

To: CAO for the Electoral Area Services Committee

Date: 2019-02-12

From: Andrea Antifaeff, Planner I and

Margaret-Ann Thornton, Director of Planning & Development File No: 6970-20-040

Subject: Electoral Area Planning and Development: 2018 Year End Report

INTENT

This report is intended to advise the Electoral Area Services Committee of information pertaining to Electoral Area Planning and Development applications and activities for 2018. Staff are not looking for a recommendation and have forwarded this information should members want more clarification to discuss the item further.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

BACKGROUND

The Planning and Development section provides the following services to the Electoral Areas:

- Building Permits and Inspections;
- Bylaw Enforcement;
- Current Planning (Development Application Processing); and,
- Long Range/Policy Planning.

DISCUSSION

Building Section:

The yearly building permit statistical summary for 2018 and a comparison with previous years is attached. Building permit activity increased significantly in 2018 which reflects strong real estate market trends, especially for new single family dwellings. Construction in new subdivisions made up a large number of the new residential permits, including Creekside and Aquadel Crossing, EA "H"; the

Eagle Point / Rivers Reach subdivisions in EA "C"; and, Royalwood Boulevard and Stonewood Place and remaining lots in Rosegarden Estates, Woodland Heights (Phase 3) in EA "D".

2018 Highlights

Work duties and major projects undertaken in 2018 include:

Project	Status
Building Permit Processing: Plan Checking, Inspections.	Ongoing/Core Service
Public Enquiries (counter, phone, email).	Ongoing/Core Service
Building Inspection Service: Skowkale, Spuzzum, Seabird Island, Aitchelitz and Yakwekwioose First Nations.	Ongoing/Core Service
Building Inspections Service Expansion: Cutlus Lake Park and Village of Harrison Hot Springs.	Ongoing/Core Service
Relief Building Inspection: District of Hope.	Completed

Bylaw Enforcement Section:

The Bylaw Enforcement statistical summary for 2018 and comparison of previous years is attached.

Bylaw Enforcement maintains a high level of complaints and enforcement activities.

2018 Highlights

There are currently 417 Open Bylaw Enforcement files:

- 64.5% of the Open Files are Active Files that are consistently being managed; and,
- 36.5% of the Open Files have been placed "On Hold" (Inactive/historical).

There were 62 New Bylaw Files opened in 2018. Of these, 35% were also closed in 2018. Accordingly, the bylaw department has satisfied and fully completed 35% of the complaints received in 2018 while also working to resolve files opened in previous years.

Bylaw Enforcement staff issued 41 tickets in 2018:

- 4 tickets were disputed (outcome To Be Determined); and,
- 5 tickets were cancelled in favor of achieving voluntary compliance from the property owner.

Work duties and major projects undertaken in 2018 include:

Project	Status
Bylaw Complaints Processing – File set-up, Investigation, Compliance Strategy Review and Implementation.	Ongoing/Core Service
Public Enquiries (Counter, Phone, Email).	Ongoing/Core Service
Bylaw Enforcement: Historical File Review and Closures.	Ongoing

Notice on Title Initiative.	12 Notices on Title Registered
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Planning Section:

The yearly Electoral Area Planning statistical summary for 2018 and comparison of previous years is attached. Development activity and applications have increased reflecting the strong real estate market trends.

The Planning Section is responsible for both current development application processing, and long-range planning policy initiatives. In addition to handling the day-to-day development applications and general development enquiries, a number of major long-range and policy planning initiatives were undertaken.

Work duties and major projects undertaken in 2018 include:

EA	Project	Status
All	Development Application Processing.	Ongoing/Core Service
All	Public Enquiries (Counter, Phone, Email).	Ongoing/Core Service
All	Building Permit Review (Schedule A).	Ongoing
All	Streamlining and standardization of development procedures.	Ongoing
All	Cannabis – Health Canada application review.	Ongoing
All	Zoning Bylaw Consolidation.	Ongoing
All	Hazard Development Permit Streamlining – in cooperation with APEGBC.	Implemented
All	Secondary Residences (Coach Housing) Policy Development.	Ongoing
All	Implementation of new Commercial Gravel Operations Bylaw.	Ongoing
A	North Bend Geo-Hazard Report.	Completed
B & D	Trans Mountain Pipeline. Review and coordination of approvals.	Completed
C	Hemlock Resort – Major Project Review.	Ongoing
C	Hemlock – OCP Development	Ongoing
D	Electoral Area “D” OCP Update	Ongoing
D	Popkum-Bridal Falls Secondary Geotechnical Report.	Completed March 2018
D	Minter Gardens Redevelopment Applications.	Adopted October 2018
E & H	Division of OCP for EA’s “E” and “H”.	Ongoing
H	Cultus Lake Zoning Bylaw	Adopted February 2018
H	Planning Services and Support for Building Permits for Cultus Lake Park.	Ongoing
H	Cultus Lake Park APC meetings for DVP applications.	Ongoing

COST

Staff time allocated within the 2018 Electoral Areas Planning and Development budget.

COMMENTS BY:

Graham Daneluz, Deputy Director of Planning and Development: Reviewed and supported.

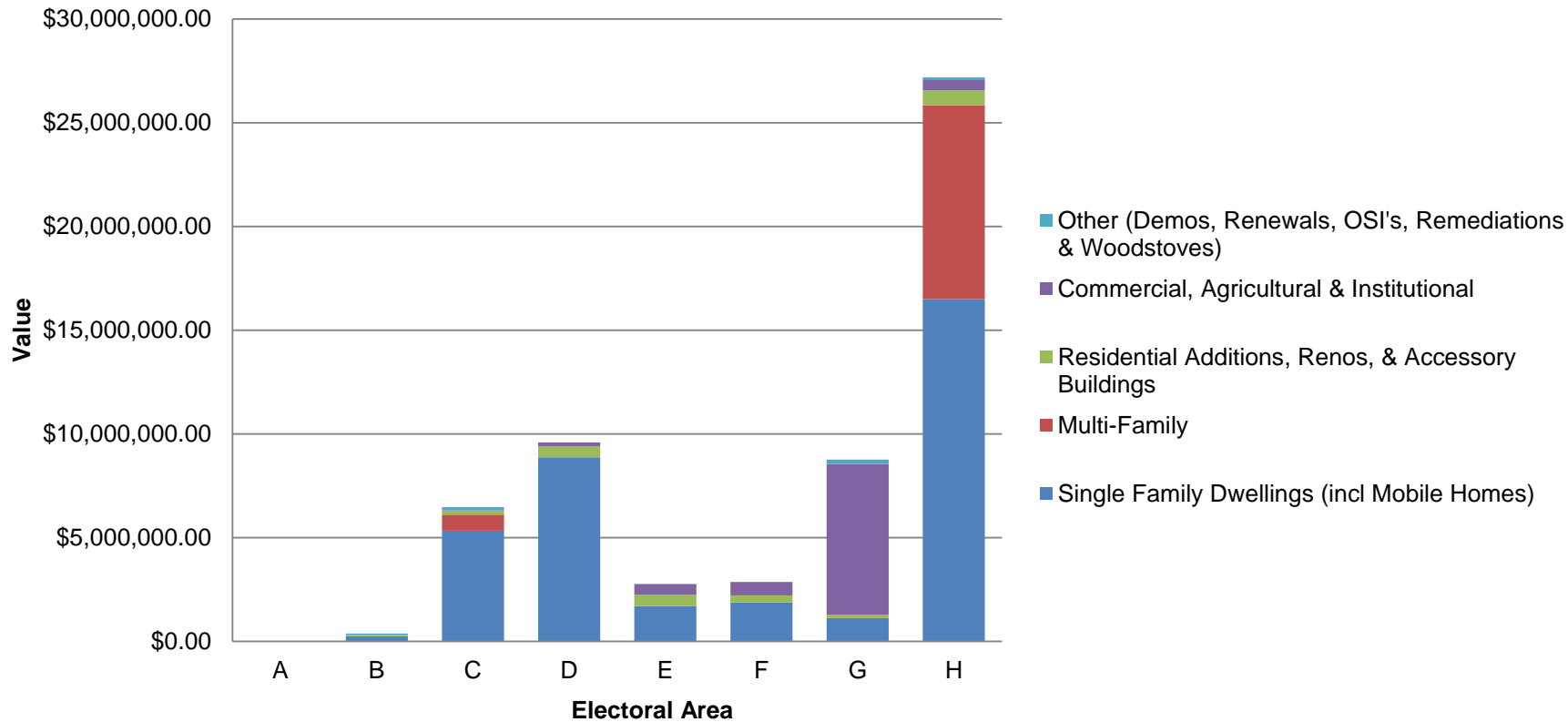
Mike Veenbaas, Director of Financial Services: No further financial comment.

Paul Gipps, Chief Administrative Officer: Reviewed and supported

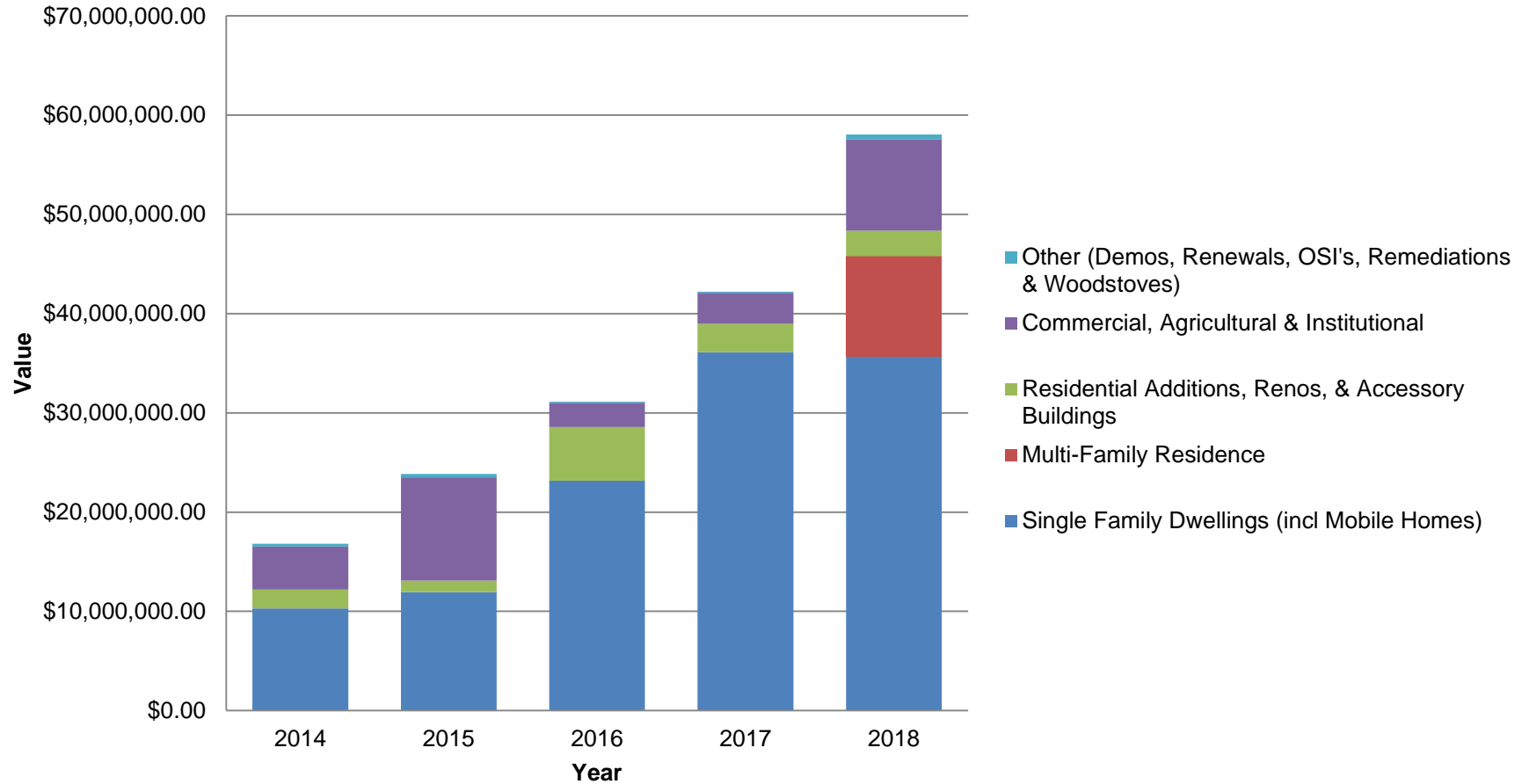
2018 Building Permits Issued - Electoral Areas (January 1 - December 31, 2018)												
Electoral Area	Single Family Dwellings (incl Mobile Homes)		Multi-Family		Residential Additions, Renos, & Accessory Bldgs.		Commercial, Agricultural & Institutional		Other (Demos, Renewals, OSI's, Remediations & Woodstoves)		Totals	
	#	Value	#	Value	#	Value	#	Value	#	Value	#	Value
A	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	4	\$0.00	4	\$0.00
B	1	\$250,000.00	0	\$0.00	1	\$75,600.00	0	\$0.00	7	\$60,000.00	9	\$385,600.00
C	20	\$5,336,093.00	1	\$775,000.00	3	\$182,956.00	1	\$25,758.00	6	\$150,000.00	31	\$6,469,807.00
D	19	\$8,875,000.00	0	\$0.00	12	\$521,194.34	1	\$200,000.00	6	\$0.00	38	\$9,596,194.34
E	8	\$1,701,000.00	0	\$0.00	6	\$540,235.00	2	\$530,000.00	6	\$0.00	22	\$2,771,235.00
F	7	\$1,877,990.50	0	\$0.00	6	\$340,665.00	5	\$650,960.00	5	\$0.00	23	\$2,869,615.50
G	3	\$1,127,446.32	0	\$0.00	4	\$165,560.00	12	\$7,259,174.00	5	\$213,260.00	24	\$8,765,440.32
H	59	\$16,502,798.00	1	\$9,332,890.00	10	\$740,824.00	2	\$520,000.00	5	\$100,000.00	77	\$27,196,512.00
Total	117	\$35,670,327.82	2	\$10,107,890.00	42	\$2,567,034.34	23	\$9,185,892.00	44	\$523,260.00	228	\$58,054,404.16

2018 Building Permits Issued - Other Areas (January 1 - December 31, 2018)												
Area	Single Family Dwellings (incl Mobile Homes)		Multi-Family		Residential Additions, Renos, & Accessory Bldgs.		Commercial, Agricultural & Institutional		Other (Demos, Renewals, OSI's, Remediations & Woodstoves)		Totals	
	#	Value	#	Value	#	Value	#	Value	#	Value	#	Value
CLPB	7	\$2,724,000.00	0	\$0.00	5	\$235,045.00	0	\$0.00	2	\$0.00	14	\$2,959,045.00
FN	11	N/A	4	N/A	3	N/A	0	N/A	0	N/A	18	N/A
VHHS	30	\$8,240,000.00	3	\$1,600,000.00	5	\$151,987.50	2	\$57,000.00	3	\$0.00	43	\$10,048,987.50
Total	48	\$10,964,000.00	7	\$1,600,000.00	13	\$387,032.50	2	\$57,000.00	5	\$0.00	75	\$13,008,032.50

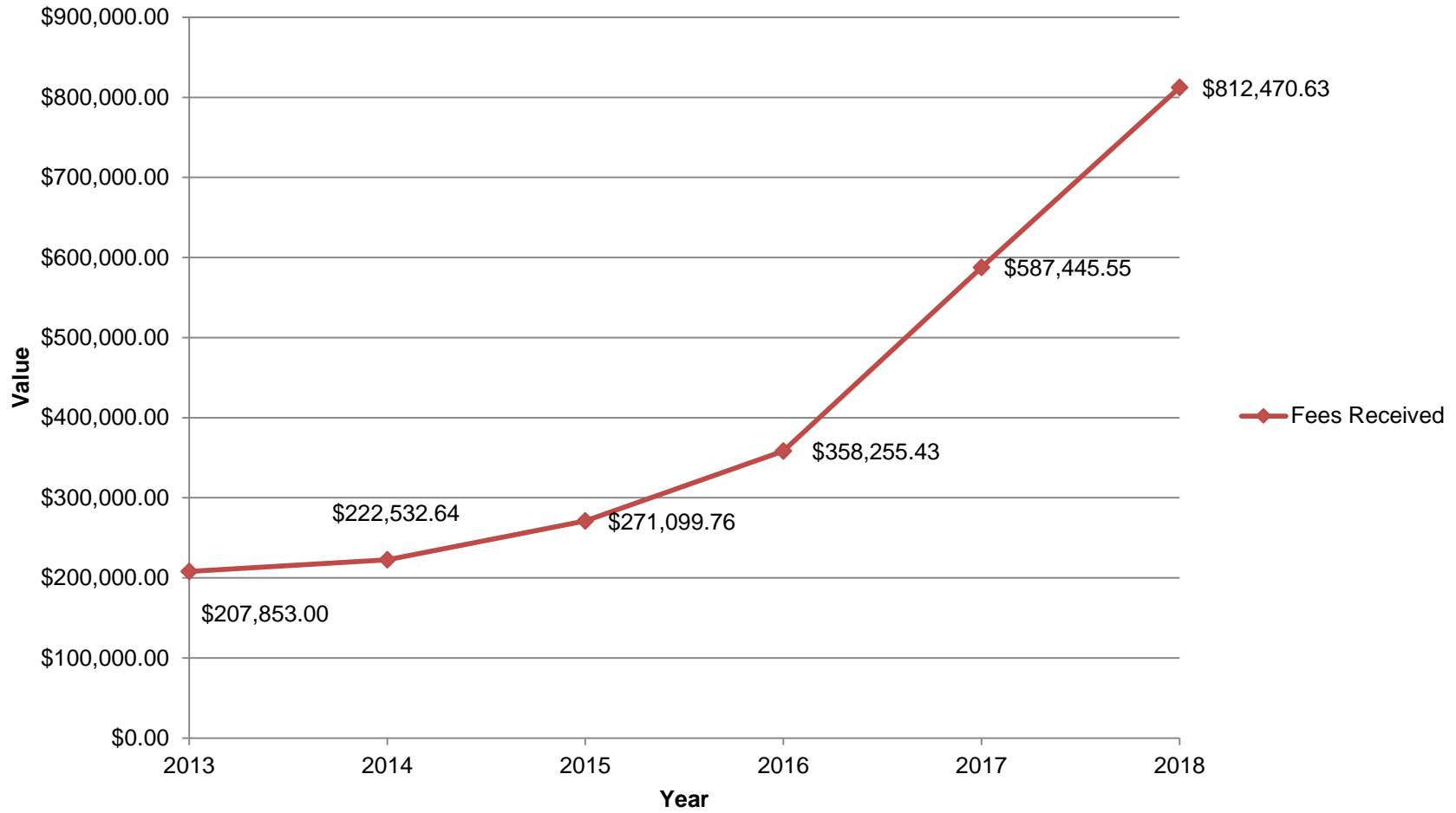
2018 Issued Building Permits - Electoral Areas (Value)



5 Year Comparison of Construction Value Based on Classification (EA's)



Building Permit Revenue Comparison 2013-2018



Total #
of Files

(171)

(239)

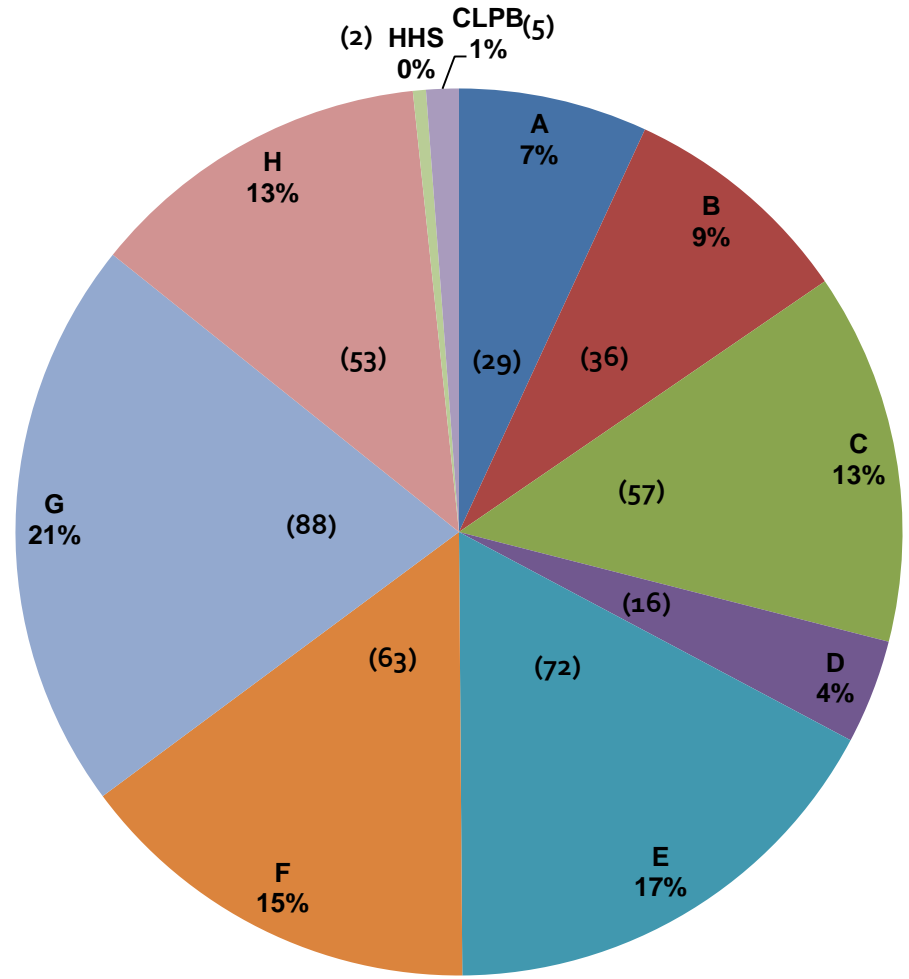
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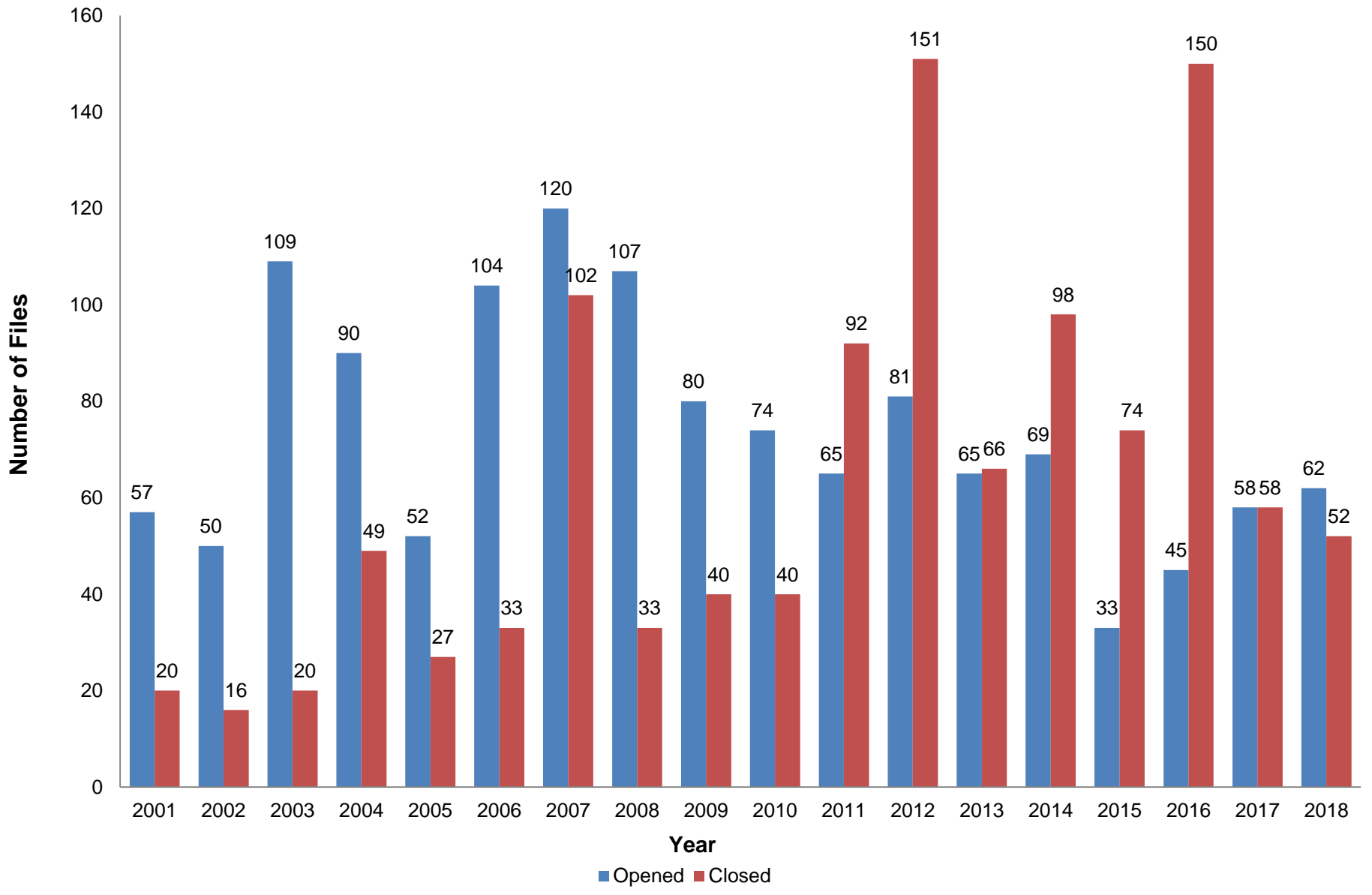
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Current OPEN Bylaw Enforcement Files



Bylaw Enforcement Files (2001-2018)



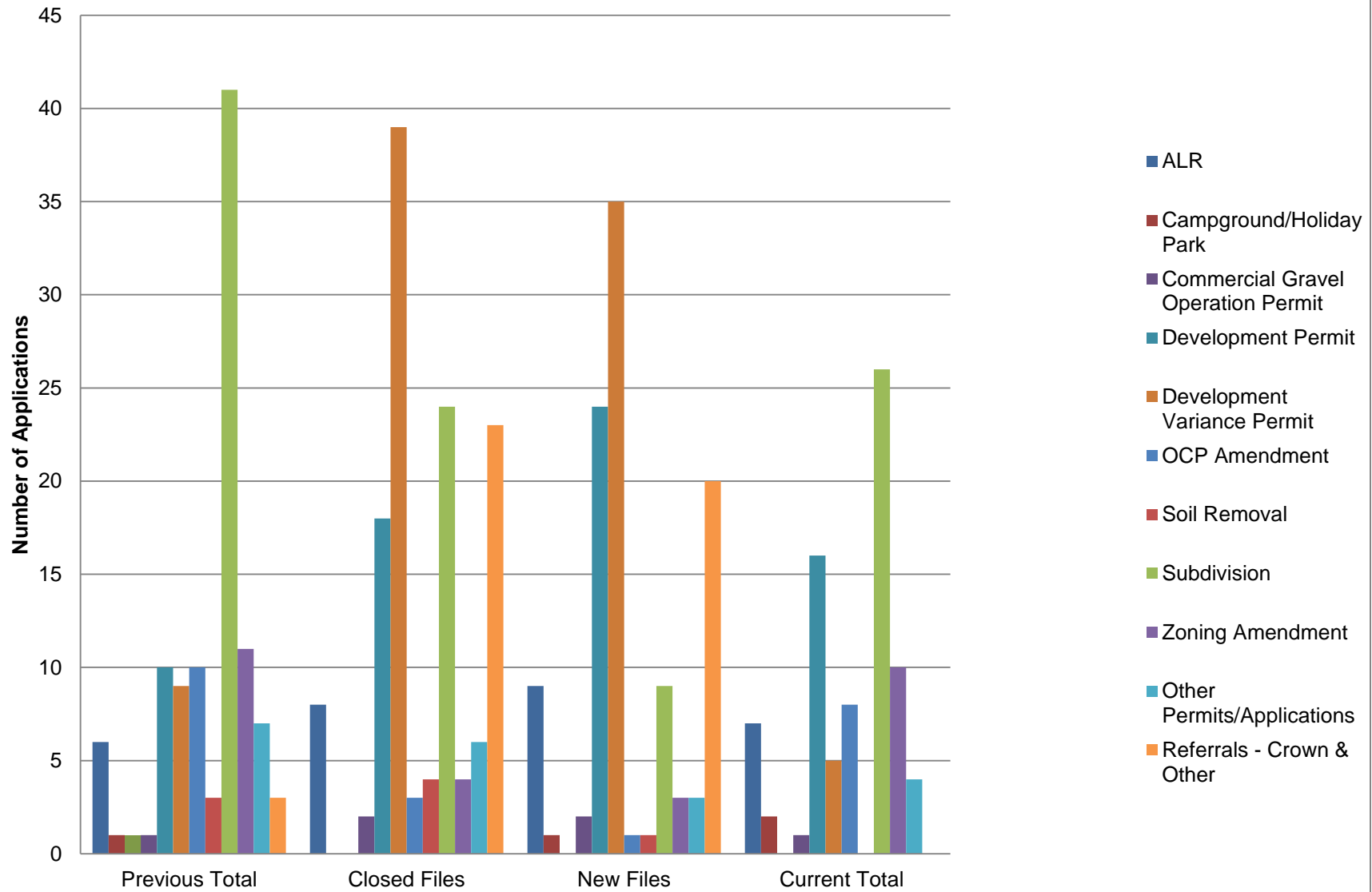
Planning Development Application Activity, January 1, 2018 to December 31, 2018

File Type	Previous Total	Closed Files	New Files	Current Total
ALR	6	8	9	7
Board of Variance	0	2	2	0
Campground/Holiday Park	1	0	1	2
Covenant/SROW	15	59	58	14
Development Permit	10	18	24	16
Development Variance Permit	9	39	35	5
OCP Amendment	10	3	1	8
Subdivision	41	24	9	26
Zoning Amendment	11	4	3	10
Other Permits/Applications	8	8	5	5
Referrals - Crown Land & Other	3	23	20	0
Total Application & Referral Files	114	188	167	93

Other Permits/Applications includes:

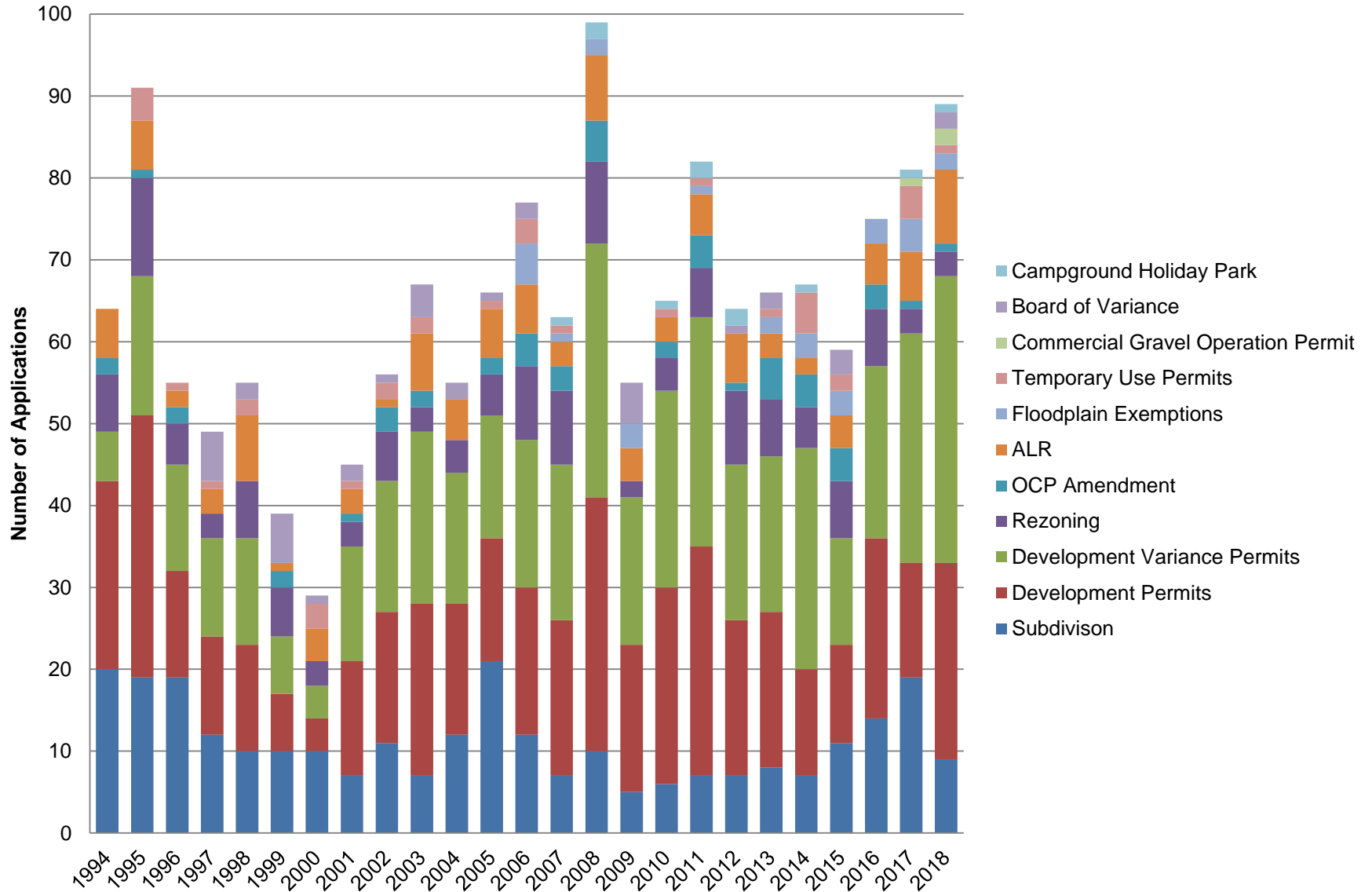
- **Commercial Gravel Operation Permits**
- **Temporary Commercial Permits**
- **Site Specific Exemptions**

Planning Development Application Activity January 1, 2018 - December 31, 2018



Planning Application Types												
Year	Subdivision	Development Permits	Development Variance Permits	Rezoning	OCP Amendment	ALR	Floodplain Exemptions	Temporary Use Permits	Commercial Gravel Operation Permit	Campground Holiday Park Permit	Board of Variance	Total Applications
1994	20	23	6	7	2	6	N/A	0	N/A	0	0	64
1995	19	32	17	12	1	6	N/A	4	N/A	0	0	91
1996	19	13	13	5	2	2	N/A	1	N/A	0	0	55
1997	12	12	12	3	0	3	N/A	1	N/A	0	6	43
1998	10	13	13	7	0	8	N/A	2	N/A	0	2	53
1999	10	7	7	6	2	1	N/A	0	N/A	0	6	33
2000	10	4	4	3	0	4	N/A	3	N/A	0	1	28
2001	7	14	14	3	1	3	N/A	1	N/A	0	2	43
2002	11	16	16	6	3	1	N/A	2	N/A	0	1	55
2003	7	21	21	3	2	7	N/A	2	N/A	0	4	63
2004	12	16	16	4	0	5	N/A	0	N/A	0	2	53
2005	21	15	15	5	2	6	N/A	1	N/A	0	1	65
2006	12	18	18	9	4	6	5	3	N/A	0	2	75
2007	7	19	19	9	3	3	1	1	N/A	1	0	62
2008	10	31	31	10	5	8	2	0	N/A	2	0	97
2009	5	18	18	2	0	4	3	0	N/A	0	5	50
2010	6	24	24	4	2	3	0	1	N/A	1	0	64
2011	7	28	28	6	4	5	1	1	N/A	2	0	80
2012	7	19	19	9	1	6	0	0	N/A	2	1	61
2013	8	19	19	7	5	3	2	1	N/A	0	2	64
2014	7	13	27	5	4	2	3	5	N/A	1	0	66
2015	11	12	13	7	4	4	3	2	N/A	0	3	56
2016	14	22	21	7	3	5	3	0	N/A	0	0	75
2017	19	14	28	3	1	6	4	4	1	1	0	80
2018	9	24	35	3	1	9	2	1	2	1	2	89
Totals	280	447	454	145	52	116	29	36	3	11	40	1562
Average/yr	11.2	17.9	18.2	5.8	2.1	4.6	2.2	1.4	1.5	0.4	1.6	65.1

Planning Development Applications by Year



Planning Development Application Revenue 2012 - 2018

