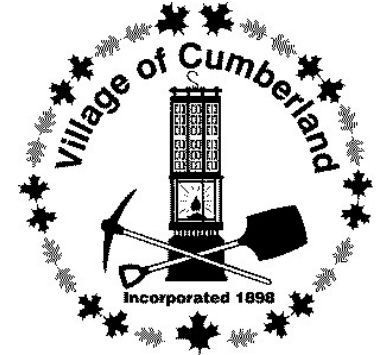


# DEVELOPMENT SERVICES QUARTERLY REPORT



MEETING DATE: April 25, 2022  
 REPORT PERIOD: January to March 2022  
 FROM: Courtney Simpson, Manager of Development Services

## QUARTERLY SUMMARY

In the first quarter of 2022 the Village of Cumberland (the Village) received 9 new development applications. Fourteen applications were closed and 25 are ongoing. In addition, 18 building permits were issued (see Attachments 1-4).

Also in this quarter, the Coal Valley Estates Phase 10/11 subdivision application received preliminary layout approval; next steps are for the development permit application to be re-activated, a report to Council prepared, and the applicant to prepare design drawings. The Development Approvals Process Modernization and the Vacation Rental Regulations projects were launched with public and stakeholder engagement. Consultants were retained for the Density Bonus and Community Amenity Contribution review project. A call for consultants to lead development of the Tree Protection Bylaw is still ongoing as no consultant was available begin this spring.

## Development Application Summary – Quarter 1, 2022

Application Type	New	Ongoing	Closed / Issued	Total
Amendments (OCP and Zoning)	0	2	1	3
Temporary Use Permits (TUP)	1	0	2	2
Heritage Alteration Permits (HAP)	1	0	2	3
Development Variance Permits (DV)	4	3	5	10*
Development Permits (DP)	3	4	4	11
Subdivision	0	16	0	16
<b>Total</b>	<b>9</b>	<b>25</b>	<b>14*</b>	<b>45</b>

\*two applications were opened and issued within the same quarter

## **ATTACHMENTS**

1. Amendment Applications List Quarter 1, 2022
2. Permit Applications List to Quarter 1, 2022
3. Subdivision Applications List to Quarter 1, 2022
4. Building Permit Issued to Quarter 1, 2022

**ATTACHMENT 1****Amendment Applications List Quarter 1, 2022**

<b>File Number</b>	<b>Address</b>	<b>Purpose</b>	<b>Recent Activity</b>
<b>2021-03-RZ</b>	Lot A, Ulverston Avenue (near Royston Road)	Zoning Amendment for a 2.66 ha undeveloped lot to new mixed use zone for 24 units of affordable home ownership, 25 small lot residential and a daycare facility.	Reviewing application
<b>2021-02-RZ</b>	3699 Bevan Road	To expand landfill lechate equalization pond. Zoning Amendment from I-2 Heavy Industrial to I-4 Refuse Industrial.	Adopted February 28, 2022
<b>2020-02-OCP</b>	3345, 3341, 3339 Second St	OCP and Zoning Amendment for a 22-unit affordable rental apartment building	Third Reading Dec 14 2020. Working on completion of conditions (lot consolidation, access agreement with Island Health, housing agreement). Project did not receive provincial funding. Applicant seeking federal funding.
<b>2019-02-OCP</b>	Horbury Road (Comox Lake)	OCP and Zoning Amendment	Early agency referrals sent Dec 9, 2021. Presented at Watershed Advisory Group meeting on Dec 16, 2021. Preparing report with referral responses.

**ATTACHMENT 2****Permit Applications List Quarter 1, 2022*****Temporary Use Permits***

<b>File Number</b>	<b>Address</b>	<b>Street Name</b>	<b>Purpose</b>	<b>Status</b>	<b>Recent Activity</b>
<b>2018-01-TUP</b>	3276	Third Street	Renewal - Cannabis Retail	Open	Reviewing application
<b>2021-01-TUP</b>	4693	Cumberland Road	Automotive Shop	Issued	Approved by Council Sep 27 2021. Issued March 2022 after payment of municipal tickets.
<b>2020-01-TUP</b>	4640	Cumberland Road	Yoga, fitness and dance studio	Issued	Permit approved Oct 14 2020 pending completion of final condition (accessible parking space).

***Heritage Alteration Permits***

<b>File Number</b>	<b>Address</b>	<b>Street Name</b>	<b>Purpose</b>	<b>Status</b>	<b>Recent Activity</b>
<b>2021-03-HAP</b>	2732	Dunsmuir Avenue	HAP amendment to extend covered patio roof at Cumberland Brewing	Open	Reviewing application

**Development Variance Permits**

<b>File Number</b>	<b>Address</b>	<b>Street Name</b>	<b>Purpose</b>	<b>Status</b>	<b>Recent Activity</b>
<b>2022-04-DV</b>	2727	Allen Avenue	To increase size of ADU	Open	Reviewing application (see also 2022-03-DP)
<b>2022-03-DV</b>	3284	Second Street	To reduce parking, suite size, shipping container	Open	Reviewing application (see also 2022-01-DP)
<b>2022-02-DV</b>	3215	Grant Road	Reduce frontage	Issued	Approved February 14, 2022
<b>2022-01-DV</b>	2473	Kentmere Avenue	Increase size of secondary suite	Issued	Approved February 28, 2022
<b>2021-24-DV</b>	2782	Ulverston Avenue	Reduce rear exterior setback from 3.0m to 1.5m for deck on fourplex	Issued	Approved February 14, 2022
<b>2021-23-DV</b>	2732	Dunsmuir Avenue	Increase lot coverage for patio roof extension at Cumberland Brewing	Open	Reviewing application
<b>2021-21-DV</b>	3025	Royston Road	Reduce width of access to Manufactured Home Park to 6.5m from 8.0m and vary requirement for second access to a public road	Open	Reviewing application
<b>2021-19-DV</b>	2779	Ulverston Avenue	Side and rear setback variance for ADU conversion	Issued	Approved January 10, 2022
<b>2020-08-DV</b>	3345, 3341, 3339	Second Street	Vary setback and parking requirement for multi-family affordable housing	Open	On hold pending adoption of OCP and Zoning amendments. See also 2020-02-OCP
<b>2020-03-DV</b>	3284	Second Street	ADU conversion	Closed	Owners to re-apply

**Development Permits**

<b>File Number</b>	<b>Address</b>	<b>Street Name</b>	<b>Purpose</b>	<b>Status</b>	<b>Recent Activity</b>
<b>2022-03-DP</b>	2727	Allen Ave	New ADU	Open	Reviewing application (see also 2022-04-DV)
<b>2022-02-DP</b>	Lot 6	Beck Avenue	Industrial Warehouse	Open	Reviewing application
<b>2022-01-DP</b>	3284	Second Street	ADU conversion	Open	Reviewing application (see also 2022-03-DV)
<b>2021-14-DP</b>	3699	Bevan Road	Landfill leachate equalization pond expansion	Issued	Approved March 14, 2022
<b>2021-13-DP</b>	2721	Derwent Avenue	New ADU	Open	Applicant put on hold
<b>2021-12-DP</b>	2779	Ulverston Avenue	ADU conversion	Issued	Approved January 10, 2022
<b>2021-10-DP</b>	3025	Royston Road	New Manufactured Home Park	Open	Reviewing application
<b>2021-08-DP</b>	2607	Maryport Avenue	New ADU	Issued	Approved January 10, 2022
<b>2020-11-DP</b>	3339	Second Street	To vary setback and parking requirement	Open	Referred to APC (Dec 10 2020) and HAH Committee (Jan 20 2021). On hold pending adoption of OCP and Zoning amendments.
<b>2020-06-DP</b>	3284	Second Street	ADU conversion	Closed	Owners to re-apply
<b>2019-15-DP</b>		Coal Valley Estates	Environmental DP for Coal Valley Estates Phase 11 subdivision	Open	On hold. Initial report to Council Dec 14, 2020. To be processed in conjunction with subdivision application.

**ATTACHMENT 3**

**Subdivision Applications List Quarter 2, 2022**

<b>File number</b>	<b>Address</b>	<b>Street Name</b>	<b>Purpose</b>	<b>Status</b>	<b>Recent Activity</b>
2021-04-SV	3400	Mill Street	2 lots	DSA	
2021-02-SV		Coal Valley Estates	Coal Valley Estates Phase 10/11, 69 residential lots plus multi-family, seniors housing and mixed use	PLR	PLR Issued March 18, 2022
2021-01-SV		Beck Avenue	6-lot industrial	DSA	Construction underway
2020-10-SV	3132	Grant Road	3 lot bare land strata industrial with building conversion	PLR	
2020-09-SV	2631	Derwent Avenue	4 lot residential	DSA	Construction underway
2020-08-SV	3268	Fifth Street	2 lot residential	Maintenance	
2020-07-SV	2798	Ulverston Avenue	4 lot residential (revised application)	PLR	
2020-05-SV	4703	Cumberland Road	3 lot residential	PLR	
2020-04-SV	2814	Dunsmuir Avenue	2 lot residential	Maintenance	
2019-08-SV		Maple Street	24 lot residential	DSA	Construction underway
2019-05-SV	2828	Maryport Avenue	2 lot residential	Maintenance	
2019-03-SV	4700	Cumberland Road	2 lot residential	Maintenance	
2019-02-SV	2640	Derwent Avenue	3 lot residential	Maintenance	
2017-04-SV		Carlisle Lane	8 lot residential	Maintenance	
2017-02-SV		Coal Valley Estates	Phase 8 – 22 lot residential	Maintenance	
2015-03-SV	3216	Sutton Road	3 lot residential	DSA	

**ATTACHMENT 4****Building Permits Issued Quarter 1, 2022**

*Note: A new dwelling with suite is now reported as "duplex" due to changes in the way Statistics Canada records this data.*

	<b>2021 Totals</b>	<b>Q1 2022</b>	<b>Q2 2022</b>	<b>Q3 2022</b>	<b>Q4 2022</b>	<b>2022 Totals</b>
<b>Single Family Dwellings</b>	17	7				7
<b>Secondary Suite Conversions</b>	5	0				0
<b>Duplex</b>	0	1				1
<b>SFD Addtns &amp; Reno's</b>	11	2				2
<b>Accessory Dwelling Units</b>	10	2				2
<b>Residential Accessory</b>	13	1				1
<b>Multi-family</b>	2	0				0
<b>Industrial &amp; Utility</b>	5	1				1
<b>Commercial</b>	1	0				0
<b>Institutional</b>	1	1				1
<b>Demolition</b>	2	3				3
<b>TOTALS</b>	<b>67</b>	<b>18</b>				<b>18</b>