

DEVELOPMENT SERVICES UPCOMING CHANGES

Updated 2009-10-06

<u>Resolution #</u>	<u>Item</u>	<u>Status</u>
2009 05 04		
440/2009	"THAT a review of the Development Cost Charges as related to construction costs" be referred to staff."	Complete went to September 8, 2009 Council Meeting.
441/2009	"THAT potential incentives to help development in Penticton and research other municipalities" be referred to staff."	Initial work started. DCC review done, Fee Review done, Discussion on an economic incentive zone underway.
442/2009	"THAT staff prepare a list of issues regarding Building Development Permits and/or bylaws that staff recommend be amended" be referred to staff."	Complete and addressed by Council.
443/2009	"THAT if an applicant submits an incomplete application that the Development Services Department immediately advise the Applicant" be endorsed."	Complete notice issued to staff to address in this fashion.
444/2009	"THAT the Development Services Department bring forward to the 2010 budget process a plan to automate the building/development application process" be referred to staff."	Complete, to 2010 budget.
445/2009	"THAT building permit fees be raised 5% and 10% in traditional planning permits commencing within the next 3 months" be referred to staff."	Complete. Went to the September 8, 2009 Council Meeting.
446/2009	"THAT the necessary funding be provided for staff to complete the new Zoning Bylaw be referred to the amended budget for consideration."	Complete and endorsed by Council.
2009 06 15		
623/2009	"That council amend the Land Use Procedure Bylaw 93-134 to require that all Development Permits, not being supported by staff, must proceed to Council."	Bylaw given 1st, 2 nd and 3 rd Reading. Adoption scheduled for October 19, 2009.
623/2009	"That council amend the Land Use Procedure Bylaw 93-134 to require that all Development Permits that are part of an Official Community Plan Amendment, Rezoning or Development Variance must proceed to Council."	Bylaw given 1st, 2 nd and 3 rd Reading. Adoption scheduled for October 19, 2009.

623/2009	"That council amend the Land Use Procedure Bylaw 93-134 to only require notification 10 days in advance for Development Permits, not being supported by staff and Development Permits that are part of an Official Community Plan, Rezoning or Development."	Bylaw given 1st, 2 nd and 3 rd Reading. Adoption scheduled for October 19, 2009.
623/2009	"That council amend the Land Use Procedure Bylaw 93-134 to require that all staff issued Development Permits are copied to the Council Reading File."	Bylaw given 1st, 2 nd and 3 rd Reading. Adoption scheduled for October 19, 2009.
623/2009	"That council amend Building Bylaw 94-45 to put a maximum on the penalty paid for commencing construction without a building permit. The maximum to be as follows: Standard Building Applications – Double the permit fee to a maximum of \$2,000.00; and Complex Building Applications – Double the permit fee to a maximum of \$10,000.00."	Bylaw Adopted September 21, 2009.
623/2009	"That council amend Building Bylaw 94-45 to clarify what construction activities can take place prior to the issuance of a Building Permit. The construction activities would be restricted to: site investigation; staging materials; placement of construction shack and equipment; erection of site fencing; and excavation in accordance with a duly issued Earthworks Permit."	Bylaw Adopted September 21, 2009.
623/2009	"That council amend Building Bylaw 94-45 to clarify what a first inspection is."	Bylaw Adopted September 21, 2009.
623/2009	"That council amend Building Bylaw 94-45 to add a second 1 year extension to complete a Building Permit for buildings over 10 stories in height or over 4,700 square meters in floor area."	Bylaw Adopted on September 21, 2009.
623/2009	"That council amend Zoning Bylaw 87-65 to set conditions upon which duplexes would be allowed to have a secondary suite."	Planning and Building staff discussing the required amendments.
623/2009	"That council amend the Building Bylaw or write a Building Policy that allows kitchen facilities in basements and toilets, sinks or showers in a garage."	Planning and Building staff discussing the required amendments.
623/2009	"That council amend the Land Use Procedure Bylaw 93-134 to require the	Bylaw given 1st, 2 nd and 3 rd

	applicant to pay the Landscaping Security as part of the Development Permit at the Building Permit stage or prior to issuance of Environmental or Riparian Area Development Permits.”	Reading. Adoption scheduled for October 19, 2009..
623/2009	“That council amend the Land Use Procedures Bylaw 93-134 to specify the manner in which Landscaping Security is to be determined.”	Bylaw given 1st, 2 nd and 3 rd Reading. Adoption scheduled for October 19, 2009.
623/2009	“That recommendations and resolutions written for Development Permits be amended to specify the amount of Landscaping Security required and that it is to be paid at the Building Permit Stage.”	Complete notice issued to staff to address in this fashion.
623/2009	“That a Landscape Security Policy be created.”	Policy completed and signed off.
624, 625, 626/2009	“That council amend the Land Use Procedure Bylaw 93-134 to require that Stand Alone Development Permits that must go to Council be introduced and considered at the same meeting.	Bylaw given 1st, 2 nd and 3 rd Reading. Adoption scheduled for October 19, 2009.
627/2009	“That council amend the Land Use Procedure Bylaw 93-134 to delegate, the issuance of Development Permits, for multi-family and mixed use developments up to 6 stories in height or up to 2,800 square meters in floor area, to staff.”	Bylaw given 1st, 2 nd and 3 rd Reading. Adoption scheduled for October 19, 2009.
2009 07 06		
699/2009	“That the CAO present an organization wide policy on communications that encompasses telephone and voice mail response, email response and written correspondence to provide clarity to the employees.”	Complete.
700/2009	“That council support Remote Access to the City View Software to explore a fee for service and bring forward to the 2010 budget”	To 2010 budget.
701/2009	“That the organization wide policy on communication also include handling of advance notice of staff absences”	Complete.
704/2009	“That the City of Penticton’s approval process for the installation of solar hot water heating be modified to mirror the approval process as in Kelowna” be endorsed.”	Research completed. Kelowna allows the solar hot water systems as does the City of Penticton thru the use of registered professionals.

		There is no fast track system in Kelowna. To go back to the Development Services Committee for direction.
706/2009	"That council amend Schedule 1-7 of the Fees and Charges Bylaw 2000-25, Building Bylaw 94-45 and Development Cost Charges Bylaw 2007-79 to reflect a process to refund Development Cost Charges, Density Bonus Funds and Landscaping Securities provided to the City back to the applicant under certain conditions including but not limited to the preparation and acceptance by the City of a remediation report prepared by the applicant."	Bylaw Adopted.
707/2009	"That staff advise developers that additional documents are required for accurate costing on electrical or other on or off site works"	Complete, instructions provided to the General Manager of the Electrical Department.
707/2009	"That the TPC outcome letter and building permit letter be amended to include advisory regarding potential electrical charges"	Complete, TPC letter revised.
707/2009	"That developers be advised if additional information is required for the developer that the developer be advised by the City"	Complete, instructions provided to the General Manager of the Electrical Department and discussed at the August 13, 2009 TPC Meeting.
708/2009	" That a two stream system for Building Permits be created, one for small permits and one for large permits"	Work 95% completed. Launch date scheduled for November 2, 2009.
709/2009	"That a red tag, green tag system be implemented in the Building Inspection process"	Work 95% completed. Launch date scheduled for November 2, 2009. Requires a reallocation of \$1,000 for stickers.
710/2009	"That Built Green for residential construction and LEEDS Certification for commercial construction be accepted in regards to Green Buildings" be endorsed.	To be addressed as part of the Building Bylaw process when looking at any changes to fees structures where by a reduction is to be given for green buildings. Staff advised.
814/2009	"That Council the Fee Analysis Report for the Planning & Building	Complete. Went to the September

	Departments in conjunction with information on the Development Cost Charges, Economic Incentive Zones and Density Bonus Policy be endorsed.”	8, 2009 Council Meeting.
815/2009	“THAT staff implement an “Assist Factors” as a method to make changes to the current Development Cost Charges up to 50%” be endorsed. “	Complete. Went to the September 8, 2009 Council Meeting.
905/2009	“THAT staff prepare a list of items that do not require building permits and to review and amend the building permit application form accordingly for presentation to a joint round table process of staff and building industry representatives for discussion” be endorsed.”	List completed and circulated to the Building Industry Representative for comment. .
917/2009	“THAT Planning Department Fees be expanded to include all items for which service is provided; AND THAT Planning Department Fees be increased to move closer to full cost recovery and the fees used by other municipalities; AND THAT any reduction to Planning and Building Department Fees be achieved through an Economic Incentive Bylaw; AND FURTHER THAT the Planning Fee Section of Fees and Charges Bylaw 2000-25 be amended accordingly. “	Staff have started work.
920/2009	“THAT the Development Cost Charges be maintained status quo until such time as more details are available regarding Economic Development Zones.”	On hold till Economic Incentive Zone Policy is completed.
922/2009	“THAT Resolution 921/2009 be amended to include formal notification of cancellation of permit and identify the method of notification be included in the Building Bylaw 94-45.”	Addressed by the Clerk.