



THE CORPORATION OF THE
DISTRICT OF SUMMERLAND
INFORMATION REPORT

DATE: September 26, 2022
 TO: Graham Statt, Chief Administrative Officer
 FROM: Brad Dollevoet, Director of Development Services
 SUBJECT: August 2022 Development Services Activities

FILE: 0640-30

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the August 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:

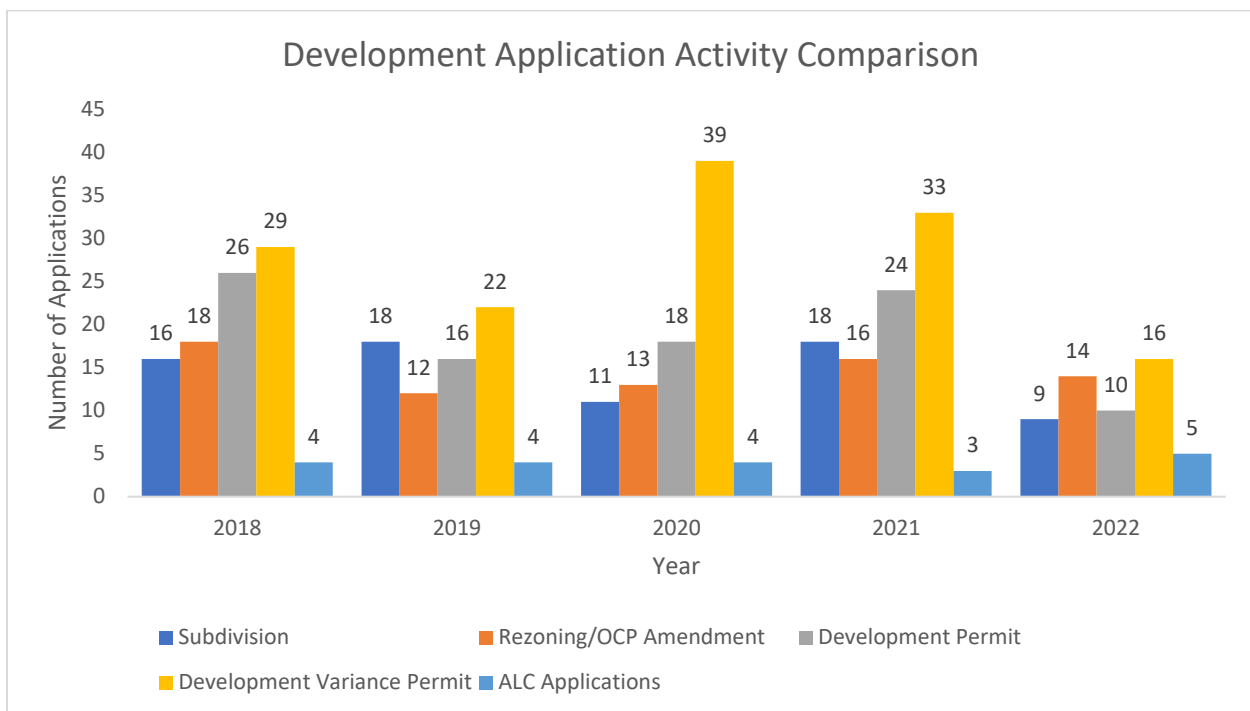
Development/Description	Recent Activity	Next Steps
Z20-013 13316 Prairie Valley Road <i>OCP amendment and Rezoning</i>	Received 3 rd Reading	Hold for Adoption. Waiting on DVP 20-036
Z21-010 11815 Prairie Valley Road <i>RSD1 to RMD</i>	Sent Development Information Request	ON HOLD -Applicant to Provide 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
Z22-007 1506 Laidlaw Street <i>RSD2 to RSD1</i>	Public Hearing/3 rd Reading	Going to Council for Adoption Sept 26

Z22-008 27000 Garnet Valley Road <i>A1 to A1 Site Specific</i>	TPC Outcome Letter	ON HOLD -Applicant to Provide Requested Information
Z22-009 13609 Dickson Avenue <i>RHD Medium to High Density</i>	Public Hearing/3 rd reading	Going to Council for Adoption-Sept 26
Z22-011 11709 Mott Street <i>RSD(j) Amendment</i>	1 st /2 nd Reading	Public Hearing-Sept 26
Z22-012 12210 Lakeshore Drive <i>RSD1 to RDH</i>	TPC Outcome Letter / Revised Plans	Going to APC Sept 23
Z22-013 8307 Jones Flat Road <i>CR1 to M1</i>	TPC Outcome Letter	ON HOLD -Applicant to Provide Requested Information / PIM
Z22-014 11612 Victoria Road <i>RSD1 to Duplex</i>	TPC Outcome Letter / Revised Plans	Going to APC Sept 23
DVP20-036 13316 Prairie Valley Road <i>Servicing requirements</i>	Waiting for revised application	Going to Council Nov. 14 at applicant's request
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
DVP22-009 12504 Jones Flat Road <i>Farm Home Plate</i>	Waiting on applicant revising plans	Waiting on applicant to confirm withdrawal
DVP22-010 5007 Monro Avenue <i>Building Siting</i>	Revised application received	Going to Council Sept 26
DVP22-015 12595 Taylor Place <i>Retaining wall</i>	Referrals	Going to Council Sept 26
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 26
S20-010 8108 Purves Road <i>1 to 2 lots</i>	PLA Issued	On hold by applicant
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	PLA Issued	Final Subdivision upon submission

<i>1 to 2 lot subdivision</i>		
S21-011 12010 Lakeshore Drive <i>1 to 3 lot subdivision</i>	PLA Issued	New application received for 4 lot subdivision (S22-010)
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	PLA Issued
S22-004 8709 Jubilee Street <i>1 to 8 lots</i>	Internal/External Referral	Prepare PLA; Waiting for Form P from applicant
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>	Internal/External Referral	Prepare PLA; waiting for estimates
S22-007 6359 Victoria Road <i>1 to 2 lots</i>	Internal/External Referral	Review application; Prepare PLA
S22-008 19013 Bentley Road (Hunters Hill Phase 3) <i>14 residential lots</i>	Internal/External Referral	Draft PLA
S22-009 9011 & 9009 Gillman Road <i>Boundary Adjustment</i>	Internal/External Referral	Draft PLA
S22-010 12010 Lakeshore Drive <i>4 residential lots</i>	Internal/External Referral	Draft PLA
DP20-016 10830 Prior Place	QEP Report submitted to Province	ON HOLD - Awaiting Provincial Review

<i>Watercourse DP</i>		
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>	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	Development Permit drafted. Awaiting security payment
ALC-65188 7311 Hillborn Street <i>Non-Adhering Residential Use</i>	Went to AAC	Going to Council Sept 26

Development Application Activity Summary



The month of August saw a slow down in the number of rezoning applications submitted, but a continuation of subdivisions and variance permit applications being submitted. The Development Services department has recently undergone some staff transition and is still recruiting for an additional Planner and Building Inspector. We've been trying over the past month to get new staff up to speed and orientate them to the District's processes.

Building Permit Activity (Five Year Comparison):

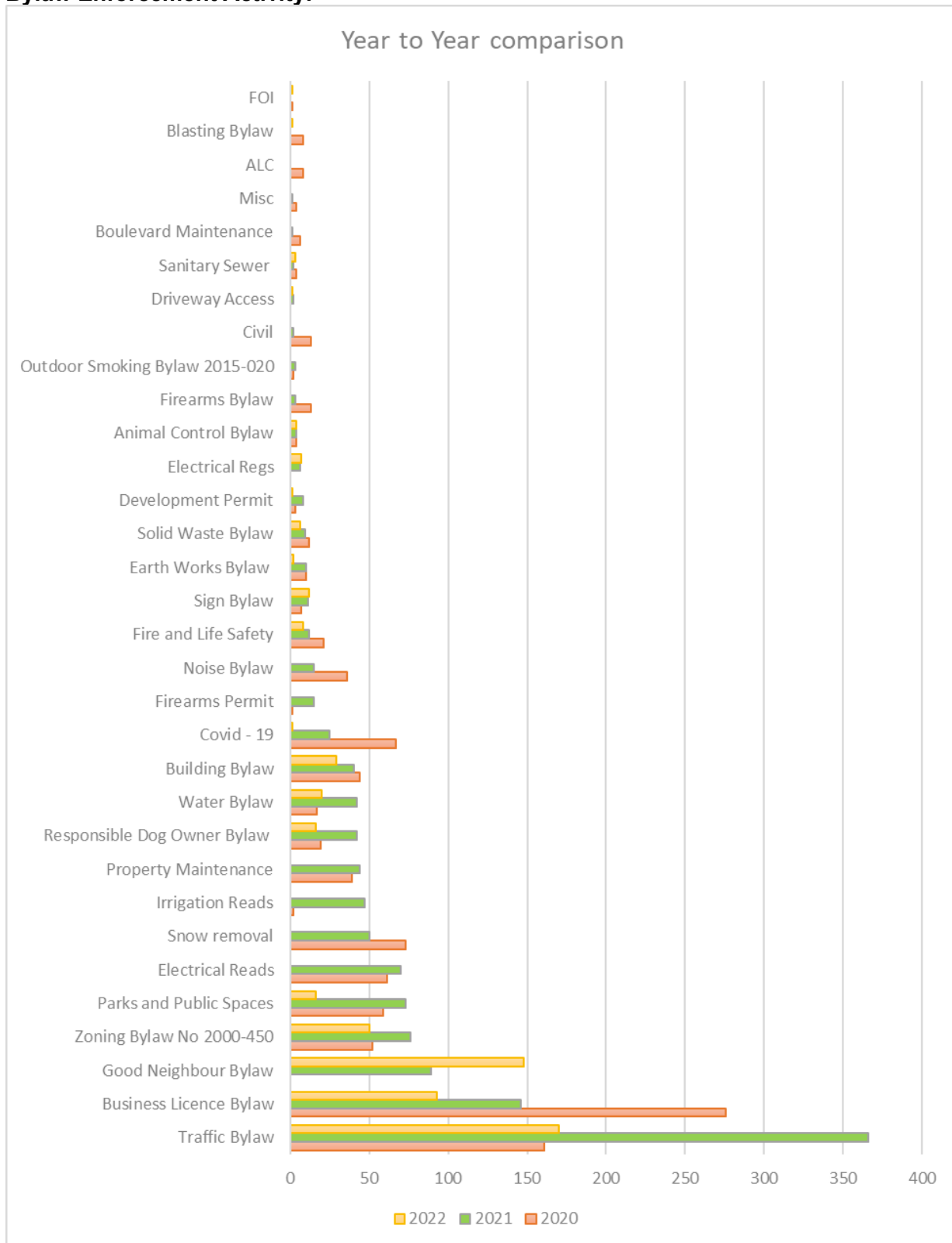
Month of August	2018	2019	2020	2021	2022
Permits Issued	19	23	14	16	18
Total Construction Value	\$4,555,500	\$3,217,700	\$3,507,100	\$27,559,500	\$6,023,000
Year to Date					
Permits Issued	128	132	116	137	171
Total Construction Value	\$23,099,100	\$30,468,000	\$19,559,600	\$45,473,500	\$39,760,000
Total 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.*

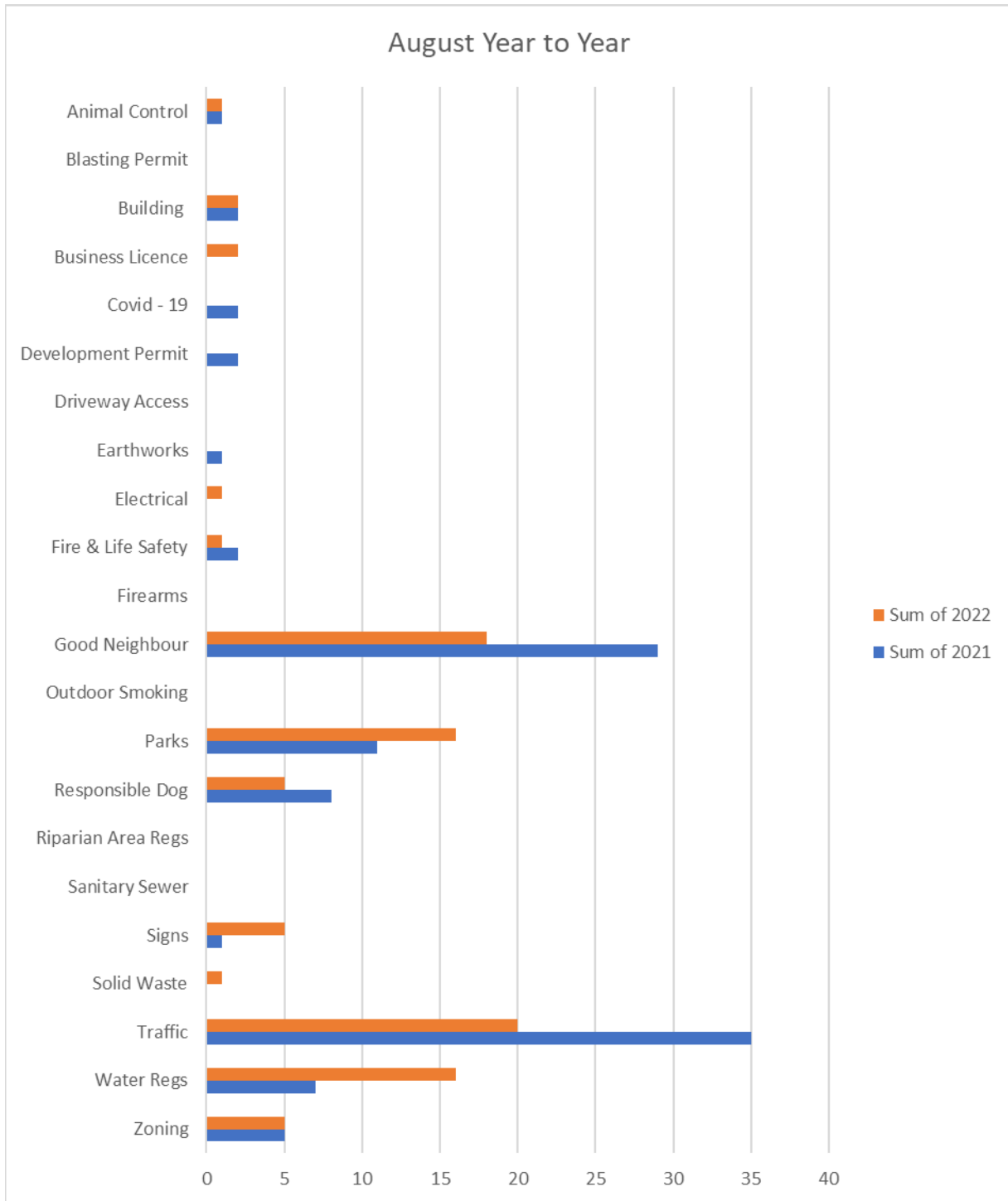
Total building permit construction value year-to-date for the end of August is at \$39,760,000. This amount is higher than the past four years, notwithstanding the OASIS building permit which was issued in August 2021. Also, the number of building permits is quite high from previous years with a total year-to-date of 171, when the average for the same period has been ~130 permits.

The District is still on pace to be close to the total permit construction value for the year in 2022 from that experience in 2021, despite 2021 being a record year and the inclusion of one \$27 million project (OASIS). However, increasing interest rates are constraining access to project financing, and coupled with persistent high costs for materials and supply chain issues, some larger projects are finding difficulty in proceeding. As a result, the District is projecting a bit of a slow down in total construction value experienced over the balance of 2022 and moving into early 2023 within the community.

Bylaw Enforcement Activity:



August Comparison:



The Bylaw Services Team had 93 call files in August 2022 of which 19 are still open. Year-to-date in 2022, 619 files have been generated and 118 remain active. Of the 93 files generated in August, District Staff generated 37, Bylaw Staff generated 13.

Dog Control Stats for August

- Attack on person: 1
- Aggressive dog: 1
- Barking dogs: 7
- Dog at large: 1
- Impoundment: 1
- Patrol: 17
- Provide community support: 1

Calls for service from Jan-June = a total of 169

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.

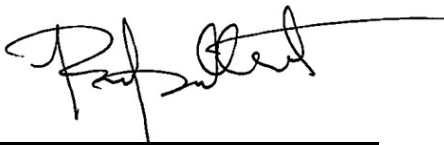
CONCLUSION:

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