



THE CORPORATION OF THE
DISTRICT OF SUMMERLAND
INFORMATION REPORT

DATE: July 18, 2023
 TO: Graham Statt, Chief Administrative Officer
 FROM: Brad Dollevoet, Director of Development Services
 SUBJECT: June 2023 Development Services Activities

FILE: 0640-30

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the June 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>	APC meeting of June 30, 2023	Council 1 st and 2 nd reading – July 18, 2023
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>	Public Hearing held June 26, 2023. Third reading provided	Adoption July 18, 2023
Z22-016 9514 & 9518 Julia Street	Public Information Meeting – February 23	Revised plans being submitted by Applicant,

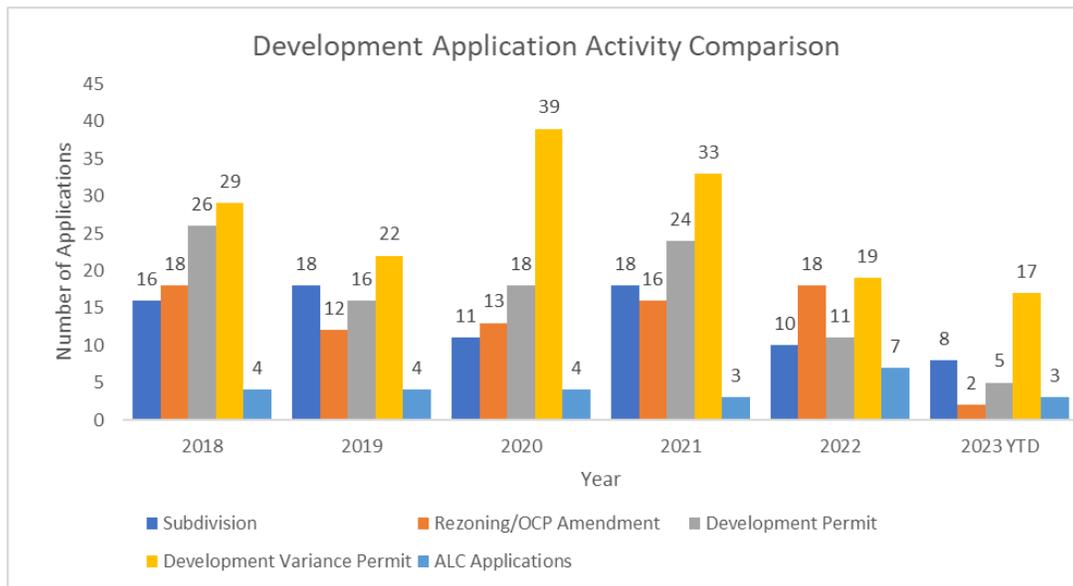
Institutional to RHD 14406 & 14408 Rosedale Avenue <i>RSD1 to Tourist Commercial</i>	APC Meeting – February 24	including TIA. Waiting on new submission
Z23-001 13610, 13606 Banks Crescent <i>Single Family (7 units) and Town Housing (97 Units)</i>	Internal/External Referrals	TPC Outcome Letter being sent to applicant – Additional information requested
Z23-002 1719 Britton Road <i>RSD3 to RSD1</i>	Internal/External Referrals	Council 1 st and 2 nd reading – July 18, 2023
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
DVP23-010 16200 Watson Avenue <i>Farm Home Plate size</i>	Internal/External Referrals	Waiting on new plans to be submitted by Applicant
DVP23-011 Minor Type II 12596 Sunset Place <i>Concrete Retaining Wall height</i>	Adjacent landowner circulation	Approval of Development Officer once circulation period completed. n
DVP23-012 Minor Type I 11913 Darke Road <i>Steps for Secondary Suite</i>	Internal/External Referrals	Waiting on new plans from Applicant.
DVP23-014 Minor Type II 5408 Simpson Road <i>Farm Home Plate</i>	Application Submitted	Internal/External Referrals
DVP23-014 Minor Type II 10907 Prairie Valley Road <i>Height Variance</i>	Application Submitted	Internal/External Referrals
DVP23-015 Council 11306 Fyffe Road <i>Front Yard Setback</i>	Application Submitted	Internal/External Referrals
DVP23-016 Minor Type II 19260 Lakeshore Drive <i>Rear Yard Setback</i>	Application Submitted	Internal/External Referrals
DVP23-017 Minor Type II 9015 Front Bench Road <i>Front Yard Setback</i>	Application Submitted	Internal/External Referrals
S20-010 8108 Purves Road <i>1 to 2 lots</i>	Final Subdivision upon submission	Final Approval Provided. Application complete
S21-007 6108 Solly Road	PLA Issued	Final Subdivision upon submission

<i>2 lot subdivision</i>		
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>	PLA Issued	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>	Final Subdivision upon submission	Final Approval Provided. Application complete
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>	Detailed Design Approval	Construction commencing. Servicing Agreement to be signed
S22-010 12010 Lakeshore Drive <i>4 residential lots</i>	PLA Issued	Final submission upon completion
S23-001 27410 Garnet Valley Road <i>Lot Boundary Adjustment</i>	Internal/external referrals	On HOLD – by applicant
S23-002 1316 Johnson Road	Drafted PLA	Waiting on electrical utility estimate to issue PLA

<i>Two lot subdivision</i>		
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
S23-007 32-6709 Victoria Road S <i>4 lot subdivision</i>	Application Submitted	Internal/external referrals
S23-008 10907 Prairie Valley Road <i>2 lot strata subdivision</i>	Application Submitted	On hold by Applicant
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>	Letter sent to applicant requesting additional information	DP Issued by Development Officer
DP23-005 10604 Lister Avenue <i>Watercourse Development Permit</i>	Draft DP Memo	DP Issued by Development Officer
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 by Applicant

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	On Hold – Waiting on Payment

Development Application Activity Summary



The month of June had an uptick in the number of Development Variance Permits (5 new permits). Most of these are classified as Minor (either Type 1 or Type 2) and therefore fall within our new procedures for processing minor DVP applications. For this reason, not many of these DVP applications have proceeded to Council for decision in recent months. The number of new rezoning applications is below average from previous years and this could be a product of the tightening lending environment for developers with rising interest rates.

Building Permit Activity (Five Year Comparison):

Month of June	2019	2020	2021	2022	2023
Permits Issued	24	16	19	14	25
Total Construction Value (May)	\$4,960,000	\$3,472,500	\$2,316,500	\$1,436,000	\$9,130,065
Year to Date					
Permits Issued	120	80	111	137	91
Total Construction Value	\$26,006,300	\$13,439,300	\$16,511,000	\$33,306,000	\$25,712,223

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.*

June continued the strength in the building industry starting in April and May. A total of 25 building permits with a construction value of \$9.1 million was recorded for the month of June. Construction value year-to-date is now at \$25,712,233.

Development Services staff has been busy in the month of June kicking off the implementation process of new permit application tracking software that the District has previously been provided a grant award from the Union of British Columbia Municipalities. This software will help with improving our building and planning application process and reduce timelines to permit approval.

Bylaw Enforcement Department:

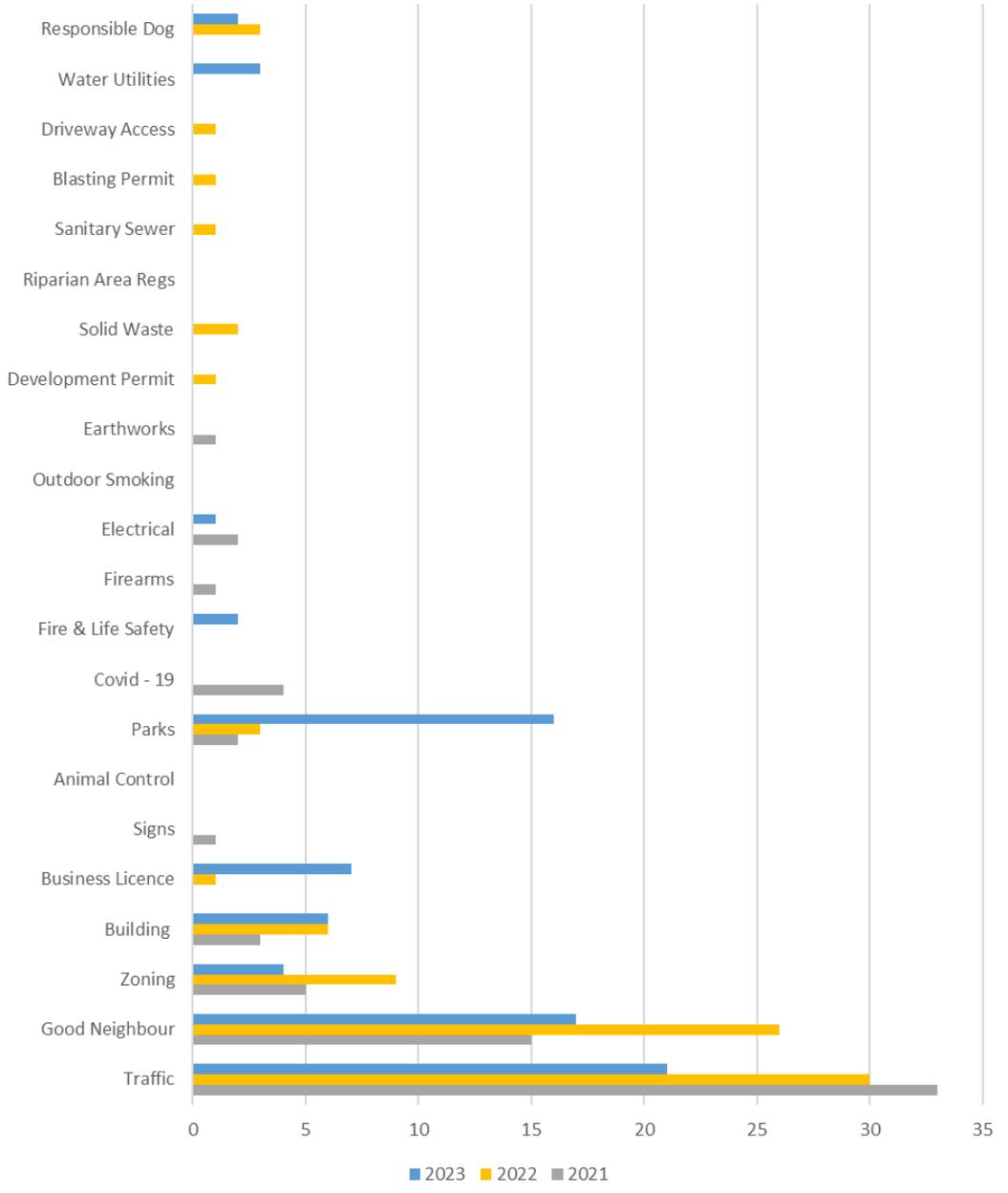
June Activities

Bylaw Services opened 81 files In June 2023 of which 30 are still open. Of the 81 files generated in June, District Staff generated 15, Bylaw Staff generated 22. The bylaw staff have been busy with a number of complicated enforcement files, as well as a lot of short-term rental activity given then peak period for vacation rentals ramping up in June.

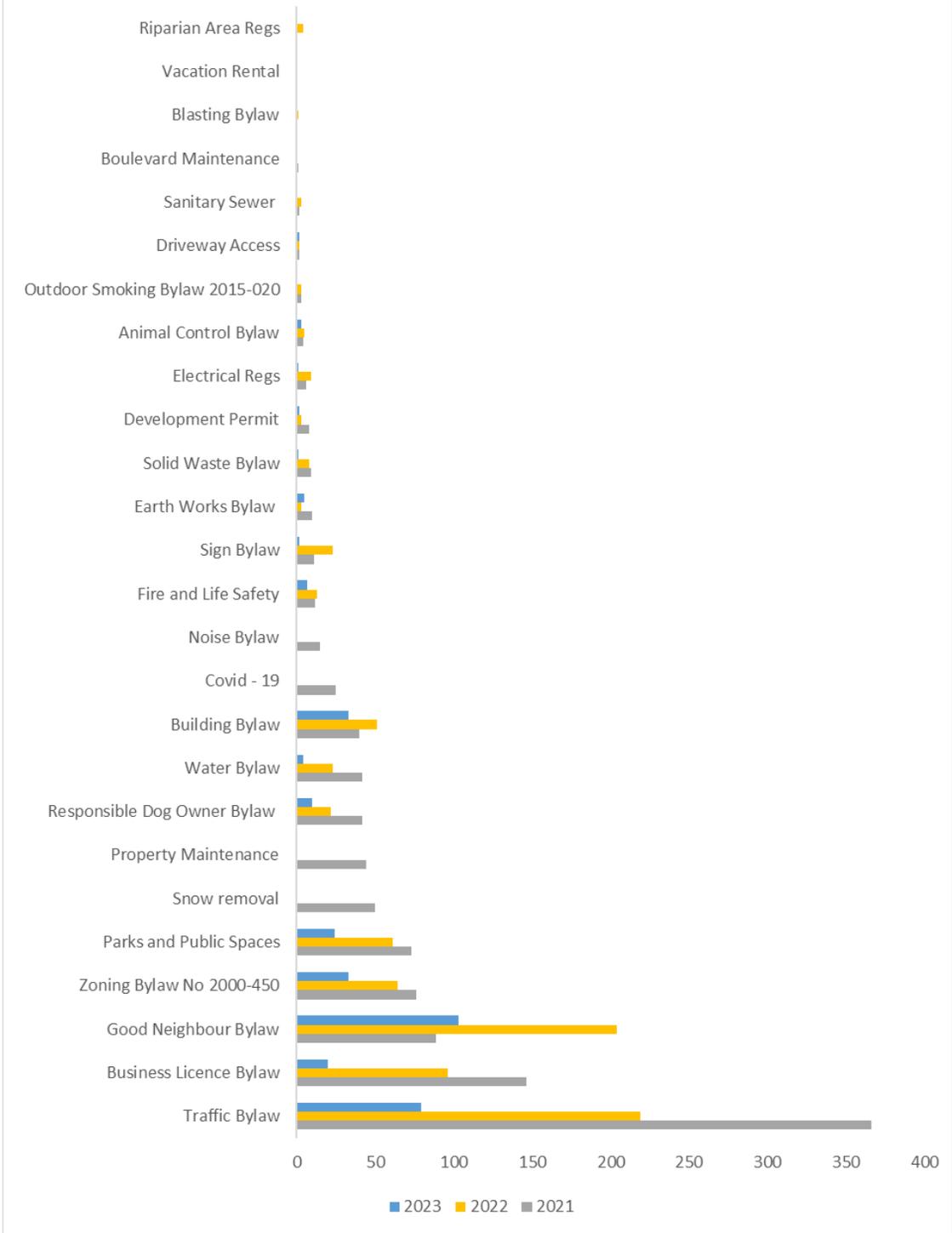
Animal Control:

<p>May total calls for service = 43</p> <p>Cats 1 Barking dog complaints 2 Patrols 31 Dog at large 3 Impounded dogs 3 Licensing (self generated) 1 In a prohibited area 1 Provide community support (provide food) 1</p>	<p>June total calls for service = 34</p> <p>Carcass removal 1 Patrol 27 Dog concern 2 Impound 1 Provide community support (provide food) 2 Provide community Support (Provide transport for a dog- owner went to hospital) 1</p>
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June Year to Year Comparison



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