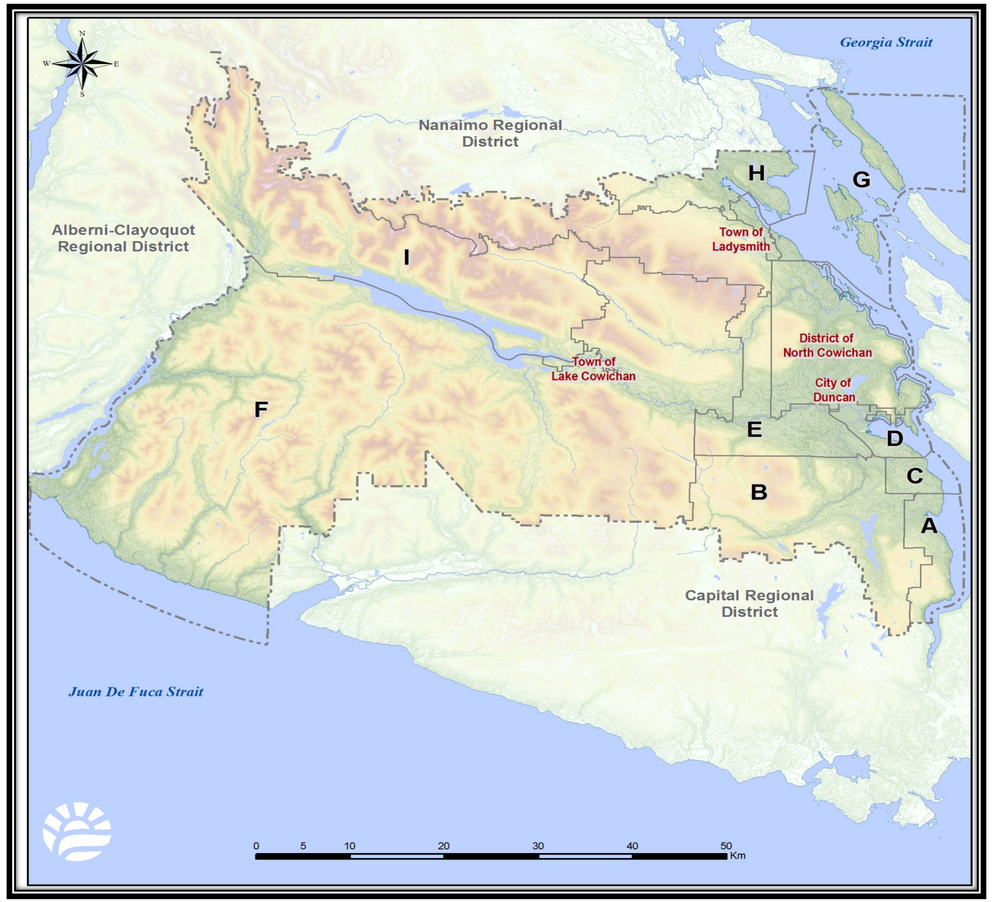
Land Use Services Department 2018 Year End Report

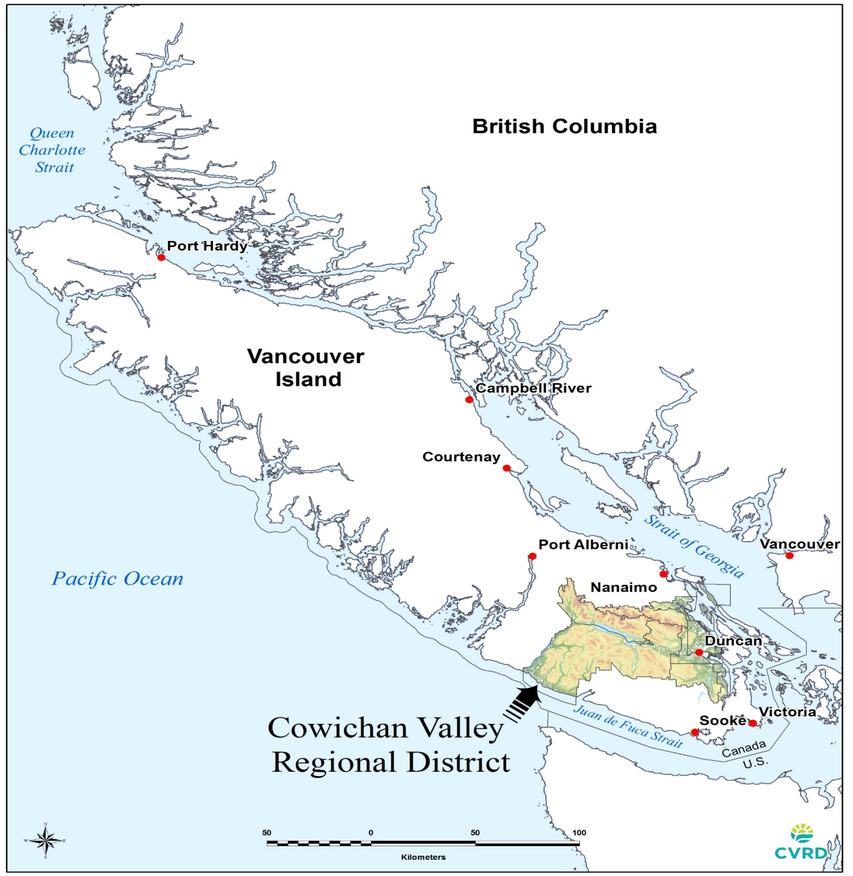


INTRODUCTION

This report provides statistical information respecting land use and building applications received by the Cowichan Valley Regional District Land Use Services Department during 2018.

While the following statistical summary is a useful gauge of development activity in the Region, the Land Use services Department has many additional projects and responsibilities that are assigned to it by the Electoral Area Services Committee and other committees of the Regional Board. Additionally, a primary responsibility not covered in this report is the provision of Official Community Plans, Zoning and other regulatory bylaws for the CVRD's nine electoral Areas

The Land Use Services Department also undertakes special planning projects with the aim of providing guidance and information to assist CVRD elected officials in continuing to make sound and informed decisions. Such advice is based on technical considerations or is given with the over-arching principle of protection of the community – or public –

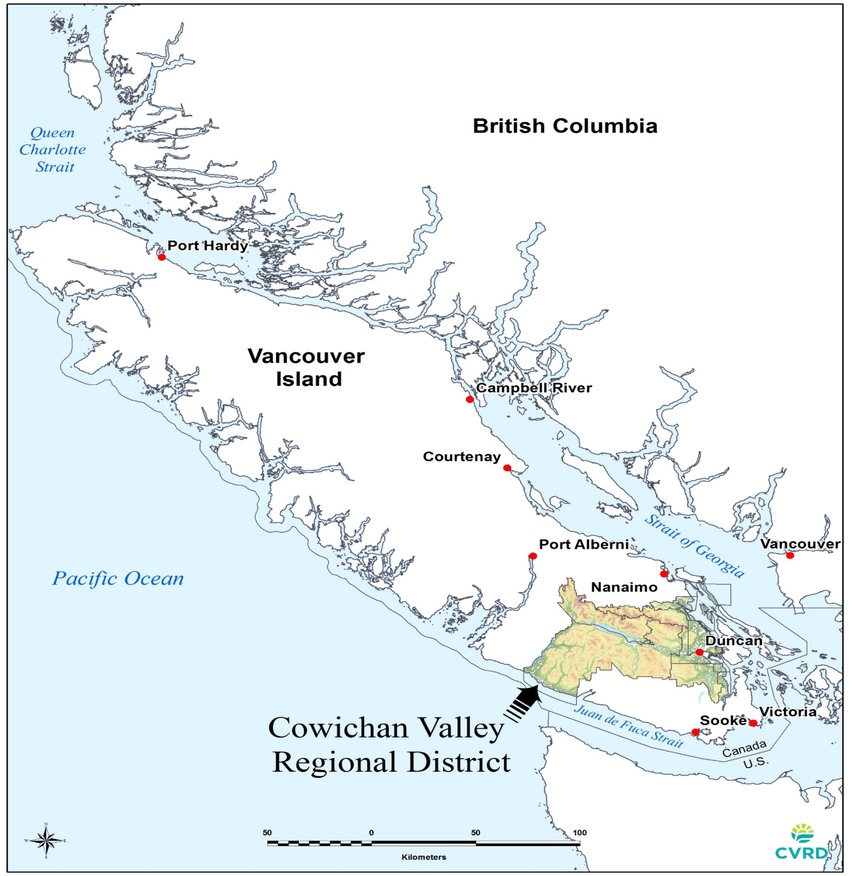


INTRODUCTION, con't

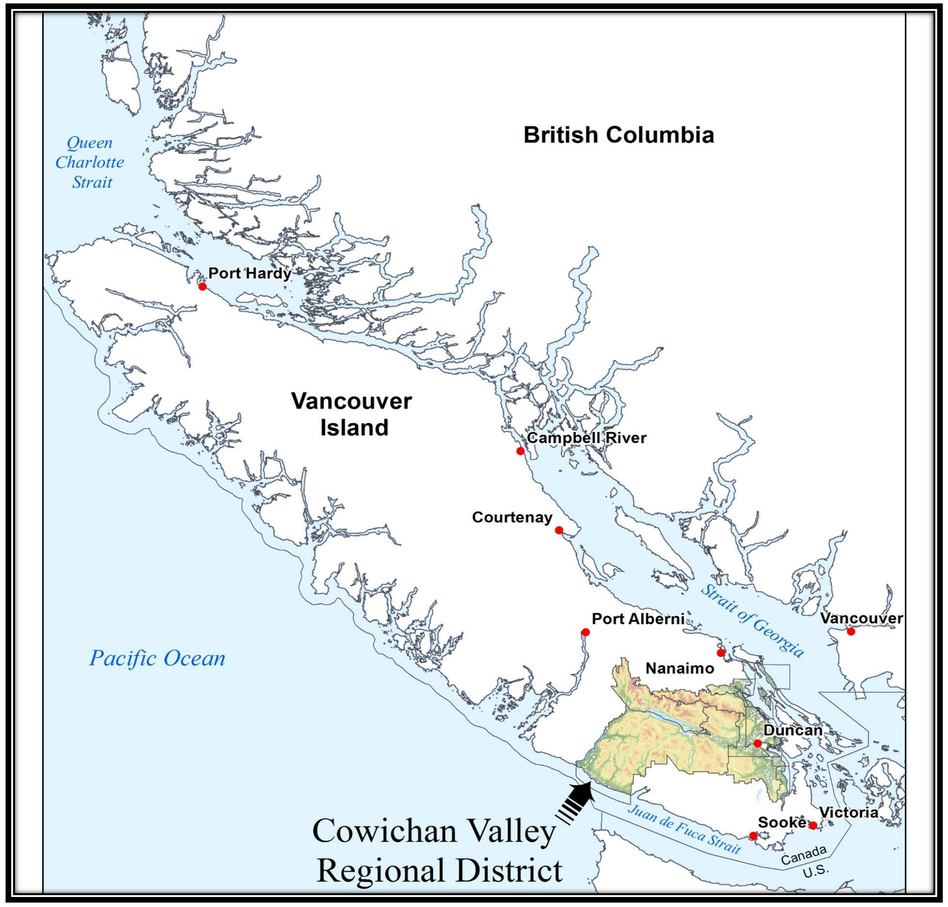
interest over the long term, while being respectful of private property Owner's individual interests.

Another role of the Land Use Services Department is to help the public and private sector to access and understand past, present and future Land Use Services issues, policies and trends, by gathering, analyzing and reporting information. Our staff also provides planning advice to prospective applicants. The Department responds to inquiries or information from the public, students, businesses, governments and non-profit agencies. Such requests range from basic to complex. Staff response time varies in accordance with the complexity of the inquiry received as well as the number of inquiries received at that time

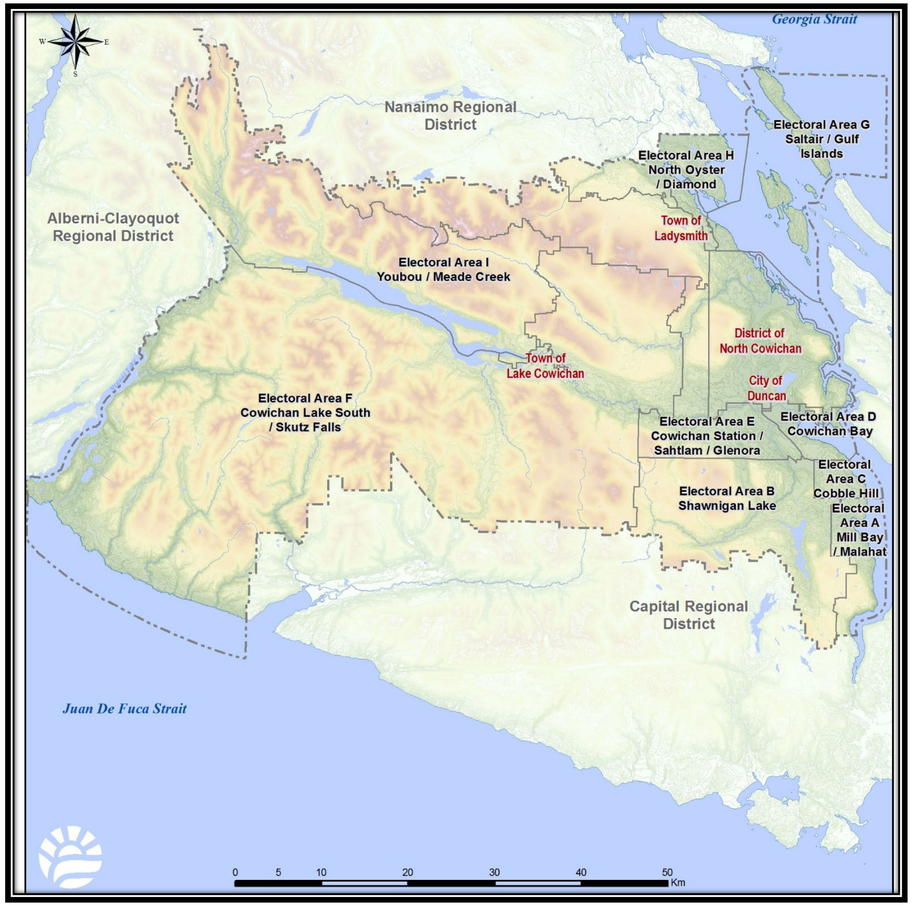
With those thoughts in mind, please enjoy the following statistics and if you have any questions, the Land Use Services Staff would be pleased to answer them!



Regional Context Map

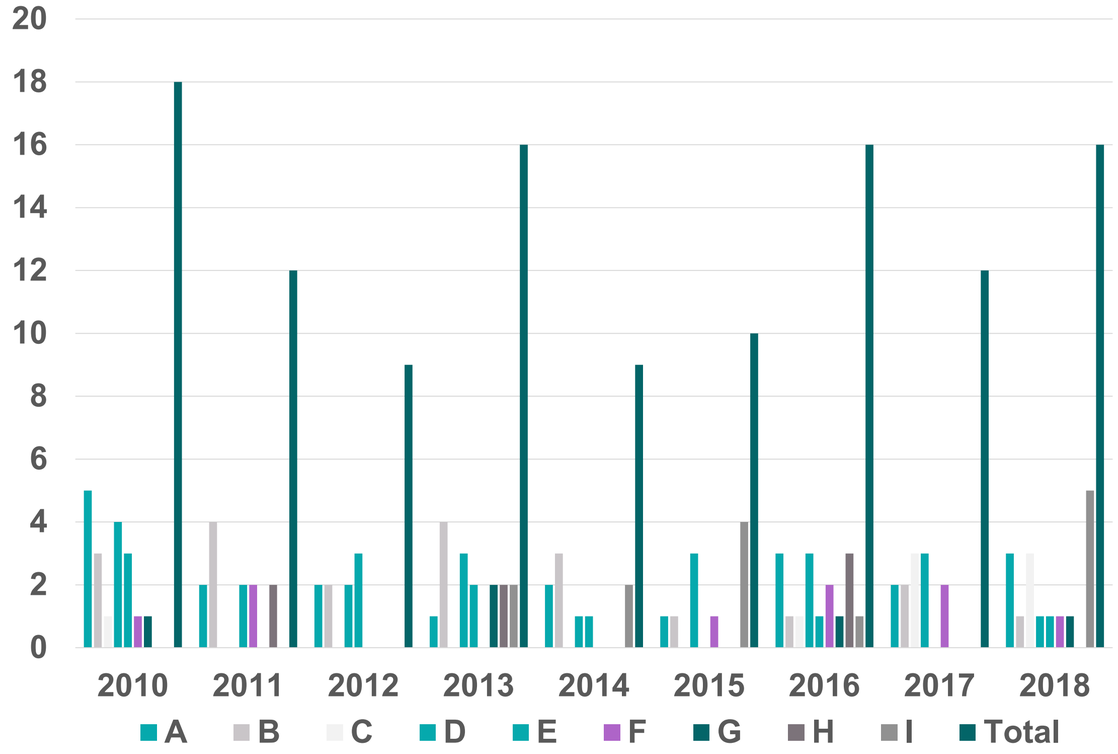


Electoral Area Map



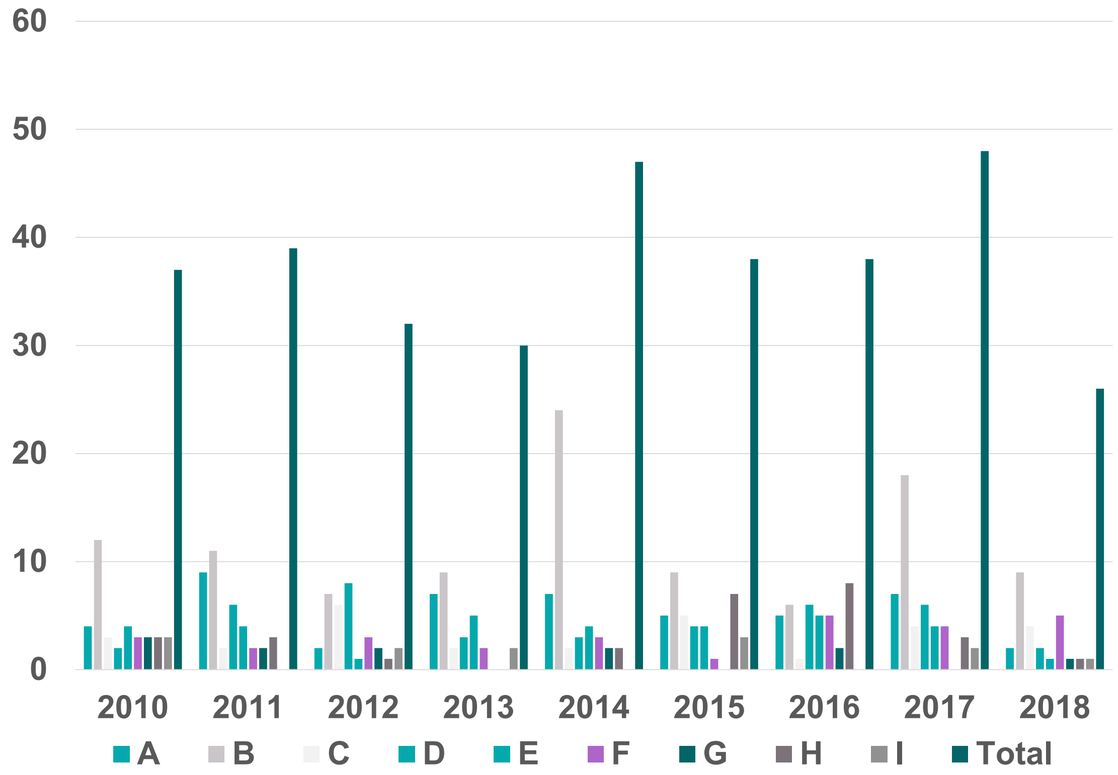
Official Community Plan/Zoning Amendments Received by Electoral Area

	A	B	C	D	E	F	G	H	I	Total
2010	5	3	1	4	3	1	1	0	0	**18**
2011	2	4	0	0	2	2	0	2	0	**12**
2012	2	2	0	2	3	0	0	0	0	**9**
2013	1	4	0	3	2	0	2	2	2	**16**
2014	2	3	0	1	1	0	0	0	2	**9**
2015	1	1	0	3	0	1	0	0	4	**10**
2016	3	1	1	3	1	2	1	3	1	**16**
2017	2	2	3	3	0	2	0	0	0	**12**
2018	3	1	3	1	1	1	1	0	5	**16**



Number of Subdivision Referrals Received by Electoral Area

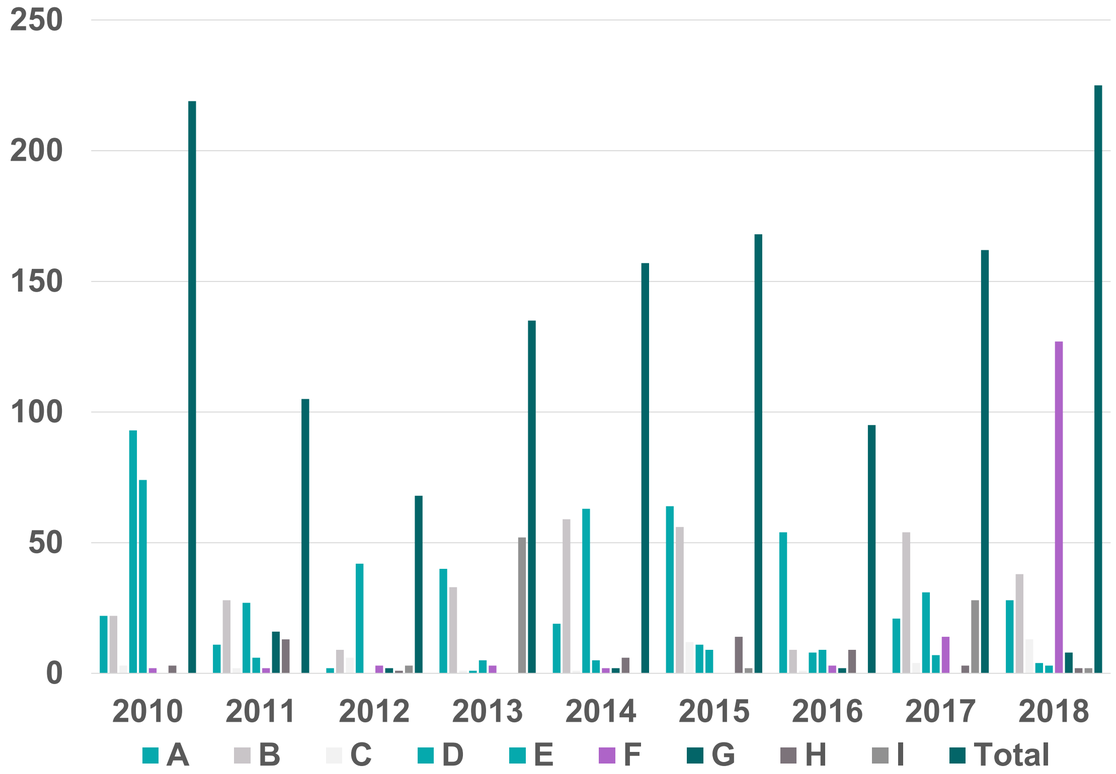
	A	B	C	D	E	F	G	H	I	Total
2010	4	12	3	2	4	3	3	3	3	**37**
2011	9	11	2	6	4	2	2	3	0	**39**
2012	2	7	6	8	1	3	2	1	2	**32**
2013	7	9	2	3	5	2	0	0	2	**30**
2014	7	24	2	3	4	3	2	2	0	**47**
2015	5	9	5	4	4	1	0	7	3	**38**
2016	5	6	1	6	5	5	2	8	0	**38**
2017	7	18	4	6	4	4	0	3	2	**48**
2018	2	9	4	2	1	5	1	1	1	**26**



CVRD

Potential Number of New Parcels Created by Electoral Area

	A	B	C	D	E	F	G	H	I	Total
2010	22	22	3	93	74	2	0	3	0	**219**
2011	11	28	2	27	6	2	16	13	0	**105**
2012	2	9	6	42	0	3	2	1	3	**68**
2013	40	33	1	1	5	3	0	0	52	**135**
2014	19	59	1	63	5	2	2	6	0	**157**
2015	64	56	12	11	9	0	0	14	2	**168**
2016	54	9	1	8	9	3	2	9	0	**95**
2017	21	54	4	31	7	14	0	3	28	**162**
2018	28	38	13	4	3	127	8	2	2	**225**

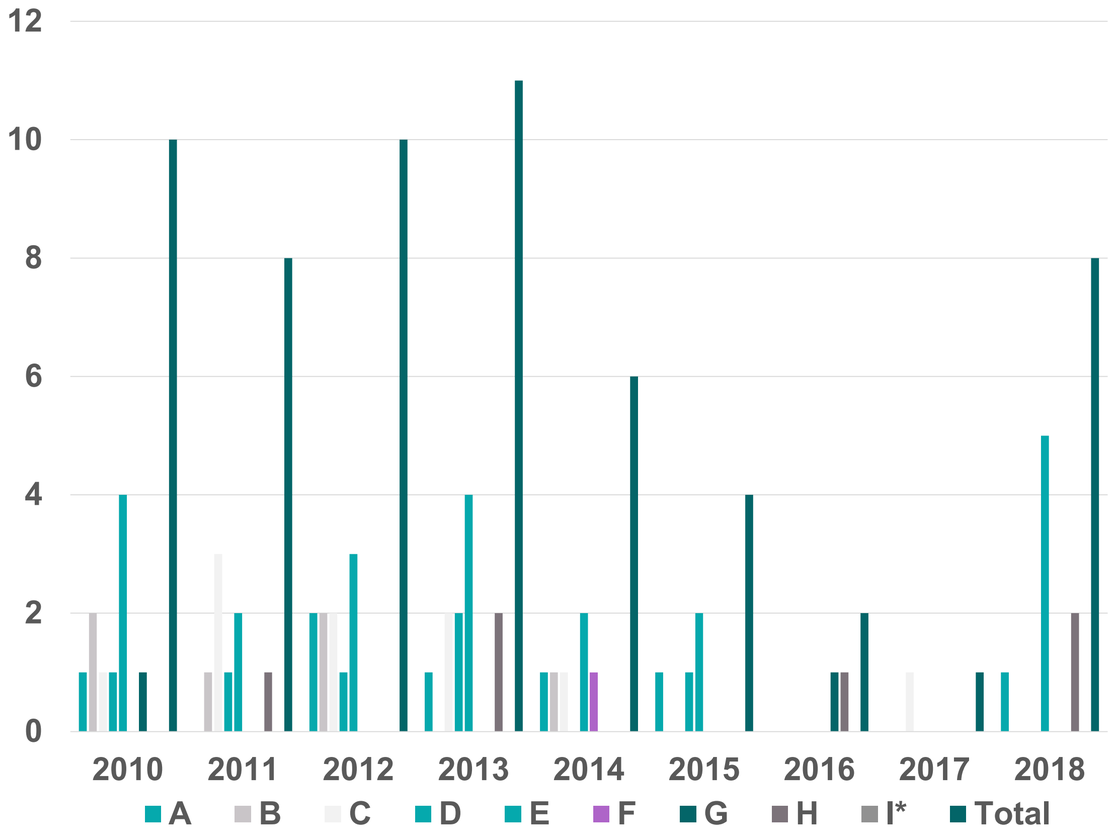


CVRD

Number of ALR Applications Received by Electoral Area

	A	B	C	D	E	F	G	H	I*	Total
2010	1	2	1	1	4	0	1	0	N/A	**10**
2011	0	1	3	1	2	0	0	1	N/A	**8**
2012	2	2	2	1	3	0	0	0	N/A	**10**
2013	1	0	2	2	4	0	0	2	N/A	**11**
2014	1	1	1	0	2	1	0	0	N/A	**6**
2015	1	0	0	1	2	0	0	0	N/A	**4**
2016	0	0	0	0	0	0	1	1	N/A	**2**
2017	0	0	1	0	0	0	0	0	N/A	**1**
2018	1	0	0	0	5	0	0	2	N/A	**8**

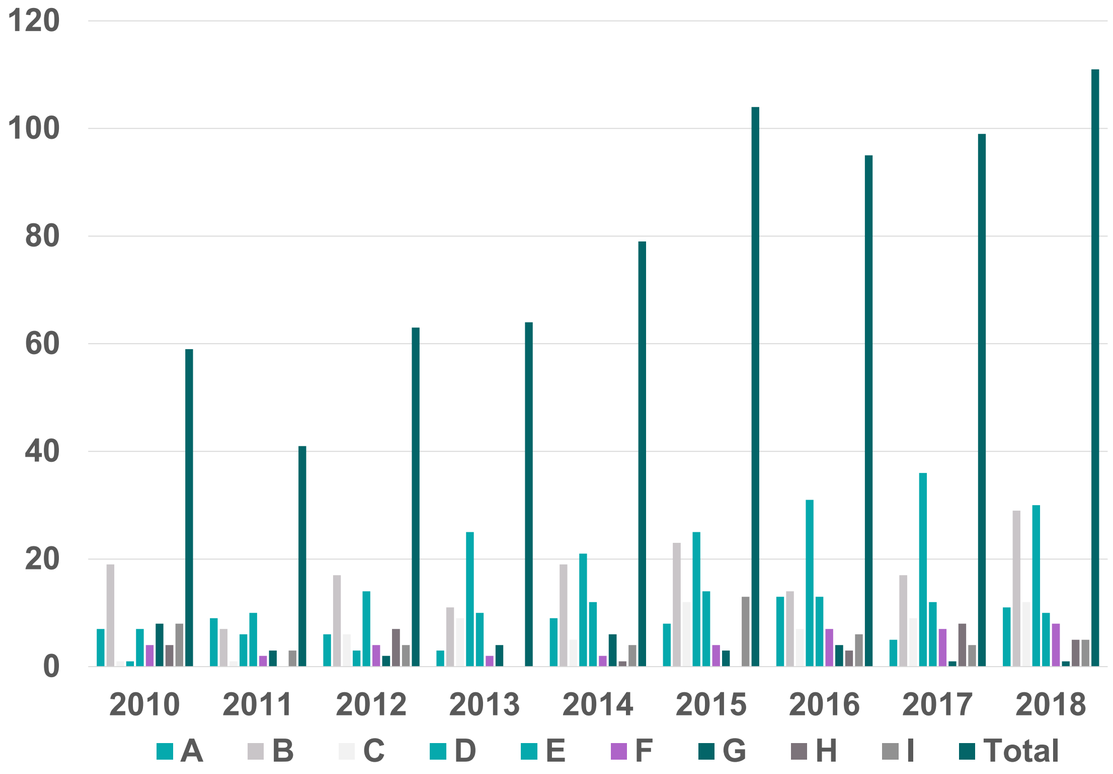
* There are no ALR Lands within Electoral Area I (Youbou/Meade Creek)



CVRD

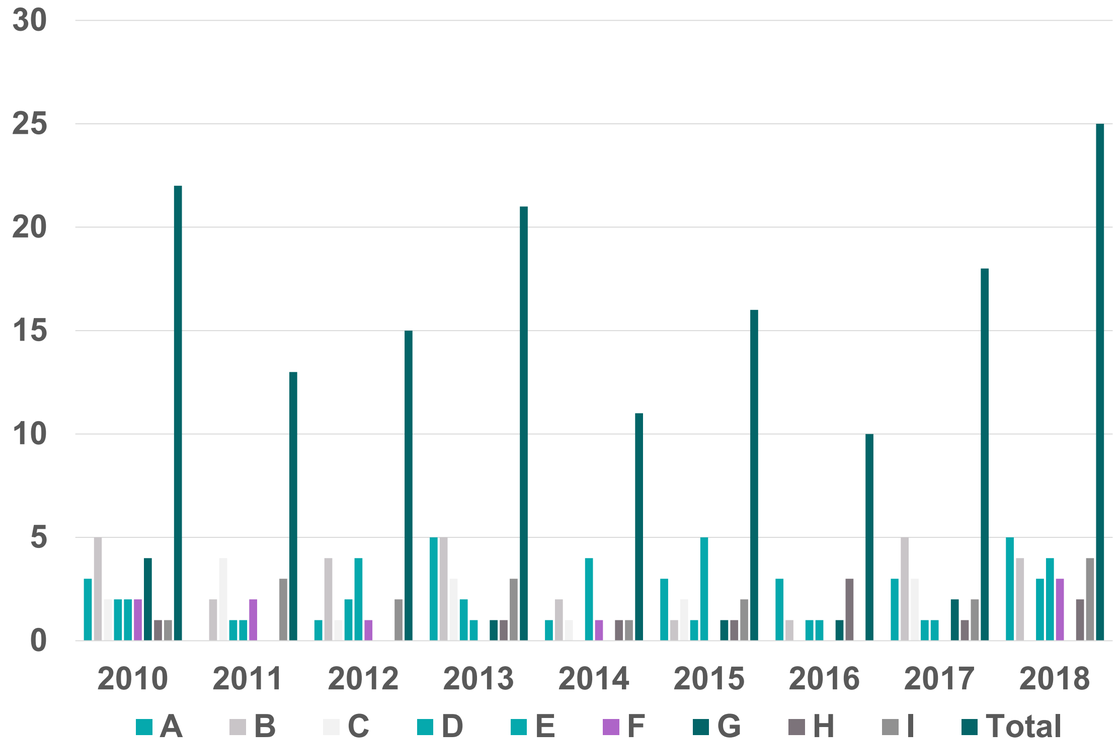
Number of Development Permits Received by Electoral Area

	A	B	C	D	E	F	G	H	I	Total
2010	7	19	1	1	7	4	8	4	8	**59**
2011	9	7	1	6	10	2	3	0	3	**41**
2012	6	17	6	3	14	4	2	7	4	**63**
2013	3	11	9	25	10	2	4	0	0	**64**
2014	9	19	5	21	12	2	6	1	4	**79**
2015	8	23	12	25	14	4	3	0	13	**104**
2016	13	14	7	31	13	7	4	3	6	**95**
2017	5	17	9	36	12	7	1	8	4	**99**
2018	9	29	11	30	10	8	1	5	5	**111**



Number of Development Variance Permit Applications Received by Electoral Area

	A	B	C	D	E	F	G	H	I	Total
2010	3	5	2	2	2	2	4	1	1	**22**
2011	0	2	4	1	1	2	0	0	3	**13**
2012	1	4	1	2	4	1	0	0	2	**15**
2013	5	5	3	2	1	0	1	1	3	**21**
2014	1	2	1	0	4	1	0	1	1	**11**
2015	3	1	2	1	5	0	1	1	2	**16**
2016	3	1	0	1	1	0	1	3	0	**10**
2017	3	5	3	1	1	0	2	1	2	**18**
2018	5	4	0	3	4	3	0	2	4	**25**



Number of Board of Variance Applications Received by Electoral Area

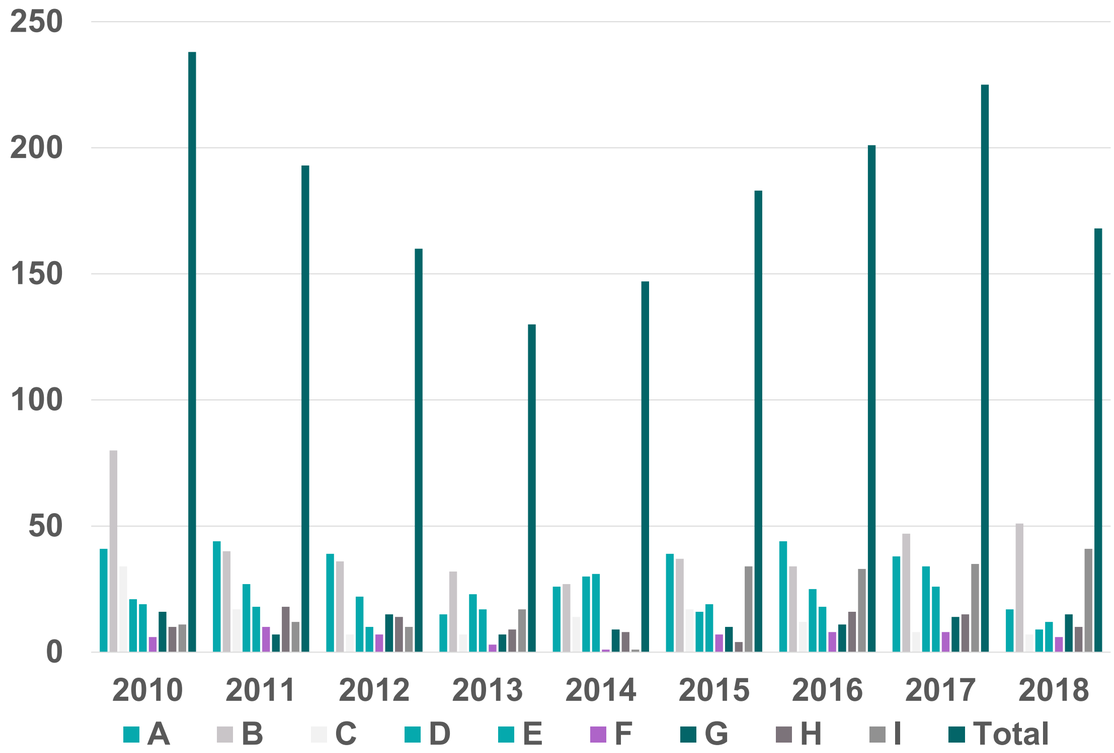
	A	B	C	D	E	F	G	H	I	Total
2010	0	0	0	0	0	0	0	0	0	**0**
2011	0	0	0	0	0	0	1	0	0	**1**
2012	0	0	0	0	0	0	0	0	0	**0**
2013	0	0	0	0	0	0	0	0	0	**0**
2014	0	0	0	0	0	0	0	0	0	**0**
2015	0	0	0	0	0	0	0	0	0	**0**
2016	0	0	0	0	0	0	0	0	0	**0**
2017	0	0	0	0	0	0	0	0	0	**0**
2018	0	0	0	0	0	0	0	0	0	**0**



CVRD

New Housing Starts (net/minus demolitions) By Electoral Area

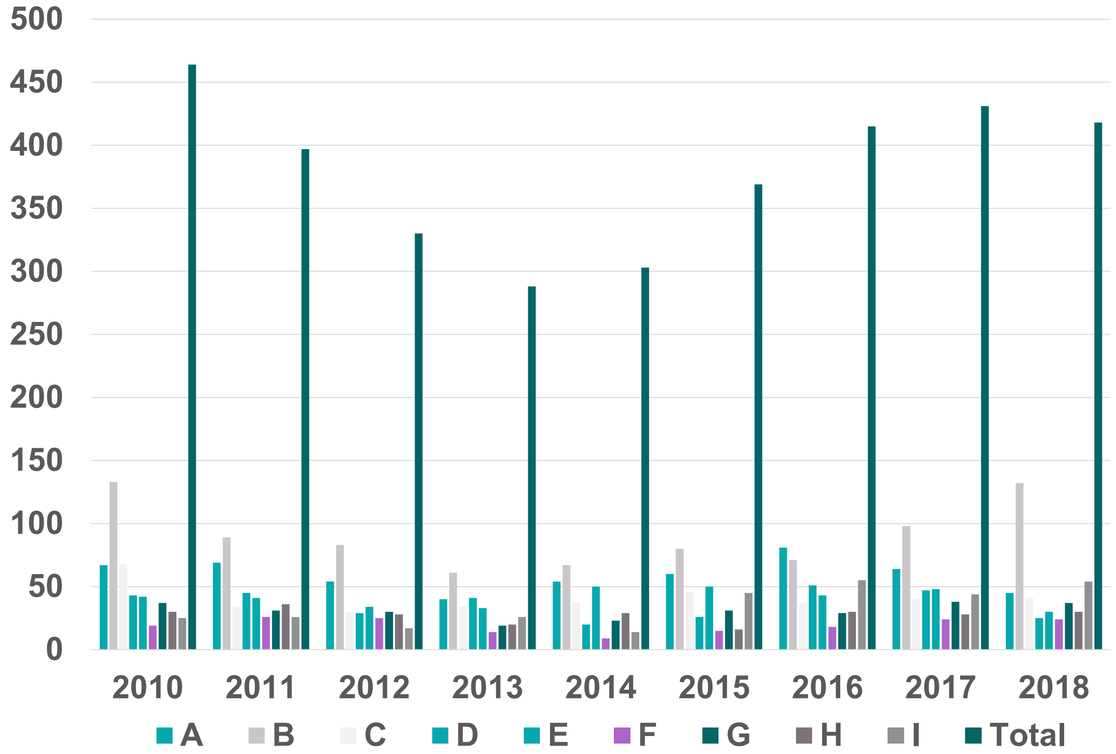
	A	B	C	D	E	F	G	H	I	Total
2010	41	80	34	21	19	6	16	10	11	**238**
2011	44	40	17	27	18	10	7	18	12	**193**
2012	39	36	7	22	10	7	15	14	10	**160**
2013	15	32	7	23	17	3	7	9	17	**130**
2014	26	27	14	30	31	1	9	8	1	**147**
2015	39	37	17	16	19	7	10	4	34	**183**
2016	44	34	12	25	18	8	11	16	33	**201**
2017	38	47	8	34	26	8	14	15	35	**225**
2018	17	51	7	9	12	6	15	10	41	**168**



CVRD

Number of Residential Building Permits Issued By Electoral Area

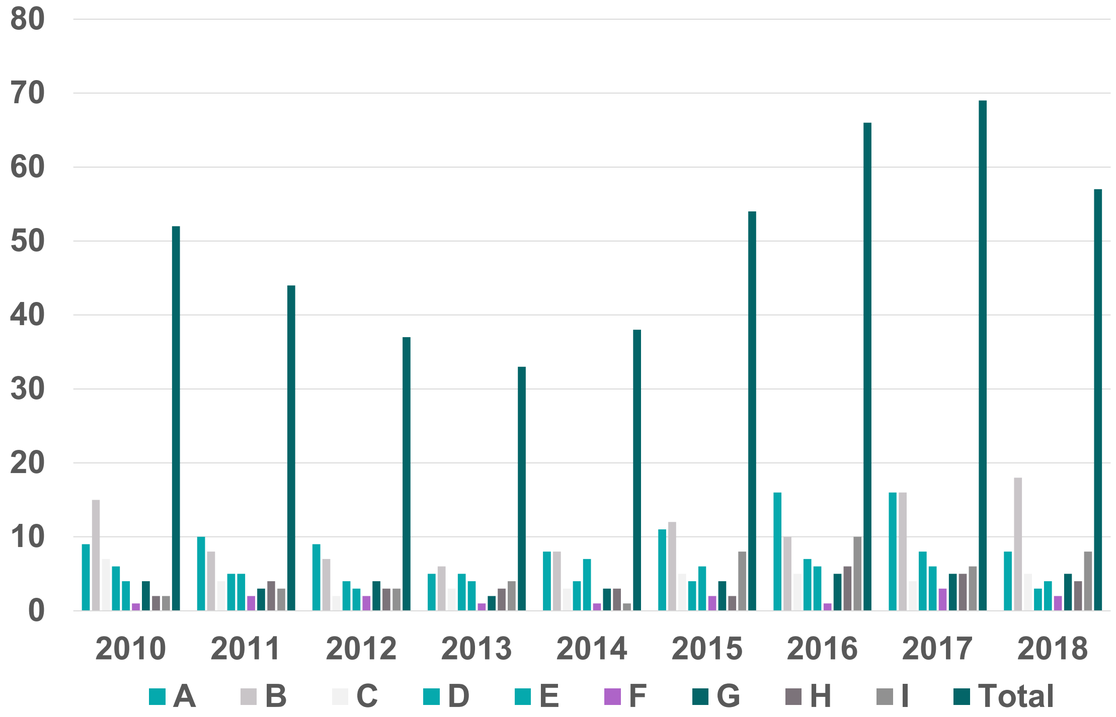
	A	B	C	D	E	F	G	H	I	Total
2010	67	133	68	43	42	19	37	30	25	**464**
2011	69	89	34	45	41	26	31	36	26	**397**
2012	54	83	30	29	34	25	30	28	17	**330**
2013	40	61	34	41	33	14	19	20	26	**288**
2014	54	67	37	20	50	9	23	29	14	**303**
2015	60	80	46	26	50	15	31	16	45	**369**
2016	81	71	37	51	43	18	29	30	55	**415**
2017	64	98	40	47	48	24	38	28	44	**431**
2018	45	132	41	25	30	24	37	30	54	**418**



Value of Residential Permits Issued By Electoral Area

(rounded to the nearest $Million - not adjusted for inflation)

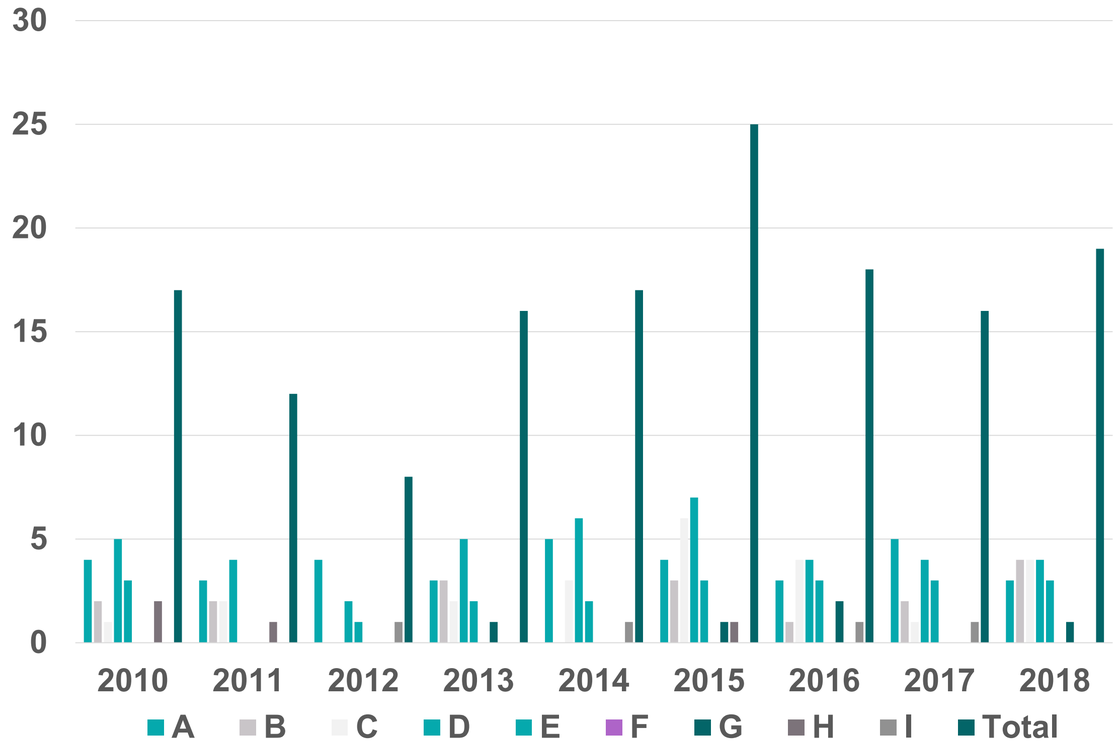
	A	B	C	D	E	F	G	H	I	Total
2010	9	15	7	6	4	1	4	2	2	**52**
2011	10	8	4	5	5	2	3	4	3	**44**
2012	9	7	2	4	3	2	4	3	3	**37**
2013	5	6	3	5	4	1	2	3	4	**33**
2014	8	8	3	4	7	1	3	3	1	**38**
2015	11	12	5	4	6	2	4	2	8	**54**
2016	16	10	5	7	6	1	5	6	10	**66**
2017	16	16	4	8	6	3	5	5	6	**69**
2018	8	18	5	3	4	2	5	4	8	**57**



CVRD

Number of Commercial Building Permits Issued by Electoral Area

	A	B	C	D	E	F	G	H	I	Total
2010	4	2	1	5	3	0	0	2	0	**17**
2011	3	2	2	4	0	0	0	1	0	**12**
2012	4	0	0	2	1	0	0	0	1	**8**
2013	3	3	2	5	2	0	1	0	0	**16**
2014	5	0	3	6	2	0	0	0	1	**17**
2015	4	3	6	7	3	0	1	1	0	**25**
2016	3	1	4	4	3	0	2	0	1	**18**
2017	5	2	1	4	3	0	0	0	1	**16**
2018	3	4	4	4	3	0	1	0	0	**19**

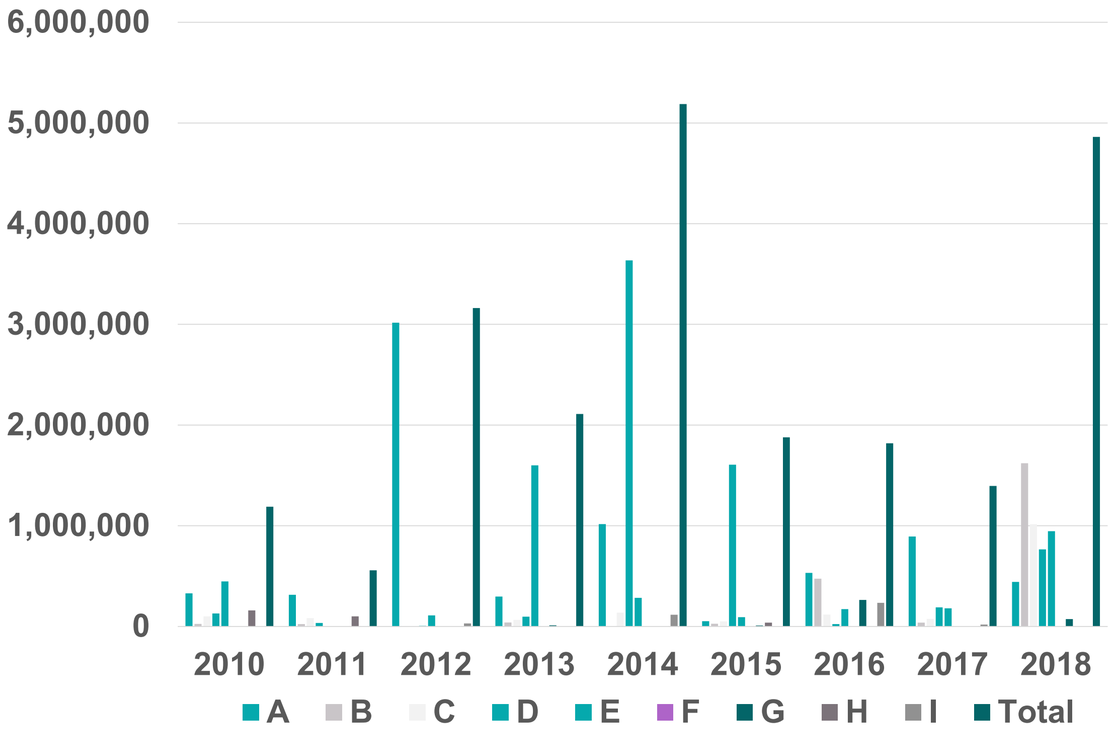


CVRD

Value of Commercial Building Permit Issued By Electoral Area

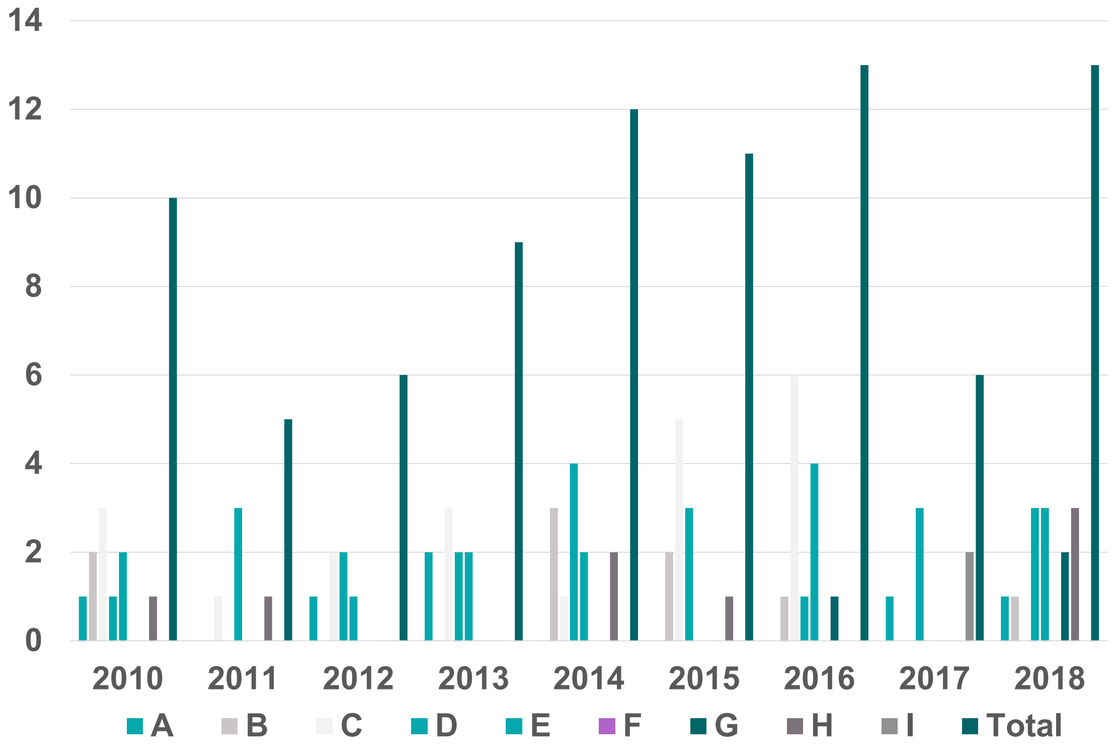
(rounded to the nearest $Thousand or $Million – not adjusted for inflation)

	A	B	C	D	E	F	G	H	I	Total
2010	329K	25K	100K	129K	448K	0	0	160K	0	**1.2M**
2011	315K	24K	83K	36K	0	0	0	100K	0	**557K**
2012	3M	0	0	6K	110K	0	0	0	30K	**3.2M**
2013	298K	40K	65K	97K	1.6M	0	10K	0	0	**2.1M**
2014	1M	0	137K	3.6M	283K	0	0	0	117K	**5.2M**
2015	53K	27K	52K	1.6M	93K	0	10K	37K	0	**1.9K**
2016	532K	475K	118K	24K	173K	0	264K	0	235K	**1.8M**
2017	893K	39K	75K	190K	180K	0	0	0	19K	**1.4M**
2018	442K	1.6M	1M	765K	946K	0	73K	0	0	**4.9M**



Number of Industrial Building Permits Issued by Electoral Area

	A	B	C	D	E	F	G	H	I	Total
2010	1	2	3	1	2	0	0	1	0	**10**
2011	0	0	1	0	3	0	0	1	0	**5**
2012	1	0	2	2	1	0	0	0	0	**6**
2013	2	0	3	2	2	0	0	0	0	**9**
2014	0	3	1	4	2	0	0	2	0	**12**
2015	0	2	5	3	0	0	0	1	0	**11**
2016	0	1	6	1	4	0	1	0	0	**13**
2017	1	0	0	3	0	0	0	0	2	**6**
2018	1	1	0	3	3	0	2	3	0	**13**



CVRD

Value of Industrial Building Permits Issued by Electoral Area

(rounded to the nearest $Thousand or $Million – not adjusted for inflation)

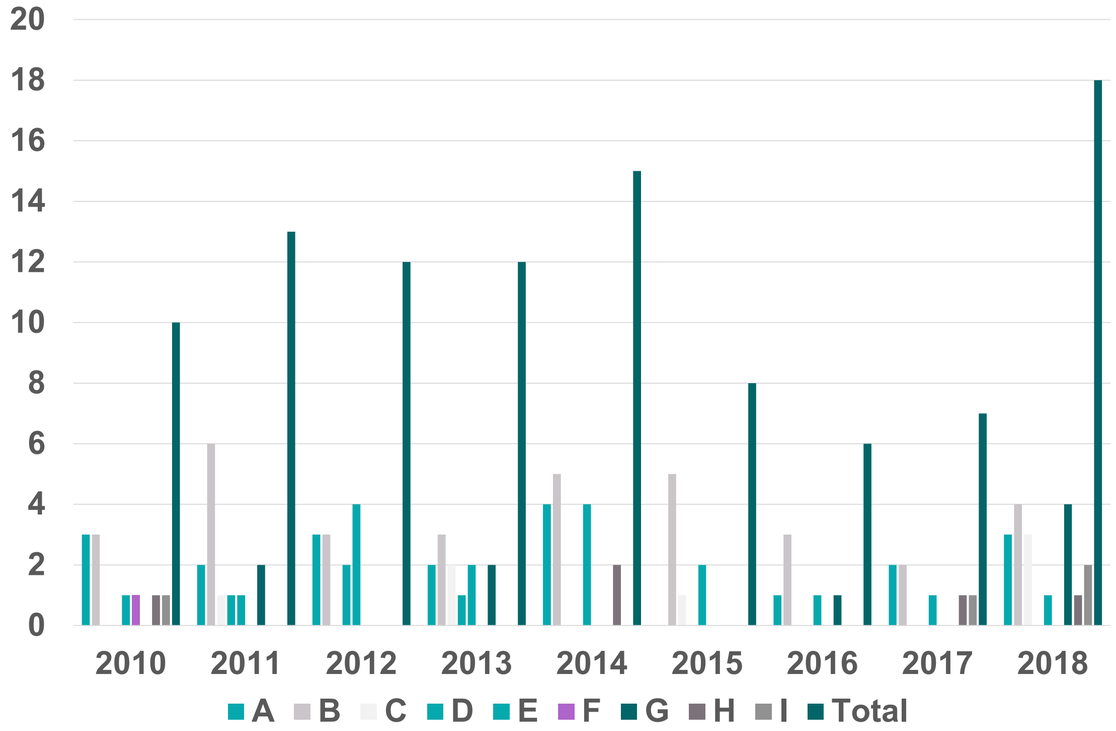
	A	B	C	D	E	F	G	H	I	Total
2010	329K	25K	100K	129K	448K	0	0	160K	0	**1.2M**
2011	315K	24K	83K	36K	0	0	0	100K	0	**557K**
2012	3M	0	0	6K	110K	0	0	0	30K	**3.2M**
2013	298K	40K	65K	97K	1.6M	0	10K	0	0	**2.1M**
2014	1M	0	137K	3.6M	283K	0	0	0	117K	**5.2M**
2015	53K	27K	52K	1.6M	93K	0	10K	37K	0	**1.9M**
2016	532K	475K	118K	24K	173K	0	264K	0	235K	**1.8M**
2017	893K	39K	75K	190K	181K	0	0	0	19K	**1.4M**
2018	5K	450K	0	2.7M	2.7M	0	1.2M	2.2M	0	**9.3M**



CVRD

Institutional Building Permits Issued by Electoral Area

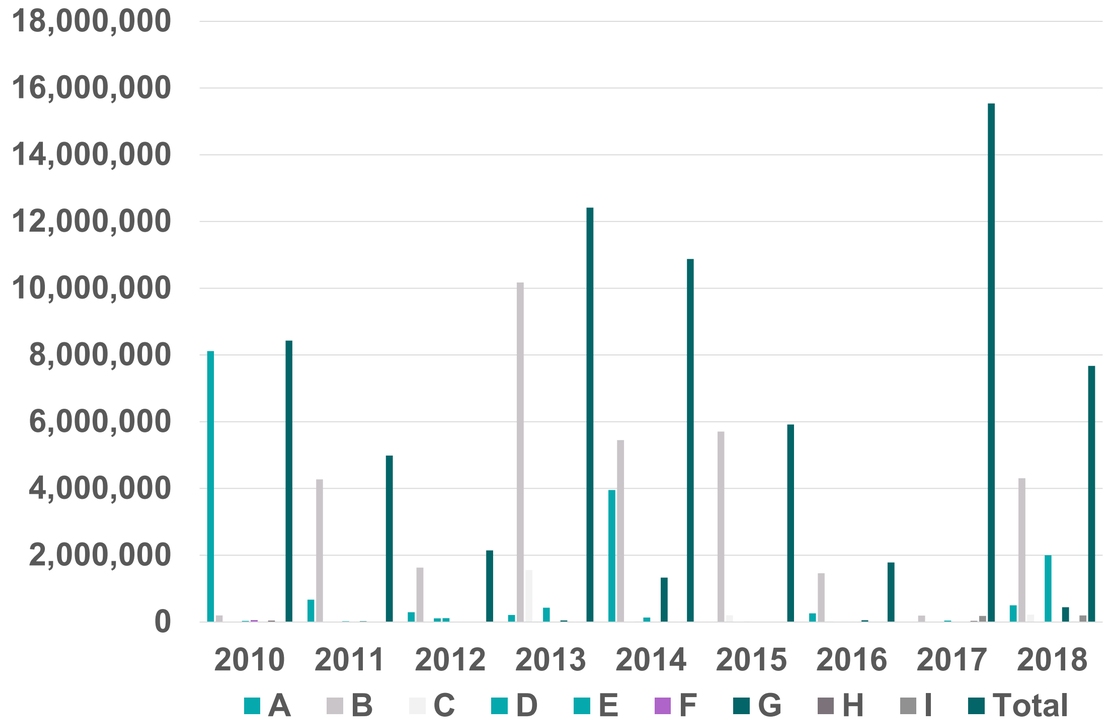
	A	B	C	D	E	F	G	H	I	Total
2010	1	2	3	1	2	0	0	1	0	**10**
2011	0	0	1	0	3	0	0	1	0	**5**
2012	1	0	2	2	1	0	0	0	0	**6**
2013	2	0	3	2	2	0	0	0	0	**9**
2014	0	3	1	4	2	0	0	2	0	**12**
2015	0	2	5	3	0	0	0	1	0	**11**
2016	0	1	6	1	4	0	1	0	0	**13**
2017	1	0	0	3	0	0	0	0	2	**6**
2018	3	4	3	0	1	0	4	1	2	**18**



Value of Institutional Building Permits by Electoral Area

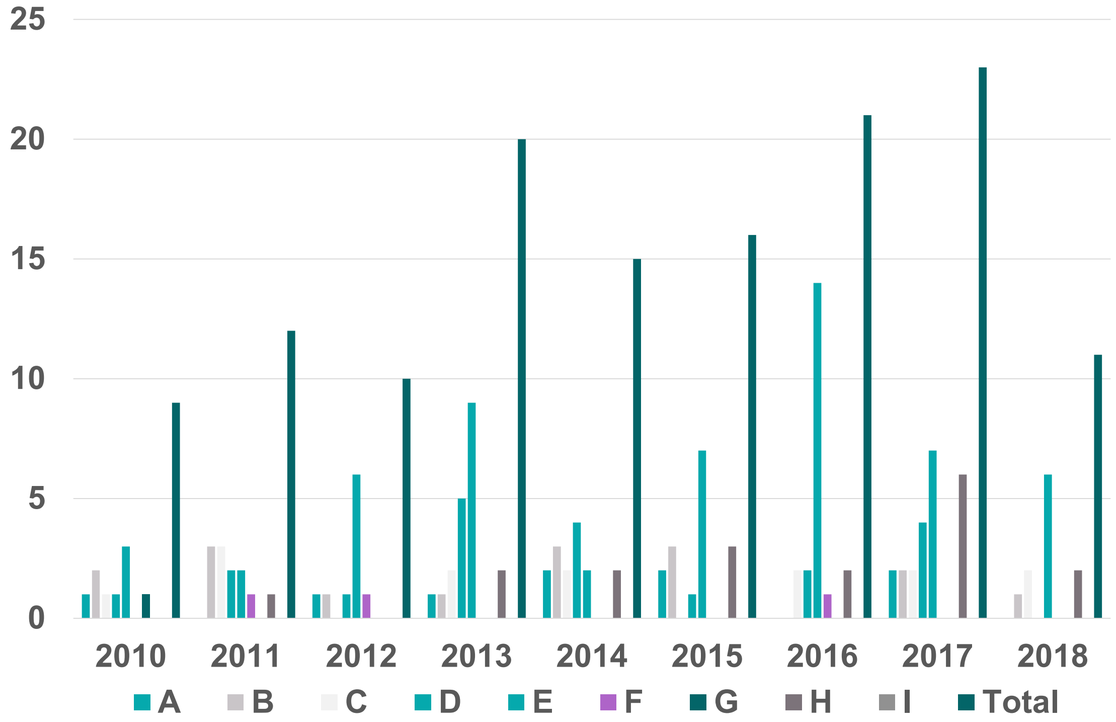
(rounded to the nearest $Thousand or $Million – not adjusted for inflation)

	A	B	C	D	E	F	G	H	I	Total
2010	8.1M	194K	0	0	31K	45K	0	40K	3K	**8.4M**
2011	666K	4.3M	5K	1K	20K	0	20K	0	0	**5M**
2012	291K	1.6M	0	110K	116K	0	0	0	0	**2.1M**
2013	208K	10M	1.6M	10K	425K	0	46K	0	0	**12.4M**
2014	4M	5.5M	0	10K	135K	0	1.3M	0	0	**11M**
2015	0	5.7M	200K	0	11K	0	0	0	0	**6M**
2016	258K	1.5M	15K	0	0	0	50K	0	0	**1.8M**
2017	15.1M	190K	0	0	40K	0	0	30K	180K	**15.5M**
2018	501K	4.3M	218K	0	2M	0	442K	10K	195K	**7.7M**



Agricultural Building Permits Issued by Electoral Area

	A	B	C	D	E	F	G	H	I	Total
2010	1	2	1	1	3	0	1	0	0	**9**
2011	0	3	3	2	2	1	0	1	0	**12**
2012	1	1	0	1	6	1	0	0	0	**10**
2013	1	1	2	5	9	0	0	2	0	**20**
2014	2	3	2	4	2	0	0	2	0	**15**
2015	2	3	0	1	7	0	0	3	0	**16**
2016	0	0	2	2	14	1	0	2	0	**21**
2017	2	2	2	4	7	0	0	6	0	**23**
2018	0	1	2	0	6	0	0	2	0	**11**

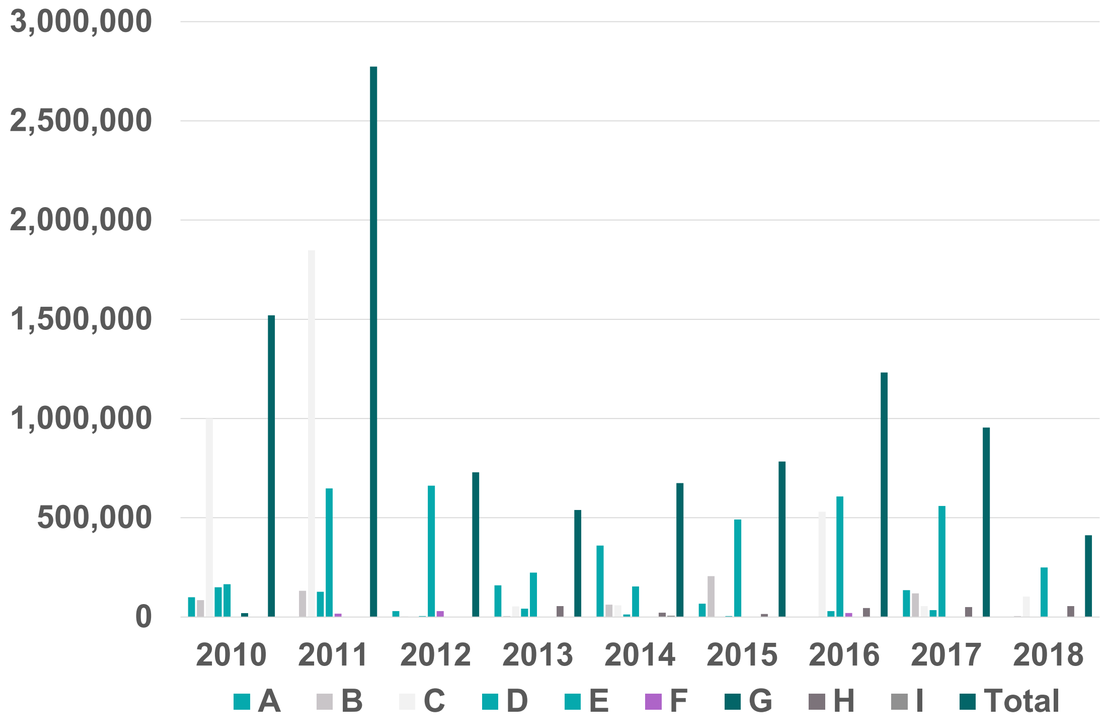


CVRD

Value of Agricultural Building Permits Issued by Electoral Area

(rounded to the nearest $Thousand or $Million – not adjusted for inflation)

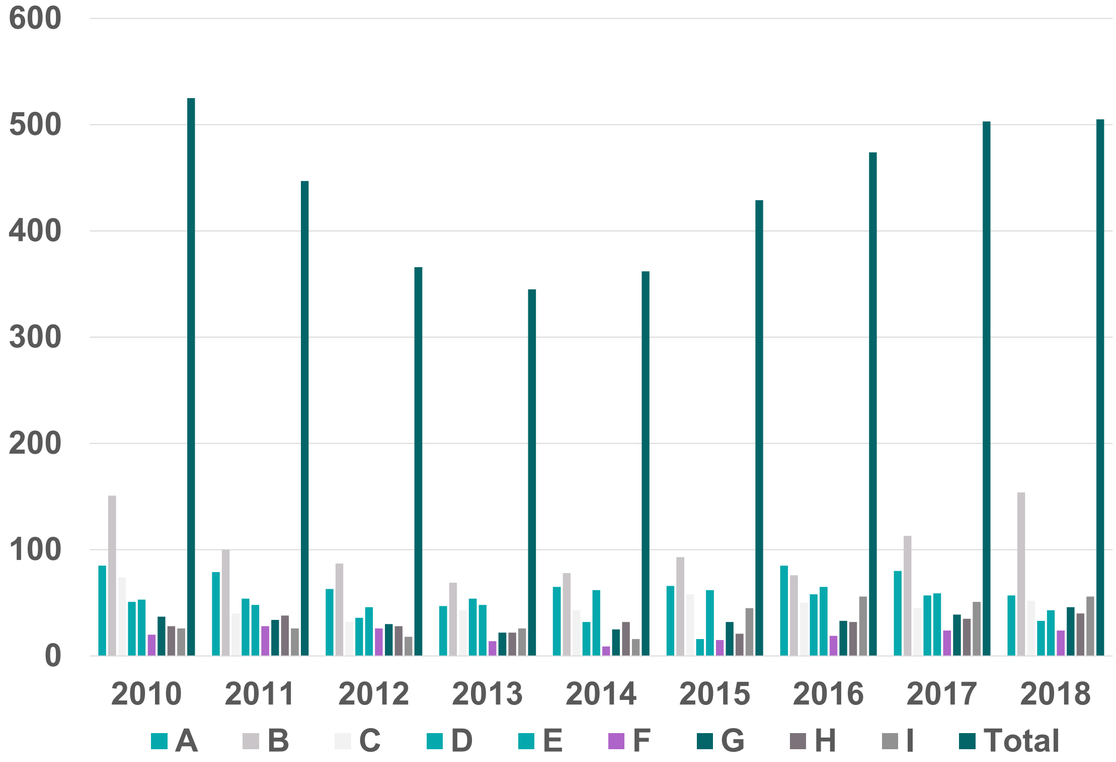
	A	B	C	D	E	F	G	H	I	Total
2010	100K	85K	1M	150K	166K	0	20K	0	0	**1.5M**
2011	0	132K	1.8M	127K	648K	17K	0	1K	0	**2.8M**
2012	30K	3K	0	5K	662K	30K	0	0	0	**730K**
2013	160K	5K	54K	42K	224K	0	0	55K	0	**539K**
2014	360K	62K	59K	13K	154K	0	0	22K	6K	**675K**
2015	67K	206K	0	5K	491K	0	0	15K	0	**784K**
2016	0	0	530K	30K	607K	20K	0	45K	0	**1.2M**
2017	135K	119K	55K	35K	560K	0	0	50K	0	**955K**
2018	0	5K	103K	0	250K	0	0	55K	0	**412K**



CVRD

Number of Building Permits Issued by Electoral Area

	A	B	C	D	E	F	G	H	I	Total
2010	85	151	74	51	53	20	37	28	26	**525**
2011	79	100	40	54	48	28	34	38	26	**447**
2012	63	87	32	36	46	26	30	28	18	**366**
2013	47	69	43	54	48	14	22	22	26	**345**
2014	65	78	43	32	62	9	25	32	16	**362**
2015	66	93	58	16	62	15	32	21	45	**429**
2016	85	76	50	58	65	19	33	32	56	**474**
2017	80	113	45	57	59	24	39	35	51	**503**
2018	57	154	52	33	43	24	46	40	56	**505**

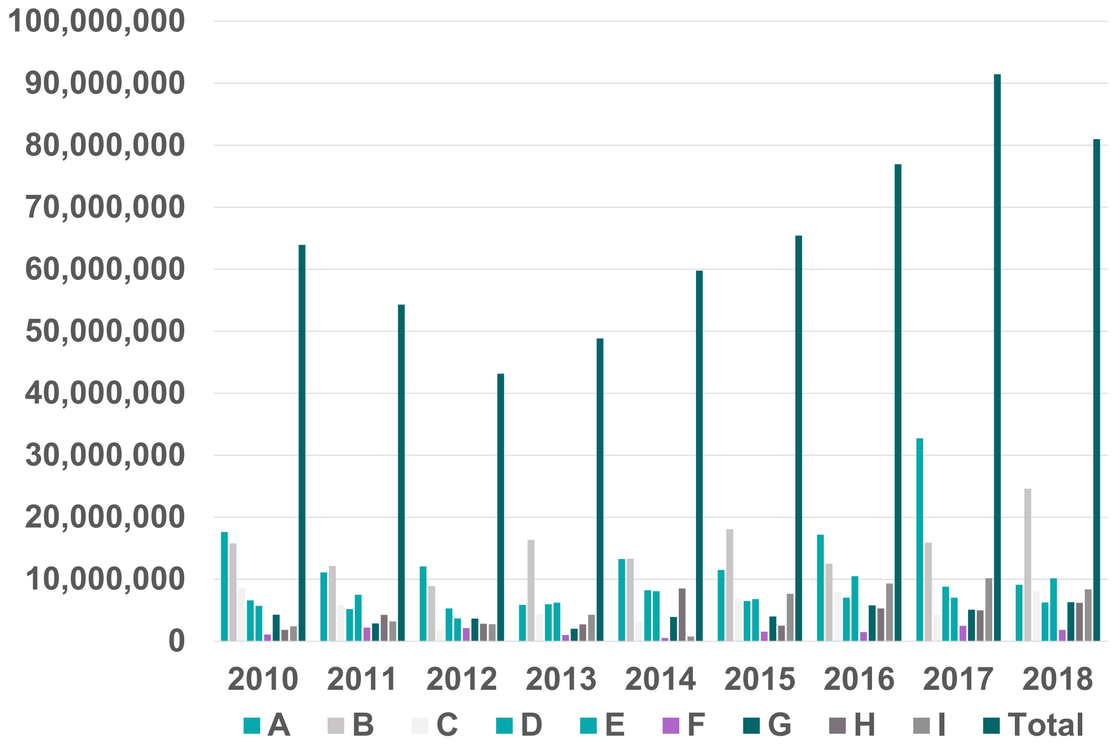


CVRD

Value of Building Permits Issued by Electoral Area

(rounded to the nearest $Thousand or $Million – not adjusted for inflation)

	A	B	C	D	E	F	G	H	I	Total
2010	17.7M	15.8M	8.6M	6.6M	5.7M	1M	4.3M	1.8M	2.4M	**64M**
2011	11.1M	12.1M	5.8M	5.2M	7.5M	2.2M	2.9M	4.2M	3.2M	**54.3M**
2012	12M	8.9M	1.8M	5.3M	3.7M	2.1M	3.7M	2.8M	2.8M	**43.1M**
2013	5.9M	16.3M	4.4M	6M	6.2M	1M	2M	2.7M	4.3M	**48.9M**
2014	13.3M	13.3M	3.1M	8.2M	8M	543K	3.9M	8.5M	768K	**60M**
2015	11.5M	18.1M	6.9M	6.5M	6.8M	1.5M	4M	2.5M	7.7M	**65M**
2016	17.1M	12.5M	8M	7M	10.5M	1.5M	5.8M	5.3M	9.3M	**77M**
2017	32.7M	15.9M	4.3M	8.8M	7M	2.5M	5M	5M	10.1M	**91.5M**
2018	9.1M	24.6M	8.1M	6.3M	10.2M	1.8M	6.3M	6.2M	8.4M	**81M**



CVRD