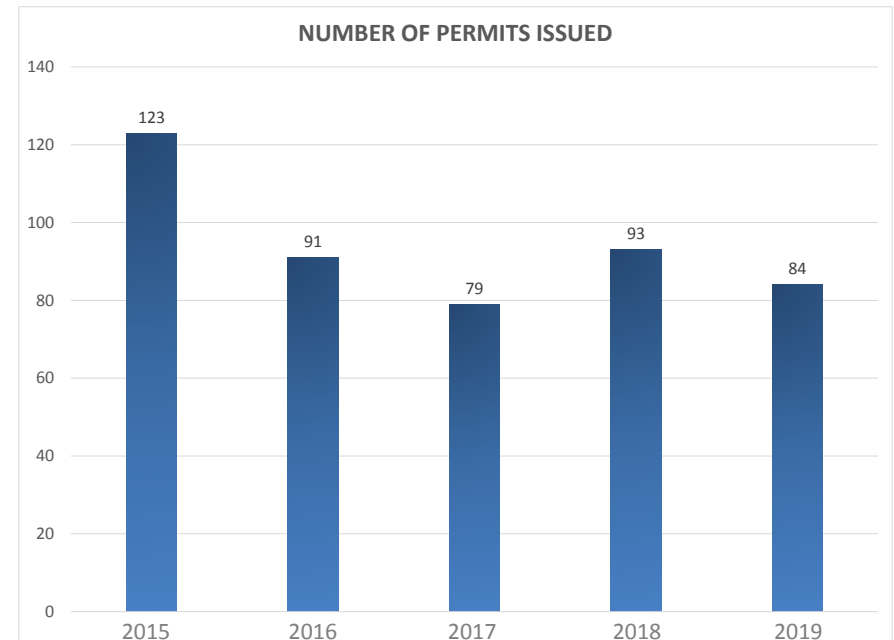
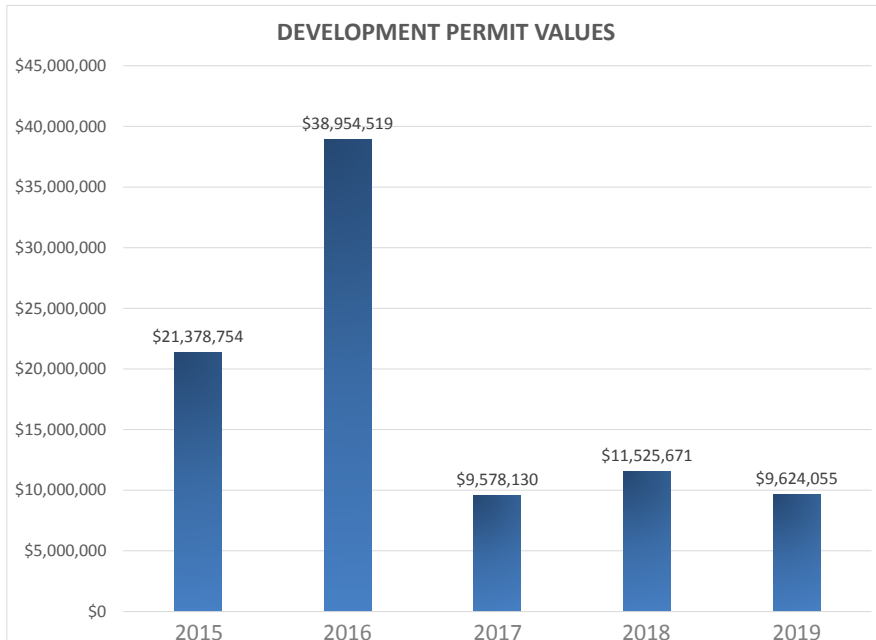


DEVELOPMENT PERMIT STATS YEARLY COMPARISON AS OF DECEMBER 20, 2019



CATEGORY	2015	2016	2017	2018	2019 YTD
RESIDENTIAL	\$9,056,354	\$3,325,979	\$1,441,430	\$2,223,600	\$1,140,775
COMMERCIAL	\$1,110,900	\$1,255,500	\$6,522,600	\$6,405,071	\$4,554,380
INDUSTRIAL	\$1,041,000	\$60,700	\$1,383,600	\$1,452,000	\$3,847,900
INSTITUTIONAL	\$10,170,500	\$34,312,340	\$230,500	\$1,445,000	\$81,000
TOTAL PERMIT VALUE	\$21,378,754	\$38,954,519	\$9,578,130	\$11,525,671	\$9,624,055
TOTAL PERMITS	123	91	79	93	84

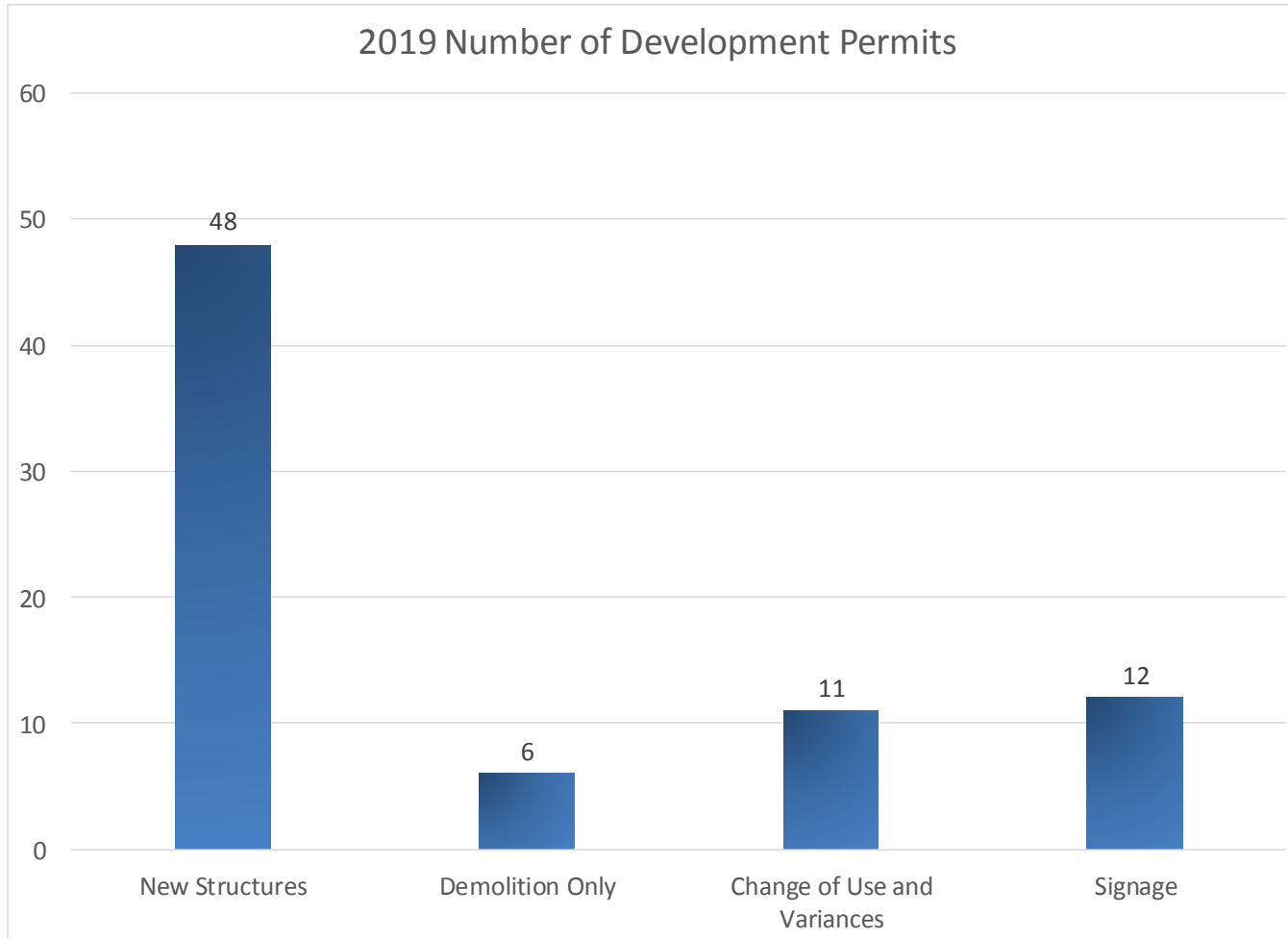


DEVELOPMENT PERMIT STATS YEARLY COMPARISON AS OF DECEMBER 20, 2019

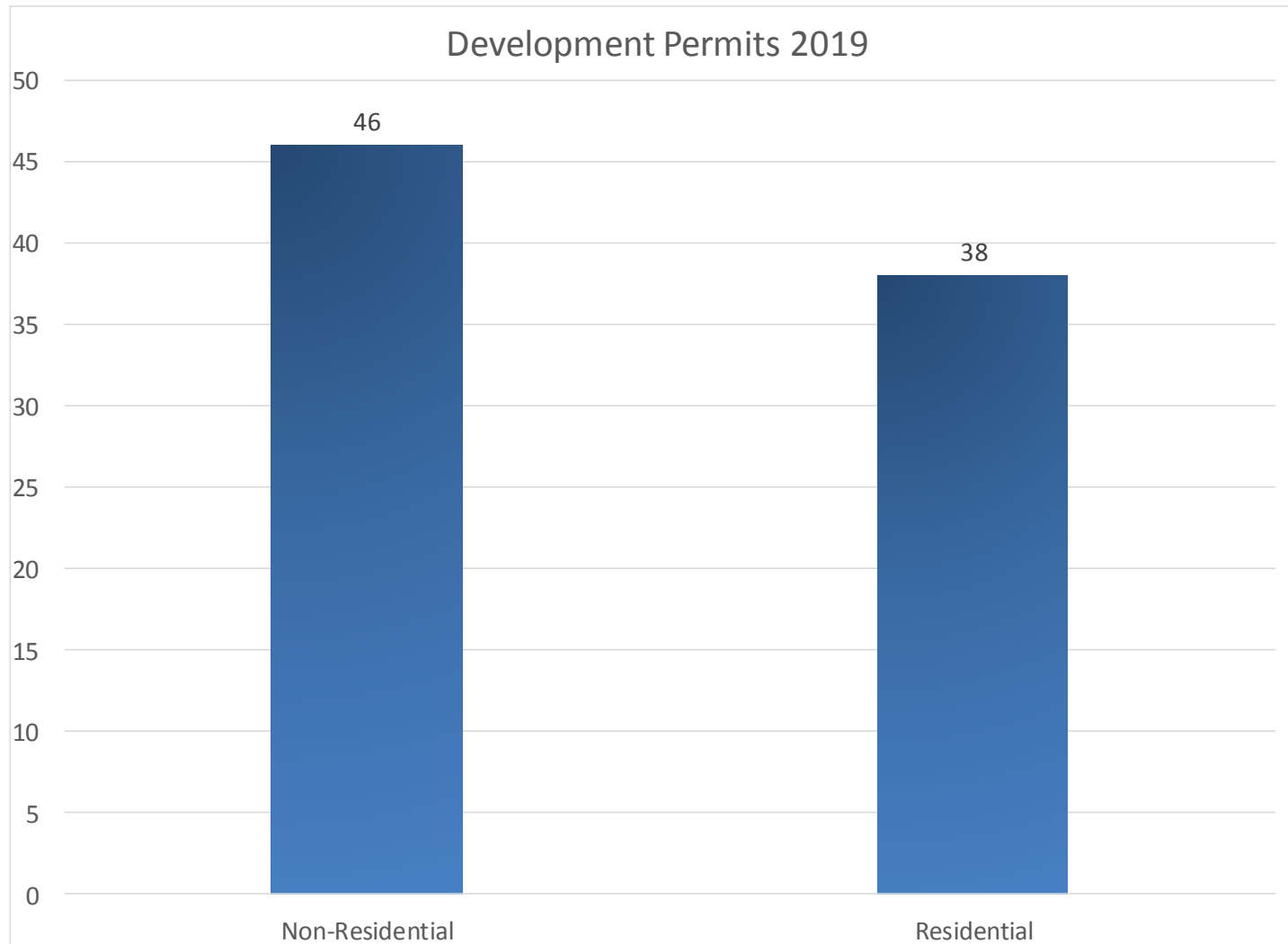
- Period for 2019 year stats are based on Year-to-Date

Notes for previous years:

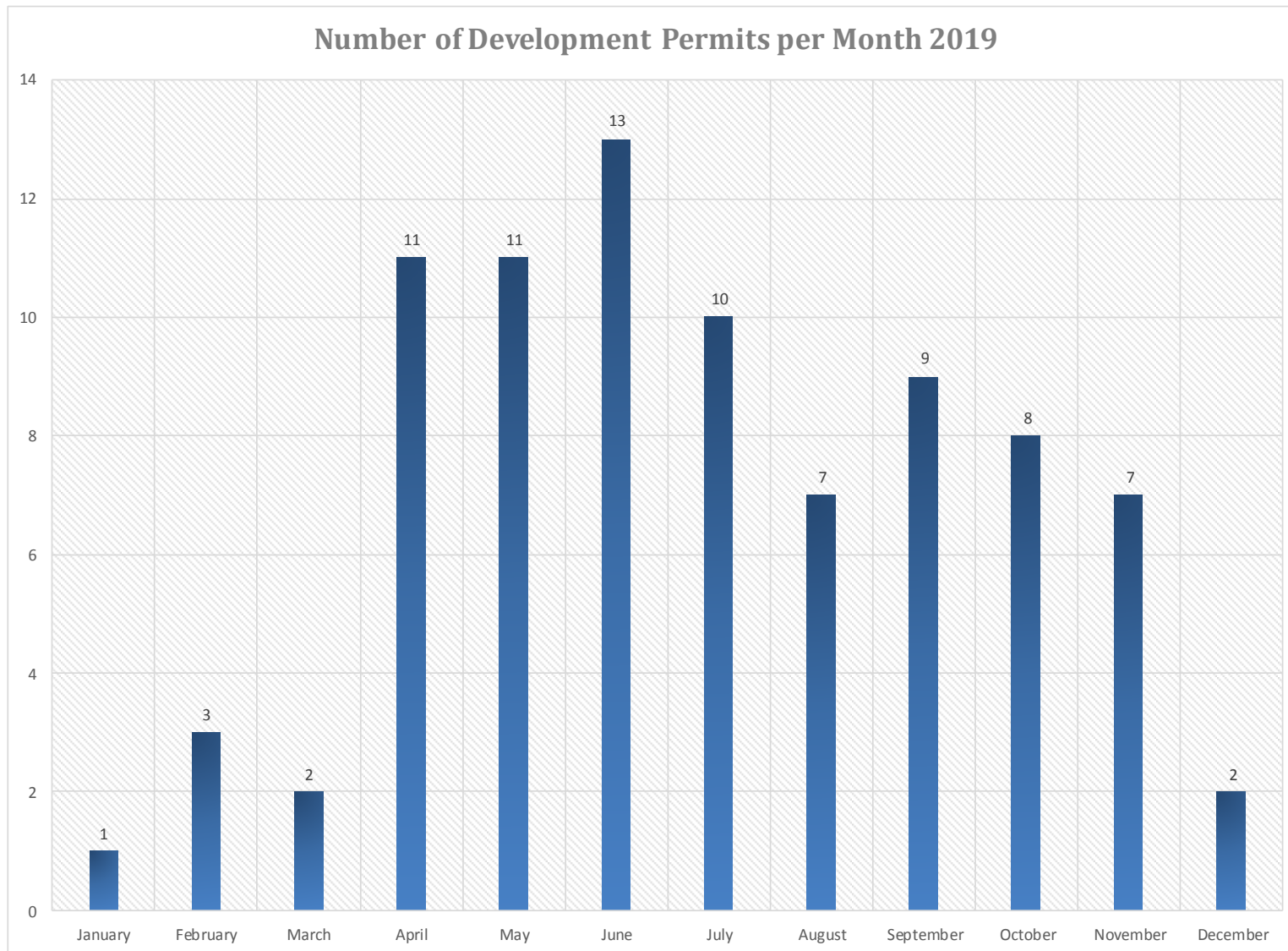
- In 2015 institutional values were high because of a Physician Clinic (\$6,800,000)
- In 2016 institutional values were high because of Mary Bergeron (\$9,000,000) & Seniors Lodge (\$23,301,840);

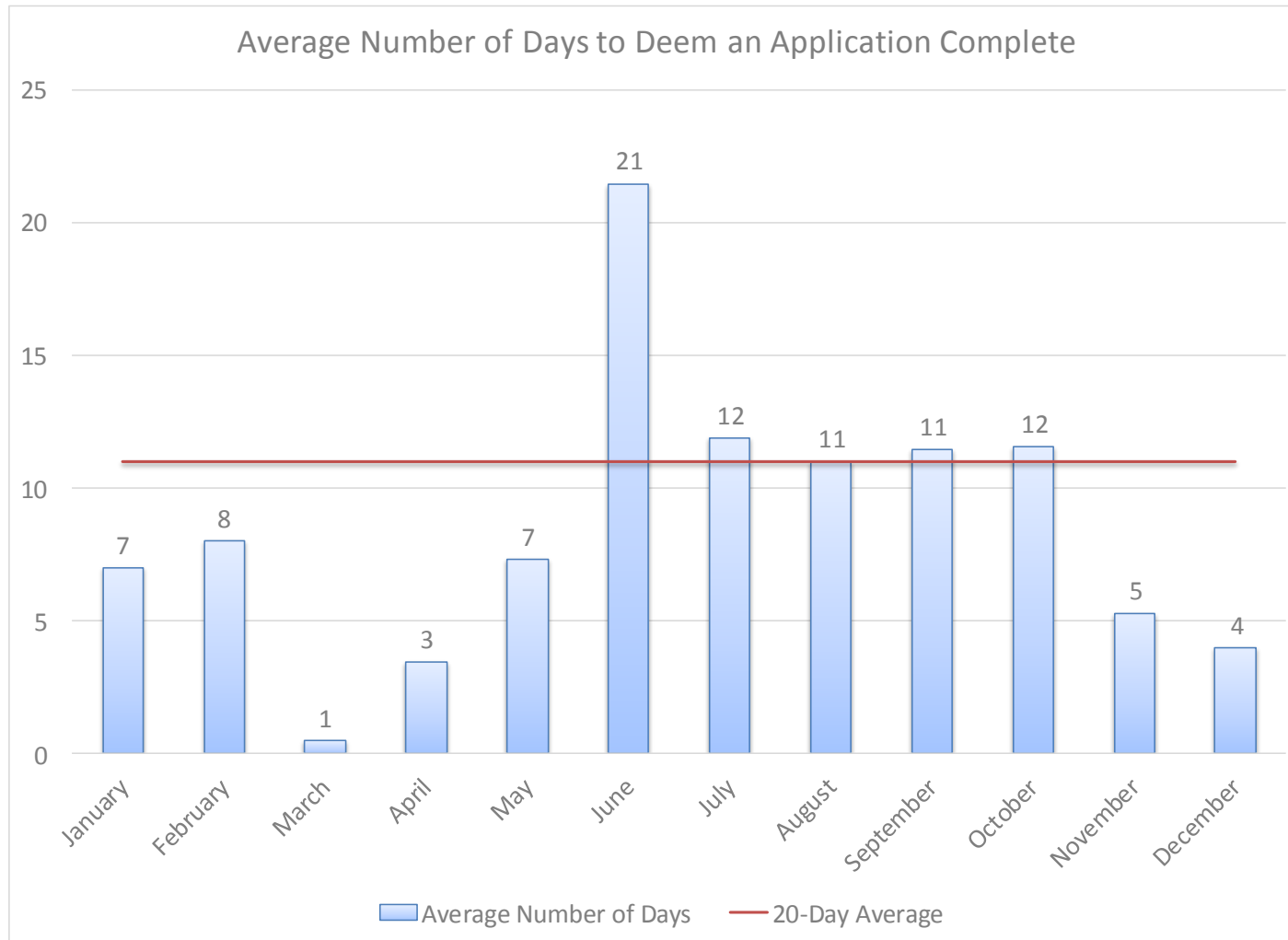


- In 2019, there was a higher number of non-residential developments (57%) than residential developments.

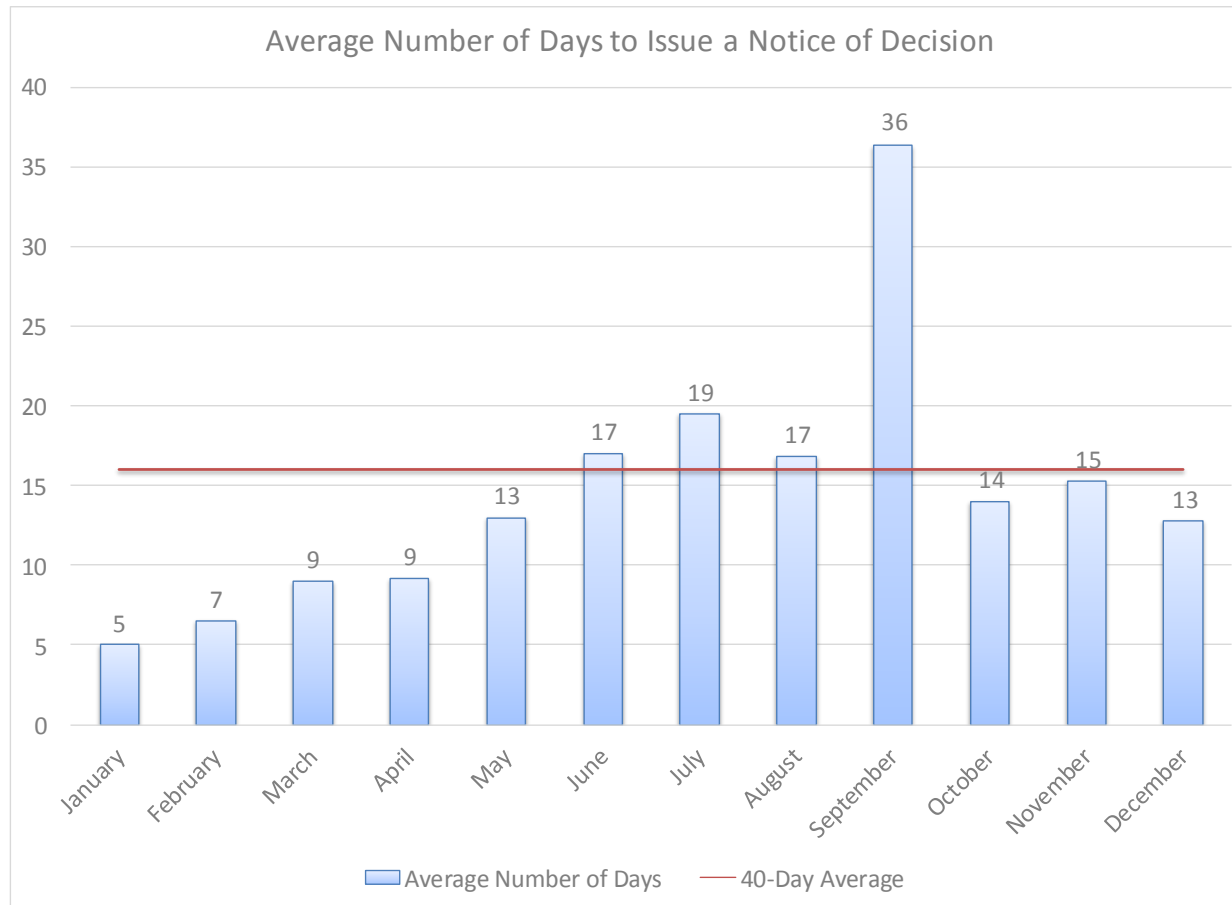


- In 2019, 57% of permits were new structures. New structures capturing assessment.
- In 2019, 13% of permits were Change of Uses as well as variance permits applied after noncompliance letters were sent out.





- On average, it took 11 days to deem a permit complete. A permit cannot be issued or referred to other necessary organizations without complete information in most cases.
- The Department is reviewing how to limit this period through pre-application meetings.



- In 2019, permits are averaged 16 days for the Development Authority to issue a Notice of Decision.
- Changes to public notices being approved by Council are expected to save 1 to 5 days on average.
- Internal referral timeframes are being reduced (7 days from 14 days).
- Discretionary permits currently require 21 day notification to neighbouring landowners to comment prior to a decision. *Note: this is a process under the Land Use Bylaw No. 2070 to allow for public engagement but is not legislated as the public still has a 21 day appeal period following a decision.*
- Our average issuance timeframes are half the legislated period provided.

Yearly department overview:

- January to March, Development Officer not staffed.
- January to May, Planning Manager not staffed. (Internal staffing assistance provided for Acting Planning Manager).
- September to November Administrative Assistant not staffed.

Other Related Work:

- West Area Structure Plan (Engineering, and land owner liaison, design, reassigning consulting);
- Amendment to Anderson Area Structure Plan (LAWIR developments redesign and open house);
- Subdivision endorsement and extensions;
- Assessment of encroachments across 40+ properties, over 1 dozen land leases (lease lands review and lease expiry).
- Management of GIS and imagery support for all departments (snow removal maps, street maps, parks, public lands, utilities etc.);
- Several stop orders, orders to remedy, and demolition orders; and associated appeals;
- Development agreements, legal documentation (restrictive covenants, easements), site inspections and security returns for **33** larger projects.