



THE CORPORATION OF THE
DISTRICT OF SUMMERLAND
INFORMATION REPORT

DATE: July 12, 2021
 TO: Graham Statt, Chief Administrative Officer
 FROM: Brad Dollevoet, Director of Development Services
 SUBJECT: May & June 2021 Development Services Report

FILE: 0640-30

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the May & June 2021 Development Services Monthly Report be received for information.

PURPOSE:

To update Council about Development Services Department activities on a monthly basis.

BACKGROUND and DISCUSSION:

The Development Services Department reports monthly on the activity of the department including a summary of development applications received, building permits issued, and bylaw enforcement activity. 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.

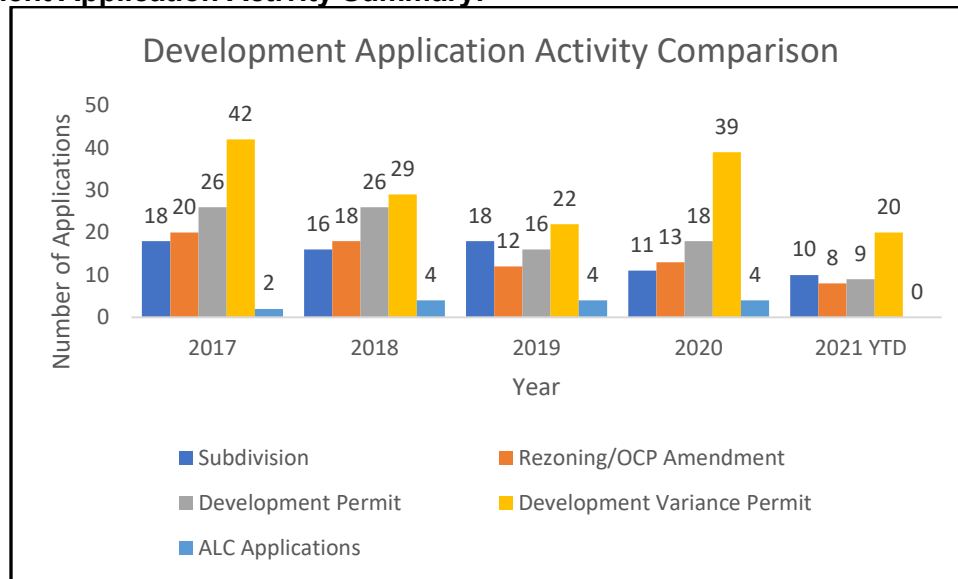
Development Applications in Progress:

Development/Description	Recent Activity	Next Steps
Z20-013 13316 Prairie Valley Road <i>OCP amendment and Rezoning</i>	Council Presentation on May 10	Environmental Report and Second Reading
Z20-015 4217 Sherk Street <i>Site-specific text amendment</i>	Referrals	Technical Planning Committee
Z21-001 10907 Prairie Valley Road <i>Rezoning</i>	Referrals	Applicant revising application
Z21-003 8108 Purves Crescent <i>Site-specific text amendment</i>	03/26/2021 – Advisory Planning Commission	Council consideration – August (applicant request)
Z21-006 11510 Blair Street <i>Site-specific text amendment</i>	First and Second Reading	Public Hearing
Z21-007 10518 Jubilee Road	APC Meeting	Developer-Directed meeting

<i>RSD1 to RMD</i>		
Z21-008 District of Summerland <i>Agri-tourism Text Amendment</i>	05/08/2021 – AAC Meeting	APC Meeting
DVP20-031 11507 Blair Street <i>Rear setback</i>	Applicant revising application	On hold
DVP20-034 6011 Hwy 97 <i>Front setback</i>	12/17/2020 – Advisory Planning Commission	On hold at applicant's request
DVP20-035 6102 Austin Street <i>Rear yard setback</i>	Technical Planning Committee outcome letter	On hold at applicant's request
DVP20-036 13316 Prairie Valley Road <i>Servicing requirements</i>	Coordinated with Z20-013	On hold at applicant's request
DVP21-006 2520 Landry Crescent <i>Rear yard setback</i>	Referrals	On hold at applicant's request
DVP21-018 16423 Kean Street <i>Homeplate Coverage/Retaining Wall</i>	Closed referral	Council
DVP21-019 8215 Giants Head Road <i>Studio/Sauna</i>	Closed referral	Waiting for new plans
DVP21-020 14318 Prairie Valley Road <i>Patio/Roof Addition</i>	Technical Planning Committee	Out for Referral
S20-010 8108 Purves Road <i>1 to 2 lots</i>	12/15/2020 – Application received	On hold pending rezoning.
S20-011 9704 Julia Street <i>1 to 2 lots</i>	PLA Issued	Final Subdivision upon submission
S21-001 19265/19267 Lakeshore Drive North <i>Lot line adjustment</i>	Technical Planning Committee	On hold
S21-002 7418 Kirk Avenue <i>3 lot subdivision</i>	PLA Issued	Final Subdivision upon submission
S21-003 19006/19106 Garnet Valley Road <i>Lot line adjustment</i>	Referrals	Drafting PLA
S21-004 6609 Nixon Road <i>2 lot subdivision</i>	PLA Issued	Final Subdivision upon submission
S21-005 9907 Turner Street <i>2 lot subdivision</i>	PLA Issued	Final Subdivision upon submission

S21-006 10619 Lister Avenue <i>2 lot subdivision</i>	PLA Issued	Final Subdivision upon submission
S21-007 6108 Solly Road <i>2 lot subdivision</i>	PLA Waiting Sign-Off	Final Subdivision upon submission
S21-008 19013 Bentley Road (Hunters Hill – Phase 2)	Received 04/15/2021 Referrals	Preliminary Layout “NON” Approval Issued
S21-009 12600 Blagborne Avenue <i>1 to 17 lot subdivision</i>	Referrals	PLA Prep
S21-010 6108 Austin Street <i>1 to 2 lot subdivision</i>	Referrals	PLA Prep
DP20-015 6011 HWY 97 <i>Trout Creek DP</i>	New plan submitted	On Hold
DP20-016 10830 Prior Place <i>Watercourse DP</i>	Referrals	Applicant revising application
DP21-002 19202 Garnet Valley Road <i>Environmentally Sensitive DP</i>	03/22/2021 – Application received	Applicant to submit additional information
DP21-004 2107 Tait Street <i>Trout Creek DP Area</i>	04/14/2021 – Application received	Processing
DP21-005 15019 Elliott Street <i>Multi-family DP</i>	Advisory Planning Committee	Applicant Revisions before presentation to Council
DP21-007 12411 Shaughnessy Avenue <i>RAPR</i>	Awaiting Sign-Off	Permit Issuance
DP21-008 16423 Kean Street <i>High Hazard</i>	06/08/2021 – Application received	Processing
DP21-009 2920-3240 Landry Crescent <i>Temporary Sales Centre</i>	Advisory Planning Committee	Public Hearing

Development Application Activity Summary:



May and June continued to see more subdivision applications submitted. Through the first half of 2021, we are nearly at the same total number of subdivisions submitted for the whole of 2020. Of the subdivision applications submitted, some are of the larger scale, such as a 17 lot single family residential development on Blagborne Avenue. In addition, the District recently provided final approval to the 21 lot 5418 Nixon Road development in Trout Creek to allow the subdivision to be registered at Land Titles. All of this subdivision activity will result in more lots being supplied to the residential market and help address the District’s housing needs.

Building Permit Activity (Five Year Comparison):

Month of May	2017	2018	2019	2020	2021
Permits Issued	14	27	20	12	20
Total Construction Value	\$2,180,000	\$3,288,600	\$2,000,500	\$1,650,000	\$4,056,000
Year to Date					
Permits Issued	88	88	97	66	94
Total Construction Value	\$14,739,482	\$11,642,600	\$21,046,300	\$10,041,800	\$14,584,500
Total Annual					
Permits Issued	195	190	206	200	
Revenue	328,616	286,337	445,982	399,304	
Total Construction Value	31,113,882	28,043,100	45,879,300	35,734,900	

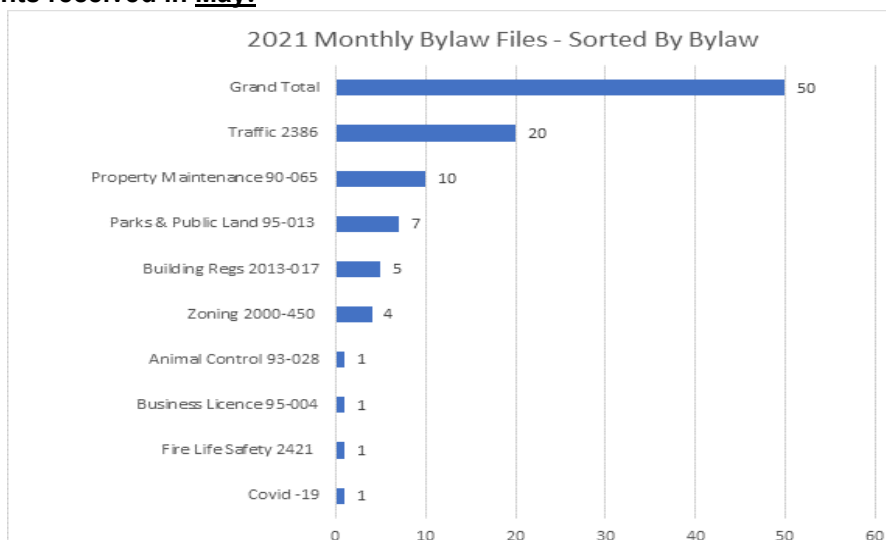
Month of June	2017	2018	2019	2020	2021
Permits Issued	16	18	24	16	19
Total Construction Value	\$2,651,800	\$2,791,000	\$4,960,000	\$3,472,500	\$2,316,500
Year to Date					
Permits Issued	104	106	120	82	113
Total Construction Value	\$17,391,282	\$14,433,600	\$26,006,300	\$13,514,300	\$16,901,000
Total Annual					
Permits Issued	195	190	206	200	
Revenue	328,616	286,337	445,982	399,304	
Total Construction Value	31,113,882	28,043,100	45,879,300	35,734,900	

**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.*

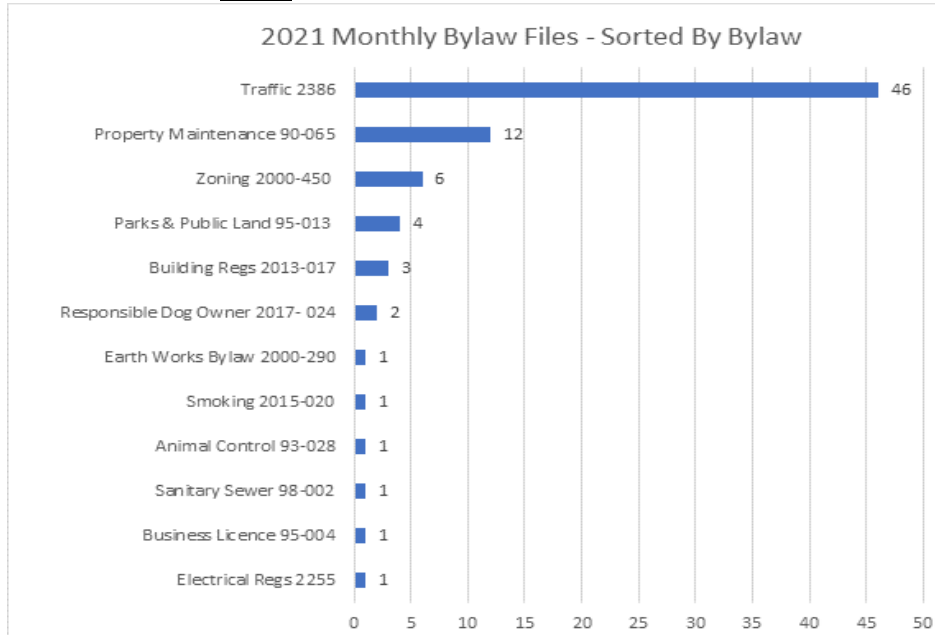
To date in 2021, the District has issued a total of 113 building permits. This amount to the end of June represents the second most amount of building permit activity (2019 higher at 120 permits issued) over the last five years. Our building officials are working hard to process building permits in a timely fashion and within the 3 week targeted timeline from application to permit issuance. This activity has occurred despite record prices for lumber and other building materials occurring in the industry. Once these prices start to fall, we can expect more applications being submitted.

Bylaw Enforcement Activity:

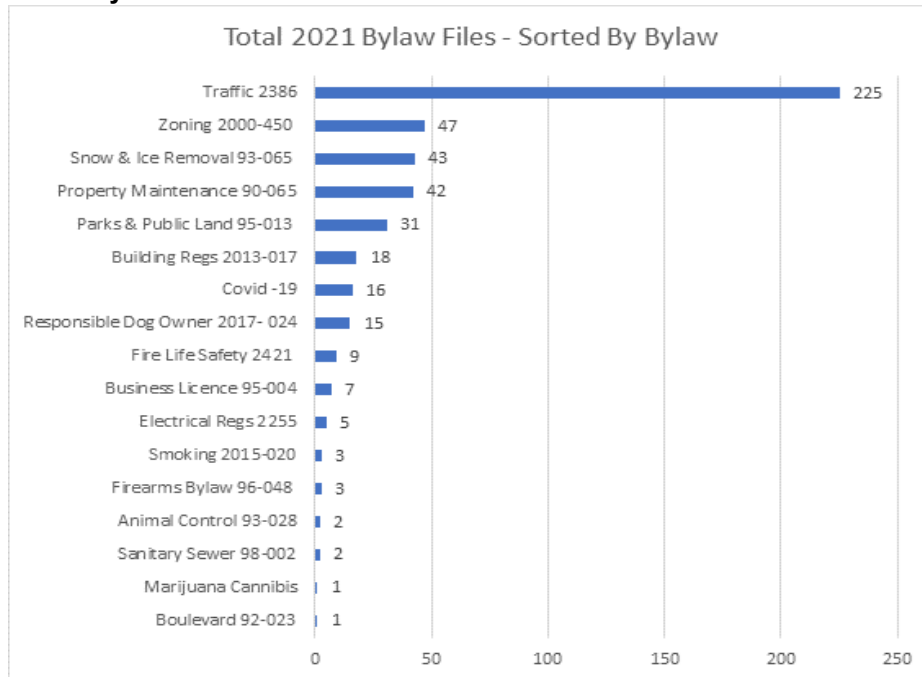
Total complaints received in May:



Total complaints received in June:



Total Year To Date Bylaw Files:



To date, the Bylaw Enforcement team have processed at total of 528 bylaw files up to the end of June. For the month of June, 92 new files were opened and a total of 58 were closed by the end of the month. In May and June, there has been an increase in the number of property maintenance and parks and public land files, while zoning and traffic issues are persisting. For future statistical reporting, staff will categorize files under the newly adopted Good Neighbour Bylaw moving forward.

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.

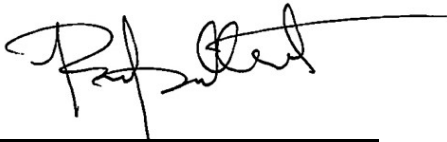
CONCLUSION:

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.

Submitted by,



Brad Dollevoet
Director of Development
Services

Endorsed by,



Graham Statt
Chief Administrative
Officer

Presentation: Yes No