



THE CORPORATION OF THE
DISTRICT OF SUMMERLAND
INFORMATION REPORT

DATE: April 25, 2022
 TO: Graham Statt, Chief Administrative Officer
 FROM: Brad Dollevoet, Director of Development Services
 SUBJECT: March 2022 Development Services Report

FILE: 0640-30

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the March 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:

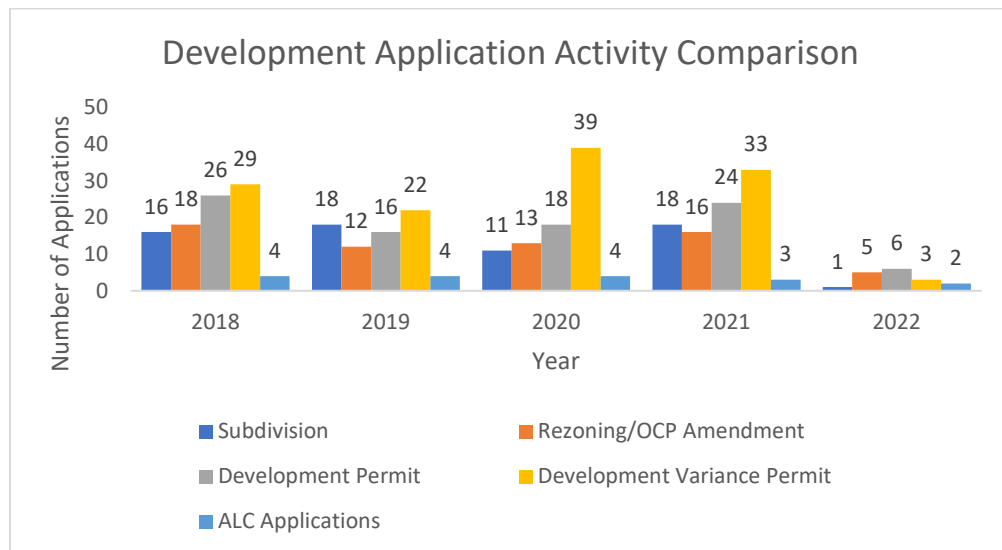
Development/Description	Recent Activity	Next Steps
Z20-013 13316 Prairie Valley Road <i>OCP amendment and Rezoning</i>	Received 2 nd Reading	Public Hearing
Z20-015 4217 Sherk Street <i>Site-specific text amendment</i>	Referrals	Applicant to Change Application
Z21-010 11815 Prairie Valley Road <i>RSD1 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>	Received Information	Going to AAC and APC
Z22-001 District of Summerland	Received 3 rd Reading	Adoption

<i>Zoning Administrative Update</i>		
Z22-002 District of Summerland <i>Secondary Dwelling Review</i>	Hosted Workshop	Draft Bylaws and Public Engagement
Z22-003 15835/13836 Logie/Industrial <i>M1 Site Specific</i>	Received 1 st and 2 nd Reading	Public Hearing May 9 th
Z22-004 9606 Victoria Road <i>M2 Site Specific</i>	Comments Closed	Going to APC April 22 nd
Z22-005 3240 Landry Crescent <i>WZ1 to WZ2</i>	Clarifying Application	Internal and External Referrals
DVP20-034 6011 Hwy 97 <i>Front setback</i>	12/17/2020 – Advisory Planning Commission	Expecting New Plans, to Return to APC for Recommendation
DVP20-035 6102 Austin Street <i>Retaining Wall Variance</i>	Notification Sent	Council April 25 th
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
DVP22-002 15604 Elsey Avenue <i>Interior Side Setback</i>	Referral Closed	Going to Council April 25 th
DVP22-003 13615 Latimer Avenue <i>Front and Side Setback</i>	Out for Comment	Discuss at TPC
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>	PLA Issued	Final Subdivision upon submission
S21-003	PLA Issued	Final Subdivision upon submission

19006/19106 Garnet Valley Road <i>Lot line adjustment</i>		
S21-004 6609 Nixon Road <i>2 lot subdivision</i>	PLA Issued	Final Subdivision upon submission
S21-005 9907 Turner Street <i>2 lot subdivision</i>	PLA Issued	Final Subdivision upon submission
S21-006 10619 Lister Avenue <i>2 lot subdivision</i>	PLA Issued	Final Subdivision upon submission
S21-007 6108 Solly Road <i>2 lot subdivision</i>	PLA Issued	Final Subdivision upon submission
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	Waiting for Response
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>	Applicant Provided Revisions	Revisions Circulated
DP21-021 13208/13210 Kelly Avenue <i>Form and Character</i>	Issued	Need to do Lot Consolidation
DP21-023 8710 Tomlin Street <i>Multi-Family</i>	Applicant Provided Information	Re-Referral
DP21-024 13415 Lakeshore Drive <i>OASIS Development</i>	TPC Outcome Letter and information requested	Waiting for applicant information
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	Awaiting Applicant Revisions
DP22-006 12010 Lakeshore Drive <i>Environmental DP</i>	Awaiting Security Deposit	Issue Permit

Development Application Activity Summary



March saw an increase of 7 planning applications received by the District, bringing us to a total of 17 planning applications received for 2022 so far. Again, the number of variance applications

submitted is down from previous years as there were 10 applications submitted to end of March, 2021 and only 3 have been submitted so far in 2022. However, higher level planning applications like zoning and subdivisions are keeping pace with previous years.

Building Permit Activity (Five Year Comparison):

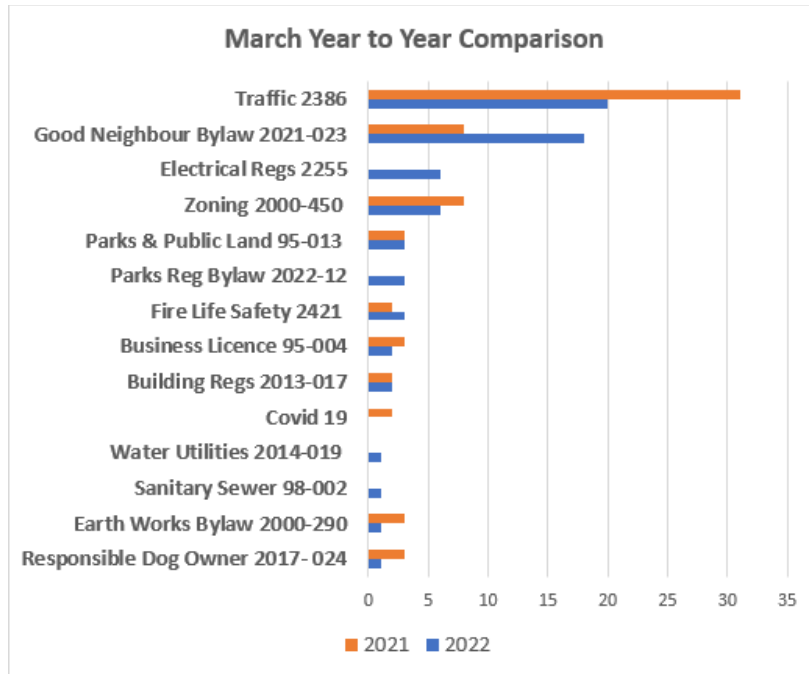
Month of March	2018	2019	2020	2021	2022
Permits Issued	15	16	15	15	13
Total Construction Value	\$1,845,000	\$12,741,000	\$2,064,000	\$1,812,500	\$1,569,000
Year to Date					
Permits Issued	38	56	36	53	47
Total Construction Value	\$4,535,000	\$17,273,800	\$5,548,000	\$6,888,000	\$10,498,000
Total Annual					
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.*

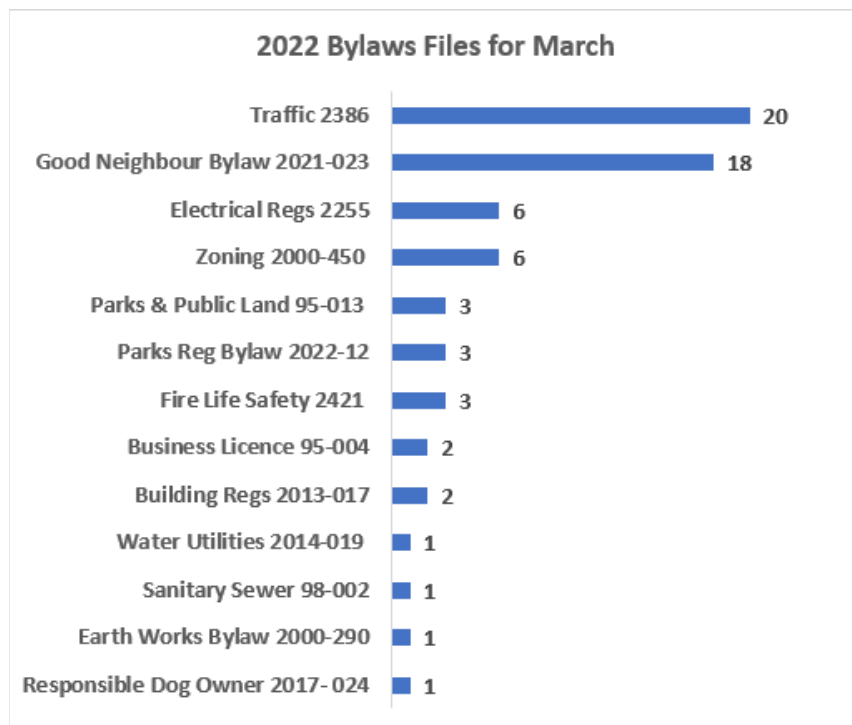
March saw a total of 13 building permits issued, with a total construction value of \$1.569 million. This represents a bit of slow down in construction activity from February (15 permits at \$4.45 million), but total construction value for the start of 2022 remains strong at \$10,498,000 in comparison to the past 4 years. Total permits issued seems on average to past years for the year as well (47 total).

Bylaw Enforcement Activity:

March Year to Year Comparison:



March 2022 Bylaw Files:



The Bylaw Enforcement Team opened 67 enforcement files in March, with 18 still open. This is an increase of 28 and 30 complaints over January and February respectively. Staff attribute this increase to the improving weather. As the snow melted, March saw a significant increase in Good Neighbour Bylaw complaints. January and February combined had 13 non-snow related Good Neighbour Bylaw files compared to 18 in March alone. Due to the increase in public complaints for March there was a decrease in self generated files down to 10.

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.

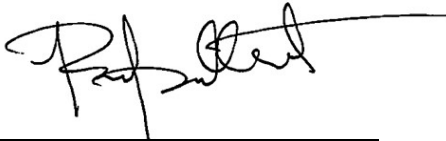
CONCLUSION:

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