



THE CORPORATION OF THE
DISTRICT OF SUMMERLAND
INFORMATION REPORT

DATE: May 24, 2022
 TO: Graham Statt, Chief Administrative Officer
 FROM: Brad Dollevoet, Director of Development Services
 SUBJECT: April 2022 Development Services Report

FILE: 0640-30

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the April 2022 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:

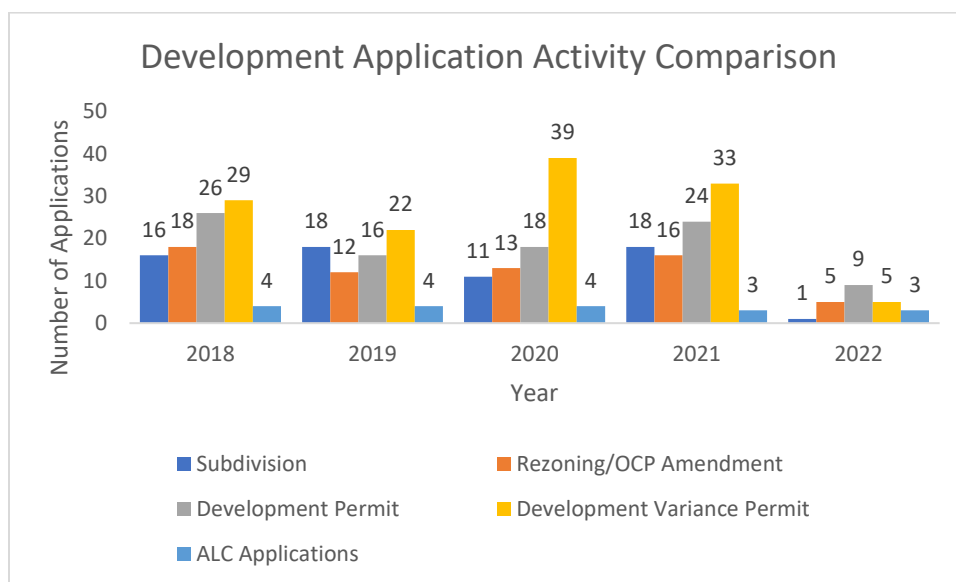
Development/Description	Recent Activity	Next Steps
Z20-013 13316 Prairie Valley Road <i>OCP amendment and Rezoning</i>	Received 2 nd Reading	Public Hearing
Z20-015 4217 Sherk Street <i>Site-specific text amendment</i>	Referrals	Applicant to Change Application
Z21-010 11815 Prairie Valley Road <i>RSD1 to RMD</i>	Sent Development Information Request	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
Z21-016 10314 Blair Street <i>Institutional to A1 Zoning</i>	Went to APC and AAC	Going to Council for 1 st and 2 nd reading
Z22-002 District of Summerland	Hosted Workshop	Report to Council

<i>Secondary Dwelling Review</i>		
Z22-003 15835/13836 Logie/Industrial <i>M1 Site Specific</i>	Received 1 st and 2 nd Reading; advertising for public hearing	Going to Public Hearing and 3 rd Reading
Z22-004 9606 Victoria Road <i>M2 Site Specific</i>	Received comments from APC	Going to Council for 1st and 2 nd Reading
Z22-005 3240 Landry Crescent <i>WZ1 to WZ2</i>	Scheduled Public Information Meeting	Public Information Meeting
DVP20-034 6011 Hwy 97 <i>Front setback</i>	12/17/2020 – Advisory Planning Commission	Expecting New Plans, to Return to APC for Recommendation
DVP20-036 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
DVP21-030 8710 Tomlin Street <i>Retaining Wall Variance</i>	Received Revised Plans	Referral
DVP21-032 14815 Conway Crescent <i>Section 8.1.5(a)</i>	ON HOLD, require ALC application	ON HOLD
DVP22-003 13615 Latimer Avenue <i>Front and Side Setback</i>	Going to Council May 9 th	Comments Closed
DVP22-004 10609 Rutherford Avenue <i>Front/Rear/Side Setbacks</i>	Internal/External Referral	Going to Council May 24 th
DVP22-005 10518 Jubilee Road <i>Building Siting</i>	Internal and External Referrals Done	Process with DP
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>	Final Subdivision Approved	
S21-004 6609 Nixon Road <i>2 lot subdivision</i>	PLA Issued	Final Subdivision upon submission
S21-007 6108 Solly Road	PLA Issued	Final Subdivision upon submission

<i>2 lot subdivision</i>		
S21-008 19013 Bentley Road (Hunters Hill – Phase 2)	PLA Issued	Applicant to Submit Additional Information
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
S21-011 12010 Lakeshore Drive <i>1 to 3 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 at Request of Applicant
S21-013 11709 Mott Street <i>1 to 2 lots</i>	Issued PLA	Awaiting rezoning
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
S21-016 10812 Happy Valley Road	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>	Referral Closed	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
DP21-018 9800 Turner Street <i>Multi-Family</i>	Waiting for Rezoning	Waiting for applicant information
DP21-019 13218 Kelly Avenue <i>Form and Character</i>	Received Revised Plans/Revision Circulated	Going to Council
DP21-023 8710 Tomlin Street <i>Multi-Family</i>	Replied to TPC Outcome Letter	Respond to Applicant Response
DP21-024 13415 Lakeshore Drive <i>OASIS Development</i>	Applicant has provided information	Re-referral

DP22-002 12010 Lakeshore Drive <i>High Hazard Zone</i>	On Hold at Request of Applicant	On Hold at Request of Applicant
DP22-004 12010 Lakeshore Drive <i>Environmental DP</i>	On Hold at Request of Applicant	On Hold at Request of Applicant
DP22-005 8709 Jubilee Road <i>Multi-Family</i>	Sent TPC Outcome Letter; Met with Applicant	Awaiting Applicant Revisions
DP22-006 11217 Lakeshore Drive <i>Environmental DP</i>	Awaiting Security Deposit	Issue Permit
DP22-007 109-6114 Faircrest Street <i>High Hazard</i>	Awaiting Proper Geotechnical Report	Referral
DP22-008 10518 Jubilee Road <i>Multi-Family</i>	Waiting on Revisions	Re-refer
DP22-009 12600 Blagborne Avenue <i>Environmentally Sensitive</i>	Waiting for complete application	Processing
ALC-65264 11815 Conway Crescent <i>Non-Adhering Residential Use</i>	Got comments from the AAC	Going to Council
ALC-59736 7311 Fiske Street <i>Non-Farm Use</i>	Went to AAC	Cancelled – not necessary
ALC-65430 6292 Hillborn Street <i>Non-Adhering Residential Use</i>	Referral	AAC Meeting

Development Application Activity Summary



In April, the District received a total of 6 new planning applications, bringing the total number of planning applications up to 23 for the year. For the same time period in 2021, the District received 35 applications for the year. However, the majority of these applications in 2021 were for variances (14), of which the District has seen fewer amount of variance request in 2022 (5 total).

Recently, the District provided final subdivision approval to Phase 2 of the Hunters Hill development which will provide an additional 29 single family residential lots to the District's housing and lot inventory to help address the District's housing supply needs. The District is also experiencing a lot of construction activity this spring for the off-site improvements related to development projects, such as the "Lakeshore" housing development in Trout Creek and OASIS luxury condominium development.

Building Permit Activity (Five Year Comparison):

Month of April	2018	2019	2020	2021	2022
Permits Issued	23	20	16	19	14
Total Construction Value	\$3,819,000	\$1,772,000	\$2,768,800	\$3,250,000	\$1,282,000
Year to Date					
Permits Issued	61	76	52	72	60
Total Construction Value	\$8,354,000	\$19,045,800	\$8,316,800	\$10,138,500	\$11,630,000
Total Annual					
Permits Issued	190	206	200	203	
Revenue	\$286,337	\$445,982	\$399,304	\$557,236	
Total Construction Value	\$28,043,100	\$45,879,300	\$35,734,900	\$59,775,300	

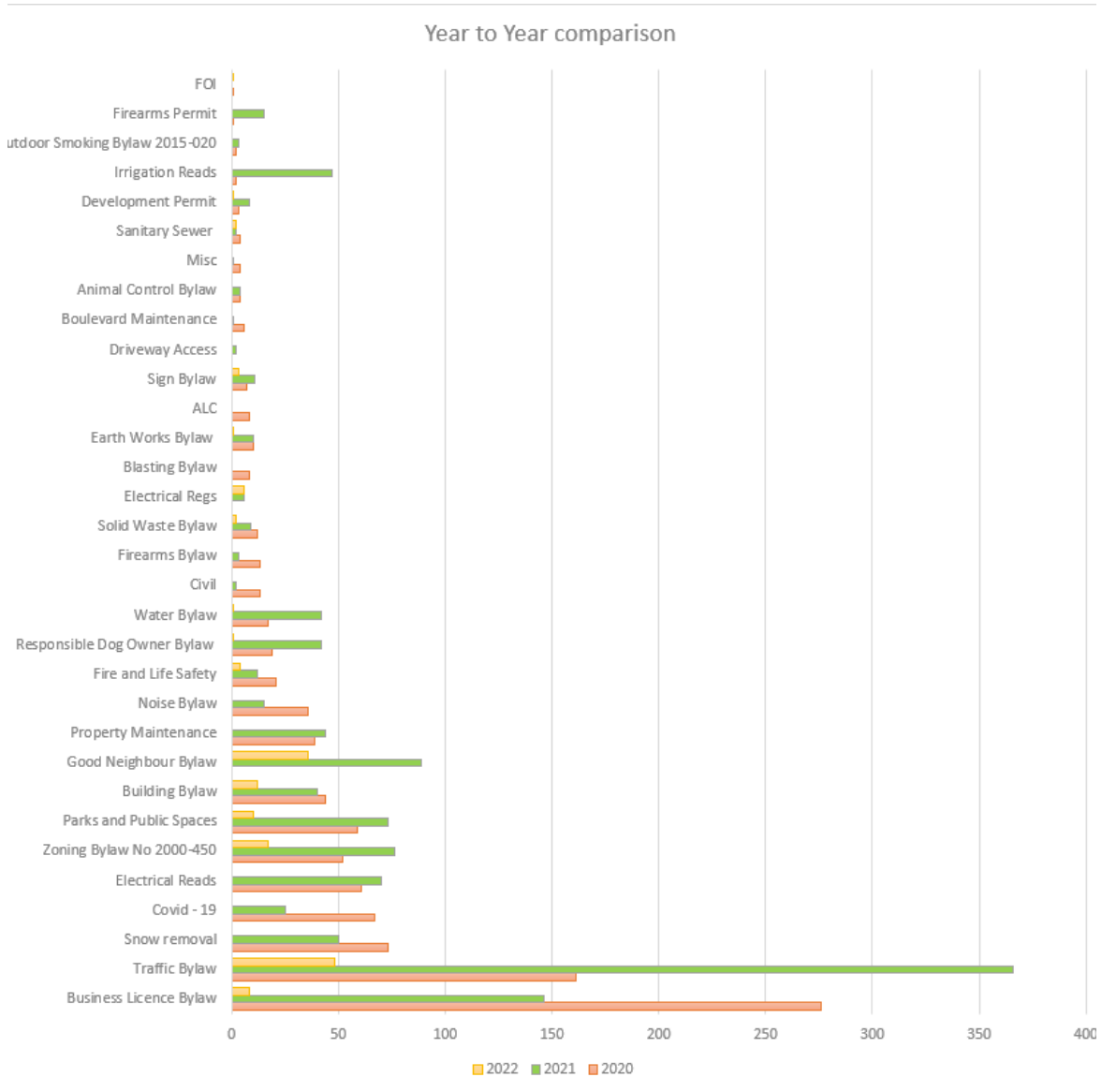
**Note: Annual construction values may vary from published reports. The information contained above provides Actual values at year end. Previous reports may have included construction values for permits that were issued but not collected by the applicant or commenced construction before year end.*

Total construction value year-to-date for the end of April is now \$11,630,000 which is on pace with the four year average from the preceding four years for the District (\$11,465,250). The total number of building permit issued is at 60 building permits, which is also on pace with the average from the past four years (65).

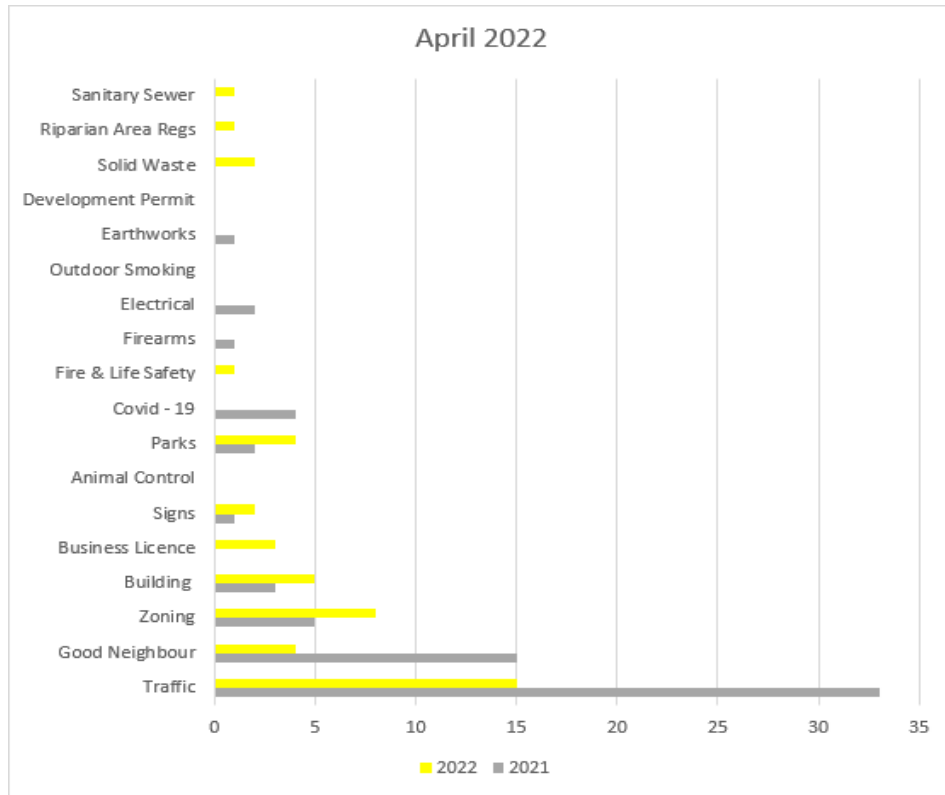
In April, we were also able to successfully recruit a new Senior Building Inspector to the District. I am happy to announce that Kenny Gipps, RBO, will be joining the District on June 6 as our new Senior Building Inspector and will be a fantastic addition the Development Services team. Kenny comes to us from the Shuswap region, and prior to that, working for the City of Chilliwack as a certified Building Official. He and his young family are re-locating to Summerland and looking forward to being a part of the Summerland community.

Bylaw Enforcement Activity:

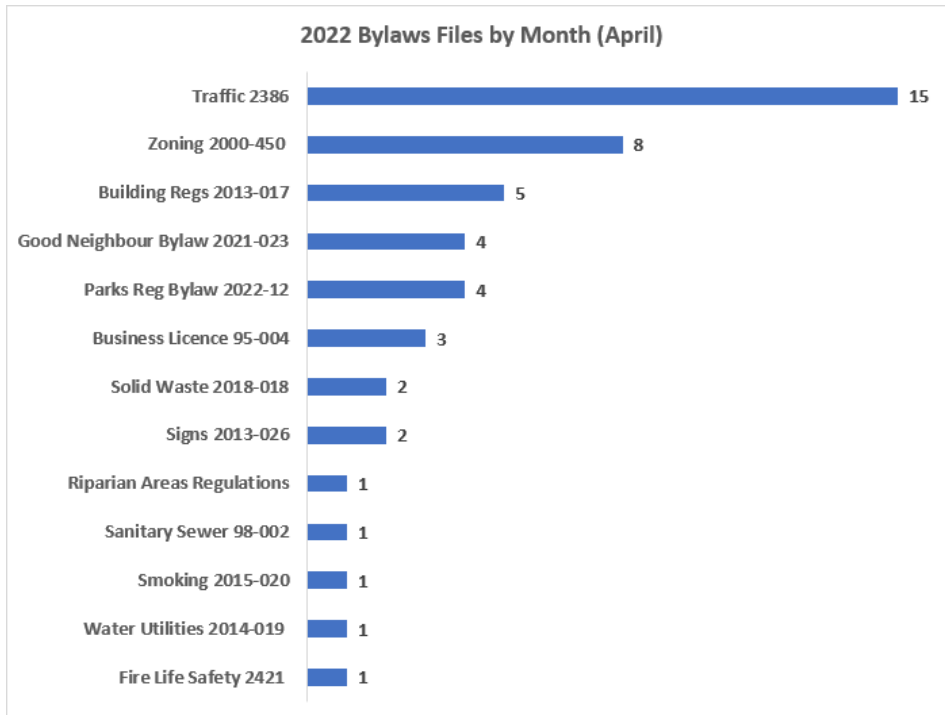
Total Year to Year Comparison:



April 2022 Bylaw Files:



2022 Bylaw Files by Month (April)



The Bylaw Services team received a total of 48 complaint files in April 2022 of which 13 are still open. For year-to-date totals for 2022, the District has received 198 complaint files, with only 39 files remaining open. In April, the highest number of complaints received were related to the Traffic Bylaw (15), with second being Zoning Bylaw complaints (8 total). This is different from recent months which had more complaints submitted for the District's Good Neighbour Bylaw.

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.

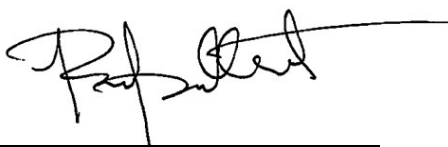
CONCLUSION:

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