

To: Electoral Area Services Committee

Date: 2018-02-15

From: Margaret-Ann Thornton, MCIP, RPP, Director of Planning & Development
and Andrea Antifaeff, Planning Assistant

File No: 6970-20-040

Subject: Electoral Area Planning and Development: 2017 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 2017. 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

PRIORITIES

BACKGROUND

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

- Building Permit and Inspections
- Bylaw Enforcement
- Current Planning (Development Application Processing)
- Long Range / Policy Planning

DISCUSSION

Building Section:

The yearly building permit statistical summary for 2017 and comparison of previous years is attached. Building Permit activity increased significantly in 2017 which reflects strong real estate market trends,

especially for new single family dwellings. This includes a number of subdivision developments including Creekside and Aquadel Crossing, EA "H"; the Eagle Point / Rivers Reach subdivisions in EA "C"; and Woodland Heights (Phase 3), remaining lots in Rosegarden Estates and Stonewood Place in EA "D".

Work duties and major projects undertaken in 2017 include:

Project	Status
Building Permit Processing: Plan Checking, Inspections.	Ongoing/Core Service
Public Enquiries (counter, phone, email).	Ongoing/Core Service
Deroche Office Staffing (1 day/week).	Ongoing/Core Service
Building Inspection Service Expansion: Skowkale, Spuzzum, Aitchelitz and Yakweawkwoose First Nations.	Ongoing/Core Service
Building Inspections Service Expansion: Cultus Lake Park and Harrison Hot Springs.	Ongoing/Core Service
Building Bylaw Amendment: Adopted. Technical inconsistencies to be addressed.	Ongoing
Building Inspection staff assistance with FVRD Facilities Maintenance (0.3 FTE).	Ongoing
Energy Star Workshop for all FVRD Member Municipalities.	March 3, 2017
Fraser Valley Technical Committee for all member municipality Building Officials.	1 meeting November 15, 2017

Bylaw Enforcement Section:

The Bylaw Enforcement statistical summary for 2017 and comparison of previous years is attached.

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

Work duties and major projects undertaken in 2017 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
EA "A" Abandoned Homes Task Force with RCMP.	Ongoing
Medical Marihuana: coordination of complaints with RCMP and Health Canada.	Ongoing
Staff Recruitment of Bylaw Permits & Licences Technician and Appointed Building Inspector (Louise Hinton; formerly Jennifer Wells).	Completed

Planning Section:

The yearly Electoral Area Planning statistical summary for 2017 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 2017 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/Core Service
All	Streamlining and standardization of development procedures.	Ongoing
All	Medical Marihuana – Health Canada application review.	Ongoing
All	Zoning Bylaw Consolidation.	Ongoing
All	Hazard Development Permit Streamlining – in cooperation with APEGBC.	Ongoing
All	Secondary Residences (Coach Housing) Policy Development.	Ongoing for 2018
All	UFV – coordination of student project (Affordable Rural Housing)	Completed – Fall 2017
ALL	Implementation of the new Soil Removal Bylaw.	Ongoing
A	North Bend GeoTechnical Hazard Report.	Ongoing
B & D	TransMountain Pipeline. Review and coordination of approvals.	Ongoing
C	Hemlock Resort – Major Project Review	Ongoing
C	Hemlock – OCP Development	Ongoing
C	Hemlock – Snowshed Public Information Pamphlet developed and mailed to all residents at Hemlock	Completed – Fall 2017
C	Tapadera Estates development guide	Completed–Summer 2017
D	Electoral Area “D” OCP Update.	Ongoing
D	Popkum-Bridal Falls Secondary Geotechnical Report. Additional funds provided by MOTI.	Ongoing
D	Minter Garden Redevelopment Applications. Public Hearing held 2017.	Ongoing
D & H	Two new FVRD sanitary sewer systems for Popkum (Minter Garden site) and Aquadel development. Assist Engineering with negotiations and legal agreements.	Ongoing
E & H	Division of OCP for EA’s “E” and “H”.	Ongoing
G	Deroche Bench Local Area Plan.	Completed
G	Hatzic Island: Review of development and planning issues. Initial data gathering completed.	Ongoing
H	Planning Services and Support for Building Permits for Cultus	Ongoing

	Lake Park.	
H	Cultus Lake Park: Zoning, APC and Development Procedures Bylaw. Public Hearing held in 2017. Follow-up Public Hearing scheduled for February 2018.	Ongoing

COST

Staff time allocated within the 2017 Electoral Areas Planning and Development budget.

COMMENTS BY:

Mike Veenbaas, Director of Financial Services

No further financial comments.

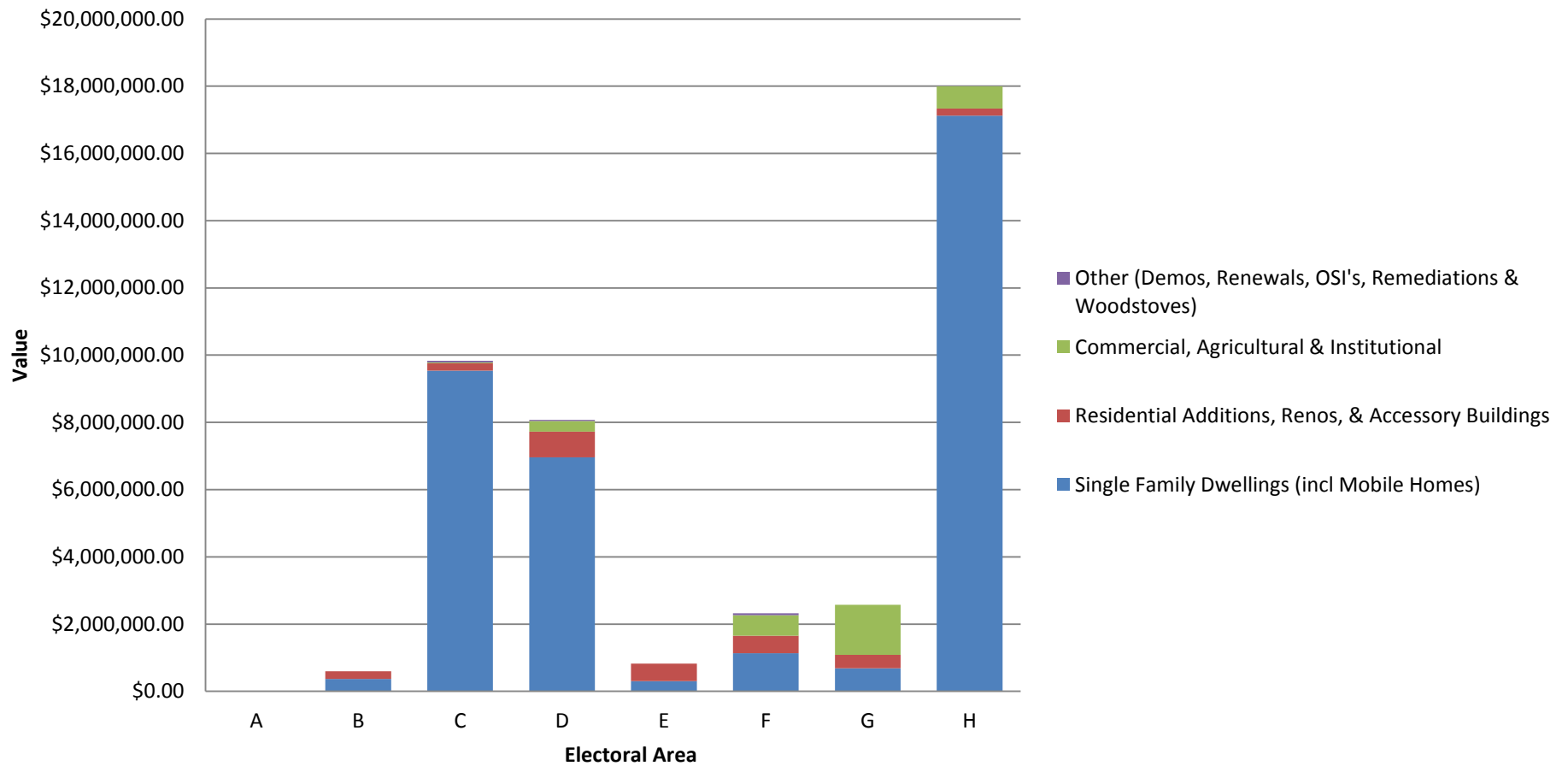
Paul Gipps, Chief Administrative Officer

Not available for comment.

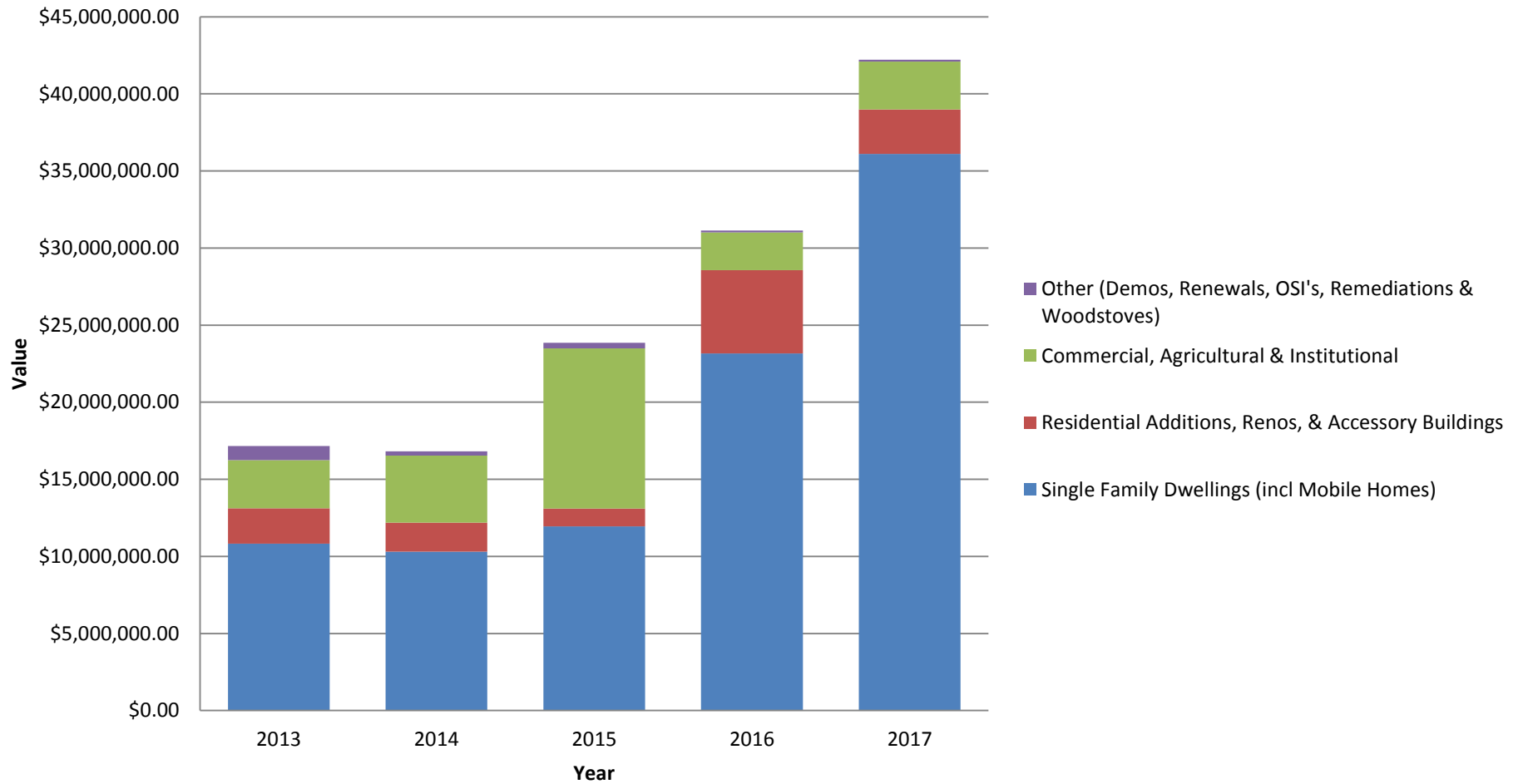
2017 Building Permits Issued Electoral Areas (January 1 – December 31, 2017)										
Electoral Area	Single Family Dwellings (incl Mobile Homes)		Residential Additions, Renos, & Accessory Bldgs.		Commercial, Agricultural & Institutional		Other (Demos, Renewals, OSI's. Remediations & Woodstoves)		Totals	
	#	Value	#	Value	#	Value	#	Value	#	Value
A	0	\$0.00	0	\$0.00	0	\$0.00	3	\$0.00	3	\$0.00
B	2	\$365,000.00	2	\$235,000.00	0	\$0.00	5	\$0.00	9	\$600,000.00
C	33	\$9,536,902.00	1	\$225,000.00	1	\$26,000.00	7	\$43,650.00	42	\$9,831,552.00
D	20	\$6,961,484.00	14	\$762,732.00	2	\$320,000.00	7	\$31,000.00	43	\$8,075,216.00
E	5	\$301,105.20	9	\$523,035.00	0	\$0.00	12	\$0.00	26	\$824,140.20
F	2	\$1,130,000.00	5	\$526,680.00	3	\$611,520.00	10	\$54,560.00	20	\$2,322,760.00
G	4	\$684,165.00	5	\$397,140.00	10	\$1,493,656.00	7	\$0.00	26	\$2,574,961.00
H	87	\$17,128,011.00	5	\$205,760.00	3	\$657,600.00	14	\$0.00	109	\$17,991,371.00
Total	153	\$36,106,667.20	41	\$2,875,347.00	19	\$3,108,776.00	65	\$129,210.00	278	\$42,220,000.20

2017 Building Permits Issued Other Areas (January 1 – December 31, 2017)										
Area	Single Family Dwellings (incl Mobile Homes)		Residential Additions, Renos, & Accessory Bldgs.		Commercial, Agricultural & Institutional		Other (Demos, Renewals, OSI's. Remediations & Woodstoves)		Totals	
	#	Value	#	Value	#	Value	#	Value	#	Value
CLPB	4	\$1,195,698.00	3	\$102,612.00	1	\$200,000.00	7	\$107,000.00	15	\$1,605,310.00
FN	56	N/A	2	N/A	0	N/A	0	N/A	58	N/A
VHHS	21	\$4,562,000.00	6	\$1,285,000.00	3	\$90,000.00	6	\$0.00	36	\$5,937,000.00
Total	81	\$5,757,698.00	11	\$1,387,612.00	4	\$290,000.00	13	\$107,000.00	109	\$7,542,310.00

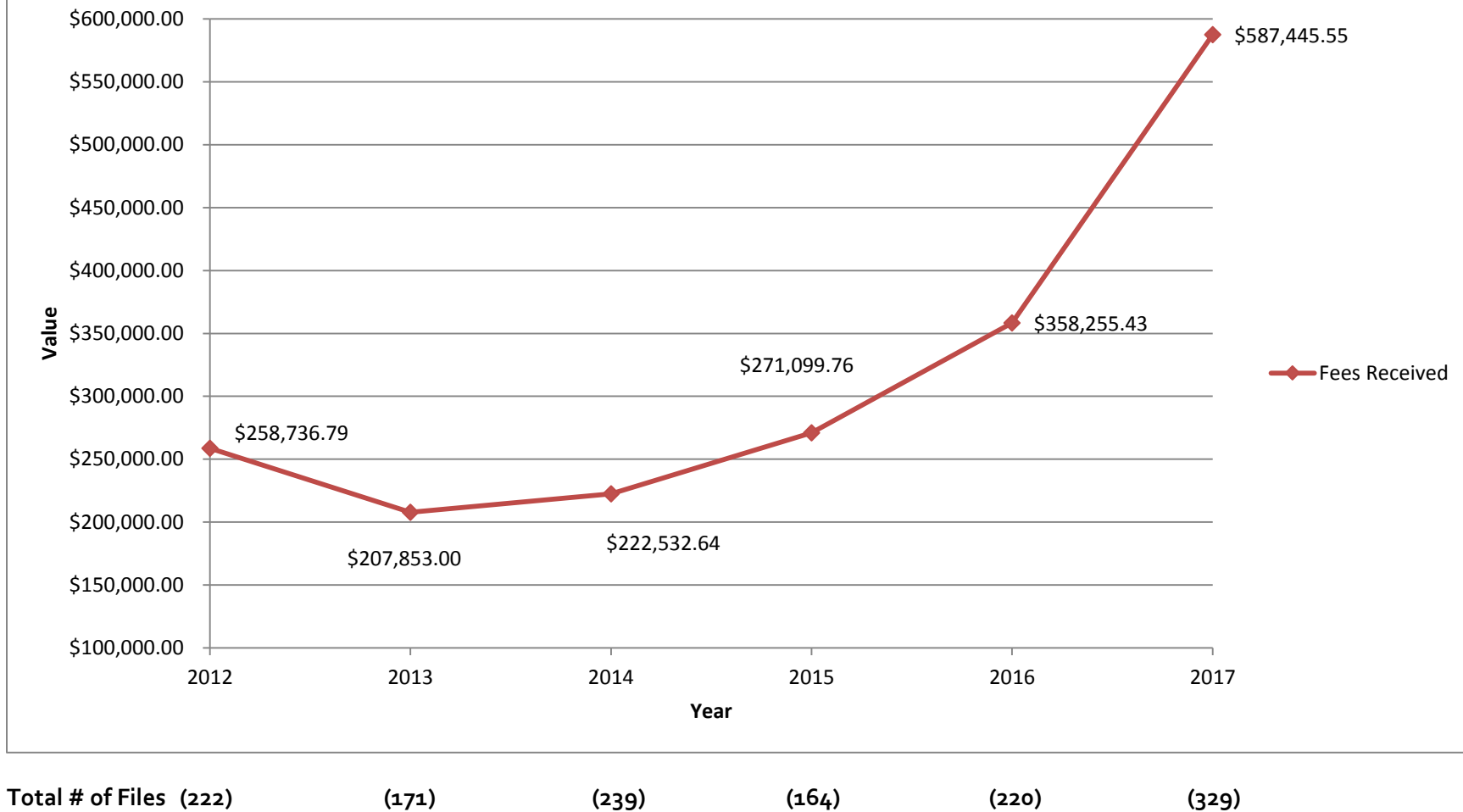
2017 Issued Building Permits - Electoral Areas(Value)



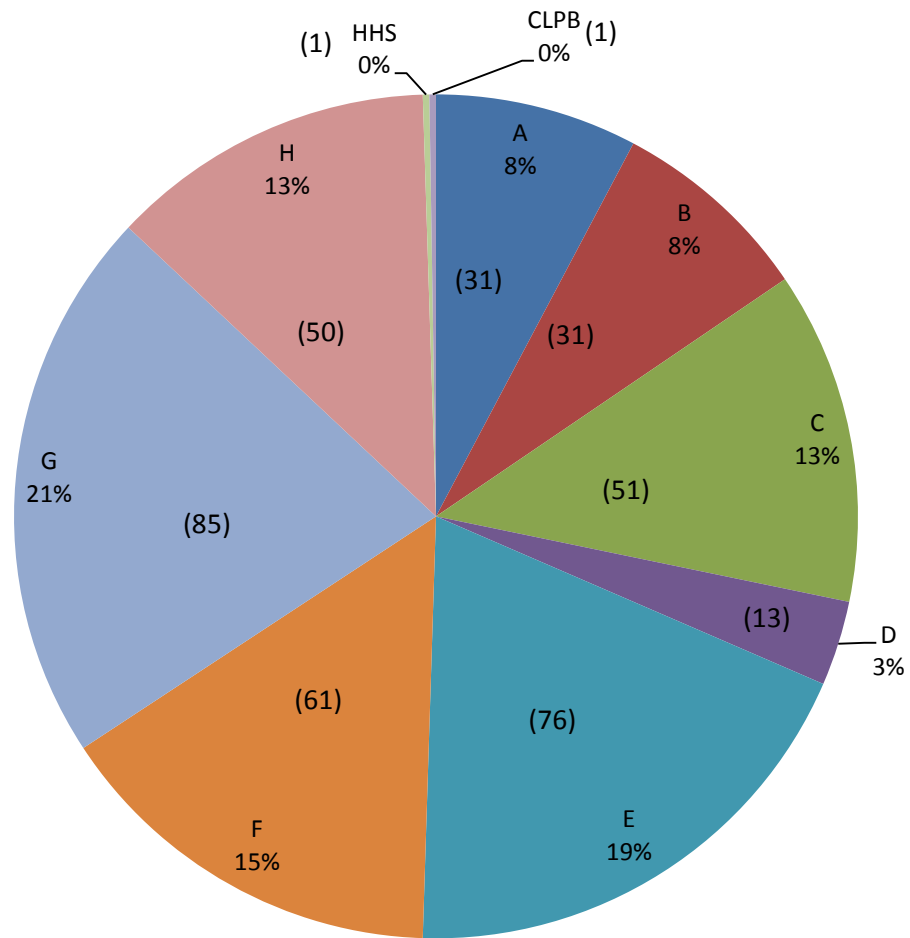
5 Year Comparison of Construction Value Based on Classification (EA's)

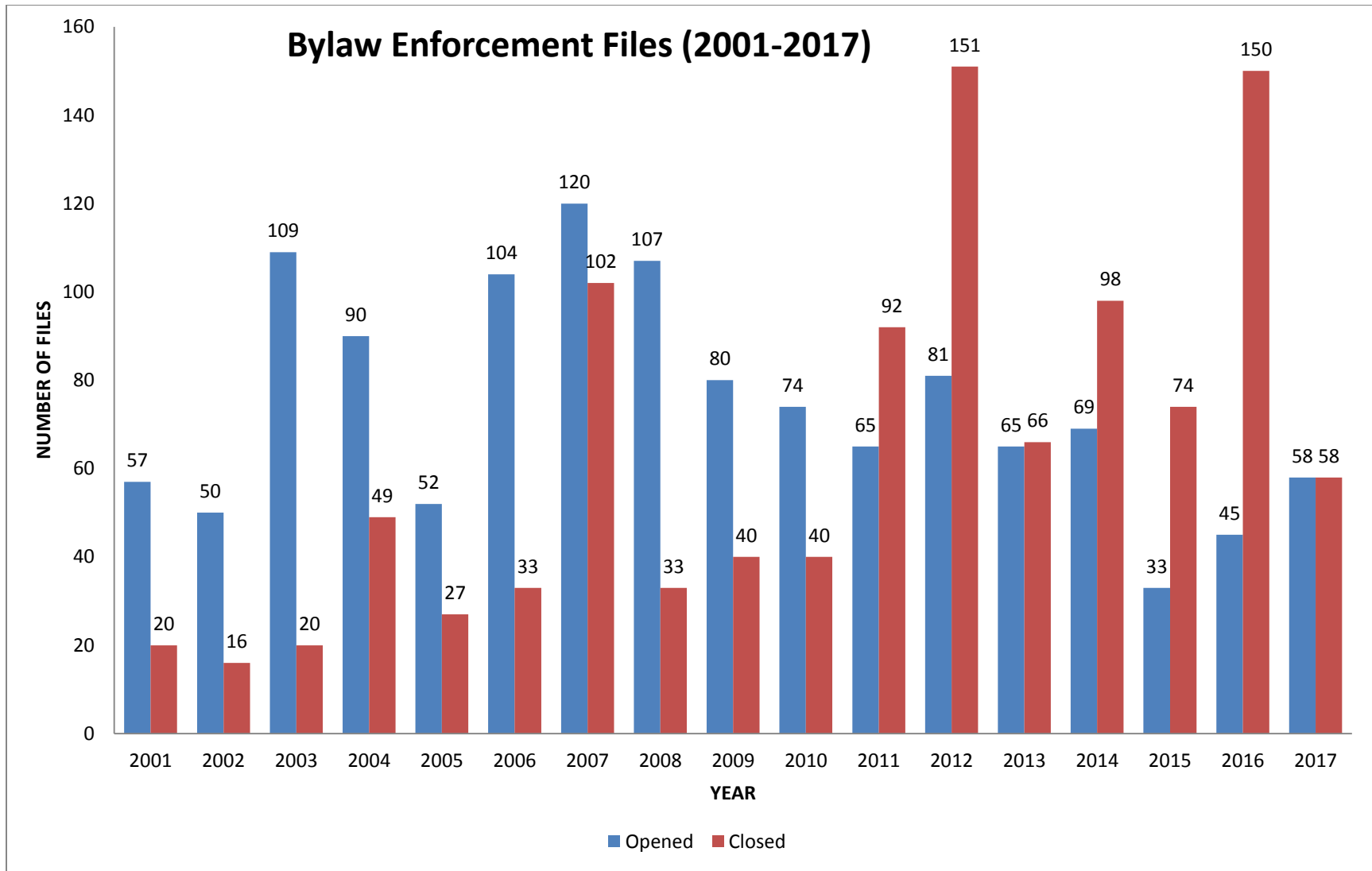


Building Permit Revenue Comparison 2012-2017



Current Open Bylaw Enforcement Files





Development Activity January 1 to December 31, 2017

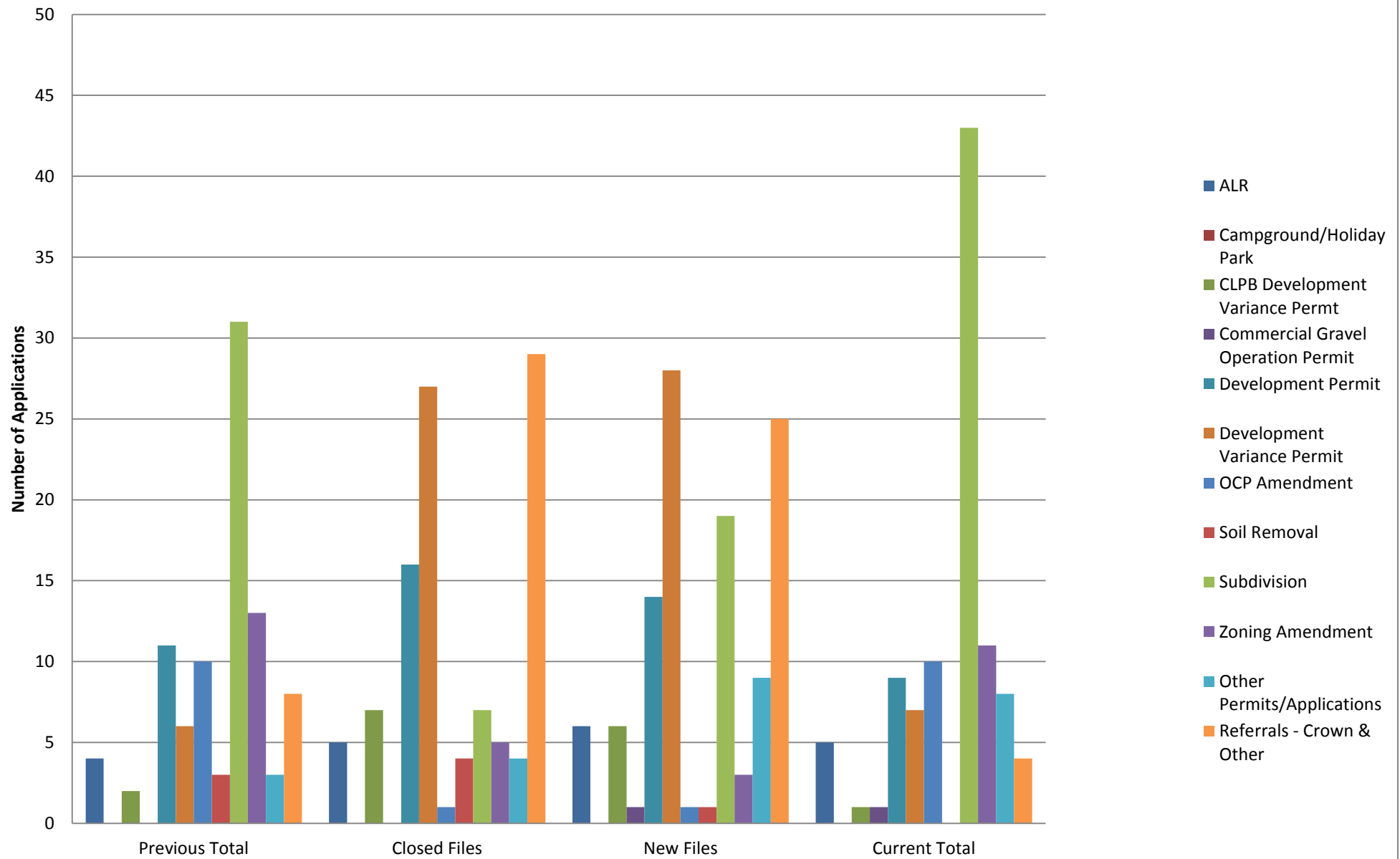
Table 1. Development Application Activity, January 1, 2017 to December 31, 2017

File Type	Previous Total	Closed Files	New Files	Current Total
ALR	4	5	6	5
Campground/Holiday Park	0	0	0	0
CLPB Development Variance Permit	2	7	6	1
Covenant	19	51	46	14
Development Permit	11	16	14	9
Development Variance Permit	6	27	28	7
OCP Amendment	10	1	1	10
Soil Removal	3	4	1	0
Subdivision	31	7	19	43
Zoning Amendment	13	5	3	11
Other Permits/Applications	3	4	9	8
Referrals - Crown Land & Other	8	29	25	4
Total Application & Referral Files	110	156	158	112

Other Permits/Applications includes

- Commercial Gravel Operation Permits
- Off-Street Parking Permits
- Temporary Commercial Permits
- Site Specific Exemptions

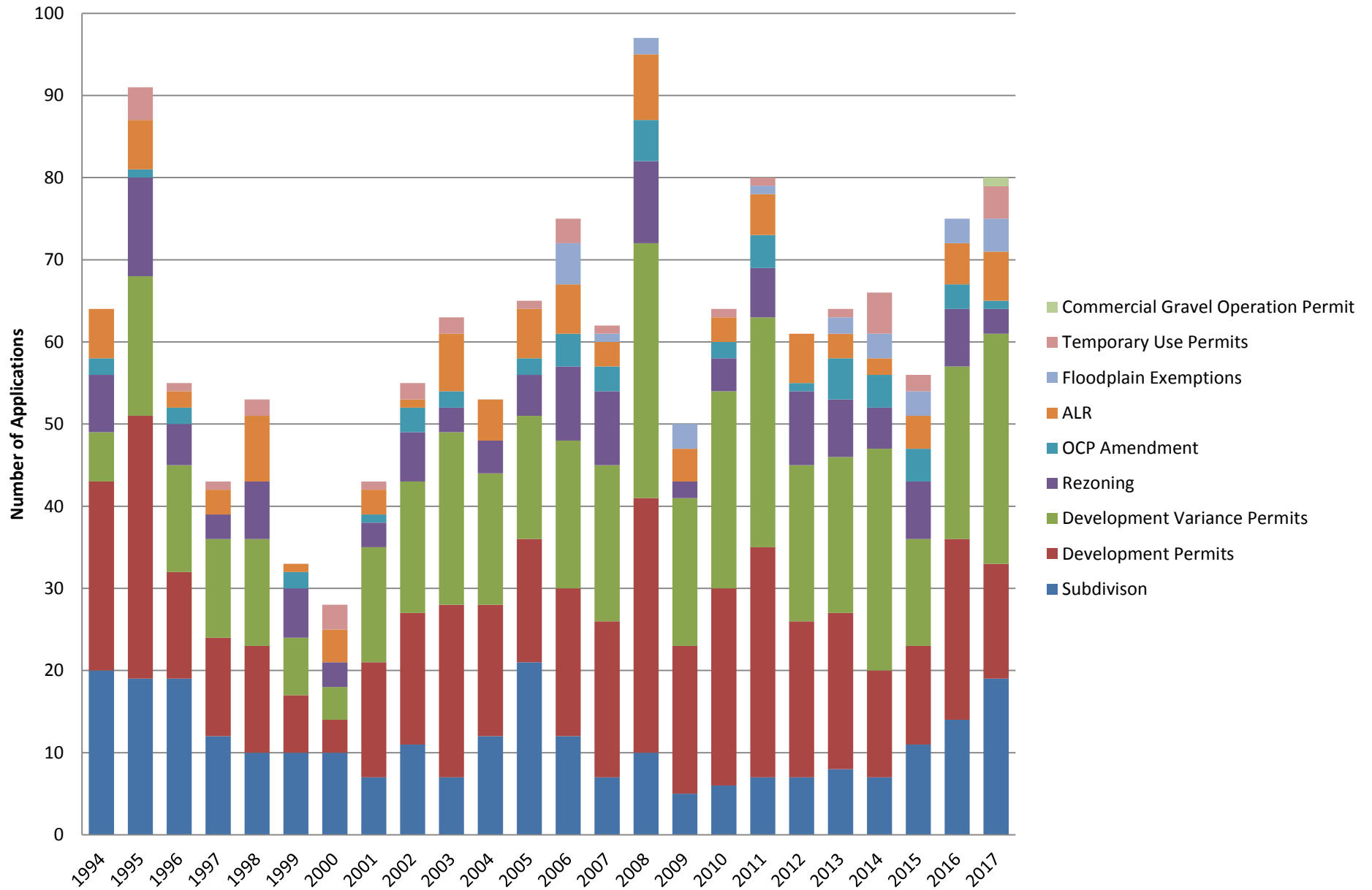
Development Application Activity January 1, 2017 - December 31, 2017



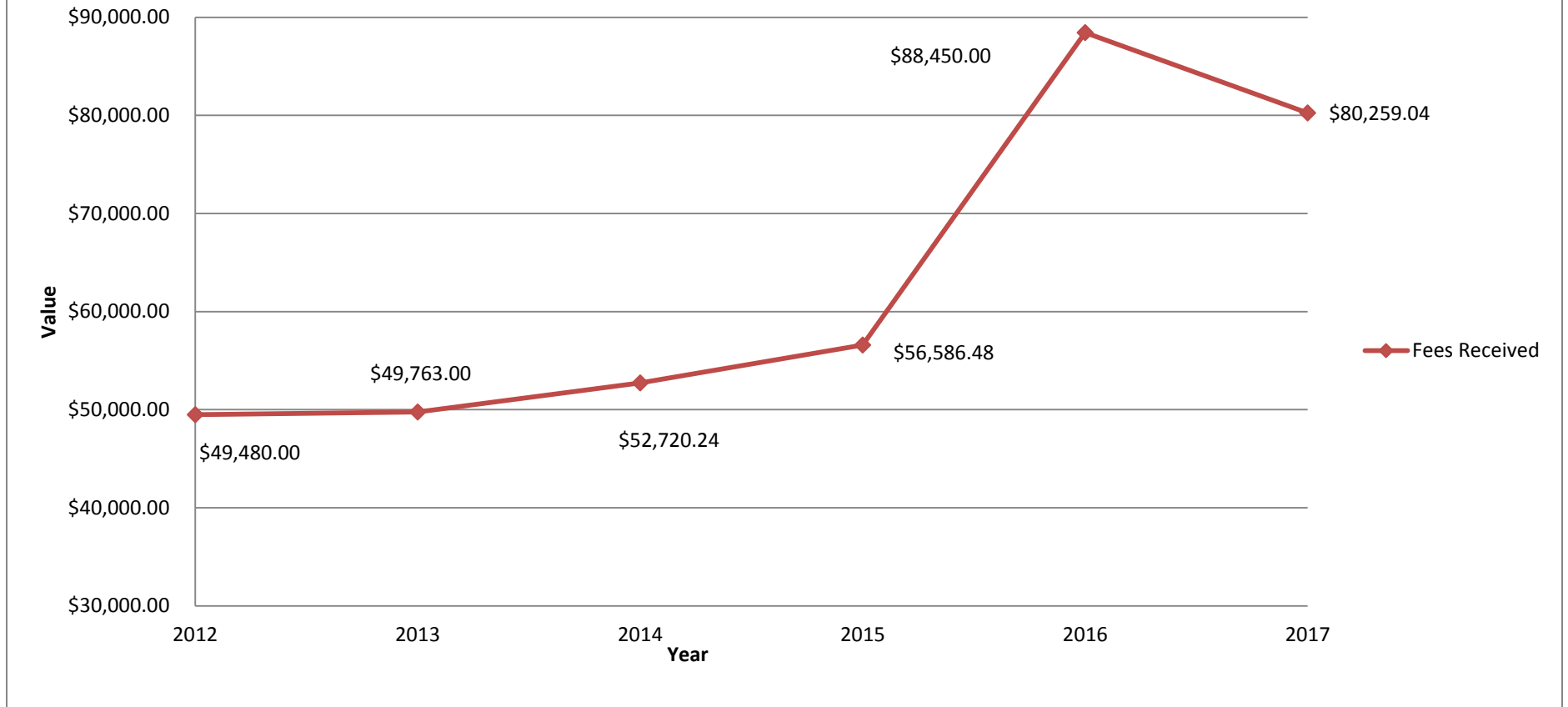
Applications

Year	Subdivision	Development Permits	Development Variance Permits	Rezoning	OCP Amendment	ALR	Floodplain Exemptions	Temporary Use Permits	Commercial Gravel Operation Permit	Total Applications
1994	20	23	6	7	2	6	N/A	0	N/A	64
1995	19	32	17	12	1	6	N/A	4	N/A	91
1996	19	13	13	5	2	2	N/A	1	N/A	55
1997	12	12	12	3	0	3	N/A	1	N/A	43
1998	10	13	13	7	0	8	N/A	2	N/A	53
1999	10	7	7	6	2	1	N/A	0	N/A	33
2000	10	4	4	3	0	4	N/A	3	N/A	28
2001	7	14	14	3	1	3	N/A	1	N/A	43
2002	11	16	16	6	3	1	N/A	2	N/A	55
2003	7	21	21	3	2	7	N/A	2	N/A	63
2004	12	16	16	4	0	5	N/A	0	N/A	53
2005	21	15	15	5	2	6	N/A	1	N/A	65
2006	12	18	18	9	4	6	5	3	N/A	75
2007	7	19	19	9	3	3	1	1	N/A	62
2008	10	31	31	10	5	8	2	0	N/A	97
2009	5	18	18	2	0	4	3	0	N/A	50
2010	6	24	24	4	2	3	0	1	N/A	64
2011	7	28	28	6	4	5	1	1	N/A	80
2012	7	19	19	9	1	6	0	0	N/A	61
2013	8	19	19	7	5	3	2	1	N/A	64
2014	7	13	27	5	4	2	3	5	N/A	66
2015	11	12	13	7	4	4	3	2	N/A	56
2016	14	22	21	7	3	5	3	0	N/A	75
2017	19	14	28	3	1	6	4	4	1	80
Totals	271	423	419	142	51	107	27	35	1	1476
Average/yr	11.3	17.6	17.5	5.9	2.1	4.5	1.1	1.5	1.0	61.5

Development Applications by Year



Development Application Revenue 2012 - 2017



Total # of Files (58)

(64)

(66)

(56)

(76)

(80)