

QUARTERLY DEVELOPMENT PERMIT REPORT

(January 1 through June 30, 2017)

This report will provide a summary of Development Permits issued in the Town of Vermilion between January 1 and June 30, 2017. Note that the following data is based upon development permit applications which may or may not result in completed development.

Numbers of Development Permit Applications

- A total of 21 development permit applications were received in the period.
- Of the 21 permits, 8 were applications for home occupations.
- All 21 permits were approved by the Development Authority.

Permits Categories

The number of permit applications for each zone category is shown in Table 1. The greatest number of development permits issued was for Home Occupations followed by residential and commercial permits.

<i>Zone</i>	<i>Number of Applications / Number Approved</i>	<i>Percentage of Applications</i>
Residential	8 / 8	38.1%
Commercial	2 / 2	9.5%
Industrial	1 / 1	4.8%
Institutional	2 / 2	9.5%
Community	0 / 0	0.0%
Home Occupation	8 / 8	38.1%
TOTAL	21 / 21	100%

Table 1: Development Permit Applications by Zone, Town of Vermilion, January – June 2017

Value of Development

In determining the value of development, home occupations are excluded as these typically have little expenditure associated with them. When home occupations are excluded, there were 13 developments in the Town of Vermilion during the January to June period. Table 2 provides the value of development for each zone category. Please note that some developments may end up not being completed so in some instances the values may be skewed.

The estimated value of the 13 developments is \$11,354,400. The average value per development is \$873,415. This value is significantly skewed due to the \$8.4 million demolition and construction project of the Valley Lodge.

<i>Zone</i>	<i>Cost of Development</i>	<i>Percentage of Total</i>
Residential	\$1,422,300	12.5%
Commercial	\$26,000	0.3%
Industrial	\$1,500,000	13.2%
Community	\$0	0.0%
Institutional	\$8,406,100	74.0%
TOTAL	\$11,354,400	100%

Table 2: Cost of Development by Zone, Town of Vermilion, January – June 2017

Comparison of 2002 to 2017 for January through June period

The Town of Vermilion has had 13 developments in 2017 as of June 30. Table 3 compares developments during the same period from 2002 to 2017.

<i>Year</i>	<i>Number of Developments January – June</i>	<i>Value of Developments (January – June)</i>
2002	20	\$1,297,995
2003	22	\$3,199,200
2004	36	\$6,241,436
2005	32	\$2,321,200
2006	33	\$19,523,000
2007	35	\$6,225,300
2008	23	\$7,616,800
2009	34	\$5,493,200
2010	25	\$2,603,500
2011	26	\$2,603,500
2012	26	\$6,439,000
2013	23	\$4,613,000
2014	18	\$10,137,700
2015	30	\$35,618,000
2016	8	\$1,635,800
2017	13	\$11,354,400

Table 3: Number of Developments, Town of Vermilion, January - June, 2002-2017

The number of developments between January and June has increased since 2016 however is still lower than most previous years due to the recent economic downturn. This includes a total of 4 new single family residential dwellings.

Summary

The data presented illustrates a slight increase in development compared to last year. Both the number of permits and the value of development is higher however and seems to be slowly increasing as we move into the second half of 2016.

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