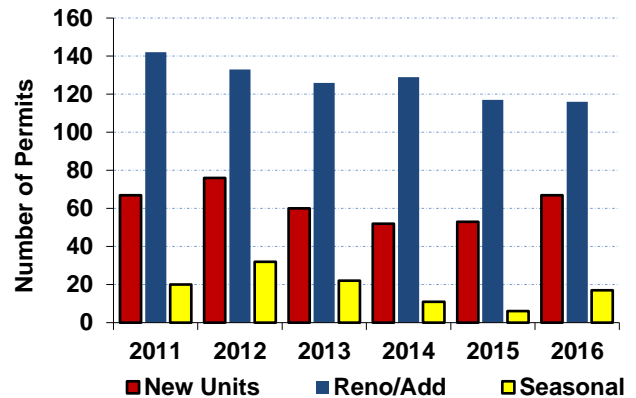
Chart 3: Estimated Value of New Dwellings 2011-2016



**Chart 4: New Residential Units
2011-2016**



**Chart 5: Permits Issued for Residential
Construction 2011-2016**



▼ **SEASONAL**

Seventeen building permits were issued in 2016 in this category, up from six permits issued last year and the five year average of 9 permits annually. The total estimated value of construction for all permits in this category was \$551,000, over double 2015's value of \$249,500.

▼ **COMMERCIAL AND INDUSTRIAL**

The total estimated value of commercial construction in 2016 was \$7.6 million with 10 development and building permits issued. Two projects contributed substantially to the 2016 total, \$5.5 million for an expansion to Sustainable Fish Farming and \$2 million to rebuild an automobile dealership. In 2015 commercial construction was valued at \$4.8 million with 13 permits issued. The five-year average is 10 permits representing \$2 million annually.

Five industrial permits were issued in 2016 for projects worth \$146,790. In 2015, four permits were issued in this sector with a value of \$2.2 million. The five-year average is approximately \$675,000 annually with two permits issued each year.

▼ **AGRICULTURAL**

In 2016, agricultural construction had a value of \$803,000 compared with 2015's total of \$713,500 and on par with the five-year average of \$892,260. There were 14 permits issued in 2016 for agricultural projects with 17 permits issued last year.

▼ **INSTITUTIONAL AND GOVERNMENT**

Ten permits were issued for institutional uses at a value \$354,980 in 2016; 2015 saw six permits issued at a value of \$4 million. The five-year average in this category is six permits issued annually for a value of \$1.1 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 113 development permits issued in 2016 in this category totaling \$10.4 million in value. In 2015, 84 development permits were issued worth \$111,500. This year's total includes three wind turbines valued at \$10 million.

▼ **PERMIT FEES COLLECTED**

In 2016, \$38,476 in building permit fees was collected compared with \$42,423 in 2015 and the five-year average of \$35,646 collected annually.

▼ **SUBDIVISION**

Final approval was given to 35 plans of subdivision in the 2016 calendar year, creating 103 new lots. In 2015, 33 plans were approved creating 44 new lots. On average over the last five years, 38 plans were approved each year creating 49 new lots annually (see Chart 6).

Sixty-eight percent (70 lots) of the new lots created this year were in the serviced Falmouth and Three Mile Plains Growth Centres. Thirty-two percent (33 lots) were in the rural, unserviced areas of West Hants (see Chart 7).

Chart 6: Subdivision Activity 2011-2016

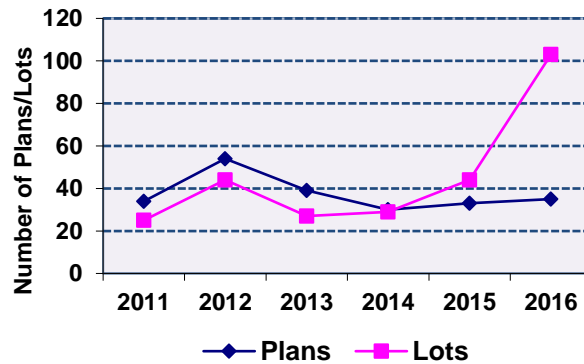
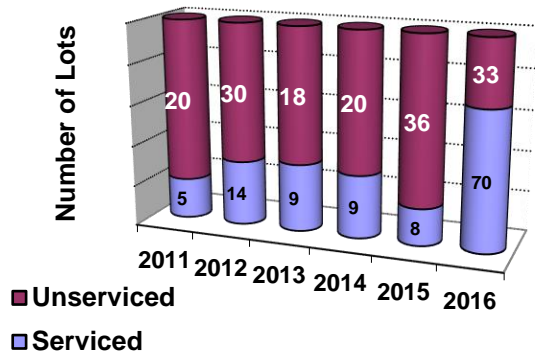


Chart 7: New Lots Created 2016



A total of \$15,280 was received in 2016 as the five percent open space fee contribution required in the Subdivision Bylaw, compared with \$20,915 collected in 2015. The five-year average is \$23,162 annually.

▼ FIRE INSPECTIONS

During 2016, 31 fire inspections were carried out compared to 33 inspections in 2015. The highest numbers of fire inspections completed in 2016 were in Assembly - Group A (see below). 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.

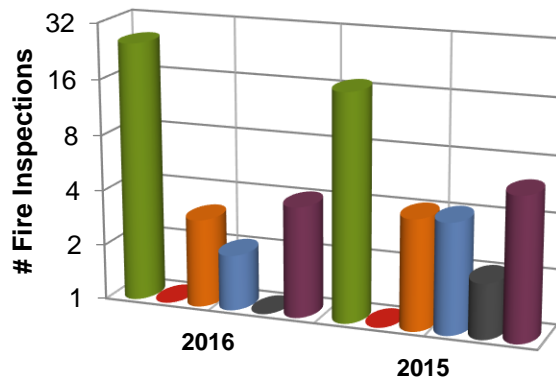
Residential – Group C (once every 3 years): i.e., apartments, hotels, houses.

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: 2016 versus 2015



	2016	2015
■ Group A	25	17
■ Group B	0	0
■ Group C	3	4
■ Group D	2	4
■ Group E	0	2
■ Group F	4	6

Please refer to Appendix A for a detailed analysis of the number of permits issued by sector in 2016.

ANNUAL BUILDING AND DEVELOPMENT REPORT

Appendix A

Number of Building and Development Permits Issued

Residential	2016	2015
New Residential	46	43
Renos./Add/Repairs	116	117
Accessory Bldgs	68	76
Total	230	236

Commercial	2016	2015
New Commercial	4	4
Renos./Add/Repairs	4	6
Accessory Bldgs	2	3
Total	10	13

Industrial	2016	2015
New Industrial	1	0
Renos./Add/Repairs	4	4
Total	5	4

Institutional	2016	2015
New Institutional	0	0
Renos./Add/Repairs	10	6
Total	10	6

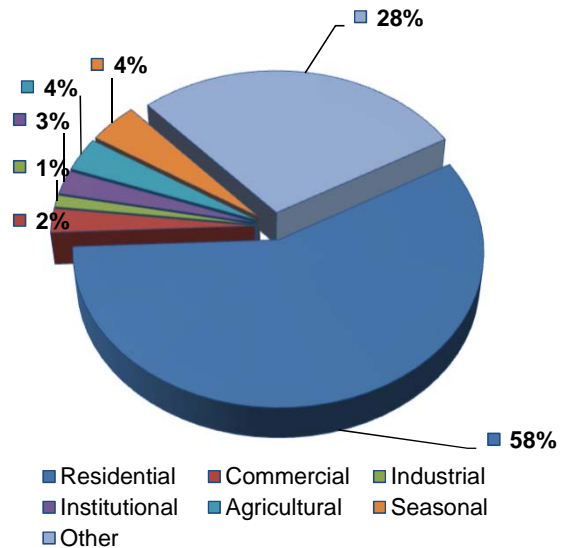
Agricultural	2016	2015
New Agricultural	5	5
Accessory Buildings	3	6
Renos./Add/Repairs	6	6
Total	14	17

Seasonal	2016	2015
New Seasonal	4	2
Accessory Bldgs	8	2
Renos./Add/Repairs	5	2
Total	17	6

Other	2016	2015
Demolition	21	20
Development Permits	35	25
Pool	5	4
Renewals	52	35
Total	113	84

Total Permits	2016	2015
	399	366

Number of Permits Issued by Sector, 2016



2016 Permits vs. 2015 Permits

