

Town of Vermilion

2013 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, 2013. 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 63 development permit applications were received in the period.
- Of the 63 permits, 10 were applications for home occupations.
- All 63 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 33 approved permits followed by 10 approvals for Commercial developments and 6 approvals for Industrial developments.

<i>General Land Use Zone</i>	<i>Number of Applications / Number Approved</i>	<i>Percentage of Applications</i>
Residential	33 / 33	52.4%
Commercial	10 / 10	15.9%
Industrial	6 / 6	9.5%
Institutional	3 / 3	4.8%
Community	1 / 1	1.5%
Home Occupation	10 / 10	15.9%
TOTAL	63 / 63	100%

Table 1. Development Permit Applications by Zone, Town of Vermilion, 2013.

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 53 developments in the Town of Vermilion during 2013. Table 2 provides the value of development for each general zone category. The estimated value of the 53 developments is \$16,239,000 with an average value of \$306,396 per development however these numbers are skewed by the large \$5.5 million Commercial grocery store development and the \$1.2 million dollar 12-unit apartment building. If these developments are excluded the average value per development is reduced to \$187,039.

<i>General Land Use Zone</i>	<i>Value of Development</i>	<i>Percentage of Total</i>
Residential	\$6,312,000	38.9%
Commercial	\$7,080,000	43.6%
Industrial	\$2,287,000	14.1%
Institutional	\$300,000	1.8%
Community	\$260,000	1.6%
TOTAL	\$16,239,000	100.0%

Table 2. Cost of Development by Zone, Town of Vermilion, 2013.

Comparison of Development Trends: 2002 - 2013

During 2013, the Town of Vermilion had 53 developments. Again this number excludes home occupations. Table 3 provides the number of developments and value of developments for the period of 2002 to 2013.

<i>Year</i>	<i>Number of Developments</i>	<i>Value of Developments</i>
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
2012	44	\$10,031,500
2013	53	\$16,239,000
Average	50	\$10,503,990

Table 3. Total Number of Developments, Town of Vermilion, 2002 – 2013

Within the last 12 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 2006 and 2009 were significantly skewed due to large multi-million dollar developments such as the 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 2013 resulted in 53 developments with a total value of \$16,239,000 which is significantly higher compared to the past three years and well above the average amount over the past 12 years. In the past 12 years there has been an estimated total of approximately 126 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 2013, there were 7 new single family residential dwellings, 8 manufactured/modular homes, 1 new duplex, 1 fourplex, a 6-plex and a 12-unit apartment building for a total of 39 new residential dwellings/units.

<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
2012	36	\$180,861	\$6,511,000
2013	39	\$153,615	\$5,991,000
Mean (2001-2013)	16	\$196,937	\$3,014,961

Table 4. New Housing Development Summary, Town of Vermilion, 2013.

The average value of a residential dwelling in Vermilion in 2013 was \$153,615. This number is slightly lower than previous years however it is skewed by of the medium density developments and a large number of manufactured modular homes.

Summary

The value of developments in 2013 was approximately \$16 million which is the third highest year of the past decade and the number of permits is also up compared to last year. Residential and commercial development are both on the rise which will likely continue due to increasing demand and potential for additional development in the commercial and industrial sectors.

In summary, the Town of Vermilion has had an excellent year in overall development with a high number of permits as well as dollar-wise development. Overall development is steadily increasing and will continue to increase in 2014 with the new the new highway commercial area beginning to develop.

Prepared by: Allan Wilson
Planner & Development Officer
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