



Planning, Building & Community Services

Departmental Status Report (Applications/Building Permits/Activities)

No. 2, 2009

May - August

DEPARTMENT HIGHLIGHTS

Building activity, especially for smaller residential renovations and creation of legal secondary suites, was quite active for this reporting period. Building and Planning also dealt with the finalization of approvals for the first phase of the Brentwood Square, CITTA's industrial project and Brentwood Lodge condo expansion.

Significant improvements to the Newman Farm Park beach access and boathouses, re-roofing of Butterfield residence and implementation of fire protection measures for West Saanich School were completed as well.

In the autumn, staff will focus on undertaking the consultation for both the Agricultural Area Plan and the Centennial Park tennis courts' upgrading.

NEW DEVELOPMENT APPLICATIONS

Norscot Developments, 1076 Verdier Ave.

On May 13th, an application for rezoning was submitted to facilitate a four lot subdivision and the construction of four single-family (single storey) dwellings on the property located at 1076 Verdier Avenue. A staff report was considered by the Advisory Planning Commission at the May 27th meeting and by the Planning and Development Committee at the June 22nd meeting. Council directed staff to prepare the necessary Land Use Bylaw amendment for the proposed four residential unit project by rezoning the site from the R-2 Zone to R-1Z, with an increased maximum site coverage of 45 percent. On July 27th, Council gave first two readings to Bylaw 1669. Staff are carrying out the statutory notification procedures for a public hearing scheduled for September 21st.

W.F. and L. Hankin, 1176 Clarke Road

On May 20th, a development variance permit application was submitted for a proposed two-lot subdivision at 1176 Clarke Road. A staff report was considered by the Planning and Development Committee on June 22nd, and Council directed staff to notify adjacent residents that the permit would be considered at an upcoming meeting. On July 27th, the permit was authorized for issuance by Council.

Frank Gruber, 7410 Veyaness Road

An application for rezoning and OCP amendment was submitted on May 20th for a proposed 58-unit seniors' care facility on the property located at 7410 Veyaness Road. The proposal is to rezone the property from the Rural Estate RE-2 zone to the Residential Institutional RP-2 zone. The OCP's long range Land Use Plan designation would also be required to be amended from "Residential" to "Multi Family Residential". A staff report was considered by the Advisory Planning Commission at the June 24th meeting, and Council considered a further staff report on August 17th. Council directed staff to prepare the necessary bylaws to amend the OCP and Land Use Bylaw, and once additional required information is received, to carry out the statutory notification requirements in preparation for an upcoming public hearing.

Victoria Hindu Parishad, 1934 Cultra Ave.

On June 12th, applications for rezoning and development variance permit were submitted for the Hindu Temple located at 1934 Cultra Avenue. The proposal is to rezone from the current Residential R-1M zone to an Institutional P-1A zone to conform with current and historic use of the property, which is assembly use for religious services. A parking variance has also been requested. On June 16th, the Victoria Hindu Parishad requested that processing of the rezoning application be halted.

NEW APPLICATIONS (Cont'd)

David and Ann Rogers, 8020 Arthur Drive.

A land use bylaw amendment was submitted on July 24th requesting that the maximum allowable lot coverage be increased to allow the construction of an accessory building on the property located at 8020 Arthur Drive. The application is under review and a staff report will be prepared shortly.

District of Central Saanich, 1774 Prosser

To facilitate a land acquisition and preserve the ravine area as a natural park as an addition to Centennial and George May Parks, an ALC application for subdivision was forwarded to the Agricultural Land Commission for consideration of subdividing a portion of the property. The Commission approved the application subject to several conditions. A staff report was considered by Council at the June 1st meeting for a development variance permit as the remaining parcel does not meet the minimum lot size of its zoning designation, which is A-2 Agriculture (2ha / 5 acres). Council directed staff to notify adjacent residents of its intention to consider issuance of the permit, and on June 22nd, the development variance permit was authorized. Processing of the subdivision is underway.

Ian Vantreight, 8410 Wallace Drive

On June 24th, a rezoning application was submitted for a 13 ha (32 acre) portion of a 36.43 ha (90.01 acre) parcel of land located at 8410 Wallace Drive. The 13 ha portion lies outside the ALR and is designated as Rural in the Official Community Plan. The subject property is zoned Agriculture (A-1) and the proposal is to rezone to a new rural estate zone to allow an 89 unit mixed housing development. The applicant proposes community benefits including the consolidation of the remainder of the property with four other agricultural parcels for a total lot area of approximately 72 ha (177 acres). Dedication of parkland is also proposed. A staff report was considered by the Advisory Planning Commission on July 22nd, which recommended support

of a lower density, clustered development based on an existing rural estate zoning. A further staff report was considered by Council at the August 17th meeting. Council expressed support for the proposed development and directed to staff to proceed with the creation of a new Rural zoning category for consideration by Council.

Ray Mounsey, 6701 Welch Road

A development permit application was submitted on August 26th for slope stabilization of the steep coastal bluff of this property. The application is under review by staff

ON-GOING APPLICATIONS

685544 BC Ltd. (formerly Casa Projects Inc.) 7161 West Saanich Rd.

Upon receipt of revised plans for a four storey mixed use residential/commercial project on the former Brentwood Bay post office site, a staff report was prepared for consideration by the Advisory Planning Commission at the May 27th meeting. On July 13th, the Planning Department was advised that a new property owner wishes to proceed with the original development proposal that went to public hearing in September, 2008. A staff report was considered by Council on July 27th and Council indicated that it is prepared to consider fourth and final reading of Bylaw 1628, to rezone the property at 7161 West Saanich Road from the Core Commercial Zone (C-1) to a new Comprehensive Development Zone (CD-5). Council also indicated support to issue a revised Development Variance Permit and Development Permit for this proposed multi-family residential/commercial project. The original plans are still under consideration and the new owner proposes additional parking.

ON-GOING APPLICATIONS (Cont'd)

Robert Oldfield, 832 Verdier Avenue

On May 4th, Council gave first two readings to Bylaw 1660, a bylaw to rezone the property located at 832 Verdier Avenue from Service Station Commercial (C-4) to Neighbourhood Commercial (C-3). The proposal is for a three-storey mixed use residential/commercial development. As directed by Council, staff carried out the statutory notification procedures in preparation for a public hearing, which was held on June 1st. Upon review of the Public Hearing report, Council gave third reading to Bylaw 1660. Several conditions are required to be met prior to Council's consideration of final reading of the bylaw and issuance of the Development and Development Variance Permits. The conditions include approval from the Ministry of Transportation as well as receipt of a certificate of compliance from the Ministry of Environment that all site remediation requirements have been met.

Ridge Rock Properties Ltd, 1893 Prosser

Revised plans were submitted on May 15th for the property located at 1893 Prosser Road, currently zoned Agriculture A-2. This .4ha (1.09 acre) parcel is designated as "Residential" in the OCP, and lies within the urban settlement area boundary. The proposal is for a 20-unit townhouse development. On May 27th, the Advisory Planning Commission once again considered the proposal as outlined in a revised staff report. The developer held a public information meeting on June 17th to review the proposal with surrounding neighbours. On June 22nd, a further staff report, including the APC's recommendations, was considered by the Planning and Development Committee. Council's decision was that further consideration of this application be postponed to afford the applicant the opportunity to consider concerns expressed, including the proposed design and massing. Revised plans, including reducing the density by two units, were submitted and a further staff report was considered by Council at the August 17th meeting. Council directed staff to prepare the necessary OCP and Land Use Bylaw amendment bylaws and to carry out the statutory notification procedures for an upcoming public hearing.

Ravens' Landing Industrial Park, 1763 Sean Heights

A staff report was considered by the Planning and Development Committee on May 11th pertaining to a development permit application for phases 2 and 3 of the Ravens' Landing Industrial Park, located at 1763 Sean Heights. This next phase includes two buildings of tilt-up concrete panel construction with entry and interior finishing to be designed to meet the needs of future tenants. A caretaker's cottage on the south end of the property is also to be built as a part of this phase. Council approved the issuance of the Development Permit at the May 19th meeting subject to several conditions. On August 21st, an amendment to the development permit was submitted, requesting approval to connect the two buildings with an additional 700m² (7700 sq. ft.) of floor area. The amendment application is under review by staff.

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

Prior to final reading of Bylaw 1642, to rezone the properties located at 1782 Stelly's Cross Road and 7322 Wallace Drive from Agriculture (A2) to an amended Veterinary Agriculture (A6) zone, several conditions need to be addressed including the submission of a restrictive covenant to ensure that the two lots will be legally consolidated. The proposal is to facilitate expansion of the veterinary facilities at this location.

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

The requested land use bylaw amendment to establish a portion of the property located at 8277 Central Saanich Road as a Temporary Commercial Use Permit (TCUP) area is still under consideration. The proposal is to allow for seasonal temporary farm worker housing to accommodate a maximum of 90 workers. The Agricultural Land Commission approved a non-farm use application for farm worker housing subject to several conditions, however in view of concerns expressed by the adjacent neighbours, Council

ON-GOING APPLICATIONS (Cont'd)

referred this matter back to the applicant for further consultation with staff. The objective is to identify an acceptable location for the proposed temporary farm worker housing.

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

To date, a rezoning application has not been submitted for a proposed Integrated Resource Management facility on the property located at 8277 Central Saanich Road. The proposal was approved by the Agricultural Land Commission subject to several conditions.

Church and State Wines, Benvenuto Ave.

The proposal to reconfigure the property boundaries of 1425 and 1445 Benvenuto Avenue into one larger agricultural parcel, and then to create two Rural Estate zoned properties is awaiting several conditions to be met prior to Council's consideration of final adoption of rezoning Bylaw 1651. One of the conditions is the submission of an ALC inclusion application for a 0.2ha portion of the property. If adopted, Bylaw 1651 would rezone the western portion of the property located at 1425 Benvenuto Avenue, on the hillside of the site, to Rural Estate (Variable Lot Size) RE-4.

David and Jill Stevens, 6459 Welch Road

On July 10th, correspondence was received from the Agricultural Land Commission advising that approval was given to the ALC application for non-farm use (second dwelling) for the property located at 6459 Welch Road. The property owners wish to retain a second residence on the property for farm help. The ALC's approval was subject to several conditions including the registration of a covenant to restrict residential dwellings on the property to the existing single family dwelling and the existing loft accommodation within the existing barn for farm help. The approval is non-transferable. Since the barn and secondary suite were constructed without the required permits, the property owner is required to apply for all necessary permits.

Michell Bros., 2598 Island View Road

On July 10th, notification was received from the Agricultural Land Commission that the ALC application for subdivision of a 40.6ha (100.3 acre) parcel of land located on Island View Road was approved. The proposal is to subdivide an approximate 4ha (10-acre) parcel to include the existing residence located at 2598 Island View Road. The ALC's approval is subject to several conditions including consolidation of other land owned by Michell Bros. The property owners will now need to apply to the District, however a subdivision application has not been submitted.

Eurosa Farms Ltd., 1266 Greig Avenue

On May 4th, Council considered a staff report for the ALC application for non-farm use (second dwelling) for the property located at 1266 Greig Avenue. The property owners wish to retain a second residence on the property for farm help. Council approved the application subject to several conditions, including the owners obtaining the necessary building and plumbing permits to convert the building into a residential dwelling for accommodating farm help.

Beacon Community Ass'n., 1336 Marchant

On May 19th a staff report was considered by Council pertaining to the development variance permit application requesting approval for the construction of a six foot high metal picket-style fence at the new "Sluggett House" seniors' housing project. Council directed staff to notify adjacent residents that the application would be considered at the June 15th meeting. Council authorized the issuance of the permit at that meeting.

Jill Wake, 7046 Brentwood Drive

To date, a development variance permit application has not been submitted for the structures built within the setback from the natural boundary of the sea. In 2008, the property owner requested permission to allow structures, built without prior approval, to remain on the foreshore and within a public right-of-way along

ON-GOING APPLICATIONS (Cont'd)

the shore of the property located at 7046 Brentwood Drive. At that time, Council directed the property owner to submit a development variance permit application.

Amendment to Core Commercial (C-1) Zone – front yard setback

A public hearing was held on June 1st for Bylaw 1661, a bylaw to amend the Core Commercial (C-1) zone by reducing the required front yard setback for all buildings and structures, from 3.0m to 0m. The bylaw was adopted on June 15th.

PLANNING ADMINISTRATION

- ✓ Meetings and enquiries regarding:
 - Vantreight rural property
 - Peden Lane development
- ✓ Prepared additional reports regarding:
 - proposed subdivision – 6286 Oldfield Road
 - proposed subdivision – 1872 Stelly's X Road
 - rezoning all A-2 zoned lands to the A-1 zone
 - acquisition of a portion of 1774 Prosser Road for park purposes
- ✓ Director and Planner prepared application to Investment Agriculture Foundation for Central Saanich Agricultural Area Plan.
- ✓ Director attended meetings on worker housing opportunities on the Peninsula in conjunction with the Chamber of Commerce.
- ✓ Director attended CMHC Housing Roundtable.
- ✓ Director provided written support for ACT funding for Farm Worker housing project proposed by Community Council.
- ✓ Director involved with Administration in reviewing the Community Energy Plan and providing planning information on the Facilities' project.

- ✓ Director and Bylaw Enforcement Officer involved in several enforcement issues including tree removal
- ✓ and illegal uses and resultant court cases.
- ✓ Director assisted Finance Department with proposed DCC Bylaw for Brentwood Utilities' undergrounding project.
- ✓ Planner liaised with Engineering Department in review of drawings for East Saanich Road improvements and bicycle lanes.
- ✓ Planner performed landscape review and inspections for several completed projects.
- ✓ Processed and inspected Protected Tree Cutting and Pruning Permits.
- ✓ Planner attended the launch of the Regional Pedestrian and Cycling Masterplan initiative at the CRD.
- ✓ Planner attended PIBC Conference in Whistler entitled "A Better Future: Adapting To Change".
- ✓ Planner attended Climate Action Working Group meeting at CRD.
- ✓ Planner attended municipal planning and engineering input meetings for Victoria Regional Rapid Transit Plan.
- ✓ Planner attended public information meeting for proposed development at 1893 Prosser Road.
- ✓ Administrative Assistants liaised with Grade 3 students from Brentwood Elementary School who were studying a unit on Central Saanich local government, helping the students to understand the roles and responsibilities of the Planning and Building Department.

PLANNING & DEVELOPMENT APPLICATIONS							
Type of Application	2009			Previous Years Comparisons			
	NEW (this period)	YEAR TO DATE	ACTIVE *	2005	2006	2007	2008
OCP Amendment	1	2	2	-	3	2	1
Zoning Amendment or Rezoning	5	7	11	2	6	9	8
Development Permit	1	5	10	9	15	6	10
Development Variance Permit	3	7	8	15	18	13	17
Agricultural Land Reserve	1	5	7	5	2	7	6
Temporary Industrial/Commercial Use Permit	-	2	-	1	2	-	-
Total for this period (May–Aug.)	11						
ANNUAL TOTAL		28	*38	32	46	37	42

* Includes active applications received prior to 2009.

BUILDING INSPECTIONS

Although media reports may have one thinking otherwise, permits issued to date in 2009 are greater than those reported in the last three years in the same time period. However, it is noted that that permit revenues are lower than previous years, which indicates that construction costs are slightly lower and emphasizes the trend to renovate existing commercial and residential buildings. The Building Department has also been dealing with a number of larger projects during the last few months, including the Royal Bank site in Brentwood Bay and Raven’s Landing off of Sean Heights.

Additional funding has allowed the building department to maintain an expected level of coverage during staff vacation time by hiring experienced relief staff, as well as keeping up with permits and inspections during the balance of the year. Inspection requests have increased 60% since 2006, so the demand on staff time is on going.

Using the implemented permit tracking system not only allows staff quick access to permit information, but also provides a means to be proactive when dealing with expired building permits. Every attempt is made to complete building permit files prior to the expiry date, which ultimately saves everyone time associated with permit renewals and extensions.

BOARD OF VARIANCE

There were two Board of Variance meetings held in the second reporting period of 2009. Two applications were considered:

July 2, 2009 meeting:

6873 Wallace Drive – the proposal to relax the rear yard setback from 7.5m to 3.35m requiring a variance of 4.15m in order to build a deck was **APPROVED CONDITIONALLY** on a BCLS survey verifying the 3.35m relaxation before the building permit is issued.

August 6, 2009 meeting:

761 Harding Lane – the proposal to vary the front yard setback from the required 7.5m to 3.2m, requiring a variance of 4.3m in order to construct a new landing and alteration of the portion of the existing exterior walls was necessary to raise the home 0.6m to 1.2m higher than presently existing; and a relaxation to the required building separation between the principal building and the accessory building from 3.0m to 0m requiring a variance of 3.0m for the purpose of connecting the proposed new landing at the rear of the residence to the existing accessory building, was **APPROVED**.

BYLAW ENFORCEMENT

Files Currently in litigation

- 1800 Block of Keating Cross Road – Protected Tree Cutting.
- 8200 Block of Alec Road – Protected Tree Cutting.
- 7000 Block of Brentwood Drive – Right of Way Encroachment.

Referrals to Municipal Solicitor

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

- 6300 Block of Central Saanich Road – Unauthorized Suite.
- 1500 Block of Keating Cross Road – Unightly/Outdoor Storage.
- 6700 Block of Danica Way – Non-permitted Use.
- 6300 Patricia Bay Highway – Additional dwellings/Unauthorized Suite.

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:

- 6300 Block of Central Saanich Road – Septic.
- 1300 Block of Greig Avenue – Additional Dwelling.
- 1200 Block of Greig Avenue – Additional Dwelling.
- 6400 Block of Welch Road - Additional Dwelling.
- 1500 Block of Keating Cross Road – Uninhabitable.

Referrals to Council

The following bylaw enforcement issues have been referred to Council:

- 2600 Block of Lancelot Place – Build Without Permits.
- 6600 Block of Woodward Drive – Additional Dwelling/Unauthorized Suite.
- 7000 Block of Beach View Court – Unauthorized Suite.
- 7100 Block of West Saanich Road – Unightly Premises.
- *Central Saanich Firearms Bylaw No. 1612, 2009.*

Issues that have been resolved

- Over 47 issues resolved (i.e. noise, business licences, secondary suites, second dwellings, unsightly premises, shed in setback, tamper with water system, work without permits, boulevard obstruction, outdoor storage, tree cutting, noxious weeds, over-height fence, vehicle and trailer parking, unlicensed and derelict vehicles parking, mud on road, soil deposit, etc.).
- Resolved long-standing files regarding two additional dwellings on Central Saanich Road, one additional dwelling on Lochside Drive and a non-permitted use on Danica Way.
- *Central Saanich Firearms Bylaw No. 1612, 2009* was adopted.

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 (45% of the active bylaw enforcement files).
- Over 106 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 183 site inspections during May through August.

COMMUNITY SERVICES

Park Reservations

- 86 park use requests were processed during this period (2 seasonal and 84 day use);
- \$2,419.00 revenue generated;
- A number of major special events held in Central Saanich parks this period include: Cinema Under The Stars, Music in the Park series, Terry Fox Run, Brentwood Bay Festival and Central Saanich Days.

Facilities

- Coordinated relocation of the main server room and maintenance shop at the Municipal Hall;
- Chimney repair and re-roofing of the Butterfield Residence;
- Re-roofing of the Centennial Park garage;
- Staff assisted with Municipal Hall Building Condition Assessment;
- Orchestrated changes to furnishing within Mayor's, Clerk's and IT Coordinator's offices, as well as file storage upgrade in Planning/Engineering;
- Cultural Centre siding repair underway in preparation for painting.

West Saanich School – Fire Separation

- Specification and Request for Quotations for 2009 scope of work;
- District received \$10,000 donation from the Brentwood Bay Old School Hall Society;
- Construction began August 4th;
- By end of period, work was on target for completion in mid-September.

Centennial Park Tennis Courts

- Staff began working with landscape consultant to prepare conceptual plans for public consultation process in Fall, 2009.

Newman Farm Project

- Re-roofing and repair of the two boathouses completed;
- East portion of the park signed and opened to the general public;
- RFQ for 2009 scope of work on residence and barn underway;
- Prepared Request For Proposals for use of boathouses.

Hagan Bight beach access

- Completion of a preliminary archaeological site review, followed by application for an heritage alteration permit and receipt;
- Site meeting with adjacent property owners to discuss planned improvements.

Other

- Staff involvement with the acquisition of 1774 Prosser Road;
- Staff liaison to the Olympic Torch Relay event, with application made for grant funding;
- Staff liaison for the Ocean Discovery Days event;
- Support to volunteers involved with the Breeding Birds of B.C. bird inventory.

Professional Development

- Manager attended a GHG Reduction workshop on June 17th.

<i>SUBDIVISION APPLICATIONS (showing number of additional lots proposed)</i>			
<i>Date Rec'd</i>	<i>File</i>	<i>Location</i>	<i>Description</i>
Dec. 22, 2005	1106-05	Lot 3, Plan 7415 1890 Haldon Road	A-1 – 1 lot <i>Under Review</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>Plan signed – July 23, 2009</i>
Oct. 25, 2007	1117-07	Lot 17, Plan 1915 765 Harding Lane	R-1S – 1 lot <i>Plan signed – January 22, 2009</i>
March 19, 2008	1118-08	Lot A, Plan VIP66226 7277 Veyaness Road	R-1 – 1 lot <i>Plan signed – July 23, 2009</i>
Sept. 26, 2008	1120-08	Lot 2, Plan 20195 2345 Tanner Road	R-1 – 1 lot <i>PLA issued – November 18, 2008,</i> <i>renewed</i>
Nov. 12, 2008	1121-08	Lot A, Plan 45711 959 Stelly's Cross Road	R-2 – 1 lot (DVP authorized) <i>Plan signed – July 2, 2009</i>
Jan. 20, 2009	1122-09	Lot B, Plan VIP64758 6286 Oldfield Road	A-2 – 1 lot <i>PLA issued – June 12, 2009</i>
May 20, 2009	1123-09	Lot B, Plan 34597 1176 Clarke Road	R-2 – 1 lot (DVP authorized) <i>PLA issued August 20, 2009</i>
June 22, 2009	1124-09	Lot 7, Plan 575 1774 Prosser Road	A-2 – 1 lot (for parkland) <i>Under Review</i>
July 27, 2009	1125-09	Lot 12, Plan 151112 and Lot B, Plan VIP56725 6671 and 6665 Tamany Drive	R-1 – lot line re-alignment <i>PLA issued – August 18, 2009</i>
Aug. 28, 2009	1126-09	Pt. 2, Plan 14314; Pt. sec 10, R1E 1335 Stelly's X Rd.	A-1 – lot line re-alignment <i>Under Review</i>

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

 Date

TOTAL NUMBER OF PERMITS ISSUED for the Second Third of 2009

	New SFD	New SFDwS	New Suite	Leg Suite	New M/C/I	New Ind	Reno/Add M/C/I/Ind	Reno/Add SFD	Demo	Other	Plmg	Sign	Total Inspections	Total BP's	Total Permits	Permit Revenue Sec. Suites	Permit Revenue	Construction Value
JAN	1	1	1	1	0	0	6	2	1	3	6	3	107	16	25		\$20,014	\$1,505,139
FEB	4	0	1	1	0	0	0	4	0	12	10	1	130	22	33		\$27,952	\$1,995,000
MAR	0	0	1	0	0	2	6	9	2	10	16	0	162	30	46	(\$387.50)	\$35,876	\$2,866,505
APR	1	0	0	0	0	1	5	5	1	1	13	0	146	14	27	0	\$11,373	\$638,300
MAY	2	0	3	2	0	0	2	13	1	0	12	0	116	23	35	(\$175.00)	\$26,606	\$1,996,999
JUN	1	1	1	1	0	0	4	7	0	3	12	1	159	18	31	(\$137.50)	\$14,740	\$1,083,360
JUL	1	2	1	2	1	1	5	7	1	8	15	1	168	29	45	(\$300.00)	\$28,628	\$2,008,000
AUG	0	2	1	1	0	1	4	9	2	6	17	0	163	26	43	(\$475.00)	\$20,696	\$1,342,300
SEP																		
OCT																		
NOV																		
DEC																		
	10	6	9	8	1	5	32	56	8	43	101	6	1151	178	285	\$ (1,475.00)	\$185,885	\$13,435,603

Second Third of 2008

266 Permits Issued, 868 Inspections, \$247,066 Permit Revenue, \$17,812,249 Construction Value

Second Third of 2007

144 Permits Issued, 763 Inspections, \$327,474 Permit Revenue, \$25,396,297 Construction Value

Second Third of 2006

239 Permits Issued, 683 Inspections, \$211,177 Permit Revenue, \$15,840,676 Construction Value

Permit Revenue only includes building permit fees

Construction Value is an estimate of building permits only

Other includes renewals, swimming pools, and misc. permits

Industrial includes agricultural buildings including barns

Multi Family = **M**

Commerical = **C**

Institutional = **I**

Industrial = **Ind**

BYLAW INSPECTIONS - 2009

	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	6	0	6	7	6	0	2	1	0	0	1	0	1	1	1	5	37
FEBRUARY	5	0	7	6	4	0	1	0	1	0	1	0	1	3	0	7	36
MARCH	4	0	25	15	2	9	3	0	0	0	0	0	0	4	0	9	71
APRIL	5	0	3	15	0	2	2	0	1	0	0	0	0	4	0	7	39
MAY																	
JUNE																	
JULY																	
AUGUST																	
SEPTEMBER																	
OCTOBER																	
NOVEMBER																	
DECEMBER																	
2009 TOTALS	20	0	41	43	12	11	8	1	2	0	2	0	2	12	1	28	183

2008 TOTALS	28	0	59	108	20	5	13	23	21	0	6	0	13	41	89	44	371
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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	60	133	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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