

# Town of Vermilion

## 2010 Annual Development Permit Summary

This report will provide a summary of the Development Permits issued within the Town of Vermilion between January 1 and December 31, 2010. Note that the following information is based upon development permit applications which may or may not result in completed development.

### Numbers of Development Permit Applications

- A total of 52 development permit applications were received in the period.
- Of the 52 permits, 18 were applications for home occupations.
- All 52 permits were approved by the Development Authority.

### Permits Categories

The number of permit applications for each zone category is shown in Table 1. The largest number of permits issued was for Residential development which had 16 permits approved, including 13 new residential dwellings. There was also significant numbers of applications for Home Occupations (18 approvals) and Commercial developments (11 approvals).

<i>General Land Use Zone</i>	<i>Number of Applications / Number Approved</i>	<i>Percentage of Applications</i>
Residential	16 / 16	30.8%
Commercial	11 / 11	21.2%
Industrial	5 / 5	9.6%
Institutional	2 / 2	3.8%
Community	0 / 0	0.0%
Home Occupation	18 / 18	34.6%
<b>TOTAL</b>	<b>52 / 52</b>	<b>100%</b>

Table 1. Development Permit Applications by Zone, Town of Vermilion, 2010.

### Value of Development

In determining the value of development, home occupations and refused permits are excluded as these typically have little expenditure associated with them. When refused permits and home occupations are excluded, there were 34 developments in the Town of Vermilion during the January to December period of 2010. Table 2 provides the value of development for each general zone category. The estimated value of the 34 developments is \$10,420,700 with an average value of \$306,491 per development however these numbers are skewed by the large Industrial development valued at 5 million dollars and the 1.6 million dollar multi-family duplex development. If these developments are excluded the average value per development is reduced to \$112,374.

<i>General Land Use Zone</i>	<i>Value of Development</i>	<i>Percentage of Total</i>
Residential	\$3,245,200	31.1%
Commercial	\$253,500	2.4%
Industrial	\$5,112,000	49.1%
Institutional	\$1,810,000	17.4%
Community	\$0	0.0%
<b>TOTAL</b>	<b>\$10,420,700</b>	<b>100.0%</b>

Table 2. Cost of Development by Zone, Town of Vermilion, 2010.

### Comparison of Development Trends: 2000 - 2010

During 2010, the Town of Vermilion had 34 developments. Again this number excludes home occupations and refused permit applications. Table 3 provides the number of developments and value of developments for the period of 2000 to 2010.

<i>Year</i>	<i>Number of Developments</i>	<i>Value of Developments</i>
2000	49	\$2,445,000
2001	54	\$11,833,500
2002	52	\$2,412,395
2003	43	\$4,284,900
2004	60	\$7,224,686
2005	53	\$5,156,600
2006	52	\$21,124,700
2007	59	\$8,375,900
2008	46	\$12,637,300
2009	66	\$22,401,700
<b>2010</b>	<b>34</b>	<b>\$10,420,700</b>
Mean (2000-2010)	52	\$9,847,035

Table 3. Total Number of Developments, Town of Vermilion, 2000 – 2010

Within the last 11 years, the Town experienced the highest number of developments in 2009. The value of the developments has also increased over past years however the values for 2001, 2006 and 2009 were significantly skewed due to large multi-million dollar developments such as the new nursing home facilities in 2001, the new Vermilion Regional Centre in 2006 and major upgrades at the Lakeland College Campus in 2009. The number and value of developments over the past years has fluctuated a great deal and while 2010 resulted in only 34 developments, total value of developments of \$10,420,700 is still slightly above the average. In the past 11 years there has been an estimated total of approximately 108 million dollars in development.

### New Housing

An important statistic to consider in evaluating development patterns and trends within the Town is the number of new housing starts and value of new housing. In 2010, there were 13 new housing starts (including the six new duplex units) in Vermilion which is comparable to previous years with the exception of 2007 which was significantly higher.

<i>Year</i>	<i>New Housing Starts</i>	<i>Average Value of New Housing</i>	<i>Total Value of New Housing</i>
2000	13	\$125,308	\$1,629,000
2001	11	\$143,636	\$1,580,000
2002	12	\$139,833	\$1,678,000
2003	10	\$139,800	\$1,398,000
2004	11	\$140,136	\$1,541,500
2005	6	\$167,333	\$1,004,000
2006	10	\$210,500	\$2,105,000
2007	19	\$231,737	\$4,403,000
2008	10	\$308,300	\$3,083,000
2009	13	\$284,231	\$3,695,000
<b>2010</b>	<b>13</b>	<b>\$237,846</b>	<b>\$3,092,000</b>
Mean (2000-2010)	12	\$193,515	\$2,291,682

Table 4. New Housing Development Summary, Town of Vermilion, 2000 – 2010.

The average value of a new house in Vermilion in 2010 was \$237,846. This number is slightly lower than the past couple years however is still approximately \$70,000 higher than just five years ago.

### **Summary**

The value of developments in 2010 was approximately \$10.4 million which is slightly above average over the past decade. While 2010 slowed down in terms of development compared to previous years it still remains fairly consistent and hopefully we can continue to grow with the upcoming development scheduled for 2011.

In summary, the Town of Vermilion has had an excellent year in overall development with an acceptable number of permits as well as dollar-wise development. While overall development has slowed, the number of new housing starts in 2010 is on par with previous years and this trend should continue with future development South Brennan. Overall, 2010 was a very successful year and hopefully development will continue to increase in 2011.

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December 30, 2010