

Community Need



2022 Summary

Planning & Development

Strategy

Target Outcome

We envision keeping approved plans current and monitoring for effectiveness.

Strategic Context

Strategies

- [Regional Growth Strategy](#)
- [Regional Food & Agriculture Strategy](#)
- [Regional Housing Affordability Strategy](#)

Trends, risks and issues

- Regional & Strategic Planning (RSP) continues to support matters of regional interest by:
 - Exploring new areas of regional interest as they relate regional planning and development
 - Providing demographic, planning, development and growth management analysis across the region
 - Providing specialized data/information/modelling analysis quickly
- This is challenging, complex work which requires the coordination of numerous interest and internal and external stakeholders. RSP continues to absorb these pressures.
- From a land use planning and building inspection point of view, changes to the Building Code, seasonal and weather patterns and building activity cycles related to the economy can all affect the cost and volume of construction projects and therefore processing time for applications and permits. As a result, Building Inspection and Juan de Fuca (JdF) Community Planning sees annual changes in residential, commercial and industrial construction and subsequent building and development permits being issued.
- Development applications and building permit revenue dropped in 2020, mainly due to the impact of COVID-19 on construction in the Electoral Areas (EAs). Building permit fees were adjusted to meet budgetary needs and align with increased construction values. Development applications have since returned to normal levels and surpassed the forecast for 2021 (JdF EA). Significantly more applications require increased staff attention to address First Nations concerns and expectations regarding consent.
- Separately, requests for building permit and file information has been increasing steadily since 2018. This trend is expected to continue in 2021 and onwards.

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- The Province of British Columbia has made available additional grant funding opportunities to assist with the recovery from the COVID-19 pandemic. Distributing this funding has created additional workload for administrative staff for the JdF Community Planning service.

Services

Core Services Levels	
Service	Levels
<p>Regional Growth Strategy (RGS)</p> <p>Service is responsible for developing, monitoring, updating and coordinating implementation of the RGS, in accordance with provincial requirements. The RGS is a policy document, developed by municipalities, the JdF EA and the CRD in partnership, for identifying shared social, economic and environmental objectives.</p>	<ul style="list-style-type: none"> • Every five years, research, analyze and provide advice on updates to the RGS • Monitor RGS indicators and report on progress annually towards achieving regional objectives • Coordinate ongoing RGS and Food and Agriculture Strategy implementation by chairing inter-municipal advisory committees and providing advice to the CRD Board and departments on related policies and issues • Evaluate applicable documents for consistency with the RGS (e.g. municipal context statements) • As an outcome of the five-year review, or as periodically initiated by a municipal request, draft policy, engage stakeholders, prepare documents and seek bylaw amendments to update the RGS
<p>Regional Planning – Information</p> <p>Service is responsible for data collection, research, modelling and analysis related to regional, sub-regional and local population change, employment, land use and transportation in support of the development and implementation of regional district services and municipal services, as needed.</p>	<ul style="list-style-type: none"> • Collect and disseminate primary source data through building permits (monthly), automobile (yearly) and bicycle counts (ongoing, supplemented by bi-yearly volunteer count) and origin and destination surveys (every five years) • Compile, disseminate and support partners with the interpretation and application of statistical and spatial data, and conduct special studies, as needed • Analyze, visualize and report on transportation, land use and housing data to support regional service delivery (e.g. regional transportation and urban growth models, climate action reporting)

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<p>Building Inspection (Electoral Area only) Oversees the construction, alteration, repair or demolition of buildings and structures by ensuring the construction complies with the BC Building Code with respect to health, safety, fire, structural integrity, energy efficiency, and accessibility.</p>	<ul style="list-style-type: none"> • Provide information on the building permit process, BC Building Code requirements and approved construction practices • Provide building permit and file information and respond to Freedom of Information requests → Service level adjusted, see IBC 11c-2 • Process between 800 and 1,000 building permit applications per year, including plumbing permits and permits for wood burning appliances • Provide between 6,000 and 8,000 building inspection services per year • Review all building permit applications for compliance with all applicable regulations • Manage property files and enforcement, as needed
<p>JdF Community Planning (Electoral Area only) Develops community plans and implements and administers land use regulations by providing professional advice and recommendations on planning processes and development services, providing for orderly growth, protection of the environment, sustainable communities and resource management.</p>	<ul style="list-style-type: none"> • Review, evaluate and process approx. 50-60 development applications annually, including zoning and OCP amendments, development variance permits, development permits, soil deposit and removal permits, Board of Variance approvals, subdivision referrals, ALR applications • Review all building permit applications for compliance with land use regulations • Provide land use information in response to inquiries from the public, developers, realtors, and consultants • Review and amend land use regulation and policy documents in response to changes in the environment, community objectives, and provincial legislation • Respond to land use related bylaw complaints in coordination with Bylaw Enforcement and Building Inspection • Provide administrative and technical support to the JdF Land Use Committee and advisory commissions → Service level adjusted (absorbed), administration of new COVID-19 Safe Restart funding

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<p>Support Services</p> <p>The core services listed rely on the support of several corporate and support divisions to effectively operate on a daily basis. These services are reported on in the Accountability Community Need Summary.</p>	<ul style="list-style-type: none"> Services include Asset Management, Facility Management, Financial Services, Information Technology & GIS, Information Services, Human Resources & Corporate Safety, Corporate Communications, Legislative Services, Legal Services, Risk & Insurance and Real Estate Services
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Initiatives					
Ref	Initiative	Description	Year(s)	2022 impacts	
11c-2	Building Inspection Information Service	Staffing adjustment to address increasing demand for information services	2022	+0.5FTE ongoing	\$47K requisition

Business Model

Funding
<p>Who contributes</p> <ul style="list-style-type: none"> Regional Growth Strategy Service: All municipalities, JdF Electoral Area (not Salt Spring Island or Southern Gulf Island EAs) and Tsawout and Songhees Nations Regional Planning Service: All municipalities, all Electoral Area and Tsawout and Songhees Nations Building Inspection Service: Electoral Area communities JdF Community Planning Service: JdF EA Support Services: varies per service <p>Funding Sources</p> <ul style="list-style-type: none"> Requisitions, grants and fee-for-service (building permits)

Reporting Structure
<ul style="list-style-type: none"> Planning and Protective Services Committee Electoral Areas Committee

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Performance			
Definition and Source	2020 Actual	2021 Forecast	2022 Target
Metric 1: RGS Consistency Total number of Regional Context Statement accepted and CRD bylaws and services deemed consistent with the RGS; data from CRD Regional & Strategic Planning	9	4	5 [^]
Metric 2: Building permits in all three EAs Total number of permits issued annually; data from CRD Tempest application database	873	880	880 [*]
Metric 3: Development application levels in the JdF EA Total number of development applications received annually; data from CRD Tempest application database	48	70	55 [*]
[^] indicators of development/change in service activity; we have therefore provided expected volumes rather than targets [*] indicators of development/construction activity; we have therefore provided expected volumes rather than targets			
Discussion			
<p>Link to Target Outcome</p> <ul style="list-style-type: none"> Monitoring the number of Regional Context Statements (RCS) accepted and CRD bylaws and services deemed consistent with the RGS helps demonstrate how partners are progressing implementation and how the CRD is upholding the RGS. Monitoring building and development applications helps monitor the economic health as well as the capacity of our existing services in meeting the needs of the region. <p>Discussion</p> <ul style="list-style-type: none"> Metric 1: municipalities are required to submit a new RCS within two years of RGS adoption. As the RGS was adopted in 2018, the number of accepted RCSs was high in 2020. Metric 2: the number of permits issued to the end of the second quarter for 2021 is 432. It is anticipated that 2021 permit numbers will be similar to that of 2020. Metric 3: JdF Planning now anticipates receiving 70 applications in 2021, but reported a target in 2020 of 55. The Capital Region is currently experiencing an increase in development activity. 			