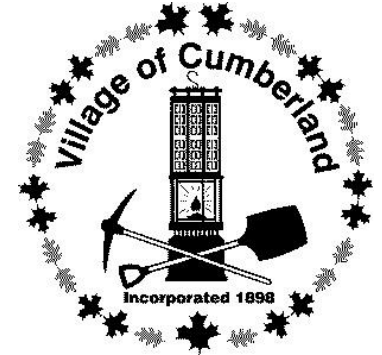


DEVELOPMENT SERVICES QUARTERLY REPORT



MEETING DATE: August 8, 2022
 REPORT PERIOD: April to June 2022
 FROM: Courtney Simpson, Manager of Development Services

QUARTERLY SUMMARY

In the second quarter of 2022 the Village of Cumberland (the Village) received 4 new development applications. Eight applications were closed and 26 are ongoing. In addition, 20 building permits were issued (see Attachments 1-4).

Also in this quarter, staff has been working with Coal Valley Estates to update the information needed for their Phase 10/11 development permit application, a requirement of subdivision. The 24-lot Maple Street subdivision was registered. A manufactured home park permit was issued for 24-units on Royston Road; this is Phase 1 of a potential 54 units, pending a secondary access.

The Vacation Rental Regulations project proceeded with bylaw drafting. Other project focuses have been the Development Approvals Process Modernization and the Density Bonus / Community Amenity Contribution. A call for consultants to lead development of the Tree Protection Bylaw is still ongoing.

Development Application Summary – Quarter 2, 2022

Application Type	New	Ongoing	Closed / Issued	Total
Amendments (OCP and Zoning)	0	2	1	3
Temporary Use Permits (TUP)	0	0	1	1
Heritage Alteration Permits (HAP)	0	0	1	1
Development Variance Permits (DV)	1	3	3	7
Development Permits (DP)	2	5	2	9
Subdivision	1	16	0	17
Total	4	26	8	38

ATTACHMENTS

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

ATTACHMENT 1**Amendment Applications List Quarter 2, 2022**

File Number	Address	Purpose	Recent Activity
2021-03-RZ	Lot A, Ulverston Avenue (near Royston Road)	Zoning Amendment for a 2.66 ha undeveloped lot to new mixed use zone for 22 units of affordable home ownership, live-work and multi-family areas.	Initial report with concept plan presented to Council June 27, 2022. Referred to APC and HAH.
2020-02-OCP	3345, 3341, 3339 Second St	OCP and Zoning Amendment for a 22-unit affordable rental apartment building	Land lease to Village with VIHA for review and addition of requirement for VIHA employees to have first right of refusal for some market housing units. 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.
2019-02-OCP	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 2, 2022

Temporary Use Permits

File Number	Address	Street Name	Purpose	Status	Recent Activity
2018-01-TUP	3276	Third Street	Renewal - Cannabis Retail	Issued	Approved April 25, 2022

Heritage Alteration Permits

File Number	Address	Street Name	Purpose	Status	Recent Activity
2021-03-HAP	2732	Dunsmuir Avenue	HAP amendment to extend covered patio roof at Cumberland Brewing	Issued	Approved May 9, 2022

Development Variance Permits

File Number	Address	Street Name	Purpose	Status	Recent Activity
2022-05-DV	4640	Cumberland Road	To reduce side setback from 7.5m to 3.5m for warehouse.	Open	Council Report June 27, 2022
2022-04-DV	2727	Allen Avenue	To increase size of ADU	Denied	Denied July 11, 2022 (see also 2022-03-DP)
2022-03-DV	3284	Second Street	To reduce parking, suite size, shipping container	Open	Council Report June 13, 2022 (see also 2022-01-DP)
2021-23-DV	2732	Dunsmuir Avenue	Increase lot coverage for patio roof extension at Cumberland Brewing	Issued	Approved May 9, 2022 (see also 2021-03-HAP)
2021-22-DV	2688	Penrith Avenue	Reduce onsite parking requirement for child care	Open	Council Report June 27, 2022
2021-21-DV	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	Issued	Approved April 11, 2022 (see also 2021-10-DP)
2020-08-DV	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

Development Permits

File Number	Address	Street Name	Purpose	Status	Recent Activity
2022-05-DP	3303	Tenth Street	New ADU	Open	Reviewing application
2022-04-DP	2818	Maryport Avenue	New ADU	Open	Reviewing application
2022-03-DP	2727	Allen Avenue	New ADU	Open	Associated DV for GFA denied, DP still open (see also 2022-04-DV)
2022-02-DP	Lot 6	Beck Avenue	Industrial Warehouse	Open	Approved by Council April 25, 2022. Cannot be issued until subdivision approved.
2022-01-DP	3284	Second Street	ADU conversion	Open	Council Report June 13, 2022 (see also 2022-03-DV)
2021-13-DP	2721	Derwent Avenue	New ADU	Withdrawn	Withdrawn by applicant
2021-10-DP	3025	Royston Road	New Manufactured Home Park	Issued	Application divided into two phases. Phase 1 approved April 11, 2022.
2020-11-DP	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.
2019-15-DP		Coal Valley Estates	Environmental DP for Coal Valley Estates Phase 11 subdivision	Open	Applicant updating information for consistency with current subdivision proposal

ATTACHMENT 3

Subdivision Applications List Quarter 2, 2022

File number	Address	Street Name	Purpose	Status	Recent Activity
2022-01-SV	2539	Kentmere Avenue	Lot line adjustment	PLR	May 9, 2022 Council approve frontage waiver
2021-04-SV	3400	Mill Street	2 lots	Maintenance	Plan registered 2 nd quarter 2022
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. Applicant working to update required information for DP.
2021-01-SV		Beck Avenue	6-lot industrial	DSA	Construction complete. Registration delayed due to issue with existing SRW on title.
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	Maintenance	Plan registered 2 nd quarter 2022
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	Maintenance	Plan registered 2 nd quarter 2022

ATTACHMENT 4**Building Permits Issued Quarter 2, 2022**

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

	2021 Totals	Q1 2022	Q2 2022	Q3 2022	Q4 2022	2022 Totals
Single Family Dwellings	17	7	8			15
Secondary Suite Conversions	5	0	1			1
Duplex	0	1	1			2
SFD Addtns & Reno's	11	2	2			4
Accessory Dwelling Units	10	2	3			5
Residential Accessory	13	1	4			5
Multi-family	2	0	0			0
Industrial & Utility	5	1	0			1
Commercial	1	0	0			0
Institutional	1	1	0			1
Demolition	2	3	1			4
TOTALS	67	18	20			38