



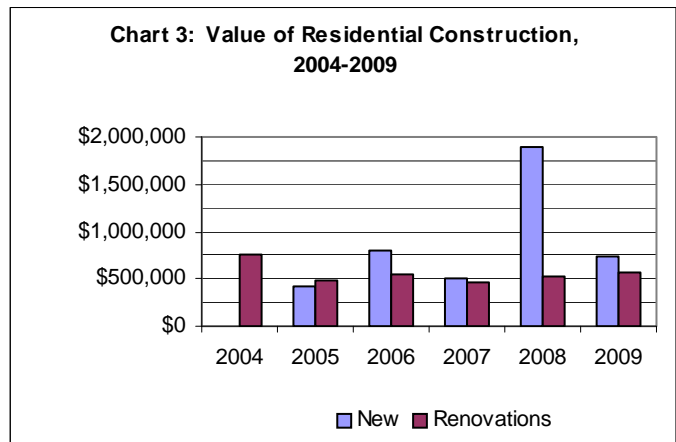
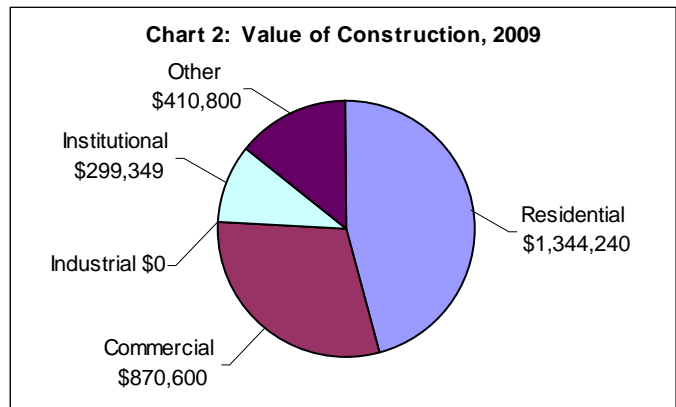
Town of Windsor

2009 Annual Building and Development Report

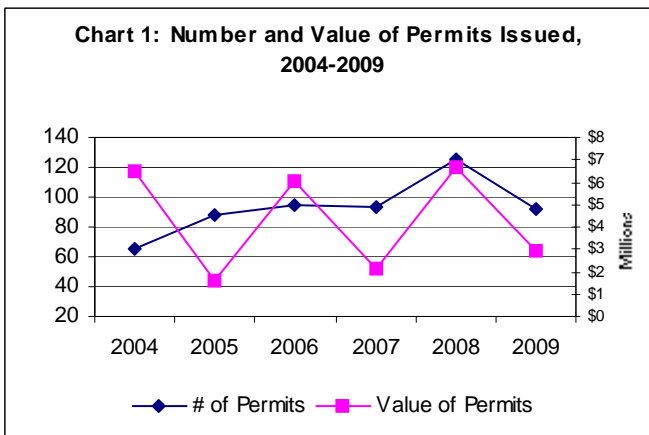
Overview

Following a record-breaking year in 2008, building and development activity slowed somewhat in Windsor in 2009. A total of 92 permits were issued for construction projects worth \$2,924,989. While the number of permits was consistent with the average for the previous five years (93 permits), the value of construction was substantially lower than both the five-year average of \$4.6 million and 2008's value of \$6.6 million. Typically in Windsor, spikes in annual construction value occur as a result of major commercial or institutional projects, followed by a year or two of lower values (see Chart 1).¹

Unlike 2008 when the commercial sector accounted for the majority of construction value, in 2009 the residential sector dominated. Valued at \$1,344,240, residential projects represented 46 percent of construction value for 2009 (see Chart 2). Commercial construction contributed \$870,600, or 30 percent of the total.

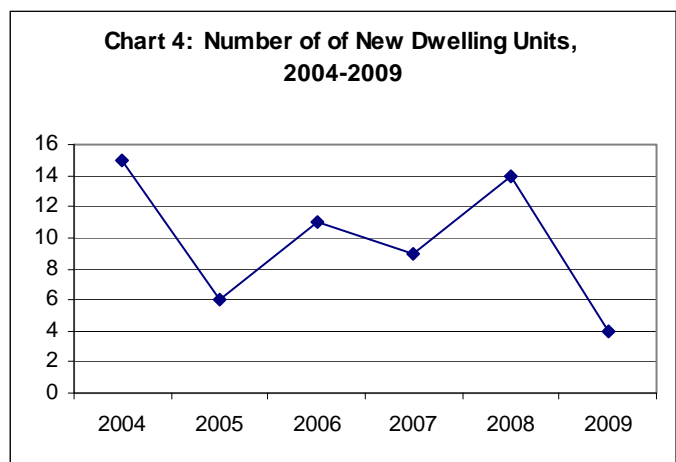


In all, four new dwelling units were constructed in Windsor this year, consisting of two single unit dwellings and one semi-detached dwelling. This is significantly less than 2008 when 14 dwelling units were created, and the five-year average of 11 units annually (see Chart 4).



Residential Development

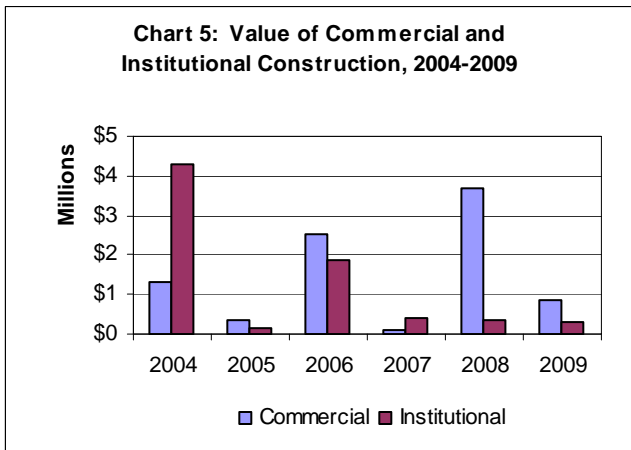
Residential permits are broken down into new construction; renovations, repairs and additions; and accessory buildings. The value of new residential construction in 2009 was \$738,000. This is on par with the five-year average of \$725,000, but well below last year's value of \$1.9 million. Renovations, repairs and additions were valued at \$564,940 in 2009, about the same as 2008 (see Chart 3). Accessory buildings such as garages and sheds accounted for about \$41,000 in 2009.



¹In 2008, two major projects, Mill Island and the Windsor Curling Club, accounted for the majority of construction value.

Commercial & Industrial

The commercial sector contributed \$870,600 toward the total value of construction this year, down from \$3.6 million last year (see Chart 5). The five-year average in this category is \$1.6 million. Fifteen permits were issued for commercial projects in 2009 compared with 21 permits in 2008 and the five-year average of 16 permits per year. No permits were issued this year for industrial projects. Last year two industrial permits were issued at a value of \$55,000.



Institutional & Government

The institutional and government sector accounted for \$299,349 (see Chart 5) or 10 percent of the total value of construction this year, with eight permits issued. Seven permits were issued in this category in 2008 valued at \$365,000. The five-year average shows five permits issued annually.

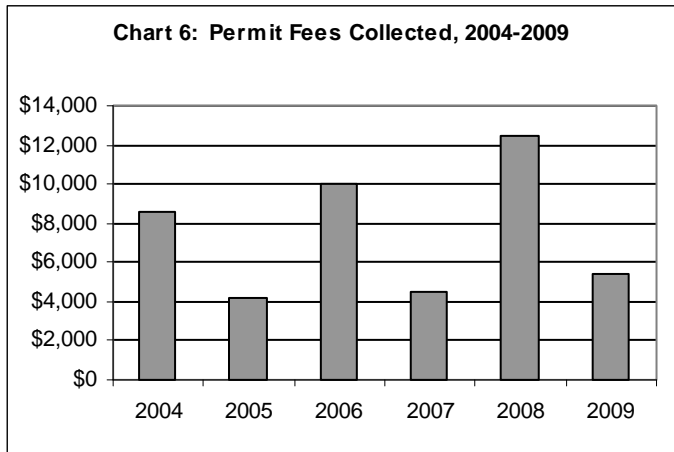
Other Permits

Windsor building and development statistics also track “other” permits issued. This includes situations where a development permit is required but no building permit is needed, such as swimming pools, fences and signs. There were 18 permits issued in this category in 2009 totalling \$410,800 in value. This value is up substantially from \$30,305 last year.

Please refer to Appendices A and B for a detailed monthly analysis of the number of permits issued, value of construction by sector and permit fees for 2009.

Permit Fees Collected

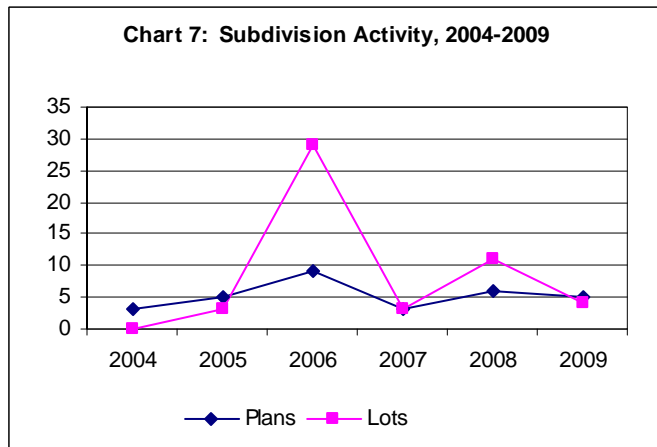
Building permit fees collected in 2009 totalled \$5,457. This figure shows a substantial decrease from \$12,426 last year and the five-year average of \$7,941 (see Chart 6).



Subdivision

Five subdivision plans were approved in 2009 creating four new lots. Last year six plans were approved creating 11 new lots. The five-year average shows five plans and nine new lots created annually (see Chart 7).

A total of \$21,390 was received this year as five percent Open Space fees.



Windsor-West Hants Planning Dept.
 76 Morison Drive
 Windsor-West Hants Industrial Park
 P.O. Box 2230
 Windsor, NS B0N 2T0
 Phone: 902-798-6900 Fax: 902-798-8553
www.windsorwesthantsplanning.ns.ca

**APPENDIX A
TOWN OF WINDSOR
NUMBER OF BUILDING AND DEVELOPMENT PERMITS ISSUED
JANUARY 1, 2009 - DECEMBER 31, 2009**

Mon.	Residential			Commercial			Industrial		Institutional & Government		Agriculture	Other (Signs, Demolition)	Total	Permit Fees
	New	Repairs, additions	Accessory Buildings	New	Repairs, additions	Accessory Buildings	New	Repairs, additions	New	Repairs, additions	New & Repairs			
Jan	0	0	0	0	1	0	0	0	0	2	0	1	4	\$1,236.00
Feb	0	3	0	0	0	0	0	0	0	0	0	0	3	\$85.80
Mar	0	3	1	0	1	0	0	0	0	1	0	1	7	\$590.40
Apr	0	2	0	0	1	0	0	0	0	2	0	3	8	\$192.80
May	2	6	0	0	2	0	0	0	0	0	0	5	15	\$851.28
June	0	4	3	0	2	0	0	0	1	0	0	4	14	\$361.76
July	1	8	2	0	4	1	0	0	0	0	0	0	16	\$1,509.60
Aug	0	2	1	0	2	0	0	0	1	0	0	1	7	\$213.56
Sept	0	4	1	0	0	0	0	0	0	1	0	1	7	\$177.44
Oct	0	4	1	0	0	0	0	0	0	0	0	1	6	\$106.60
Nov	0	1	0	0	1	0	0	0	0	0	0	1	3	\$72.00
Dec	0	2	0	0	0	0	0	0	0	0	0	0	2	\$60.00
Total	3	39	9	0	14	1	0	0	2	6	0	18	92	\$5,457.24

**APPENDIX B
TOWN OF WINDSOR
ESTIMATED CONSTRUCTION VALUE (\$) OF BUILDING AND DEVELOPMENT PERMITS
JANUARY 1, 2009 - DECEMBER 31, 2009**

Mon.	Residential			Commercial			Industrial		Institutional & Government		Agriculture	Other - Signs, Pools, Fences	TOTAL
	New	Repairs, additions	Acc. Bldgs	New	Repairs, additions	Acc. Bldgs	New	Repairs, additions	New	Repairs, additions	New & repairs		
Jan	\$0	\$0	\$0	\$0	\$343,000	\$0	\$0	\$0	\$0	\$235,000	\$0	\$0	\$578,000
Feb	\$0	\$37,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,050
Mar	\$0	\$70,000	\$1,000	\$0	\$150,000	\$0	\$0	\$0	\$0	\$15,000	\$0	\$300	\$236,300
Apr	\$0	\$6,200	\$0	\$0	\$20,000	\$0	\$0	\$0	\$0	\$45,000	\$0	\$9,500	\$80,700
May	\$600,000	\$72,000	\$0	\$0	\$14,600	\$0	\$0	\$0	\$0	\$0	\$0	\$28,000	\$714,600
June	\$0	\$30,500	\$4,800	\$0	\$21,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000	\$57,300
July	\$138,000	\$235,090	\$20,000	\$0	\$292,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$685,090
Aug	\$0	\$34,500	\$2,500	\$0	\$25,000	\$0	\$0	\$0	\$3,500	\$0	\$0	\$17,000	\$82,500
Sept	\$0	\$29,600	\$10,000	\$0	\$0	\$0	\$0	\$0	\$849	\$0	\$0	\$350,000	\$390,449
Oct	\$0	\$9,000	\$3,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000	\$17,000
Nov	\$0	\$16,000	\$0	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,000
Dec	\$0	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,000
Total	\$738,000	\$564,940	\$41,300.00	\$0	\$870,600	\$0	\$0	\$0	\$4,349	\$295,000	\$0	\$410,800	\$2,924,989