



THE CORPORATION OF THE
DISTRICT OF SUMMERLAND
INFORMATION REPORT

DATE: April 24, 2023
 TO: Graham Statt, Chief Administrative Officer
 FROM: Brad Dollevoet, Director of Development Services
 SUBJECT: March 2023 Development Services Activities

FILE: 0640-30

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the March 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>	Public Hearing on March 13, 2023	Adopted on April 3, 2023. Application complete
Z22-013 8307 Jones Flat Road	Revised Plans submitted	Public Information Meeting on April 13

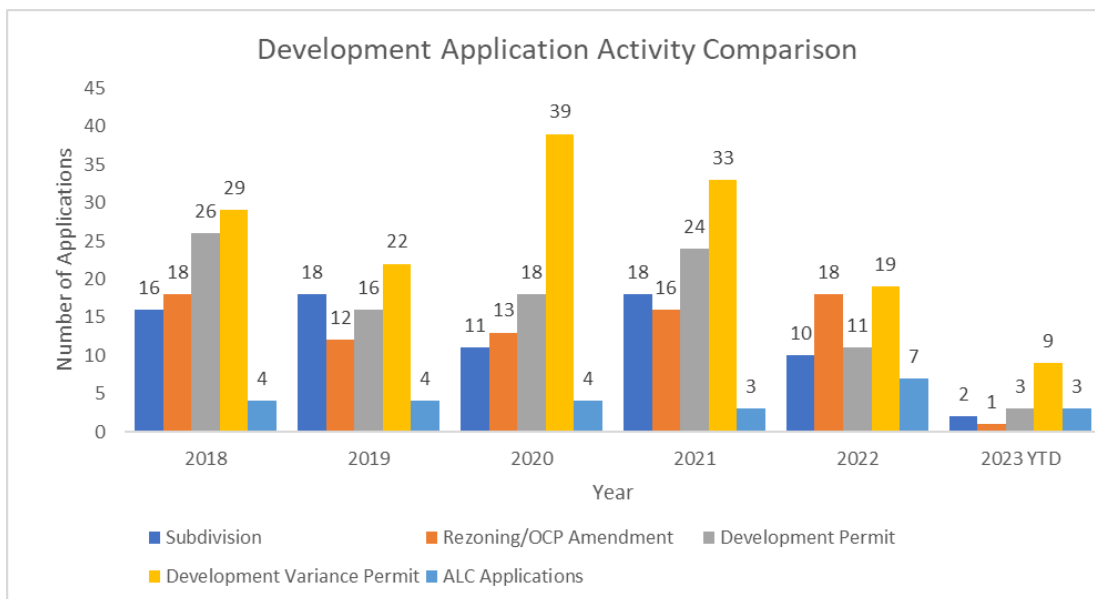
<i>CR1 to M1</i>		
Z22-016 9514 & 9518 Julia Street <i>Institutional to RHD</i> 14406 & 14408 Rosedale Avenue <i>RSD1 to Tourist Commercial</i>	Public Information Meeting – February 23 APC Meeting – February 24	Revised plans being submitted by Applicant, including TIA.
Z22-017 17814 Bentley Road <i>A1 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
Z23-001 13610, 13606 Banks Crescent <i>Single Family (7 units) and Town Housing (97 Units)</i>	Application Submitted	Application under staff review of completion
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
DVP22-013 17003 Logie Road <i>Farm Home Plate</i>	Referrals	ON HOLD – ALC Application Required
DVP22-019 6302 Victoria Road S <i>Carriage House outside Farm Home Plate</i>	Council presentation	Approved by Council. Application complete
DVP23-001 22406 Garnet Valley Road <i>Side yard interior setback</i>	Council presentation	Approved by Council. Application complete
DVP23-002 17019 Lakeshore Drive <i>Short Term Rental – principal residency requirement</i>	Council presentation on April 3, 2023	Denied by Council. Application complete
DVP23-003 7606 Simpson Road <i>Carriage House Outside Farm Home Plate</i>	Council presentation on April 3, 2023	Approved by Council. Application complete
DVP23-004 28999 Garnet Valley Road <i>Front Yard Setback</i>	Council presentation	Approved by Council. Application complete
DVP23-005 22804 Garnet Valley Road <i>Side yard interior setback</i>	Council presentation	Approved by Council. Application complete
DVP23-006 11010 South Victoria Road <i>Carriage House height</i>	Internal/External Referrals	Council consideration on April 24, 2023

DVP23-007 Minor Type II 5617 Simpson Road <i>Overheight Gate</i>	Application Submitted	Neighbour Circulation
DVP23-008 20810 Bridgeman Road	Application Submitted	Internal Circulation
DVP23-009 2490, 2550, 2590 Landry Crescent <i>Oversized dock length</i>	Neighbourhood Circulation	Council presentation on April 24, 2023
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 <i>4 residential lots</i>	Drafted PLA	Final submission upon completion
S23-001 27410 Garnet Valley Road <i>Lot Boundary Adjustment</i>	Application Submitted	Internal/external referrals
S23-002 1316 Johnson Road <i>Two lot subdivision</i>	Application Submitted	Internal/external referrals
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)
DP23-001 17809 Whitfield Road <i>High Hazard DP</i>	Internal/External Referrals	DP Issuance
DP23-002 8607 Front Bench Road <i>Environmentally Sensitive</i>	DP Memo Finalized	DP Issuance
DP23-003 15207 Mellor Road <i>High Hazard DP</i>	DP Memo Finalized	DP Issuance

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
ALC-67253 17003 Logie Road <i>Non-adhering residential use</i>	Application Submitted	Staff review of application
ALC-68013 25210 Wildhorse Road <i>Carriage house</i>	Application Submitted	Staff review of application

Development Application Activity Summary



March saw an uptick in planning applications with a total of 10 new applications submitted. Previously for the months of January and February 2023 combined, a total of 8 applications were submitted.

Building Permit Activity (Five Year Comparison):

Month of March	2019	2020	2021	2022	2023
Permits Issued	16	15	15	13	9
Total Construction Value	\$12,741,000	\$2,064,000	\$1,812,500	\$1,569,000	\$691,000
Year to Date					

Permits Issued	56	36	53	47	36
Total Construction Value	\$17,273,800	\$5,548,000	\$6,888,000	\$10,498,000	\$9,068,558
Total Annual					
Permits Issued	206	200	203	232	
Revenue	\$445,982	\$399,304	\$557,236	\$444,590	
Total Construction Value	\$45,879,300	\$35,734,900	\$59,775,300	\$49,622,000	

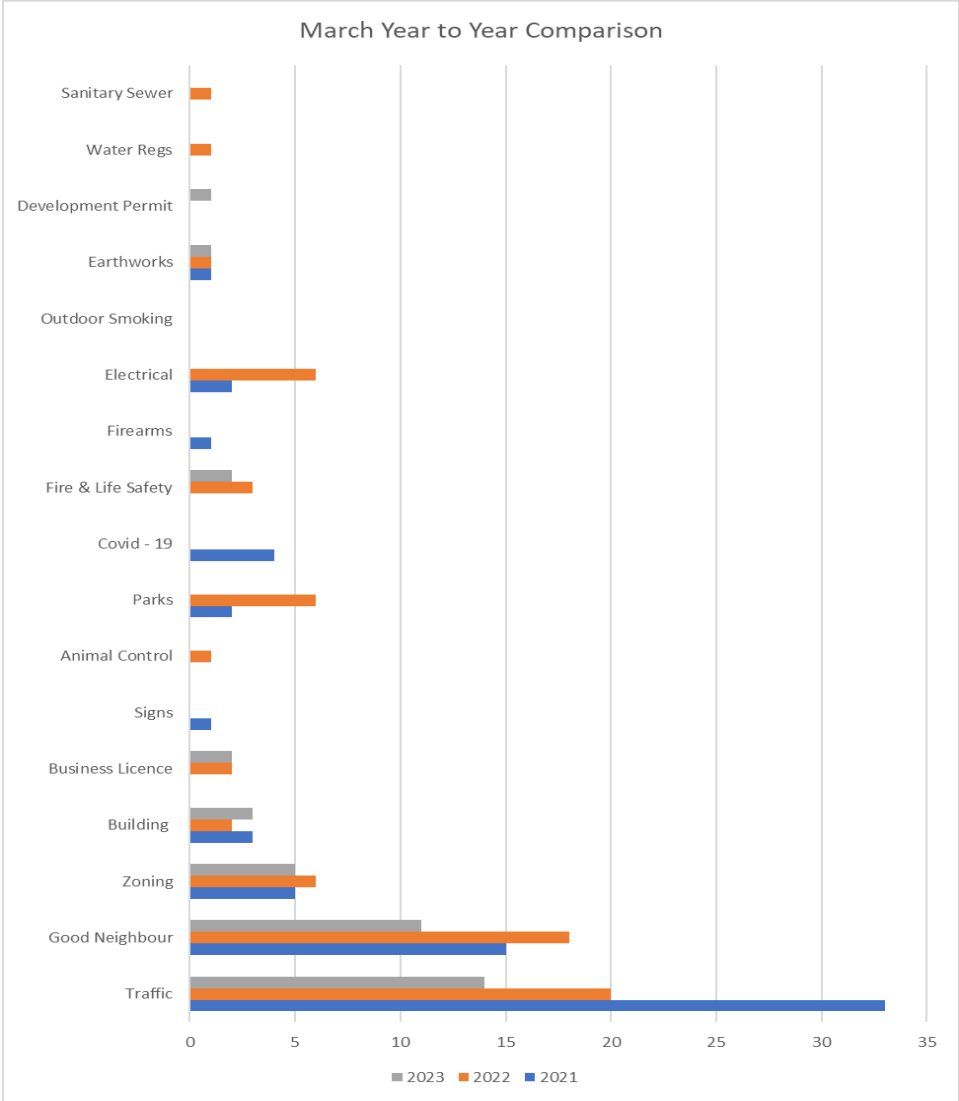
**Note: Annual construction values may vary from published reports. The information contained above provides Actual values at year end. Previous reports may have included construction values for permits that were issued but not collected by the applicant or commenced construction before year end.*

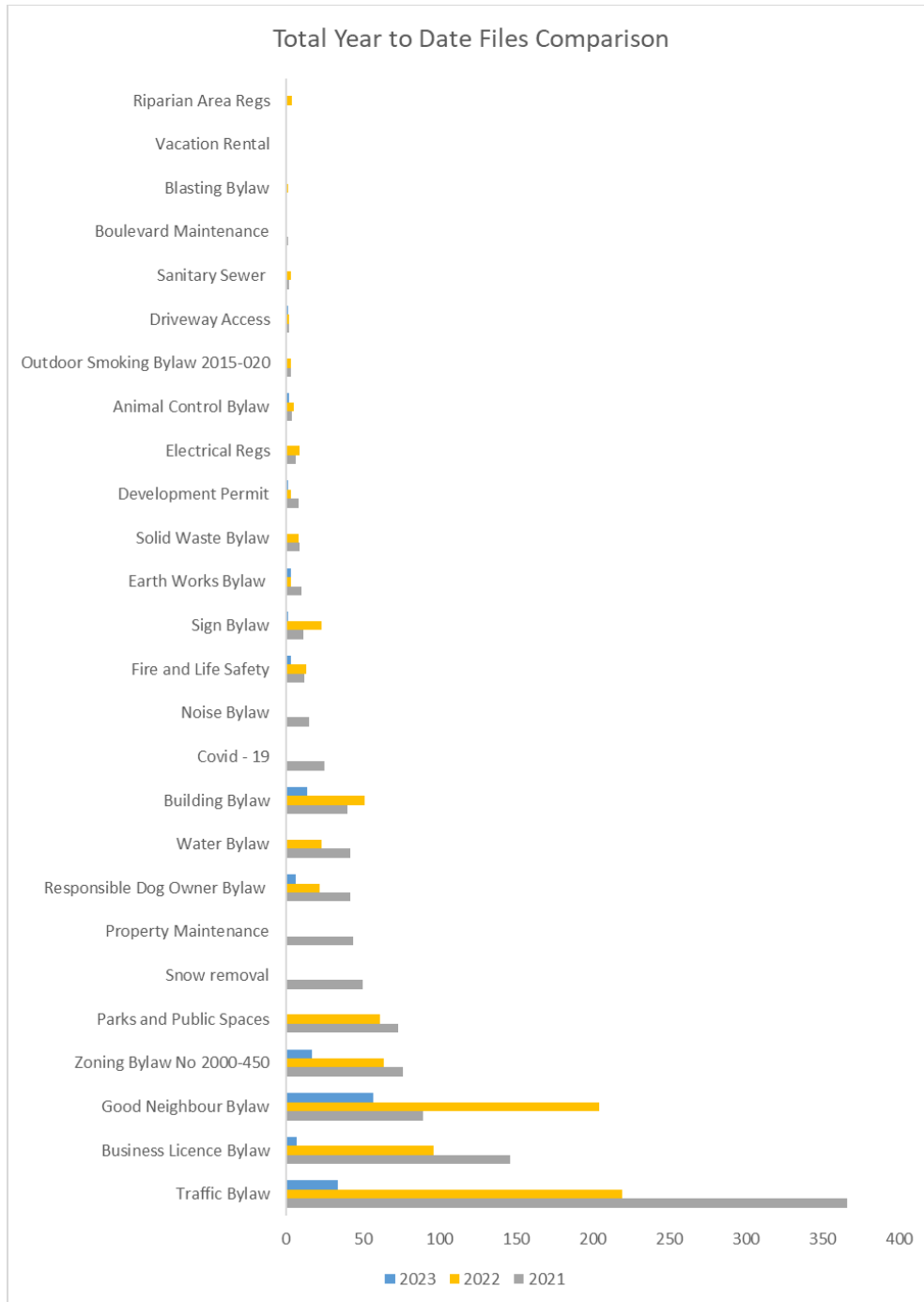
March saw a slow down in the number of building permits submitted, with only 9 for the month, and also construction value experienced. A total of only \$691,000 was issued in the month of March.

Bylaw Enforcement Department:

As the weather has improved Bylaw Services has seen an increase in public complaints. There were also 2 Un-homed/Living in RV files that required significant resources this month. Bylaw Services opened thirty-eight files in March 2023 of which twenty-two are still open. Of the twenty-nine files generated in March, District Staff generated six, Bylaw Staff generated 5. Bylaw Services has focused on the files that have a larger impact on the community as well as Short Term Rentals during this period.

Several complicated files that have been active for some time are now at the forefront and will soon be forwarded to solicitor for their review and action.





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.

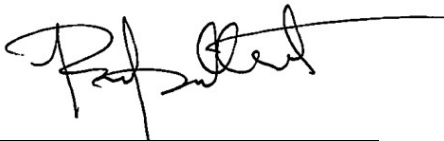
CONCLUSION:

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