



## CORPORATE REPORT

To: Electoral Area Services Committee  
From: Andrea Antifaeff, Planning Assistant and  
Margaret-Ann Thornton, Director of Planning & Development

Date: 2018-02-15

File No: 6970-20-040

**Subject: Development Permits Issued in 2017 by the Director of Planning & Development**

---

### **INTENT**

This report is intended to advise the Electoral Area Services Committee of information pertaining to Development Permits issued in 2017 by the Director of Planning & Development. 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**

Support Environmental Stewardship  
Foster a Strong & Diverse Economy  
Support Healthy & Sustainable Community  
Provide Responsive & Effective Public Services

### **BACKGROUND**

To streamline the development approval process, the consideration and issuance of Development Permits, with the exception of Development Permits for Form and Character, was delegated to the Director of Planning & Development in 2007 by Bylaw No. 0831, 2007. The delegation of Environmental and Hazardous Conditions Development Permits to the Director of Planning & Development has streamlined and fast-tracked the development approval process.

The FVRD Development Procedures Bylaw No. 0831, 2007 requires that the Director of Planning & Development report to EASC advising of the Development Permits issued or refused by the Director of Planning & Development. In accordance with the Development Procedures Bylaw, all Development Permit applications were referred to the appropriate Electoral Area Director for comment prior to consideration of issuance.

## DISCUSSION

The following fourteen (14) Development Permits were issued in 2017.

1. Development Permit 2012-08 was issued March 3, 2017 for the placement of a mobile home at 14770 Sylvester Road, Electoral Area F. The property is located in DPA 1-F (Geologic and Stream Hazard) for the protection of development from hazardous conditions.
2. Development Permit 2016-12 was issued August 30, 2017 for Harrison River bank stabilization works at 44562 Lougheed Highway, Electoral Area C. The property is located in DPA 1-C (Geotechnical Hazard) for the protection of development from hazardous conditions.
3. Development Permit 2016-16 was issued on February 9, 2017 for the construction of a garage addition at 36285 Ridgeview Road, Electoral Area F. The property is located in DPA 1-F (Geologic and Stream Hazard) for the protection of development from hazardous conditions.
4. Development Permit 2016-20 was issued August 21, 2017 for a subdivision boundary adjustment at 1191 Maple Rock Drive, Electoral Area H. The property is located in DPA 5-E (Riparian Areas) for the protection of the natural environment, its ecosystems and biological diversity.
5. Development Permit 2016-21 was issued March 3, 2017 for the construction of a single family dwelling at 13328 Sylvester Road, Electoral Area F. The property is located in DPA 1-F (Geologic and Stream Hazard) and DPA 2-F (Riparian Areas) for the protection of development from hazardous conditions and for the protection of the natural environment, its ecosystems and biological diversity.
6. Development Permit 2016-22 was issued November 21, 2017 for a proposed two lot subdivision at 36333 Ridgeview Road, Electoral Area F. The property is located in DPA 1-F (Geologic and Stream Hazard) and DPA 2-F (Riparian Areas) for the protection of development from hazardous conditions and for the protection of the natural environment, its ecosystems and biological diversity.
7. Development Permit 2017-01 was issued January 25, 2017 for the construction of single family dwellings at Aquadel Crossing located at 1885 Columbia Valley Road, Electoral Area H. The property is located in DPA 1-E (Frost Creek), DPA 4-E (Cultus Lake Resort Form and Character) and 5-E (Riparian Areas) for the protection of the natural environment, its ecosystems and biological diversity, protection of development from hazardous conditions and establishment of objectives for form and character of intensive residential development.
8. Development Permit 2017-05 was issued on August 1, 2017 for the construction of a detached garage at 10182 Parke Road, Electoral Area G. The property is located in DPA 1-G (Geologic and Stream Hazard) for the protection of development from hazardous conditions.

9. Development Permit 2017-08 was issued September 19, 2017 for the construction of a single family dwelling at 41348 North Nicomen Road, Electoral Area G. The property is located in DPA 1-G (Geologic and Stream Hazard) and DPA 2-G (Riparian Areas) for the protection of development from hazardous conditions and for the protection of the natural environment, its ecosystems and biological diversity.
10. Development Permit 2017-09 was issued September 29, 2017 for the construction of a single family dwelling at 4015 Bourne Road, Electoral Area E. The property is located in DPA 5-E (Riparian Areas) for the protection of the natural environment, its ecosystems and biological diversity.
11. Development Permit 2017-12 was issued on November 16, 2017 for the construction of a detached garage at 10789 North Deroche Road, Electoral Area G. The property is located in DPA 1-G (Geologic and Stream Hazard) for the protection of development from hazardous conditions.
12. Development Permit 2017-06 was issued on August 15, 2017 for the construction of a single family dwelling at 1968 Carol Road, Electoral Area H. The property is located in DPA 1-E (Frost Creek) and DPA 6-E (Lindell Beach) for protection of the natural environment, its ecosystems and biological diversity and protection of development from hazardous conditions.
13. Development Permit 2017-04 was issued October 24, 2017 for the construction of a single family dwelling at 775.06713.058 on Bayview Road, Electoral Area C. The property is located in DPA 1-C and DPA 3-C for the protection of development from hazardous conditions and for the protection of the natural environment, its ecosystems and biological diversity.
14. Development Permit 2017-14 was issued December 18, 2017 for the construction of a single family home at 47810 Edwards Road, Electoral Area E. The property is located in DPA 3-E (Chilliwack River Valley Slope Hazard) for the protection of development from hazardous conditions.

It is our speculation that the reduced number of Development Permits over the last few years is the result of updated Official Community Plans and a more streamlined approach to provide better customer service.

## **COST**

There were no direct costs with the preparation of this report. All required Development Permit application fees were collected.

## **SUMMARY**

Of the fourteen DPs issued in 2017,

- 2 related to riparian area requirements;
- 6 related to geotechnical hazards; and,
- 6 related to both riparian areas and geotechnical hazards (in a single combined permit).

For the years 1994-2017, the average number of Development Permits (DPs) issued annually was 18. The average number of DPs issued annually in the last five years is 16. In 2017, FVRD issued only 14 development permits despite a strong real estate and development market. Since 2012, the number of development permits issued each year is generally declining (with the exception of the year 2016).

Staff speculate that the reduced number of Development Permit applications over the last few years is an indication of the success of FVRD's efforts to reduce DP requirements while still protecting public safety and the environment. Specifically, FVRD has streamlined development permit area exemptions, implemented 'secondary' geotechnical that reduce the need for site-specific geotechnical studies, and the updated related Official Community Plan policies.

**COMMENTS BY:**

**Graham Daneluz, Deputy Director of Planning & Development**

Reviewed & supported

**Mike Veenbaas, Director of Financial Services**

No further financial comments

**Paul Gipps, Chief Administrative Officer**

Reviewed and supported