



REGIONAL DISTRICT
OF BULKLEY & NECHAKO

Planning Department YEAR-END REPORT FOR 2018

Regional District of Bulkley-Nechako PLANNING DEPARTMENT

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"A WORLD OF OPPORTUNITIES
WITHIN OUR REGION"



REGIONAL DISTRICT OF BULKLEY-NECHAKO

PLANNING DEPARTMENT YEAR END REPORT FOR 2018

This report provides an overview of the responsibilities of the Planning Department, the work undertaken by the Planning Department in 2018, and the statistics summarizing the applications and referrals processed by the Planning Department in previous years.

1.0 PLANNING DEPARTMENT OVERVIEW

The Planning Department's responsibilities include a range of interconnected activities that can be divided into the following categories.

- Long Range Planning
- Current Planning
- Geographic Information Systems
- Building Inspection
- Special Projects
- Bylaw Enforcement

1.1 Long Range Planning includes the preparation, review, and administration of the Regional District's seven Official Community Plans (OCPs). It also includes the development of planning studies, and policy development.



1.2 Current Planning involves the administration of the following land use and development related bylaws.

- RDBN Zoning Bylaw No. 700, 1993
- RDBN Floodplain Management Bylaw No. 1300, 2004
- RDBN Manufactured Home Park Bylaw No. 740, 1993
- RDBN Development Procedures Bylaw No. 1422, 2007
- RDBN Board of Variance Bylaw No. 1623, 2012
- RDBN Advisory Planning Commission Bylaw No. 1501, 2009
- RDBN Unsightly Premises Bylaw No. 1649, 2012

This work includes processing, evaluating and developing recommendations to the Regional District Board regarding the following land use and development applications:

- OCP amendments and rezoning applications
- development variance permit applications
- development permit applications
- temporary use permit applications
- ALR exclusion, inclusion, subdivisions and non-farm use applications
- liquor license applications
- special event permit applications



Current Planning also involves advising the Regional District Board and the Rural Directors Committee regarding the RDBN response to Crown Land referrals; Recreation Sites and Trails referrals; Ministry of Energy, Mines, and Petroleum Resources referrals; and Oil and Gas Commission referrals.

In addition, Current Planning involves responding to public inquiries on land use and development related issues.

- 1.3 Geographic Information Systems (GIS)** involves the digital storage, management, and mapping of spatial and other data, and management of house numbering. This activity provides vital support to all Regional District departments. Residents also rely on this service to obtain house numbering, maps, information on regulations, and other information regarding their property and community. Many people rely on the RDBN's web based mapping for this information.
- 1.4 Building Inspection** involves implementation and enforcement of "RDBN Building Bylaw No. 1634, 2012" and "RDBN Floodplain Management Bylaw No. 1300, 2004" in the rural area, through the building permit and inspection process. The Building Inspectors also play a role in bylaw enforcement.

The RDBN also provides building inspection services to the municipalities of Granisle, Burns Lake, Fort St. James, Telkwa, Houston and Fraser Lake on a contract basis.



- 1.5 Special Projects** includes a wide variety of projects that do not fit within the regular program of the Department and typically relate to unexpected events or activities that require immediate attention or involve the Board directing staff to undertake a project. This most often includes participation in the Province's Environmental Assessment process as directed, and reporting to the Regional District Board on Provincial initiatives that potentially impact the Regional District. Typically, this work is undertaken by the Director of Planning.
- 1.6 Bylaw Enforcement** includes the activities necessary to ensure adequate compliance to Regional District land use, development, and building bylaws. Activities include responding to and investigating public and internal complaints, working with the public to resolve bylaw infractions, reporting to the Board, and undertaking formal enforcement action through the Courts or as permitted through legislation.

2.0 ACCOMPLISHMENTS FOR 2018

2.1 Long Range Planning Accomplishments

In 2018 the Planning Department undertook the following long-range planning projects.

Electoral Area D OCP Review

The Endako, Fraser Lake and Fort Fraser Rural Official Community Plan review process was started in 2017 and a final draft of the plan was completed in 2018. In 2019, the formal approval process for the OCP will begin.



Village of Fraser Lake OCP

The Village of Fraser Lake OCP review process was started in 2017 and a final draft of the plan was provided to the Village of Fraser Lake for consideration in early 2019.

2.2 Current Planning Accomplishments

In 2018 (in addition to day-to-day activities such as responding to public inquiries, and processing land use applications and referrals) the Planning Department did the following.

Zoning Bylaw Review

Work in 2018 focused on fine tuning the draft new zoning bylaw, and initiating the public consultation process. It is expected that the formal bylaw adoption process will begin in 2019.

Development Procedures Bylaw Review

In 2018 Planning Department staff initiated a review of the Development Procedures Bylaw. It is expected that a new bylaw will be presented to the Board for consideration in 2019.

Liquor License and Cannabis Policy Review

In 2018 Planning Department staff initiated a review of the Board's Liquor Licensing Policy. This review is required as a result of changes to Provincial policy and to address cannabis retail referrals. It is expected that a new bylaw will be presented to the Board for consideration in 2019.

Electoral Area B/E Work Camp Site Review

In early 2018 Planning Department staff organized an open house regarding a proposed work camp associated with Coastal Gaslink Pipeline construction given staff concerns with the proposed location. TransCanada representatives agreed to participate in the process.

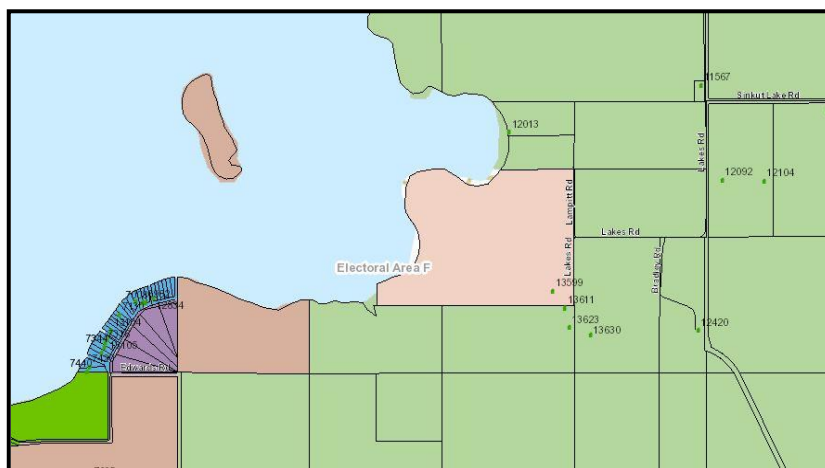
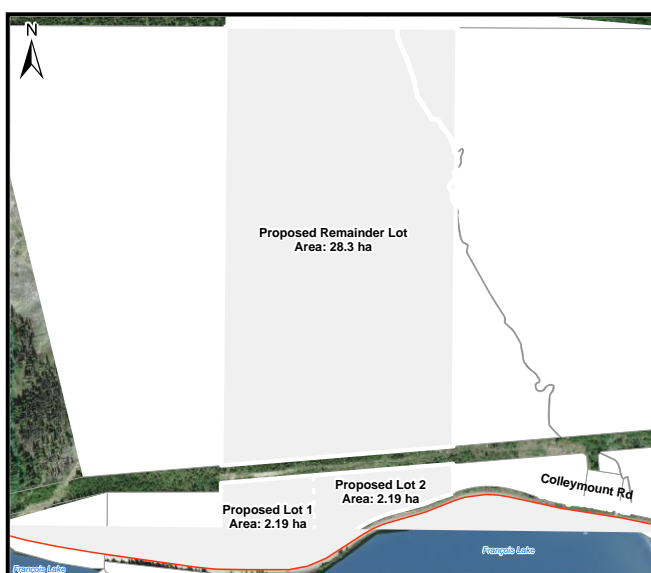
As a result of the information received from the public TransCanada selected an alternative site which appears to be more acceptable to area residents.



2.3 Geographic Information Systems (GIS) Accomplishments

In 2018 (in addition to maintaining GIS data and systems and responding to civic address inquiries and various public mapping requests) the Planning Department did the following GIS Work.

- Provided monthly 9-1-1 data updates to the Prince George Fire Operations Communications Centre.
- Provided quarterly updates to the Provincial Government Digital Road Atlas.
- Provided on-going updates to the TELUS Master Street Address Guide.
- Prepared and corrected new zoning maps for the proposed new zoning bylaw.
- Prepared maps and property information for various bylaws and referendums.
- Working with the RDFFG to develop software for the new BC Assessment database format.
- Undertook a quality control project regarding Fire Protection Area Boundaries.
- Prepared new OCP maps and Zoning maps for the Village of Granisle.



2.4 Building Inspection Accomplishments

Building Inspection Work

In 2018 the Planning Department successfully provided building inspection services to rural residents, as well as the District of Fort St. James, the Village of Granisle, the Village of Burns Lake, the District of Houston, and the Village of Fraser Lake. In 2018 the RDBN entered into a contract to provide building inspection services to the District of Houston.

A detailed accounting of the building permit applications is provided in a subsequent section of this report.

Municipal Insurance Association Model Building Bylaw

In 2018 staff reviewed the considered the changes recommended in the draft model building bylaws prepared by the Municipal Insurance Association of BC. The wing model building bylaws. These bylaws are intended to serve as best practices guides to local governments when updating their building bylaws. It is expected that the final versions of these model bylaws will be available in 2019.

2.5 Special Projects Accomplishments

In 2018 the Planning Department undertook the following special projects work.

Reporting on Oil and Gas Commission (OGC) Consultation

Planning Department staff reported to the Board regarding ongoing discussions with the OGC, the EAO, and TransCanada relating to the RDBN's key outstanding pipeline development issues, and TransCanada's most recent position on those issues.

Reporting on the Transportation Trade Network Analysis (Electoral Area A)

Planning Department staff reported to the Board regarding a Ministry of Transportation and Infrastructure (MoTI) Transportation Trade Network (TTN) Analysis study which proposed options for closing and relocating railway crossings in Electoral Area A.

Participation in the Cycle 16 Commuter trail project (Electoral Area A)

Planning Department staff have reported to the Board regarding the proposed Highway 16 Trail Society's proposed commuter trail between Smithers and Telkwa. Staff have acted as a resource with the society in their planning efforts and will report back to the Board on the project once the society develops its plans further.

ALR Revitalization Consultation

In 2018 the Minister of Agriculture established an independent Advisory Committee to provide strategic advice and policy guidance on revitalizing the Agricultural Land Reserve (ALR) and the Agricultural Land Commission (ALC). Planning Department staff reported to the Board with recommended comments for submission to the Province.



Blackwater Gold Mine Environmental Assessment Application

In 2018 staff continued to monitor the Blackwater Gold Environmental Assessment (EA) Process for the proposed open pit gold and silver mine, and ore processing facility. Staff reported to the Board regarding the draft Environmental Assessment Report and potential EA conditions for the project.

Mount Milligan Mine Environmental Assessment Application

In 2018 staff continued to monitor the process for an amendment to the Environmental Assessment Certificate for the Mount Milligan Mine. This amendment relates to the mine's need to find an acceptable alternative water source for mine operations.

Tenas Coal Project Environmental Assessment Application

In 2018 staff reported to the Board on the Tenas Coal project, which is a proposed coal mine north of the Village of Telkwa. Staff were directed to participate on the working group advising the EAO regarding their processing of the application. Staff shall report to the Board regarding the process, and to receive direction as appropriate in 2019.

2.6 Bylaw Enforcement

In 2018 (in addition to day to day activities such as responding to public complaints, explaining RDBN regulations, and responding to inquiries) the Planning Department did the following enforcement related activities. It is noted that bylaw enforcement capacity was limited in 2018 given limited staffing in this area.

Supreme Court Injunction for Gala Bay Springs

In 2018 the RDBN was successful in its Supreme Court injunction to stop Gala Bay Springs from operating their water bottling business on a residential property contrary to the Zoning Bylaw. The decision has been appealed to the Court of Appeal and is expected to be heard in the next few months.

Select Enforcement Files

The following are a select example of the bylaw enforcement issues addressed by the Planning Department in 2017. A detailed accounting of the enforcement issues dealt with in 2017 is provided in a subsequent section of this report.

- Unsightly Premises in Electoral Area A. Staff continue to deal with a property owner regarding the clean-up of a property in the area. Enforcement action is anticipated in spring of 2018.



- Illegal Scrap and Salvage operation in Electoral area A. Staff reported to the Board regarding an illegal scrap and salvage operation which occurs regularly on the property in the spring of each year.

3.0 2018 PLANNING STATISTICS

This section contains statistics, and historical data, regarding the activities that make up the bulk of the day-to-day work undertaken by the Planning Department.

3.1 Planning Department Enquiries

The Planning Department keeps track of the number of enquiries that are answered each month. The enquiries are divided into the following 6 main subject areas:

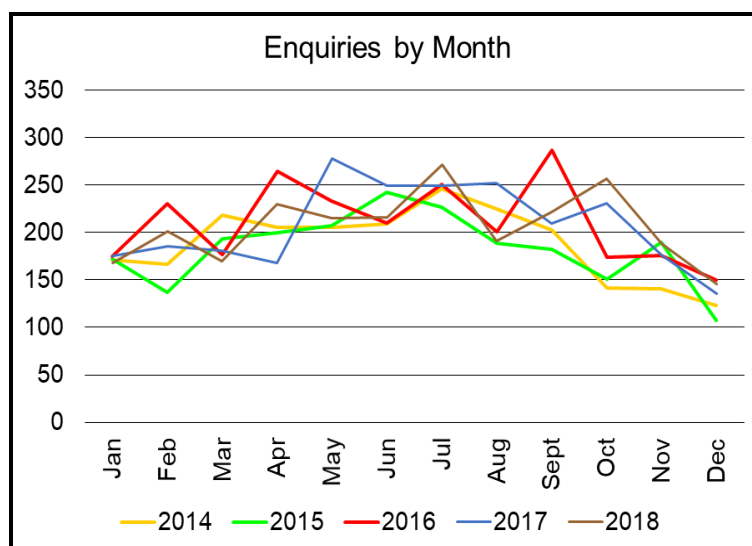
- Development Services (ALR, environmental assessments, subdivision, Crown land)
- Electoral Area Planning (Zoning, OCPs, Permits)
- House Numbering
- Mapping Requests
- Bylaw Enforcement
- Other (animal control, road maintenance, sewage etc.)

In 2018, the Planning Department answered 2448 enquiries. This number is slightly lower than the 2,491 answered in 2017, and the 2,529 responded to in 2016.

Table 1

<i>Subject Area</i>	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<i>Dev. Serv.</i>	32	3	35	55	34	34	35	22	37	37	33	20	377
<i>Elect. Area Plng.</i>	47	45	60	60	64	69	71	49	45	55	46	28	639
<i>House Numbering</i>	9	3	7	23	29	9	13	21	34	33	4	38	223
<i>Maps</i>	33	23	32	63	68	61	65	81	47	68	46	34	621
<i>Bylaw Enf.</i>	0	10	11	3	0	4	4	0	1	7	4	0	44
<i>Other</i>	47	89	25	26	20	39	84	18	58	57	55	26	544
<i>Total</i>	168	173	170	230	215	216	272	191	222	257	188	146	2448

Figure 1



3.2 Agricultural Land Reserve (ALR) Applications

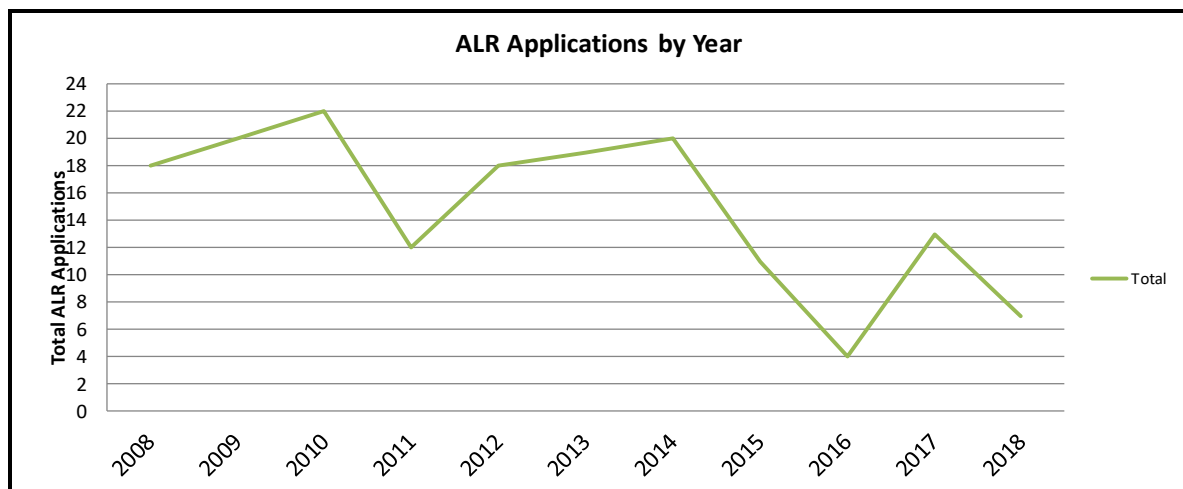
The Regional District received 7 ALR applications in 2018, which is significantly less than the 13 received in 2017, but more than the 4 received in 2016.

The Board recommended denial of two applications and did not authorize submission to the ALC for two applications. Five are pending ALC decisions.

Table 2

		2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
	Total	18	20	22	12	18	19	20	11	4	13	7
Board Recomm- endations	Denial	4	3	5	2	3	2	2	2	2	4	2
	Approval	14	12	12	4	13	11	4	2	1	3	3
	Conditional Approval	0	2	2	1	0	2	2	0	0	1	0
	Pending	0	1	1	1	1	2	7	3	0	1	0
	Interests unaffected	0	2	2	4	1	1	4	1	0	3	0
	Withdrawn	0	0	0	0	0	1	1	2	1	0	
	Submission of appl. not authorized by the Board	0	0	0	0	0	0	0	1	0	1	2
Commission Decisions	Denial	2	1	1	2	2	0	1	0	0	0	0
	Approval	6	10	7	3	1	0	3	1	0	2	0
	Conditional Approval	1	2	4	2	2	1	0	0	0	2	0
	Pending	7	7	10	5	12	17	15	2	1	8	5
	Withdrawn	2	0	0	0	1	1	1	8	3	0	0
	Submission of appl. not authorized by the Board	0	0	0	0	0	0	0	1	0	1	2

Figure 2



3.3 Official Community Plan Amendments and Rezoning Applications

Official Community Plan Amendment applications are usually linked to rezoning applications. There was one OCP amendment application made and adopted in 2018.

Six rezoning applications were received in 2018. This is a significant decrease compared to the eleven applications in 2017, but more in line with the eight rezoning applications received in 2016 and 2015. Four of the six applications have been approved, and two are still in process. It is noted that two of the adopted applications were text amendments initiated by the Planning Department regarding cannabis production and storage structures.

Table 3 Official Community Plan Amendments

		2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Board Decisions	Total	5	5	5	5	3	4	1	1	3	2	1
	Denied	0	0	0	0	0	0	0	0	1	0	0
	Adopted	2	2	3	1	0	0	0	0	0	1	1
	In Process	3	2	2	3	3	4	1	1	2	1	0
	Withdrawn	0	1	0	1	0	0	0	0	0	0	0

Figure 3

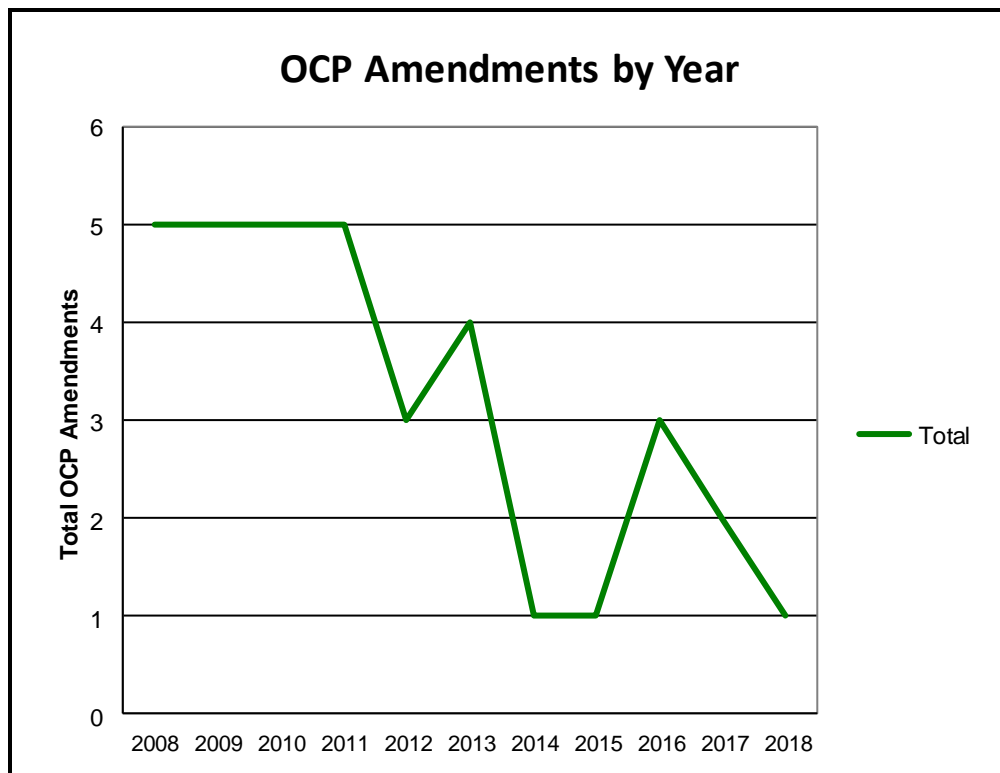
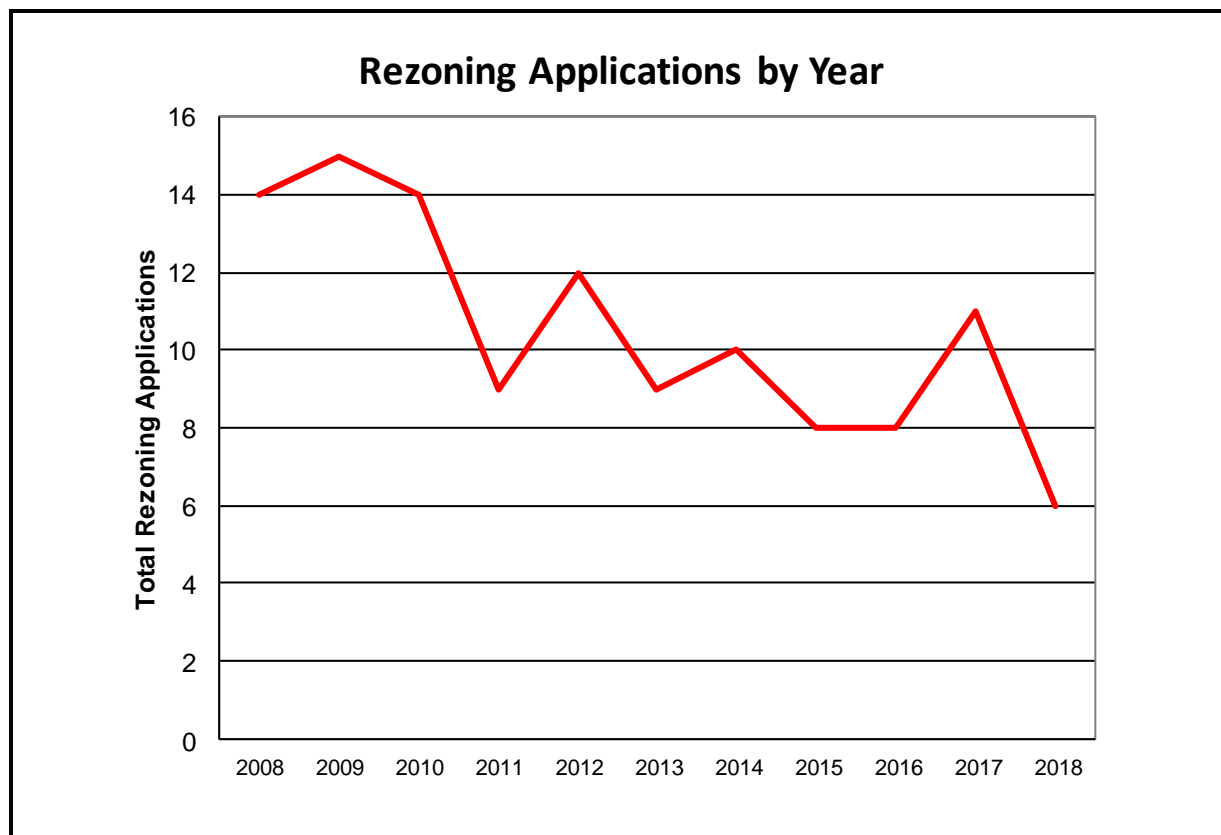


Table 4 **Rezoning Applications**

		2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
	Total	14	15	14	9	12	9	10	8	8	11	6
Board Decision	Denied	0	0	1	1	0	0	0	1	3	2	0
	Adopted	8	4	7	3	7	3	2	2	0	7	4
	In Process	5	10	6	3	5	6	8	3	5	1	2
	Withdrawn	1	1	0	2	0	0	0	2	0	1	0

Figure 4

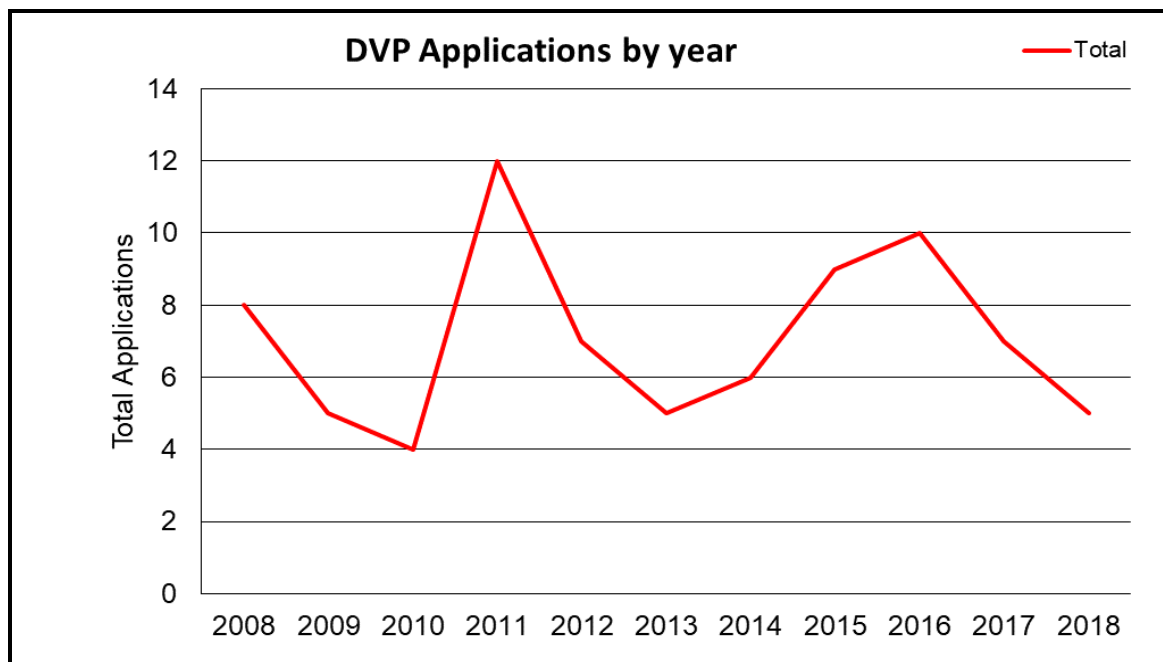
3.4 Development Variance Permit Applications (including floodplain exemption applications)

Five Development Variance Permit applications were received in 2018, which is less than the 7 received in 2017 and 10 received in 2016. Two applications concerned varying the minimum parcel size, and another two applications concerned relaxation of the minimum parcel size for storage buildings. These 4 applications were approved. The 5th application is on hold waiting for ALC subdivision approval.

Table 5

		2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Board Decision	Total	8	5	4	12	7	5	6	9	10	7	5
	Denied	1	0	0	0	0	0	0	0	0	1	0
	Issued	6	4	4	8	6	4	5	5	7	5	4
	In Process	0	0	0	3	0	1	1	3	2	0	1
	Withdrawn	1	1	0	1	1	0	0	1	1	1	0

Figure 5



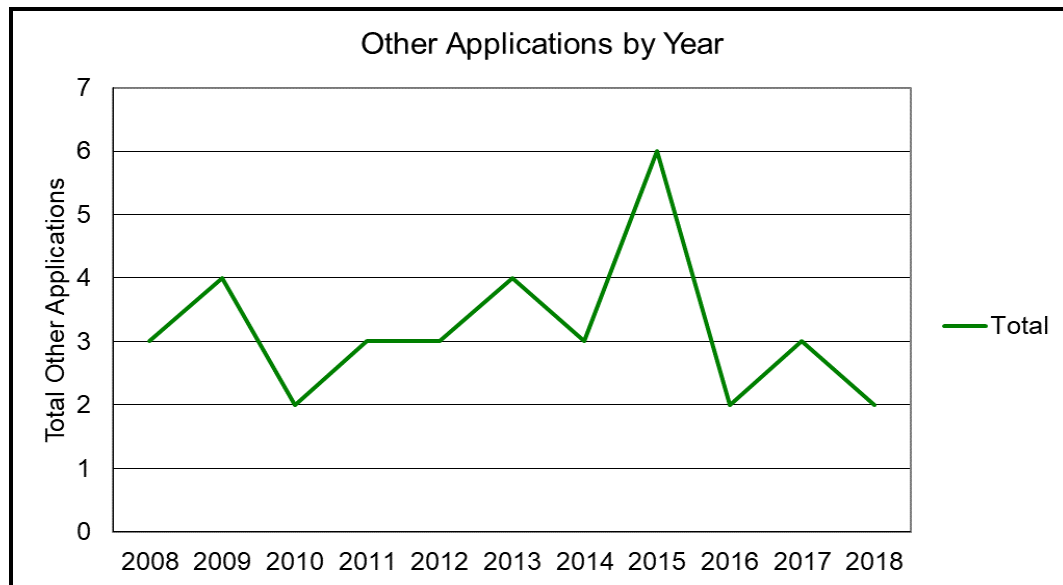
3.5 Other Applications

The Regional District received and processed two temporary use permit applications in 2018. This is a decrease from the three temporary use permit applications received in 2017. One application concerned the retail sales of locally produced farm products and crafts and was approved by the Board. The second application was a preliminary review of the proposed Tchesinkut Lake Work Camp.

Table 6

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total	3	4	2	3	3	4	3	6	2	3	2
Board of Variance	0	0	0	0	0	0	0	0	0	0	0
Special Events	1	1	1	1	2	3	0	0	0	0	0
Pump and Haul	1	0	0	0	0	0	0	0	0	0	0
Temporary Use Permit	1	2	1	2	1	1	3	6	1	3	2
Strata conversion	-	1	0	0	0	0	0	0	0	0	0
Development Permits	-	-	-	-	-	-	-	-	1	0	0

Figure 6



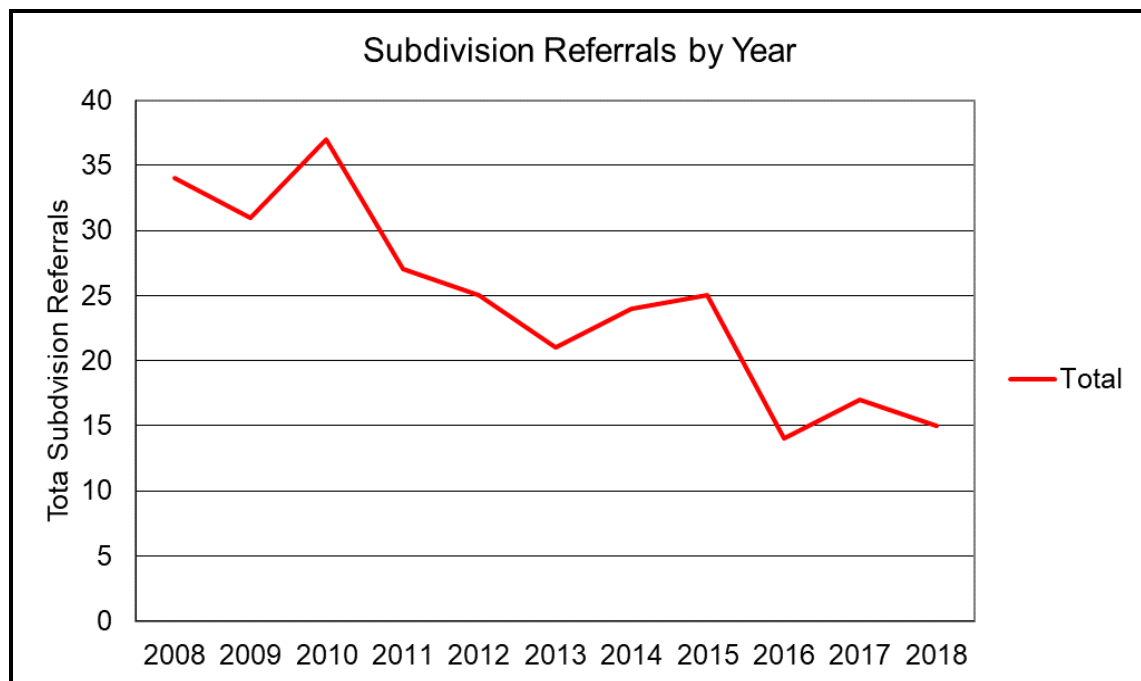
3.6 Subdivision Referrals

The Regional District received 15 subdivision referrals from the Ministry of Transportation and Infrastructure in 2018, which is a small decrease from the 17 subdivision referrals in 2017. Eleven referrals were provided positive referral responses. Six referrals were not in accordance with Regional District zoning or ALR regulations.

Table 7

		2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
	Total	34	31	37	27	25	21	24	25	14	17	15
Staff Recommendations	Denied/does not comply	4	4	6	5	3	4	8	6	4	6	3
	No Objections /Complies	22	16	30	21	22	17	16	18	9	11	12
	Conditional Approval	8	11	1	1	0	0	0	1	1	0	0

Figure 7



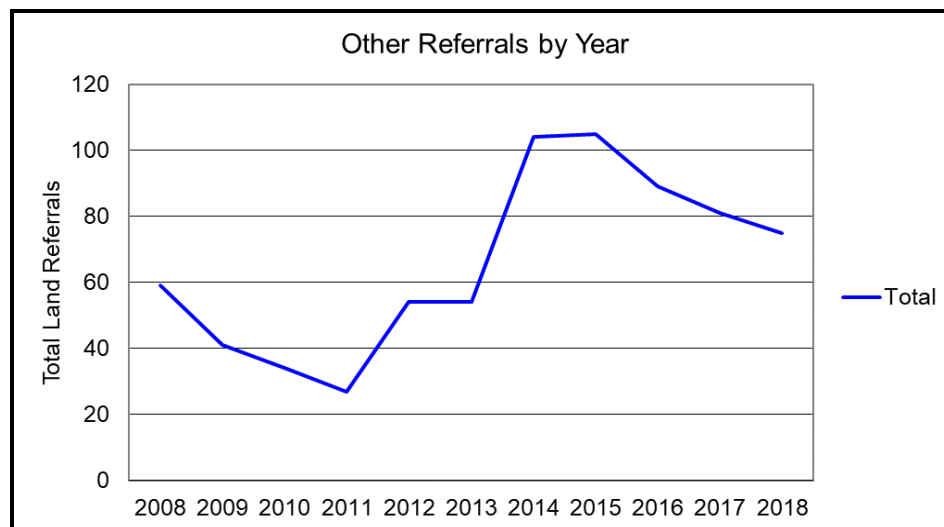
3.7 Other Referrals

The Regional District received 75 referrals in 2018, which is slightly lower than the 81 received in 2017. The number of Oil and Gas Commission referrals relating to pipeline construction remained steady compared to 2017. In accordance with Board policy most Oil and Gas Commission Referrals are dealt with directly with the applicable Area Director, and are not processed through the RDBN Board.

Table 8

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total	59	41	34	27	54	54	104	105	89	81	75
Crown Land	-	-	-	-	-	-	41	33	29	44	28
Mining	-	-	-	-	-	-	4	4	3	3	3
Water License	-	-	-	-	-	-	3	9	11	6	9
Woodlot	-	-	-	-	-	-	12	15	4	8	3
Oil and Gas Commission	-	-	-	-	-	-	41	40	42	20	23
Miscellaneous (Telus, municipal)	-	-	-	-	-	-	3	4	0	0	9

Figure 8



3.8 Bylaw Enforcement Files

Bylaw enforcement files are created where enforcement action is warranted and no immediate resolution is forthcoming following discussions with the property owner. A file is not created if the staff investigation determines that a bylaw infraction has not occurred, if further action is not justified, or if the infraction is resolved or likely to be resolved through discussions with the property owner. It is noted that there were numerous bylaw enforcement issues dealt with which did not result in a file being created.

There were no new bylaw enforcement file created in 2018. Five of the active files relate to zoning infractions, 6 relate to unsightly premises, 2 relate to both zoning and unsightly premises, and 0 relate to derelict buildings.

Table 9

	2010	2011	2012	2013	2014	2015	2016	2017	2018		
Carried forward from previous years	9	12	20	20	24	26	24	20	13		
New Files	15	8	3	9	8	2	1	0	0		
Total Unresolved	16	19	20	24	26	24	20	13	13		
Resolved	7	5	3	5	6	4	5	7	0		

3.9 Building Inspection Statistics

In 2018 there were 100 building permits issued in the rural area. This is a slight decrease from the 102 permits issued in 2017.

The number of single family dwellings constructed in the rural area in 2018 was 29. This is an increase from the 25 constructed under permit in 2017. The number of single family dwellings constructed in municipalities in 2018 was 13. This is a notable decrease from the 26 constructed under permit in 2017. Construction value under permit in 2018 totaled \$14,036,541.00, which is an increase from the 2017 value of \$13,699,821.70.

A total of 78 permits were issued under contract for municipalities in 2018. This is a notable increase from the 67 permits issued in 2017. This increase results from the District of Houston receiving building inspection services in 2018.

Fort St. James	= 13 permits
Burns Lake	= 18 permits
Houston	= 18 permits
Fraser Lake	= 3 permits
Granisle	= 3 permits
Telkwa	= 24 permits

Attached are the Building Inspector's Year End Summary Report and Statistics for 2018.

Written by

Jason Llewellyn
Director of Planning

Planning statistics compiled by Maria Sandberg, Planner
Building statistics compiled by Jason Berlin, Building Inspector

Building Inspector's Report

Year End Summary, 2018

1. Building Permit Summary for the Regional District of Bulkley-Nechako
There was 1 building permit application submitted this reporting period with a total construction value of \$9,000.00 December 2018. There have been 100 permits issued to date in 2018 with a total construction value of \$14,036,541.00. The total permit fees collected or invoiced for during the entire year amounted to \$79,757.98. Our budgeted amount for permit fees in 2018 was \$55,000.00.
2. Building Permit Summary for the Village of Burns Lake
There were no building permit applications submitted this reporting period for December 2018. There have been 18 permits issued to date in 2018 with a total construction value of \$3,571,797.07.
3. Building Permit Summary for the Village of Fraser Lake
There were no building permit applications submitted this reporting period for December 2018. There have been 3 permits issued to date in 2018 with a total construction value of \$13,500.00.
4. Building Permit Summary for the Village of Granisle
There was 1 building permit application submitted this reporting period with a total construction value of \$94,000.00 for December 2018. There have been 3 permits issued to date in 2018 with a total construction value of \$99,500.00.
5. Building Permit Summary for the District of Fort St. James
There was 1 building permit application submitted this reporting period with at total construction value of \$60,000.00 for December 2018. There have been 13 permits issued to date in 2018 with a total construction value of \$912,803.00.
6. Building Permit Summary for the Village of Telkwa
There were no building permit applications submitted this reporting period for December 2018. There have been 24 permits issued to date in 2018 with a total construction value of \$1,758,023.00.
7. Building Permit Summary for the Village of Houston
There was 1 building permit application submitted this reporting period with a total construction value of \$78,723.00 for December 2018. There have been 18 permits issued to date in 2018 with a total construction value of \$1,123,976.33.
8. Year End Summary
Please find attached statistical tables and summaries of the 2018 construction year within the Regional District. The tables indicate that a total of 29 single-family dwellings were constructed in 2018. This figure does not include single-wide mobile homes or dwellings constructed outside of the Building Bylaw area.

RDBN BUILDING PERMITS 2018 TO 1991

Year	Number of New Permits	Construction Value	Permit Fees
2018	100	\$14,036,541.00	\$79,757.98
2017	102	\$13,699,821.70	\$84,353.33
2016	91	\$6,983,200.00	\$42,514.60
2015	101	\$8,555,443.86	\$47,927.04
2014	115	\$12,102,759.90	\$71,234.66
2013	116	\$12,781,476.10	\$73,477.25
2012	124	\$7,135,121.00	\$42,303.80
2011	113	\$6,033,276.00	\$37,558.29
2010	127	\$7,715,376.08	\$47,302.34
2009	109	\$5,699,262.00	\$35,608.26
2008	156	\$7,736,291.00	\$48,200.71
2007	156	\$7,943,975.00	\$50,074.55
2006	114	\$6,792,777.99	\$42,177.71
2005	104	\$5,252,087.50	\$33,126.50
2004	95	\$4,152,246.66	\$25,407.73
2003	101	\$3,903,938.33	\$23,709.91
2002	115	\$4,490,349.00	\$27,595.30
2001	118	\$6,540,615.00	\$33,590.92
2000	140	\$5,907,653.00	\$30,817.42
1999	143	\$6,905,487.00	\$35,848.75
1998	196	\$11,258,109.00	\$47,904.54
1997	203	\$12,353,126.00	\$50,643.00
1996	201	\$10,468,444.00	\$42,982.00
1995	212	\$15,145,921.00	\$55,405.48
1994	180	\$11,714,675.00	\$39,208.25
1993	148	\$8,099,809.00	\$25,562.00
1992	136	\$11,439,095.00	\$21,203.00
1991	109	\$4,364,600.00	\$15,187.00

ELECTORAL AREA COMPARISONS, 2017 VS. 2018

	2017				2018			
Electoral Area	# of Applications	# of New Residences	Total Value of Construction	Total Permit Fees	# of Applications	# of New Residences	Total Value of Construction	Total Permit Fees
A	39	13	7,832,266.00	48,194.20	42	15	8,546,250.00	48,457.50
B	17	2	1,006,000.00	6,283.00	15	1	889,500.00	5,522.00
C	10	5	1,806,355.70	10,918.13	7	2	828,146.00	3,448.88
D	5	1	371,500.00	2,360.00	11	3	459,245.00	2,277.60
E	0	0	0	0	0	0	0	0
F	27	4	2,520,700.00	15,452.00	22	7	3,068,000.00	18,512.00
G	4	0	163,000.00	1,048.00	3	1	245,400.00	1,540.00
TOTAL	102	25	13,699,821.70	84,255.33	100	29	14,036,541.00	79,757.98

CONSTRUCTION STARTS OF SINGLE-FAMILY DWELLINGS IN THE RDBN

YEAR	CONSTRUCTION VALUE (\$)	PERMIT VALUE (\$)	SINGLE-FAMILY DWELLINGS CONSTRUCTED IN THE ELECTORAL AREA							TOTAL SINGLE FAMILY DWELLINGS	PERMITS ISSUED
			A	B	C	D	E	F	G		
2018	14,036,541.00	79,757.98	15	1	2	3	0	7	1	29	100
2017	13,699,821.70	84,353.33	13	2	5	1	0	4	0	25	102
2016	6,983,200.00	42,514.60	15	0	1	1	0	5	1	23	91
2015	8,555,443.86	47,927.04	13	0	4	3	0	7	2	29	101
2014	12,102,759.90	71,234.66	16	1	4	3	0	8	1	33	115
2013	12,781,476.10	73,477.25	16	3	2	3	0	13	0	37	116
2012	7,135,121.00	42,303.80	19	0	2	2	0	11	1	35	124
2011	6,033,276.00	37,558.29	12	2	8	1	0	7	0	30	113
2010	7,715,376.08	47,302.34	14	2	4	4	0	13	3	40	127
2009	5,699,262.00	35,608.26	13	2	2	5	0	6	2	30	109
2008	7,736,291.00	48,200.71	26	4	1	4	0	12	4	51	156
2007	7,943,975.00	50,074.55	23	4	1	3	0	12	1	44	156
2006	6,792,777.99	42,177.71	21	2	3	2	0	12	2	42	114
2005	5,252,087.50	33,126.50	7	4	5	5	0	8	1	30	104
2004	4,152,246.66	25,407.73	7	3	1	2	0	6	0	19	95
2003	3,903,938.33	23,709.91	11	5	0	0	0	5	1	22	101
2002	4,490,349.00	27,595.00	5	2	3	2	0	5	1	18	115
2001	6,540,615.00	33,591.00	7	8	3	4	0	6	0	28	118
2000	5,907,653.00	30,817.00	18	8	8	1	0	2	1	38	140
1999	6,905,487.00	35,849.00	19	6	7	5	0	11	3	51	143
1998	11,258,109.00	47,905.00	33	18	7	5	0	10	5	79	196
1997	12,353,126.00	50,644.00	38	10	7	3	0	12	1	80	203
1996	10,468,444.00	42,983.00	34	17	11	5	0	10	5	81	201
1995	15,145,921.00	55,405.00	41	17	16	7	0	15	6	102	212
1994	11,714,675.00	39,208.00	40	16	14	6	0	8	6	90	180
1993	8,000,000.00	25,400.00	31	10	12	4	0	16	2	75	150
1992	11,439,000.00	21,299.00	35	6	9	3	0	8	3	64	136
1991	4,300,000.00	15,000.00	20	5	2	0	0	7	2	36	106
1990	6,000,000.00	19,700.00	43	6	5	1	0	3	0	58	127
1989	4,600,427.00	17,214.00	30	2	4	2	0	4	0	42	109
1988	3,698,604.00	14,028.00	17	8	4	1	0	4	1	35	118
1987	2,780,000.00	11,000.00	6	6	3	1	2	2	1	21	135
1986	3,753,780.00	13,508.00	15	1	5	0	0	6	2	29	139

SINGLE FAMILY DWELLINGS CONSTRUCTED WITHIN THE MUNICIPALITIES OF THE RDBN

MUNICIPALITIES	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
SMITHERS	5	1	1	3	4	12	11	28	18	8	11	14	9	9	11	5	9	8	4
TELKWA	1	0	0	1	3	0	2	3	5	1	11	5	8	5	5	5	6	6	4
HOUSTON	4	3	0	0	2	5	4	4	2	3	2	2	1	2	1	2	5	1	2
GRANISLE	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
BURNS LAKE	5	3	1	1	0	1	3	2	1	2	1	1	0	0	0	0	0	3	1
FRASER LAKE	1	1	0	1	2	0	0	1	3	0	1	3	1	0	0	0	0	0	0
VANDERHOOF	16	3	3	10	15	23	27	17	17	8	13	11	11	6	14	2	6	7	1
FORT ST. JAMES	1	2	0	1	0	1	2	2	1	1	3	2	0	4	1	2	2	1	1
TOTALS	33	13	5	17	26	42	49	57	47	23	42	38	31	26	32	16	28	26	13

Notes to Housing Starts Tables:

- 1) The tables refer to new single-family dwellings only and do not include multi-family units such as apartments, duplexes, etc.
- 2) The tables do not account for new single-wide mobile homes.
- 3) The tables do not account for new dwellings constructed outside of the Building Bylaw area, or on First Nation reserves.

Number of Building Permits Issued per Year in the RDBN: 1986-2018 not including municipalities

