

Town of Vermilion

2020 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, 2020. 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 18 development permit applications were received in the period.
- Of the 18 permits, 3 were applications for home occupations.
- All 18 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	7 / 7	38.9%
Commercial	7 / 7	38.9%
Industrial	1 / 1	5.5%
Institutional	0 / 0	0.0%
Community	0 / 0	0.0%
Home Occupation	3 / 3	16.7%
TOTAL	18 / 18	100%

Table 1. Development Permit Applications by Zone, Town of Vermilion, 2020.

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 15 developments in the Town of Vermilion during 2020. Table 2 provides the value of development for each general zone category. The estimated value of the 15 developments is \$509,500 with an average value of \$33,967 per development. Many projects in 2020 were put off or done on a much smaller scale due to COVID-19 affecting many facets of the economy and employment.

<i>General Land Use Zone</i>	<i>Value of Development</i>	<i>Percentage of Total</i>
Residential	\$10,000	2.0%
Commercial	\$449,500	88.2%
Industrial	\$50,000	9.8%
Community	\$0	0.0%
Institutional	\$0	0.0%
TOTAL	\$509,500	100.0%

Table 2. Cost of Development by Zone, Town of Vermilion, 2020

Comparison of Development Trends: 2002 - 2020

During 2020, the Town of Vermilion had 15 developments. Again, this number excludes home occupations. Table 3 provides the number of developments and value of developments for the period of 2002 to 2020.

<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
2020	15	\$509,500
AVERAGE	43	\$13,997,578

Table 3. Total Number of Developments, Town of Vermilion, 2002 - 2020

Within the last 19 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. In 2019 the values were greatly affected with the construction of the new 19-million-dollar Sewer Treatment Plant. With the recent economic slowdown and the massive impact of COVID-19 in 2020, the number and value of permits is down from past 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 2020 there were no new single-family residential dwellings mainly due to the impact of COVID-19.

<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
2020	0	\$0	\$0
MEAN (2002-2020)	15	\$212,747	\$2,818,447

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

Summary

The value of developments in 2020 was approximately \$500,000 which is the lowest it has been in the past 19 years which is clearly a direct result of the huge impact COVID-19 has had on all aspects of the economy. Commercial and residential developments are prevailing and hoping to see an increase moving forward into 2021 with the prospect of a vaccine coming into effect.

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