

Date: February 19, 2019
To: Nikki Gilmore, Chief Administrative Officer
From: Lisa Pedrini, Senior Planner
Subject: Development Services 2018 Fourth Quarter Report: October – December

PURPOSE

The purpose of this report is to inform Council of the activities of the Development Services division of the Operations & Development Services Department for the Fourth Quarter of 2018.

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 between October 1 and December 31, 2018 in the following areas:

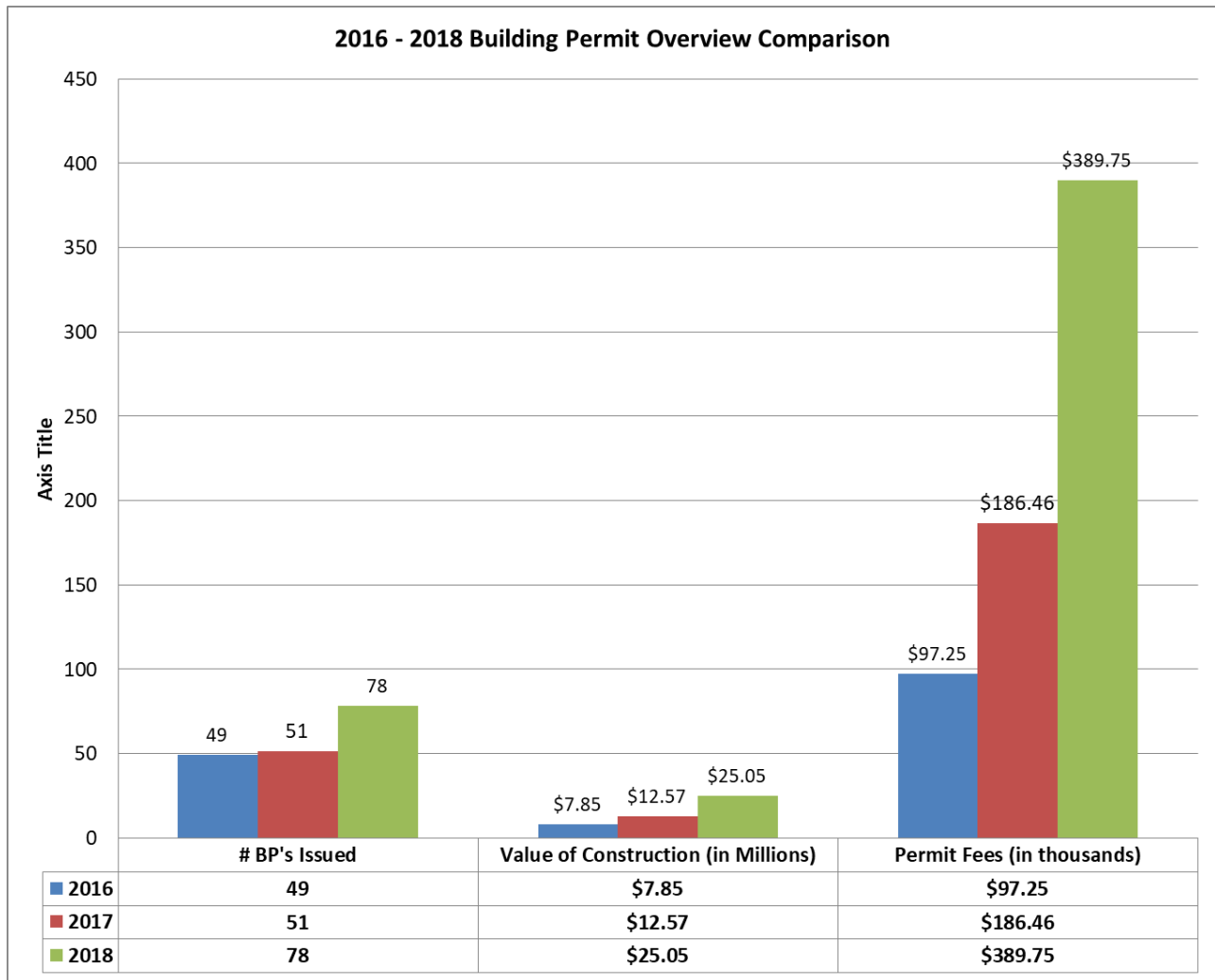
BUILDING DIVISION

October to December 2018 - Building Permit Overview

A breakdown of building permit data for the Fourth Quarter in 2018, and Year to Date totals are provided below:

Type of Permit	# BP's Issued	Value of Construction	Permit Fees
Single Family Dwelling	6	\$2,434,213	\$21,381
Single Family Dwelling with suite	3	\$1,153,507	\$4,361
Manufactured Home (mobile)	0	\$0	\$0
Multi Family Dwelling (owned)	0	\$0	\$0
Multi Family Dwelling (rental)	0	\$0	\$0
Institutional	0	\$0	\$0
Farm Building	0	\$0	\$0
Other (Decks, Stairs, Reno etc.)	1	\$	\$50
Tenancy Improvement (Commercial/Industrial)	1	\$	\$50
Industrial	0	\$0	\$0
Excavation / Blasting	2	\$0	\$500
Total Permits – 4th Quarter	13	3,587,720	\$26,342
2018 Total - Year to Date	78	\$25,054,114	\$389,750
2017 Total – Year to Date	51	\$12,556,474	\$186,457
Comparison 2017 - 2018		99.5%	109%

The Chart below highlights the Building Permit Comparisons between 2016 and 2018:

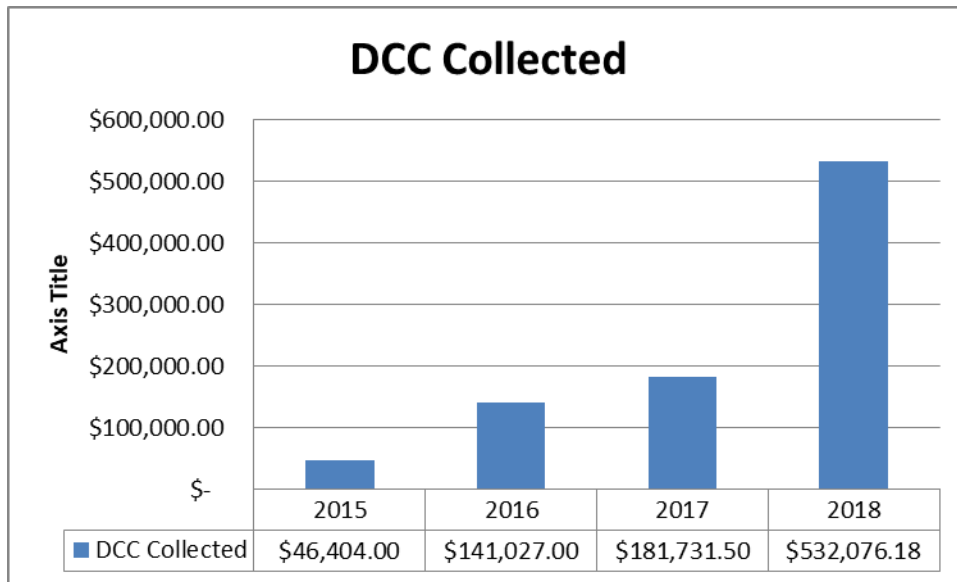


October to December 2018 - Development Cost Charges Overview

A breakdown of development cost charges collected in the Fourth Quarter of 2018 is provided below:

Fund	Amount
Roads	\$29,284.12
Drainage	\$2,545.53
Sewer	\$69,970.53
Water	\$33,983.82
Parks	\$45,159.00
TOTAL 4th Quarter	\$180,943.02

The Chart below highlights Development Cost Charges collected between 2015 and 2018:



PLANNING DIVISION

2018 Current Development Applications

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

Application #	Project	Status
DP008	1422, 1426 & 1430 Portage Road (Crestline) Stacked Townhouses	Amendment Approved 11/27/18
DP011	7370 Highway 99 (Pemberton Mobile Home Park Ltd.) addition of new pads	On Hold by request of Applicant
DP016	Prospect Street - Wye Lands – Mixed Use (Commercial Residential) Development	Application Received 12/19/18 – In Process
DPm110	Mountain Glass – Exterior Improvements	Approved 11/26/18
SO67 – Phase 1	Sunstone – 21 Lot Subdivision	Nearly Completed
SO70	1931 Timberlane Road – 3 Lot Subdivision	TAL Issued - In Process
SO71	1368 Fernwood – 4 Lot Subdivision	Initial Letter issued – In Process
SO73 – Phase 1b	Sunstone – 25 Lot Subdivision	TAL Issued – In Process
SO74	1351 Cedar Street – Lot Split	In Process
DVP123	Sunstone Ridge, Phase 1B, Road C – Road Standards	On Hold at Request of Applicant

DPA: Development Permit
 DVP: Development Variance Permit
 LL: Liquor Licence

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

DPm: Minor Development Permit
 OR: OCP/Zoning Amendment

2018 Long Range Planning Projects

The following is a list of long range planning projects and their respective status.

Project	Status
Sign Bylaw Review & Update	2019 Work Plan
Affordable Housing Action Plan	In Process (Consultant)
Community Amenity Contribution Policy	In Process (In-house)
Regional Growth Strategy Review	Second Reading of RGS Amendment Bylaw No. 1562, 2018 – 10/24/18; Courtesy 60 Day referral supported on 12/7/18
OCP Amendments/Update (various)	2019 Work Plan
Development Procedures Bylaw Update (to add Cannabis Licence Review et. al.)	2019 Work Plan

COMMUNICATIONS

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

LEGAL CONSIDERATIONS

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

IMPACT ON BUDGET & STAFFING

The Development Services Division operates on a cost recovery basis as per the *Development Procedures Bylaw No. 725, 2013*, 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 Division works closely with all Village Departments through referrals and coordination of public hearings, reports, and presentations to Council, negotiations and financial impacts.

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.

POTENTIAL GOVERNANCE CONSIDERATIONS

The services provided by the Development Services Division meet with Strategic Priority One: Economic Vitality; Strategic Theme Two: Good Governance; Strategic Theme Three: Excellence in Service; and Strategic Theme Four: Social Responsibility.

RECOMMENDATION

THAT the Development Services 2018 Fourth Quarter Report be received for information.

Submitted by:	Lisa Pedrini, Senior Planner
CAO Approval by:	Nikki Gilmore, Chief Administrative Officer and Interim Manager of Operations and Development Services