

Town of Vermilion

2017 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, 2017. 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 38 development permit applications were received in the period.
- Of the 38 permits, 10 were applications for home occupations.
- All 38 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 12 approved permits followed by 10 approvals for Home Occupations and 7 approvals for Commercial developments.

<i>General Land Use Zone</i>	<i>Number of Applications / Number Approved</i>	<i>Percentage of Applications</i>
Residential	14 / 14	36.8%
Commercial	7 / 7	18.4%
Industrial	4 / 4	10.5%
Institutional	3 / 3	8.0%
Community	0 / 0	0.0%
Home Occupation	10 / 10	26.3%
TOTAL	38 / 38	100%

Table 1. Development Permit Applications by Zone, Town of Vermilion, 2017.

Value of Development

In determining the value of development, home occupation permits are excluded as these typically have little expenditure associated with them. When home occupations are excluded, there were 28 developments in the Town of Vermilion during 2017. Table 2 provides the value of development for each general zone category. The estimated value of the 28 developments is \$15,305,700 with an average value of \$546,632 per development however these numbers are skewed by the 8.4 million dollar addition/renovation project of the Lakeland College beef/sheep facility and animal health clinic and the 3 million dollar fertilizer plant demolition and rebuild. If these values are excluded the average value per development is reduced to \$150,219.

<i>General Land Use Zone</i>	<i>Value of Development</i>	<i>Percentage of Total</i>
Residential	\$2,100,800	13.7%
Commercial	\$148,800	1.0%
Industrial	\$4,650,000	30.4%
Community	\$0	0.0%
Institutional	\$8,406,100	54.9%
TOTAL	\$15,305,700	100.0%

Table 2. Cost of Development by Zone, Town of Vermilion, 2017

Comparison of Development Trends: 2002 - 2017

During 2017, the Town of Vermilion had 28 developments. Again this number excludes home occupations. Table 3 provides the number of developments and value of developments for the period of 2002 to 2017.

<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
2014	40	\$24,283,700
2015	54	\$45,735,200
2016	27	\$14,813,300
2017	28	15,305,700
AVERAGE	47	\$14,136,611

Table 3. Total Number of Developments, Town of Vermilion, 2002 - 2017

Within the last 16 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 values began increasing in 2014 with the start of highway commercial development in the new Junction Sixteen 41 subdivision and some large multi-family residential buildings which continued into 2015 which had the highest value ever. With the recent economic slowdown the number of permits is down from past years however the value is the same as the overall average of the past 16 years. In the past 16 years there has been an estimated total of 225 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 2017 there were 7 new single family residential dwellings with an average value of approximately \$285,714. This value is slightly skewed by the one development which was the demolition of an existing house and the placement of a used house on a new foundation which was valued at approximately \$50,000. If this development is excluded the average value of construction of a new single family residential dwelling is approximately \$325,000. The average value of a residential dwelling in Vermilion between 2002 and 2017 was \$221,401.

<i>Year</i>	<i>New Housing Starts</i>	<i>Average Value of New Housing</i>	<i>Total Value of New Housing</i>
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
2014	42	\$141,071	\$5,925,000
2015	12	\$354,333	\$4,252,000
2016	4	\$344,750	\$1,379,000
2017	7	\$285,714	\$2,000,000
MEAN (2002-2017)	16	\$221,401	\$3,198,156

Table 4. New Housing Development Summary, Town of Vermilion, 2002 - 2017

Summary

The value of developments in 2017 was approximately \$15 million which is lower than the past few years but higher than average when comparing to the past 16 years. Residential, commercial and industrial developments are 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 a successful albeit slightly slower year in development and looks forward to moving forward with more development in 2018.

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January 2, 2018