



THE CORPORATION OF THE
DISTRICT OF SUMMERLAND
INFORMATION REPORT

DATE: December 12, 2022
 TO: Graham Statt, Chief Administrative Officer
 FROM: Brad Dollevoet, Director of Development Services
 SUBJECT: November 2022 Development Services Report

FILE: 0640-30

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the November 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:

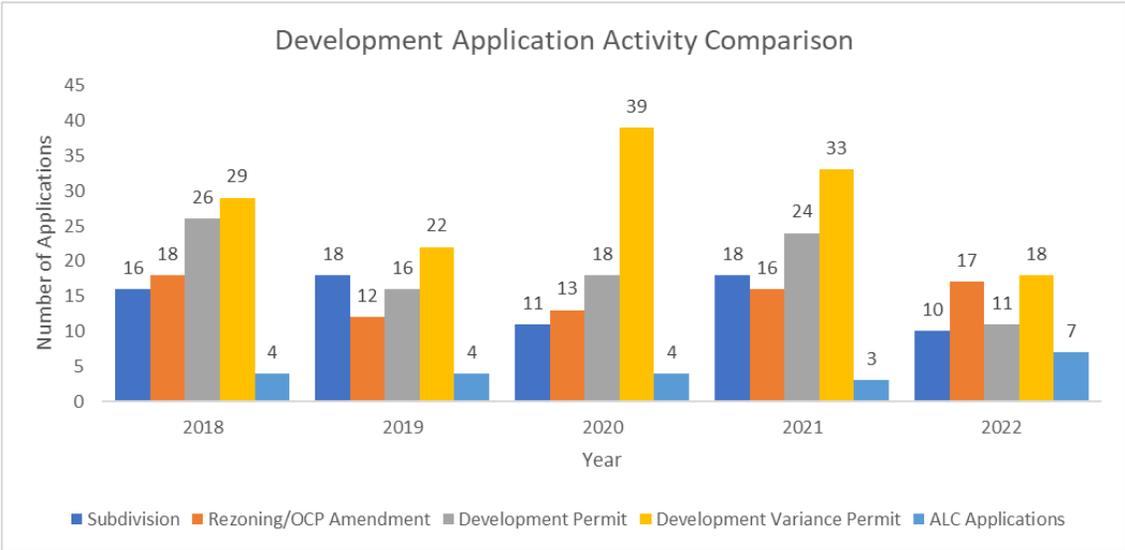
Development/Description	Recent Activity	Next Steps
Z20-013 13316 Prairie Valley Road <i>OCP amendment and Rezoning</i>	Adopted on November 28, 2022	Application Complete
Z21-010 11815 Prairie Valley Road <i>RSD1 to RMD</i>	Sent Development Information Request	ON HOLD -Applicant to Provide Requested Information
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>	DEFEATED – November 14, 2022	Applicant completing redesign and will submit new plans
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>	Adopted by Council on November 14, 2022	Application Complete
Z22-015 12010 Lakeshore Drive <i>3 lots – RSD1 to RSD1(i)</i>	APC meeting on November 25	Developer Public Information Meeting and first reading in January
Z22-016 9514 & 9518 Julia Street <i>Institutional to RHD</i> 14406 & 14408 Rosedale Avenue <i>RSD1 to Tourist Commercial</i>	Internal/External Referrals	Internal comments back to Applicant. Developer Public Information Meeting in January.
Z22-017 17814 Bentley Road <i>A1 to M1 (Light Industrial)</i>	Internal/External Referrals	Developer information meeting and APC.
DVP20-036 13316 Prairie Valley Road <i>Servicing requirements</i>	Withdrawn by Applicant	Application Cancelled
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	ON HOLD - Waiting on applicant to confirm withdrawal
DVP22-013 17003 Logie Road <i>Farm Home Plate</i>	Referrals	ON HOLD – ALC Application Required
DVP22-016 9003 Gillman Road <i>2 retaining walls</i>	Approved by Council on November 28, 2022	Application Complete
DVP22-017 10818 Adams Avenue <i>Front Yard Setback</i>	Approved by Council on November 28, 2022	Application Complete
DVP22-018 13415 Lakeshore Drive <i>Trellis Height on Rooftop Patio</i>	Application Submitted	Waiting on confirmation from applicant on payment
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	Waiting on Applicant for Response
S21-013 11709 Mott Street <i>1 to 2 lots</i>	Issued PLA	Conditional on rezoning which was defeated.
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 drafted	PLA to be Issued.
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>	Internal/External Referral	Drafted 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
DP22-010 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)
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 4 lot subdivision	Application Received	Internal/External Referrals. Pre-application Comments provided to applicant

Development Application Activity Summary



Development Application numbers to the end of November are up to 63 total planning applications submitted so far in 2022. Only two additional planning applications were accepted in the month of November. November saw a significant slow-down in the number of planning applications received, which is fortunate as the Development Services department still has a vacancy for a full-time Planner. Inquiries are still high suggesting that applications will still be brought forward in the following months, but the slow down in applications may be a result of rising interest rates and economic slow down in the real estate sector.

Building Permit Activity (Five Year Comparison):

Month of November	2018	2019	2020	2021	2022
	14	13	18	23	18
	\$1,725,600	\$10,310,000	\$2,382,000	\$4,467,000	\$822,000
Year to Date					
Permits Issued	203	197	184	196	220
Total Construction Value	\$29,621,700	\$45,376,800	\$31,837,400	\$58,263,000	\$46,904,000
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.*

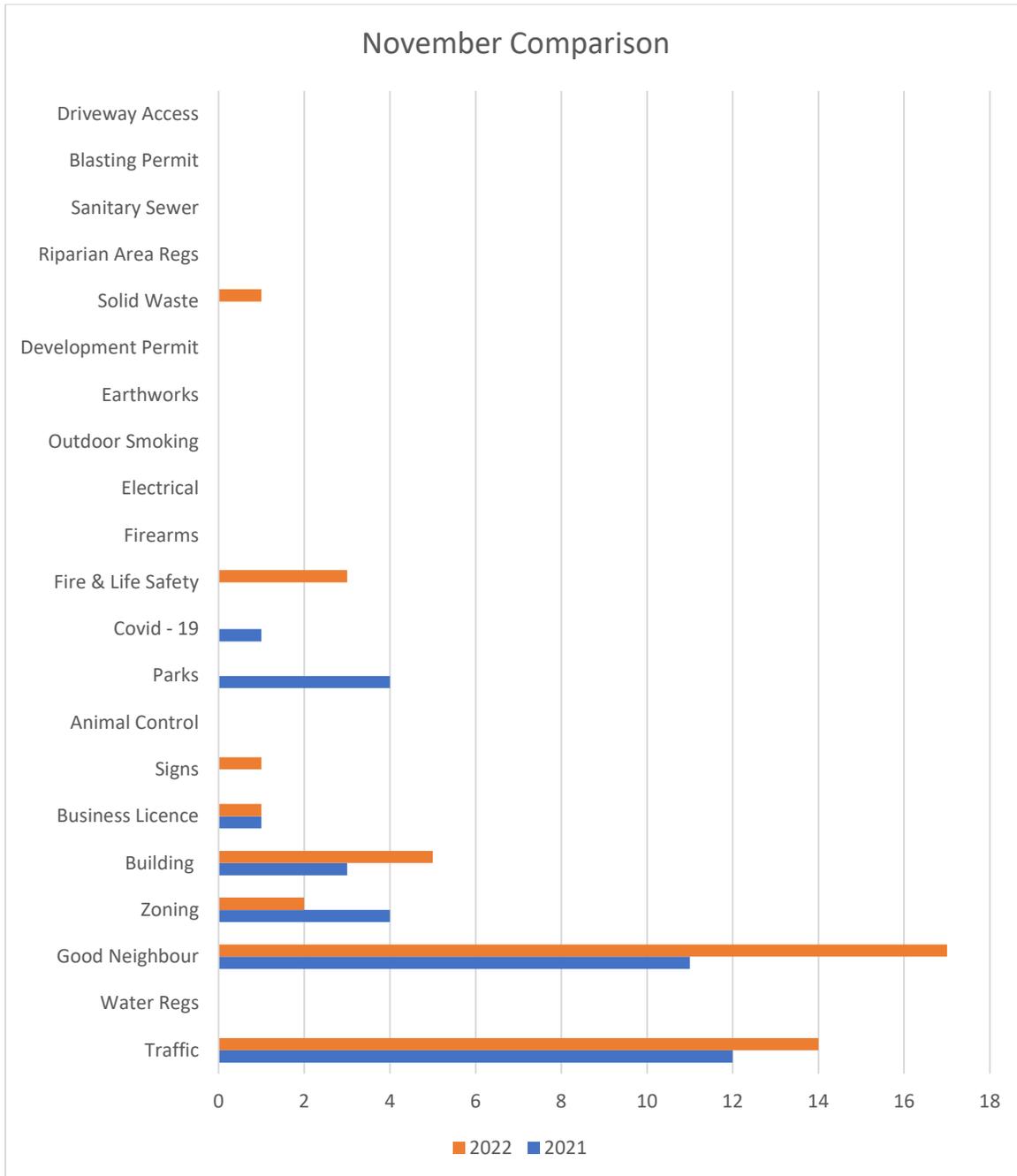
Total construction value for building permits for the month of November is significantly down compared to previous years. A total of \$822,000 construction value was received for the month which is the lowest year experienced in the past 5 years and substantially below the 5 year average of \$4.7 million. Despite the low construction value, the number of building permits received has compared to previous years and now the annual total number of permits (220) processed is the highest its been since 1994.

Bylaw Enforcement Activity:

November 2022 was a month of transition for the Bylaw Services team, as we saw Dan Maja leave for a Chief Bylaw Enforcement Officer opportunity with the RDCO, while we welcomed Kevin Atkinson as his replacement. Kevin has joined us from Vancouver Island, where he has gained over 20 years experience in bylaw enforcement working for the City of Colwood, Town of

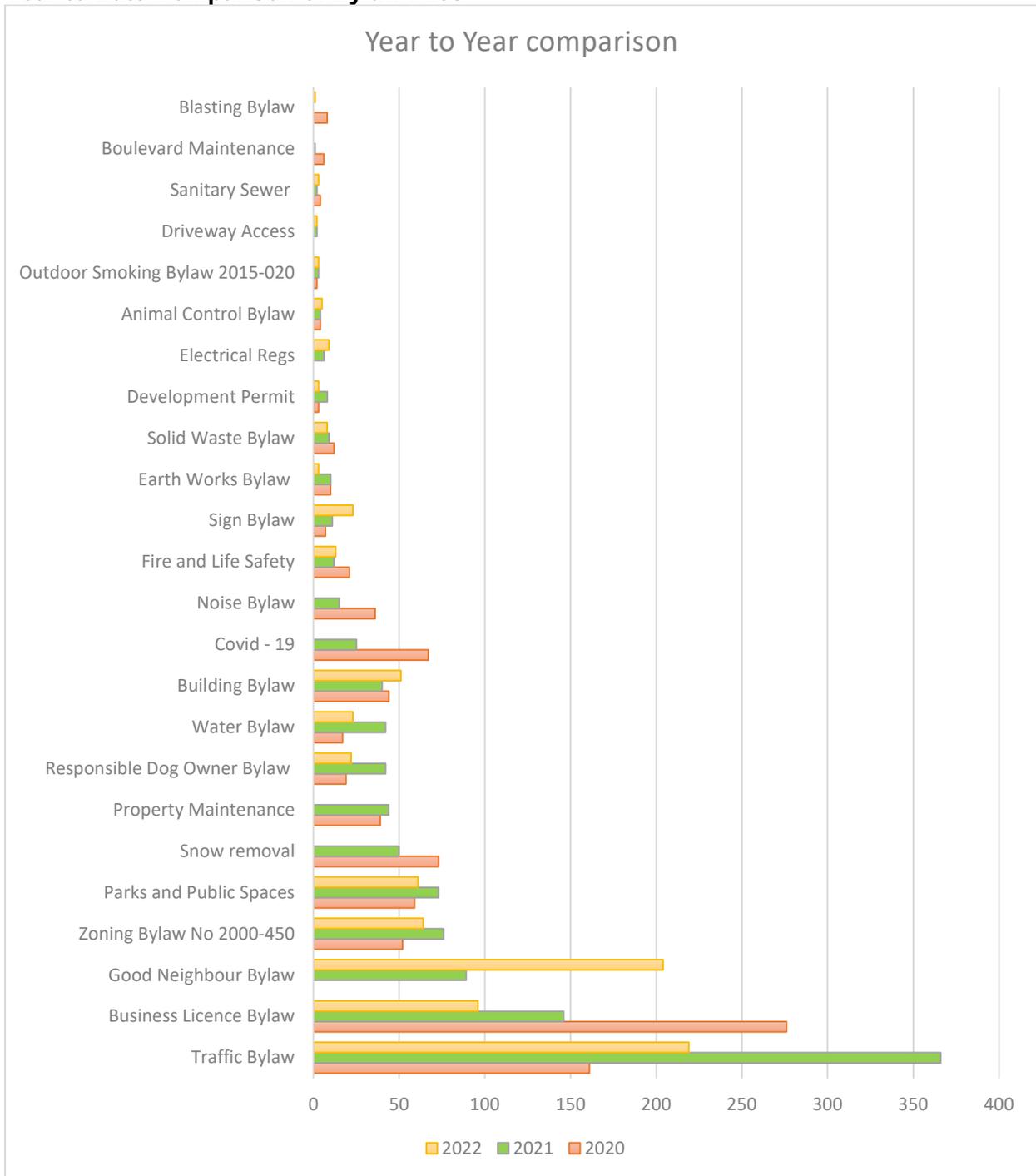
Sidney, and Cowichan Valley Regional District. Kevin has assumed the role of Bylaw Enforcement Officer II / Licence Inspector and we are working on getting him acclimated to the District and our systems. Kevin hopes to continue the good efforts started by Dan Maja to improve the bylaw enforcement program for the District.

November Monthly Comparison:



The Bylaw Services team received 45 complaint files in November 2022 of which 23 are still open. Of the 45 files generated in November, District Staff generated 4, Bylaw Staff generated 3.

Year to Date Comparison of Bylaw Files



In the year-to-year comparison of bylaw files to date, traffic bylaw violations and business licence violations are down, but complaints to the District’s new Good Neighbour Bylaw, which was adopted in July, 2021, and the District’s signage regulations are up for 2022. Total year-to-date complaint files are up to 823 total files.

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