



Planning, Building & Community Services

Departmental Status Report (Applications/Building Permits/Activities)

No. 1, 2010

January - June

DEPARTMENT HIGHLIGHTS

The number of active applications (48) in this six month timeframe is greater than the number of applications received in total for the last few years. Planning staff dealt with a number of major redevelopment applications in Brentwood Bay including the former post office, Seafirst Insurance and Brentwood Florist sites along with an application for a small mixed use project in Moodyville. Extensive reports on the Vantreight proposal were also prepared. A first workshop with the agricultural community was held to commence the Agricultural Area Plan preparation. Detailed design is now underway for the tennis court project as part of Centennial Park.

NEW DEVELOPMENT APPLICATIONS

Quadco Holdings Ltd., 7111 West Saanich

On January 28th, a rezoning application was submitted for the proposed commercial/residential development of the property located at 7111 West Saanich Road, formerly known as the Brentwood Florist shop. A staff report was considered by the Advisory Planning Commission at its February 3rd meeting; revised plans were submitted on June 4th and a further staff report was considered by the Commission at the June 16th meeting. At the June 28th Planning and Development Committee meeting, a staff report was considered for the proposed development which includes 24 residential units in three storeys and 485m (5207 sq. ft.) of ground floor commercial space. The Committee recommended that staff prepare a Bylaw to rezone the property from the C-1 zone to an amended CD-5 zone. A development variance permit has also been requested to vary the number of required parking stalls, parking setback, and loading bays. It is anticipated that a public hearing will be held early in the Fall.

Ian Vantreight, 8410 Wallace Drive

On March 12th, a revised rezoning and OCP amendment application was submitted for a proposed housing development at 8410 Wallace Drive. The subject property is zoned Agriculture (A-1) and the proposal is to rezone 13 ha (32 acre) portion of this 36.43 ha (90.01 acre) of land to the Rural Estate RE-5 zone to allow for a 57 unit housing development. The 13 ha portion lies outside the ALR and is designated as Rural in the Official Community Plan. A staff report was considered by the Advisory Planning Commission at its April 21st meeting, and further staff reports were considered by Council in May and June. Council directed staff to carry out the statutory notification process in preparation for a public hearing scheduled for July 14th.

John Romashenko, 7226 Peden Lane

A development permit and development variance permit application was submitted on April 12th for a proposed combined residential and commercial development. The property is zoned Marina Commercial (C-6) and several variances have been requested. A staff report was considered by the Advisory Planning Commission on May 19th. A further staff report was prepared and considered by the Planning and Development Committee at its May 25th meeting. On June 7th, Council directed staff to carry out the statutory notification process advising adjacent property owners of the requested variances for the proposed mixed commercial/three unit townhouse residential development. Council will be considering the development and development variance permits at a meeting in early July.

NEW APPLICATIONS (Cont'd)

Boulders Climbing Wall, 1627 Stelly's X Rd.

On January 15th, a development variance permit application was submitted for a proposed climbing wall addition at Stelly's Secondary School. A staff report was considered by the Planning and Development Committee on February 8th, and Council directed staff to notify adjacent property owners that Council will be considering the permit to increase the maximum height of the proposed addition from 8m (26 ft.) to 22m (72.2 ft.) at an upcoming meeting. The permit was authorized for issuance by Council on April 6th. Staff wrote a further report in April expressing concern on the deletion of some architectural design features.

J. Town Developments, 7266 Chatwell Drive

On February 12th, an application was submitted to rezone the property located at 7266 Chatwell Drive from the Large Lot Single Family Residential (R-1) zone to the Medium Lot Single Family Residential (R-1M) zone. The intent is to facilitate a two-lot subdivision and the construction of one new single-family dwelling. The applicant has also submitted a development variance permit to reduce the required front and rear yard setbacks to enable the existing house to remain on the property. A staff report was considered by the Advisory Planning Commission on April 21st, and a further staff report was considered by Council on May 5th. Staff was directed to carry out the statutory notification procedures for a Public Hearing which was held on May 31st. On June 7th, Council gave third reading to Bylaw No. 1708, 2010, however prior to consideration of final reading of the bylaw and issuance of the development variance permit, Council has requested the submission of a tree protection plan and restrictive covenant.

John and Eileen Tidman, 722 Sea Drive

A development and development variance permit application was submitted on January 29th for the proposed construction of a private walkway and dock over the marine foreshore fronting the property. Further information was requested of the applicants, and upon receipt, a staff report was prepared for consideration by the Planning and Development Committee at the June 28th meeting. The Committee recommended that adjacent property owners be notified of Council's intention to consider issuance of a development variance permit, subject to several conditions, at an upcoming meeting in July.

L. & S. Yore, 2042 and 2052 Haidey Terrace

A development variance permit application was submitted on May 13th in connection with a proposed subdivision of these properties to create one additional new lot. The request is to vary the lot frontage for the proposed new lot, and to reduce the required front and rear yard setbacks to enable the existing house located at 2042 Haidey Terrace to remain on the property. A staff report was considered by the Planning and Development Committee on May 25th, and Council directed staff to notify adjacent property owners of its intention to consider issuance of a development variance permit at an upcoming meeting.

Jill Wake, 7046 Brentwood Drive

On May 18th, a development variance permit application was submitted for the structures built within the setback from the natural boundary of the sea. The property owner has requested permission to allow 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. The application is under review by staff.

NEW APPLICATIONS (Cont'd)

Maple Leaf Acquisition, 7989 Turgoose

On May 26th, an application for an amendment to the Land Use Bylaw was submitted in relation to a proposed mooring dock at 7989 Turgoose Terrace for occasional commercial use. At the June 7th Council meeting, the request was rejected by Council, with no further action to be taken. Applications for development and development variance permit were also submitted for the proposed private mooring dock, however further information is required before staff can proceed with a report to Council.

0853856 B.C. Ltd., 8100 and 8100A McPhail

Development and development variance permit applications were submitted on June 4th to allow construction of a landing platform ramp and seasonal anchored wharf at 8100 and 8100A McPhail Road. On June 29th, a Heritage Revitalization Agreement application was also submitted for the properties to facilitate subdivision of the two lots into nine new parcels. The applications are under review by staff.

Brentwood Properties Ltd., 7161 West Saanich Road

On June 4th, a development variance permit application was submitted in connection with the proposed development of this property. The request is to vary the engineering standard required by bylaw with respect to the requirement for storm water storage from the required storage capacity of 46.2m³ to reduce to 7.0m³ onsite. The application is under review by staff.

Island View Golf, 7081 Central Saanich

On June 25th, an ALC application for non farm use was submitted for construction of a mini-golf facility at the Island View Golf Centre. The application is under review by staff.

ON-GOING APPLICATIONS

Seafirst Developments, 7178 West Saanich

Revised plans were submitted in January for the proposed two-storey commercial building. A staff report was considered by the Planning and Development Committee on January 25th, and Council subsequently carry out the notification procedures for consideration of a development variance permit for the number of parking spaces, loading bay and access aisle width. At the March 1st meeting, Council authorized the issuance of a development and development variance permit for the redevelopment of this site subject to submission of a restrictive covenant.

Citta Investments Ltd., 1763 Sean Heights

A staff report was considered by Council on January 11th pertaining to the development variance permit application for the 'Ravens' Landing Industrial Park', currently under construction. The requested variance is to vary the required minimum height of three loading spaces from the required 4m to 3m for building 'A'. Council directed staff to advise adjacent property owners of its intention to consider the development variance permit. The permit was authorized for issuance on February 1st.

Mahoe Properties Ltd., 1196 Dignan Road

A staff report was considered by the Planning and Development Committee on January 25th in connection with the rezoning and OCP amendment application submitted for the property located at 1196 Dignan Road. Some concern was expressed by Council over the request to rezone this parcel from the Large Lot Single Family Residential R-1 zone to the Residential Attached RM-3 zone to allow a proposed ten unit townhouse development. While there was support in principle for the application, Council recommended that the proposal should be re-designed to decrease the number of units and address the OCP design guidelines for new multi-family residential development. The application was subsequently withdrawn.

ON-GOING APPLICATIONS (Cont'd)

Ridge Rock Properties Ltd, 1893 Prosser

At the Council meeting held on January 11th, Council considered a staff report advising that all required conditions had been met in order for Council to consider final readings of the OCP and Land Use Bylaw amendment bylaws for the property located at 1893 Prosser Road. These bylaws, as well as the Housing Agreement bylaw, were given final reading by Council the same evening. The development and development variance permits were also authorized for issuance. This .4ha (1.09 acre) parcel was previously zoned Agriculture A-2, however had been designated as "Residential" in the OCP several years ago. The property has now been rezoned to RM-3, designated as a multi-family residential Development Permit Area in the OCP, and the proposal for an 18-unit townhouse development has been approved.

Robert Oldfield, 832 Verdier Avenue

Earlier in 2009, Council gave third reading 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. 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. One of the conditions is receipt of a certificate of compliance from the Ministry of Environment that all site remediation requirements have been met. Once this information is received, Council will be considering final reading of the bylaw and issuance of the permits.

Mahoe Properties Ltd., 7227 Peden Lane

A staff report was considered by Council at the January 11th meeting pertaining to the rezoning application for a proposed two lot subdivision. Council directed staff to prepare a Land Use Bylaw amendment to rezone the subject property located at 7227 Peden Lane from Residential (R-2) to Small Lot Single Family Residential (R-1S), with site-specific amendments to the R-1S zone. Following first two readings, the statutory notification procedures were undertaken for a public hearing held on February 22nd. Several conditions were imposed by Council prior to final reading of Bylaw No. 1690, 2009, including a restrictive covenant indicting that the owner will provide improvements to the adjacent public pathway. A further staff report was considered by Council at the April 19th meeting advising that pre-adoption conditions had been met, and the bylaw was then given final reading by Council. An application has now been submitted to subdivide the property into two lots of 367m² (3,950 sq. ft.) area each, and to construct two new single-family houses on each lot.

Jonathan Malerby, 1070 Sluggett Road

As directed by Council, staff notified adjacent property owners of Council's intention to consider issuance of a development variance permit for a proposed duplex on the property located at 1070 Sluggett Road. The requested variances are to relax the frontage and side yard requirements, and also to waive the requirement that no two family dwelling shall be located within 50m of another existing two family dwelling. At the January 18th Council meeting, the permit was authorized for issuance subject to the submission of a landscape plan indicating screening for privacy to the neighbours.

ON-GOING APPLICATIONS (Cont'd)**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 referred this matter back to the applicant for further consultation with staff.

**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 in principle was approved by the Agricultural Land Commission subject to several conditions.

Victoria Hindu Parishad, 1934 Cultra Ave.

In the Spring of 2009, 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. Shortly after submission of the applications, the Victoria Hindu Parishad requested that processing of the rezoning application be halted.

**Andrea Laprairie and Jeffrey Mitchell, 7738
East Saanich Road**

As directed by Council, staff carried out the statutory notification process to advise adjacent owners and residents of its intention to consider issuance of a development variance permit for the property located at 7738 East Saanich Road. At the January 18th Council meeting, Council authorized the issuance of the permit to increase the allowable height for an accessory building and to reduce the required rear yard setback. The proposal is to construct a new stand alone garage on the property. A condition of the issuance of the permit is that the garage will not be used for human habitation.

Frank Gruber, 7410 Veyaness Road

The application for rezoning and OCP amendment for a proposed 58-unit seniors' care facility cannot proceed further until additional information is submitted by the applicant. 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". Council requested several months ago that additional information is required prior to staff carrying out the notification requirements for a public hearing.

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.

PROJECTS

Agricultural Area Plan (AAP)

On March 16th, a Workshop was held at the Saanich Fairgrounds for Agriculture stakeholders to identify issues for the Agricultural Area Plan. The Workshop was attended by many area farmers and facilitated by the consulting firm of Zbeetnoff AgroEnvironmental Consulting. The Phase One draft Agriculture Profile was prepared by the consultants and reviewed by the Steering Committee, for discussion at a meeting of the Committee on May 27th. Staff continue to work with the Consultant on draft reports on issues and options for the Agricultural Area Plan.

PLANNING ADMINISTRATION

- ✓ Meetings, Reports and enquiries regarding:
 - Subdivision proposals
- ✓ Prepared additional reports/bylaws regarding:
 - Island View and George May Parks, OCP and Rezoning Amendments
 - Secondary Suites – waiving of building permit fees
 - Animal Control Bylaw amendment – to allow for the keeping of pygmy marmosets
 - Centennial Park Tennis Court replacement
 - Requested permission for tree removal in covenant area, 7007 Island View Place
 - Regulation of heat pumps
 - General Institutional P-1 Zone permitted uses to clarify the use of school facilities (public hearing notification undertaken as well)
 - R-2 Zone – Residential Two Family – duplex separation distance (public hearing notification undertaken as well)
 - I-1 – Light Industrial Zone, amendments (public hearing notification undertaken as well)
- ✓ Director and Bylaw Enforcement Officer involved in several enforcement issues including tree removal and illegal uses and resultant court cases.
- ✓ Director and Planner attended PIBC Design Workshop with Randall Arendt.
- ✓ Planner attended CRD's Regional Pedestrian & Cycling Masterplan meetings.
- ✓ Director and 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.

PLANNING & DEVELOPMENT APPLICATIONS

Type of Application	2010			Previous Years Comparisons			
	NEW (this period)	YEAR TO DATE	ACTIVE *	2006	2007	2008	2009
OCP Amendment	2	2	5	3	2	1	4
Zoning Amendment or Rezoning	7	7	15	6	9	8	9
Development Permit	5	5	10	15	6	10	5
Development Variance Permit	10	10	17	18	13	17	15
Agricultural Land Reserve	1	1	1	2	7	6	5
Temporary Industrial/Commercial Use Permit	-	-	-	2	-	-	2
Total for this period (Jan. - June)	25						
ANNUAL TOTAL		25	*48	46	37	42	40
* Includes <u>active</u> applications received prior to 2010.							

BUILDING INSPECTIONS

Revenues and permit numbers for the first half of 2010 are on par with those of 2009, if not slightly higher. It is interesting to note the number of "demo" permits have more than doubled compared to the same time period in 2009. In-fill and larger developments appear to be on the rise. The number of site inspections continues to remain high, which is manageable with dedicated staff utilizing the efficient electronic permit tracking and inspection system.

Another plus with the Tempest permit tracking system, is the ability to report on expired building permits. While the inspectors do their utmost to work with homeowners and contractors to finalize permits, there is an opportunity for the applicant to request a renewal under the Building Bylaw, based on a specific situation or hardship. Thanks to the ability to search the permit database and staff diligence to stay on top of the active files, permit renewals and the associated fees have increased 50% from 2007 to 2009.

At the March 15, 2010 meeting, Council authorized the waiving the building permit fee for the legalization or creation of a secondary suite for another year. This has resulted in the issuance of 14 suite permits to date in 2010. A "Guide to Secondary Suites" is available to the homeowner to assist them with the permit application providing information on the Land Use Bylaw and Building Code regulations.

BOARD OF VARIANCE

There were four Board of Variance meetings held in this period. Four applications were considered:

February 4, 2010 – 7161-B Wallace Drive

A relaxation of the required front yard setback from 7.5 meters to 7.3 meters, requiring a variance of 0.2 meters, was **APPROVED** for the siting of the existing structure; however, this approval did not in any way pertain to the use of the existing structure.

March 4, 2010 – 7877 Fairmeadow Drive

A relaxation of the required exterior side yard setback, from 6.0 meters to 3.06 meters, requiring a variance of 2.94 meters, in order to construct an addition onto the existing dwelling was **APPROVED**.

April 1, 2010 - 1934 Cultra Avenue

Permission to fully enclose the verandah adjacent to the kitchen, as well as make structural improvements to the roof and foundation of the existing verandah structure was **APPROVED**.

The requested variance for the deck replacement (7.5 meters rear yard setback is required for the current zoning and the deck is located 1.83 meters from the rear property line, requiring a variance of 5.67 meters) was **DENIED**.

May 6, 2010 - 6476 Oldfield Road

The proposal to relax the side yard setback from the required 1.5 meters to 0.46 meters, requiring a variance of 1.04 meters, in order to authorize the location of an existing 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:

- 2600 Block of Island View Road – Additional Dwellings/ Build without Permits.
- 6300 Block of Patricia Bay Highway – Additional Dwellings/ Unauthorized Suite.
- 700 Block of Mount Newton Cross Road – Additional Dwellings.
- 7200 Block of West Saanich Road – Additional Dwelling/ Unauthorized Suites/Non-permitted use.
- 6600 Block of Rey Road – Unauthorized Suites.
- 6400 Block of Central Saanich Road – Additional Dwellings/Unauthorized Suite.
- 7300 Block of East Saanich Road – Non-permitted use.
- 7000 Block of Central Saanich Rd – Non-permitted use.
- 6300 Block of Central Saanich Rd. – Parking.

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:

- 3000 Block of Mallard Avenue – Electrical/Safety issues.
- 2900 Block of McIntyre Road – Soil Deposit.
- 6700 Block of Danica Place – Soil Deposit.
- 7000 Block of Central Saanich Rd, – Non-permitted use.

Bylaw Inspections

- Undertook approximately 175 site inspections during January through June.

Referrals to Council

The following bylaw enforcement issues have been referred to Council:

- 700 Block of Mount Newton Cross Road – Unauthorized Construction/Dwellings.
- 7200 Block of Wallace Drive – Unsightly Premises/Graffiti.
- 6800 Block of McKenna Court – Notice on Title – expired permits/unauthorized occupancy and construction.
- 2000 Block of Haidey Terrace – Unauthorized secondary suite.
- 7100 Block of Skyline Close – Notice on Title – expired building permit.
- *Central Saanich Delegation Bylaw No. 1687, 2009* adopted.
- *Central Saanich Animal Control Bylaw Amendment Bylaw No. 1703, 2010* – adopted.
- *Central Saanich Wharf Regulation Amendment Bylaw No. 1709, 2010* – adopted.
- *Central Saanich Municipal Ticket Information System Amendment Bylaw No. 1710, 2010* – adopted.
- Proposed amendments to the District's Soil Removal and Deposit Bylaw.

Issues that have been resolved

- Over 48 issues resolved (i.e. noise, business licences, secondary suites, inhabited trailer, unsightly premises, graffiti, unauthorized driveway, work without permits, boulevard obstruction, outdoor storage, tree cutting, noxious weeds, commercial truck traffic, vehicle and trailer parking, unlicensed and derelict vehicles parking, non-permitted use, etc.).
- Resolved long-standing files regarding two unsightly properties on Keating Cross Road; two unauthorized suites on Damelart Way; one unauthorized suite on Tanner Road and two additional dwellings on Greig Avenue.

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 (40% of the active bylaw enforcement files).
- Over 96 active files dealing with various bylaw infractions including: additional dwelling units, secondary suites, tree cutting, non-permitted uses, vehicle parking, boulevard encroachment, no business licence, RV storage, outdoor storage, work without permits, excessive noise, unsightly properties, soil deposit, noxious weeds, etc.

COMMUNITY SERVICES

Park Reservations

- 92 facility use requests were processed this term, ten of which were for seasonal use.
- Total revenue generated: \$4,349.50.
- Pre-season meetings held with sports organizations.

Facilities

- Energy Plan Implementation: Facility lighting retrofit completed on the Fire Museum Departmental involvement with the Facility Planning Project, including space programming, adjacencies matrix and blocking plans.
- Roof on the Butterfield Park poultry barn was replaced.
- RFP for Janitorial Services Contract conducted.
- Installation of an air conditioner in police offices.

Centennial Park Tennis Court Replacement

- Development of conceptual design and preliminary cost estimate.
- Following Council endorsement, staff began coordination of detailed design for the new tennis courts.

Newman Farm Project

- Preparations made for establishing a resident park caretaker.
- Coordination of community work parties hosted by Farmlands Trust.
- Prepared and submitted an application for a Heritage Legacy Fund grant.
- Finalized a Facility Use Agreement for seasonal use of Newman Boathouses with the Tsawout Nation Canoe Club.
- Newman Farm East Improvements project initiated.
- Coordinated blackberry removal site clean-up and sorting barn and shed contents.

Professional Development

- Manager attended a one-day 'Old School' programme in June.

Other

- Installation of three memorial bench donations this period (Wallace, Powers and Eastgate).
- Heritage designation of the Saanich Pioneer Museum.
- Assistance in planning the ribbon cutting ceremony for the East Saanich Road Cycle/Pedestrian paths project.
- Conducted the Request For Proposals for Butterfield and Centennial Park Caretaking Services.
- Saanichton Bay Park beach access design and approval process initiated.
- Security measures in Saanichton Green initiated.
- Working together with Parks Department to design public beach access at KENNES Bight.

<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>PLA issued – December 18, 2009, renewed</i>
Sept. 26, 2008	1120-08	Lot 2, Plan 20195 2345 Tanner Road	R-1 – 1 lot <i>Plan signed – June, 2010</i>
Jan. 20, 2009	1122-09	Lot B, Plan VIP64758 6286 Oldfield Road	A-2 – 1 lot <i>Plan signed – June, 2010</i>
May 20, 2009	1123-09	Lot B, Plan 34597 1176 Clarke Road	R-2 – 1 lot (DVP authorized) <i>Plan signed – March 10, 2010</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>Plan signed – February, 2010</i>
Sept. 16, 2009	1127-09	Lot 11, Plan 15986 2460 Tanner Road	R-1 – 1 lot <i>Plan signed – June, 2010</i>
Oct. 16, 2009	1129-09	Lot 2, Plan 34623 7101 Puckle Road	A-1 and RE-2 – 1 lot <i>Plan signed – January, 2010</i>
Nov. 17, 2009	1130-09	Lot B, Plan VIP54425 1076 Verdier Avenue	R-1Z – three lots <i>Plan signed – April 14, 2010</i>
March 4, 2010	1131-10	Amd. Lot 4, Plan 2332 7227 Peden Lane	R-1S – two lots, renewed <i>PLA issued – April 29, 2010</i>
March 5, 2010	1132-10	Lot A, Plan 17155 1187 Clarke Road	CD-6 – three lots, renewed <i>PLA issued – March 29, 2010</i>
June 21, 2010	1133-10	Lot A, Plan VIP87230 1763 Sean Heights	I-1 – phased strata <i>Under review</i>

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

 Date

TOTAL NUMBER OF PERMITS ISSUED - 2010 (JANUARY 1 - JUNE 30)

	SFD	New	New	Leg	New	New	Reno/Add	Reno/Add	Demo	Other	Plmg	Sign	Total	Total	Total	Permit Revenue	Permit	Construction
	SFD	SFDwS	Suite	Suite	M/C/I	ACC	M/C/I/Ind	SFD					Inspections	BP's	Permits	Sec. Suites	Revenue	Value
JAN						2	4	2	1	4	16	1	121	13	30		\$6,954	\$312,500
FEB	3		2	1		1	5	6	2	2	9	1	102	22	32	\$1,087	\$24,762	\$2,010,000
MAR	3	1	2	3	1		1	9	3	4	16	1	130	27	44	\$525	\$48,072	\$4,448,500
APR	2		1	2	1		4	4	1	2	15		142	17	32	\$1,025	\$23,527	\$1,727,000
MAY	2	0	0	2	1	3	1	5	4	1	19	0	123	19	38	\$336	\$15,069	\$1,017,600
JUN	4	0	1	0	2	2	6	8	2	2	20	1	164	27	48	\$200	\$36,637	\$3,309,000
2010	14	1	6	8	5	8	21	34	13	15	95	4	782	125	224	(\$3,173)	\$155,021	\$12,824,600

March Multi Family units - 1 New Duplex at 959 Stelly's = 2 dwelling units

June 2 Mobile homes situated on properties

Multi Family Units - 1 Duplex - 1070 Sluggett = 2 dwelling units

TOTAL NUMBER OF PERMITS ISSUED - 2009 (JANUARY 1 - JUNE 30)

2009	9	2	7	5	0	3	23	40	5	29	69	5	820	123	197	(\$3,562)	\$136,561	\$10,085,303
------	---	---	---	---	---	---	----	----	---	----	----	---	-----	-----	-----	-----------	-----------	--------------