

Date: July 27, 2021
To: Nikki Gilmore, Chief Administrative Officer
From: Lisa Pedrini, Manager of Development Services
Subject: Development Services 2021 Second Quarter Report: April-June

PURPOSE

The purpose of this report is to inform Council of the activities of the Development Services Department for the Second Quarter of 2021.

BACKGROUND

Quarterly reports will be provided throughout the current year as a means of keeping Council up to date with building, planning and development activities.

DISCUSSION & COMMENTS

This report provides an overview of the number of permits issued and applications received between April 1 and June 30, 2021 in the following areas:

BUILDING DIVISION

April - June 2021 - Building Permit Overview

A breakdown of building permit data for the Second Quarter of 2021 is provided below.

Type of Permit	# of BP's Issued	Value of Construction	Permit Fees
Single Family Dwelling	16	\$11,481,147	\$86,918
Single Family Dwelling with suite	2	\$1,653,562	\$12,105
Manufactured Homes (mobile)	0	\$0	\$0
Duplex	0	\$0	\$0
Multi Family Dwelling (owned)	4	\$16,203,860	\$115,627
Multi Family Dwelling (rental)	0	\$0	\$0
Mixed Use (Industrial/Residential)	2	\$5,236,704	\$37,257
Industrial (new)	1	\$200,000	\$1,700
Institutional	0	\$0	\$0
Farm Building	0	\$0	\$0
Other (Decks, Stairs, Reno's, Plumbing, etc.)	69	\$491,250	\$28,646
Totals	94	\$35,266,523	\$285,253

The following Development Cost Charges were collected in the Second Quarter of 2021.

Fund	DCCs Collected in 2nd Quarter
Roads	\$53,588
Drainage	\$4,588
Sewer	\$86,035
Water	\$42,425
Parks	\$29,814
TOTAL	\$216,450

PLANNING DIVISION

2021 Current Development Applications

A list of applications currently in-house is provided below; information new to the Second Quarter is shown in **bold font**.

Application #	Project	Status
DP86	Harmony Reach (Wye Lands) – Combined Commercial Residential Development	On hold pending DVP125
DP88	1422, 1426, 1430 Portage Road – The Aspect – Multi-family Building/Dedicated Rental	In Process
DP90	7454 Prospect Street – Tenquille Building – Mixed Use Building	In Process
DPm119	Sunstone Phase 4 Clearing	Received 05.26.21; In Process
DPm120	Sunstone Phase 1C Lot Grading	Received 06.04.21; In Process
DVP127	7665 Cerulean Drive - Retaining Wall Variance	Referred back to Staff 04.13.21/Abandoned by applicant 05.20.21
DVP128	7661 Cerulean Drive – Retaining Wall Variance	Referred back to Staff 04.13.21
DVP129	1368 Fernwood – Road & Utility Variances	Authorized for Issuance 04.27.21
DVP130	Sunstone Ridge Phase 1C/1D Hillside Road Variances	Received 06.21.21; Authorized for issuance 07.13.21
OR131	K- 12 French School - CSF (SD#93)	Received 1st & 2nd Reading: 06.01.21
OR133	Nkwúkwma (Benchlands) Neighbourhood Concept Plan Submission	Received 03.18.21 - In Process
S061	Tiyata – Phase 4 – 16 Small Lot Subdivision	TAL Amended 07.06.21; In Process
S071	1368 Fernwood – 4 Lot Subdivision	In Process
S076	1400 Oak Street – PSS Lot Split	TAL Expired 04.15.21
S078	Sunstone Phase 2	In Process
S079	1929 Stone Cutter Place – VOP & SLRD	In Process

S081	Sunstone Phase 1C – 14 Fee Simple Lots + Remainder	TAL Issued 05.05.21
SAP 2021-1	7520 Pebble Creek Drive	Complete
SAP 2021-2	1936 Carpenter Road	Complete
SAP 2021-3	7632 Seven O’Clock Drive	Complete
SAP 2021-4	3012 Tenquille Place	Complete
SAP 2021-5	Unit 17-7467 Prospect Street	Received 04.01.21; Complete
SAP 2021-6	7644 Seven O’Clock Drive	Received 04.01.21; In Process
SAP 2021-7	1929 Stonecutter	Received 04.02.21; In Process
SAP 2021-8	1355 Greenwood	Received 04.26.21; Complete
SAP 2021-9	7451 Frontier St	Received 04.21.21; Complete
SAP 2021-10	7335 Old Mill Road	Received 04.28.21; Complete
SAP 2021-11	7516 Pebble Creek Drive	Received 05.04.21; Complete
SAP 2021-12	7300 Industrial Way	Received 05.04.21; In Process
SAP 2021-13	1316 Eagle Drive	Received 05.10.21; Complete
SAP 2021-14	7660 Cerulean Drive	Received 05.31.21; In Process
SAP 2021-15	1360 Fernwood Drive	Received 05.31.21; Complete
SAP 2021-16	1356 Greenwood St	Received 05.31.21; Complete
SAP 2021-17	1429 Willow Drive	Received 31.05.21; Complete
SAP 2021-18	7427 Dogwood St	Received 06.03.21; Complete
SAP 2021-19	7445 Aspen Blvd	Received 06.11.21; Complete
SAP 2021-20	1433 Willow Drive	Received 06.22.21; Complete
SAP 2021-21	7663 Cerulean Drive	Received 06.24.21; In Complete
BoV25	1700 Sugarloaf Place – Retaining wall height variance	Received 05.26.21; Variance granted
BoV26	7508 Pebble Creek Drive – Retaining wall height variance	Received 06.29.21; In Process
BoV27	7510 Pebble Creek Drive – Retaining wall height variance	Received 06.29.21; In Process

DP: Development Permit
 DVP: Development Variance Permit
 LL: Liquor Licence
 TUP: Temporary Use Permit

S: Subdivision
 BoV: Board of Variance
 CL: Cannabis Licence

DPm: Minor Development Permit
 OR: OCP/Zoning Amendment
 SAP: Site Alteration Permit

2021 Long Range Planning Projects

The following is a list of long-range planning projects and policy work and their respective status as of June 30, 2021.

Project	Status
Affordable Housing Action Plan – Work Program	In Process
Climate Action Plan	On Hold until September 1
Zoning Bylaw Text & Mapping Amendments	On Hold until New Planner is hired
Development Cost Charge (DCC) Bylaw Review	In Process
Official Community Plan (OCP) Review	On Hold until September 1
Building Bylaw Update	In Process

COMMUNICATIONS

The Development Services Department works with the Communications & Grants Coordinator to regularly update the Village’s website with current information related to planning and building to meet statutory requirements related to notification as needed.

The new online public engagement website – HaveYourSay.Pemberton.ca is used to share information and seek input on Long Range Planning Projects.

LEGAL CONSIDERATIONS

There are no legal considerations as this report is being presented for information purposes.

IMPACT ON BUDGET & STAFFING

The Development Services Department operates on a cost recovery basis as per the *Development Procedures Bylaw No. 887, 2020*, as amended from time to time. All applications for development, subdivision, temporary use and building permits have fees associated with the review. If the review of development applications exceeds the deposit, then any additional time is cost-recoverable from the applicant.

INTERDEPARTMENTAL IMPACT & APPROVAL

The Development Services Department works closely with all Village Departments through referrals and coordination of public hearings, reports, and presentations to Council.

IMPACT ON THE REGION OR NEIGHBOURING JURISDICTIONS

There are no impacts on the region or neighbouring jurisdictions.

ALTERNATIVE OPTIONS

This report is presented for information. There are no alternative options for consideration.

RECOMMENDATIONS

THAT the Development Services 2021 Second Quarter Report be received for information.

Submitted by:	Lisa Pedrini, Manager of Development Services
CAO Approval by:	Nikki Gilmore, Chief Administrative Officer