



THE CORPORATION OF THE
DISTRICT OF SUMMERLAND
INFORMATION REPORT

DATE: February 27, 2023
 TO: Graham Statt, Chief Administrative Officer
 FROM: Brad Dollevoet, Director of Development Services
 SUBJECT: January 2023 Development Activities Report

FILE: 0640-30

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the January 2023 Development Activities Report be received for information.

PURPOSE:

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

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:

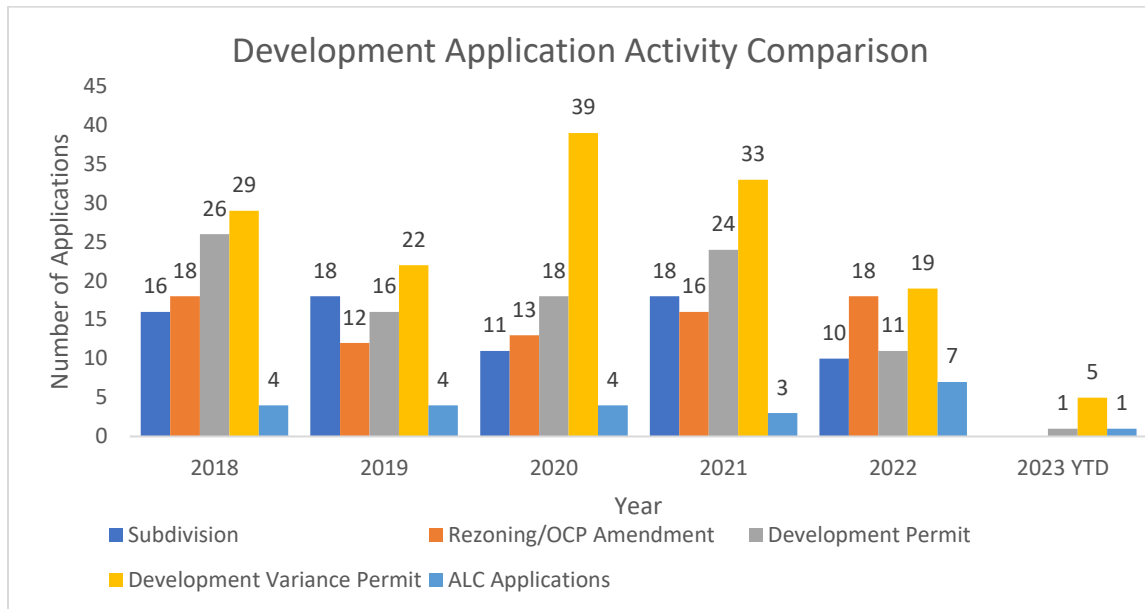
Development/Description	Recent Activity	Next Steps
Z21-010 11815 Prairie Valley Road <i>RSD1 to RMD</i>	Sent Development Information Request	ON HOLD -Applicant to Provide Requested Information
Z21-012 9800 Turner Street <i>RSH to RDH</i>	Sent TPC Outcome Letter	ON HOLD as per Applicant's Request
Z22-005 3240 Landry Crescent <i>WZ1 to WZ2</i>	Went to APC	ON HOLD as per Applicant's request
Z22-008 27000 Garnet Valley Road <i>A1 to A1 Site Specific</i>	TPC Outcome Letter	ON HOLD -Applicant to Provide Requested Information
Z22-012 12210 Lakeshore Drive <i>RSD1 to RDH</i>	DEFEATED – November 14, 2022	Applicant completing redesign and will submit new plans

Z22-013 8307 Jones Flat Road <i>CR1 to M1</i>	TPC Outcome Letter	ON HOLD -Applicant to Provide Requested Information / PIM
Z22-014 11612 Victoria Road <i>RSD1 to Duplex</i>	Adopted by Council on November 14, 2022	Application Complete
Z22-015 12010 Lakeshore Drive <i>3 lots – RSD1 to RSD1(i)</i>	APC meeting on November 25	Developer Public Information Meeting and first reading in January
Z22-016 9514 & 9518 Julia Street <i>Institutional to RHD</i> 14406 & 14408 Rosedale Avenue <i>RSD1 to Tourist Commercial</i>	Internal/External Referrals	Internal comments back to Applicant. Developer Public Information Meeting in January.
Z22-017 17814 Bentley Road <i>A1 to M1 (Light Industrial)</i>	Internal/External Referrals	Developer information meeting and APC.
Z22-018 17618 Bentley Road <i>A1 to M1 (Light Industrial)</i>	Application Submitted	Internal/External Referrals
DVP20-036 13316 Prairie Valley Road <i>Servicing requirements</i>	Withdrawn by Applicant	Application Cancelled
DVP21-027 9800 Turner Street <i>La Vista Project</i>	Waiting on Rezoning	ON HOLD -Waiting on rezoning
DVP21-032 14815 Conway Crescent <i>Section 8.1.5(a)</i>	ON HOLD, require ALC application	ON HOLD
DVP22-009 12504 Jones Flat Road <i>Farm Home Plate</i>	Waiting on applicant revising plans	ON HOLD - Waiting on applicant to confirm withdrawal
DVP22-013 17003 Logie Road <i>Farm Home Plate</i>	Referrals	ON HOLD – ALC Application Required
DVP22-016 9003 Gillman Road <i>2 retaining walls</i>	Approved by Council on November 28, 2022	Application Complete
DVP22-017 10818 Adams Avenue <i>Front Yard Setback</i>	Approved by Council on November 28, 2022	Application Complete
DVP22-018 13415 Lakeshore Drive <i>Trellis Height on Rooftop Patio</i>	Internal/External Referrals	Council Consideration
DVP22-019 6302 Victoria Road S <i>Carriage House outside Farm Home Plate</i>	Application Submitted	Internal/External Referrals
S20-010 8108 Purves Road	PLA Issued	Final Subdivision upon submission

<i>1 to 2 lots</i>		
S21-007 6108 Solly Road <i>2 lot subdivision</i>	PLA Issued	Final Subdivision upon submission
S21-009 12600 Blagborne Avenue <i>1 to 17 lot subdivision</i>	PLA Issued	Final Subdivision upon submission
S21-010 6108 Austin Street <i>1 to 2 lot subdivision</i>	PLA Issued	Final Subdivision upon submission
S21-012 20401 Highway 40 <i>1 to 2 lots</i>	TPC Outcome Letter Sent	Waiting on Applicant for Response
S21-013 11709 Mott Street <i>1 to 2 lots</i>	Issued PLA	Conditional on rezoning which was defeated.
S21-014 19240 Lakeshore Drive N <i>1 to 2 lots</i>	Issued PLA	Final submission upon completion
S21-015 11020 Ellis Avenue <i>1 to 2 lots</i>	PLA Issued	Final submission upon completion
S21-018 9913 Gillard Avenue <i>Lot Line Adjustment</i>	ON HOLD, ALC application needed	ON HOLD
S22-001 3240 Landry Crescent <i>Strata Subdivision</i>	PLA Issued	Registration of Phase 1 upon completion
S22-002 1506 Laidlaw Street <i>1 to 2 Lots</i>	PLA Issued	Final Subdivision upon submission
S22-003 1514 Wharf Street <i>1 to 3 Lots</i>	PLA Issued	Final submission upon completion
S22-004 8709 Jubilee Street <i>Strata Subdivision</i>	PLA Issued	Registration of Phase 1 upon completion
S22-005 1500 Harding Street <i>1 to 2 lots</i>	PLA Issued	Final submission upon completion
S22-006 11612 Victoria Road <i>1 to 2 lots</i>	PLA Issued	Final submission upon completion
S22-007 6359 Victoria Road <i>1 to 2 lots</i>	PLA Issued	Applicant to submit revised engineering plans
S22-008 19013 Bentley Road (Hunters Hill Phase 3) <i>14 residential lots</i>	PLA Issued	Detailed Design Approval
S22-009 9011 & 9009 Gillman Road	PLA Issued	Final submission upon completion

<i>Boundary Adjustment</i>		
S22-010 12010 Lakeshore Drive 4 residential lots	Internal/External Referral	Drafted PLA
DP20-016 10830 Prior Place <i>Watercourse DP</i>	QEP Report submitted to Province	ON HOLD - Awaiting Provincial Review
DP21-018 9800 Turner Street <i>Multi-Family</i>	Waiting for Rezoning	ON HOLD Waiting for applicant information/rezoning
DP22-002 12010 Lakeshore Drive <i>High Hazard Zone</i>	Waiting on new revised report	Staff review and issuance of revised DP
DP22-004 12010 Lakeshore Drive <i>Environmental DP</i>	Revised report for new subdivision submitted	Staff review and issuance of revised DP
DP22-009 12600 Blagborne Avenue <i>Environmentally Sensitive</i>	Received landscaping plan	Development Permit drafted. Awaiting security payment
DP22-010 10108 Prairie Valley Road <i>Watercourse</i>	Development Permit Issued	Waiting on confirmation of Registration
DP22-011 9514 & 9518 Julia Street <i>Multi-Family Development (with variances)</i>	Internal/External Referrals	On Hold – Waiting on Rezoning (Z22-016)
ALC-65188 7311 Hillborn Street <i>Non-Adhering Residential Use</i>	ALC Payment made and Application complete to ALC	Waiting ALC decision.
ALC-66489 14113 Dale Meadows Road <i>Lot Line Adjustment</i>	Internal/External Referrals	On Hold- waiting an additional information from applicant
ALC-66703 26405 Garnet Valley Road 2 lot subdivision	Internal/External Referrals.	Council Consideration

Development Application Activity Summary



To start the 2023 year, the District has received a total of 7 planning applications. A number of these applications were for variances to the District’s farm home plate regulations to allow for carriage houses outside the farm home plate. This demonstrates that farm owners are responding to the District’s new agricultural regulations that allow for a carriage house, but are finding it difficult to fit it in the District’s farm home plate regulations (despite the increased coverage). Staff will keep monitoring this trend to determine if there is a need to tweak the District’s farm home plate regulations.

Building Permit Activity (Five Year Comparison):

Month of January	2019	2020	2021	2022	2023
Permits Issued	17	9	22	18	11
Total Construction Value	\$1,408,800	\$2,137,000	\$3,084,500	\$4,328,000	\$1,208,058
Year to Date					
Permits Issued	17	9	22	18	11
Total Construction Value	\$1,408,800	\$2,137,000	\$3,084,500	\$4,328,000	\$1,208,058
Total Annual					
Permits Issued	206	200	203	231	

Revenue	\$445,982	\$399,304	\$557,236	\$444,590	
Total Construction Value	\$45,879,300	\$35,734,900	\$59,775,300	\$49,622,000	

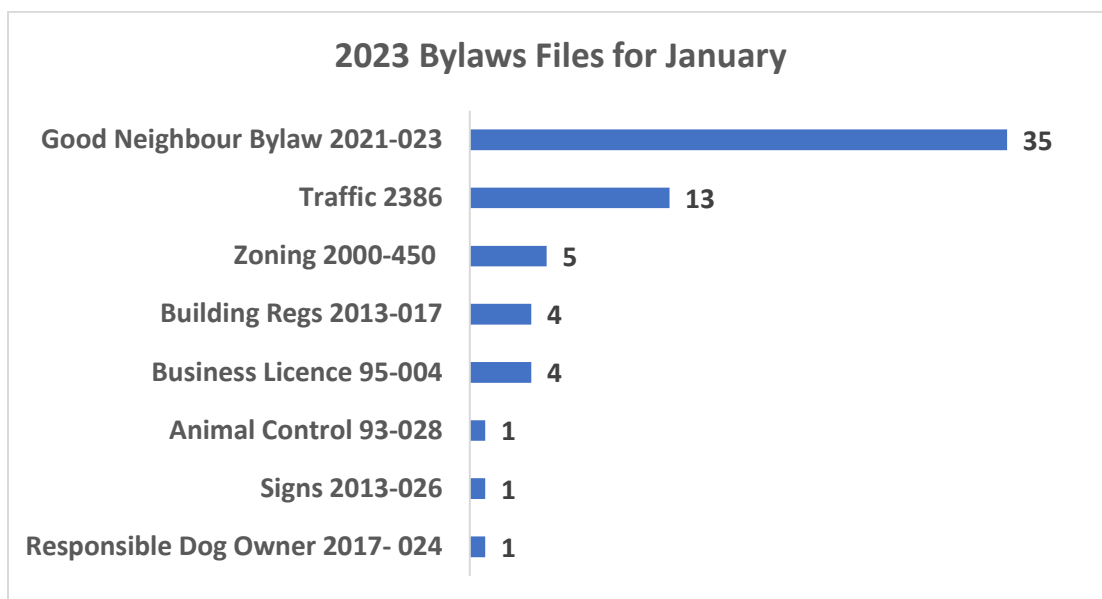
**Note: Annual construction values may vary from published reports. The information contained above provides Actual values at year end. Previous reports may have included construction values for permits that were issued but not collected by the applicant or commenced construction before year end.*

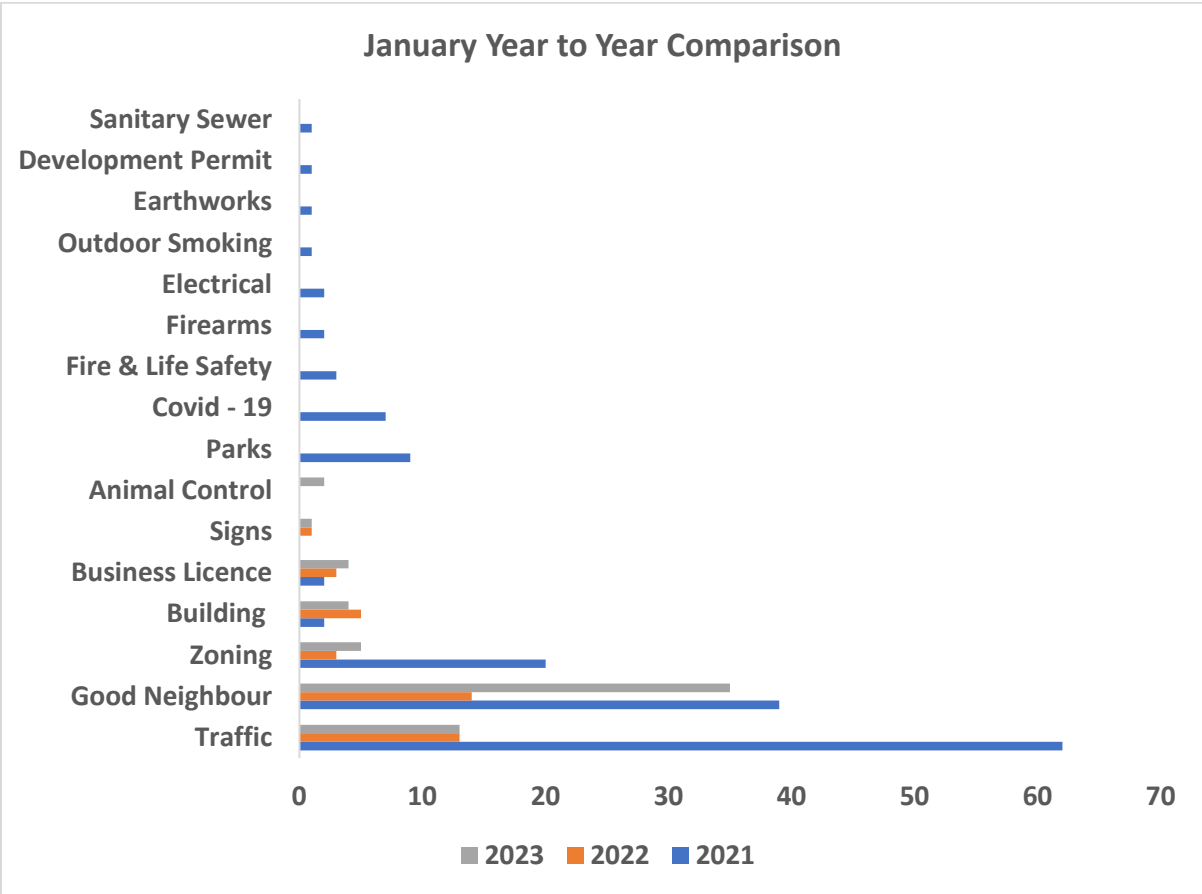
January, 2023 did not see as high as building permit construction value as in recent years. Only 11 building permits with a total value of \$1.2 million have been pulled for the month of January. The District currently has a Building Official staff vacancy, and is actively recruiting, but the lack of staff capacity and the large number of inquiries coming to our office is impacting processing times as well as having enough time to complete administrative tasks on an daily basis. Staff hope that the start of implementation of new Development Services software in April 2023 will help in reducing the amount of administrative processing workload.

Bylaw Enforcement Department:

The Bylaw Services Team has been focused on Short Term Rentals (STR) regulation compliance, with a focus on maximizing utilization of the resources of our STR Monitoring Company prior to the upcoming summer vacation season. We have also begun in-house collection of outstanding Bylaw Offense Notice fines over \$100. Outstanding Bylaw Offence Notice fines under \$100 will be sent to collections for payment. We have not had a system in place for collection of these outstanding fines in the past and anticipate that this will significantly increase payment of tickets issued by the Bylaw Services Team.

Bylaw Services opened 64 files in January 2023, of which 26 are still open. Of the 64 files generated in January, District Staff generated 8, and bylaw staff generated 10. There are 48 files that remain open from 2022. While we are moving these files towards compliance, they are significant and complicated in scope, and require additional time and resources to complete.





Animal Control generated 25 Service Calls in January 2023 with a YTD total of 25. January Calls for Service by Type are as follows:

- Barking dog- 1
- Nuisance dog- 4
- Provide community support – 3
- Patrols – 16
- Dog bite- 1

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:

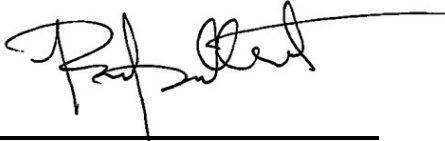
Monthly reports will augment the information available to track and assess development activity.

OPTIONS:

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

Submitted by,

Endorsed by,



Brad Dollevoet
Director of Development
Services

Graham Statt
Chief Administrative
Officer

Presentation: Yes No