



THE CORPORATION OF THE
DISTRICT OF SUMMERLAND
INFORMATION REPORT

DATE: August 22, 2022
 TO: Graham Statt, Chief Administrative Officer
 FROM: Brad Dollevoet, Director of Development Services
 SUBJECT: July 2022 Development Services Report

FILE: 0640-30

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the July 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:

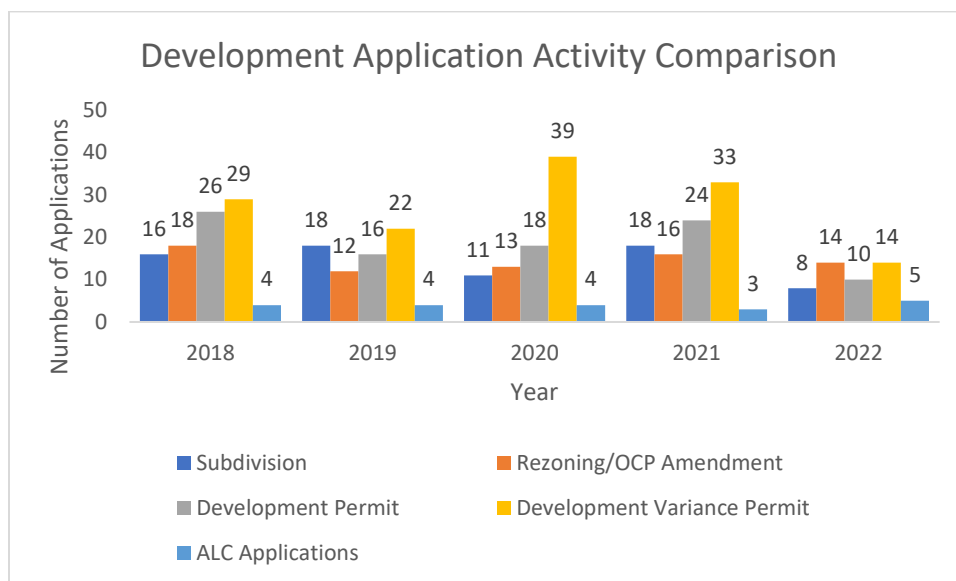
Development/Description	Recent Activity	Next Steps
Z20-013 13316 Prairie Valley Road <i>OCP amendment and Rezoning</i>	Received 3 rd Reading	Hold for Adoption
Z20-015 4217 Sherk Street <i>Site-specific text amendment</i>	Referrals	Applicant to Change Application
Z21-010 11815 Prairie Valley Road <i>RSD1 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
Z22-002 District of Summerland <i>Secondary Dwelling Review</i>	Received 3 rd reading	Going to Council for adoption-Aug 22
Z22-005 3240 Landry Crescent	Went to APC	On hold as per Applicant's request

<i>WZ1 to WZ2</i>		
Z22-007 1506 Laidlaw Street <i>RSD2 to RSD1</i>	Received 1 st and 2 nd reading	Public Hearing / Going to Council -Aug 22
Z22-008 27000 Garnet Valley Road <i>A1 to A1 Site Specific</i>	TPC Outcome Letter	Applicant to Provide Requested Information
Z22-009 13609 Dickson Avenue <i>RHD Medium to High Density</i>	Received 1 st and 2 nd reading	Public Hearing / Going to Council -Aug 22
Z22-011 11709 Mott Street <i>RSD1(j) Amendment</i>	Went to APC	Going to Council-Aug 22
Z22-012 12210 Lakeshore Drive <i>RSD1 to RDH</i>	TPC Outcome Letter	Going to APC
Z22-013 8307 Jones Flat Road <i>CR1 to M1</i>	TPC Outcome Letter	Applicant to Provide Requested Information / PIM
Z22-014 11612 Victoria Road <i>RSD1 to Duplex</i>	TPC Outcome Letter	Applicant to Provide Requested Information
DVP20-036 13316 Prairie Valley Road <i>Servicing requirements</i>	Revised application received	Re-referral
DVP21-027 9800 Turner Street <i>La Vista Project</i>	Waiting on Rezoning	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
DVP22-010 5007 Monro Avenue <i>Building Siting</i>	Revised application received	Reviewing revised application
DVP22-011 13017 Rosedale Avenue <i>CB1 Dwelling Unit</i>	Referrals	Going to Council-Aug 22
DVP22-012 12600 Blagborne Avenue <i>Zoning/SDS</i>	Referrals	Going to Council-Aug 22
DVP22-013 17003 Logie Road <i>Farm Home Plate</i>	Referrals	On hold – ALC Application Required
DVP22-014 17571 Sanborn Street	Referrals	Going to Council-Sept
S20-010 8108 Purves Road <i>1 to 2 lots</i>	PLA Issued	On hold by applicant

S20-011 9704 Julia Street <i>1 to 2 lots</i>	Final Subdivision application received	Approve Final Subdivision
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	On hold by applicant
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 (in processing)
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>	Referral Closed	Prepare PLA; Waiting for applicant info (amenity building)
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>	Internal/External Referral	Prepare PLA
S22-004 8709 Jubilee Street <i>1 to 10 lots</i>	Internal/External Referral	Prepare PLA
S22-005 1500 Harding Street <i>1 to 2 lots</i>	Internal/External Referral	Prepare PLA
S22-006 11612 Victoria Road <i>1 to 2 lots</i>	Internal/External Referral	Review application
S22-007	Internal/External Referral	Review application

6359 Victoria Road <i>1 to 2 lots</i>		
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
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
DP22-009 12600 Blagborne Avenue <i>Environmentally Sensitive</i>	Received landscaping plan	Prepare DP
ALC-65188 7311 Hillborn Street <i>Non-Adhering Residential Use</i>	Internal Referral	Going to AAC

Development Application Activity Summary



Total planning applications are now up to 51 applications up to the end of July, 2022. This total number of applications are on pace with previous years, but there are more complex files such as rezoning applications instead of delegated development permits or development variance permits.

The planning department has also undergone some recent transition which with the loss of the Planning Technician and Secretary. Both have moved closer to family in the lower mainland.

However, we are excited to welcome new staff who will assume the above noted positions and will both be starting with the District in the next couple of weeks.

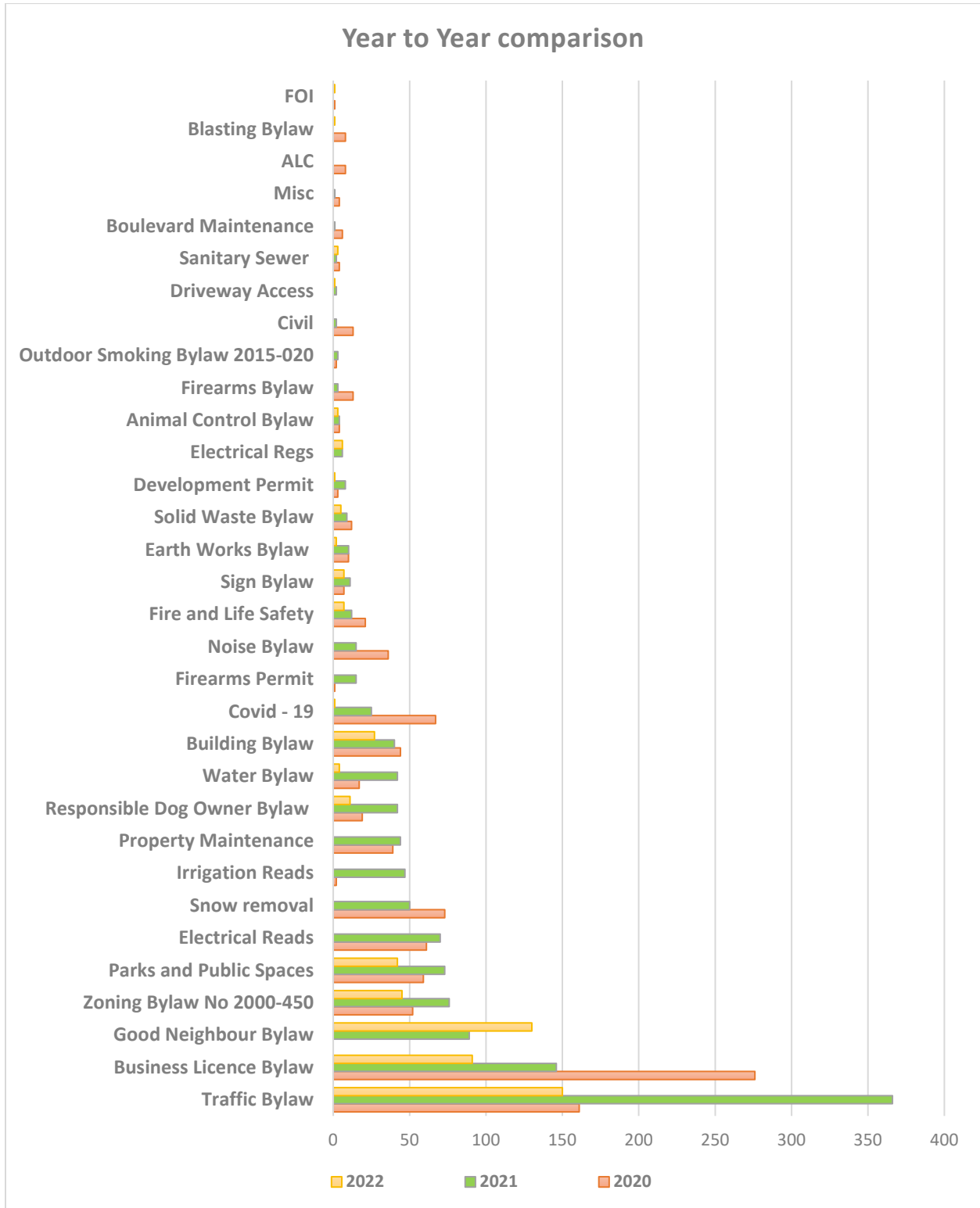
Building Permit Activity (Five Year Comparison):

Month of July	2018	2019	2020	2021	2022
Permits Issued	22	12	22	10	16
Total Construction Value (July)	\$4,110,000	\$1,244,000	\$2,613,200	\$1,013,000	\$2,738,000
Year to Date					
Permits Issued	128	132	102	121	153
Total Construction Value	\$18,543,600	\$27,250,300	\$16,052,500	\$17,524,000	\$33,737,000
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	

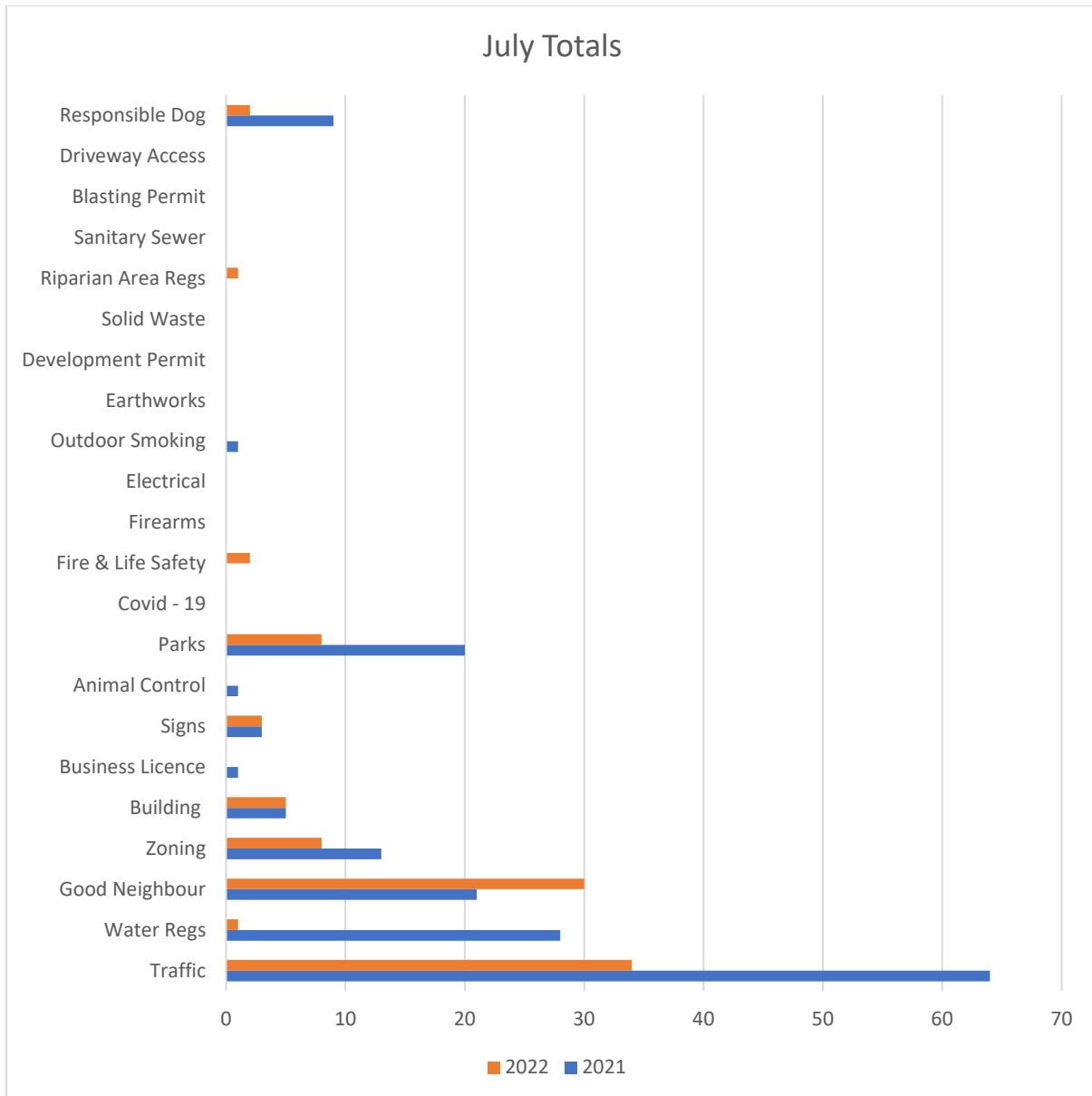
**Note: Annual construction values may vary from published reports. The information contained above provides Actual values at year end. Previous reports may have included construction values for permits that were issued but not collected by the applicant or commenced construction before year end.*

Total construction value year-to-date for the end of July is now at \$33,737,000. The month of July saw a total of 16 building permits issued with a construction value of \$2,738,000. Total number of building permits is up from the from the previous 4 year average (120) to a total of 153 building permits to the end of July.

Bylaw Enforcement Activity:



July Comparison:



The Bylaw Services Team opened 94 bylaw files in July 2022. The majority of these complaint files were regarding the District’s Traffic Bylaw and Good Neighbour Bylaw. Generally, the warm summer months generate more traffic bylaw violations due to the influx of tourist traffic at the District’s amenities, such as the beaches, boat launches, and waterfront commercial areas, which usually generates more bylaw violations and complaints.

The Bylaw Services team also welcomed Darren Krell to his new full-time Bylaw Enforcement Officer Level 1 position in July. This change increased the bylaw enforcement team to a two full-time officer complement and has allowed for an extension of bylaw enforcement coverage to a consistent 7-day a week coverage.

The bylaw enforcement team has also recently partnered with the Conservation Office to complete joint nightly patrols of proper garbage containment to reduce bear attractants. Areas of focus so far have been Prairie Valley and Trout Creek. These joint-partnership patrols will continue moving forward.

Dog Control Stats for July

- Patrols -20
- Dog concern – 1
- Confinement in a vehicle – 1 (dog in hot car)
- Attack (minor animal) – 2
- Attack (minor person) – 1
- Barking dogs -1
- Run at large – 1
- Impound – 1
- Licensing: 2

Total year-to-date dog control calls for service from Jan-July = 150

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.

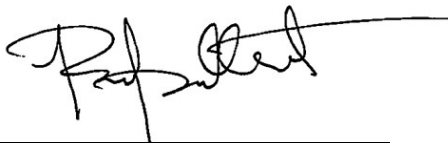
CONCLUSION:

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