

Town of Vermilion

2011 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, 2011. 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, 11 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 25 permits approved (including 8 new single family residential dwellings, 2 new duplexes and 2 new manufactured homes). There was also significant numbers of applications for Commercial development (12 approvals) and Home Occupations (11 approvals).

| <i>General Land Use Zone</i> | <i>Number of Applications / Number Approved</i> | <i>Percentage of Applications</i> |
|------------------------------|---|-----------------------------------|
| Residential | 25 / 25 | 48.1% |
| Commercial | 12 / 12 | 23.1% |
| Industrial | 3 / 3 | 5.8% |
| Institutional | 1 / 1 | 1.8% |
| Community | 0 / 0 | 0.0% |
| Home Occupation | 11 / 11 | 21.2% |
| TOTAL | 52 / 52 | 100% |

Table 1. Development Permit Applications by Zone, Town of Vermilion, 2011.

Value of Development

In determining the value of development, home occupations permits are excluded as these typically have little expenditure associated with them. When home occupations are excluded, there were 41 developments in the Town of Vermilion during 2011. Table 2 provides the value of development for each general zone category. The estimated value of the 41 developments is \$5,738,500 with an average value of \$139,963 per development however these numbers are skewed by the large Commercial development valued at 1 million dollars and the \$850,000 Industrial development. If these developments are excluded the average value per development is reduced to \$94,841.

| <i>General Land Use Zone</i> | <i>Value of Development</i> | <i>Percentage of Total</i> |
|------------------------------|-----------------------------|----------------------------|
| Residential | \$3,238,750 | 56.4% |
| Commercial | \$1,608,000 | 28.1% |
| Industrial | \$891,750 | 15.5% |
| Institutional | \$0 | 0.0% |
| Community | \$0 | 0.0% |
| TOTAL | \$5,738,500 | 100.0% |

Table 2. Cost of Development by Zone, Town of Vermilion, 2011.

Comparison of Development Trends: 2001 - 2011

During 2011, the Town of Vermilion had 41 developments. Again this number excludes home occupations. Table 3 provides the number of developments and value of developments for the period of 2001 to 2011.

| <i>Year</i> | <i>Number of Developments</i> | <i>Value of Developments</i> |
|------------------|-------------------------------|------------------------------|
| 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 |
| 2010 | 34 | \$10,420,700 |
| 2011 | 41 | \$5,738,500 |
| Mean (2001-2011) | 51 | \$10,146,444 |

Table 3. Total Number of Developments, Town of Vermilion, 2001 – 2011

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 2011 resulted in 41 developments with a total value of \$5,738,500 which is significantly lower than the majority of the years previous. In the past 11 years there has been an estimated total of approximately 112 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 2011, there were 14 new housing starts (including the 4 new duplex units and 2 manufactured homes) 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> |
|------------------|---------------------------|-------------------------------------|-----------------------------------|
| 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 |
| 2010 | 13 | \$237,846 | \$3,092,000 |
| 2011 | 14 | \$222,357 | \$3,113,000 |
| Mean (2001-2011) | 12 | \$202,337 | \$2,426,590 |

Table 4. New Housing Development Summary, Town of Vermilion, 2011.

The average value of a new house in Vermilion in 2011 was \$222,357. This number is slightly lower than the past couple years however may be slightly skewed by the lower cost of the two manufactured homes. The average cost of a new home is \$80,000 higher than it was 10 years ago.

Summary

The value of developments in 2011 was approximately \$5.8 million which is the fourth lowest year of the past decade however the number of permits is on the rise compared to last year. While 2011 slowed down in terms of development compared to previous years it appears to be picking up and hopefully we can continue to grow with the upcoming development scheduled for 2012.

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 2011 is on above average compared to previous years and this trend should continue with future development South Brennan. Overall, 2011 was a very successful year and development will continue to increase in 2012 with the recent new residential lots available and the upcoming airport industrial lots.

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