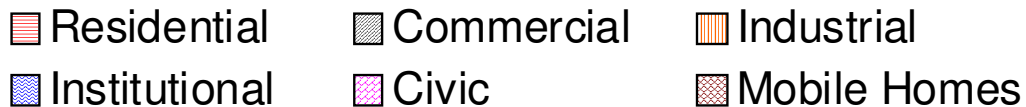
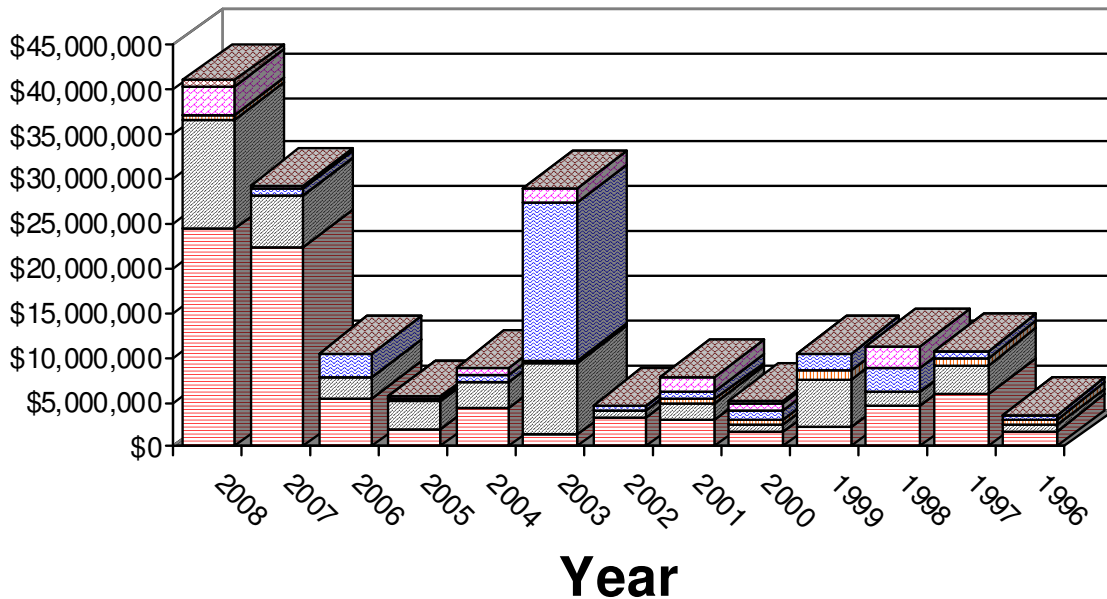


2008

***Building Department
Annual Report***



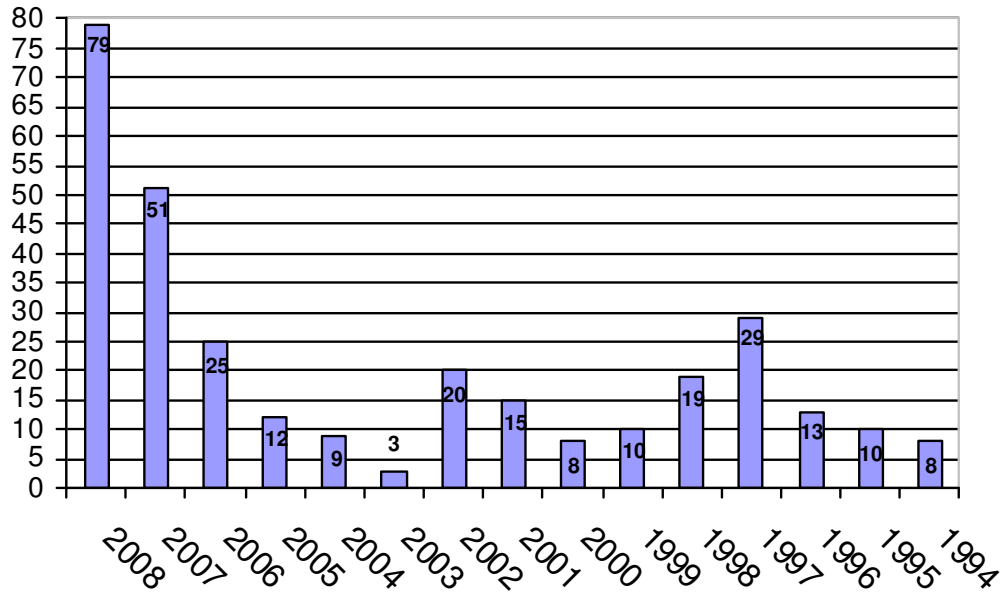
Construction Value by Category



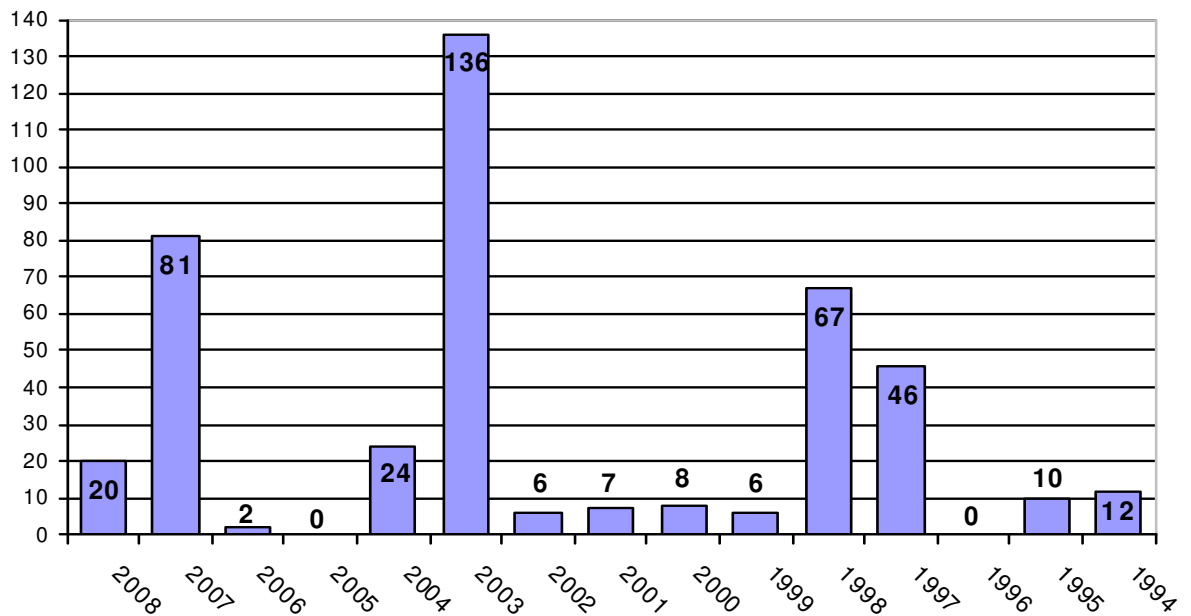
| | 2008 | 2007 | 2006 | 2005 | 2004 | 2003 | 2002 |
|----------------------|---------------------|---------------------|---------------------|--------------------|--------------------|---------------------|--------------------|
| Residential | 24,365,160 | 22,484,700 | 5,539,380 | 2,062,300 | 4,396,385 | 1,346,695 | 3,280,990 |
| Commercial | 12,266,237 | 5,761,880 | 2,301,000 | 2,990,500 | 2,886,300 | 8,162,500 | 809,323 |
| Industrial | 650,000 | 33,000 | 0 | 400,000 | 0 | 200,000 | 0 |
| Institutional | 0 | 839,500 | 2,604,219 | 82,000 | 828,256 | 17,794,000 | 434,000 |
| Civic | 3,129,000 | 21,000 | 0 | 15,000 | 734,000 | 1,535,000 | 27,000 |
| Mobile Homes | 658,000 | 86,000 | 0 | 0 | 0 | 0 | 59,000 |
| Total | \$41,068,397 | \$29,226,080 | \$10,446,605 | \$5,551,805 | \$8,846,945 | \$29,040,198 | \$4,612,315 |

| | 2001 | 2000 | 1999 | 1998 | 1997 | 1996 | |
|----------------------|--------------------|--------------------|---------------------|---------------------|---------------------|--------------------|--|
| Residential | 3,072,402 | 1,599,550 | 2,126,500 | 4,542,000 | 5,814,500 | 1,773,800 | |
| Commercial | 1,930,500 | 947,500 | 5,454,500 | 1,582,500 | 3,302,000 | 605,000 | |
| Industrial | 265,000 | 473,500 | 890,000 | 155,000 | 865,000 | 623,000 | |
| Institutional | 906,033 | 1,022,500 | 2,082,600 | 2,501,000 | 679,000 | 541,000 | |
| Civic | 1,721,920 | 954,214 | 0 | 2,413,000 | 135,000 | 75,500 | |
| Mobile Homes | 9,000 | 75,000 | 0 | 0 | 0 | 0 | |
| Total | \$7,906,856 | \$5,074,264 | \$10,555,599 | \$11,195,498 | \$10,797,497 | \$3,620,296 | |

Single Family Dwelling Units Created



Multi Family Dwelling Units Created



Year to Year Comparison of Permits Issued

Number of Permits and Dollar Value for Permits Issued

| Year | Residential | | Mobile Homes | | Commercial | | Industrial | | Institutional | | Civic | | Grand Totals | | |
|------|-------------|------------|--------------|---------|------------|------------|------------|---------|---------------|-----------|-------|-----------|--------------|-------|------------|
| | # | Value | # | Value | # | Value | # | Value | # | Value | # | Value | # | Value | |
| 2008 | 161 | 24,365,160 | 8 | 787,000 | 25 | 12,266,237 | 3 | 650,000 | 0 | 0 | 1 | 3,000,000 | 198 | 99 | 41,068,397 |
| 2007 | 145 | 22,484,700 | 2 | 86,000 | 16 | 5,761,880 | 2 | 33,000 | 4 | 839,500 | 2 | 21,000 | 171 | 132 | 29,226,080 |
| 2006 | 87 | 5,539,380 | 1 | 40,000 | 17 | 2,301,000 | 0 | 0 | 2 | 2,604,219 | 0 | 0 | 107 | 27 | 10,484,599 |
| 2005 | 64 | 2,088,300 | 0 | 0 | 31 | 3,856,917 | 1 | 400,000 | 4 | 82,000 | 1 | 15,000 | 101 | 12 | 6,442,217 |
| 2004 | 68 | 4,396,385 | 0 | 0 | 16 | 2,886,300 | 0 | 0 | 3 | 828,256 | 8 | 734,000 | 95 | 33 | 8,844,941 |
| 2003 | 65 | 1,346,695 | 0 | 0 | 19 | 8,162,500 | 1 | 200,000 | 5 | 1,779,400 | 2 | 1,535,000 | 92 | 139 | 29,038,195 |
| 2002 | 69 | 3,280,990 | 1 | 59,000 | 18 | 809,323 | 0 | 0 | 4 | 434,000 | 1 | 27,000 | 93 | 26 | 4,610,313 |
| 2001 | 75 | 3,072,402 | 1 | 9,000 | 20 | 1,930,500 | 3 | 265,000 | 7 | 906,033 | 1 | 1,721,920 | 107 | 22 | 7,904,855 |
| 2000 | 56 | 1,599,550 | 1 | 75,000 | 12 | 947,500 | 3 | 473,500 | 3 | 1,022,500 | 2 | 954,214 | 77 | 16 | 5,072,264 |
| 1999 | 66 | 2,126,500 | 0 | 0 | 23 | 5,454,500 | 2 | 890,000 | 13 | 2,082,600 | 0 | 0 | 104 | 16 | 10,553,600 |
| 1998 | 76 | 4,542,000 | 0 | 0 | 20 | 1,582,500 | 5 | 155,000 | 9 | 2,501,000 | 3 | 2,413,000 | 113 | 86 | 11,193,500 |
| 1997 | 73 | 5,814,500 | 0 | 0 | 30 | 3,302,000 | 5 | 865,000 | 4 | 679,000 | 1 | 135,000 | 113 | 75 | 10,795,500 |
| 1996 | 75 | 1,773,800 | 0 | 0 | 16 | 605,000 | 5 | 623,000 | 4 | 541,000 | 2 | 75,500 | 102 | 13 | 3,618,300 |
| 1995 | 52 | 1,416,100 | 1 | 20,000 | 21 | 899,500 | 5 | 512,000 | 8 | 728,952 | 0 | 0 | 87 | 20 | 3,576,552 |

Residential Permits Issued

Number and Dollar Values

| Month | 2008 | | | | | | 2007 | | | | | |
|-------|------|------------|-----------------|---------|---------|---------|------|------------|-----------------|---------|---------|---------|
| | New | | Additions / Alt | | Garages | | New | | Additions / Alt | | Garages | |
| | # | Value | # | Value | # | Value | # | Value | # | Value | # | Value |
| Jan | 0 | 0 | 2 | 50,000 | 1 | 10,000 | 2 | 500,000 | 3 | 55,000 | 1 | 10,000 |
| Feb | 3 | 1,300,000 | 1 | 30,000 | 0 | 0 | 2 | 550,000 | 0 | 0 | 1 | 10,000 |
| Mar | 4 | 1,000,000 | 1 | 2,000 | 0 | 0 | 3 | 750,000 | 3 | 22,000 | 0 | 0 |
| April | 13 | 4,057,000 | 5 | 42,400 | 1 | 18,000 | 7 | 3,910,000 | 7 | 142,500 | 2 | 18,500 |
| May | 12 | 3,412,000 | 7 | 243,000 | 6 | 41,000 | 8 | 1,410,000 | 10 | 77,300 | 8 | 104,000 |
| June | 14 | 4,569,500 | 8 | 148,000 | 5 | 50,000 | 4 | 895,000 | 5 | 14,800 | 4 | 78,000 |
| July | 7 | 2,160,000 | 9 | 40,660 | 5 | 48,200 | 5 | 5,880,000 | 6 | 193,000 | 4 | 119,500 |
| Aug | 4 | 856,000 | 5 | 188,500 | 7 | 92,500 | 9 | 1,914,000 | 5 | 73,000 | 7 | 115,000 |
| Sept | 7 | 1,785,000 | 7 | 180,900 | 3 | 37,000 | 3 | 706,000 | 4 | 12,000 | 6 | 72,000 |
| Oct | 8 | 1,605,000 | 1 | 6,000 | 2 | 19,500 | 6 | 3,697,000 | 6 | 56,000 | 3 | 27,100 |
| Nov | 7 | 2,275,000 | 0 | 0 | 1 | 80,000 | 5 | 844,000 | 2 | 32,000 | 1 | 2,000 |
| Dec | 0 | 0 | 1 | 8,000 | 0 | 0 | 1 | 150,000 | 2 | 45,000 | 0 | 0 |
| Total | 79 | 23,019,500 | 47 | 939,460 | 31 | 396,200 | 55 | 21,206,000 | 53 | 722,600 | 37 | 556,100 |

Mobile Home Permits Issued

Number and Dollar Values

| Month | 2008 | | | | 2007 | | | |
|-------|------|---------|-----------------|-------|------|--------|-----------------|-------|
| | New | | Additions / Alt | | New | | Additions / Alt | |
| | # | Value | # | Value | # | Value | # | Value |
| Jan | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Feb | 1 | 175,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mar | 2 | 229,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| April | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| May | 3 | 372,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| June | 1 | 6,000 | 0 | 0 | 1 | 6,000 | 0 | 0 |
| July | 0 | 0 | 0 | 0 | 1 | 80,000 | 0 | 0 |
| Aug | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sept | 0 | 0 | 1 | 5,000 | 0 | 0 | 0 | 0 |
| Oct | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Nov | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Dec | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 7 | 782,000 | 1 | 5,000 | 2 | 86,000 | 0 | 0 |

Commercial Permits Issued

| Month | 2008 | | | | 2007 | | | |
|--------------|----------|------------------|-----------------|------------------|----------|------------------|-----------------|------------------|
| | New | | Additions / Alt | | New | | Additions / Alt | |
| | # | Value | # | Value | # | Value | # | Value |
| January | 0 | 0 | 1 | 250,000 | 0 | 0 | 2 | 57,000 |
| February | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| March | 0 | 0 | 4 | 2,400,000 | 0 | 0 | 0 | 0 |
| April | 1 | 230,000 | 0 | 0 | 1 | 100,000 | 2 | 230,000 |
| May | 0 | 0 | 5 | 141,000 | 1 | 425,000 | 2 | 215,000 |
| June | 1 | 290,000 | 1 | 40,000 | 1 | 75,000 | 1 | 25,000 |
| July | 0 | 0 | 2 | 406,000 | 0 | | 1 | 80,000 |
| August | 0 | 0 | 2 | 203,000 | 1 | 4,136,880 | 1 | 150,000 |
| September | 1 | 4,557,237 | 0 | 0 | 0 | 0 | 2 | 48,000 |
| October | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| November | 0 | 0 | 3 | 485,000 | 0 | 0 | 1 | 220,000 |
| December | 1 | 140,000 | 3 | 3,124,000 | 0 | 0 | 0 | 0 |
| Total | 4 | 5,217,237 | 21 | 7,049,000 | 4 | 4,736,880 | 12 | 1,025,000 |

Industrial Permits Issued

| Month | 2008 | | | | 2007 | | | |
|--------------|----------|----------------|-----------------|----------------|----------|---------------|-----------------|---------------|
| | New | | Additions / Alt | | New | | Additions / Alt | |
| | # | Value | # | Value | # | Value | # | Value |
| January | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| February | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| March | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| April | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| May | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| June | 0 | 0 | 0 | 0 | 1 | 20,000 | 0 | 0 |
| July | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| August | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| September | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| October | 2 | 500,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| November | 0 | 0 | 1 | 150,000 | 0 | 0 | 1 | 13,000 |
| December | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 2 | 500,000 | 1 | 150,000 | 1 | 20,000 | 1 | 13,000 |

Single Family Dwelling Permits Issued

| Month | 2008 | | | 2007 | | | |
|-----------------------------|-----------|-------------------|---------------------|-----------------------------|-------------------|-------------------|---------------------|
| | # | Value | Dwellings Created | # | Value | Dwellings Created | |
| January | 0 | 0 | 0 | 2 | 500,000 | 2 | |
| February | 4 | 1,475,000 | 4 | 2 | 550,000 | 2 | |
| March | 6 | 1,229,000 | 6 | 3 | 750,000 | 3 | |
| April | 12 | 2,990,000 | 12 | 6 | 1,510,000 | 6 | |
| May | 13 | 2,862,000 | 13 | 7 | 1,320,000 | 7 | |
| June | 13 | 3,625,500 | 13 | 5 | 901,000 | 5 | |
| July | 6 | 1,560,000 | 6 | 5 | 1,660,000 | 5 | |
| August | 4 | 856,000 | 4 | 8 | 1,474,000 | 8 | |
| September | 7 | 1,785,000 | 7 | 3 | 706,000 | 3 | |
| October | 7 | 1,565,000 | 7 | 5 | 1,197,000 | 5 | |
| November | 6 | 1,725,000 | 6 | 4 | 774,000 | 4 | |
| December | 1 | 40,000 | 1 | 1 | 150,000 | 1 | |
| Total | 79 | 19,712,500 | 79 | 51 | 11,492,000 | 51 | |
| Average Permit Value | | | \$249,525.32 | Average Permit Value | | | \$225,333.33 |

Multiple Family Dwelling Permits Issued

| Month | 2008 | | | 2007 | | | |
|-----------------------------|----------|------------------|---------------------|-----------------------------|------------------|-------------------|-----------------------|
| | # | Value | Dwellings Created | # | Value | Dwellings Created | |
| January | 0 | 0 | 0 | 0 | 0 | 0 | |
| February | 0 | 0 | 0 | 0 | 0 | 0 | |
| March | 0 | 0 | 0 | 0 | 0 | 0 | |
| April | 2 | 1,070,000 | 7 | 1 | 2,400,000 | 22 | |
| May | 2 | 922,000 | 4 | 1 | 90,000 | 2 | |
| June | 2 | 950,000 | 4 | 0 | 0 | 0 | |
| July | 1 | 600,000 | 3 | 1 | 4,300,000 | 23 | |
| August | 0 | 0 | 0 | 1 | 440,000 | 2 | |
| September | 0 | 0 | 0 | 0 | 0 | 0 | |
| October | 0 | 0 | 0 | 1 | 2,500,000 | 22 | |
| November | 1 | 550,000 | 2 | 1 | 70,000 | 10 | |
| December | 0 | 0 | 0 | 0 | 0 | 0 | |
| Total | 8 | 4,092,000 | 20 | 6 | 9,800,000 | 81 | |
| Average Permit Value | | | \$511,500.00 | Average Permit Value | | | \$1,633,333.33 |

Institutional Permits Issued

| Month | 2008 | | | | 2007 | | | |
|-----------|------|-------|-----------------|-------|------|-------|-----------------|---------|
| | New | | Additions / Alt | | New | | Additions / Alt | |
| | # | Value | # | Value | # | Value | # | Value |
| January | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| February | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 27,500 |
| March | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| April | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| May | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 572,000 |
| June | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| July | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| August | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 240,000 |
| September | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| October | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| November | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| December | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 839,500 |

Civic Permits Issued

| Month | 2008 | | | | 2007 | | | |
|-----------|------|-------|-----------------|-----------|------|-------|-----------------|--------|
| | New | | Additions / Alt | | New | | Additions / Alt | |
| | # | Value | # | Value | # | Value | # | Value |
| January | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| February | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| March | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| April | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| May | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| June | 0 | 0 | 1 | 3,000,000 | 1 | 3,000 | 0 | 0 |
| July | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| August | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| September | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| October | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 18,000 |
| November | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| December | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 1 | 3,000,000 | 1 | 3,000 | 1 | 18,000 |

Gross Property Sales

Sales of All Available Land Areas

| Area | 2008 | 2007 | 2006 | 2005 | 2004 | 2003 |
|--------------|-----------|-----------|-----------|-----------|----------|-----------|
| Residential | 65 | 63 | 37 | 10 | 6 | 4 |
| Mobile Home | 5 | 8 | 0 | 0 | 0 | 0 |
| Apartment | 6 | 5 | 0 | 0 | 1 | 0 |
| Commercial | 4 | 4 | 6 | 3 | 2 | 4 |
| Industrial | 2 | 1 | 2 | 1 | 0 | 2 |
| Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 82 | 81 | 45 | 14 | 9 | 10 |

Residential Property Inventory For Sale

to December 31, 2008

| Street | Block | Existing Lots 12/31/07 | Lots Added | Quit Claimed | Sold or removed from inventory | Balance on hand at 12/31/08 |
|-------------------------|-------|---------------------------|------------|--------------|---|-----------------------------------|
| R-1 Zone | | | | | | |
| Barber Crescent | 11 | 0 | 20 | 0 | 7 | 13 |
| Barber Crescent | 16 | 0 | 12 | 1 | 2 | 11 |
| Barber Crescent | 17 | 0 | 4 | 0 | 0 | 4 |
| Barber Crescent | 8 | 0 | 1 | 0 | 0 | 1 |
| Shields Place | 11 | 0 | 11 | 2 | 5 | 8 |
| Gordon Miles Place | 10 | 6 | 0 | 5 | 9 | 2 |
| Johnston Drive | 5 | 0 | 0 | 0 | 0 | 0 |
| Johnston Drive | 5 | 0 | 0 | 0 | 0 | 0 |
| Slezak Crescent | 8 | 19 | 0 | 0 | 19 | 0 |
| Slezak Crescent | 9 | 14 | 0 | 5 | 18 | 1 |
| McTaggart Place | 5 | 0 | 0 | 1 | 1 | 0 |
| Miscellaneous Areas | 0 | 0 | 0 | 0 | 0 | 0 |
| Sub Total | | 39 | 48 | 14 | 61 | 40 |
| R-2 Zone | | | | | | |
| Barber Crescent | 10 | 1 | 0 | 0 | 1 | 0 |
| Barber Crescent | 15 | 1 | 9 | 0 | 1 | 9 |
| Brown Cres | 12 | 0 | 14 | 0 | 0 | 14 |
| Brown Cres | 13 | 0 | 2 | 0 | 1 | 1 |
| Brown Cres | 14 | 0 | 2 | 0 | 1 | 1 |
| Ninth Avenue S.E. | 18 | 0 | 0 | 0 | 0 | 0 |
| Third Street S.E. | 21 | 0 | 0 | 0 | 0 | 0 |
| Sub Total | | 2 | 27 | 0 | 4 | 25 |
| R-3 and R-4 Zone | | | | | | |
| Clark Avenue | 1 | 1 | 0 | 0 | 1 | 0 |
| Eighth Avenue S.E. | A | 0 | 0 | 0 | 0 | 0 |
| Eighteenth Street | 11 | 3 | 0 | 0 | 3 | 0 |
| Second Avenue S.E. | 2 | 1 | 0 | 1 | 2 | 0 |
| Sub Total | | 5 | 0 | 1 | 6 | 0 |
| R-5 Zone | | | | | | |
| Ninth Avenue S.E. | 21 | 1 | 0 | 2 | 3 | 0 |
| Tenth Avenue S.E. | 21 | 0 | 0 | 2 | 2 | 0 |
| Sub Total | | 1 | 0 | 4 | 5 | 0 |
| Grand Total | | 47 | 75 | 19 | 76 | 65 |

Building Department Activity Report

| Activity | 2008 | 2007 | 2006 | 2005 | 2004 | 2003 |
|---|------|------|------|------|------|------|
| Building Permit Applications Reviewed | 198 | 171 | 107 | 101 | 95 | 92 |
| Demolition Permit Applications Reviewed | 13 | 8 | 7 | 9 | 11 | 12 |
| Development Appeals | | | | | | |
| <i>Approved</i> | 13 | 7 | 4 | 6 | 5 | 8 |
| <i>Denied</i> | 1 | 0 | 0 | 0 | 1 | 1 |
| Development Permit Applications Reviewed | 21 | 10 | 17 | 6 | 10 | 20 |
| Home Occupation Applications Reviewed | 10 | 9 | 2 | 4 | 9 | 2 |
| Sewer and Water Applications Processed | | | | | | |
| <i>New</i> | 74 | 42 | 23 | 17 | 9 | 4 |
| <i>Renewals</i> | 8 | 2 | 2 | 0 | 2 | 1 |
| <i>Disconnects</i> | 1 | 0 | 0 | 1 | 0 | 1 |
| <i>Other</i> | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Permit Applications Reviewed | | | | | | |
| <i>Permanent</i> | 14 | 7 | 5 | 2 | 7 | 5 |
| <i>Temporary</i> | 0 | 0 | 0 | 2 | 0 | 0 |
| <i>Portable</i> | 1 | 0 | 0 | 0 | 1 | 38 |
| Zoning Certificates Issued - | 156 | 168 | 164 | 150 | 141 | 101 |
| Plumbing Permits Issued | 91 | 67 | 39 | 28 | 14 | 25 |
| Maintenance Bylaw Orders Issued | 7 | 2 | 8 | 6 | 10 | 0 |
| Unsafe condition orders issued | 0 | 0 | 0 | 0 | 0 | 0 |
| Legal Subdivisions reviewed | 33 | 12 | 10 | 6 | 5 | 7 |