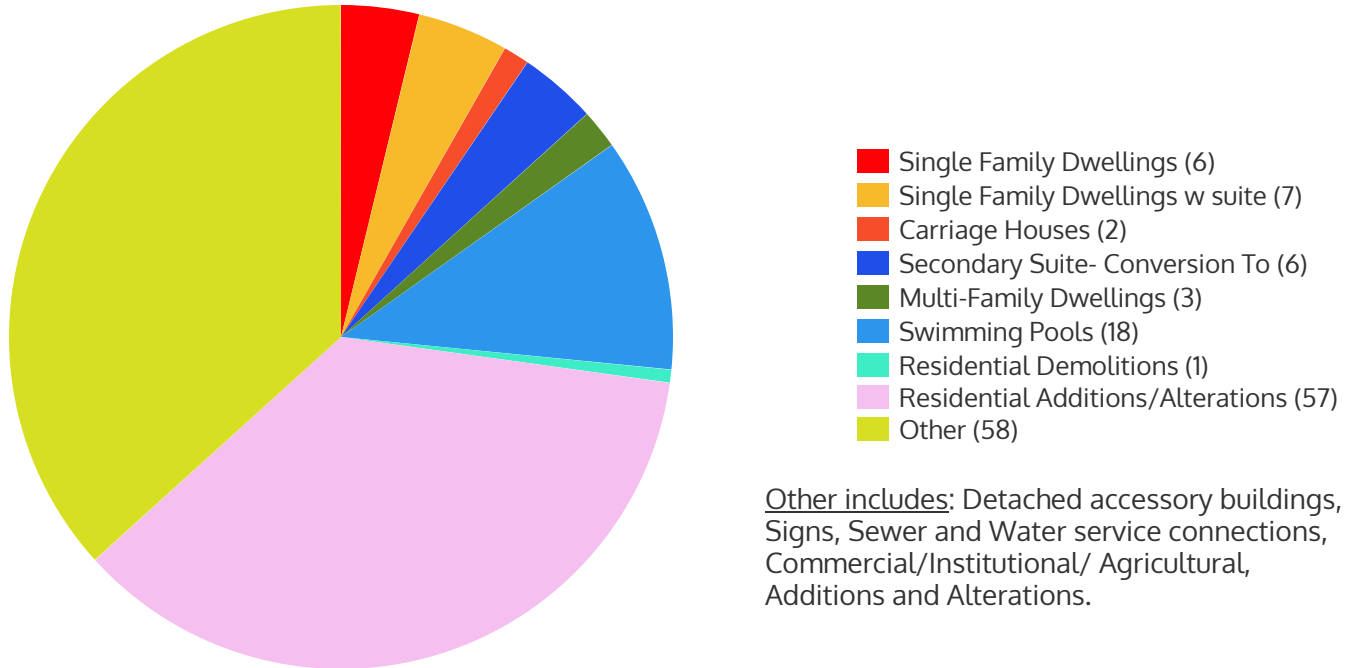


# Development Services Q3 - 2025

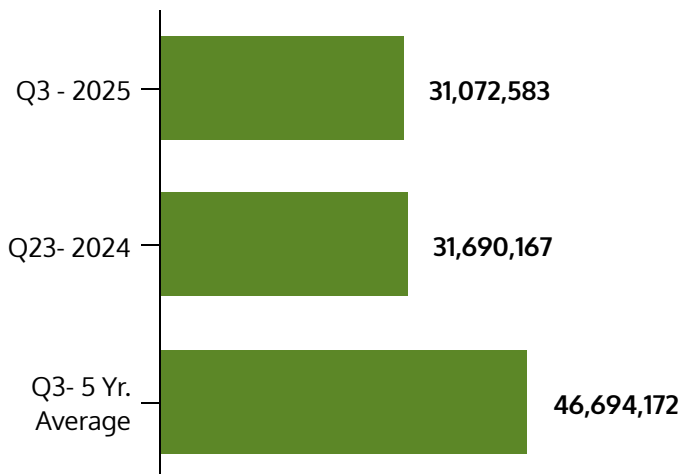
## BUILDING

### Building Permit Types

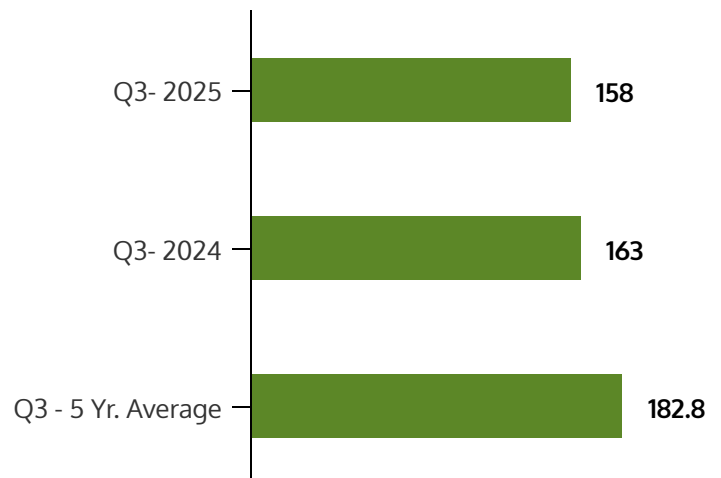


- Q3 2025 highlights an increase in Total Construction Value to the following key areas:
  - 400.2% for Multi-Family Construction Value
  - 381.3% for Secondary Suite - Conversion to Include Construction Value
- 981 Building Inspections were conducted in Q3 2025

### Q3 Construction Value (\$)



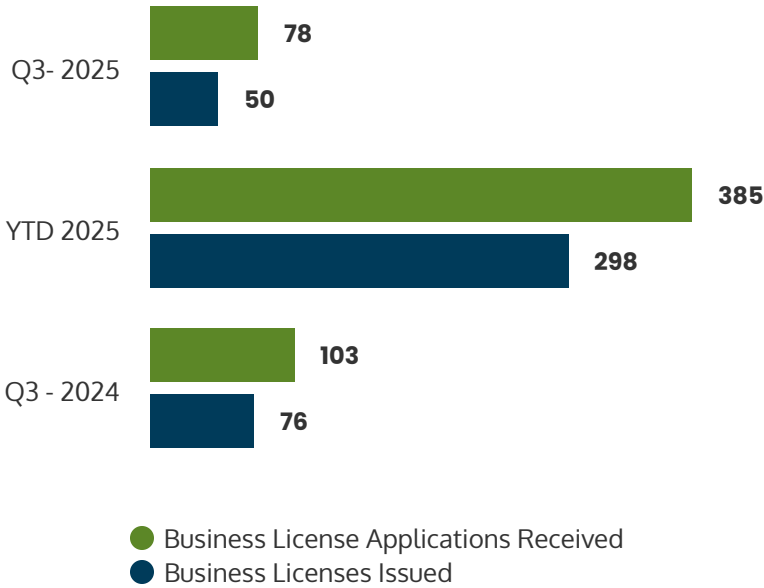
### Q3 Building Permits Issued



# Development Services Q3 - 2025

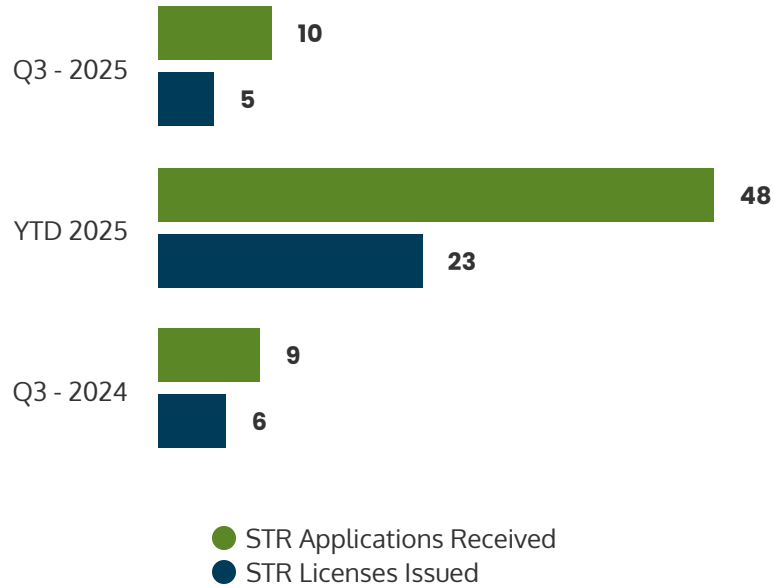
## Business Licensing

### Business Licenses Q3



\*Most of the delinquent licenses are waiting for building permit compliance prior to license approval

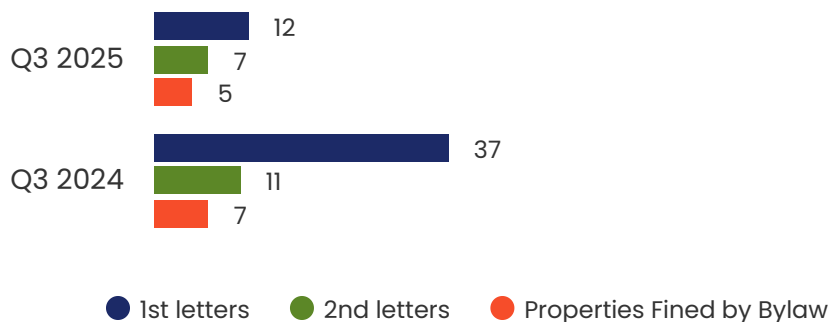
### Short Term Rentals Q3



\*Of the STR applications above (10), 7 are for STRs, 2 are for STR-B&B's and 1 Agri-Tourism Accommodation.

- The city has issued 835 Intercommunity Business Licenses for 2025 (this includes renewed and new)- YTD
- Total active business license is 2,463

### Q3 2025 STR Enforcement

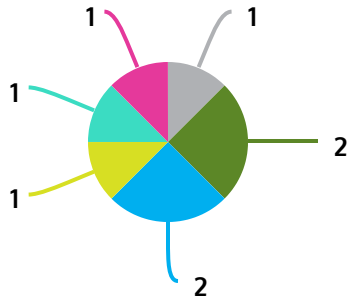


- There were 3 properties with enforcement, resulting in 5 fines totaling \$900, with a balance of \$400 outstanding.

# Development Services Q3 - 2025

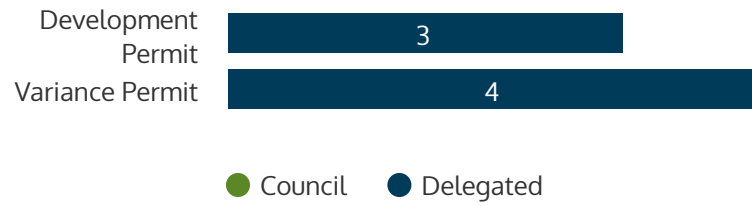
## Planning

### Planning Applications Received



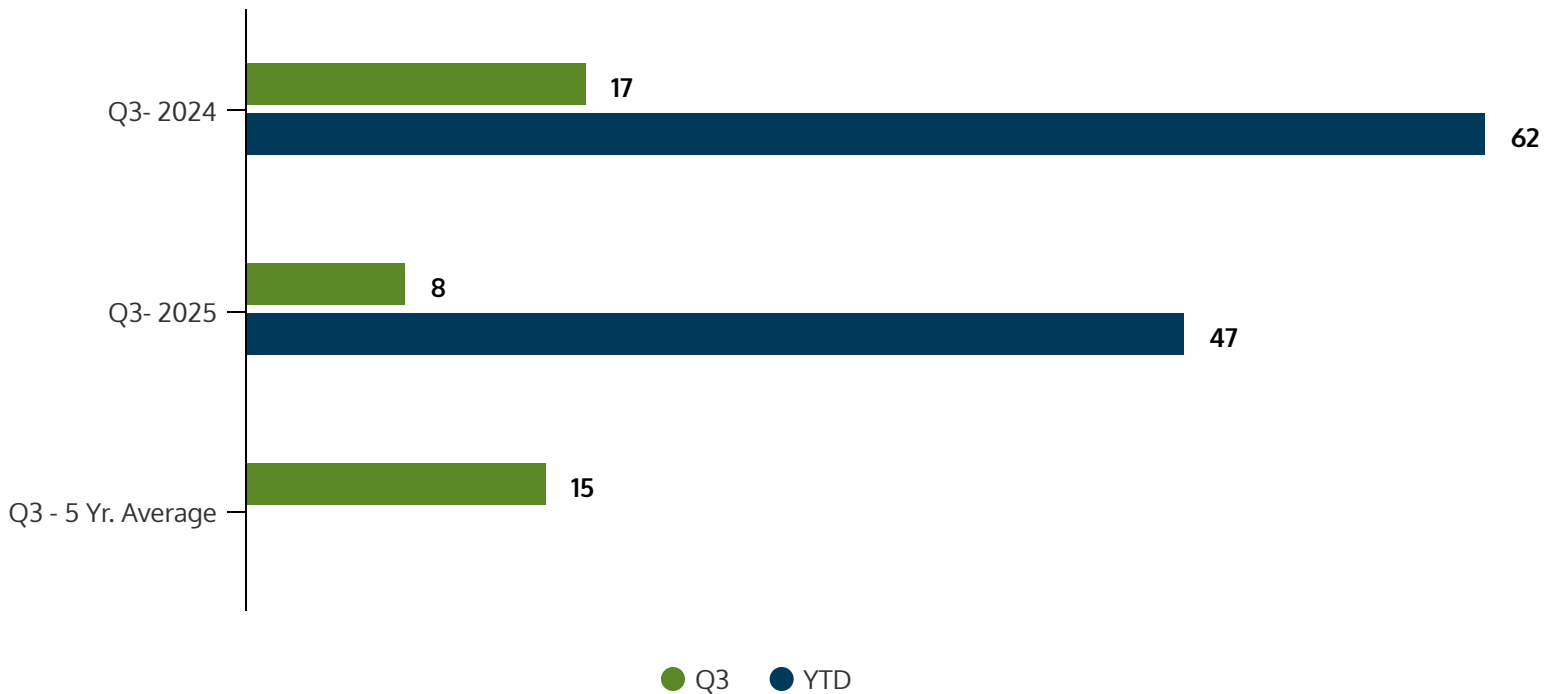
- Zoning (1)
- Development Permit (2)
- Subdivision (2)
- Variance Permit (1)
- Agriculture (1)
- OCP Amendment (1)

### Planning Applications Considered Council vs Delegated



- Council considered **1** item for Zoning/OCP amendments, with **0** adopted and **1** was given 1st, 2nd & 3rd readings.
- Council considered **5** items for Long-Range project files, with **2** items approved.

### Planning Applications Received



# Development Services Q2 - 2025

## Planning

---

### Approved By Delegated Authority

#### Development Permits

**DP 24-19, 3778 Astoria Dr**

Hillside Development Permit to restore a No Build No Disturb Covenant.

**DP 25-03, 1295 Stevens Rd**

Industrial Permit to allow the construction of a new industrial development.

**DP 25-03, Goats Peak Phase 2**

Hillside, Sensitive Terrestrial Ecosystem, and Wildfire Interface Development Permits to facilitate a 48-lot subdivision.

#### Development Variance Permit

**DVP 25-05 3966 Camano Rd**

Variance for secondary suite size.

**DVP 25-06, 3608 Paynter Rd**

Variance for accessory structure height and allowable floor area.

**DVP 25-07, 3103 Topham Rd**

Variance for rear parcel boundary setback.

**DVP 25-08, 1455 & 1457 Brentwood Rd**

Variance for parking space length.

### Long Range Project Updates

- **Housing Accelerator Fund Initiatives** update was provided to Council on August 16th.
- **Housing Target Order** year 1 results presented to Council on August 16th.
- **Zoning Bylaw Amendment** for short-term rental in Compact Single Detached and Duplex Zone (RC3) went for first reading on August 16th.
- **Draft Rental Protection and Tenant Relocation Assistance and Manufactured Home Park Redevelopment Policies** were presented to Council on July 22nd. Council approved both policies on September 16th.