



Planning, Building & Community Services

Departmental Status Report (Applications/Building Permits/Activities)

No. 1, 2011

January – June

DEPARTMENT HIGHLIGHTS

The number of Planning and Building Permit applications were on the increase and several projects are well under construction including the Stone House Lane (Prosser Road) and Brentwood Mews (West Saanich Road) multi-family projects. Construction is well under way for the tennis courts in Centennial Park with completion anticipated shortly. An Open House to discuss and obtain comments on the draft Agricultural Area Plan was held on June 1. Council endorsed the plan in principle and asked staff to pursue implementation measures.

The Planning division (and all municipal departments) are saddened at the retirement of Susan Hawthorne. Ms Hawthorne has been the Planning Administrative Assistant for the last eight years and previously employed in the Engineering and Administrative departments since the 70's with some years off to raise her family. Her professional work, knowledge of the Central Saanich Community and her dedication will be challenging to replace. We all wish her the very best for a happy and healthy retirement and know that she will be missed by those that deal with her on "both sides of the counter".

NEW DEVELOPMENT APPLICATIONS

Dist of Central Saanich, 1512 Keating Cross Rd.

A rezoning application was received on June 30, 2011 from Kimberly Johnston on behalf of the District for the purpose of constructing a new municipal fire hall and training centre. It is proposed to rezone this 1.54 ha property from Rural Estate RE2 to a site specific Fire Hall zone.

Ms Koski, 6665 Buena Vista

A rezoning application was received on June 27, 2011 to facilitate the subdivision of the site into two lots, with the existing residence proposed to remain on proposed Lot 1. The proposal is to rezone a portion of the site to

R-1S Small-Lot Single Family Residential zone to allow subdivision of smaller lot. A Staff report is being prepared to be considered by the APC in July.

Norscot Developments, 1145 Verdier Ave.

A DVP was received June 27, 2011 to vary the lot frontage on each of the proposed lots from the required 21m to 16.15m and 13.96m to facilitate a two-lot subdivision, with both lots fronting onto Verdier Avenue. The existing residence and outbuilding are proposed to be removed, with one new single family dwelling and one new duplex to be constructed if the subdivision is approved.

Noslenrok Corp, 1949 Keating Cross Rd.

A Development Permit application was received June 22, 2011 for proposed renovations to the property (formerly 'The Brick'). The proposal is to modify the building exterior to add windows, remove an existing awning, create a new offset entry wall section and apply new exterior finishes. Proposed site work includes adding new bike racks and renovating the existing landscaped areas. A DP and sign permit application have also been submitted to replace an existing pole-mounted backlit sign with a low profile cast concrete sign with cut out brass lettering. Staff will be preparing a staff report.

Brentwood Villas, 842 Verdier Ave.

Development and Development Variance Permit applications were received June 20, 2011 to enable the construction of a three-storey, mixed-use building including eight residential dwelling units above ground-floor commercial space. Staff are reviewing.

Island View Golf, 7081 Central Saanich Road

A DVP application was received June 20, 2011 to waive the requirement for ten additional parking spaces required for the golf centre but not previously constructed. The application process is dependent on approval of a concurrent ALC application received in 2010.

Robson, 8049 Thomson Place

Approximately half of the owner's land is already in the ALR, and on June 7, 2011 an ALC application was received to have the remainder of their property also legally included in the ALR. Council provided support on June 20, 2011, and the application was forwarded to the Agricultural Land Commission on June 27, 2011.

Bev Marley, 1831 Mt. Newton X Road

An ALC application for subdivision was received June 3, 2011. The proposal is to subdivide the property to create two additional lots of 4.0 ha (9.9 acres) one fronting Mt. Newton and the other Malcolm Rd. The application will be referred to Council for consideration.

Armour, 6485 Oldfield Road

An ALC application was received June 3, 2011. The owners of the property located at 6485 Oldfield Road have applied for a building permit to construct a new single family residence, and they wish to retain the existing "Russell Cottage" which is listed in the *"Historic Buildings Inventory of Central Saanich – 1987"*. Mr. and Mrs. Armour have now applied for an ALC application for non-farm use (second residence) as well as applied for a Heritage Revitalization Agreement for retaining the "Russell Cottage". Council provided support on June 20, 2011 and the application was forwarded to the Agricultural Land Commission on June 27, 2011. Work is proceeding on the HRA bylaw.

J & A Wilson, 963 Sluggett Road

A DVP application was received on May 16, 2011. The request is to vary the lot frontages on both Sluggett Road and Peggy Anne Crescent and the rear and watercourse setbacks for proposed Lot A fronting onto Sluggett Road. The proposal would facilitate a subdivision to create one new lot fronting onto Peggy Anne Crescent. A residence previously located on the property was demolished in 2009. Information is required from the applicant prior to a draft report being prepared.

Athwal, 6270 Springlea

A DVP application for the property located at 6270 Springlea Road was received May 13, 2011 to vary the required minimum lot frontage from 42m to 34m for a two lot subdivision. The property is currently zoned Large Lot Single Family Residential (R-1) and would not

require rezoning as there is sufficient lot area for the proposed subdivision. Council considered the staff memorandum at their meeting June 27, 2011 and referred the application to the public notification process.

Brooks, 6409 Oldfield Road

A DVP application was received May 13, 2011 to vary the required minimum front yard setback from 7.5 m to 4.7 m for the purpose of retaining an existing storage shed relevant to winery operations. Council considered the staff memorandum at their meeting June 27, 2011 and referred it to the public notification process.

Jill Wake, 7046 Brentwood Drive

A DVP application was received May 10, 2011, to allow construction of a 49m permanent walkway and a 23m floating dock adjacent to the property. Council considered the staff memorandum at their meeting June 27, 2011 and required that the applicant provide a Qualified Environmental Professional's assessment of the proposed dock construction before further consideration of the DVP.

Morris/Schooley, 6981 East Saanich

A Development Variance Permit application was received April 12, 2011 to vary the required front yard setback for the construction of the proposed new portion of the commercial building from 7.5m to 0.8m. The original proposal was to retain the existing building, however, the existing structure and foundation were found to be unsound. The application was considered by Council May 16, 2011 and approved. Staff await a registered covenant and other details prior to finalizing the permit.

Dr. Shaw, 1782 Stelly's & 7322 Wallace

On March 16, 2011 a revised rezoning application was submitted on behalf of the Central Saanich Animal Hospital. The proposal is to rezone the site of the existing veterinary practice to bring the existing legally non-conforming use of the property into compliance with zoning. In addition, the applicant wishes to add the A-6 zoning designation to the neighbouring property to allow for the property to provide parking for the vet clinic, to allow the use of a portion of the existing house to serve as office space for the vet practice, and to allow for

future expansion. The applicant is also asking to have a caretaker dwelling added to the list of permitted uses in the Veterinary Agriculture A-6 zone. APC considered the application on April 14, 2011. Staff are awaiting additional information before sending to Council for consideration.

Lau & Mason, 8284 Thompson

A riparian area Development Permit application was received on March 15, 2011, for the purpose of constructing a new single family dwelling on the property. Council approved issuance of the DP on May 2, 2011.

Woodwynn Farm, 7789 W. Saanich

A rezoning application was received March 14, 2011. At the May 2 meeting, Council denied the application and advised that the applicant must first seek the approval of the ALC.

Keating and W. Saanich (four properties)

Applications for OCP amendment and rezoning were received March 1, 2011. Departmental comments were compiled in a staff report and the application was to go to the April Planning and Development Committee meeting, however; on that date, the applicant requested that the application be put on hold.

Grant Rogers, 8100 & 8100A McPhail

An application for subdivision was received February 28, 2011, to create seven new lots and retain the existing residences and accessory buildings. The application is being reviewed by staff and has been forwarded to VIHA on March 16, 2011. A Tree cutting permit was also received on March 15, 2011 with respect to the subdivision. Subsequently a DVP application was received June 30, 2011 to vary a setback in order to retain an existing building, on proposed Lot 6, before the subdivision may be approved.

L&P DeCosta, 7355 Chatwell Dr.

An application was received January 25, 2011 to rezone a portion of their property from R-1 to R-1M to facilitate a two-lot subdivision. A DVP application was also submitted April 28, 2011 to reduce the required front yard setback for the existing house. A Public Hearing

was held June 8, 2011. Council gave third reading to the bylaw amendment on June 20th. Consideration of final reading is pending receipt of a legal undertaking from the owner's lawyer regarding a restrictive covenant.

J Town Dev. Inc., 7281 Chatwell

A application was received January 12, 2011 to rezone from R-1 to R-1M to facilitate a subdivision of the site into two lots of 775m² and 664 m² in size with the existing residence to remain on the larger lot. A Public Hearing was held June 8, 2011. Council gave third reading to the bylaw amendment on June 20th. Final reading is pending receipt of a legal undertaking from the owner's lawyer regarding a restrictive covenant.

Mikeco Holdings Ltd., 1196 Dignan

A rezoning application was received on January 11, 2011 to rezone the property to permit the subdivision of the property into four small lots. One of the four houses is proposed to include a secondary suite. A DVP was received April 28, 2011 to vary the minimum lot frontage from 12.0m to 9.9m for the westernmost lot fronting on Stelly's Cross Road and 6.0m for the lot fronting on Dignan Road, to reduce the minimum front yard setback from 6.0m to 4.5m and to reduce the minimum rear yard setback from 7.5m to 6.0m. As well, the applicant seeks to vary the minimum length of a standard parking space from 5.5m to 4.5m for two spaces located on two of the lots fronting Stelly's Cross Road. The applications were reviewed by APC and Council with Council considering first reading on May 2, 2011 but deferring the application to a future meeting. The applicant held a public meeting on June 14, 2011.

Ed Gait, 2338 Mt. Newton Cross Rd

An Agricultural Land Commission application for subdivision was received January 10, 2011. The application is to change the boundaries of the properties of 2338 Mt. Newton X Road and 2362 Mt. Newton X Road in order to create one additional parcel. A Staff report was considered at a Council meeting March 21, 2011 and on Council's direction the application and a copy of the Staff report was sent to the Agricultural Land Commission on March 24, 2011. If approved by the ALC, Mr. Gait will apply for an HRA to allow for the increased density.

ON-GOING APPLICATIONS

Seemar Dev, 6723 Tamany Dr.

A Development Variance Permit application was received on December 22, 2010 in connection with a proposed subdivision to create one additional new lot. The request is to vary the front and rear yard setbacks to enable the existing house to remain on the property. Council authorized issuance of the DVP at its February 21, 2011 meeting. The DVP has been prepared and is awaiting issuance pending receipt of a registered covenant.

Kors Dev, 1601/1609 Keating Cross Rd.

A rezoning application was received on December 21, 2010 to facilitate subdivision of two RE-2 zoned parcels to create three additional single family lots. The properties which are each 0.7ha (1.8acres) in size are currently zoned RE-2 and the proposal is to rezone to RE-5. The application was denied by Council on January 10, 2011 and after an appeal and return to Council, the application once again rejected at the Regular Council meeting, February 7, 2011.

Beacon Community Services -1167Stelly's Cross Road

On December 21, 2010 a Development Permit application was received for a proposed 76m² (800 sq. ft.) addition to the Brentwood House care facility. Council considered and approved the issuance of the DP at the meeting on February 7, 2011. The permit has been prepared and is awaiting signing by applicant.

BC Hydro, Meadowbank Road

On December 7, 2010 an ALC application for subdivision was submitted for portions of four properties located at 1881, 1911, 1931 and 1939 Meadowbank Road. The areas in question are covered by a BC Hydro statutory right-of-way enabling the use of the land for overhead electrical transmission lines and totals approximately 0.384 ha (one acre). At a regular Council meeting February 7, 2011 Council rejected the ALC applications to subdivide and did not support forwarding the application to the ALC.

Dr. Hilton, 7709 E. Saanich Road

On November 1, 2010 an application was submitted to renew the development and Development Variance

Permits for the construction of four townhomes at 7709 East Saanich Road. The property owner wishes to proceed with this proposal which was approved by Council in June of 2008; however the permits have now expired. A staff report was considered at the December 6th Council meeting, and staff was directed to notify adjacent property owners of the requested variances. On January 10, 2011, Council approved the DP and DVP subject to conditions.

Brentwood Mews, 7100 Block W. Saanich Rd.

An application was received on October 29, 2010 for re-issuance of the Development and Development Variance Permits for the "Brentwood Mews" townhouse project in the 7000 block of West Saanich Road. The permits approved in November of 2008 have now expired and the property owner wishes to proceed with the proposal for the construction of an 18 unit townhouse development. A staff report was considered by Council at the November 15 meeting, and staff was directed to undertake the statutory notification. At the December 6 Council meeting, the requested permits were authorized for re-issuance. The Development Permit was issued April 7, 2011. A subsequent issue arose regarding the neighbouring hedge but was resolved with staff and a consulting arborist facilitating with the developer and the neighbours.

Ken and Wendy Fox, 7235 Wallace Drive

An ALC application for consolidation and re-subdivision was received on October 27, 2010 for two properties located in the Maber Flats' area at 7235 Wallace Drive (7.6 ha/18.78 acres) and 1840 Highfield Road (.85 ha/2.1 acres). The proposal is to consolidate the two lots, and then subdivide into two relatively equal sized parcels of 4.5ha (11 acres) in size. A staff report was considered by the Planning and Development Committee on November 8, and Council directed staff to forward the application to the ALC. On May 12, staff received approval from the ALC and the applicant was notified that they may now apply for subdivision consideration.

Burr Properties, 6981 E. Saanich Rd

On October 25, 2010 an application was received to renew the Development and Development Variance Permits for 6981 East Saanich Road. The permits were authorized for issuance for a proposed

commercial/multi-family residential development in November 2008 and have since expired. A staff report was considered by Council at the November 15 meeting, and staff were directed to undertake the statutory notification procedures for the requested variances. On December 6, the Development and Development Variance Permits were authorized for re-issuance. The permits are ready to be issued pending receipt of the landscape bond and registered covenant.

On April 12, 2011 an additional Development Variance Permit application for 6981 East Saanich Road was received to vary the front yard setback for construction of the new building. Originally the existing building was to be retained, however; it was found unsound. At the Council meeting held May 16, 2011, a DVP was approved conditional to receiving the aforementioned requirements.

Port Side Marina, 789 Saunders Lane

An OCP amendment and rezoning application was received on October 15, 2010 in connection with the proposed expansion of Port Side Marina. Applications for development and Development Variance Permits were also submitted. The application also involves the adjacent residential lot at 7227 Norman Lane, where a parking lot is proposed to serve the marina. The Advisory Planning Commission considered a staff report at its meeting held on November 17, 2010. The owner of Port Side Marina also requested Council's consent, as the upland owner, with respect to a Provincial Crown lease renewal and expansion. On November 15th, Council agreed to support the initiation of an application to the Province by Port Side Marina; however, Council indicated that comments on the requested expansion of the foreshore lease in front of Saunders Lane would not be given until after a public hearing has been held on the requested OCP and Zoning Amendment bylaws. The applicant held a neighborhood information meeting on November 24, and has indicated that they would be providing further details before the application proceeds further. Additional details were received April 21, 2011 providing a consultant's review of the parking requirements, a revised parking layout plan, advice from the archaeological consultant, and addressing District staff comments. This new information is being reviewed by various departmental staff before a staff report will be written.

Peninsula Co-op, West Saanich Road

An OCP amendment and rezoning application was received on September 30, 2010, in connection with a proposal by the Peninsula Co-op to develop a new food market adjacent to the existing gas bar at the corner of West Saanich Road and Kersey Road. A staff report was considered by Council on December 6, and staff was directed to continue processing the application through the usual process. A Public Hearing was held on May 4, 2011 with bylaws receiving 3rd reading on June 6. The OCP amendment bylaw was forwarded to the CRD.

Grant Rogers, 8100 and 8100A McPhail

Council considered a draft Heritage Revitalization Agreement Bylaw and gave first two readings to the bylaw and staff was directed to undertake the statutory notification procedures in preparation for a public hearing scheduled for January 20. The Heritage Revitalization Agreement Bylaw was subsequently adopted on February 21, 2011.

Rutlyn Developments, 7895 East Saanich Rd.

Applications for OCP amendment, rezoning, development and Development Variance Permits were submitted on September 2, 2010 for the property located at 7895 East Saanich Road. At the Council meeting on April 18, 2011 the second reading of the bylaw was defeated.

Mr. Gruber, 7410 Veyaness Road

As requested by Council, an arborist's report identifying the expected impact of the proposed development at 7410 Veyaness Road on existing trees on the site was provided by the applicant in November. Comments were also provided by the Peninsula Agriculture Commission. A staff report was considered by Council on December 13th. Staff was directed to bring forward the proposed OCP amendment and rezoning bylaws as well as a Housing Agreement bylaw for consideration of first readings at a meeting early in the New Year. 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" for the proposed 60-unit seniors' care facility. Council defeated the bylaws at the April 4, 2011 meeting.

Mr. 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 Neighborhood 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 may consider final reading of the bylaw and issuance of the permits.

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 on hold at the request of the applicant.

PROJECTS

Agricultural Area Plan (AAP)

Progress reports have been submitted to the Investment Agriculture Foundation of B.C. for funding of this project. Various Steering Committee meetings were convened and a public open house was held June 1, 2011. The Agricultural Area Plan Phase Three report dated May 9, 2011 was endorsed by Council on June 20th.

PLANNING ADMINISTRATION

Prepared additional reports/bylaws/projects regarding:

- ✓ Director and Bylaw Enforcement Officer and other division staff involved in several enforcement issues including preparation of affidavits with respect to illegal uses, tree removal and resultant court cases.
- ✓ Staff worked on policy development and land use bylaw amendments for farm worker housing and carriage houses.
- ✓ Budget finalization for 2011 for Division.
- ✓ Planning Staff assisted CRD staff in providing info for focused growth study.
- ✓ Planner and Director attended PIBC conference and workshops in Nanaimo.
- ✓ Director attended Provincial Workshop on conservation for Local Governments and PIBC workshop on roles of arborists-trees & planning.

- ✓ Director co-ordinated hiring of planning admin assistant & temporary building inspector and participated in interviewing for Municipal Engineer.
- ✓ Planner performed landscape review and inspections for several completed projects.
- ✓ Planner attended CRD’s Regional Pedestrian & Cycling Masterplan meetings.
- ✓ Planner and Director attended PIBC workshop on planning tools for farmland protection.
- ✓ Director attended legal seminar held by municipal solicitors.
- ✓ Planning staff processed and inspected Protected Tree Cutting and Pruning Permits.
- ✓ Planner attended workshop on new Aquifer Vulnerability Mapping available for the region.
- ✓ Planner attended CRD Parks Master Plan meeting

BUILDING INSPECTIONS

Building permit values remained comparable to the previous years, although the number of permits issued are down slightly from 2010. Central Saanich did not see a huge decline in numbers, considering the on-going media references to construction starts being substantially lower.

A couple of notable permits issued in the first half of 2011 include two projects in Brentwood Village: a 20 unit condo building with commercial on the main level; and, a two storey commercial building. Along with these 20 new residential units, an additional 16 were created so far this year (new single family and new suites), bringing the total new residential units to 36.

To support the creation of additional dwellings, Council authorized the waiving of the building permit fee for the construction (or legalization) of a secondary suite for a third year. This has resulted in the issuance of nine suite permits to date in 2011.

In order to provide better service to the public, the Building staff are now using helpful checklists at the counter when receiving residential building permit applications. This encourages consistency within the department, as well as ensuring complete applications that should work through the review process in an expedient manner. We also hope to have the “mycity” system up and running in the fall, which will allow applicants to check on the status and review any issues relating to a building permit application.

BOARD OF VARIANCE

There were two applications that went to the Board of Variance during the first reporting period of 2011.

February 3, 2011 - 1748 Mt. Newton X Road

*The relaxation of the front yard setback, for this A-1 zoned property, from the required 7.5 meters to 4.78 meters for a variance of 2.72 meters, to allow for the construction of an agricultural accessory building was **APPROVED**,*

May 5, 2011 - 786 Saunders Lane

*The Board **approved the variance request in principal** subject to the applicant submitting a Certified*

BC Land Survey to confirm the actual dimensions of the relaxation to both interior side yards in this C-6 zone; and that these variances be approved for the sole purpose of authorizing the construction of the existing carport and that enclosure of the carport is not permitted.

PLANNING & DEVELOPMENT APPLICATIONS							
Type of Application	NEW (this period)	2011		Previous Years Comparisons			
		YEAR TO DATE	Total ACTIVE *	2007	2008	2009	2010
OCP Amendment	1	1	3	2	1	4	5
Zoning Amendment or Rezoning	8	8	14	9	8	9	14
Development Permit	3	3	8	6	10	5	12
Development Variance Permit	12	12	19	13	17	15	19
Agricultural Land Reserve	4	4	6	7	6	5	3
Temporary Industrial/Commercial Permit Use	-	-	-	-	-	2	-
Total for this period (Jan – Jun)	27	27	50				
ANNUAL TOTAL			*	37	42	40	53

* Includes active applications received prior to 2011.

BYLAW ENFORCEMENT

Files Currently in litigation:

- 700 Block of Mount Newton Cross Road – Additional Dwellings.
- 6300 Block of Patricia Bay Highway – Additional Dwellings/Unauthorized Suite.
- 7200 Block of West Saanich Road – Additional Dwelling/Unauthorized Suites/Non-Permitted Use.

Referrals to Municipal Solicitor:

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

- 6300 Block of Old East Road – Truck Traffic/Commercial Truck Parking.
- 6600 Block of Rey Road – Unauthorized Suites.
- 6600 Block of Woodward Drive – Additional Dwelling.
- 7400 Block of East Saanich Road – Non-Permitted Use.
- 6400 Block of Central Saanich Road – Additional Dwellings.
- 7000 Block of Brentwood Drive - Non-Permitted Use.

Referrals to Other Government Agencies:

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

- 6300 Block of Old East Road – Soil Deposit/Use Issue/ Commercial Truck Parking.
- 2900 Block of McIntyre Road – Soil Deposit.
- 1800 Block of Highfield Road – Soil Deposit.
- 8200 Block of Thomson Place – Noise (Crop Protection Devices).
- 8000 Block of Jewett Place - Noise (Crop Protection Devices).

Attended meeting with the minister with respect to illegal buoys and derelict vessels in Brentwood Bay along with CAO and Director of Planning.

Referrals to Council:

The following bylaw enforcement issues have been referred to Council:

- 6300 Block of Old East Road – Truck Traffic/Commercial Parking.
- 6700 Block of Wendonna Place – Secondary Suite.
- 7400 Block of Wallace Drive – Secondary Suite.

Issues that have been resolved:

- Over 51 issues resolved (i.e. noise, business licences, composting, secondary suites, additional

dwellings, illegal structure, structure in setback, manure in setback, unsightly premises, boulevard encroachment, work without permits, dumping, outdoor storage, tree cutting, hedge issues (visibility), noxious weeds, fence height, vehicle and trailer parking, unlicensed parking, parking in bike lane, commercial parking, non-permitted use, garbage bins on road, signs, etc.).

- Resolved long-standing files regarding: protected tree cutting on Keating Cross Road; two unauthorized suites on Rey Road, one unauthorized suite on Wallace Drive, one unauthorized suite on Tanner Road, and building issues on McKenna Court and Mirah 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 (39% of the active bylaw enforcement files).
- Several other building bylaw contraventions (41% of the active bylaw enforcement files).
- Over 114 active files dealing with various bylaw infractions including: additional dwelling units, secondary suites, protected tree cutting, non-permitted uses, boulevard encroachment, work on road allowance, no business licence, illegal signs, RV storage, inhabited RV, work without permits, excessive noise, unsightly properties, outdoor storage, soil deposit, parking, etc..

Bylaw Inspections:

- Undertook approximately 193 site inspections during January through June.

COMMUNITY SERVICES

Park Reservations

- 91 facility use requests were processed, 13 for seasonal use.
- Total revenue generated: \$3,808
- Pre-season meetings were held with local youth ball and lacrosse organizations

Parks Projects

- Construction of new 3-court outdoor tennis facility within Centennial Park in progress.
- Archaeological Site Alteration Permit application submitted for Saanichton Bay Park (south) beach access improvements.
- Newman Farm Project: \$15,000 award from Heritage Legacy Fund of BC. Prepared

specifications for repair of the barn and farmhouse. Established a resident park caretaker position serving the farm. Prepared a draft Letter of Understanding for agricultural use of the Farm.

- Initiated conceptual design drawings for the re-development of the Centennial Park Core.

Facilities Projects

- Design and specification of new washrooms for Verdier Park.
- Coordinated new workstations in Finance Dept.
- Roofing of Centennial Park caretaker's residence awarded. Work scheduled for August/11.

Professional Development

- Facility Maintenance Worker attended Safety Conference in Campbell River, BC.
- Manager attended RFABC meeting in Mill Bay, BC.

Other

- 2 memorial bench donations received (Island View trail & Saanichton Bay Park)
- Donation of a metal handrail for West Saanich School
- Coordinated research and commissioning of heritage assessment of 6485 Oldfield Road (Russell Cottage)

<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 5, 2010	1132-10	Lot A, Plan 17155 1187 Clarke Road	CD-6 – three lots, renewed <i>PLA issued – March 29, 2010, renewed</i>
July 14, 2010	1134-10	Lot 1, Plan 18396 7266 Chatwell Drive	R1-M – two lots <i>PLA issued – August, 2010, renewed</i>
July 23, 2010	1135-10	Lot 1, Plan 18772/ Lot B, Plan 18409 2042 & 2052 Haidey Terrace	R-1 – two lots (DVP authorized) <i>PLA issued – August, 2010, renewed March 18, 2011</i>
Sept. 28, 2010	1136-10	Lot 2, Plan 31912 2602 James Island Road	R-1 – two lots <i>PLA issued – November, 2010, renewed February 11, 2011 – now expired</i>
Dec. 14, 2010	1138-10	Section 1, Range 3 East 8410 Wallace Drive	RE-5 Amended - consolidation and re-subdivision <i>PLA issued – March 21, 2011</i>
Feb. 28, 2011	1139-11	Lot 1 Plan 14997 and Lot A Plan 16417 – 8100 & 8100A McPhail	RE-3 – 7 lots <i>PLA issued – May 16, 2011</i>
March 9, 2011	1140-11	Lot 7, Plan 15112 6723 Tamany Drive	R-1 – 2 lots <i>PLA issued – May 6, 2011, renewed</i>
Apr 11, 2011	1141-11	Lot 1 Plan 8410 Wallace	RE-5 – 57 lots <i>PLA pending</i>

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

 Date

BYLAW INSPECTIONS - First Half of 2011 (January 1 - June 30th)

	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	2			2			1	3	1					4	5	4	22
FEBRUARY	3			2	3				5					2	4	3	22
MARCH	4		5				1							6		3	19
APRIL	1		9		3			5						2	2	2	24
MAY	1	1	15	11			2	2	9		2			10	1	5	59
JUNE	12		6	11		2	2	2					1	8		3	47
2010 TOTAL	23	1	35	26	6	2	6	12	15	0	2	0	1	32	12	20	193

Previous Years

2010 TOTAL	34	0	20	28	5	10	0	5	9	0	6	0	1	24	11	18	175
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2009 TOTAL	32	0	48	101	19	13	8	1	4	0	6	0	3	23	5	36	299
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TOTAL NUMBER OF PERMITS ISSUED - First Half of 2011 - January 1st - June 30th

	RESIDENTIAL							COMM/IND/INST						ACC/OTHER				Plum	Signs	BoV App	Daily Insp	Suite Rev Loss	Permit Revenue	Construction Value	Total BP	Total Permits	
	New SFD	New SFDwS	Suites	Multi Family	Reno Add	Other	Total N Units	Demo	New	New Mixed	Reno Add	Other	Total N Units	Demo	New Add	Reno	Other										Demo
JAN	2		3		2	3	5		1	1	2	1	20		3				13	1	1	109	\$400	\$37,279	\$3,726,000	18	33
FEB	2				5	2	2			3			1	1		1			4	1		98		\$10,347	\$596,000	15	20
MAR		1	1		1	1	2		1	4			1	2					14	1		128	\$700	\$33,061	\$1,912,000	12	27
APR			1		6		1	1		2				2	2	1			11		1	136	\$200	\$18,226	\$939,000	15	27
MAY	2		4		5	1	6		1	4				1					9	2		148	\$835	\$30,072	\$1,302,000	18	29
JUN					13	1		1		1			1	2		3	2		6	2		125		\$16,263	\$623,000	24	32
JUL																											
AUG																											
SEP																											
OCT																											
NOV																											
DEC																											
	6	1	9	0	32	8	16	2	3	1	16	1	20	3	11	2	5	2	57	7	2	744	\$2,135	\$145,248	\$9,098,000	102	168

January - 7161 West Saanich Road (20 multifamily units 1 commercial space)

First Half of	2010	782	\$3,173	\$155,021	\$12,824,600	125	224
First Half of	2009	820	\$3,562	\$136,561	\$10,085,303	123	197

Permit Revenue equals amount levied for the reporting month