



**Year End Board
Report 2006
Development
Services Department**

~~~ **Progress on the Approved Work Plan** ~~~

~~~ **The Year's Land Use and Building Permit Trends** ~~~

Summary

DEVELOPMENT INCREASES FROM 2005

In 2006 current planning work, including development permits and variances, flood plain relaxations, ALR applications, and Crown referrals have exceeded those in 2005. Residential building permit activity has increased by over 10% in the rural areas and has slowed slightly in the small municipalities. Areas E and F sharply exceeding last year’s permit numbers. Residential valuation has also exceeded last year’s numbers by almost \$7,000,000 to \$32,720,075.

ACCRETION CONCERNS

Of Board concern this year has been the number of accretions granted in the District. From 2000 through 2005, 77 accretions were granted. In 2005 there were 12 accretions granted. To date in 2006, 23 accretions have been granted with the most (9) in Area E. Since the meeting the Board had with the Surveyor General, two accretions have been denied and one approved accretion was rescinded.

SUBDIVISIONS SLOW

Subdivision activity has slowed from the large increase seen in 2005. To date only 292 lots have been proposed vs. the total of 308 in all of 2005. Most of the lot creation has occurred in Area H. In 2007 there are several major residential developments planned in Area F and the city of Nelson. Expansion of the multi-family development in Kaslo is also expected in 2007.

CONSTRUCTION STILL STRONG

Overall building permits including residential additions, mobile homes and

commercial permits continue at last year’s pace in Areas A, C,F, G, J, and K. A 20% increase in residential permit activity occurred in Areas E and F. Overall commercial construction valuation is up in the RDCK \$4 million dollars to \$44,992,825.

NON-DISTRICT OWNERS

In May of 2006 Development Services began to track parcel ownership in the District. A snapshot of ownership was provided to the Board by municipality and by Area. New Data will be loaded on January 17th and a Non-District Ownership report will be provided to the Board on January 27th. Area D and Kaslo are still experiencing a higher number of Albertan ownerships. Nelson and surrounds have a significant number of non-district BC owners, as well as Area H.

LAKE LEVEL CONCERNS

The Board has also expressed disquiet over how development is occurring on the shore of Kootenay Lake and water level controls on the lake.

On October 30th RDCK staff along with representatives from DFO and Ministry of Environment presented a workshop centered on what regulations govern land development on Kootenay Lake. Well over 400 people attended.

On January 12th, 2007 a full day workshop was held for the Board with presentations from Fortis, BC Hydro, Ministry of Environment and others. The focus of the workshop was the mechanisms controlling water levels on Kootenay Lake. The workshop was organized by CBT at the Board’s request.

RDCK POPULATION *

| Year | Population | % change |
|------|------------|----------|
| 1946 | 27,525 | |
| 1986 | 49,110 | 78% |
| 1996 | 60,024 | 22% |
| 2000 | 59,637 | -1% |
| 2006 | 60,656 | 2% |

* source: BC Stats

LUIRC AGENDA ITEMS

In 2006 LUIRC reviewed 97 agenda items resulting in 80 recommendations to the Board. This is in comparison to 2005 when they reviewed 84 agenda items and made 63 recommendations to the Board.



Land Development Activity from 2000

January 1 to December 31,
2006

Electoral Area

| | A | B | C | D | E | F | G | H | I | J | K | 2006 | Total
05 | Total
04 | Total
03 | Total
02 | Total
01 | Total
00 |
|--|-----|-----|----|----|-----|----|----|-----|----|----|----|-------|-------------|-------------|-------------|-------------|-------------|-------------|
| Rezoning/Land Use Amendments | 2 | 1 | | | | | 1 | | 2 | 3 | 7 | 16 | 18 | 8 | 14 | 4 | 7 | 6 |
| Text Amendments | | | | | | | | | | | | | | 1 | | 1 | 4 | 3 |
| Temporary Commercial/Industrial | | | | | | | | | | | | | | | | | | 1 |
| Development Permit | | | 2 | | | | | | 1 | 3 | | 6 | 5 | 1 | 7 | | 2 | 2 |
| Development Variance | 1 | 4 | | | | 2 | 1 | | 1 | | 3 | 9 | 13 | 8 | 13 | 6 | 15 | 7 |
| Floodplain Relaxation | | | 1 | | 1 | | | 4 | | | | 6 | 9 | | | | | |
| ALR | 5 | 1 | 4 | 5 | 4 | | 1 | 8 | 1 | | 5 | 34 | 18 | 15 | 12 | 18 | 12 | 11 |
| Building Permit Checks by Planning | 84 | 122 | 32 | 26 | 65 | 54 | 26 | 115 | 68 | 51 | 53 | 696 | 611 | 649 | 601 | 608 | 542 | 601 |
| Subdivision Referrals | 9 | 8 | 2 | 7 | 11 | 9 | 8 | 18 | 3 | 4 | 6 | 85 | 104 | 42 | 82 | 87 | 70 | 93 |
| Lots proposed | 20 | 21 | 4 | 38 | 37 | 23 | 14 | 79 | 19 | 19 | 18 | 292 | 308 | 11 | 279 | 176 | 159 | 223 |
| Boundary adjust/consol/road closures | | | | | | | | | | | | | 18 | 20 | 18 | 26 | 10 | 16 |
| Soil Removal & Deposit Permit | | | | | | | | | | | | | | | | 2 | 5 | |
| NOW Referrals | | | | | 1 | | 1 | | | | | 2 | 4 | | | 22 | 30 | 7 |
| Crown Referrals | 2 | 1 | 3 | 7 | 10 | 5 | 1 | 2 | 2 | 4 | 5 | 42 | 10 | 31 | 30 | 3 | 3 | 17 |
| Waste Referrals | | | | | | | | | | | | | 1 | | | | | 4 |
| Potential Rural Liquor Store Referrals | | | | | | | | | | | | | 9 | | | | | |
| Accretions | 2 | | | 6 | 9 | 4 | | 2 | | | | 23 | 12 | 16 | 14 | 16 | 22 | 8 |
| Totals by Area | 105 | 137 | 49 | 51 | 101 | 74 | 39 | 149 | 78 | 65 | 79 | * 922 | 1173 | 817 | 1080 | 986 | 897 | 1009 |

*Note: 2006 Totals do not include "Lots Proposed"



Planning Services

Projects for 2006

Status Year End

- | | |
|---|---|
| • Completion of Electoral Area F OCP & Zoning Bylaw | • Bylaw drafted, APC to meet in early 2007 to finalize OCP |
| • Electoral Area A - East Shore OCP & Zoning Bylaw (in process 2006) | • Draft OCP reviewed by APC for Area A Sept. 06 |
| • Electoral Area J – Ootischenia – (OCP Amendments in process 2006) | • Draft revisions to OCP completed for Board Review - February 2007 |
| • Completion of Discussion Paper on Servicing of Development Adjacent to Municipalities | • No progress on Discussion Paper |
| • Completion of Subdivision Bylaw Update | • Staff has circulated a discussion draft for internal review. |
| • Electoral Area H – Slocan Valley OCP & Zoning Bylaw - 2006 | • Draft terms of reference completed and draft Guiding Principles completed |
| • Electoral Area E - Public Meeting in Blewett on Planning | • No activity in Electoral Area E |
| • Delegation Authority – Agricultural Land Commission – 2007 | • No activity at this time |
| • Area D – Argenta - Johnson’s Landing OCP & Zoning Bylaw – 2007 | • Area D APC has had presentations from the Manager and Senior Planner and is looking at alternatives for the development of an OCP |
| • Area K – The Arrow Lakes OCP & Zoning Bylaw Review – 2007+ | • No activity for Area K |

The Significance of Informal Work Plan Additions

In 2006, through Board action, the Development Services Department was requested to *add* over 15 items to the Work Plan. These were not formal additions, rather items that arose from Board business, which were deemed important enough to merit a resolution for action. Major items included Lakeshore Development Plan, lake-shore development regulations, accretion analysis and presentations, non-resident ownership analysis, manufactured home bylaw revision, revision of bylaw 1675 on accessory buildings, riparian referral system to DFO, meetings with the Ktunaxa on boundaries, CAEE grant, lower Kootenay basin flood management grant, revision of bylaw 1682 on pools, and Lipitski Pit park creation.



Planning Services

Planning Projects for 2007

- Completion of Electoral Area F OCP & Noise Bylaw
- Completion of Electoral Area A - East Shore OCP
- Completion of Electoral Area J – Ootischenia – OCP Amendments
- Completion of Discussion Paper on Servicing of Development Adjacent to Municipalities
- Completion of Subdivision Bylaw Update
- Electoral Area H – Slocan Valley OCP & Zoning Bylaw - 2006
- Completion of New Denver OCP review
- Assistance & Guidance - Nakusp OCP
- Begin Area D – Argenta - Johnson’s Landing OCP Bylaw 2007
- Area K – The Arrow Lakes OCP & Zoning Bylaw Review – 2007+

Development Services Projects for 2007

- Budget revision and tracking of projects for municipalities
- Technical assistance for development issues outside of Part 26 to municipalities
- IMS roll out to all RDCK residents
- Completion of the Community Action on Energy Efficiency project.
- Revisions to the Controlled Cadastral Mapping for New Denver, Silverton, Rosebery, Nelson, West Arm Kootenay Lake, Crawford Bay, Sanca, Riondel, South Slocan, Ymir, Blueberry.
- Map Reserve Mapping for potential Land Claims
- Draft Cemetery Mapping - Nakusp



Building Services

Projects for 2006

This is that status of the projects approved for 2006:

- Relocation of the Nakusp Building Inspection Service Office to a more accessible location
- Equipping the Building Officials with portable computers in a format that allows for more efficiency and the provision of a printed report while conducting inspections
- Refining the permit tracking program to allow for the above
- Training personnel in the use of the revised (or new) computer program
- Attendance at the BOABC and POABC Annual Educational Conferences
- Education and training on the use of the new BC Building Codes to be adopted this year
- Hiring a temporary Building Official to help cover the increased summer workload and provide holiday relief
- Providing improved public service in the Nakusp area by employing a new part-time clerk-typist for the Nakusp office
- Investigating ways to improve access to Building Inspection Services for the Castlegar area
- Improving communication tools to facilitate public access to Building Officials and improved emergency communications for Building Officials, along with appropriate clothing

Status 2006

- The office has been successfully relocated
- The computers and printers have been purchased and software is being configured.
- The IT Division and MAIS have been working with Building to modify the program for field use
- Training is occurring throughout January of 2007 to gear up for the building season
- These conferences have been attended
- This training will occurred December 2006 and on site staff training is scheduled every two weeks
- The temporary staff has been hired
- A part time clerk typist has been hired
- Office hours will be expanded in 2007 building season
- Radio telephones have been installed in vehicles and Building Officials are wearing clothing and jackets that identifies them as employees of RDCK



Building Services

Projects for 2007

These are the projects proposed for 2007:

- Training of Building Officials on the newly adopted 2006 Building Code
- Establishing a Counter Technician to work with customers at the Nelson office to free up staff time for plan review and application processing
- Succession planning for Nelson office staff reaching retirement age within the next few years
- Complete action on review and notices for Building permit backlog of over 1000 permits in RDCK
- Assessment of new software for permitting consistent with the provincial e-Building Code
- Training on covenant execution for Building secretarial staff
- Completion of the move of the Creston office, installation of signage and consideration of further sharing of space with other RDCK departments
- Establishing protocol for dealing with the construction occurring without permits
- encourage workplace safety, investigate financial incentive to purchase safety footwear

HANDY BUILDING FACTS

- ⇒ Building permit activity in the rural areas has exceeded 600 permits a year since 2002 but valuation has **doubled** from about \$15 million to \$32 million dollars during the same time. This reflects a significant amount of new construction.
- ⇒ Construction in the rural RDCK was **equal in valuation** to the city's of Nelson and Castlegar valuation **combined** in 2005.
- ⇒ The average permit turn around time in the RDCK is (4) four weeks. The average turn around time in the lower mainland averages from **6 to 8 weeks**.
- ⇒ In the last six months of 2006, **26 structures** were determined to have been constructed without a building permit. Staff estimates the construction value of this activity would conservatively exceed \$500,000. Follow-up on these permits means they will now be on the 2007 tax rolls for assessment.



Bylaw Enforcement Services

Projects for 2006

Below are key projects approved for 2006:

- Soil Removal and Deposit Bylaw Area I and J
- Noise Bylaw for Areas F & J
- Bylaw Adjudication Program - Research into this new Bylaw Enforcement tool will continue so staff can make more knowledgeable recommendations to the board for consideration of implementation

Status Year End

The major change to Bylaw Enforcement was making the position full time in 2006. As a result, documented inquiries increased from 97 in 2005 to 247 in 2006.

- No activity on the Soil Removal and Deposit Bylaw
- Draft Noise Bylaw completed and is under review by ACP for Area F
- Presentation of Program went to LUIRC in November and municipal ticketing was recommended to the Board

PROJECTS 2007

- Municipal Ticketing
- Area F & J Noise Bylaw
- Formal Report on Construction without Building Permits

Inquiry Breakdown 2006

| Electoral Area | Inquiries |
|----------------|------------|
| A | 10 |
| B | 35 |
| C | 11 |
| D | 3 |
| E | 22 |
| F | 23 |
| G | 11 |
| H | 19 |
| I | 47 |
| J | 47 |
| K | 19 |
| TOTAL | 247 |

Of the current inquiries, 58 have resulted in a formal investigation. This is when a written complaint is received and an official file is set up. At least half of the complaints are resolved by a site visit and a quick response by the property owner.

