



Planning, Building & Community Services

Departmental Status Report (Applications/Building Permits/Activities)

No. 3, 2008

September - December

DEPARTMENT HIGHLIGHTS

On November 3rd, Central Saanich Official Community Plan Bylaw No. 1600, 2008 was given final reading by Council, bringing to completion the two-year community process of reviewing and updating of the OCP.

NEW DEVELOPMENT APPLICATIONS

Church and State Wines, Benvenuto Ave.

On September 15th, a rezoning application was received for the properties located at 1425 and 1445 Benvenuto Avenue. The proposal is to reconfigure the property boundaries of the two parcels into one larger agricultural parcel, and then to create two Rural Estate zoned properties on the hillside of the site. The ALC has provided approval for the proposal subject to several conditions. One of the conditions is that the applicant is required to submit an ALC inclusion application for a 0.2ha portion of the property. A staff report pertaining to the rezoning application was considered by the Advisory Planning Commission at the October 15th meeting, and it is expected that Council will be considering a staff report, including the APC's recommendations on the application, early in the New Year.

Eurosa Gardens, 1304 Greig Avenue

On October 23rd, an ALC application for farm worker housing was submitted requesting permission to convert a horse barn to housing for four seasonal workers. The application is under review by staff.

Ian Vantreight, 8277 Central Saanich Road (Farm worker housing)

As a result of an ALC application for farm worker housing on the property located at 8277 Central Saanich Road, a land use bylaw amendment was initiated by the District of Central Saanich to establish the requested portion of the subject site as a Temporary Commercial Use Permit (TCUP) area. A staff report was considered by Council at the November 3rd meeting, and staff was directed to forward the ALC application to the Agricultural Land Commission for consideration, and to prepare the necessary land use bylaw amendment to allow for seasonal temporary farm worker housing to accommodate a maximum of 90 workers. First two readings were given to Bylaw 1647 at the December 15th meeting, and a public hearing was scheduled for January 28th. A decision has not yet been received from the Agricultural Land Commission.

Ho Kim / Shelley Clarke, 8433 Lochside Dr.

On October 2nd, a development variance permit application was submitted pertaining to the proposed construction of foreshore revetment structures, terrace and stairs on the property located at 8433 Lochside Drive. Although the application was submitted prior to the newly adopted Marine Shoreline development permit guidelines, staff have suggested to the applicants that they engage a qualified environmental professional with appropriate expertise in marine environments to evaluate the site and the proposed construction. Staff await this information prior to proceeding with a report to Council.

Earth Service, 6459 Patricia Bay Highway

On December 15th, a development permit application was submitted for an existing awning and awning sign on the west face of the Earthservice Drain-master building at 6459 Patricia Bay Highway. The application has been reviewed by staff, and a report has been prepared for consideration by Council early in the New Year.

NEW APPLICATIONS (Cont'd)

E.J.C. Developments, 1970 Keating X Rd.

A development permit application was submitted on September 8th for a proposed roof addition over the outdoor plant sales area at the "Buckerfield's" warehouse at 1970 Keating Cross Road. A staff report was considered by Council at the October 20th meeting, and Council authorized the issuance of a Development Permit subject to several conditions, including removal of the existing freestanding sign adjacent to Keating Cross Road. However Council did indicate that the applicant may wish to seek a relaxation of this condition by applying for a development variance permit, and on October 28th an application was submitted for relaxation of the signage requirements. A staff report was considered by the Advisory Planning Commission at its November 26th meeting, and by the Planning and Development Committee on December 8th. The issue of a freestanding sign was resolved by retaining the existing one and adding the additional tenant to this sign instead of constructing an additional freestanding sign. However, the applicant requested a variance to the regulations for an entranceway sign. Council directed staff to notify adjacent property owners of its intention to consider issuance of a development variance permit for a larger entranceway sign than is permitted in the zoning regulations. It is expected that the issue will be considered at the January 19th, 2009 Council meeting.

J.C. Scott Design, 8355 Lochside Drive

On October 27th, a zoning amendment application was submitted to amend the zoning regulations for the property located at 8355 Lochside Drive, to bring the existing single family residence into conformity and to accommodate minor renovations of the residence. A staff report was considered by Council at the December 15th meeting, and first two readings were given to Bylaw 1648, a site-specific amending zoning bylaw. The public hearing has been scheduled for January 28th, 2009.

ON-GOING APPLICATIONS

Casa Projects, 7161 West Saanich Road

A public hearing was held on September 11th for the property located at 7161 West Saanich Road (former post office site). The proposal is for a mixed use multi-family residential/commercial project. Bylaw No. 1628, which if adopted, would rezone the property to a new Comprehensive Development Zone 5 (CD-5), was given third reading on October 6th, with conditions to be secured by a restrictive covenant immediately following fourth reading of the bylaw. To date, the draft restrictive covenant has not yet been received.

Ron Bickford, 7053,7063,7073 West Saanich Road

On September 11th, a public hearing was held for Bylaw No. 1632, to rezone the three properties located at 7053, 7063 and 7073 West Saanich Road from the current Single Family Residential (R-1) zone to Multi-Family (RM-3). The proposal is for the development of 12 units plus six suites, for a total of 18 units. A development variance permit has also been requested. Bylaw 1632 was given final reading by Council on November 17th.

R. and J. Kubek, 1187 Clarke Road

A public hearing was held on September 11th for Bylaw 1624, a bylaw to rezone the property located at 1187 Clarke Road from R-2 to a new Comprehensive Development Zone 6 (CD-6). The proposal is for a site specific zoning amendment to facilitate subdivision of the property into three small single-family lots, one with a secondary suite. Bylaw 1624 was considered for final reading on November 17th.

ON-GOING APPLICATIONS (Cont'd)

Fabian Development, 2070 Keating X Road

Staff carried out the statutory notification process for a public hearing for Bylaws 1633 and 1634 (to amend the OCP and Land Use Bylaw) which was held on September 11th. The proposal for the property located at 2070 Keating Cross Road is for development of a commercial/industrial business park. The present zoning is C-2 on the front two-thirds and I-1 on the rear third. A shift is proposed that would expand the area zoned Light Industrial and decrease the area zoned for Arterial Commercial. Bylaw 1634 also amends definitions and permitted uses in the Light Industrial (I-1) zone, which would affect all land in this zone. Council gave third reading to the bylaws on October 6th however the applicant has since indicated that he does not wish to proceed with the development. Staff will be discussing with the property owner as to whether rezoning should be finalized for this site.

Dr. Nicholas Shaw, 1782 Stelly's Cross Road and 7322 Wallace Drive

A staff report was considered by the Planning and Development Committee at the September 29th meeting in connection with the rezoning application for the properties located at 1782 Stelly's Cross Road and 7322 Wallace Drive. The proposal is to rezone the subject site to a Veterinary Agriculture (A-6) zone to facilitate expansion of the veterinary facilities at this location. A development variance permit was also requested by the applicant. Council requested further information regarding the boarding of healthy animals at veterinary clinics, and a further staff report was considered by Council at the December 15th meeting. Council directed staff to carry out the statutory notification requirements for a public hearing scheduled for early in the New Year for amended Bylaw 1642.

Kayte Holdings Ltd., 6903 Mckenna Court

As directed by Council, staff carried out the notification process for the development variance permit application submitted for the property located at 6903 Mckenna Court. The property owners had requested that the maximum permitted height of their single family dwelling under construction be increased from 8.0m to 8.9m. Council approved the issuance of the permit at the September 8th meeting.

Equitex Management, 7154 West Saanich

On September 8th, Council considered a staff report for a development variance permit application submitted by Equitex Management. Council directed staff to carry out the statutory notification process for this application relating to parking for a potential tenant in a portion of the existing building located at 7154 West Saanich Road (formerly known as the Brentwood Food Giant). On October 6th, Council approved the issuance of the permit to reduce the required parking by eight spaces.

Burr Properties Ltd., 6981 East Saanich Rd.

A staff report was considered by the Planning and Development Committee at the September 29th meeting pertaining to the development permit and development variance permit applications submitted by Burr Properties. The subject property is located at 6981 East Saanich Road, on the southeast corner of Island View Road. The property is zoned Neighbourhood Commercial (C-3) and the application is for a mixed residential and commercial project, including townhomes. Council directed staff to notify adjacent residents that consideration would be given to the variances at a meeting scheduled for November 3rd. The Advisory Planning Commission considered the application once again at the October 15th meeting and viewed revised plans. On November 3rd, the permits were authorized for issuance by Council subject to several conditions.

ON-GOING APPLICATIONS (Cont'd)

Ian Vantreight, 8277 Central Saanich Road (Integrated Resource Management Facility)

Upon receipt of additional information, a staff report was prepared in connection with the ALC application for non-farm use for a proposed Integrated Resource Management facility on the property located at 8277 Central Saanich Road. The report was considered at the December 15th Council meeting, and staff was directed to forward the application concurrently to both the Agricultural Land Commission and to the Peninsula Agricultural Commission for consideration.

Tom Card, 959 Stelly's Cross Road

On September 8th, Council considered the issuance of a development variance permit for a potential subdivision of the property located at 959 Stelly's Cross Road. The proposal was to create two duplex lots on the property, with one to be accessed from Stelly's Cross Road and one to be accessed from Waverly Terrace. The application was to reduce the required frontage for the two proposed lots, and to allow the construction of a duplex on a lot located within 50 metres of another duplex. Concerns were raised at the Council meeting convened to review the development variance permit details. Subsequently, revised plans were submitted for construction of only one duplex on the proposed lot fronting onto Stelly's Cross Road, and a single-family residence, set back on the proposed lot fronting onto Waverly Terrace which will allow for the retention of a grove of Garry oaks. On October 6th, Council considered the revised proposal, and directed staff to once again notify residents that Council would be considering issuance of a revised development variance permit. On November 3rd, Council authorized the issuance of the permit for a proposed lot fronting onto Stelly's Cross Road, to reduce the required lot frontage from 26m to 24.4m, and to allow the proposed duplex to be located within 50 metres of an existing duplex.

J. and R. Emel, 7277 Veyaness Road

Council considered a staff report at the September 8th meeting pertaining to a development variance permit application for the property located at 7277 Veyaness Road. The application is to reduce the front and rear yard setbacks for the existing residence located on the property in order to retain the dwelling on the property with the proposed subdivision of this R-1 zoned property. Council directed staff to notify adjacent residents that the application would be considered at the October 6th meeting. The permit to vary the setbacks was authorized for issuance at that meeting.

Derek and Deborah Scott, 6286 Oldfield

On December 22nd, a letter was received from the Agricultural Land Commission, advising that the Commission has approved the ALC application to subdivide the "Oldfield Orchard" property into two parcels. The property is located in the Agricultural Land Reserve and zoned Agriculture (A-2). The proposal is to subdivide the existing 9.3ha (23 acre) property to create two properties of 4.9ha (12.2 acres) and 4.4ha (10.8 acres) in area. The Commission's approval was subject to several conditions, including the registration of a covenant being registered on the land title(s) to restrict the addition of any dwellings. It is anticipated that a subdivision application will now be submitted by the owners.

Shirley Bond, 8129 Derrinberg Road

Upon receipt of additional information to support an ALC application for one additional farm help dwelling, a staff report was prepared for consideration by the Planning and Development Committee. At the December 15th Council meeting, approval was given to legalize the existing cottage as a dwelling for farm help accommodation subject to a section 219 restrictive covenant being registered against the land title, that there be no further accommodation or residential dwellings built or located on this property.

ON-GOING APPLICATIONS (Cont'd)

D.L.'s Recycling Centre, 6844 Oldfield Rd.

A development and development variance permit application was submitted earlier in the year for the D.L. Bins recycling centre located at 6844 Oldfield Road, to improve the existing operation by enclosing and covering the recycling operation with a tent structure. Several issues will need to be addressed by the applicant before a staff report can be prepared for Council's consideration.

Jill Wake, 7046 Brentwood Drive

A staff report was considered by Council at the July 7th meeting on the request to permit structures, built without prior approval, to remain on the foreshore and within a public right-of-way along the shore of the property located at 7046 Brentwood Drive. Council had previously considered this issue however postponed a decision pending receipt of an assessment of the shoreline by a qualified professional. In consideration of the staff report and receipt of the Foreshore Assessment submitted in early June, Council directed the property owner to submit a development variance permit application for the structures built within the setback from the natural boundary of the sea. To date, the required application has not been submitted.

Saanichton School, 1649 Mt. Newton X Rd.

Following first two readings of Bylaw 1627 in early September, staff carried out the statutory notification requirements in preparation for a public hearing for this bylaw to rezone the former Saanichton Elementary School site to a new P-1C Community Institutional zone. Council's direction is to ensure that the site remains as an appropriate community resource facility available for continued public use. Following the public hearing on October 20th, final reading was given to the bylaw. At the November 17th meeting, Council recommended that the new incoming Council further explore with the School District the option of leasing the school facility to the Saanichton Family Place Society.

PROJECTS

Official Community Plan

A staff report was considered by Council at the September 15th meeting and second reading was given to OCP Bylaw 1600 as amended, incorporating comments suggested by the municipal solicitor. After completing the required statutory notification, a public hearing was held on October 2nd. Following comments from other jurisdictions, specifically from the Tsartlip First Nation, a further amendment was made to the OCP at the October 20th meeting, and on November 3rd, Central Saanich Official Community Plan Bylaw No. 1600, 2008 was adopted.

PLANNING ADMINISTRATION

- ✓ Meetings and enquiries regarding:
 - Vantreight rural property;
 - 1893 Prosser Road – proposed rezoning.
- ✓ Prepared report regarding an amendment to the "Dogwood Estates" development permit.
- ✓ Prepared reports regarding covenant amendments for 6252 Springlea Road and 6454 Fox Glove Terrace.
- ✓ Prepared staff reports regarding proposed road name change – Devonshire Road
- ✓ Assisted Engineering Department in review of draft development policy section of ISMP.
- ✓ Assisted Engineering Department in review of concept plans for East Saanich Road bike lanes.
- ✓ Planner performed landscape review and inspections for several completed projects.
- ✓ Processed and inspected Protected Tree Cutting and Pruning Permits.
- ✓ Attended CRD DPAC meeting – discussion on urban forestry project, update of RGS.
- ✓ Director and Planner attended separate CMHC housing outlook seminars.
- ✓ Director and Planner attended 'Headwaters to Deepwaters II' symposium.
- ✓ Director prepared presentation on planning items for new Council orientation.
- ✓ Director made presentation on Approving Officer Seminar at MATI 5.

PLANNING & DEVELOPMENT APPLICATIONS

Type of Application	2008			Previous Years Comparisons			
	NEW (this period)	YEAR TO DATE	ACTIVE *	2004	2005	2006	2007
OCP Amendment	0	1	1	1	-	3	2
Zoning Amendment or Rezoning	3	8	9	6	2	6	9
Development Permit	2	10	7	13	9	15	6
Development Variance Permit	3	17	10	17	15	18	13
Agricultural Land Reserve	1	6	6	7	5	2	7
Temporary Industrial/Commercial Use Permit	-	-	-	1	1	2	-
Total for this period (May–Aug.)	9						
ANNUAL TOTAL		42	*33	45	32	46	37

* Includes active applications received prior to 2008.

BUILDING INSPECTIONS

Although permit activity did drop somewhat in the later part of 2008, the yearly total was on par with the last few years. Interestingly, the number of site inspections did increase significantly from the past couple of years, indicating a steady year for inspection staff. Construction activity does traditionally taper off during the winter months, but at this point, staff are still busy with a number of new permit submissions.

With the implementation of a remote access to the District's permit tracking system, Building Inspection staff now utilize a blackberry for recording approvals and deficiencies while on-site. The system is working extremely well, and staff are confident there will ultimately not only be a time saving with real time on site updates, but also more consistent and accurate records of building permit action.

We continue to monitor permits issued for the creation of new or newly authorized suites, and it might be interesting to note that a total of 32 permits were issued for secondary suites in 2008, making for a total of 96 over the last few years.

BOARD OF VARIANCE

There was one Board of Variance Meeting held in the third reporting period of 2008. One application was considered.

November 6, 2008 meeting:

7871 Patterson Road – the proposed variance to vary the required rear yard setback from 7.5 metres to 3.5 metres (a relaxation of 4 metres) for the purpose of replacing a set of existing stairs and adding a walkway to enable house access to the deck was **APPROVED**.

BYLAW ENFORCEMENT

Files Currently in litigation

- 6700 block of Danica Way – non-permitted use.

Referrals to Municipal Solicitor

The following matters were referred to the Municipal Solicitor for further consultation:

- 6300 block of Central Saanich Road – additional dwelling/unauthorized suite.
- 1400 block of Keating Cross Road – unsightly/outdoor storage/non-permitted use.
- 1500 block of Keating Cross Road – unsightly/outdoor storage/non-permitted use.
- 6700 block of Danica Way – non-permitted use.
- 6600 block of Central Saanich Road – additional dwellings.
- 7300 block of East Saanich Road – non-permitted use.
- 7200 block of Veyaness Road – tree cutting.

Referrals to Other Government Agencies

The following matters were referred to the Ministry of Water, Land and Air Protection, Coast Guard, Agricultural Land Commission, BC Hydro, Vancouver Island Health Authority or the Department of Fisheries and Oceans for follow-up:

- 6700 block of Danica Way – odour issues.
- 6200 block of Oldfield Road – soil deposit.
- 6600 block of Rey Road – non-permitted use.
- 1400 block of Stelly's Cross Road – soil deposit.
- 700 block of Sea Drive – build without permit.
- 3200 block of Champion Road – manure storage.
- 1300 block of Greig Avenue – additional dwelling.
- 6400 block of Welch Road – additional dwelling.
- 8100 block of Derrinberg Road – additional dwelling.

Referrals to Council

The following bylaw enforcement issues have been referred to Council:

- 6300 block of Pat Bay Highway – additional dwellings.
- 6700 block of Barbara Drive – boulevard encroachment.
- 7700 block of Colin Place – unauthorized secondary suite.
- 7700 block of Wallace Drive – unauthorized secondary suite.
- *Central Saanich Waterworks Regulation Bylaw No. 1601, 2007.*
- *Central Saanich Ticket Information Utilization Bylaw Amendment Bylaw No. 1639, 2008.*

Issues that have been resolved

- Over 36 issues resolved (i.e. noise, business licences, secondary suites, second dwellings, unsightly premises, dumping, non-permitted uses, work without permits, outdoor storage, tree cutting, noxious weeds, signs, soil removal and deposit, vehicle and trailer parking, unlicensed and derelict vehicles parking, snow removal, etc.
- Resolved a long-standing file regarding an additional dwelling on East Saanich Road.

Other Enforcement Issues

The following issues are being addressed by staff and are at various stages of investigation/enforcement:

- Several second dwelling and secondary suite complaints (over 59% of the active bylaw enforcement files).
- Over 88 active files dealing with various bylaw infractions including: additional dwelling units, secondary suites, tree cutting, fence height, non-permitted uses, commercial and unlicensed vehicle parking, no business licence, outdoor storage, work without permits, excessive noise, unsightly properties, soil deposit, signs, etc.

Bylaw Inspections

- Undertook approximately 139 site inspections during September through December.

COMMUNITY SERVICES

Park Reservations

- 152 facility use requests were processed in 2008, compared to 157 in 2007 and 137 in 2006;
- Total revenue generated in 2008 - \$6,094, which is 1.2% above 2007 revenue;
- Processing of 14 park use requests this period.

Newman Farm Project

- Construction of new stairs to the boathouses;
- Building repairs initiated;
- Hosted class from UVic's Cultural Management Programme for study of preservation of wood structures.

Butterfield Park Building Restoration Project

- Repairs, re-roofing, exterior painting and gutter installation completed on the garage;
- Painting of all trim on the residence.

Facilities

- Re-roofing and replacement of two HVAC units at the Library;
- Completion of exterior painting of the Centennial Park Fieldhouse;
- Renovation of lower washrooms at the Municipal Hall to provide staff shower/change facilities;
- Coordinated workstation upgrades within the Finance Department;
- Modified main entrance foyer of Municipal Hall in response to police dispatch closure;
- Coordinated energy audits of the Municipal Hall, Fieldhouse and Cultural Centre.

Other

- Community weed pull held at Oak Haven Park on October 18th;
- Manager attended a seminar regarding Climate Action Change on October 21st;
- Manager attended professional development course within the "Old School" programme on October 25th;
- Community Services staff attended Occupational Health and Safety course on December 9th.

<i>SUBDIVISION APPLICATIONS (showing number of additional lots proposed)</i>			
<i>Date Rec'd</i>	<i>File</i>	<i>Location</i>	<i>Description</i>
March 3, 2005	1101-05	Lots 13 and 14, Bl. 4, Plan 1607 Meadowbank Road	A-2 (boundary adjustment) <i>Plan signed – February, 2008</i>
Dec. 22, 2005	1106-05	Lot 3, Plan 7415 1890 Haldon Road	A-1 – 1 lot <i>Under Review</i>
March 6, 2006	1109-06	Lot 6, Plan 15535 6250 Springlea Road	R-1 – 2 lots <i>Plan signed – June, 2008</i>
Aug. 29, 2006	1112-06	Lot 11, Plan 16450 6259 Marie Meadows	R-1 – 1 lot (DVP expired) <i>PLA issued November, 2006, expired</i>
Nov. 16, 2006	1113-06	Lot A, Plan 24955 6545 Central Saanich Road	R-1 – 1 lot <i>Plan signed – August, 2008</i>
April 16, 2007	1114-07	Lot 1, Plan 17156 6677 Central Saanich Road	R-1 – 1 lot (DVP authorized) <i>PLA issued June 29, 2007, renewed</i>
April 25, 2007	1115-07	Lot 6, Plan 2492 exc. Pcl A; Pt. Lot 1, Plan 18160 1872 Stelly's Cross Road	A-2 (boundary adjustment) <i>DVP authorized</i> <i>PLA issued July 20, 2007</i>
June 6, 2007	1116-07	Lot 1, Plan 23336 6820 East Saanich Road	R-1 – 1 lot <i>Plan signed – July, 2008</i>
Oct. 25, 2007	1117-07	Lot 17, Plan 1915 765 Harding Lane	R-1S – 1 lot <i>PLA issued February 26, 2008, renewed</i>
March 19, 2008	1118-08	Lot A, Plan VIP66226 7277 Veyaness Road	R-1 – 1 lot <i>PLA issued – July 8, 2008</i>
June 17, 2008	1119-08	Lot A, Plan 36987 1123 Verdier Avenue	R-2 – 1 lot <i>Plan signed – September 29, 2008</i>
Sept. 26, 2008	1120-08	Lot 2, Plan 20195 2345 Tanner Road	R-1 – 1 lot <i>PLA issued – November 18, 2008</i>
Nov. 12, 2008	1121-08	Lot A, Plan 45711 959 Stelly's Cross Road	R-2 – 1 lot (DVP authorized) <i>PLA issued – December 8, 2008</i>

 Hope V. Burns, mcip
 Director of Planning and Building Services
 Approving Officer

 Date

TOTAL NUMBER OF PERMITS ISSUED - 2008

	New SFD	New S.Suites	Suite Legal.	Sewer Connect.	New Multi	Instit. or Comm.	Ind.	Reno/Add.	Plng.	Fireplace/Woodstove	Sign	Demo	Other	Building Permits	Total Permits	Permit Revenue	Const. Value
January	4	5	2	9	0	2	1	1	15		1	0	4	17	33	\$27,581	\$1,881,599
February	0	0	2	0	0	2	2	4	13		3	1	4	15	31	\$7,371	\$275,180
March	6	2	0	8	0	3	3	5	18		1	1	3	21	40	\$50,596	\$3,762,200
April	3	3	0	8	1	2	1	5	9		2	1	4	17	28	\$28,725	\$2,055,270
May	4	3	0	0	0	2	1	8	16		0	0	4	21	37	\$40,100	\$3,030,000
June	0	0	0	1	0	2	2	3	8		1	3	5	19	28	\$32,191	\$2,277,000
July	3	3	1	2	0	0	1	13	15		4	0	0	20	39	\$30,293	\$2,186,000
August	5	4	1	6	0	2	1	12	0		0	2	2	18	30	\$30,209	\$2,345,000
September	2	0	0	0	0	5	1	6	15		2	2	3	19	36	\$31,137	\$2,231,650
October	3	3	1	2	0	2	0	10	12		2	0	1	23	37	\$49,809	\$4,001,308
November	0	0	2	2	1	3	1	4	10		2	0	2	13	25	\$11,346	\$627,900
December	0	0	0	0	0	2	1	3	9		0	0	6	12	21	\$5,419	\$327,500
TOTAL	30	23	9	38	2	27	15	74	140	0	18	10	38	215	385	\$344,777	\$25,000,607

November Multi-Res - Duplex - 1049/1051 Verdier Avenue - 2 units
 June Care facility for 16 residents - 7008 West Saanich Road
 April Multi-Res - Duplex at 1123 Verdier - 2 units

Total Permits Issued for Dwelling Units in 2008= 66 (+16 unit care facility)
 17 NSFD, 13 NSFD with Suites=26, 10 New Suites, 9 Suite Legalization, 2 New Duplex=4,
 7 of 20 new suites *finaled* in 2008 had permeable driveways 5 of 11 suites *legalized* in 2008 had permeable driveways

2007	32	30	15	34	3	27	25	77	184	9	17	8	34	219	429	\$436,214	\$33,178,355
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Total of Permits Issued for Dwelling Units in 2007 = 92
 19 NSFD, 13 NSFD with suites = 26, 17 New Secondary suites, 15 Suite Legalizations, 9 New Townhomes, and 3 New Townhomes with Suites = 6
 1 of 3 new suites *finaled* in 2007 had permeable driveways 5 of 16 suites *legalized* in 2007 had permeable driveways

June Multi-Res - Units 1-4-6961 East Saanich Road - 1- 4 plex (4 units)=total 4 units
 May Multi-Res - Units 5-7-6961 East Saanich Road - 1-triplex (3 units)=total 3 units
 April Multi-Res - Units 8-12-6961 East Saanich Road - 1-5 plex (3 units with suites)=total 8 units

**Fire Dept. took over Fireplace/Woodstove permits on March 1, 2007

2006	20	6	3	53	7	16	22	70	141	32	13	5	25	173	359	\$293,287	\$21,031,211
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Total of Permits Issued for Dwelling Units in 2006 = 70 (20 NSFD + 6 New Suites + 3 Legalized Suites + 41 Multi Family)
 **** 2 of the 9 issued permits for Secondary Suites have received final approval - both were for existing suites the other permits are still under construction
 1 permitted suite out of 2 had a permeable driveway
 **** 9 Additional Secondary Suites Applied for in 2006- 1 ready to issue, 1 for a NSFD under review and the remaining 7 have outstanding issues to meet permit criteri
 August Multi-Res - 2A,2B, & 2C- 7250 West Saanich Road - 1 Triplex townhomes = total 3 units
 July Multi-Res - 1 Triplex =3 unit, 1- Duplex = 2 units Townhomes (1A,1B&1C & 3A&3B - 7250 W. Saanich Road); 26 condo units(7088 W. Saanich Road = total 31 units
 May Multi-Res - 2- Duplex townhomes 6A,6B, 4A&4B -7250 W.Saanich Road =4 units, 1-Triplex townhomes (5A,5B,&5C - 7250 W. Saanich Road = 3 units = total 7 units

2005	28	7	0	34	7	28	20	76	155	39	12	9	27	192	401	\$341,969	\$25,613,987
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Total of Permits Issued for Dwelling Units in 2005 = 116 (28 NSFD + 7 New Suites + 81 Multi Family)

December Multi-Res Duplex - 1118 Newton Place =2 Units
 October Multi-Res - Legion Manor -F-7160 East Saanich Road = 68 Units
 June Multi-Res - 8025 C & 8025 D East Saanich Road 1-3 Plex townhomes, 1-4 Plex townhomes = 7 Units
 March Multi Res - 8025 A & 8025 B East Saanich Road - 2 Townhomes with suites = 4 Units

Note: Permit revenue only includes permit fees.
 Construction value is estimated value of building permits only.
 Reno/Add. includes residential renovations and additions.
 Other also includes Renewals, Swimming pools and misc permits.
 Industrial also includes agricultural buildings.

NUMBER OF BUILDING INSPECTIONS BY MONTH - 2008

	Site	Sec. Suites	Forms/ Found.	Drain Tile	Services	Framing	Plumbing	Insulation	Stucco	***Poly for Slab	Final	Other or Expired	Total
JANUARY	3	5	13	11	1	28	17	15	6	6	19	0	124
FEBRUARY	8	3	9	3	0	20	17	11	11	0	12	0	94
MARCH	6	4	14	7	5	21	17	13	2	2	18	0	109
APRIL	5	2	20	16	1	20	14	8	3	5	18	0	112
MAY	9	0	13	15	0	14	25	4	9	4	27	0	120
JUNE	3	1	6	6	1	21	15	9	3	4	23	0	92
JULY	6	4	12	6	3	21	14	15	3	0	25	6	115
AUGUST	11	6	18	10	0	17	16	8	4	0	12	0	102
SEPTEMBER	10	3	18	10	5	18	20	9	14	0	20	0	127
OCTOBER	10	1	21	19	2	14	18	8	18	0	17	0	128
NOVEMBER	6	0	16	8	0	19	10	10	7	0	20	0	96
DECEMBER	3	0	8	4	3	12	16	11	7	0	17	0	81
TOTAL	80	29	168	115	21	225	199	121	87	21	228	6	1300

2007	79	47	160	100	12	158	225	105	51	47	168	29	1087
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2006	89	13	143	81	14	146	85	101	57	44	154	22	1031
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2005	128		180	89	29	179	170	101	80	65	228	9	1258
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2004	144		167	76	31	164	210	114	73	50	196	28	1253
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** Secondary suite inspections were included in site category until July 2006

*** Fire Department took over Chimney/Fireplace Permits in March 2007 - Poly for Slab replaces category

BYLAW INSPECTIONS - 2008

	SUITES	NOXIOUS WEEDS	PARKING	UNSIGHTLY PREMISES	TREES	NOISE	MUD ON ROAD	BUILDING PERMIT	SOIL DEPOSIT OR REMOVAL	HOME OCCUPATION	SIGNS	B.O.V.	STOP WORK	L.U.B. USES	BUS. LICENCE	MISC./ OTHER	MONTHLY TOTALS
JANUARY	4	0	9	5	1	0	0	1	2	0	1	0	0	3	10	2	28
FEBRUARY	0	0	3	6	2	0	0	3	1	0	0	0	1	1	7	5	22
MARCH	1	0	5	8	0	0	4	1	0	0	0	0	1	4	5	1	33
APRIL	0	0	1	11	0	1	3	0	1	0	0	0	0	1	11	2	23
MAY	1	0	9	9	1	0	1	0	2	0	2	0	0	2	7	6	34
JUNE	4	0	8	13	2	3	0	4	5	0	0	0	3	6	8	2	50
JULY	4	0	9	20	6	1	0	0	3	0	2	0	4	4	9	5	25
AUGUST	1	0	2	8	1	0	0	2	3	0	0	0	0	0	10	0	17
SEPTEMBER	6	0	3	13	4	0	0	0	0	0	0	0	1	7	4	2	39
OCTOBER	1	0	5	9	0	0	3	6	4	0	0	0	2	10	11	15	56
NOVEMBER	2	0	1	3	2	0	2	5	0	0	1	0	1	2	3	2	24
DECEMBER	4	0	4	3	1	0	0	1	0	0	0	0	0	1	4	2	20
2008 TOTALS	28	0	59	108	20	5	13	23	21	0	6	0	13	41	89	44	371

2007 TOTALS	54	0	32	97	30	17	1	38	28	1	11	1	20	39	27	35	431
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2006 TOTALS	37	3	44	45	20	11	4	10	26	5	10	0	3	44	27	51	340
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2005 TOTALS	37	18	11	41	57	21	2	23	13	0	14	0	10	45	32	63	387
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2004 TOTALS	41	26	56	51	21	11	4	21	14	0	17	1	2	62	57	56	427
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In October 2004 - Statistics were only a "Guesstimate" due to the absence of Bylaw Enforcement Officer

2003 TOTALS	23	15	27	101	26	13	8	9	31	1	21	0	8	66	73	49	471
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* In June 2003 the "Development Permit" column heading was changed to "Building Permits" & "Meetings" column heading was changed to "Signs"

2002 TOTALS	34	27	19	30	30	10	8	4	35	15	28	2	3	98	61	58	450
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2001 TOTALS	28	19	19	22	15	7	9	2	22	55	29	1	2	124	149	85	588
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2000 TOTALS	20	6	18	49	3	2	0	2	34	24	11	1	31	127		123	451
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1999 TOTALS	19	13	8	28	3	14	3	0	4	34	46	10	26	50		44	302
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1998 TOTALS	9	6	2	23	14	7	58	150	58	83	52	10	7	79		67	417
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1997 TOTALS	21	10	15	31	2	14	1	11	23	39	50	10		12		44	289
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1996 TOTALS	39	24	15	42	12	18	3	58	29	78	23	27		10		95	485
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