



THE CORPORATION OF THE
DISTRICT OF SUMMERLAND
INFORMATION REPORT

DATE: March 13, 2023
 TO: Graham Statt, Chief Administrative Officer
 FROM: Brad Dollevoet, Director of Development Services
 SUBJECT: February 2023 Development Services Activities

FILE: 0640-30

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the February 2023 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:

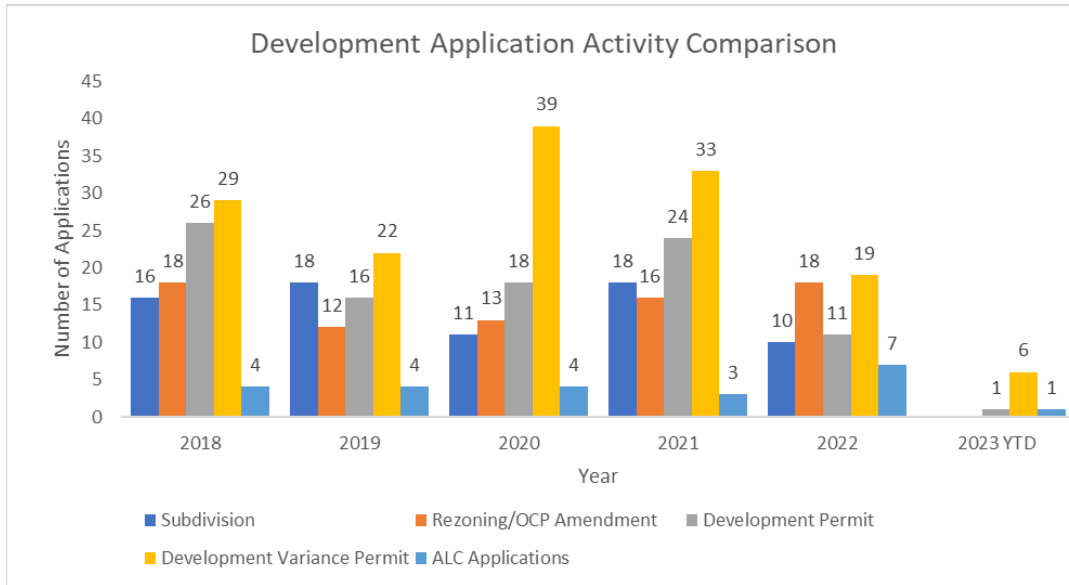
Development/Description	Recent Activity	Next Steps
Z21-010 11815 Prairie Valley Road <i>RSD1 to RMD</i>	Sent Development Information Request	ON HOLD -Applicant to Provide Requested Information
Z21-012 9800 Turner Street <i>RSH to RDH</i>	Sent TPC Outcome Letter	ON HOLD as per Applicant's Request
Z22-005 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>	Revised Plans reviewed by APC. 1 st and 2 nd reading on Feb. 13	Public Hearing on March 13, 2023

Z22-013 8307 Jones Flat Road <i>CR1 to M1</i>	Revised Plans submitted	APC and Public Information Meeting
Z22-016 9514 & 9518 Julia Street <i>Institutional to RHD</i> 14406 & 14408 Rosedale Avenue <i>RSD1 to Tourist Commercial</i>	Public Information Meeting – February 23 APC Meeting – February 24	Revised plans being submitted by Applicant, including TIA.
Z22-017 17814 Bentley Road <i>A1 to M1 (Light Industrial)</i>	APC – January 27	1 st and 2 nd reading March 13, 2023
Z22-018 17618 Bentley Road <i>A1 to M1 (Light Industrial)</i>	APC – February 24	1 st and 2 nd reading March 13, 2023
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
DVP22-018 13415 Lakeshore Drive <i>Trellis Height on Rooftop Patio</i>	Internal/External Referrals	Council presentation on March 13, 2023
DVP22-019 6302 Victoria Road S <i>Carriage House outside Farm Home Plate</i>	Application Submitted	Internal/External Referrals
DVP23-001 22406 Garnet Valley Road <i>Side yard interior setback</i>	Council decision on February 27	DVP Issuance
DVP23-002 17019 Lakeshore Drive <i>Short Term Rental – principal residency requirement</i>	Internal/External Referrals	Council consideration
DVP23-003 7606 Simpson Road <i>Carriage House Outside Farm Home Plate</i>	Tabled by Council on February 27	Submission of an Agrologist Report
DVP23-004 28999 Garnet Valley Road <i>Front Yard Setback</i>	Council decision on February 27	DVP Issuance
DVP23-005 22804 Garnet Valley Road <i>Side yard interior setback</i>	Internal/External Referrals	Council consideration

DVP23-006 11010 South Victoria Road <i>Carriage House height</i>	Internal/External Referrals	Council consideration
S20-010 8108 Purves Road <i>1 to 2 lots</i>	PLA Issued	Final Subdivision upon submission
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	ON HOLD - Applicant for Response
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 <i>Boundary Adjustment</i>	PLA Issued	Final submission upon completion
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	New Plans submitted	Internal/External Referrals

Development Application Activity Summary



February saw a slow down in the number of planning applications submitted, with only two Development Variance Permits submitted. Rezoning and subdivision applications have been slow to start the year, but the District is still processing a number of pre-application inquiries, so it's expected that these will be submitted as a formal submission in the future.

District planning staff provided support for a public open house for a new proposed hotel and apartment building to be located on Julia Street held on February 23, 2023. There was a total of 42 people in attendance and great discussions about the future development of this neighbourhood north of the Downtown Core.

Building Permit Activity (Five Year Comparison):

Month of January	2019	2020	2021	2022	2023
Permits Issued	23	12	16	15	16
Total Construction Value	\$3,124,000	\$1,347,000	\$1,991,000	\$4,451,000	\$7,169,500
Year to Date					
Permits Issued	40	21	38	33	27
Total Construction Value	\$4,532,800	\$3,484,000	\$5,075,500	\$7,196,000	\$8,377,558
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	
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**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.*

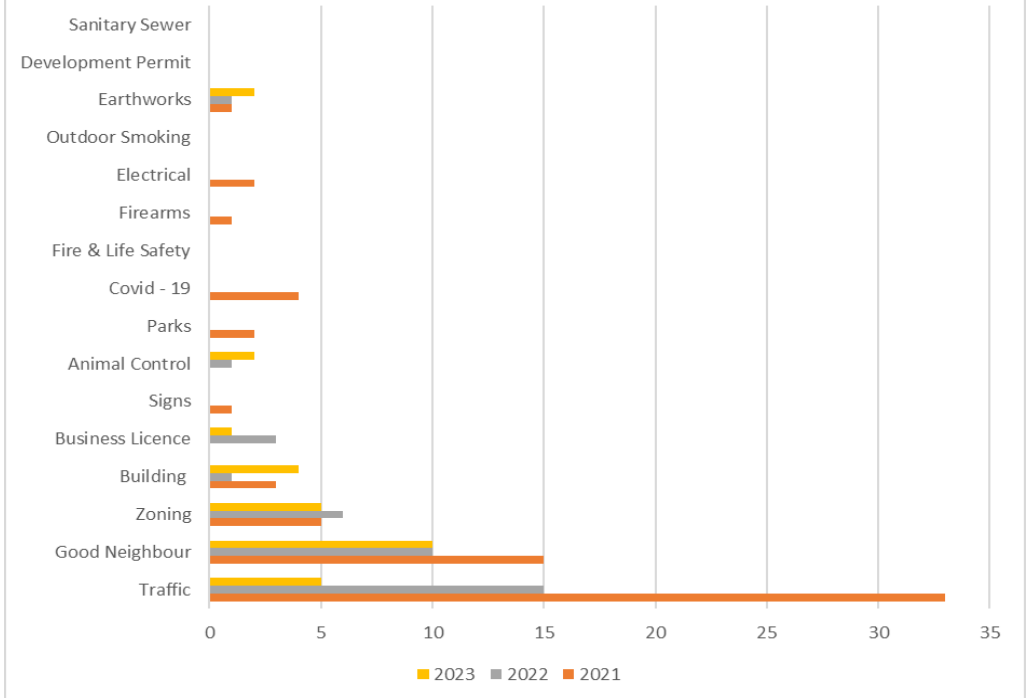
Total construction value year-to-date for the end of February is \$8,377,558. February saw an increase in construction value from the month of January (\$1.3 million) primarily due to the issuance of the building permit for the high school gym expansion (construction value of \$5 million). The issuance of this permit is now putting construction value at a higher pace to start the year, than the past two years.

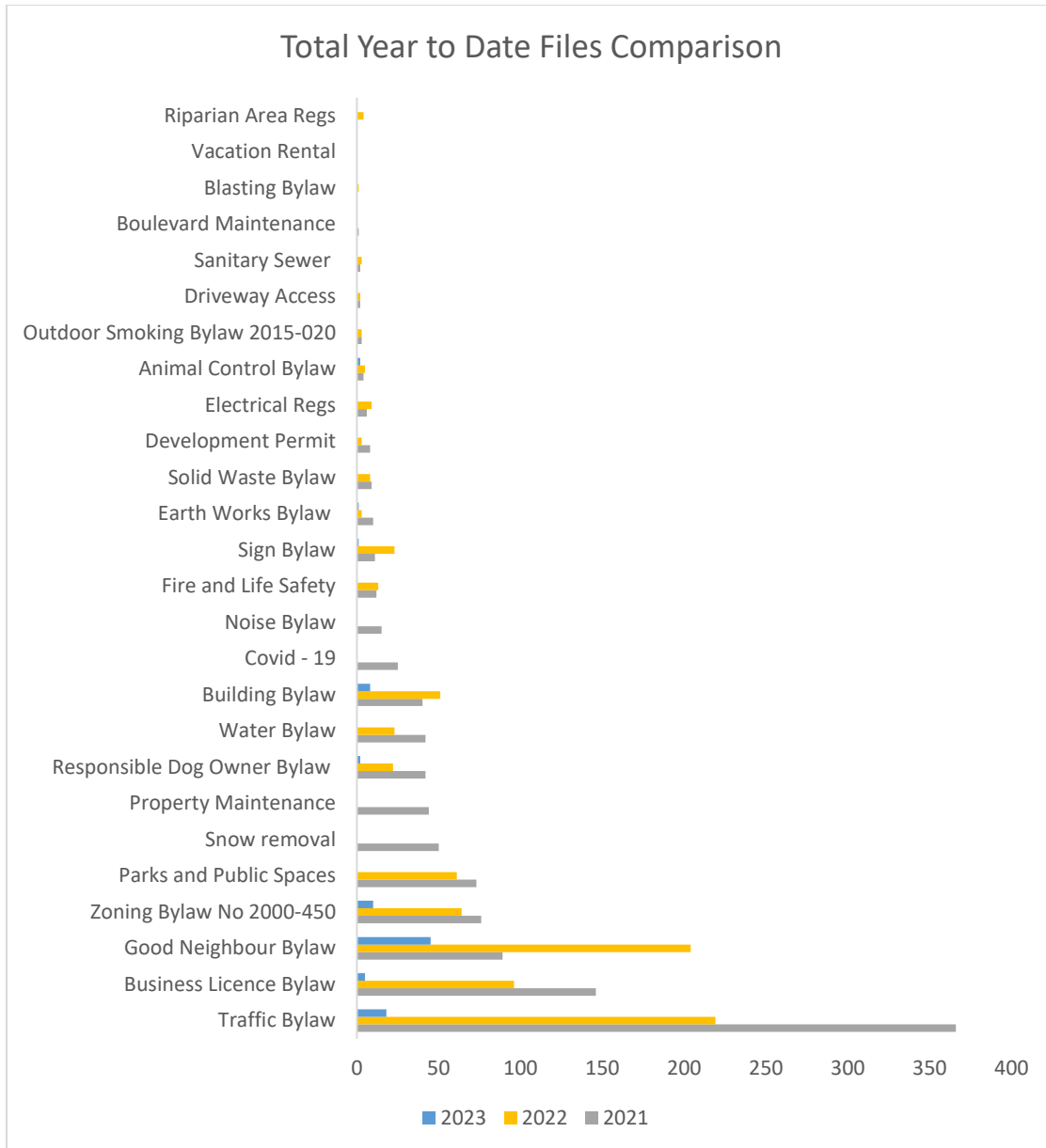
Bylaw Enforcement Department:

The Bylaw Services Team has focused their resources on Short Term Rental (STR) regulation compliance in 2023. All Short-Term Rentals advertised for Summerland have now been identified, with Bylaw Services assisting in identifying, and confirming ownership of, these properties. After accounting for licensed Short-Term Rentals, and applications in the system, there are 85 unlicensed Short-Term Rentals still operating in Summerland. Compliance letters, along with the STR Application, have been mailed to these property owners in the first week of March with an application deadline of March 31, 2023.

Bylaw Services opened 29 files in February 2023 of which 14 are still open. Of the 29 files generated in January, District Staff generated 6, Bylaw Staff generated 3. There are 36 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.

February Comparison





Animal Control generated 25 Service Calls in February 2023 with a YTD total of 50.

February Calls for Service by Type:

- Dead cat pick up- 2
- Barking dog complaint – 1
- Dogs impounded – 2
- Provide community support- 2
- Dog attack – 1
- Assist RCMP/ Sherriff – 1
- Park patrols – 16

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