

Planning & Development

Strategy

Target Outcome

We envision keeping approved plans current and monitoring for effectiveness.

Strategic Context

Strategies

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

Trends, risks and issues

- Regional & Strategic Planning (RSP) continues to support matters of regional interest by:
 - Exploring new areas and assessing the feasibility of developing new services
 - 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.
- JdF Community Planning development application fee revenue increased in 2021 by over 60% compared to 2020 and continues to exceed budget expectations for 2022. Development applications continue to increase in complexity as a result of changes to provincial legislation, including the *Agricultural Land Commission Act* and Regulations and the Riparian Areas Protection Regulation.
- Building permit revenue for 2021 and the first half of 2022 has rebounded from a COVID related drop in 2020. Previous building permit fee adjustments, to more realistically align with increased construction values, has helped to build a stronger budget for 2021 and 2022.
- Separately, requests for building permit and file information has been increasing steadily since 2018. This trend is expected to continue through 2022 and onwards.

- The Province of British Columbia has made available additional grant funding opportunities to assist with the recovery from the COVID-19 pandemic. Distribution of this funding to local community associations and non-profit societies through grants-in-aid should be complete by the end of 2022.

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> <p>➔ Service level adjusted, see initiative 11b-1: advance the development of a regional foodlands access service by identifying operational requirements, service participants and funding strategy</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 implementation by chairing an inter-municipal advisory committee and providing advice to the CRD Board and departments on RGS 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)

Core Services Levels	
Service	Levels
<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 • 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. 50-80 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 • Respond to soil removal and deposit complaints in coordination with Bylaw Enforcement • Liaise with provincial agencies to address community concerns outside local government jurisdiction • Provide administrative and technical support to the

Core Services Levels	
Service	Levels
	JdF Land Use Committee and advisory commissions
Support Services 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.	<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

Initiatives					
Ref	Initiative	Description	Year(s)	2023 impacts ¹	
11b-1	Foodlands Access Service	Feasibility study for the establishment of a regional Foodlands access service in support of the Food & Agriculture Strategy	2023	-	\$100K Allocation / Other

Business Model

Funding
Who contributes <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 Areas and Tsawout and Songhees Nations Building Inspection Service: Electoral Area communities JdF Community Planning Service: JdF EA communities Support Services: varies per service
Funding Sources <ul style="list-style-type: none"> Requisitions, grants and fee-for-service (building permits)

¹ Budget impacts reflect full program costs, including cost of staffing

Reporting Structure

- [Planning and Protective Services Committee](#)
- [Electoral Areas Committee](#)

Performance

Definition and Source	2021 Actual	2022 Forecast	2023 Target
Metric 1: RGS Consistency Total number of Regional Context Statements accepted and CRD bylaws and services deemed consistent with the RGS; data from CRD Regional & Strategic Planning.	5	1	4
Metric 2: Building permits in all three EAs Total number of permits issued annually; data from CRD Tempest application database.	849	900	850 ²
Metric 3: Development application levels in the JdF EA Total number of development applications received annually; data from CRD Tempest application database.	78	75	75 ²
Future Metric 4: Application of BC Energy Step Code for new construction Number of building permits affected by Energy Step Code provisions; estimates only.	-	-	90

Discussion

Link to Target Outcome

- 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.

² indicators of development/construction activity; we have therefore provided expected volumes rather than targets

Community Need

2023 Summary

Discussion

- **Metric 1:** municipalities are required to submit a new RCS within two years of RGS adoption. As the RGS was adopted in 2018, all municipalities have now submitted RCSs accounting for the low number of submissions in 2022. In 2021, there were a number of consistency evaluations for CRD bylaws and services in the Juan de Fuca Electoral Area. Staff anticipate receiving more RCSs in 2023 once a number of OCP review processes complete.
- **Future Metric 4:** It is expected that Energy Step Code provisions will be made mandatory in the BC Building Code by the end of 2022. Step Code requirements will be primarily applicable to new residential construction and limited amounts of new commercial projects. Numbers are estimates only. Details of Step Code requirements have not yet been made available by the Province.

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Initiatives approved in 2020, 2021 & 2022			
Ref	Initiative	% complete	Progress to date
11a-1	RGS Update	100%	Lead: Regional & Strategic Planning (2020) Completed
11a-2	Regional Context Statements	100%	Lead: Regional & Strategic Planning (2020) Completed
11a-3	RGS Indicator Reporting	100%	Lead: Regional & Strategic Planning (2020) Part of core services
11b-1	Affordable Farming Analysis	100%	Lead: Regional & Strategic Planning (2020) Completed – Foodlands Access Service Business case and associated staff report presented to the Planning & Protective Services Committee on March 16, 2022. Note that new work has been initiated to advance the development of a regional foodlands access service and will be reported on in 2023.
11b-2	Fallow Deer on SGI	100%	Lead: Regional & Strategic Planning (2020) Completed
11c-1	Building Inspection on EAs	100%	Lead: Building Inspection (2020) Completed