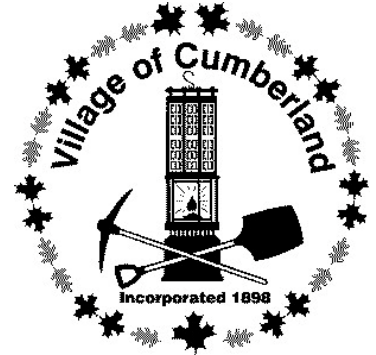


DEVELOPMENT SERVICES QUARTERLY REPORT



MEETING DATE: April 24, 2023
 REPORT PERIOD: January to March 2023
 FROM: Courtney Simpson, Manager of Development Services

QUARTERLY SUMMARY

In the first quarter of 2023 the Village of Cumberland received 5 new development applications. Eight applications were closed and 23 are ongoing. Seventeen building permits were issued, 11 of which are for new dwelling units. The focus of policy work this quarter was new development procedures bylaw as part of the Development Approvals Process Modernization project, affordable housing reserve fund creation, and tree protection bylaw project launch.

Development Application Summary – Quarter 1, 2023

Application Type	New	Ongoing	Closed / Issued	Total
Amendments (OCP and Zoning)	0	2	0	2
Temporary Use Permits (TUP)	0	0	0	0
Heritage Alteration Permits (HAP)	1	0	1	2
Development Variance Permits (DV)	2	3	3	8
Development Permits (DP)	1	2	2	5
Subdivision	1	16	2	18
Total	5	23	8	35

ATTACHMENTS

1. Amendment Applications List Quarter 1, 2023
2. Permit Applications List to Quarter 1, 2023
3. Subdivision Applications List to Quarter 1, 2023
4. Building Permit Issued to Quarter 1, 2023

ATTACHMENT 1 - Amendment Applications List Quarter 1, 2023

File Number	Address	Purpose	Recent Activity
2020-02-OCP	3345, 3341, 3339 Second St	OCP and Zoning Amendment for a 22-unit affordable rental apartment building	Third Reading Dec 14 2020. Required agreements received Council approval on Oct 3, now awaiting Ministry of Health signature.
2019-02-OCP	Horbury Road (Comox Lake)	OCP and Zoning Amendment for Comox Lake Land Corporation	Early agency referrals sent Dec 9, 2021. Report to Council Aug 8, 2022 with referral to APC. Applicant hosted public information meeting November 16, 2022. Preparing draft bylaws.

ATTACHMENT 2 - Permit Applications List Quarter 1, 2023

Heritage Alteration Permits

File Number	Address	Street Name	Purpose	Status	Recent Activity
2023-01-HAP	2713c	Dunsmuir Avenue	New exterior door	Open	Reviewing application
2019-01-HAP extension	2700	Dunsmuir Avenue	HAP extension for “The Victory” Mixed use building with 14 residential units.	Issued	Issued February 13, 2023 (see also 2019-08-DV)

Development Variance Permits

File Number	Address	Street Name	Purpose	Status	Recent Activity
2023-01-DV	2752	Maryport Avenue	To reduce the emergency access width to ADU from highway	Issued	Approved by Council March 27, 2023.
2022-11-DV	2818	Maryport Avenue	To increase GFA of ADU as a percentage of the primary dwelling	Open	Reviewing application (this application was not reported in the 2022 Q4 report so it is added as a new application in this quarter).
002019-08-DV extension	2700	Dunsmuir Avenue	DVP extension for “The Victory” Mixed use building with 14 residential units	Issued	Approved by Council February 13, 2023 (see also 2019-01-HAP)
2022-09-10		Coal Valley Estates	To vary road standard in Subdivision and Development Bylaw for one road in Phase 10/11 subdivision application	Open	Reviewing application (see also 2022-07-DP)
2022-09-DV	2540	Dunsmuir Avenue	To reduce front setback for dwelling addition	Open	Reviewing application
2022-08-DV	2712	Dunsmuir Avenue	To reduce required parking for new retail use	Issued	Approved by Council January 23, 2023
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
2022-07-DP	2794	Beck Avenue	New industrial storage complex	Issued	Approved by Council January 9, 2023. (this application was not reported in the 2022 Q4 report so it is added as a new application in this quarter).
2022-03-DP	2727	Allen Avenue	New ADU	Expired	Associated DV for GFA denied.
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	Coal Valley Estates Phase 10/11, 69 residential lots plus multi-family, seniors housing and mixed use	Open	Application re-activated November 2022. Reviewing updated application.

ATTACHMENT 3 - Subdivision Applications List Quarter 1, 2023

File number	Address	Street Name	Purpose	Status	Recent Activity
2023-01-SV		Bevan Road	2 lot industrial	Reviewing	Reviewing application
2022-02-SV	2807	Windermere Avenue	2 lot residential	PLR	PLR expires October 27, 2023
2022-01-SV	2539	Kentmere Avenue	Lot line adjustment	Closed	Plan registered, no civil works required, file closed.
2021-04-SV	3400	Mill Street	2 lot residential	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.
2021-01-SV		Beck Avenue	6 lot industrial	Maintenance	Plan registered 4 th quarter 2022
2020-10-SV	3132	Grant Road	3 lot bare land strata industrial with building conversion	DSA	Final legal review
2020-09-SV	2631	Derwent Avenue	4 lot residential	DSA	Final legal review
2020-08-SV	3268	Fifth Street	2 lot residential	Maintenance	
2020-07-SV	2798	Ulverston Avenue	4 lot residential (revised application)	PLR	PLR extended to Oct 27, 2023
2020-05-SV	4703	Cumberland Road	3 lot residential	Expired	PLR expired March 26, 2023
2020-04-SV	2814	Dunsmuir Avenue	2 lot residential	Maintenance	
2019-08-SV		Maple Street	24 lot residential	Maintenance	Park construction and boulevard planting still to occur
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 1, 2023

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

	2022 Totals	Q1 2023	Q2 2023	Q3 2023	Q4 2023	2023 Totals
Single Family Dwellings (SFD)	17	5				5
Secondary Suite Conversions	5	2				2
Duplex	0	2				2
SFD Addtns & Reno's	11	5				5
Accessory Dwelling Units	10	1				1
Residential Accessory	13	0				0
Multi-family	2	0				0
Industrial & Utility	5	1				1
Commercial	1	0				0
Institutional	1	0				0
Demolition	2	1				1
TOTALS	67	17				17
<i>New dwelling units</i>	<i>38</i>	<i>11</i>				<i>11</i>