



CORPORATE REPORT

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: Development Permits Issued in 2018 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 2018 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 by the Director of Planning and Development in 2018.

1. Development Permit 2018-01 was issued January 15, 2018 for the construction of temporary staff accommodation at 20955 Hemlock Valley Road, Electoral Area C. The property is located in DPA 5-HV (Riparian Area) for the protection of the natural environment, its ecosystems and biological diversity.
2. Development Permit 2018-04 was issued February 21, 2018 for the construction of a single family dwelling addition at 35218 Sward Road, Electoral Area F. The property is located in DPA 2-F (Riparian Area) for the protection of the natural environment, its ecosystems and biological diversity.
3. Development Permit 2018-06 was issued March 2, 2018 for the installation of a box culvert and construction of roadway at PID 030-179-122, Electoral Area H. The property is located in DPA 5-E (Riparian Area) for the protection of the natural environment, its ecosystems and biological diversity.
4. Development Permit 2017-03 was issued March 7, 2018 for the construction of a powerhouse and all components of a hydroelectric project (CDC-Laidlaw Power Corporation) at 58050 Laidlaw Road and PIDs: 002-027-011, 013-110-446 and 013-110-373, Electoral Area B. The property is located in DPA 4-BC (Geologic al Hazard) for the protection of development from hazardous conditions.
5. Development Permit 2017-13 was issued March 16, 2018 for the construction of a single family dwelling at 1886 Vera Road, Electoral Area H. The property is located in DPA 1-E (Frosst Creek) and 6-E (Lindell Beach) for the protection of development from hazardous conditions and for the protection of the natural environment, its ecosystems and biological diversity.
6. Development Permit 2017-10 was issued April 16, 2018 for the construction of mitigation works including a new retaining wall to address drainage and localized slope hazards at 50505 O'Byrne 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.
7. Development Permit 2018-03 was issued April 27, 2018 for the construction of an accessory employee residence at 11290 Sylvester Road, Electoral Area F. The property is located in DPA 1-F (Geologic & Stream Hazard) for the protection of development from hazardous conditions.
8. Development Permit 2018-07 was issued July 26, 2018 for the construction of a single family dwelling at 35188 Sward Road, Electoral Area F. The property is located in DPA 2-F (Riparian Area) for the protection of the natural environment, its ecosystems and biological diversity.

9. Development Permit 2018-14 was issued September 24, 2018 for the construction of a detached garage at 35300 Riverside Road, Electoral Area F. The property is located in DPA 2-F (Riparian Area) for the protection of the natural environment, its ecosystems and biological diversity.
10. Development Permit 2018-12 was issued October 20, 2018 for temporary storage and related storage for the Trans Mountain pipeline project construction at 57951 Laidlaw Road, Electoral Area B. The property is located in DPA 4-BC (Geological Hazard) for the protection of development from hazardous conditions.
11. Development Permit 2018-15 was issued October 22, 2018 for the construction of a single family dwelling at 15090 Sylvester Road, Electoral Area F. The property is located in DPA 1-F (Geologic & Stream Hazard) for the protection of development from hazardous conditions.
12. Development Permit 2018-13 was issued November 16, 2018 for the construction of a single family dwelling at 65356 Wotten Road, Electoral Area B. The property is located in DPA 1-B (Geological Hazard) for the protection of development from hazardous conditions.
13. Development Permit 2018-18 was issued November 27, 2018 for the construction of a storage shed, deck and placement of a mobile home at 42095 Lougheed Highway, Electoral Area G. The property is located within DPA 1-G (Geologic & Stream Hazard) for the protection of development from hazardous conditions.
14. Development Permit 2018-20 was issued December 5, 2018 for the construction of a single family dwelling at 44276 Bayview Road, Electoral Area C. The property is located within DPA 1-C (Geological Hazard) & 3-C (Riparian Area) for the protection of development from hazardous conditions and the protection of the natural environment, its ecosystems and biological diversity.

The reduced number of Development Permits over the last few years is the result of updated Official Community Plan policies and a streamlined approach for Development Permit exemptions for Riparian Areas 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 (14) Development Permits issued in 2018:

- 5 related to riparian area requirements
 - 3 for Single Family Dwellings;
 - 1 for a Detached Garage; and,
 - 1 for a Box Culvert.

- 7 related to geotechnical hazards
 - 4 for Single Family Dwellings;
 - 1 for a Retaining Wall;
 - 1 for a Power House; and,
 - 1 for a Storage Building.
- 2 related to both riparian areas and geotechnical hazards (in a single combined permit)
 - 2 for Single Family Dwellings.

The average number of Development Permits issued annually in the last five (5) years is fourteen (14). In 2018, the FVRD issued only fourteen (14) development permits despite a strong real estate and development market. Since 2012, the number of development permits issued each year is generally declining or remaining the same.

In 2018 there were 228 building permits issued:

- Only 6% of the issued building permits required a Development Permit because:
 - 34% of the building permits were issued a Development Permit at subdivision;
 - 4% of the building permits had been issued a Development Permit in the previous two years; and,
 - 56% of the building permits either met the Development Permit Area exemptions or were located outside of the Development Permit Area.

The reduced number of Development Permits issued is an indication of the success of the FVRD's efforts to:

1. reduce requirements at the building permit stage while still protecting public safety and the environment; specifically, the FVRD has streamlined development permit area exemptions, implemented 'secondary' geotechnical reports that reduce the need for site-specific geotechnical studies, and the update of related Official Community Plan policies; and,
2. address hazards and riparian areas comprehensively at the time of subdivision (so that no additional development permits are required during construction).

COMMENTS BY:

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

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

Paul Gipps, Chief Administrative Officer: Reviewed and supported