



THE CORPORATION OF THE
DISTRICT OF SUMMERLAND
INFORMATION REPORT

DATE: June 5, 2023
 TO: Graham Statt, Chief Administrative Officer
 FROM: Brad Dollevoet, Director of Development Services
 SUBJECT: April & May 2023 Development Services Activities

FILE: 0640-30

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the April and May 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>	Applicant has re-initiated Application	Re-circulation of application given time lapse
Z22-008 Lot 4, Garnet Valley Road <i>A1 to A1 Site Specific</i>	TPC Outcome Letter	ON HOLD – Requested by Applicant - Prioritization of Subdivision application.
Z22-013 8307 Jones Flat Road <i>CR1 to M1</i>	APC Meeting on April 28, 2023	Council Meeting on June 5 – 1 st and 2 nd reading
Z22-016 9514 & 9518 Julia Street	Public Information Meeting – February 23	Revised plans being submitted by Applicant,

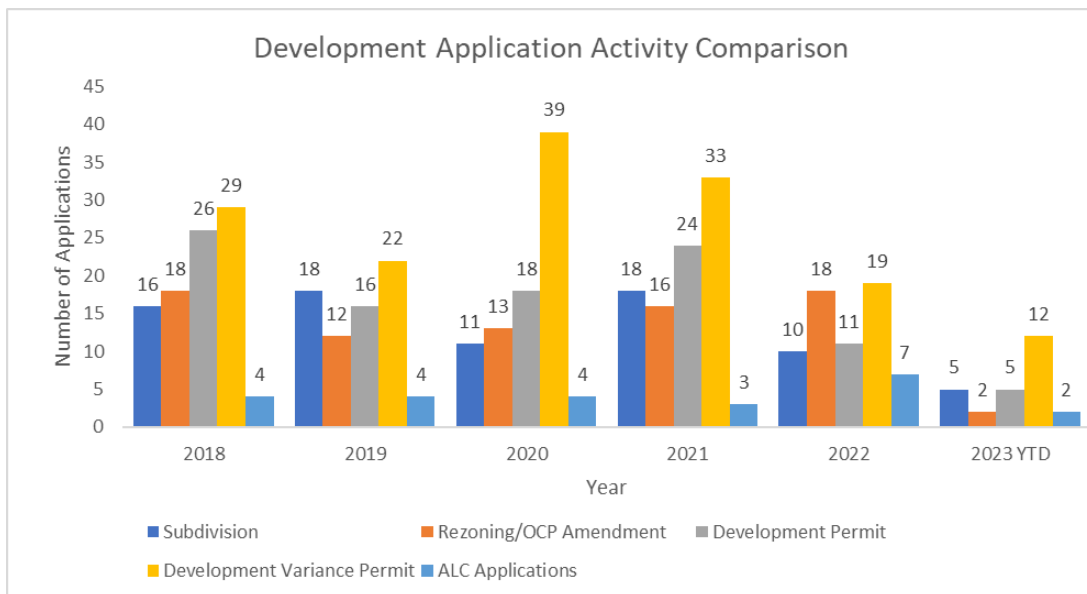
<i>Institutional to RHD</i> 14406 & 14408 Rosedale Avenue <i>RSD1 to Tourist Commercial</i>	APC Meeting – February 24	including TIA. Waiting on new submission
Z22-017 17814 Bentley Road <i>A1 to M1 (Light Industrial)</i>	Adopted May 15, 2023	Application Complete
Z22-018 17618 Bentley Road <i>A1 to M1 (Light Industrial)</i>	Adopted May 15, 2023	Application Complete
Z23-001 13610, 13606 Banks Crescent <i>Single Family (7 units) and Town Housing (97 Units)</i>	Internal/External Referrals	District retained Consulting firm for support. Scoping engagement plan.
Z23-002 1719 Britton Road <i>RSD3 to RSD1</i>	Application Submitted	Internal/External Referrals
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
DVP23-006 11010 South Victoria Road <i>Carriage House height</i>	Council consideration on April 24, 2023	Approved by Council. Application Complete.
DVP23-007 Minor Type II 5617 Simpson Road <i>Overheight Gate</i>	Council consideration on May 15, 2023	Approved by Council. Application Complete.
DVP23-008 Minor Type II 20810 Bridgeman Road	Adjacent owner neighbourhood circulation	Approved by Development Officer on April 27, 2023
DVP23-009 2490, 2550, 2590 Landry Crescent <i>Oversized dock length</i>	Council presentation on April 24, 2023	Adopted by Council. Application complete.
DVP23-010 16200 Watson Avenue <i>Farm Home Plate size</i>	Internal/External Referrals	AAC Committee presentation
DVP23-011 Minor Type II 12596 Sunset Place <i>Concrete Retaining Wall height</i>	Internal/External Referrals	Adjacent landowner circulation
DVP23-012 Minor Type I 11913 Darke Road <i>Steps for Secondary Suite</i>	Internal/External Referrals	Approval of Development Officer once circulation period completed.
S20-010 8108 Purves Road	PLA Issued	Final Subdivision upon submission

<i>1 to 2 lots</i>		
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	Approved by Approving Officer. Application Complete
S22-010 12010 Lakeshore Drive	PLA Issued	Final submission upon completion

4 residential lots		
S23-001 27410 Garnet Valley Road <i>Lot Boundary Adjustment</i>	Internal/external referrals	On HOLD – by applicant
S23-002 1316 Johnson Road <i>Two lot subdivision</i>	Internal/external referrals	Draft PLA
S23-003 1719 Britton Road <i>Two lot subdivision</i>	Internal/external referrals	Draft PLA
S23-004 13316 Prairie Valley Road <i>13 lot strata subdivision</i>	Internal/external referrals	Draft PLA
S23-005 5277 Solly Road <i>Two lot subdivision</i>	Internal/external referrals	Draft PLA
S23-006 14413 Downton Avenue <i>Two lot subdivision</i>	Internal/external referrals	Draft PLA
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
DP22-011 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	Letter sent to applicant requesting additional information
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
DP23-004 13419 Hermiston Drive <i>Wildfire Hazard DP</i>	DP Memo Finalized	DP Issued by Development Officer
DP23-005	Internal/External Referrals	Draft DP Memo

10604 Lister Avenue <i>Watercourse Development Permit</i>		
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	AAC Presentation in June
ALC-66703 26405 Garnet Valley Road 2 lot subdivision	Internal/External Referrals	On Hold – by Applicant
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



The number of planning applications has increased in the months of April and May, with a total of 9 new land use applications submitted over the two-month period. However, in comparison to the same time period for the year-to-date in 2022, the total number of rezoning applications (14) and development permits (10) are down. Development variance permits are consistent, with a total of 12 DVPs submitted in both years.

Building Permit Activity (Five Year Comparison):

Month of April	2019	2020	2021	2022	2023
Permits Issued	27	20	12	20	16

Total Construction Value (April)	\$3,288,600	\$2,000,500	\$1,650,000	\$4,056,000	\$4,091,558
Month of May	2019	2020	2021	2022	2023
Permits Issued	20	12	20	63	19
Total Construction Value (May)	\$2,000,500	\$1,650,000	\$4,056,000	\$19,516,000	\$8,252,000
Year to Date					
Permits Issued	96	64	92	123	65
Total Construction Value	\$21,046,300	\$9,966,800	\$14,194,500	\$31,870,000	\$18,337,158
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.*

April and May saw an uptick in construction value for both months, with a 12 unit multi-family (4 buildings, three units each) approved on Elliot Street in May for a total construction value of \$4 million. Total construction value for the year is up to \$18.34 million which is on average for the previous 5 years. The total number of building permits issued to the end of May are slower than that of the previous year. January and February were slower months in 2023 in comparison to 2022, but recent months have seen the normal range of building permits issued per month (15 – 20).

The District’s Development Services department is now at full complement with the hiring of a second Building Official - Demitri Hofer in May. Demitri will help improved our permit timelines and is taking some files that were previously sent to the City of Penticton for review under contract.

Bylaw Enforcement Department:

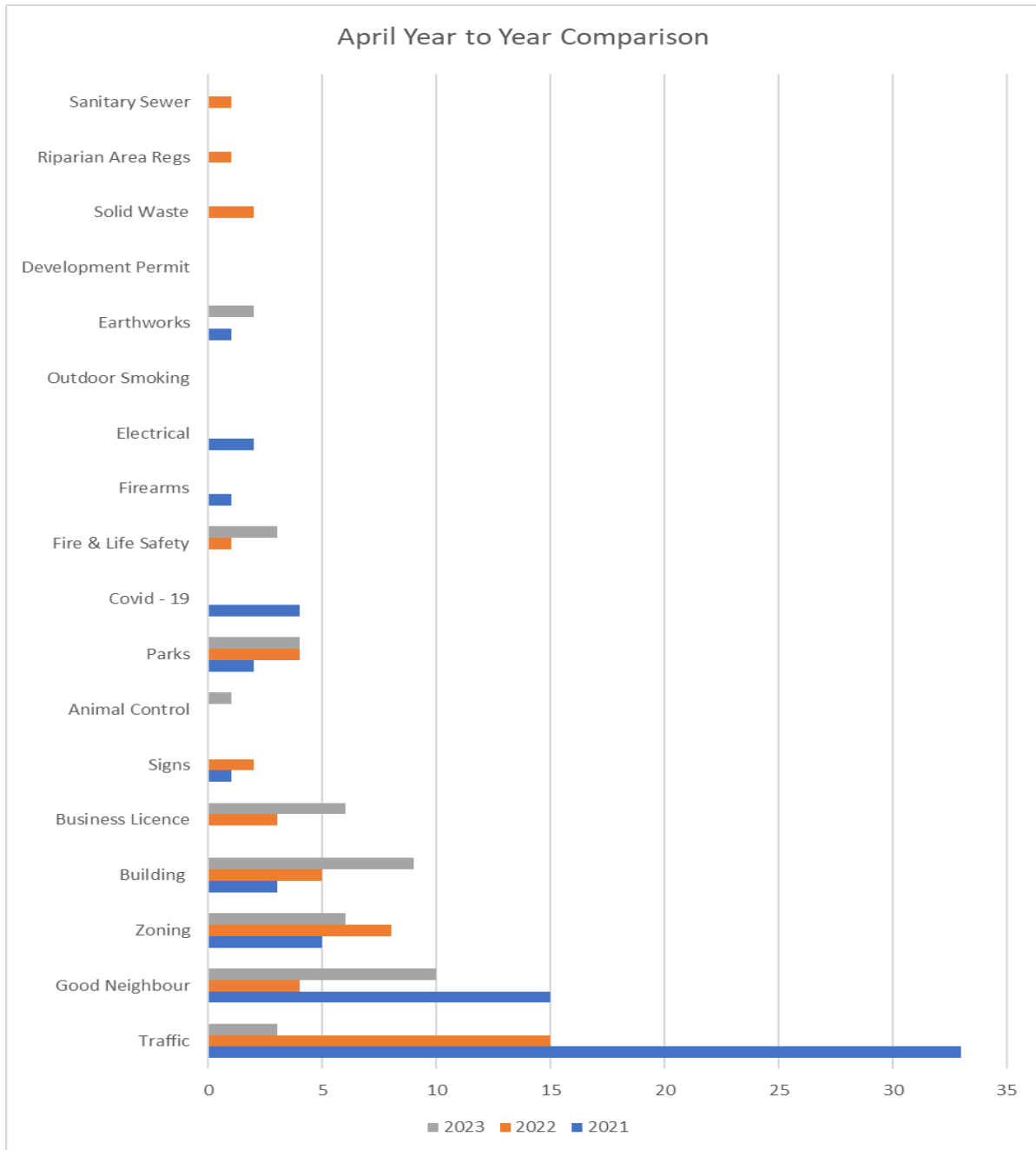
April Activities

Bylaw Services opened 51 files in April 2023 of which 26 are still open. Of the 51 files generated in April, District Staff generated 15, Bylaw Staff generated 5. Bylaw Services has focused on the files that have a larger impact on the community and Short-Term Rentals during this period.

Animal Control generated 34 Service Calls in April 2023 with a YTD total of 84.

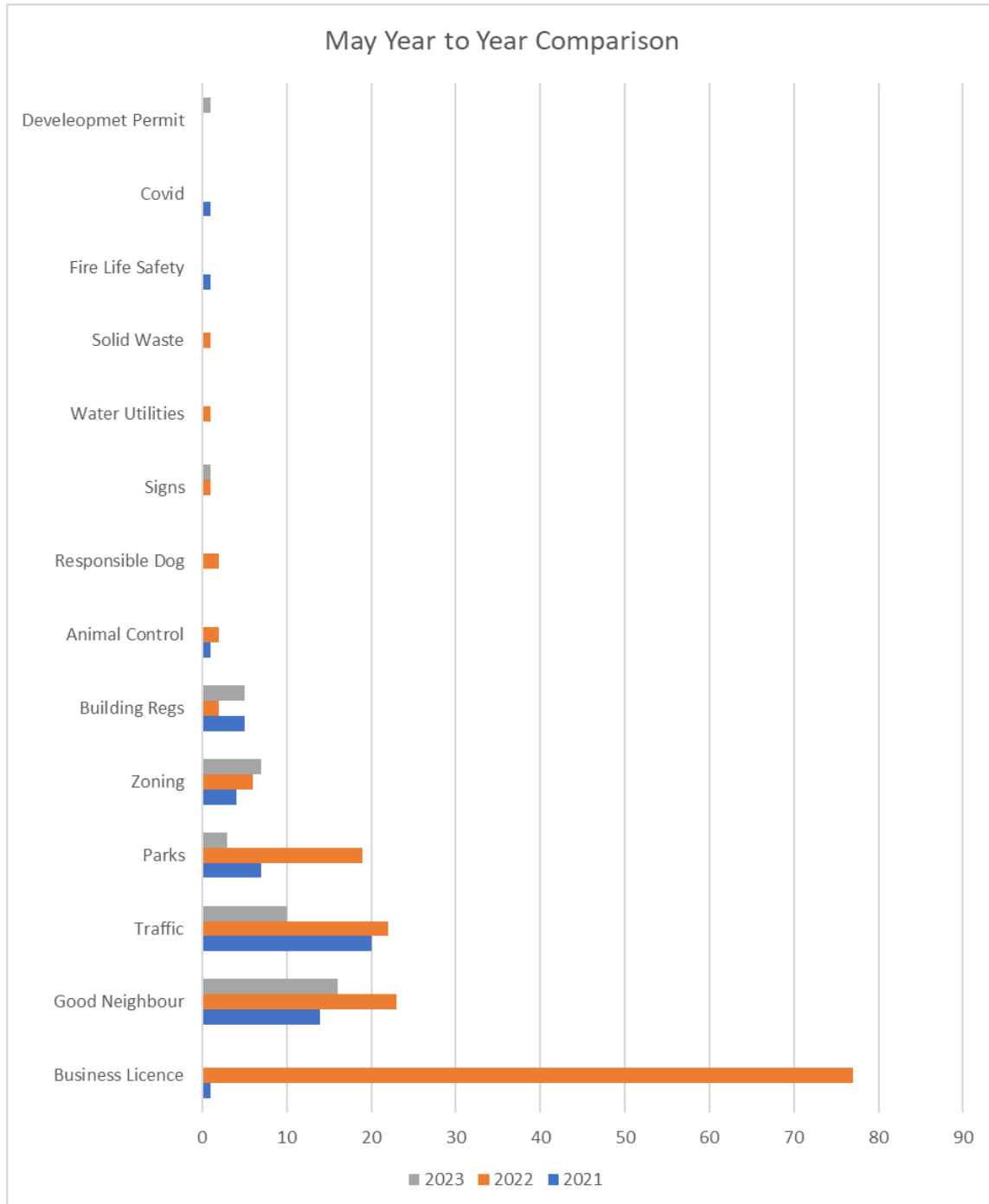
April Calls for Service by Type:

Permit attack (minor- animal) 1
 Permit attack (minor- person) 1
 Barking dogs 3
 Dog concern 1
 Nuisance dog 1
 Dog at large 2
 Patrol 22
 Provide community support (food donations) 3

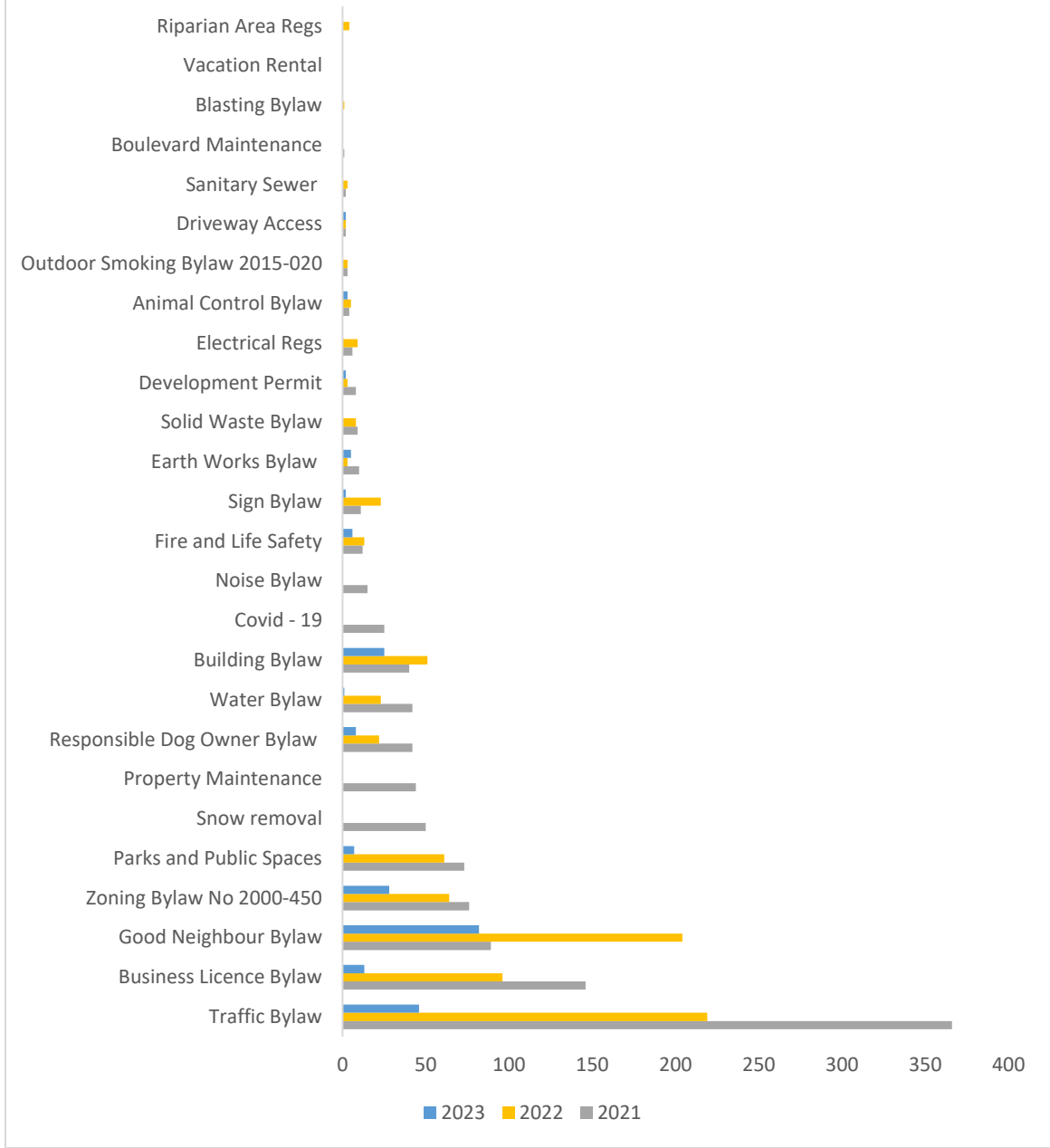


May Activities

Bylaw Services opened 45 files to May 29, 2023 of which 31 are still open. Of the 45 files generated in May, District Staff generated 7, Bylaw Staff generated 8.



Total Year to Date Files Comparison



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.

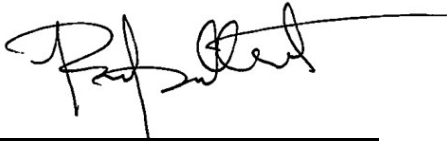
CONCLUSION:

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