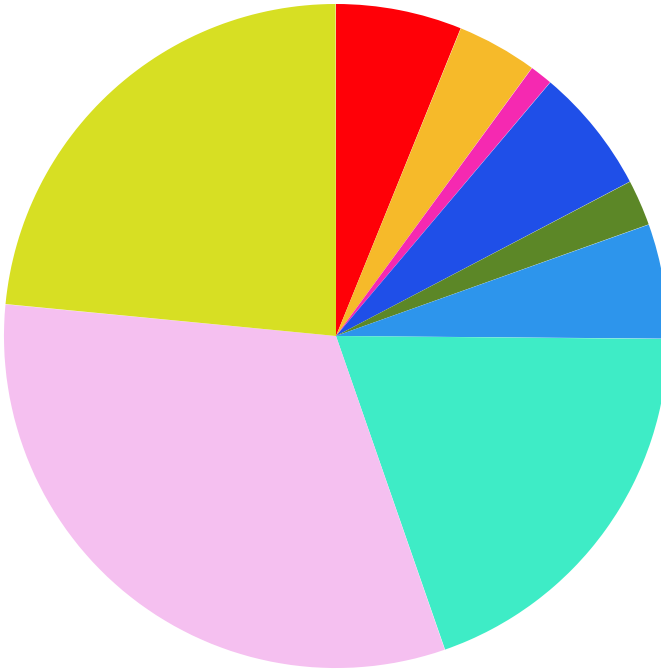


# Development Services Q4 - 2023

## Building

### Building Permit Types

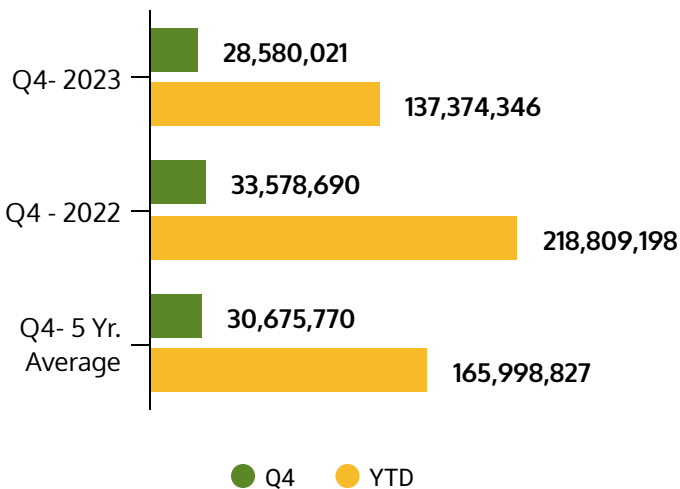


- Single Family Dwellings (11)
- Single Family Dwellings w suite (7)
- Carriage Houses (2)
- Secondary Suite- Conversion To (11)
- Multi-Family Dwellings (4)
- Swimming Pools (10)
- Residential Demolitions (35)
- Residential Additions/Alterations (57)
- Other (42)

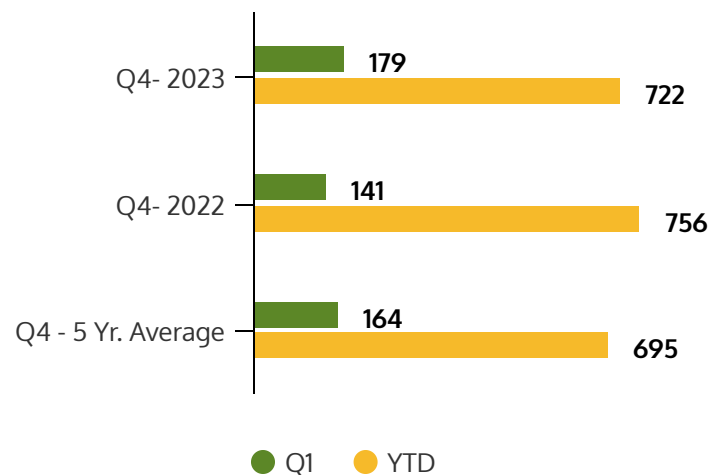
Other includes: Detached accessory buildings, signs, sewer and water servicing connections, commercial/institutional/ agricultural additions and alterations

- YTD 722 permits have been issued which is the third highest number of permits issued in one year.
- The number of permits issued was similar to 2022 as increases to the number of renovations and demolitions permits offset the reduction in the single family dwellings .
- Total construction value has fallen about \$81 million. Mostly due to less single family dwelling starts and lower value of multifamily dwelling permits.

### Construction Value (\$)



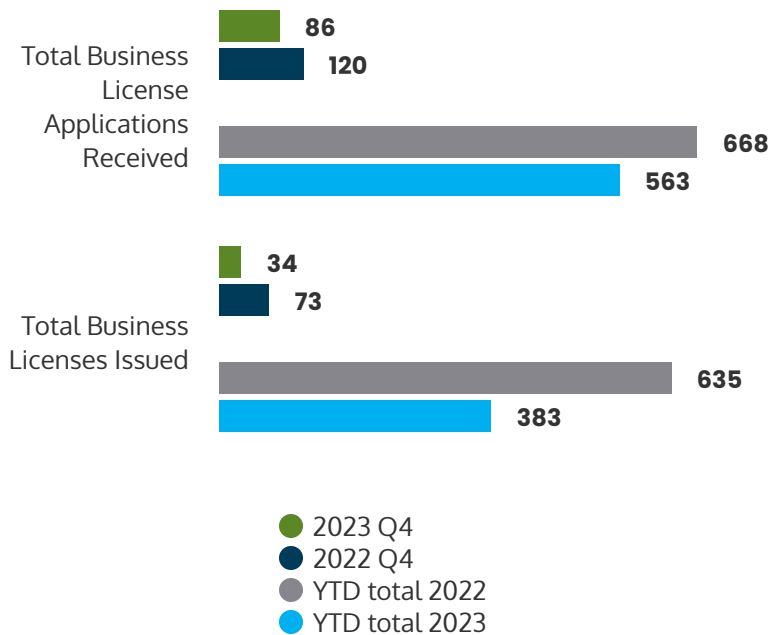
### Building Permits Issued



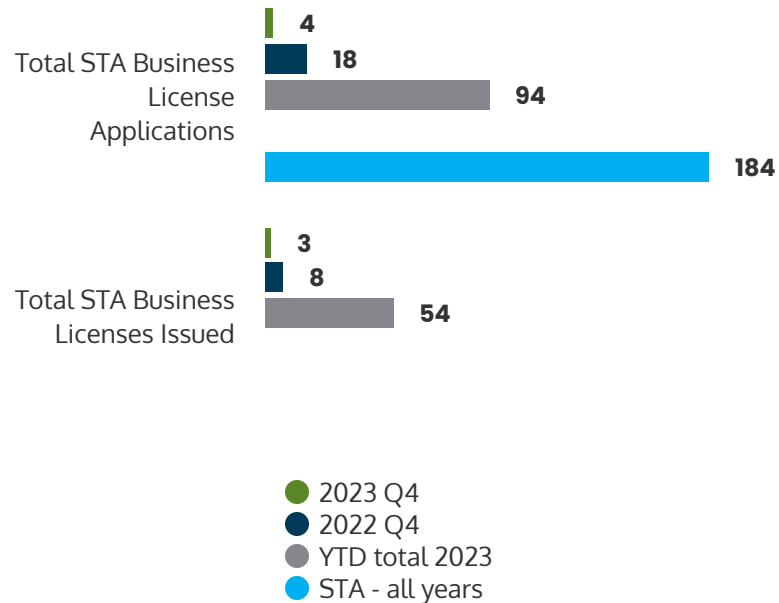
# Development Services Q4 - 2023

## Business Licensing

### Business Licenses Q4

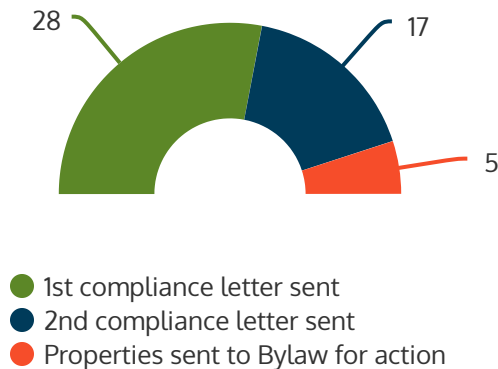


### Short Term Accommodations Q4



\* Due to the introduction of Bill 35, STR applications dropped due to unknown regulations/changes  
\* There are 149 Active STR licences since program implementation

### Q4 2023 STA Compliance Letters Sent To Date

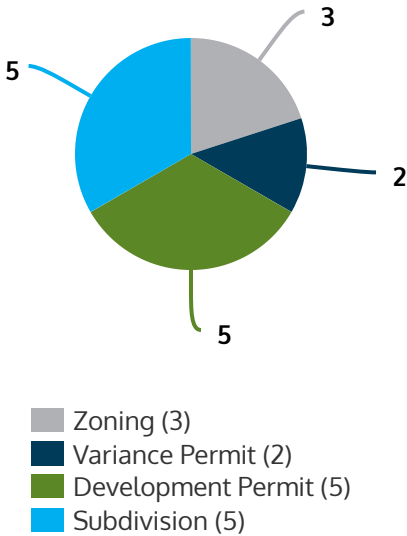


As a result of compliance letters, residents are either removing their advertisement or applying to legalize their STA.

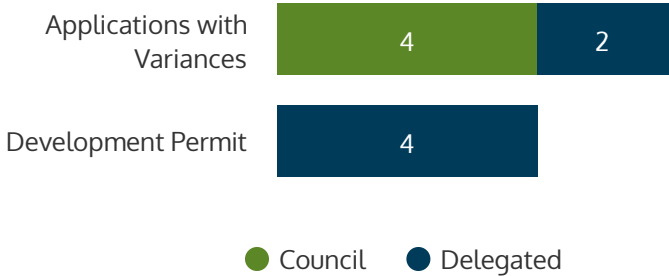
# Development Services Q4 - 2023

## Planning

### Planning Applications Received

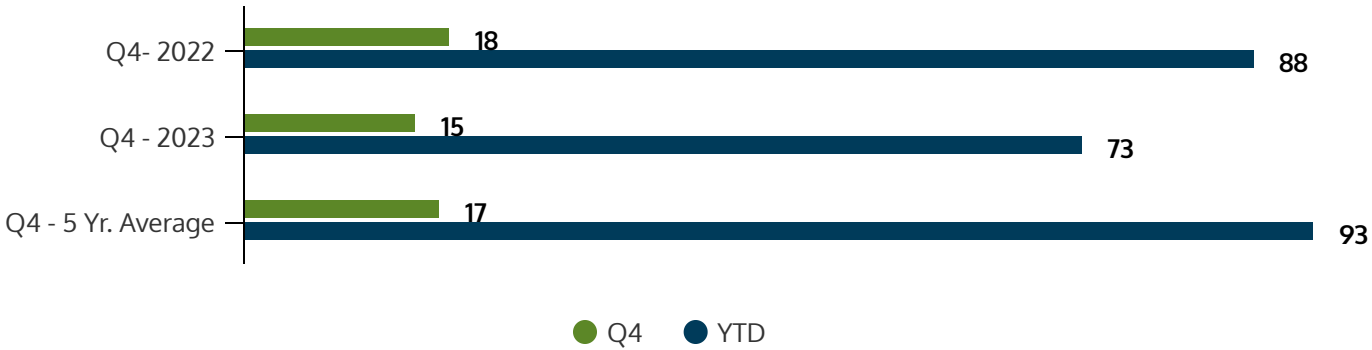


### Planning Applications Considered Council vs Delegated



- 7 Zoning readings were presented to council (3 adoptions, 1 denial and 3 readings)
- 2 Public Hearings were held this quarter
- An ALR exclusion was supported and sent for ALC consideration

### Planning Applications Received



### Project Updates

- **Complete Communities and Infill Strategy** - In consultation with Urban Systems, Phase 1 of this project has been initiated with consideration of the new provincial legislation for Small Scale-Unit Housing.
- **Zoning Bylaw Update** - Review is underway with revisions to draft pending Parking Study and Land Economic Study related to density bonusing.
- **Housing Strategy** - The City's Housing Strategy was endorsed by City Council Nov.28th.
- **Corporate Climate Action Plan** - The City's first Corporate Climate Action Plan was endorsed by City Council Dec.12th.

# Development Services Q4 - 2023

## Planning

### Approved By Delegated Authority

#### Development Permits

##### DP 23-05, 1580 Ponderosa Rd

- Multiple Family and Intensive Residential Development Permit for the construction of three duplexes.

##### DP 23-08.01, Sandberg Rd

- Amendment to Hillside and Sensitive Terrestrial Ecosystem Development Permit to accommodate a 21-lot subdivision.

##### DP 23-11, 1305 Westside Rd

- Hillside Development Permit to construct an access road to access ALR land for farming use.

##### DP 23-15, 901 Westside Rd S

- Hillside Development Permit to construct a garage addition.

#### Permits with Variances

##### DP 23-07, 901 Westside Rd S Unit 24

- Hillside, Aquatic and Sensitive Terrestrial Development Permit with variances for maximum height and front parcel setback.

##### DVP 23-09, 860 McCartney Rd

- Variance to allow for a secondary suite with a maximum total area of 1197 sqft within an existing single family dwelling in an R1 zone.

