

Town of Vermilion

2009 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, 2009. 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 87 development permit applications were received in the period.
- Of the 87 permits, 19 were applications for home occupations.
- 87 permits were approved by the Development Authority; 2 were refused.

Permits Categories

The number of permit applications for each zone category is shown in Table 1. The largest number of permits was for residential development, which had 31 permits approved, including 13 new residential dwellings. There was also significant numbers of applications for home occupations (19 approvals) and commercial developments (17 approvals).

<i>General Land Use Zone</i>	<i>Number of Applications / Number Approved</i>	<i>Percentage of Applications</i>
Residential	31 / 31	35.7%
Commercial	17 / 17	19.5%
Industrial	12 / 10	13.8%
Institutional	6 / 6	6.9%
Community	2 / 2	2.3%
Home Occupation	19 / 19	21.8%
TOTAL	87 / 85	100%

Table 1. Development Permit Applications by Zone, Town of Vermilion, 2009.

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 66 developments in the Town of Vermilion during the January to December period of 2009. Table 2 provides the value of development for each general zone category. The estimated value of the 66 developments is \$22,401,700 with an average value of \$339,420 per development however these numbers are skewed by the large developments at the Lakeland College Campus which are valued at almost 14 million dollars. If those institutional developments are excluded the average value per development is reduced to \$142,362.

<i>General Land Use Zone</i>	<i>Value of Development</i>	<i>Percentage of Total</i>
Residential	\$3,897,000	17.4%
Commercial	\$2,619,700	11.7%
Industrial	\$1,660,000	7.4%
Institutional	\$13,860,000	61.9%
Community	\$365,000	1.6%
TOTAL	\$22,401,700	100.0%

Table 2. Cost of Development by Zone, Town of Vermilion, 2009.

Comparison of Development Trends: 2000 - 2009

During 2009, the Town of Vermilion had 66 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 2009.

<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
Mean (2000-2009)	53	\$9,789,968

Table 3. Total Number of Developments, Town of Vermilion, 2000 – 2009.

Within the last 10 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 but 2009 resulted in 66 developments for an excellent year with approximately \$22,401,700 in development which is the highest value in the past 10 years. In the past 10 years there has been an estimated total of approximately 98 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 2009, there were 13 new housing starts in Vermilion which is comparable to previous years with the exception of 2007. Table 4 shows statistics concerning new housing starts in Vermilion for the period of 2000 to 2009.

<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
Mean (2000-2009)	12	\$189,081	\$2,211,650

Table 4. New Housing Development Summary, Town of Vermilion, 2000 – 2009.

The average value of a new house in Vermilion in 2009 was \$284,231. This number is slightly lower than the 2008 average value of \$308,300 yet the average house price has more than doubled in the past five years!

Summary

The value of developments in 2009 was approximately \$22.4 million; the highest year in the past decade. 2009 had the highest number of developments in the past ten years and it is very encouraging to see this amount of development within Vermilion.

In summary, the Town of Vermilion has had an excellent year in overall development with a very high number of permits as well as dollar-wise development. The number of new housing starts in 2009 is on par with previous years and this trend should continue with future development in Park Place and the newly developed RMH1 lots. Overall, 2009 was a very successful year and hopefully development will continue to increase in 2010.

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