

ADMINISTRATIVE REPORT

TO: Planning & Development Committee
FROM: B. Newell, Chief Administrative Officer
DATE: April 19, 2012
RE: First Quarter 2012 Activity Report – For Information Only



1.0 **DEVELOPMENT SERVICES DEPARTMENT**

1.1 **PLANNING**

- Area 'H' Community Plan – Board Report on proposed change to Agriculture minimum lot size. Research on Agriculture Designation and Rezoning Options
- Area 'B' Community Plan – Committee meetings on Vision and Goals. Public Open House.
- Area 'A' Agriculture Plan – Plan completed, received by Board. Grant applied for.
- Climate Action Plan – Community Plan amendments adopted. Acquired Provincial Tracking Tool.
- Established new Board of Variance.
- Regional Growth Strategy – Ongoing work on Implementation, including completion of Regional Context Statements, Minor Amendment process and Sustainability checklist. Formalize Technical Advisory Committee mandate.
- Area D-2 Community Plan – Background Report and Issues Identification Report. Public Open House. Citizens Committee meetings. Preparation of Goals and Objectives.
- OCP Housekeeping Amendments, including revised RAR regulations – Draft Bylaw amendments. Prepare Committee Report.
- Zoning Housekeeping Amendments – Review Bylaws and Prepared Draft Amendments
- 27 Planning Reports to the Board, attendance at 5 Advisory Planning Committee meetings
- See attachment for number of new Development Applications received in January, February and March, 2012.

Planned Activities for Second Quarter 2012

- Area D-2 Community Plan – Citizen Committee meetings with staff and consultant. Preparation of Draft community Plan. Public Open House. , Area H OCP – Public Open Houses, final amendments to bylaws, agency referrals and commencement through the bylaw approval process
- Board Planning Workshop.
- Vacation Rentals – Committee Report. Proposed Bylaw Amendments. Area meetings.
- Area 'B' – Advisory Committee meetings. Review Public Input. Draft Plan Review by Section.
- OCP Housekeeping Amendments – Committee presentation. Open House, First reading, Public Hearing.
- OCP Zoning Bylaw Amendments – Committee Report, Open House, First Reading.
- Area 'A'/Osoyoos Agriculture Plan – Commence Zoning Bylaw Implementation Phase with Town including Committee Meeting, Work Plan.
- Climate Action Plan – Establish Community and Corporate Action Plans

- Regional Growth Strategy – Sustainability Checklist and Technical Planning Committee establishment to Board. Completion of municipal planners Regional Context Statements and first Implementation Agreement on Minor Amendment Process.

1.2 BUILDING INSPECTIONS

- Preparation of new Building Inspection Services Contracts with Keremeos and Princeton.
- Establishment of new Area H / Princeton Building Inspection Office.

See below (page 5) for number of Building Permit applications, by Type and Area as of March 31, 2012.

1.3 BYLAW ENFORCEMENT

The mandate of the Bylaw Services Coordinator is to achieve compliance through voluntary means rather than using a hard handed approach. Although there is a Bylaw Notification Process in place, the issuance of fines is used as a last resort and only in cases where:

- 1) Other efforts have been exhausted;
- 2) The violator is unreasonable and uncooperative; or
- 3) There is safety issues associated with the infraction.

The following has been accomplished in this first quarter:

- Internal mapping has been modified to identify any enforcement action
- Financial tracking of tickets is near completion
- Met with City of Penticton Pound Keeper to gain better understanding of animal control
- There are currently 4 land use applications being processed resulting from enforcement action being taken
- We are anticipating receiving two more applications within the next month

Enforcement Highlights:

- All structures within Kennedy Lake Resort have been located, pictures taken and mapping is near completion
- Fines collected in this First Quarter total \$2,160.00
- Six Bylaw Enforcement Notices, totalling \$1,040.00 have been sent to collection
- To date, since the creation of this position, paid fines total \$7,740.00
- Legal proceedings with respect to two properties in rural Oliver have been initiated
- There are currently 68 active untidy premise and land use complaints being investigated

1.4 SUBDIVISION SERVICING

First Quarter Activities:

- **Subdivision Referrals** – 3 referrals received year to date.
6 referrals approved year to date.
44 referrals ongoing and pending applicants' action.
- **Ongoing Major Subdivisions:**

- Anarchist Mountain – Osoyoos Mountain Estates Inc. (OMEI) moving forward with subdivisions referrals
- Stonebrook, Phase II – PLA issued, pending applicant action
- Twin Lakes – Applicant reviewed a PLNA from the Approving Officer and has applied for a development variance permit – application incomplete
- Deer Park (Gallagher Lake) 25 bare land strata lots
- Kaleden KVR Trail – on-going discussion for land configuration
- Naramata Benchlands - 4 lot subdivision

- **Other Projects:**
 - Planning Referrals – 6 reviewed year to date
 - Naramata Benchlands - Water service Area Petition
 - Gallagher Lake:
 - Modular Home Park – Mobile Home Park permit, Phase II
 - Proposed Distillery and multi-Family
 - Willow Beach - Zoning review
 - (Subdivision) Works and Services Bylaw review
 - WOW Golf Course – Proposed recreational vehicle site

Planned Activities for First Quarter of 2012:

- **Ongoing Subdivisions**
 - OMEI
 - Naramata Benchlands, Phase III, subdivision

Other Projects for First Quarter of 2012:

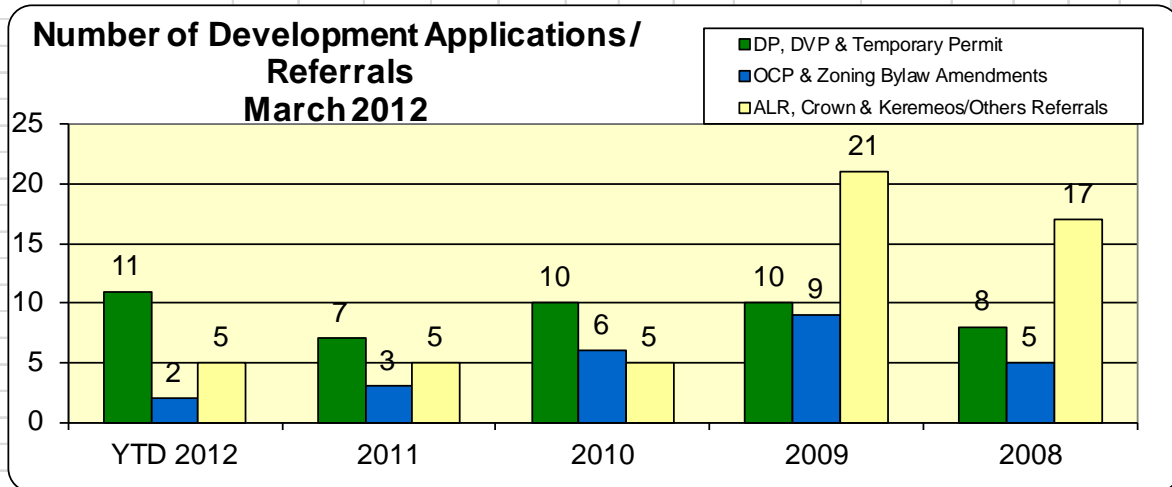
- Planning Referrals - on-going
- Naramata Benchlands - Water service Area Petition
- (Subdivision) Works and Services Bylaw review
- (Subdivision) Works and Services Bylaw workshop for the RDOS Board
- Deer Park (Gallagher Lake) sewer and water systems – Osoyoos Indian Band Agreement
- Twin Lakes – Water and Sewer Petition
- Willow Beach proposed development

Respectfully Submitted,

Donna Butler

Donna Butler, Development Services Manager

Number of Development Applications / Referrals March 2012 Year to Date														
	A	B	C	D	E	F	G	H	Month Total	YTD 2012	2011	2010	2009	2008
Develop Permit & DVP			2		1				3					
Temp. Industr									0					
DP, DVP & Temporary Permit									3	11	7	10	10	8
Zoning									0					
OCP/Zoning									0					
OCP & Zoning Bylaw Amendments									0	2	3	6	9	5
ALR									0					
Crown Land									0					
Keremeos/Others									0					
ALR, Crown & Keremeos/Others Referrals									0	5	5	5	21	17



**REGIONAL DISTRICT OKANAGAN-SIMILKAMEEN
SUMMARY OF BUILDING PERMITS FOR THE MONTH OF MARCH 2012**

NUMBER OF PERMITS									
DESCRIPTION	A	C	D	E	F	H	TOTAL	2012	2011
RENEWALS	1		5				6	23	18
S.F.D.	1		3	1		2	7	9	11
MOBILE HOMES		4		1			5	9	0
CABINS/REC							0	0	0
SEMI-DETACHED, DUPLEX, MULTI							0	0	0
DEMOLITION	1	1	1				3	4	5
ACCESSORY USES				1			1	6	8
ADDITIONS / REPAIRS /	1	1	4	2	1		9	20	23
COMMERCIAL		1		1			2	6	3
INDUSTRIAL							0	1	0
FARM BUILDING EXEMPTION							0	2	5
INSTITUTIONAL			1			1	2	2	0
SOLID FUEL APPLIANCE							0	1	3
MONTHLY TOTAL	4	7	14	6	1	3	35	83	76
YEAR TO DATE 2012	12	22	29	9	1	10	83		
SAME MONTH 2011	2	4	7	2	4	7	26		
YEAR TO DATE 2011	9	16	20	8	9	14	76		

DOLLAR VALUE OF PERMITS									
DESCRIPTION	A	C	D	E	F	H	TOTAL	TOTAL YEAR	
RENEWALS	\$10,000		\$107,000				\$117,000	\$149,845	
S.F.D.	\$306,470		\$1,006,527	\$433,155		\$519,700	\$2,265,852	\$2,455,662	
MOBILE HOMES		\$747,120		\$267,675			\$1,014,795	\$1,666,925	
CABINS/REC							\$0	\$0	
SEMI-DETACHED, DUPLEX, MULTI							\$0	\$11,880	
DEMOLITION	\$1,000	\$1,000	\$1,000				\$3,000	\$4,000	
ACCESSORY USES				\$7,000			\$7,000	\$151,470	
ADDITIONS / REPAIRS /	\$3,200	\$6,480	\$222,360	\$24,000	\$15,050		\$271,090	\$582,750	
COMMERCIAL		\$216,825		\$70,000			\$286,825	\$1,716,825	
INDUSTRIAL							\$0	\$126,000	
FARM BUILDING EXEMPTION								not valued / no revenue	
INSTITUTIONAL			\$5,000			\$15,000	\$20,000	\$20,000	
SOLID FUEL APPLIANCE							\$0	\$1,000	
MONTHLY TOTAL	\$320,670	\$971,425	\$1,341,887	\$801,830	\$15,050	\$534,700	\$3,985,562	\$6,886,357	
YEAR TO DATE 2012	\$425,610	\$3,088,525	\$1,716,332	\$825,370	\$15,050	\$815,470	\$6,886,357		
SAME MONTH 2011	\$70,955	\$41,880	\$1,136,022	\$409,405	\$35,340	\$75,690	\$1,769,292		
YEAR TO DATE 2011	\$585,955	\$726,560	\$2,979,346	\$653,950	\$138,220	\$129,850	\$5,213,881		

BUILDING INSPECTION REVENUE							
MONTH	2006	2007	2008	2009	2010	2011	2012
JANUARY	\$22,858.73	\$15,685.04	\$25,214.69	\$11,809.60	\$11,777.72	\$17,959.62	\$16,098.23
FEBRUARY	\$18,701.34	\$14,566.50	\$30,704.24	\$23,237.39	\$22,148.93	\$18,531.97	\$14,200.42
MARCH	\$53,740.09	\$16,608.61	\$57,546.50	\$28,570.52	\$19,023.05	\$26,221.83	\$38,322.59
APRIL	\$12,173.32	\$30,280.44	\$59,265.00	\$32,345.79	\$67,151.59	\$31,870.85	
MAY	\$32,573.94	\$39,709.96	\$40,570.53	\$30,856.22	\$38,836.72	\$42,136.91	
JUNE	\$33,833.84	\$37,502.42	\$32,179.00	\$35,521.61	\$48,302.07	\$46,768.25	
JULY	\$45,317.08	\$31,630.12	\$61,403.96	\$28,240.78	\$29,173.69	\$39,690.56	
AUGUST	\$19,099.98	\$30,137.73	\$40,621.83	\$25,430.20	\$17,514.63	\$37,792.51	
SEPTEMBER	\$27,994.61	\$26,072.10	\$29,447.83	\$28,606.77	\$58,038.24	\$40,835.92	
OCTOBER	\$15,480.19	\$26,730.64	\$35,889.37	\$45,411.73	\$46,844.00	\$27,711.60	
NOVEMBER	\$17,007.81	\$41,957.94	\$27,889.15	\$24,651.67	\$58,833.71	\$23,710.90	
DECEMBER	\$13,283.02	\$5,871.19	\$11,435.43	\$17,219.44	\$19,991.95	\$41,386.71	
TOTAL	\$312,063.95	\$316,752.69	\$452,167.53	\$331,901.72	\$437,636.30	\$394,617.63	\$68,621.24