



THE CORPORATION OF THE
DISTRICT OF SUMMERLAND
INFORMATION REPORT

DATE: December 14, 2020 FILE: 0640-30
 TO: Karen Needham, Acting Chief Administrative Officer
 FROM: Erian Scott-Iversen, Planning Technician
 SUBJECT: November 2020 Development Services Department Monthly Report

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the November 2020 Development Services Department Monthly Report be received for information.

PURPOSE:

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

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. Recent activity on in-stream applications is also summarized.

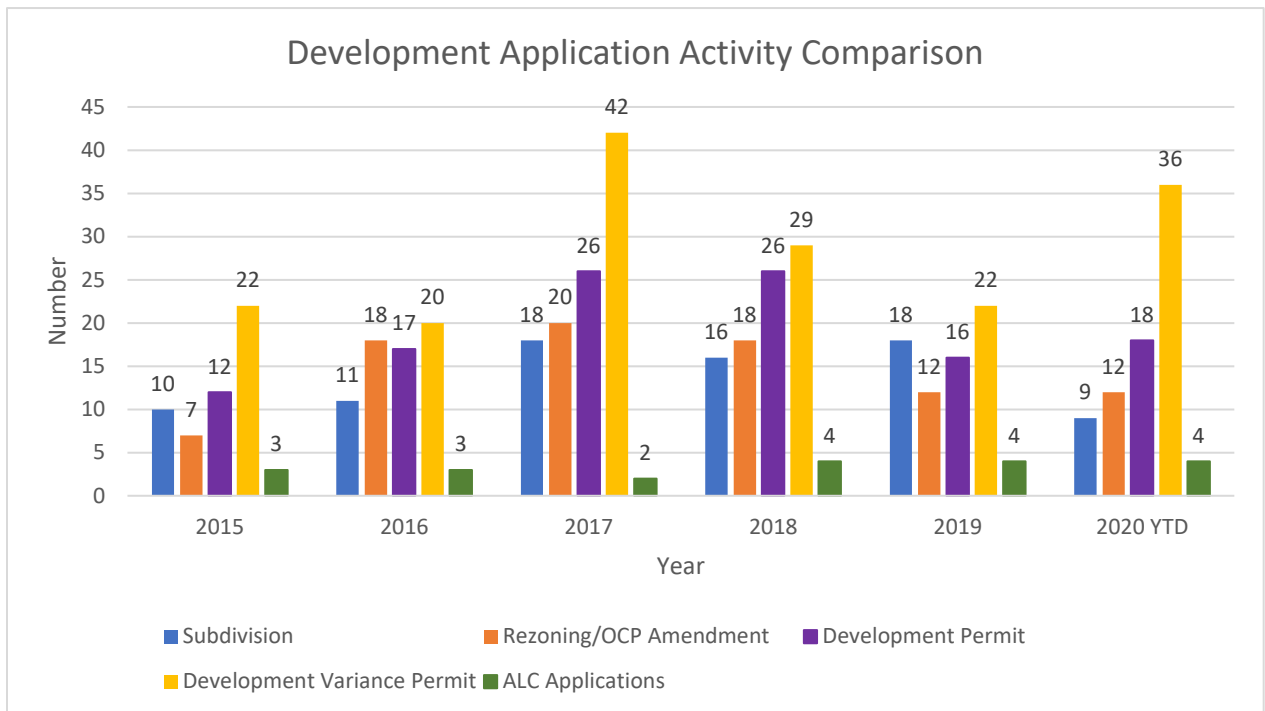
Development Applications in Progress:

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
Z20-006 2107 Tait Street <i>Rezone from Tourist Commercial to Residential</i>	3 rd reading 11/09/2020	Subdivision PLA and review of Development Variance Permit
Z20-009 8900 Gilman Road <i>Open Lands to Rural Residential</i>	Working with applicant to revise application	Applicant submitted revised plans for 2 lot subdivision
Z20-010 16618 Logie Road <i>Site-specific text amendment</i>	3 rd reading and public hearing 11/09/2020	Adopted November 23, 2020
Z20-011 1505 Britton Road <i>RSD3 to RSD2</i>	1 st and 2 nd reading 11/23/2020	Public hearing 12/14/2020

Z20-012 19223 Lakeshore Drive <i>Site-specific text amendment for 3 dwellings</i>	APC 11/27/2020	1 st and 2 nd reading 12/14/2020
Z20-013 13316 Prairie Valley Road <i>Agricultural to Medium Density Residential, and A1 to RSH</i>	Referrals	TPC 12/10/2020
Z20-014 Text amendment <i>Add 'Fruit Stand' to A1 and A2 zones</i>	APC 11/27/2020	Council Consideration TBD
DVP20-029 5010 Croil Avenue <i>Watermain upgrades</i>	Council consideration 11/23/2020	PLA updated and issued with Nov. 23 Council decision
DVP20-031 11507 Blair Street <i>Rear setback</i>	TPC 10/01/2020	Applicant revising application
DVP20-032 4993 Weldon Avenue <i>Lot coverage</i>	Council consideration 11/09/2020	Issued
DVP20-033 3319 Johnson Street <i>Front and side yard setback</i>	Council consideration 11/23/2020	Issued
DVP20-034 6011 Hwy 97 <i>Front setback</i>	TPC 11/12/2020	Council consideration TBD
DVP20-035 6102 Austin Street <i>Rear yard setback</i>	Referrals	TPC Outcome letter
DVP20-036 13316 Prairie Valley Road <i>Servicing requirements</i>	Referrals	TPC 12/10/2020
S20-002 13229/13233 Victoria Road <i>Lot Line Adjustment</i>	TPC 06/11/2020	TPC outcome letter
S20-003 2107 Tait Street <i>1 to 2 lots</i>	Coordinating with Z20-006	Drafting the PLA
S20-004 5010 Croil Avenue <i>1 to 3 lots</i>	Application received 08/17/2020	Coordinated with DVP20-029
S20-005 11413 Lakeshore Drive <i>1 to 2 lots</i>	Internal and external referrals	PLA Issued
S20-006 12018 Trayler Place <i>1 to 2 lots</i>	Application received 10/20/2020	Internal and external referrals
S20-007 10518 and 10704 Julia Street <i>Lot line adjustment</i>	Application received 11/05/2020	Referrals
S20-008	Application received	Referrals

11118 Acland Street <i>1 to 2 lots</i>	11/10/2020	
S20-009 10733 Harris Road <i>Lot line adjustment</i>	Application received 11/13/2020	Referrals
DP20-015 6011 HWY 97 <i>Trout Creek DP</i>	Application received 09/18/2020	Internal review
DP20-016 10830 Prior Place <i>Watercourse DP</i>	Application Received 10/22/2020	Internal and external referrals
DP20-017 5849 Dale Avenue <i>Watercourse DP</i>	Application received 11/03/2020	Permit Issued
DP20-018 11413 Lakeshore Drive <i>Watercourse DP</i>	Application received 11/27/2020	Referrals
ALR20-003 16423 Kean Street <i>Non-adhering residential use</i>	APC Meeting 11/27/2020	Council consideration 12/14/2020
ALR20-004 5518 Giants Head Road <i>Non-farm use</i>	Application received 11/06/2020	TPC 12/10/2020
LCRB(C)20-001 13219 Victoria Road North <i>Non-medical cannabis retail store</i>	Application received 09/10/2020	Application on hold until 2021 at applicant's request

Development Application Activity Summary:



Building Permit Activity (Five Year Comparison):

Month of November	2016	2017	2018	2019	2020
Permits Issued	14	11	14	13	18
Total Revenue	18,439	14,091	17,887	92,637	23,527
Total Construction Value	1,835,833	1,357,000	1,725,600	10,310,000	2,382,000
Year-to-Date					
Permits Issued	171	182	202	198	184
Total Construction Value	22,251,233	28,262,882	29,668,882	45,376,800	31,837,400
Total Annual					
Permits Issued	178	195	190	206	
Revenue	269,385	328,616	286,337	729,760	
Total Construction Value	28,841,233	31,113,882	28,043,100	45,879,300	

**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.*

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:

Development applications generate revenue to support the activities of the Development Services Department.

CONCLUSION:

Monthly reports will augment the information available to track and assess development activity.


OPTIONS:

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

Respectfully submitted,

Endorsed by,

Approved for agenda,



Erian Scott-Iversen
Planning Technician

Brad Dollevoet
Director of Development
Services

Karen Needham
Acting Chief Administrative
Officer