



THE CORPORATION OF THE
DISTRICT OF SUMMERLAND
INFORMATION REPORT

DATE: November 22, 2021
 TO: Graham Statt, Chief Administrative Officer
 FROM: Brad Dollevoet, Director of Development Services
 SUBJECT: October 2021 Development Services Report

FILE: 0640-30

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the October 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.

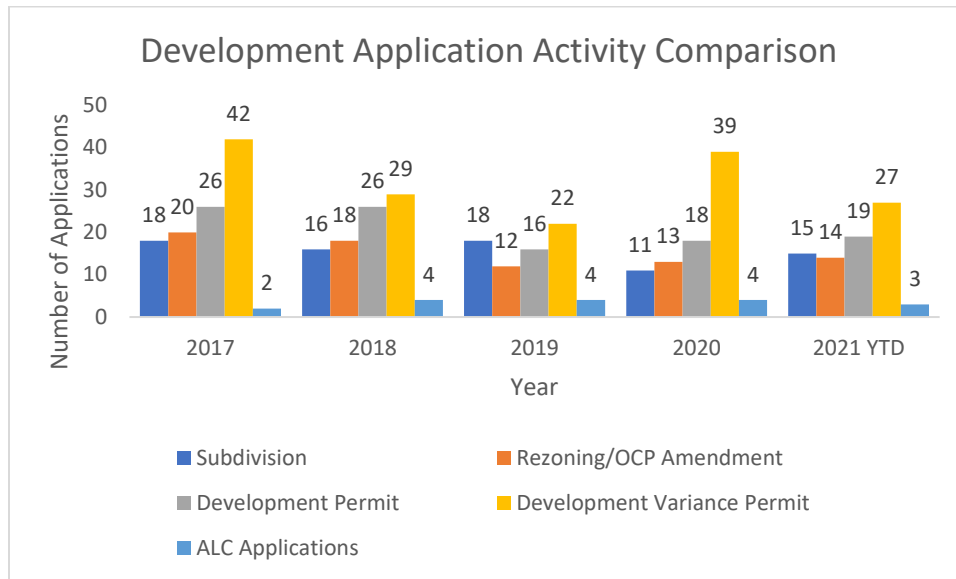
Development Applications in Progress:

Development/Description	Recent Activity	Next Steps
Z20-013 13316 Prairie Valley Road <i>OCP amendment and Rezoning</i>	On hold for environmental assessment	Receive assessment and second reading
Z20-015 4217 Sherk Street <i>Site-specific text amendment</i>	Referrals	Applicant to change application
Z21-001 10907 Prairie Valley Road <i>Rezoning</i>	Sent out TPC comments	Going to Council November 22
Z21-006 11510 Blair Street <i>Site-specific text amendment</i>	Covenant sent to Applicants	Waiting for Covenant registration
Z21-009 Lake Okanagan <i>WZ3 to WZ1</i>	Received 1 st and 2 nd reading	Public Hearing December 13
Z21-010 11815 Prairie Valley Road	Sent development information request	Applicant to provide requested information

<i>RSD1 to RMD</i>		
Z21-011 5700 Monro Avenue <i>A1 to CR1</i>	Referrals	Going to APC
Z21-012 9800 Turner Street <i>RSH to RDH</i>	Sent TPC outcome letter	Schedule meeting with applicant for discussion
Z21-014 19265 Lakeshore Drive <i>Text Amendment</i>	Referral	Going to APC
DVP20-034 6011 Hwy 97 <i>Front setback</i>	12/17/2020 – Advisory Planning Commission	Expecting new plans, to return to APC for recommendation
DVP20-035 6102 Austin Street <i>Retaining Wall Variance</i>	Received new plans from applicant	Will move forward after consulting applicant
DVP20-036 13316 Prairie Valley Road <i>Servicing requirements</i>	Coordinated with Z20-013	On hold at applicant's request
DVP21-027 9800 Turner Street <i>La Vista Project</i>	Waiting on rezoning	Waiting on rezoning
S20-010 8108 Purves Road <i>1 to 2 lots</i>	PLA Issued	Awaiting Submission for final
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>	PLA Issued	Final Subdivision upon submission
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>	PLA Issued	Final Subdivision upon submission
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 Issued	Final Subdivision upon submission
S21-008	PLNA Issued	Applicant to submit additional information

19013 Bentley Road (Hunters Hill – Phase 2)		
S21-009 12600 Blagborne Avenue <i>1 to 17 lot subdivision</i>	Issue PLA	Final Subdivision upon submission
S21-010 6108 Austin Street <i>1 to 2 lot subdivision</i>	Issue PLA	Awaiting variance application
S21-011 12010 Lakeshore Drive <i>1 to 3 lot subdivision</i>	Issue PLA	Awaiting DP submission
S21-012 20401 Highway 40 <i>1 to 2 lots</i>	Referral complete	Outcome letter
S21-013 11709 Mott Street <i>1 to 2 lots</i>	PLA Prep	On hold for possible re-design
S21-014 19240 Lakeshore Drive N <i>1 to 2 lots</i>	PLA Prep	Issue PLA
S21-015 11020 Ellis Avenue <i>1 to 2 lots</i>	Out for referral	Prepare PLA
DP20-015 6011 HWY 97 <i>Trout Creek DP</i>	New plan submitted	Expecting new plans, to return to APC for recommendation
DP20-016 10830 Prior Place <i>Watercourse DP</i>	Referrals	Applicant revising application, Awaiting submission from QEP
DP21-014 10308 Prairie Valley Road <i>Asphalt</i>	Awaiting approved RAPR report from province	On hold
DP21-018 9800 Turner Street <i>Multi-Family</i>	Waiting for rezoning	Waiting for rezoning
DP21-019 13218 Kelly Avenue <i>Form and Character</i>	Gone to TPC	Prepare TPC outcome letter

Development Application Activity Summary:



October saw a slow down in the number of development variance permits submitted to the District, but additional applications for subdivision, rezoning, and form and character development permits. We have had a couple of recent applications for new projects in our Downtown area, and this is exciting to see as this is an area where renewal and additional growth should be encouraged. These applications will be processed and coming forward to Council in the near future.

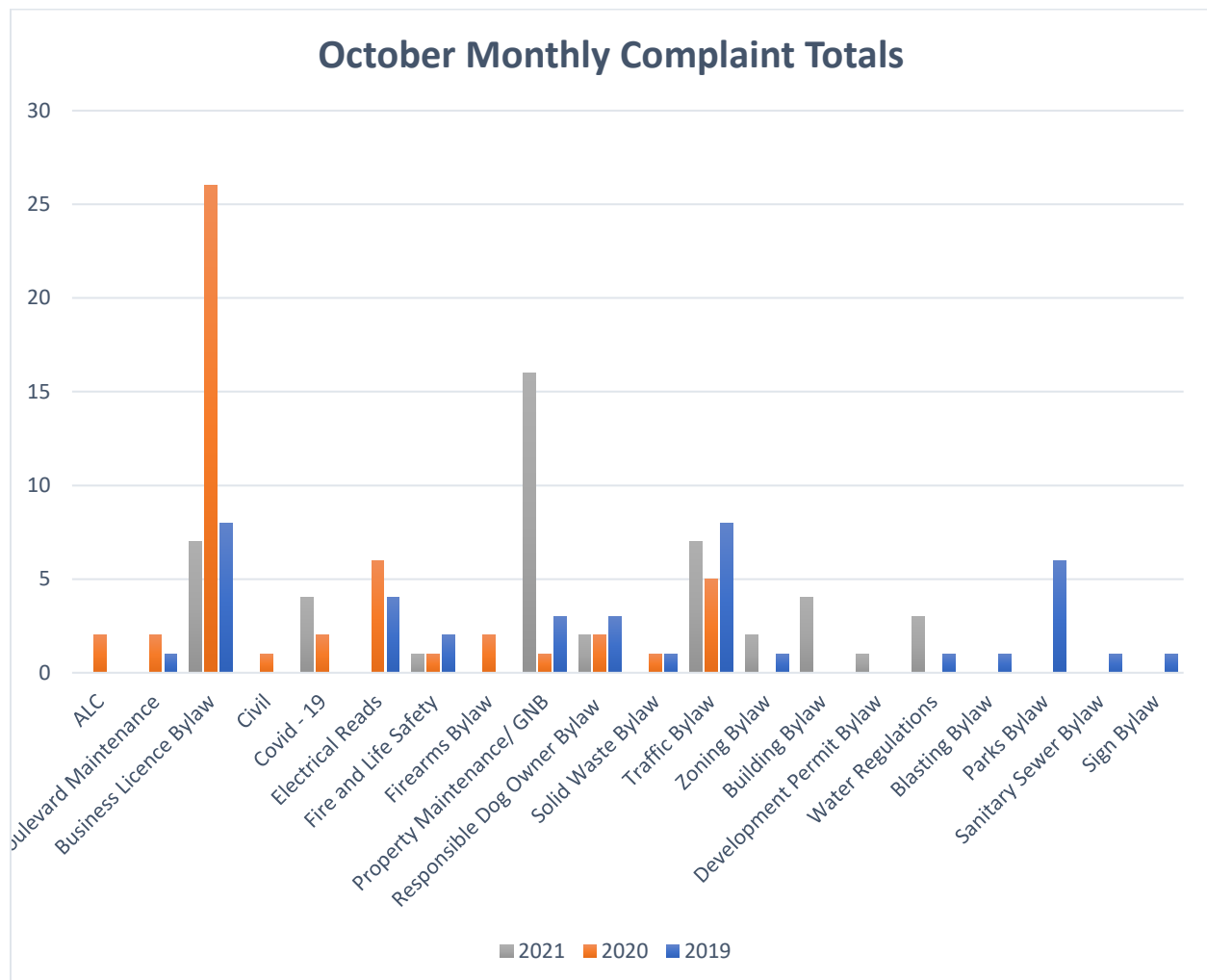
Building Permit Activity (Five Year Comparison):

Month of October	2017	2018	2019	2020	2021
Permits Issued	17	12	10	31	18
Total Construction Value	\$2,335,000	\$1,344,000	\$859,000	\$7,976,000	\$3,596,800
Year to Date					
Permits Issued	151	159	165	149	174
Total Construction Value	\$23,885,882	\$24,443,100	\$31,327,000	\$27,610,600	\$54,146,300
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.*

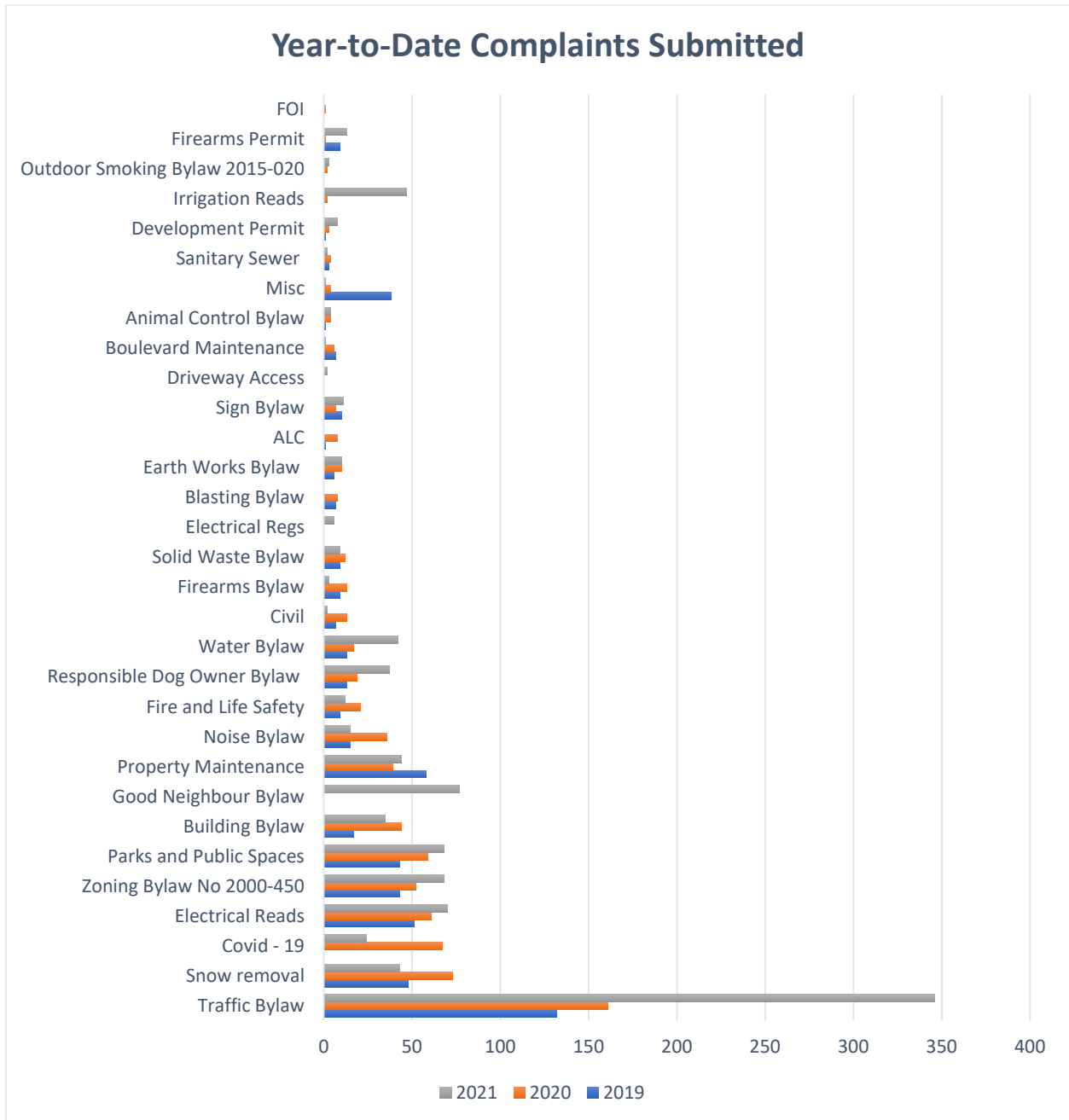
Total construction value year-to-date for the end of October is now over \$54 million. This is now double the construction value experienced in all of 2020, being \$27.6 million. The number of permits issued is also up in comparing year-to-date numbers from 2020, as to the end of October we have issued a total of 174 permits in 2021, while for the same time period only 149 permits were issued in 2020. This indicates that our building inspection staff are busier this year, but happy to report we have been able to maintain our targeted timeframe for a three week period to building permit issuance.

Bylaw Enforcement Activity:
Total complaints received in October:



The Bylaw Enforcement Team received 49 files in October, bringing the yearly total to 891. 74 remain open. For the first time, the number of complaints submitted for the new Good Neighbour surpassed the number of complaints for the Traffic Bylaw on a monthly basis with 16 for the Good Neighbour Bylaw and only 8 for traffic. This is most likely a result of decrease in tourism traffic in the community from moving from September to October.

Total Year to Date Bylaw Files:



For year-to-date statistics for complaints submitted, 2021 has experienced a significant amount of growth in complaints submitted for Traffic Bylaw violations (i.e. parking, recreational vehicles,

etc.) in comparison to past years of 2020 and 2019. To date, a total of 346 complaints have been submitted for Traffic bylaw violations.

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