



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

DATE: January 9, 2023  
 TO: Graham Statt, Chief Administrative Officer  
 FROM: Brad Dollevoet, Director of Development Services  
 SUBJECT: Year-End 2022 Development Services Report

FILE: 0640-30

STAFF RECOMMENDATION:

That Council pass the following resolution:

***THAT the Year-End 2022 Development Services Report be received for information.***

PURPOSE:

To update Council about Development Services Department activities on a monthly and annual 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:**

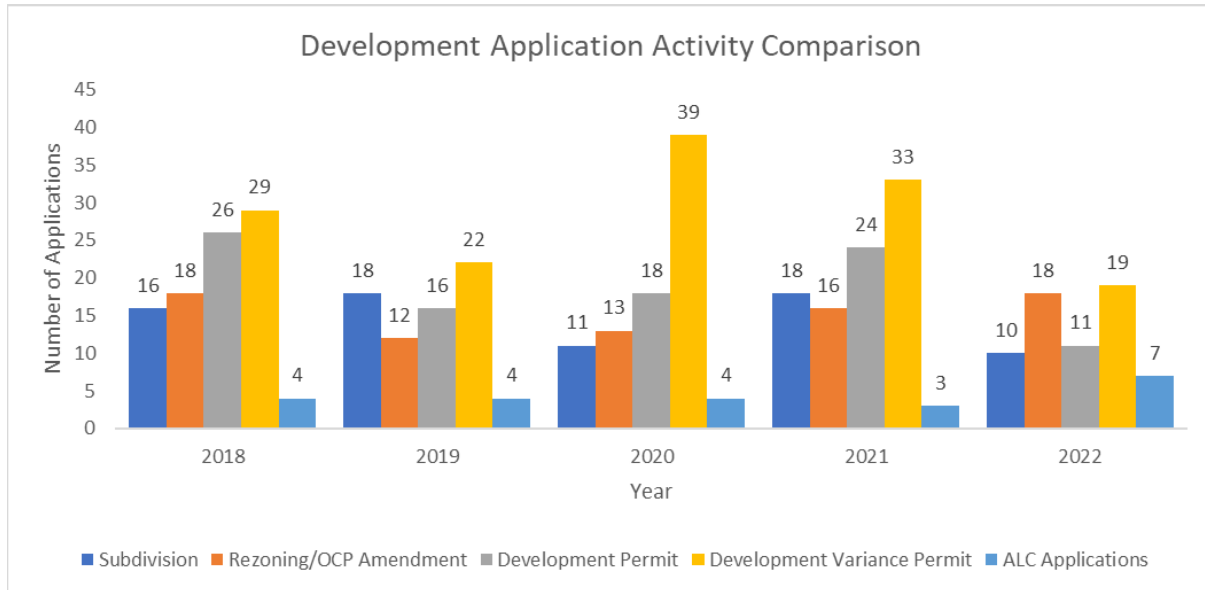
Development/Description	Recent Activity	Next Steps
<b>Z20-013</b> <b>13316 Prairie Valley Road</b> <i>OCP amendment and Rezoning</i>	Adopted on November 28, 2022	Application Complete
<b>Z21-010</b> <b>11815 Prairie Valley Road</b> <i>RSD1 to RMD</i>	Sent Development Information Request	ON HOLD -Applicant to Provide Requested Information
<b>Z21-012</b> <b>9800 Turner Street</b> <i>RSH to RDH</i>	Sent TPC Outcome Letter	ON HOLD as per Applicant's Request
<b>Z22-005</b> <b>3240 Landry Crescent</b> <i>WZ1 to WZ2</i>	Went to APC	ON HOLD as per Applicant's request
<b>Z22-008</b> <b>27000 Garnet Valley Road</b> <i>A1 to A1 Site Specific</i>	TPC Outcome Letter	ON HOLD -Applicant to Provide Requested Information

<b>Z22-012</b> <b>12210 Lakeshore Drive</b> <i>RSD1 to RDH</i>	DEFEATED – November 14, 2022	Applicant completing redesign and will submit new plans
<b>Z22-013</b> <b>8307 Jones Flat Road</b> <i>CR1 to M1</i>	TPC Outcome Letter	ON HOLD -Applicant to Provide Requested Information / PIM
<b>Z22-014</b> <b>11612 Victoria Road</b> <i>RSD1 to Duplex</i>	Adopted by Council on November 14, 2022	Application Complete
<b>Z22-015</b> <b>12010 Lakeshore Drive</b> <i>3 lots – RSD1 to RSD1(i)</i>	APC meeting on November 25	Developer Public Information Meeting and first reading in January
<b>Z22-016</b> <b>9514 &amp; 9518 Julia Street</b> <i>Institutional to RHD</i> <b>14406 &amp; 14408 Rosedale Avenue</b> <i>RSD1 to Tourist Commercial</i>	Internal/External Referrals	Internal comments back to Applicant. Developer Public Information Meeting in January.
<b>Z22-017</b> <b>17814 Bentley Road</b> <i>A1 to M1 (Light Industrial)</i>	Internal/External Referrals	Developer information meeting and APC.
<b>Z22-018</b> <b>17618 Bentley Road</b> <i>A1 to M1 (Light Industrial)</i>	Application Submitted	Internal/External Referrals
<b>DVP20-036</b> <b>13316 Prairie Valley Road</b> <i>Servicing requirements</i>	Withdrawn by Applicant	Application Cancelled
<b>DVP21-027</b> <b>9800 Turner Street</b> <i>La Vista Project</i>	Waiting on Rezoning	ON HOLD -Waiting on rezoning
<b>DVP21-032</b> <b>14815 Conway Crescent</b> <i>Section 8.1.5(a)</i>	ON HOLD, require ALC application	ON HOLD
<b>DVP22-009</b> <b>12504 Jones Flat Road</b> <i>Farm Home Plate</i>	Waiting on applicant revising plans	ON HOLD - Waiting on applicant to confirm withdrawal
<b>DVP22-013</b> <b>17003 Logie Road</b> <i>Farm Home Plate</i>	Referrals	ON HOLD – ALC Application Required
<b>DVP22-016</b> <b>9003 Gillman Road</b> <i>2 retaining walls</i>	Approved by Council on November 28, 2022	Application Complete
<b>DVP22-017</b> <b>10818 Adams Avenue</b> <i>Front Yard Setback</i>	Approved by Council on November 28, 2022	Application Complete
<b>DVP22-018</b> <b>13415 Lakeshore Drive</b> <i>Trellis Height on Rooftop Patio</i>	Internal/External Referrals	Council Consideration
<b>DVP22-019</b> <b>6302 Victoria Road S</b>	Application Submitted	Internal/External Referrals

<i>Carriage House outside Farm Home Plate</i>		
<b>S20-010</b> <b>8108 Purves Road</b> <i>1 to 2 lots</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>S21-009</b> <b>12600 Blagborne Avenue</b> <i>1 to 17 lot subdivision</i>	PLA Issued	Final Subdivision upon submission
<b>S21-010</b> <b>6108 Austin Street</b> <i>1 to 2 lot subdivision</i>	PLA Issued	Final Subdivision upon submission
<b>S21-012</b> <b>20401 Highway 40</b> <i>1 to 2 lots</i>	TPC Outcome Letter Sent	Waiting on Applicant for Response
<b>S21-013</b> <b>11709 Mott Street</b> <i>1 to 2 lots</i>	Issued PLA	Conditional on rezoning which was defeated.
<b>S21-014</b> <b>19240 Lakeshore Drive N</b> <i>1 to 2 lots</i>	Issued PLA	Final submission upon completion
<b>S21-015</b> <b>11020 Ellis Avenue</b> <i>1 to 2 lots</i>	PLA Issued	Final submission upon completion
<b>S21-018</b> <b>9913 Gillard Avenue</b> <i>Lot Line Adjustment</i>	ON HOLD, ALC application needed	ON HOLD
<b>S22-001</b> <b>3240 Landry Crescent</b> <i>Strata Subdivision</i>	PLA Issued	Registration of Phase 1 upon completion
<b>S22-002</b> <b>1506 Laidlaw Street</b> <i>1 to 2 Lots</i>	PLA Issued	Final Subdivision upon submission
<b>S22-003</b> <b>1514 Wharf Street</b> <i>1 to 3 Lots</i>	PLA Issued	Final submission upon completion
<b>S22-004</b> <b>8709 Jubilee Street</b> <i>Strata Subdivision</i>	PLA Issued	Registration of Phase 1 upon completion
<b>S22-005</b> <b>1500 Harding Street</b> <i>1 to 2 lots</i>	PLA Issued	Final submission upon completion
<b>S22-006</b> <b>11612 Victoria Road</b> <i>1 to 2 lots</i>	PLA Issued	Final submission upon completion
<b>S22-007</b> <b>6359 Victoria Road</b> <i>1 to 2 lots</i>	PLA Issued	Applicant to submit revised engineering plans
<b>S22-008</b>	PLA Issued	Detailed Design Approval

<b>19013 Bentley Road (Hunters Hill Phase 3)</b> <i>14 residential lots</i>		
<b>S22-009</b> <b>9011 &amp; 9009 Gillman Road</b> <i>Boundary Adjustment</i>	PLA Issued	Final submission upon completion
<b>S22-010</b> <b>12010 Lakeshore Drive</b> <i>4 residential lots</i>	Internal/External Referral	Drafted PLA
<b>DP20-016</b> <b>10830 Prior Place</b> <i>Watercourse DP</i>	QEP Report submitted to Province	ON HOLD - Awaiting Provincial Review
<b>DP21-018</b> <b>9800 Turner Street</b> <i>Multi-Family</i>	Waiting for Rezoning	ON HOLD Waiting for applicant information/rezoning
<b>DP22-002</b> <b>12010 Lakeshore Drive</b> <i>High Hazard Zone</i>	Waiting on new revised report	Staff review and issuance of revised DP
<b>DP22-004</b> <b>12010 Lakeshore Drive</b> <i>Environmental DP</i>	Revised report for new subdivision submitted	Staff review and issuance of revised DP
<b>DP22-009</b> <b>12600 Blagborne Avenue</b> <i>Environmentally Sensitive</i>	Received landscaping plan	Development Permit drafted. Awaiting security payment
<b>DP22-010</b> <b>10108 Prairie Valley Road</b> <i>Watercourse</i>	Development Permit Issued	Waiting on confirmation of Registration
<b>DP22-011</b> <b>9514 &amp; 9518 Julia Street</b> <i>Multi-Family Development (with variances)</i>	Internal/External Referrals	On Hold – Waiting on Rezoning (Z22-016)
<b>ALC-65188</b> <b>7311 Hillborn Street</b> <i>Non-Adhering Residential Use</i>	ALC Payment made and Application complete to ALC	Waiting ALC decision.
<b>ALC-66489</b> <b>14113 Dale Meadows Road</b> <i>Lot Line Adjustment</i>	Internal/External Referrals	On Hold- waiting an additional information from applicant
<b>ALC-66703</b> <b>26405 Garnet Valley Road</b> <i>2 lot subdivision</i>	Internal/External Referrals.	Council Consideration

## 2022 Development Application Activity Summary



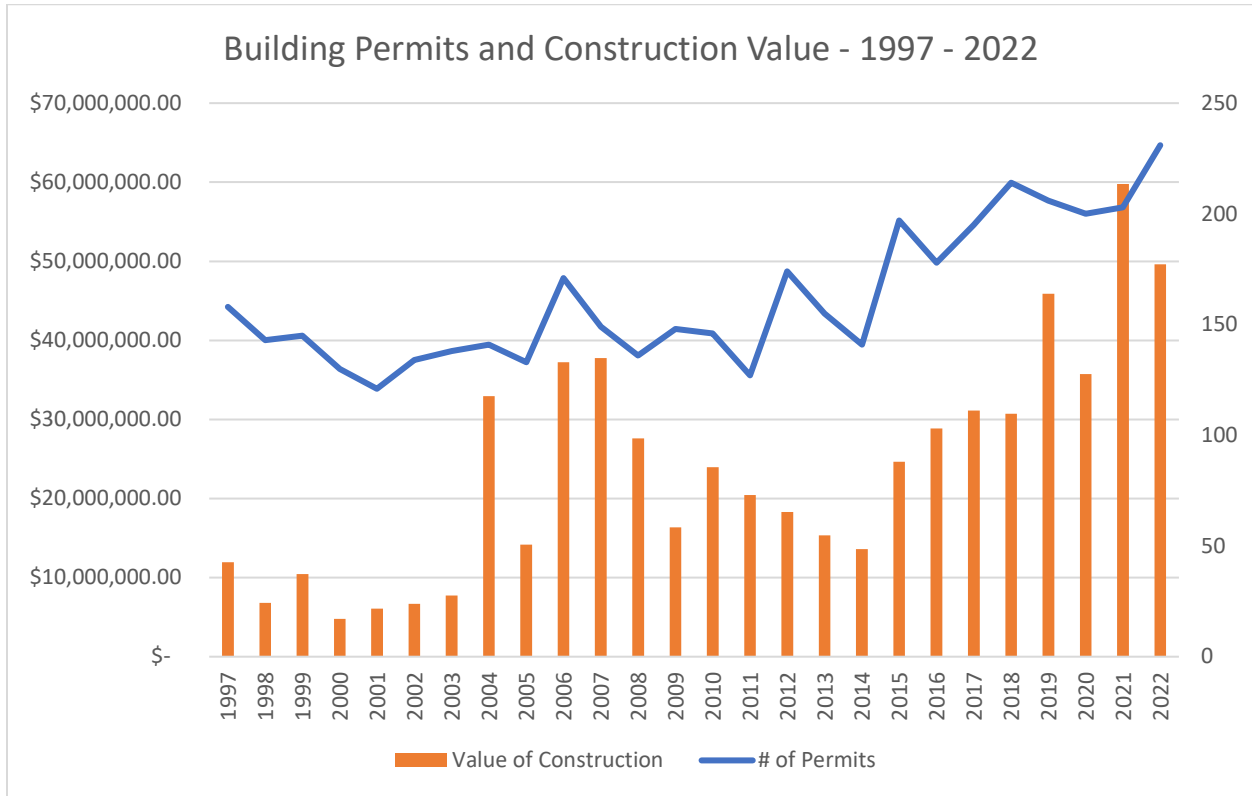
In 2022, the District received a total of 65 planning applications, which represents a significant decrease from the previous annual totals of 94 and 85 applications. The above chart demonstrates that the decrease in planning applications has been largely a result of a large decrease in development variance permits, as well as delegated development permits. The District experienced an increase in rezoning applications and ALC applications from the previous year.

The decrease in the number of variance applications is most likely a result of continued improvements to the District's Zoning Bylaw, including further administrative amendments completed in the first quarter of 2022.

### 2022 Building Permit Activity (Five Year Comparison):

Month of December	2018	2019	2020	2021	2022
	11	6	16	7	11
	\$1,021,500	\$500,500	\$3,897,500	\$1,512,000	\$2,718,000
<b>Total Annual</b>					
Permits Issued	190	206	200	203	231
Revenue	\$286,337	\$445,982	\$399,304	\$557,236	\$444,590
Total Construction Value	\$28,043,100	\$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.*

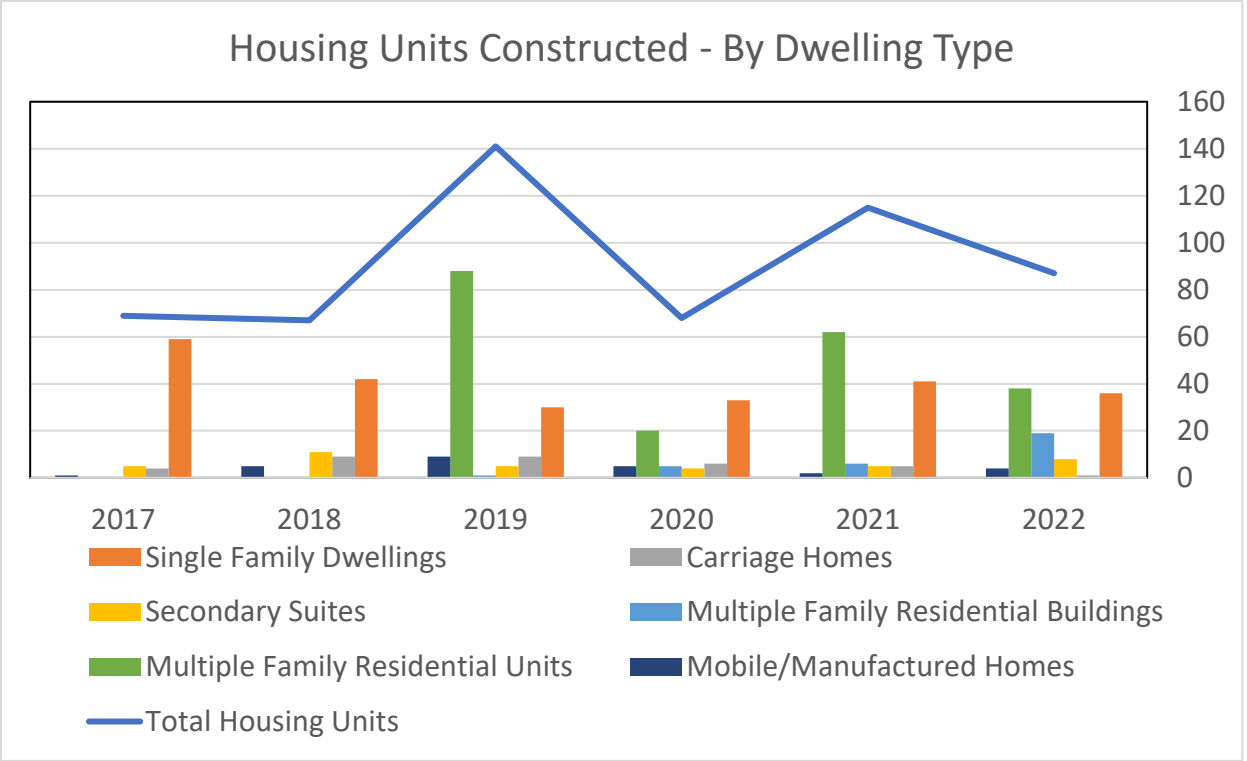


Total construction value in 2022 was \$49,622,000, which is the second most construction value recorded for the District (2021 was \$59,775,300). Significant projects included the issuance of all building permits for the 45 residential units “Lakehouse” development located on Landry Crescent in the Trout Creek community. This one development represented a total of \$18,319,000 in construction value in 2022.

The total number of building permits in 2022 was 231, which represents a high in the number of building permits issued for the District since that last experienced in 1993. The District managed to maintain service levels with this increased demand in the building department, despite significant challenges in recruitment and retention of building inspectors in 2022.

	Building Permits Issued - By Building Type					
	2022	2021	2020	2019	2018	2017
<b>RESIDENTIAL</b>						
Single Family Dwellings	36	41	33	30	42	59
Carriage Homes	1	5	6	9	9	4
Secondary Suites	8	5	4	5	11	5
Multiple Family Residential Buildings	19	6	5	1	0	0
Multiple Family Residential Units	38	62	20	88	0	0
Mobile/Manufactured Homes	4	2	5	9	5	1
<b>Total Housing Units</b>	<b>87</b>	<b>115</b>	<b>68</b>	<b>141</b>	<b>67</b>	<b>69</b>
Residential Renovations/Additions	39	46	49	43	37	34
Garages	17	12	15	15	12	19
<b>COMMERCIAL/INDUSTRIAL</b>						
New Commercial Buildings	2	1	0	1	1	1
Commercial Renovations/Additions	17	12	7	19	15	7
<b>AGRICULTURAL</b>						
Farm Worker Accommodation	0	2	0	1	0	0
Agricultural Buildings	9	7	15	8	8	3

For annual comparison purposes, building permits are further identified above by type and for determining the number of new housing units (i.e. housing supply) generated in 2022. In 2022, the District added a total of 87 new residential housing units to its inventory, which is down from last year but is on average for the previous 5 years (92 on average). Most of the new multiple family housing stock was in the form of duplexes, and specifically related to the “Lakehouse” development in Trout Creek.



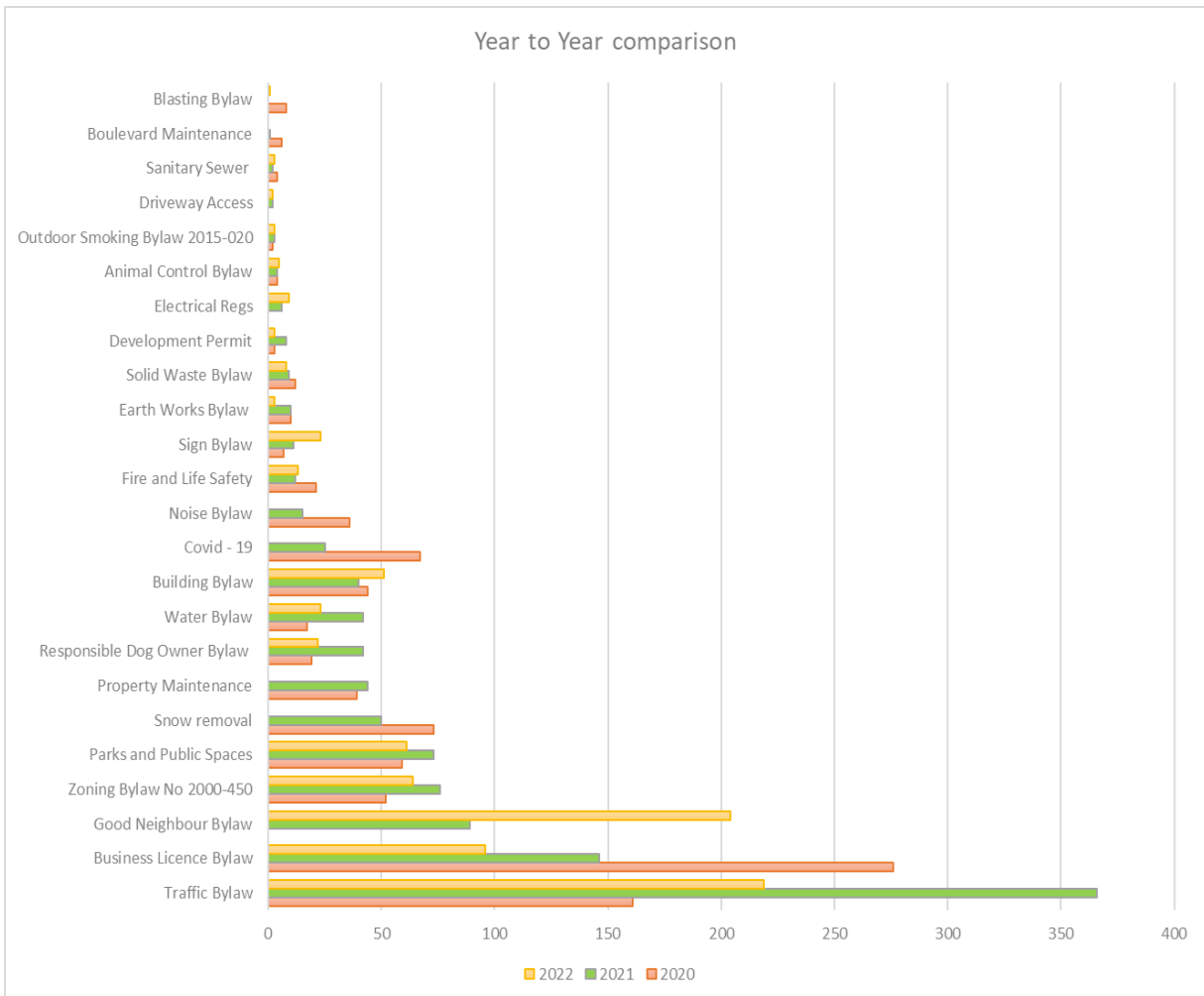
For commercial, industrial and agricultural building permit activity, the number of permits issued increased for commercial/industrial renovations which usually occurs when there is a lot of turn-over that is occurring from businesses closing, and new businesses opening up in those spaces recently vacated, possible due to coming out of the COVID pandemic.

**2022 Bylaw Enforcement Activity:**

**General Overview:**

- Hiring of second full-time Bylaw Officer in July
- Weekend and nighttime coverage in the busy tourism season
- Updates to Fines and Ticketing amounts in Bylaw Offence Notice Enforcement Bylaw
- Enforcement of short-term rentals (STR) initiated in September – multiple warning letters have went out to operators and active enforcement to continue in early 2023
- Contract with STR enforcement software contractor, Hamari, initiated in May
- New signage installed in the Trappers recreation area (north Prairie Valley) for respectful behaviour of District property.

**Annual Total Bylaw Files:**

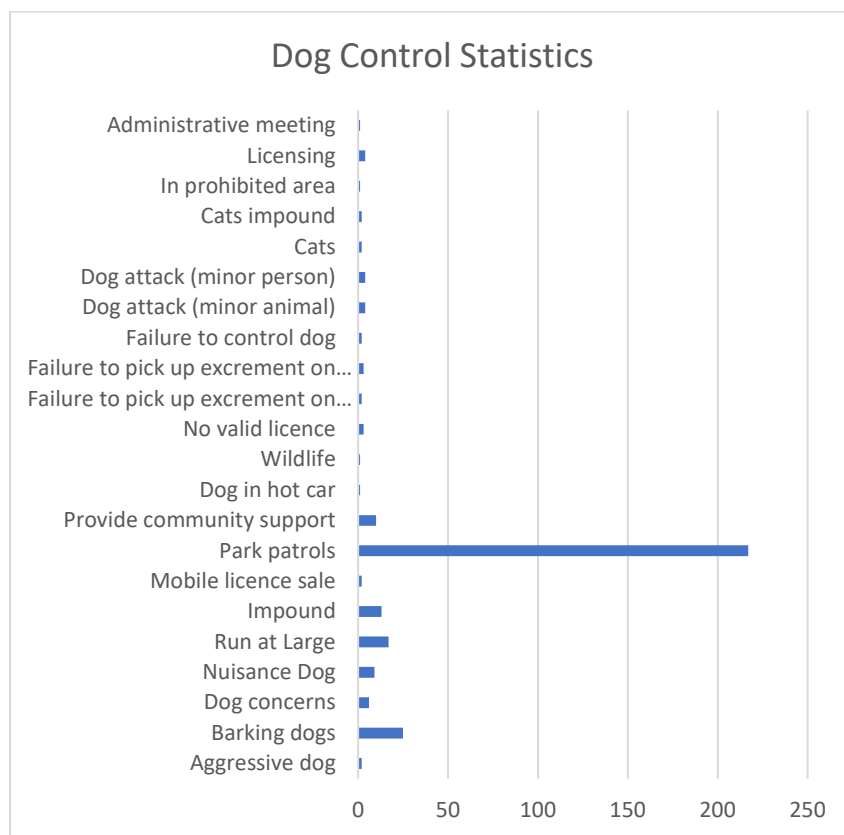




In 2022, the Bylaw Enforcement team received a total of 838 complaint files. The majority of these complaints related to the District’s new Good Neighbour Bylaw (adopted in 2021), the Traffic Bylaw, Zoning and Business Licencing. Sign bylaw violations are up this year from previous years and also Building bylaw violations.

For tickets issued, a total of 190 Bylaw Offence Notices were issued by Bylaw staff for the year, with a total of 63 remaining unpaid to the end of the year. A total of 11 tickets were issued for Dog Control violations, most of which were for having a dog “at large”.

**Dog Control:**



The District’s Dog Control contractor had a total of 331 calls for service in 2022, which is much more than that provided for in 2021 (173 service calls). The majority of these calls were patrols of the District’s park areas and beach areas, such as Dale Meadows, Peach Orchard, Rotary, and Powell Beach. The District also initiated new dog-at-large signage for Park areas in conformance with the District’s new parks bylaw that was adopted by Council in early 2022.

**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.

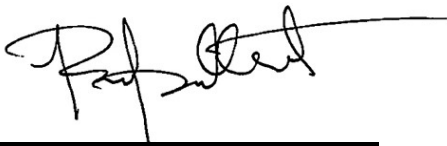
CONCLUSION:

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