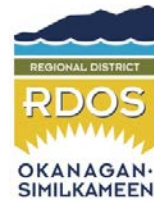


ADMINISTRATIVE REPORT

TO: Planning & Development Committee
FROM: B. Newell, Chief Administrative Officer
DATE: October 17, 2013
RE: 3rd Quarter Report 2013 Activity Report – For Information Only



1.0 DEVELOPMENT SERVICES DEPARTMENT

1.1 PLANNING

Q3 Activities

- Area 'B' Community Plan – Project abandoned
- Zoning Bylaws Amendments to Manufactured Home Zones revised for amenity requirements
- Willow Beach Community Plan and Zoning amendments given third reading
- Proposed strategy for regulation of Vacation Rentals, bylaw amendments for Apex resort and preparation of OCP amendment bylaws for Area A, C, D, E and F.
- Biodiversity Strategy – “Keeping Nature in Our Future”. Presentation to Board on results of public consultation process. Board Acceptance of strategy
- On going work on Winery Lounges and Restaurants in the ALR.
- Climate Action Plan – RD support of program and \$2500 additional subsidy to 100 rural residents for costs of Energy Audit.
- Area D-2 Community Plan. Public Hearing and 3rd reading.
- Secondary suite and carriage house report for Area H
- Antenna System Siting Protocol accepted by Board
- Provided planning services to Princeton, Oliver and Keremeos.
- Zoning Housekeeping Amendments – Review Bylaws and Prepare Draft Amendments.
- 28 Planning Reports to the Board, attendance at 8 Advisory Planning Committee meetings.
- See attachment for number of new Development Applications received in July, August and September 2013

Planned Activities for Q4 - 2013

- Area D-2 Community Plan – final Adoption process
- Area D-1 Community Plan – establish Terms of Reference
- Planning services to Oliver, Princeton and Keremeos.
- Gallagher Lake Area Plan – Commence Area Plan process.
- Zoning Bylaw Update Project – Committee Report.
- Area 'A'/Osoyoos Agriculture Plan –Zoning Bylaw Implementation Strategy with Town-commence project.
- Climate Action Plan – Commence staff education and engagement program and Building energy audits

1.2 BUILDING INSPECTIONS

- 5 files for enforcement of Building Bylaw Violations
- Headwaters Lake building permit review
- On going work on policies and procedures.

See below (page 5) for number of Building Permit applications, by Type and Area as of September 2013

1.3 BYLAW ENFORCEMENT

Q3 Activities:

- Kennedy Lake
 - pleadings have been filed in the courts
 - owner has 21 days to file a response
 - hearing date yet to be set (if owner files response)
- Signage enforcement
 - in progress in conjunction with MOTI
 - MOTI actively removing signs that pose safety hazards
 - RDOS actively pursuing removal of new signs (upon receipt of complaint)
 - Pending confirmation from MOTI that questionably located signage to be surveyed by MOTI Administration
- Animal Control
 - exploring sharing Animal Shelter facility with surrounding municipalities;
 - researched Animal Control Contracts, Animal Control Bylaws
 - researched RFP documents
- New Complaint Files: 15
- Files Concluded: 14

REGIONAL DISTRICT OKANAGAN-SIMILKAMEEN SUMMARY OF ENFORCEMENT FILES - 3rd QUARTER 2013									
TOTAL ACTIVE FILES TO DATE (processed in office)									
ELECTORAL AREA	A	B	C	D	E	F	G	H	TOTAL
Untidy and Unsightly	n/a	N/A	2	5	1	0	0	n/a	8
Land Use	3	n/a	11	22	12	8	n/a	10	66
WDP	0	n/a	0	3	0	1	n/a	4	8
ESDP	2	n/a	1	0	0	0	n/a	0	3
TOTAL	5	n/a	14	30	13	9	0	14	85
ANIMAL CONTROL - No statistics for this quarter as invoices have not been submitted									
NOISE COMPLAINTS									
ELECTORAL AREA	A	B	C	D	E	F	G	H	TOTAL
Complaints	n/a	n/a	2	14	17	9	0	0	42
Warnings/Tickets	n/a	n/a	0	1	0	0	0	0	1
TOTAL	n/a	n/a	2	15	17	9	0	0	43
TOTAL FINE REVENUE COLLECTED IN 3rd QUARTER: \$1,485.00									
TICKETS ISSUED IN 3rd QUARTER: 10									

1.4 SUBDIVISION SERVICING

Third Quarter Activities:

- **Subdivision Referrals** – 17 referrals received for 2013; and **51 referrals ongoing and pending applicants' action.**

- **Ongoing Major Subdivisions:**
 - Anarchist Mountain – Osoyoos Mountain Estates Inc. moving forward with subdivision referrals, restoration of conservation area and Parkland
 - Twin Lakes – Developer's Water Report expected in November.
 - Deer Park (Gallagher Lake) sewer and water systems – Osoyoos Indian Band Letter of Intent for water and sewer infrastructure, Subdivision Development Servicing Agreement and Bonding completed and Gallagher Lake Sewer and Water Service Establishment Bylaw at Ministry for final approval
 - Willow Beach – 80 lot bare land strata, at 3rd reading of zoning amendment.
 - Vintage Views Phase 3 – 30 Lot subdivision – pending applicant action.
 - Gammie – Tulameen – 15 lot strata subdivision, working on fire protection and access issues. Meet with fire department to discuss fire protection issues.

- **Other Projects:**
 - Planning Referrals.
 - Weyerhaeuser Site – DVP going to the board Oct. 3.
 - Cooper Zoning – Area A
 - Water System Acquisition inquiries
 - Gallagher Lake:
 - Modular Home Park – Mobile Home Park permit, applying for Phase II.
 - Proposed Distillery and multi-Family, securities are being held for a water connection and sewer.
 - (Subdivision) Works and Services Bylaw.
 - Area D Service Area Petitions – potential extended sewer service areas eg. Thomas Place, South end of Cedar Street and Eastside Road.

Planned Activities for Fourth Quarter:

- **Ongoing Subdivisions**
 - Assist with Naramata DCC and Capital Plan
 - (Subdivision) Works and Services Bylaw review
 - Weyerhaeuser Site – working with Planning OCP and Zoning application
 - Deer Park (Gallagher Lake) sewer and water systems
 - Twin Lakes – Water and Sewer Petition – expecting developers water report
 - Willow Beach proposed development
 - Gallagher Lake Mobile Home Park - Phase II
 - Naramata Benchlands
 - Arawana Road Subdivision

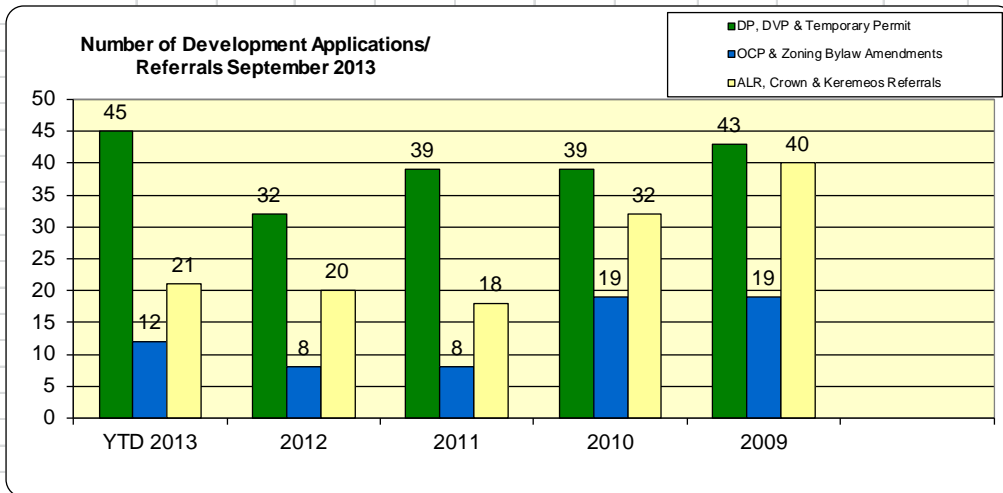
Respectfully Submitted,

Donna Butler

Donna Butler, Development Services Manager

Number of Development Applications / Referrals September 2013 Year to Date

	Month								Total	YTD 2013	2012	2011	2010	2009
	A	B	C	D	E	F	G	H						
Develop Permit & DVP				1	1			1	3					
Temp. Industr									0					
DP, DVP & Temporary Permit									3	45	32	39	39	43
Zoning									0					
OCP/ZONING									0					
OCP & Zoning Bylaw Amendments									0	12	8	8	19	19
ALR									0					
Crown Land									0					
Keremeos/Others								1	1					
ALR, Crown & Keremeos Referrals									1	21	20	18	32	40



REGIONAL DISTRICT OKANAGAN-SIMILKAMEEN
SUMMARY OF BUILDING PERMITS FOR THE MONTH OF SEPTEMBER 2013

NUMBER OF PERMITS									
DESCRIPTION	A	C	D	E	F	H	TOTAL	2013	2012
RENEWAL/DEFICIENCY							0	20	52
S.F.D.	1		1			3	5	42	43
MOBILE/MANU HOMES							0	12	28
CABINS/REC							0	0	1
SEMI-DETACHED, DUPLEX, MULTI							0	0	0
DEMOLITION			1				1	11	18
ACCESSORY USES	1	1	2			3	7	68	74
ADDITIONS / REPAIRS / PLUMBING	1	4	3	2	1	3	14	91	92
COMMERCIAL		1	1				2	12	20
INDUSTRIAL							0	0	2
FARM BUILDING EXEMPTION		2	1				3	16	13
INSTITUTIONAL							0	2	3
SOLID FUEL APPLIANCE			1				1	3	3
MONTHLY TOTAL	3	8	10	2	1	9	33	277	349
YEAR TO DATE 2013	42	55	67	39	19	55	277		
SAME MONTH 2012	2	5	6	4	1	11	29		
YEAR TO DATE 2012	48	72	95	42	16	76	349		

DOLLAR VALUE OF PERMITS									
DESCRIPTION	A	C	D	E	F	H	TOTAL	TOTAL YEAR	
RENEWAL/DEFICIENCY							\$0		\$51,000
S.F.D.	\$190,720		\$121,680			\$551,620	\$864,020	\$12,286,186	
MOBILE/MANU HOMES							\$0	\$1,894,150	
CABINS/REC							\$0	\$0	
SEMI-DETACHED, DUPLEX, MULTI							\$0	\$0	
DEMOLITION			\$1,000				\$1,000	\$11,000	
ACCESSORY USES	\$153,655	\$46,080	\$72,960			\$44,000	\$316,695	\$3,298,264	
ADDITIONS / REPAIRS / PLUMBING	\$50,840	\$52,660	\$150,680	\$12,450	\$50,000	\$53,480	\$370,110	\$4,408,074	
COMMERCIAL		\$280,000	\$120,150				\$400,150	\$2,415,744	
INDUSTRIAL							\$0	\$0	
FARM BUILDING EXEMPTION								not valued / no revenue	
INSTITUTIONAL							\$0	\$330,000	
SOLID FUEL APPLIANCE			\$1,000				\$1,000	\$3,000	
MONTHLY TOTAL	\$395,215	\$378,740	\$467,470	\$12,450	\$50,000	\$649,100	\$1,952,975	\$24,697,417	
YEAR TO DATE 2013	\$4,316,314	\$4,575,298	\$6,338,486	\$4,287,740	\$871,420	\$4,308,160	\$24,697,417		
SAME MONTH 2012	\$30,625	\$418,625	\$916,730	\$68,380	\$104,200	\$737,850	\$2,276,410		
YEAR TO DATE 2012	\$5,457,792	\$7,401,276	\$8,122,938	\$2,769,027	\$710,372	\$5,026,515	\$29,487,919		

BUILDING INSPECTION REVENUE							
MONTH	2007	2008	2009	2010	2011	2012	2013
JANUARY	\$15,685.04	\$25,214.69	\$11,809.60	\$11,777.72	\$17,959.62	\$16,098.23	\$15,847.48
FEBRUARY	\$14,566.50	\$30,704.24	\$23,237.39	\$22,148.93	\$18,531.97	\$14,200.42	\$18,055.76
MARCH	\$16,608.61	\$57,546.50	\$28,570.52	\$19,023.05	\$26,221.83	\$38,322.59	\$28,007.02
APRIL	\$30,280.44	\$59,265.00	\$32,345.79	\$67,151.59	\$31,870.85	\$18,059.44	\$20,973.73
MAY	\$39,709.96	\$40,570.53	\$30,856.22	\$38,836.72	\$42,136.91	\$30,849.83	\$43,054.17
JUNE	\$37,502.42	\$32,179.00	\$35,521.61	\$48,302.07	\$46,768.25	\$44,166.92	\$42,069.21
JULY	\$31,630.12	\$61,403.96	\$28,240.78	\$29,173.69	\$39,690.56	\$57,024.83	\$46,889.56
AUGUST	\$30,137.73	\$40,621.83	\$25,430.20	\$17,514.63	\$37,792.51	\$58,020.08	\$35,669.63
SEPTEMBER	\$26,072.10	\$29,447.83	\$28,606.77	\$58,038.24	\$40,835.92	\$24,513.20	\$24,607.81
OCTOBER	\$26,730.64	\$35,889.37	\$45,411.73	\$46,844.00	\$27,711.60	\$34,125.76	
NOVEMBER	\$41,957.94	\$27,889.15	\$24,651.67	\$58,833.71	\$23,710.90	\$29,782.64	
DECEMBER	\$5,871.19	\$11,435.43	\$17,219.44	\$19,991.95	\$41,386.71	\$33,035.38	
TOTAL	\$316,752.69	\$452,167.53	\$331,901.72	\$437,636.30	\$394,617.63	\$398,199.32	\$275,174.37