

Date: April 27, 2021
To: Nikki Gilmore, Chief Administrative Officer
From: Lisa Pedrini, Manager of Development Services
Subject: Development Services 2021 First Quarter Report: January – March

PURPOSE

The purpose of this report is to inform Council of the activities of the Development Services Department for the First 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 January 1 and March 31, 2021 in the following areas:

BUILDING DIVISION

January - March 2021 - Building Permit Overview

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

<u>Type of Permit</u>	<u># of BP's Issued</u>	<u>Value of Construction</u>	<u>Permit Fees</u>
Single Family Dwelling	2	\$1,436,142	\$10,907
Single Family Dwelling with suite	2	\$1,973,436	\$17,043
Manufactured Homes (mobile)	0	0	0
Multi Family Dwelling (owned)	0	0	0
Duplex	5	\$5,640,264	\$40,982
Multi Family Dwelling (rental)	0	0	0
Industrial	0	0	0
Institutional	0	0	0
Farm Building	0	0	0
Other (Decks, Stairs, Reno, Plumbing, etc.)	29	\$886,500	\$16,337
Tenancy Improvements (Commercial/Industrial)	0	0	0
Total Permits – 1st Quarter 2021	38	\$9,936,342	\$85,269

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

Fund	DCCs Collected in First Quarter
Roads	\$5,635
Drainage	\$286
Sewer	\$13,587
Water	\$6,599
Parks	\$8,769
TOTAL	\$ 34,876

PLANNING DIVISION

2021 Current Development Applications

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

Application #	Project	Status
DP86	Harmony Reach (Wye Lands) – Combined Commercial Residential Development	On hold pending DVP125
DP88	The Aspect – 1422, 1426, 1430 Portage Road – Multi-family Building	In Process
DP90	7454 Prospect Street – Tenquille Building – Mixed Use Building	Received 02.19.21; In Process
DVP127	7665 Cerulean Drive- Retaining Wall Variance	Received 02.21.21; In Process
DVP128	7661 Cerulean Drive – Retaining Wall Variance	Received 02.24.21; In Process
DVP129	1368 Fernwood – Road & Utility Variances	Revised Application Received 02.26.21; In Process
OR131	French School CSF (SD#93)	In Process
OR132	Retaining Wall Zoning Bylaw Amendment	Did not move forward
OR133	Nkwûkwma (Benchlands) Neighbourhood Concept Plan Submission	Received 03.19.21; In Process
SO61	Tiyata – Phase 4 – 16 Small Lot Subdivision	In Process
SO71	1368 Fernwood – 4 Lot Subdivision	In Process
SO75	1350 Aster Street- SLRD/VOP Lot Split	In Process
SO76	1400 Oak Street – PSS Lot Split	In Process
SO78	Sunstone Phase 2	In Process
SO79	1929 Stone Cutter Place – VOP & SLRD	In Process
SO81	Sunstone Phase 1C – 14 Feel Simple Lots + Remainder	Received 01.19.21; In Process
SAP 2021-1	7520 Pebble Creek Drive	In Process
SAP 2021-2	1936 Carpenter Road	In Process
SAP 2021-3	7632 Seven O’Clock Drive	In Process
SAP 2021-4	3012 Tenquille Place	In Process

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
 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 March 31, 2021.

Project	Status
Affordable Housing Action Plan – Work Program	In Process – Virtual information session and community survey completed; results to be analyzed; meetings held with Lions and BC Housing
Climate Action Plan	In Process – Key stakeholder engagement completed, virtual information session & community survey to be launched in April 2021
Zoning Bylaw Text & Mapping Amendments	In Process
Development Cost Charge (DCC) Bylaw Review	In Process
Official Community Plan (OCP) Review	In Process
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 Division 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 First Quarter Report be received.

Submitted by:	Lisa Pedrini, Manager of Development Services
Acting CAO Approval by:	Sheena Fraser, Acting Chief Administrative Officer