



THE CORPORATION OF THE
DISTRICT OF SUMMERLAND
INFORMATION REPORT

DATE: January 11, 2021
 TO: Graham Statt, Chief Administrative Officer
 FROM: Brad Dollevoet, Director of Development Services
 SUBJECT: Year-End 2020 Development Services Report

FILE: 0640-30

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the Year-End 2020 Development Services Report be received for information.

PURPOSE:

To update Council about Development Services Department activities during the previous calendar year.

BACKGROUND and DISCUSSION:

The Development Services Department reports monthly on the activity of the department including a summary of development applications received and building permits issued. Development Services also provides an annual statistical report of department activities in comparison to previous years. Recent activity on in-stream applications is also summarized.

Development Applications in Progress:

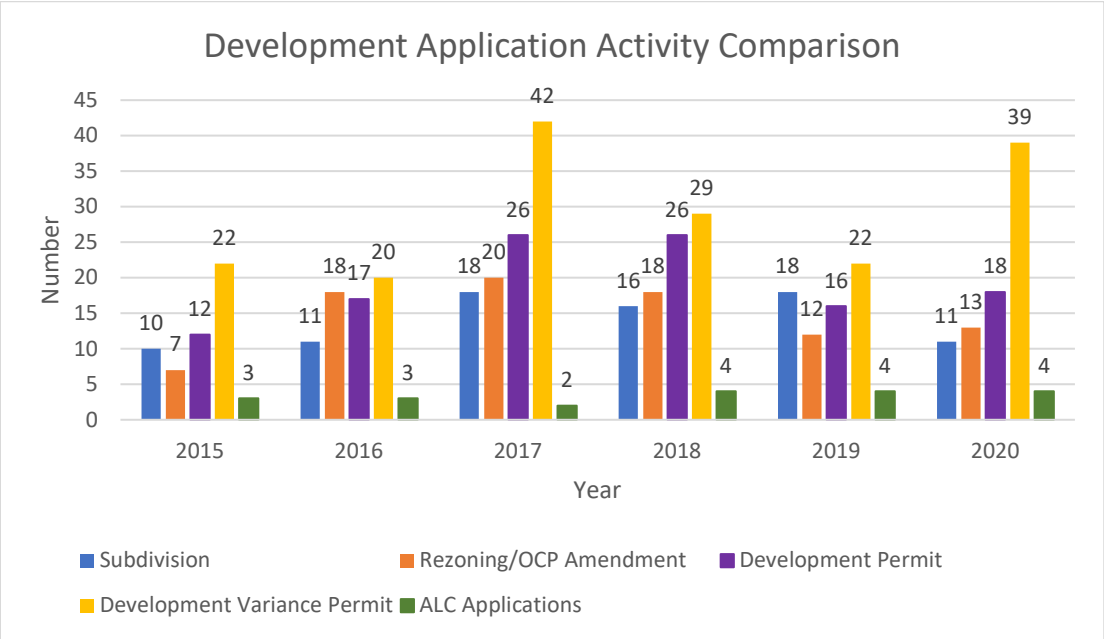
Development/Description	Recent Activity	Next Steps
Z20-005 12811 Lakeshore Drive <i>Text Amendment to Comprehensive Development Zone – Specific Units</i>	11/25/2020 – New rezoning text amendment provided by applicant	Advisory Planning Commission
Z20-011 1505 Britton Road <i>RSD3 to RSD2</i>	12/14/2020 – Public hearing	Adopted
Z20-012 19223 Lakeshore Drive <i>Site-specific text amendment for 3 dwellings</i>	12/14/2020 – 1 st and 2 nd reading	Public hearing
Z20-013 13316 Prairie Valley Road <i>Agricultural to Medium Density Residential, and A1 to RSH</i>	12/10/2020 – Technical Planning Committee	Technical Planning Committee outcome letter

Z20-014 Text amendment <i>Add 'Fruit Stand' to A1 and A2 zones</i>	12/14/2020 – 1 st and 2 nd reading	Third reading
Z20-0115 4217 Sherk Street <i>Site-specific text amendment</i>	12/16/2020 – Application received	Referrals
DVP20-031 11507 Blair Street <i>Rear setback</i>	Technical Planning Committee	Applicant revising application
DVP20-034 6011 Hwy 97 <i>Front setback</i>	12/17/2020 – Advisory Planning Commission	Council consideration
DVP20-035 6102 Austin Street <i>Rear yard setback</i>	Technical Planning Committee outcome letter	Council consideration
DVP20-036 13316 Prairie Valley Road <i>Servicing requirements</i>	12/10/2020 – Technical Planning Committee	Technical Planning Committee outcome letter
DVP20-037 10312 Dale Meadows Place <i>Front yard setback</i>	12/07/2020 – Application received	Technical Planning Committee outcome letter
DVP20-038 7710 Prairie Valley Road <i>Sign variance</i>	12/09/2020 – Application received	Technical Planning Committee
DVP20-039 5815 Highway 97 <i>Lot depth</i>	12/09/2020 – Application received	Referrals
S20-002 13229/13233 Victoria Road <i>Lot Line Adjustment</i>	Technical Planning Committee outcome letter	Preliminary Layout Approval Issued
S20-003 2107 Tait Street <i>1 to 2 lots</i>	Coordinating with Z20-006	Preliminary Layout Approval Issued
S20-004 5010 Croil Avenue <i>1 to 3 lots</i>	08/17/2020 – Application received	Coordinated with DVP20-029
S20-005 11413 Lakeshore Drive <i>1 to 2 lots</i>	Referrals	Preliminary Layout Approval Issued
S20-006 12018 Trayler Place <i>1 to 2 lots</i>	Referrals	Preliminary Layout Approval Issued
S20-007 10518 and 10704 Julia Street <i>Lot line adjustment</i>	Referrals	Preliminary Layout Approval Issued
S20-008 11118 Acland Street <i>1 to 2 lots</i>	11/10/2020 - Application received	Referrals
S20-010 8108 Purves Road <i>1 to 2 lots</i>	12/15/2020 – Application received	Referrals

S20-011 9704 Julia Street <i>1 to 2 lots</i>	12/18/2020 – Application received	Referrals
DP20-015 6011 HWY 97 <i>Trout Creek DP</i>	12/17/2020 – Advisory Planning Committee	Coordinated with DVP20-034
DP20-016 10830 Prior Place <i>Watercourse DP</i>	Referrals	Staff review
DP20-018 11413 Lakeshore Drive <i>Watercourse DP</i>	Referrals	Issued
ALR20-004 5518 Giants Head Road <i>Non-farm use</i>	12/18/2020 – Agricultural Advisory Committee	Council consideration
LCRB(C)20-001 13219 Victoria Road North <i>Non-medical cannabis retail store</i>	09/10/2020 – Application received	Application on hold until 2021 at applicant's request

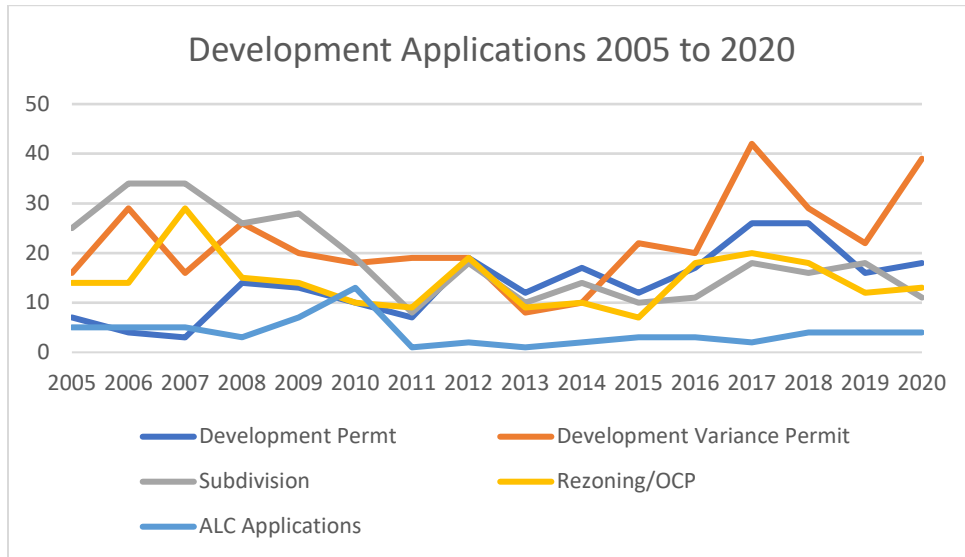
2020 Development Applications – Annual Comparison:

In 2020, Development Services received a larger amount of Development Variance Permits (DVPs) in comparison to previous years, with only the year 2017 (42 total) being higher than the annual amount of 39 DVPs this year. Conversely, the District received substantially less subdivision applications (11 total) than in years prior.



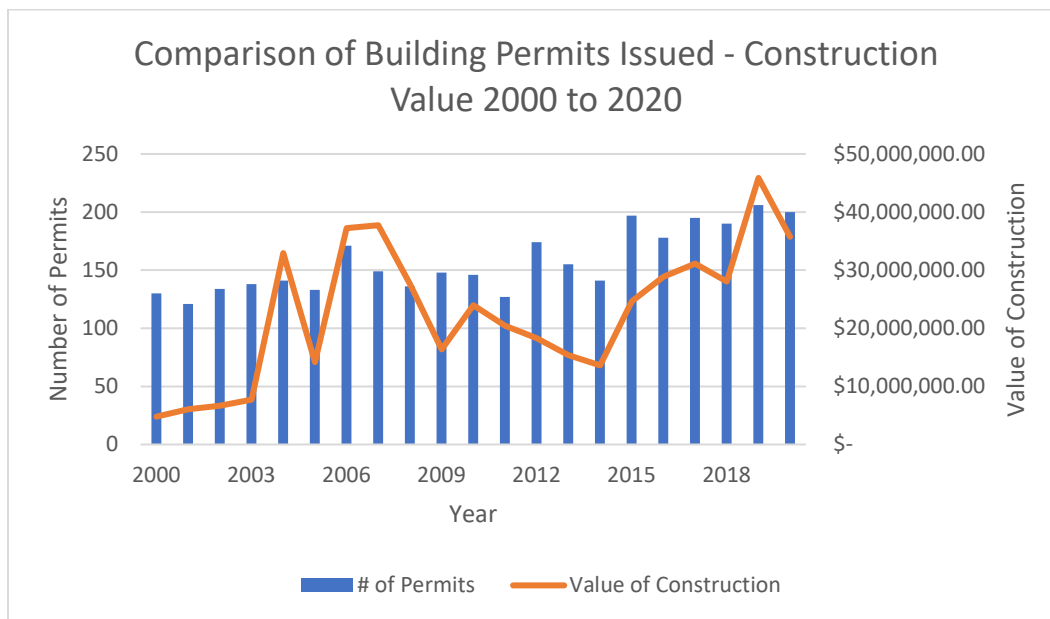
The increase in DVPs has followed a longer term trend, starting since 2015, of an increase in the annual amount of variances requested. Please see the following longer-term trends chart. However, Development Services staff is hoping that the recent administrative amendments to the Zoning Bylaw will help reduce the annual amount of variances requested moving forward. Please find a link to the new consolidated Zoning Bylaw, adopted by District Council on

December 14, 2020, here: https://www.summerland.ca/docs/default-source/default-document-library/2000-450-schedule-a-zoning-bylaw---2019-12-24.pdf?sfvrsn=c70df0fb_0



2020 Building Permit Activity – Annual Comparison:

In 2020, the District had a total construction value of building permits issued of \$35,734,900, this was a decline of 22% from the 2019 value (\$45,879,300). However, 2019 was a record construction value year (see chart below) and the average construction value found over the last 20 years has been \$28,683,844. The 2020 construction value represents the fourth highest amount experienced by the District over the last 20 years.



**Note: Annual construction values may vary from published reports. The information contained above provides Actual values at year end. Previous reports may have included construction values for permits that were issued but not collected by the applicant or commenced construction before year end.*

A total of 200 building permits were issued in 2020. This represents the second most building permits issued annually by the District, with only 2019 having a larger amount (206). This, coupled with the increase in Development Variance Permits, illustrates the increase in workload that the Development Services staff has been experiencing over the past few years, and despite the COVID-19 shock that occurred in 2020.

2020 Bylaw Enforcement Activity:

There were 1681 new files and complaints received from January 1st to December 31st, 2020. This includes 140 expired business licence investigations that were completed as part of a housekeeping measure initiated by the Finance Department. This compares to 1348 files created over the same period in 2019. Please note that these complaints do not include Covid-19, Traffic or Parks enforcement issues handled by the Parks Ambassador in the peak seasonal months.

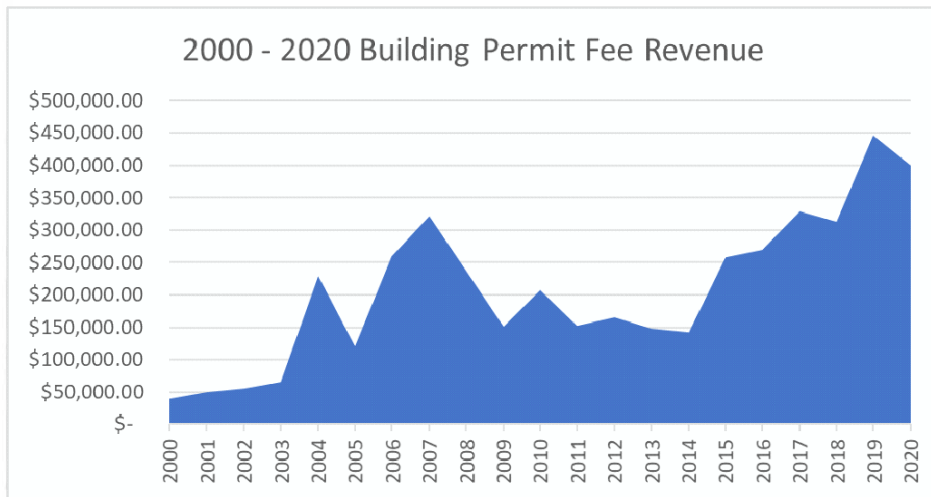
2020 Bylaw Files	Numbers		2019 Bylaw Files	Numbers
Bylaw Files	748		Bylaw Files	606
Covid Complaints / Inspections	183		Meter Reads	462
Meter Reads	457		Business Licences	280
Business Licences	153			
Expired Business Licence Investigations	140			
TOTAL	1681		TOTAL	1348

LEGISLATION and POLICY:

- Regional Growth Strategy Bylaw No. 2770, 2017
- Official Community Plan Bylaw No. 2014-002
- Zoning Bylaw No. 2000-450
- Building Regulation Bylaw No. 2013-017
- Development Application Procedures Bylaw No. 2020-026

FINANCIAL IMPLICATIONS:

In 2020, a total of \$399,304 in building permit fee revenue was collected by the District. This represents a 10.4% decrease from 2019, which had a record year of \$445,982 collected. Over the last four years, year-end building permit fee revenue has been greater than \$312,000. It is for this reason that the expected building permit fee revenue in the 2021 budget has been increased from \$248,000 in 2020 to \$325,000.



CONCLUSION:

Despite the COVID-19 pandemic that occurred in 2020, the building permit and development activity in the District of Summerland continues to be strong and is close to the growth that occurred in 2019, which was a record year for the District. Staff's perception is that these economic trends will continue as we move forward into 2021, with advent of people being able to work remotely, and the desirability of living in a community with a high amenity, slower pace lifestyle that Summerland provides.

OPTIONS:

1. Move the motion as recommended by staff.
2. Direct staff to provide additional or less information in subsequent months.

Endorsed by,

Approved for agenda,

Brad Dollevoet
Director of Development
Services

Graham Statt
Chief Administrative Officer