



THE CORPORATION OF THE  
DISTRICT OF SUMMERLAND  
**INFORMATION REPORT**

DATE: August 23, 2021  
 TO: Graham Statt, Chief Administrative Officer  
 FROM: Brad Dollevoet, Director of Development Services  
 SUBJECT: July 2021 Development Services Report

FILE: 0640-30

STAFF RECOMMENDATION:

That Council pass the following resolution:

***THAT the July 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.

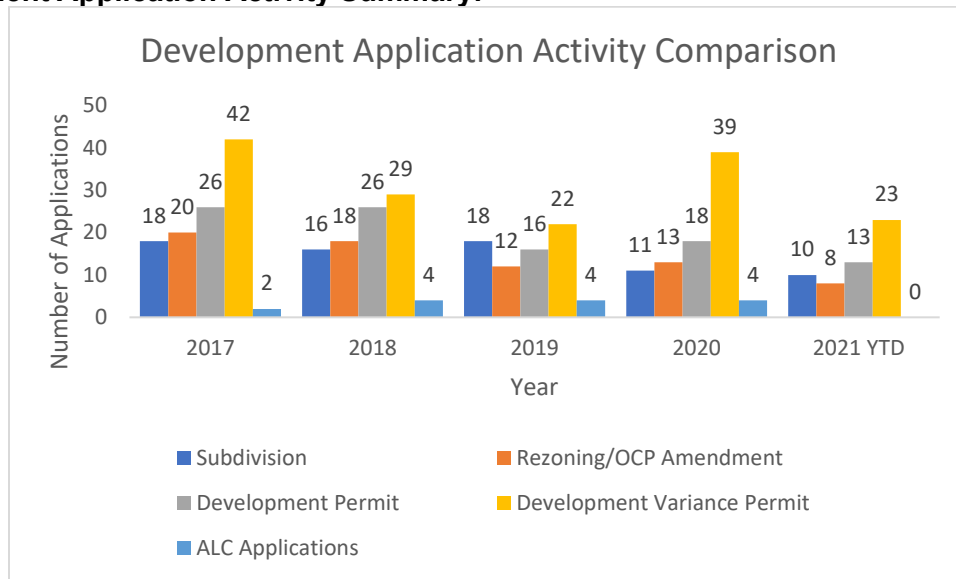
**Development Applications in Progress:**

Development/Description	Recent Activity	Next Steps
<b>Z20-013</b> <b>13316 Prairie Valley Road</b> <i>OCP amendment and Rezoning</i>	On hold for environmental assessment	Receive assessment and second reading
<b>Z20-015</b> <b>4217 Sherk Street</b> <i>Site-specific text amendment</i>	Referrals	Technical Planning Committee
<b>Z21-001</b> <b>10907 Prairie Valley Road</b> <i>Rezoning</i>	Referrals	Applicant revising application
<b>Z21-003</b> <b>8108 Purves Crescent</b> <i>Site-specific text amendment</i>	First and Second Reading	Public Hearing
<b>Z21-006</b> <b>11510 Blair Street</b> <i>Site-specific text amendment</i>	Public Hearing	Covenant Preparation
<b>Z21-007</b> <b>10518 Jubilee Road</b>	First and Second Reading	Public Hearing

<i>RSD1 to RMD</i>		
<b>DVP20-031</b> <b>11507 Blair Street</b> <i>Rear setback</i>	Applicant revising application	On hold
<b>DVP20-034</b> <b>6011 Hwy 97</b> <i>Front setback</i>	12/17/2020 – Advisory Planning Commission	On hold at applicant's request
<b>DVP20-035</b> <b>6102 Austin Street</b> <i>Rear yard setback</i>	Technical Planning Committee outcome letter	On hold at applicant's request
<b>DVP20-036</b> <b>13316 Prairie Valley Road</b> <i>Servicing requirements</i>	Coordinated with Z20-013	On hold at applicant's request
<b>DVP21-023</b> <b>2520 Landry Crescent</b> <i>Rear yard setback</i>	Referral Closed	Going to Council
<b>DVP21-021</b> <b>1516 Thornber Road</b> <i>Rear Yard Setback</i>	CANCELLED	CANCELLED
<b>DVP21-022</b> <b>12506 Quinpool Road</b> <i>Farm Home Plate Lot Coverage/Front Setback</i>	On Hold	On Hold at applicant's request
<b>S20-010</b> <b>8108 Purves Road</b> <i>1 to 2 lots</i>	12/15/2020 – Application received	On hold pending rezoning.
<b>S20-011</b> <b>9704 Julia Street</b> <i>1 to 2 lots</i>	PLA Issued	Final Subdivision upon submission
<b>S21-001</b> <b>19265/19267 Lakeshore Drive North</b> <i>Lot line adjustment</i>	Technical Planning Committee	On hold
<b>S21-002</b> <b>7418 Kirk Avenue</b> <i>3 lot subdivision</i>	PLA Issued	Final Subdivision upon submission
<b>S21-003</b> <b>19006/19106 Garnet Valley Road</b> <i>Lot line adjustment</i>	PLA Issued	Final Subdivision upon submission
<b>S21-004</b> <b>6609 Nixon Road</b> <i>2 lot subdivision</i>	PLA Issued	Final Subdivision upon submission
<b>S21-005</b> <b>9907 Turner Street</b> <i>2 lot subdivision</i>	PLA Issued	Final Subdivision upon submission
<b>S21-006</b> <b>10619 Lister Avenue</b> <i>2 lot subdivision</i>	PLA Issued	Final Subdivision upon submission
<b>S21-007</b> <b>6108 Solly Road</b> <i>2 lot subdivision</i>	PLA Issued	Final Subdivision upon submission

<b>S21-008</b> <b>19013 Bentley Road</b> <b>(Hunters Hill – Phase 2)</b>	PLNA Issued	Applicant to submit additional information
<b>S21-009</b> <b>12600 Blagborne Avenue</b> <i>1 to 17 lot subdivision</i>	Referrals	Issue PLA
<b>S21-010</b> <b>6108 Austin Street</b> <i>1 to 2 lot subdivision</i>	Referrals	PLA Prep
<b>DP20-015</b> <b>6011 HWY 97</b> <i>Trout Creek DP</i>	New plan submitted	On Hold
<b>DP20-016</b> <b>10830 Prior Place</b> <i>Watercourse DP</i>	Referrals	Applicant revising application
<b>DP21-002</b> <b>19202 Garnet Valley Road</b> <i>Environmentally Sensitive DP</i>	03/22/2021 – Application received	Applicant to submit additional information
<b>DP21-004</b> <b>2107 Tait Street</b> <i>Trout Creek DP Area</i>	04/14/2021 – Application received	Processing
<b>DP21-005</b> <b>15019 Elliott Street</b> <i>Multi-family DP</i>	DP Approval	Awaiting landscape and consolidation of parcel
<b>DP21-007</b> <b>12411 Shaughnessy Avenue</b> <i>RAPR</i>	Awaiting Sign-Off	Permit Issuance
<b>DP21-008</b> <b>16423 Kean Street</b> <i>High Hazard</i>	06/08/2021 – Application received	Covenant Preparation
<b>DP21-010</b> <b>3240 Landry Crescent</b> <i>Multi-Family</i>	Internal comments – application received	Going to APC after information complete
<b>DP21-011</b> <b>13500 Prairie Valley Road,</b> <b>12591 Morrow, Denike</b> <i>Solar Project</i>	Out for internal referral	Issuance of DP
<b>DP21-012</b> <b>107-6114 Faircrest Street</b> <i>Pile Driving</i>	Sent referrals	In processing
<b>DP21-013</b> <b>108-6114 Faircrest Street</b> <i>Pile Driving</i>	Sent referrals	In processing

**Development Application Activity Summary:**



Although the number of applications submitted is still on pace to be larger than that received in 2020, July saw a cooling off in the growth trend for the number of planning applications submitted. No new subdivision or rezoning applications were submitted. However, the District did receive 4 development permits and 3 development variance permits. Of the development applications submitted in July, one is an Environmentally Sensitive Development Permit for the Solar and Storage Battery project.

On the subdivision side, the District has been active with the Hunters Hill project, providing substantial completion of the Phase 1 subdivision and allowing occupancy to the first home constructed in the subdivision to a new family to the community.

**Building Permit Activity (Five Year Comparison):**

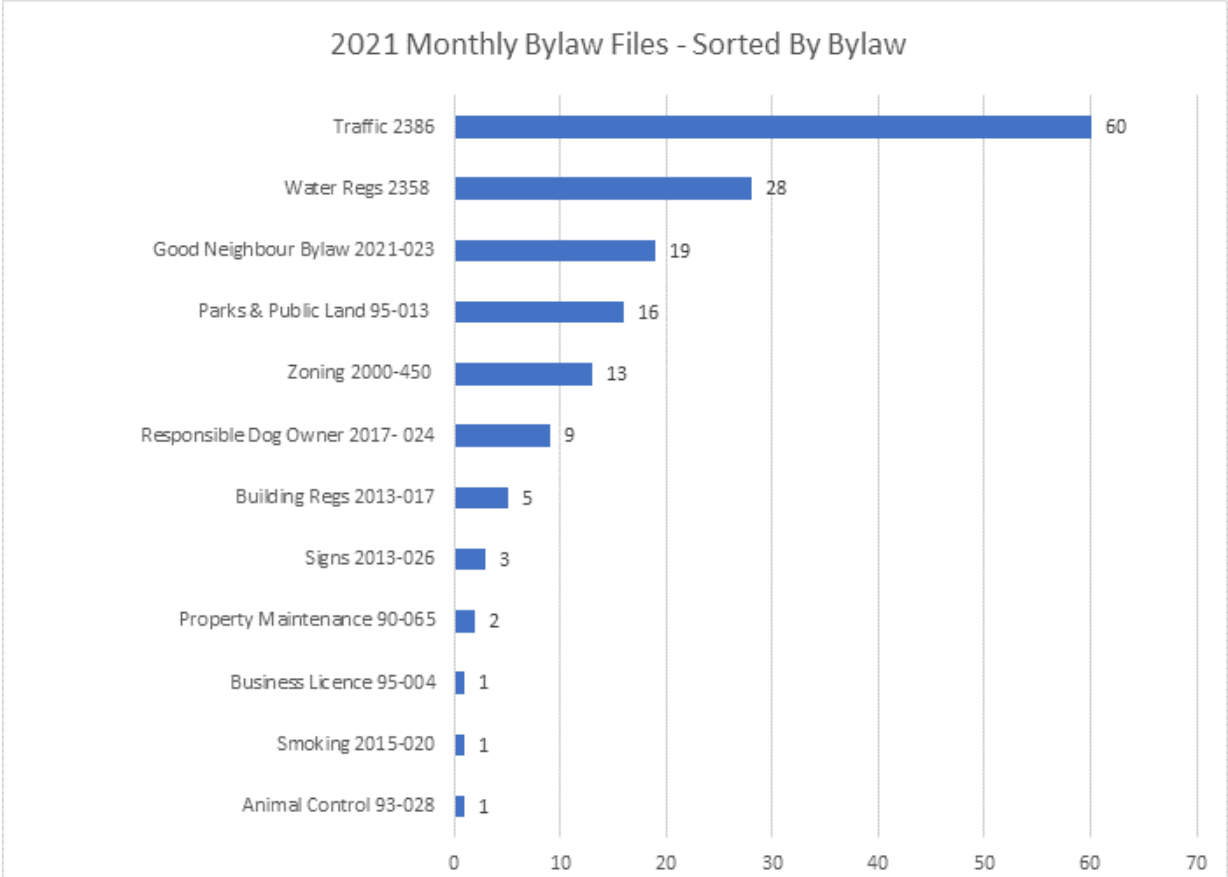
Month of July	2017	2018	2019	2020	2021
Permits Issued	16	22	12	22	10
Total Construction Value	\$2,065,000	\$4,110,000	\$1,244,000	\$2,613,200	\$1,013,000
<b>Year to Date</b>					
Permits Issued	120	128	132	104	123
Total Construction Value	\$19,456,282	\$18,543,600	\$27,250,300	\$16,127,500	\$17,914,000
<b>Total Annual</b>					
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	

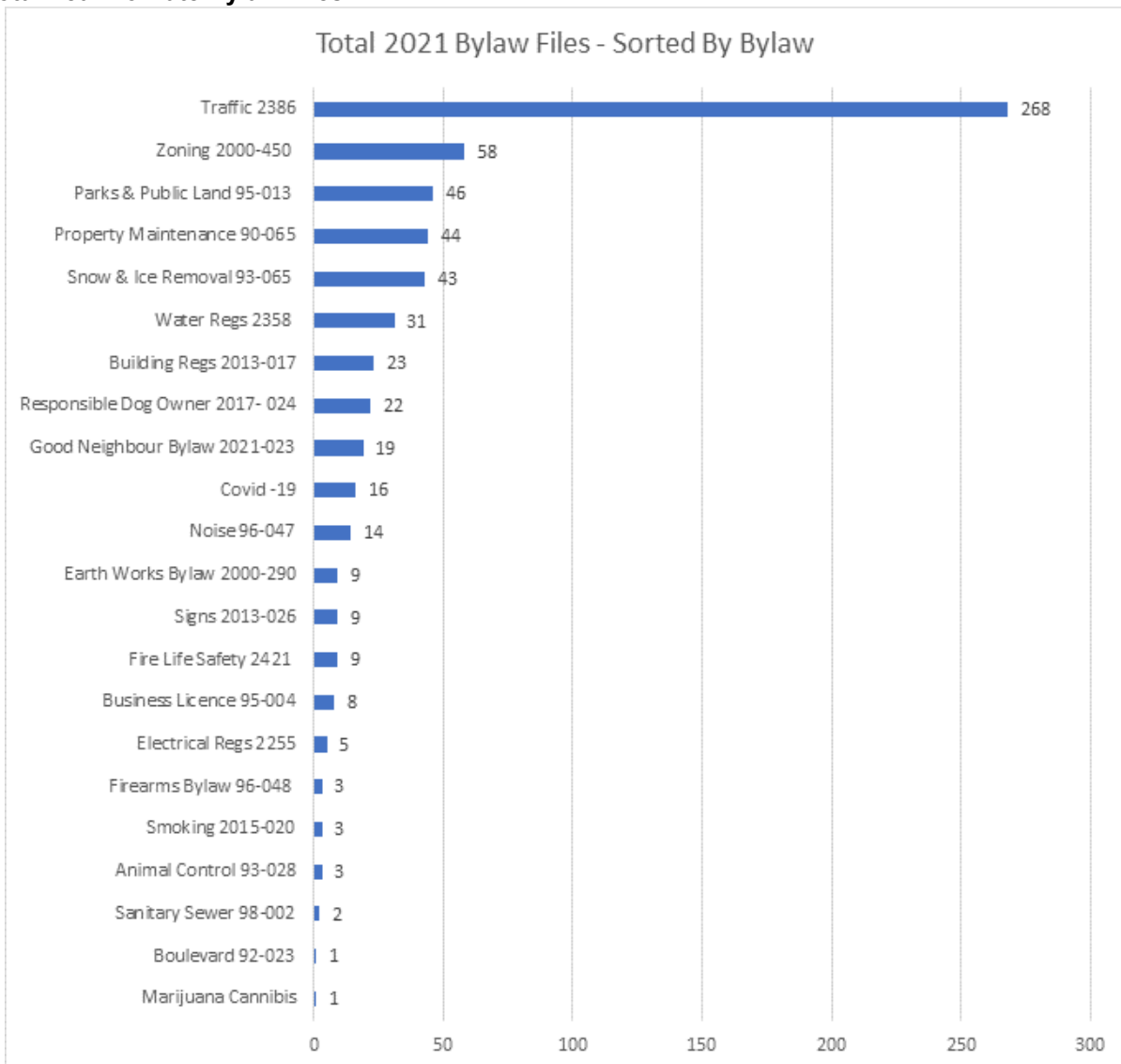
*\*Note: Annual construction values may vary from published reports. The information contained above provides Actual values at year end. Previous reports may have included construction values for permits that were issued but not collected by the applicant or commenced construction before year end.*

Similar to planning applications, the number of building permit applications received in July was also a downwards trend, within only 10 building permit applications submitted. Compare this monthly total to July, 2020 which had a total of 22 building applications and even last month had 19. The lower trend in planning and building applications may be related to the opening up of COVID-19 restrictions in July, which allowed people to travel and vacation where they were previously restricted and as result starting fewer projects at home.

**Bylaw Enforcement Activity:**  
**Total complaints received in July:**



**Total Year To Date Bylaw Files:**



July has been the busiest month yet for the bylaw enforcement team, with a total of 159 files opened in July, bringing the yearly total to date to 641. Of that total, only 98 of those files remain open. 159 complaint files in one month represents an average of 5 new complaint files opened each day. Each one of those complaints requires follow-up with complainants, possible investigation, and mediation with homeowners to address concerns. With only 1 full-time bylaw officer, and part-time, weekend support help, this file workload has been significant and difficult to manage.

Of the type of complaints received, the new Good Neighbor Bylaw saw 19 complaints, while Zoning and Parks, and Public Land concerns remain steady at 13 and 16, respectively. With the District implementing Stage Two water restrictions, a number of Water Regulation Bylaw complaints (28 total) have come in July.

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.

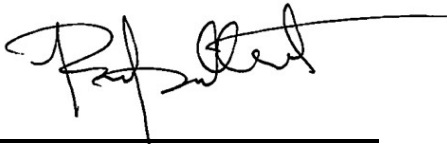
CONCLUSION:

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,



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*Brad Dollevoet*  
*Director of Development*  
*Services*

Endorsed by,



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*Graham Statt*  
*Chief Administrative*  
*Officer*

Presentation: Yes  No