

Town of Vermilion

2019 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, 2019. 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 22 development permit applications were received in the period.
- Of the 22 permits, 5 were applications for home occupations.
- All 22 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 9 approved permits followed by 6 approvals for Commercial developments and 5 approvals for Home Occupations.

<i>General Land Use Zone</i>	<i>Number of Applications / Number Approved</i>	<i>Percentage of Applications</i>
Residential	9 / 9	40.9%
Commercial	6 / 6	27.3%
Industrial	2 / 2	9.1%
Institutional	0 / 0	0.0%
Community	0 / 0	0.0%
Home Occupation	5 / 5	22.7%
TOTAL	22 / 22	100%

Table 1. Development Permit Applications by Zone, Town of Vermilion, 2019.

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 17 developments in the Town of Vermilion during 2019. Table 2 provides the value of development for each general zone category. The estimated value of the 17 developments is \$23,307,500 with an average value of \$1,371,029 per development however these numbers are significantly skewed by the \$19 million dollar sewer treatment plan and the \$3 million dollar renovation project of Webb's Machinery. If these values are excluded the average value per development is reduced to \$87,167.

<i>General Land Use Zone</i>	<i>Value of Development</i>	<i>Percentage of Total</i>
Residential	\$1,167,500	5.0%
Commercial	\$140,000	0.6%
Industrial	\$22,000,000	94.4%
Community	\$0	0.0%
Institutional	\$0	0.0%
TOTAL	\$23,307,500	100.0%

Table 2. Cost of Development by Zone, Town of Vermilion, 2019

Comparison of Development Trends: 2002 - 2019

During 2019, the Town of Vermilion had 17 developments. Again this number excludes home occupations. Table 3 provides the number of developments and value of developments for the period of 2002 to 2019.

<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
2018	38	\$15,951,200
2019	17	\$23,307,500
AVERAGE	45	\$14,746,916

Table 3. Total Number of Developments, Town of Vermilion, 2002 - 2019

Within the last 18 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 higher than the overall average of the past 18 years. In the past 18 years there has been an estimated total of 265 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 2019 there were 3 new single family residential dwellings with an average value of approximately \$360,000. The average value of a residential dwelling in Vermilion between 2002 and 2019 was \$226,044.

<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
2018	4	\$325,000	\$1,300,000
2019	3	\$360,000	\$1,080,000
MEAN (2002-2019)	15	\$226,044	\$2,975,028

Table 4. New Housing Development Summary, Town of Vermilion, 2002 - 2019

Summary

The value of developments in 2019 was approximately \$23 million which is significantly higher than the past few years and higher than average when comparing to the past 18 years. 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 2020.

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