



THE CORPORATION OF THE
DISTRICT OF SUMMERLAND
INFORMATION REPORT

DATE: November 14, 2022 FILE: 0640-30
 TO: Graham Statt, Chief Administrative Officer
 FROM: Brad Dollevoet, Director of Development Services
 SUBJECT: September and October 2022 Development Services Report

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the September and October 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:

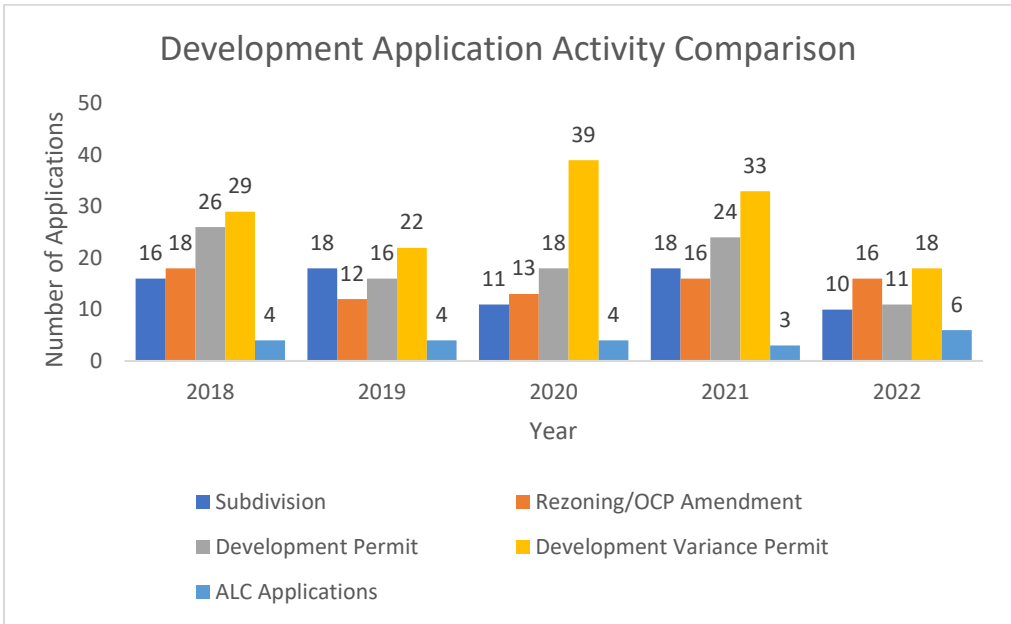
Development/Description	Recent Activity	Next Steps
Z20-013 13316 Prairie Valley Road <i>OCP amendment and Rezoning</i>	Received 3 rd Reading	Hold for Adoption. Waiting on DVP 20-036
Z21-010 11815 Prairie Valley Road <i>RSD1 to RMD</i>	Sent Development Information Request	ON HOLD -Applicant to Provide 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
Z22-008 27000 Garnet Valley Road <i>A1 to A1 Site Specific</i>	TPC Outcome Letter	ON HOLD -Applicant to Provide Requested Information
Z22-011 11709 Mott Street	1 st /2 nd Reading	DEFEATED-Sept 26

<i>RSD(i) Amendment</i>		
Z22-012 12210 Lakeshore Drive <i>RSD1 to RDH</i>	1 st and 2 nd reading on October 11, 2022	Public Hearing on November 14, 2022
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>	1 st and 2 nd reading on October 11, 2022	Public Hearing on November 14, 2022
Z22-015 12010 Lakeshore Drive <i>3 lots – RSD1 to RSD1(i)</i>	Internal/External Referrals	Development Public Information Meeting and APC
Z22-016 9514 & 9518 Julia Street <i>Institutional to RHD</i> 14406 & 14408 Rosedale Avenue <i>RSD1 to Tourist Commercial</i>	Application Submitted	Internal/External Referrals
DVP20-036 13316 Prairie Valley Road <i>Servicing requirements</i>	Referrals sent September, 2022	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
DVP22-013 17003 Logie Road <i>Farm Home Plate</i>	Referrals	ON HOLD – ALC Application Required
DVP22-016 9003 Gillman Road <i>2 retaining walls</i>	Internal/External Referrals	Council on November 28, 2022
DVP22-017 10818 Adams Avenue <i>Front Yard Setback</i>	Internal/External Referrals	Council on November 28, 2022
DVP22-018 13415 Lakeshore Drive <i>Trellis Height on Rooftop Patio</i>	Application Submitted	Internal/ External Referrals
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 drafted	Prepare PLA; waiting for estimates
S22-007 6359 Victoria Road <i>1 to 2 lots</i>	PLA Issued	Waiting for applicant response
S22-008 19013 Bentley Road (Hunters Hill Phase 3) <i>14 residential lots</i>	PLA drafted	Waiting on Engineering and Works review
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>	Application Received	Internal/External Referrals
ALC-65188 7311 Hillborn Street <i>Non-Adhering Residential Use</i>	Authorized to proceed by Council on Sept 26	Forwarded to ALC
ALC-66489 14113 Dale Meadows Road <i>Lot Line Adjustment</i>	Internal/External Referrals	AAC Committee
ALC-66703 26405 Garnet Valley Road 4 lot subdivision	Application Received	Internal/External Referrals

Development Application Activity Summary



Development Application numbers to the end of October provide a total of 61 planning applications submitted so far in 2022. This compares to a total of 78 applications to the end of October in 2021, and 69 applications in 2020. The District is still receiving rezoning/OCP applications comparable to previous years, and some more complex applications, but less minor development permit and development variance permits. Fall 2022 has also seen an increase in the number of ALC referral applications received by the District.

Building Permit Activity (Five Year Comparison):

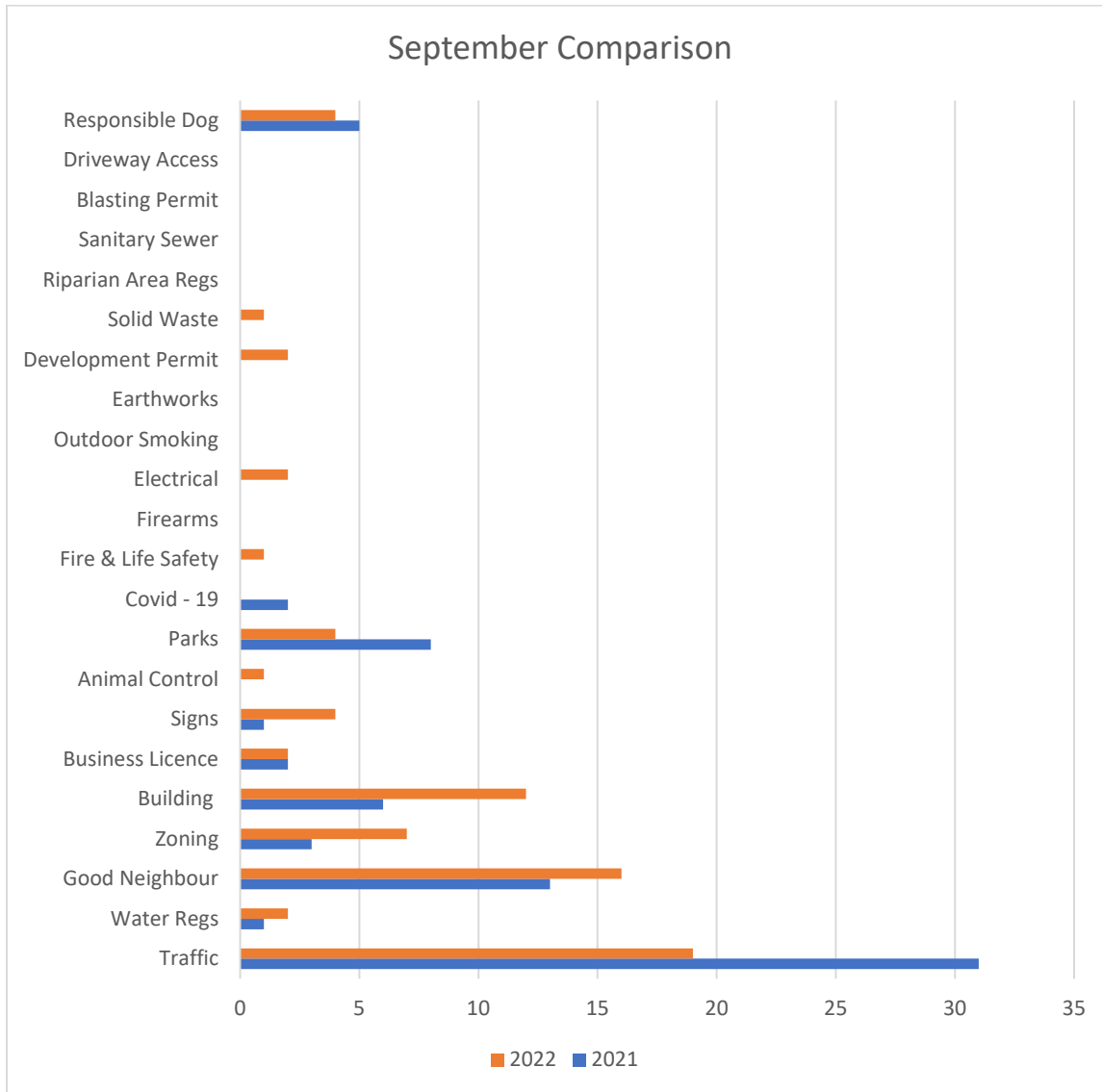
Month of September	2018	2019	2020	2021	2022
Permits Issued	12	10	31	19	12
Total Construction Value	\$1,344,000	\$859,000	\$7,976,000	\$5,076,000	\$1,602,000
Month of October	2018	2019	2020	2021	2022
	12	10	31	18	19
	\$1,344,000	\$859,000	\$7,976,000	\$3,596,800	\$4,770,000
Year to Date					
Permits Issued	159	165	149	174	202
Total Construction Value	\$24,443,100	\$31,327,000	\$27,610,600	\$54,146,300	\$46,082,000
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 year-to-date for the end of October is \$46,082,000. The total number of permits is still on pace to be larger than last year, but the amount of construction value experience in September and October has been slower than for the same two months in 2021. As a result, the District is no longer on pace to exceed the amount of construction value experienced in the community in 2021.

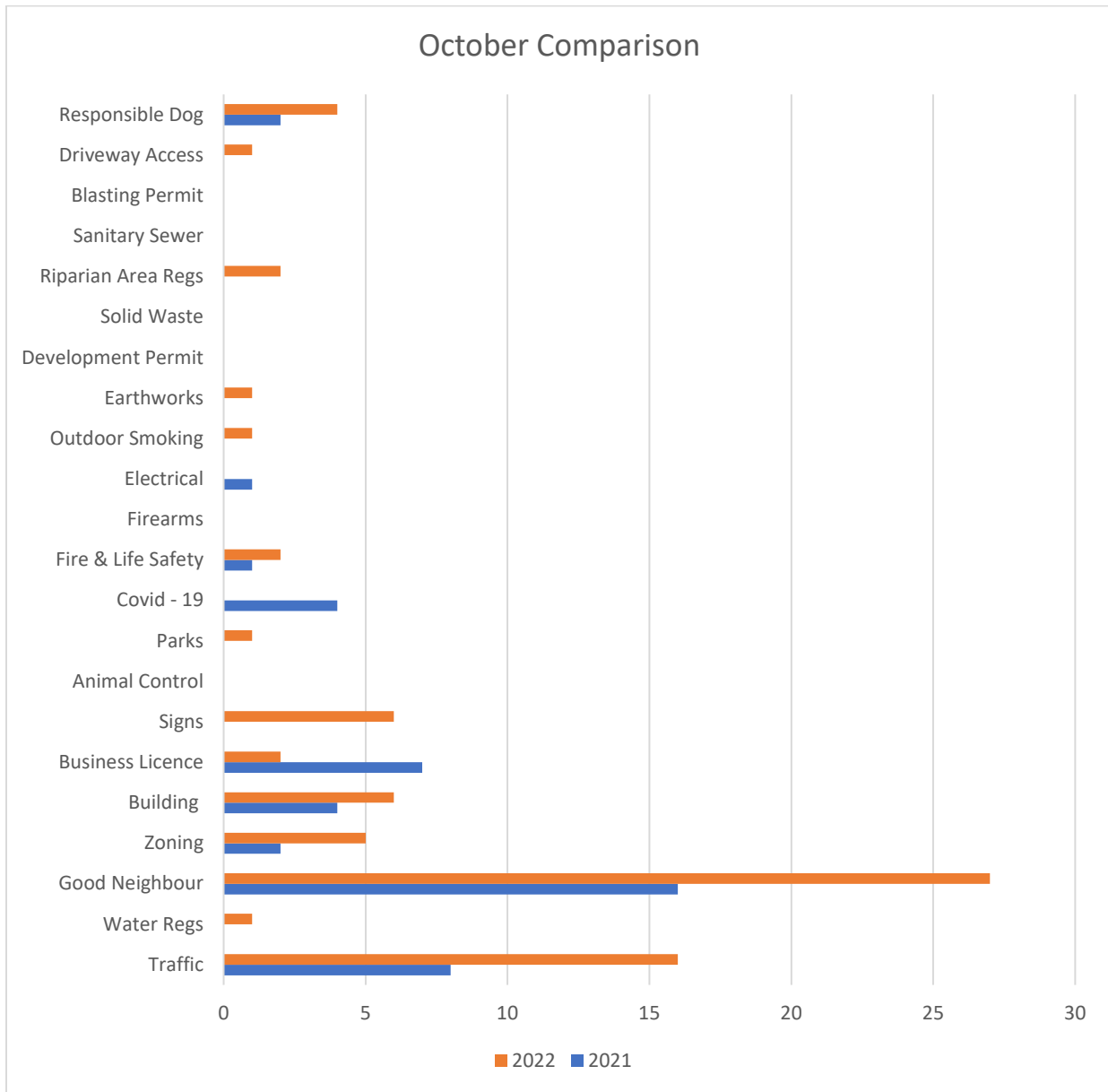
Bylaw Enforcement Activity:

September Monthly Comparison:



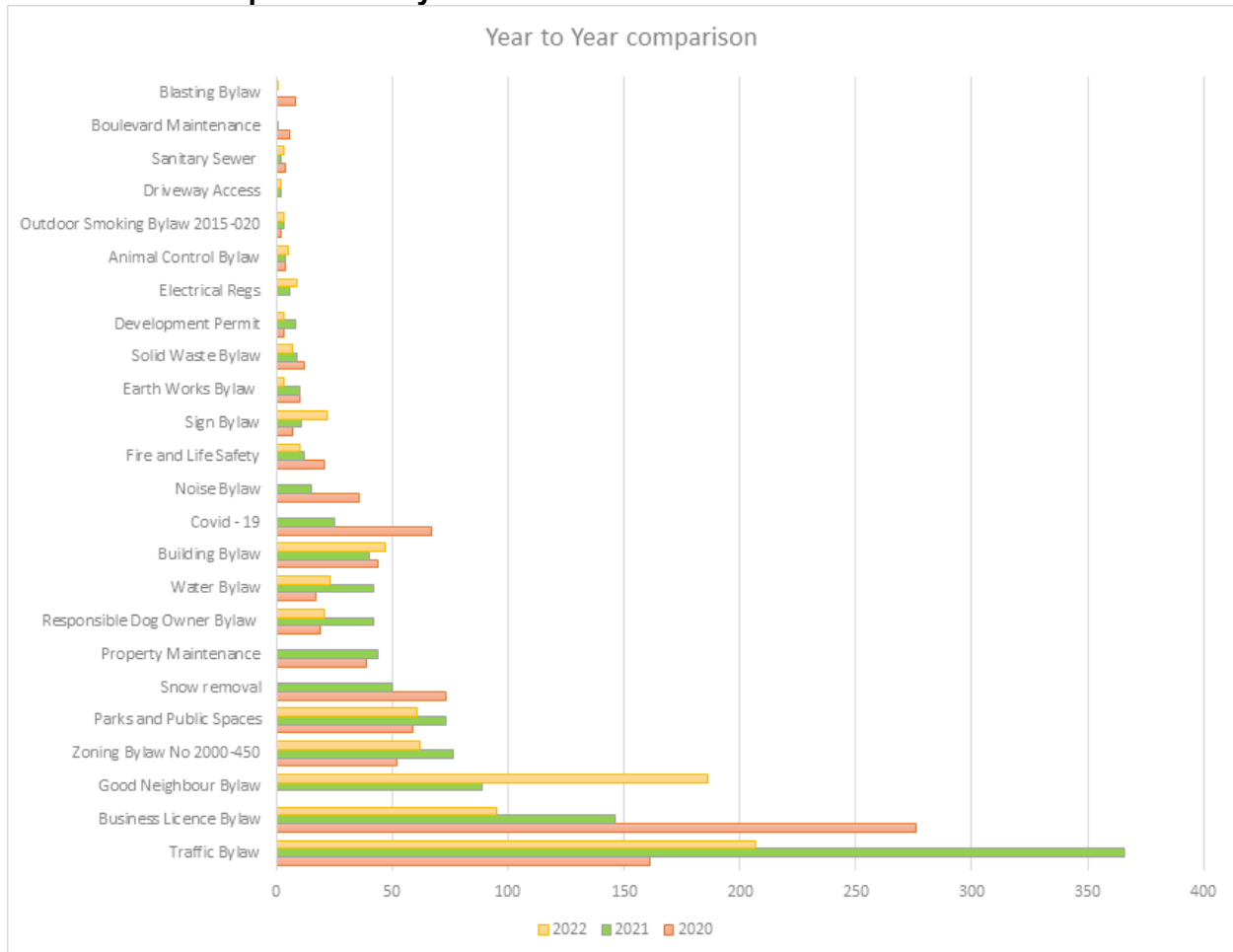
The Bylaw Services Team generated 78 files in September 2022 of which 11 are still open. Of the 78 files generated in June, District Staff generated 16, Bylaw Staff generated 13

October Monthly Comparison:



The Bylaw Services Team generated 75 files in October 2022 of which 13 are still open. Of the 75 files generated in October, District Staff generated 15, Bylaw Staff generated 7.

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 778 total files, with only 52 remaining open. Bylaw staff have been very active in their efforts to close outstanding complaint investigations and have been able to close the majority of open files. Only complex files and items being recently submitted are still open.

Dog Control

Dog Control Stats for September	Dog Control Stats for October
Barking dogs -3	Cats impounded – 1
Mobile licence sale -1	Dogs impounded – 1
Park patrols -19	Dog at large – 2
Impounded dogs – 2 (one was left unclaimed)	Barking dogs – 3
Dog at large – 1	Nuisance dog – 1
Nuisance dog – 1	Provide community support – 1
	Park patrols – 24

Service Calls including park patrols from Jan-October = a total of 239 service calls

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.

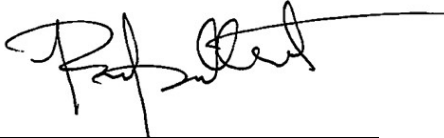
CONCLUSION:

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