



STAFF REPORT TO COMMITTEE

DATE OF REPORT December 21, 2023
MEETING TYPE & DATE Electoral Area Services Committee of January 17, 2024
FROM: Inspection and Enforcement
Land Use Services
SUBJECT: 2023 Year End Building Inspection Report
FILE: 4560-20

PURPOSE/INTRODUCTION

The purpose of this report is to inform the Electoral Area Services Committee of Building Inspection activity for 2023.

RECOMMENDED RESOLUTION

For information.

BACKGROUND

At the beginning of each year, the Electoral Area Services Committee is provided with an update on the previous year's Building Inspection activities. The 2023 Report follows.

ANALYSIS

In 2023, CVRD Building Inspection issued a total of 341 building permits. This included 103 permits for new dwellings which includes secondary and detached suites.

Due to the vast size of the CVRD, a significant amount of time is required to access all of the properties located within the nine Electoral Areas including Thetis Island and other islands. Staff traveled 48,046 kms while performing 2032 required inspections.

Attachment A contains a detailed breakdown for the year by electoral area and includes some five-year comparisons.

Highlights

The largest single permit in 2023 was issued to the Cowichan Bay Improvement District to demolish and replace the existing firehall. Other notable non-residential projects included new buildings in the Parhar Business Park (Area D), the addition to the Shawnigan Lake Museum (Area B), new facilities at the Cedars in Cobble Hill (Area C) and the rehabilitation of the Mesachie Lake Firehall on Carlton Road in Area F. Staff also issued a number of permits for tenant improvement work in commercial suites resulting in new business and accessibility upgrades throughout the Valley.

On the residential side, although the construction of new dwellings is down, staff issued a number of permits for renovations and additions, and were able to resolve a number of outstanding non-compliance items.

Another trend observed by our Building Officials is the evolution of farming and farm buildings. With the new CVRD Building Regulation Bylaw No. 4433 now in effect, Building Officials are better equipped to aid our farm community and manage changing legislation as the farm community expands towards automation or event and tourism industries.

Staff issued a permit for a state-of-the-art dairy barn with milking robots on Wikkerink Farm in Area B in 2023 and are currently liaising with Architects for Unsworth Vineyards regarding an expansion planned for 2024.

Total value of construction for the year was \$50,786,629.

Future

Staff look forward to the implementation of the *BC Building Code 2024* on March 8, 2024, and associated training through the Building Officials Association of British Columbia (BOABC). Zero Carbon and Energy compliance will be a large component of the training that staff will be receiving.

Staff continue to monitor and respond to referrals for Development Permit applications and are educated and prepared to manage a new era of building that prioritizes water management, more dwelling units, energy efficiency and good building and engineering practices. Staff are qualified to ensure that any type of building applied for in the CVRD will be constructed to the required standards.

Building Inspection continues to look for ways to improve service, and staff plan to implement digital permitting and plan checking in 2024. Staff believe that advancements in training and technology will provide a recipe for success given the recent signals from the Province regarding the need for rapid approval of more dwelling units.

FINANCIAL CONSIDERATIONS

N/A

COMMUNICATION CONSIDERATIONS

N/A

STRATEGIC/BUSINESS PLAN CONSIDERATIONS

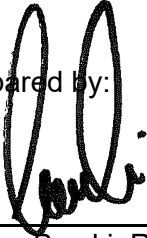
N/A

Referred to (upon completion):

- ☐ Community Services (*Cowichan Community Centre, Cowichan Lake Recreation, South Cowichan Recreation, Arts & Culture, Facilities & Transit*)
- ☐ Corporate Services (*Finance, Human Resources, Information Technology, Legislative Services*)
- ☐ Operations (*Utilities, Parks & Trails, Recycling & Waste Management*)

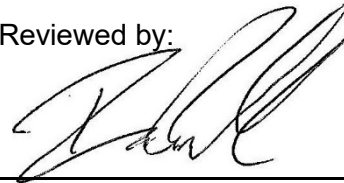
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- ☐ Land Use Services (*Community Planning, Strategic Initiatives, Development Services, Building Inspection & Bylaw Enforcement*)
- ☐ Strategic Services (*Communications & Engagement, Economic Development, Emergency Management, Environmental Services*)

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Reviewed for form and content and approved for submission to the Committee:

Resolution:

☒ Corporate Officer

Financial Considerations:

☒ Chief Financial Officer

ATTACHMENTS:

Attachment A – December 2023 Building Stats

Attachment B – Site Photos