



THE CORPORATION OF THE
DISTRICT OF SUMMERLAND
INFORMATION REPORT

DATE: January 10, 2022
 TO: Graham Statt, Chief Administrative Officer
 FROM: Brad Dollevoet, Director of Development Services
 SUBJECT: Year-End 2021 Development Services Report

FILE: 0640-30

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the Year-End 2021 Development Services Report be received for information.

PURPOSE:

To update Council about Development Services Department activities on a monthly and annual 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:

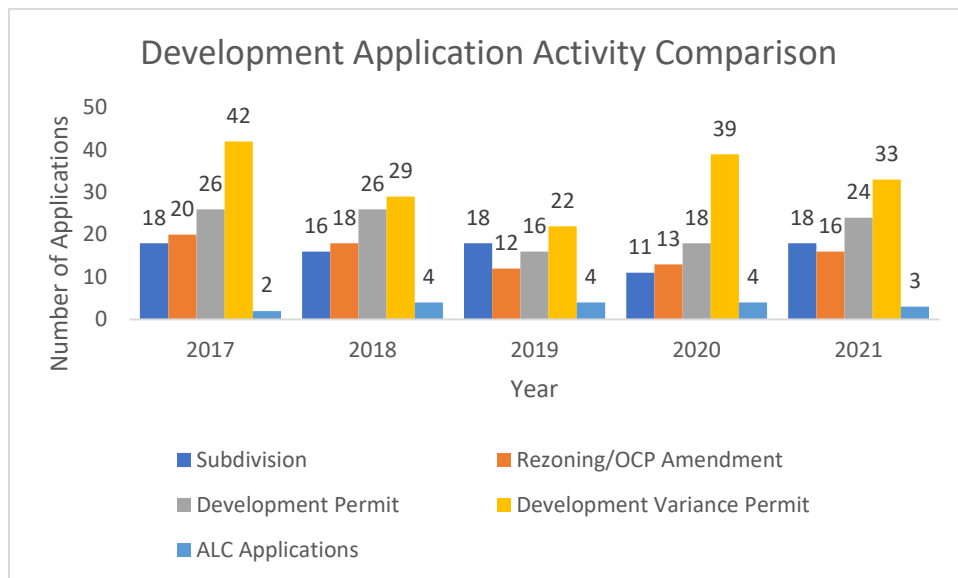
Development/Description	Recent Activity	Next Steps
Z20-013 13316 Prairie Valley Road <i>OCP amendment and Rezoning</i>	On Hold for Environmental Assessment	Receive Assessment and Second Reading
Z20-015 4217 Sherk Street <i>Site-specific text amendment</i>	Referrals	Applicant to Change Application
Z21-006 11510 Blair Street <i>Site-specific text amendment</i>	Waiting for Covenant Registration	Adoption
Z21-010 11815 Prairie Valley Road <i>RSD1 to RMD</i>	Sent Development Information Request	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

Z21-014 19265 Lakeshore Drive <i>Text Amendment</i>	Went to APC	Going to Council for 1 st and 2 nd reading
Z21-015 District of Summerland <i>Bylaw Amendment Short Term Rentals</i>	Received 1 st and 2 nd reading	Public Hearing Scheduled for January 24
Z21-016 10314 Blair Street <i>Institutional to A1 Zoning</i>	Internal Referral	Go to TPC
DVP20-034 6011 Hwy 97 <i>Front setback</i>	12/17/2020 – Advisory Planning Commission	Expecting New Plans, to Return to APC for Recommendation
DVP20-035 6102 Austin Street <i>Retaining Wall Variance</i>	Received New Plans from Applicant	Will move forward after consulting applicant
DVP20-036 13316 Prairie Valley Road <i>Servicing requirements</i>	Coordinated with Z20-013	On hold at applicant's request
DVP21-027 9800 Turner Street <i>La Vista Project</i>	Waiting on Rezoning	Waiting on rezoning
DVP21-028 13208/13210 Kelly Avenue <i>Parking Variance</i>	Sent TPC Outcome Letter	Waiting for applicant revisions
DVP21-029 5007 Monro Avenue <i>Arable Land Variance</i>	Went to AAC	Going to Council January 24
DVP21-030 8710 Tomlin Street <i>Retaining Wall Variance</i>	Internal Referrals Complete	Going to TPC
DVP21-031 6108 Austin Street <i>Side/Rear Setback/Sidewalk Variance</i>	Applicant Submission	Application processing
DVP21-032 14815 Conway Crescent <i>Section 8.1.5(a)</i>	Applicant Submission	Application Processing
DVP21-033 17515 Sanborn Street <i>Retaining Wall</i>	Applicant Submission	Application Processing
S20-010 8108 Purves Road <i>1 to 2 lots</i>	PLA Issued	Awaiting Submission for final
S20-011 9704 Julia Street <i>1 to 2 lots</i>	PLA Issued	Final Subdivision upon submission
S21-001 19265/19267 Lakeshore Drive North <i>Lot line adjustment</i>	PLA Issued	Final Subdivision upon submission
S21-002 7418 Kirk Avenue	PLA Issued	Final Subdivision upon submission

<i>3 lot subdivision</i>		
S21-003 19006/19106 Garnet Valley Road <i>Lot line adjustment</i>	PLA Issued	Final Subdivision upon submission
S21-004 6609 Nixon Road <i>2 lot subdivision</i>	PLA Issued	Final Subdivision upon submission
S21-005 9907 Turner Street <i>2 lot subdivision</i>	PLA Issued	Final Subdivision upon submission
S21-006 10619 Lister Avenue <i>2 lot subdivision</i>	PLA Issued	Final Subdivision upon submission
S21-007 6108 Solly Road <i>2 lot subdivision</i>	PLA Issued	Final Subdivision upon submission
S21-008 19013 Bentley Road (Hunters Hill – Phase 2)	PLA Issued	Design Drawings are being reviewed by District staff
S21-009 12600 Blagborne Avenue <i>1 to 17 lot subdivision</i>	PLA Issued	Final Subdivision upon submission Potentially Receiving New Plans in the Near Future
S21-010 6108 Austin Street <i>1 to 2 lot subdivision</i>	PLA Issued	Development Variance Permit application required
S21-011 12010 Lakeshore Drive <i>1 to 3 lot subdivision</i>	PLA Issued	Will Follow-up with Applicant to Determine Status of Application
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>	PLA Prep	On hold for Possible Re-design
S21-014 19240 Lakeshore Drive N <i>1 to 2 lots</i>	PLA Issued	Final Subdivision upon submission
S21-015 11020 Ellis Avenue <i>1 to 2 lots</i>	PLA Issued	Final Subdivision upon submission
S21-016 10812 Happy Valley Road	PLA Issued	Final Subdivision upon submission
S21-018 9913 Gillard Avenue <i>Lot Line Adjustment</i>	In processing	Waiting on applicant for updated rationale
DP20-015 6011 HWY 97 <i>Trout Creek DP</i>	New plan Submitted	Expecting New Plans, to Return to APC for Recommendation

DP20-016 10830 Prior Place <i>Watercourse DP</i>	Referrals	Applicant revising application, Awaiting submission from QEP
DP21-014 10308 Prairie Valley Road <i>Watercourse DP</i>	Referral Sent	Application in processing
DP21-018 9800 Turner Street <i>Multi-Family</i>	Waiting for Rezoning	Waiting for applicant information
DP21-019 13218 Kelly Avenue <i>Form and Character</i>	Sent TPC Outcome Letter	Applicant to provide revisions
DP21-021 13208/13210 Kelly Avenue <i>Form and Character</i>	Sent TPC Outcome Letter	Applicant to provide revisions
DP21-022 19267-19265 Lakeshore Drive <i>Watercourse DP</i>	Application Processing	Waiting on Landscaping Security estimate
DP21-023 8710 Tomlin Street <i>Multi-Family</i>	Referral Sent	Going to TPC
DP21-024 13415 Lakeshore Drive <i>Form and Character - OASIS Shared Private Dock</i>	Application Received	Going to TPC

2021 Development Application Activity Summary



In 2021, the District received a total of 94 planning and development applications, which compares to a total of 85 and 72 applications in 2020 and 2019, respectively. 2021 saw an overall reduction in the number of development variance permits applied for (down from 39 in

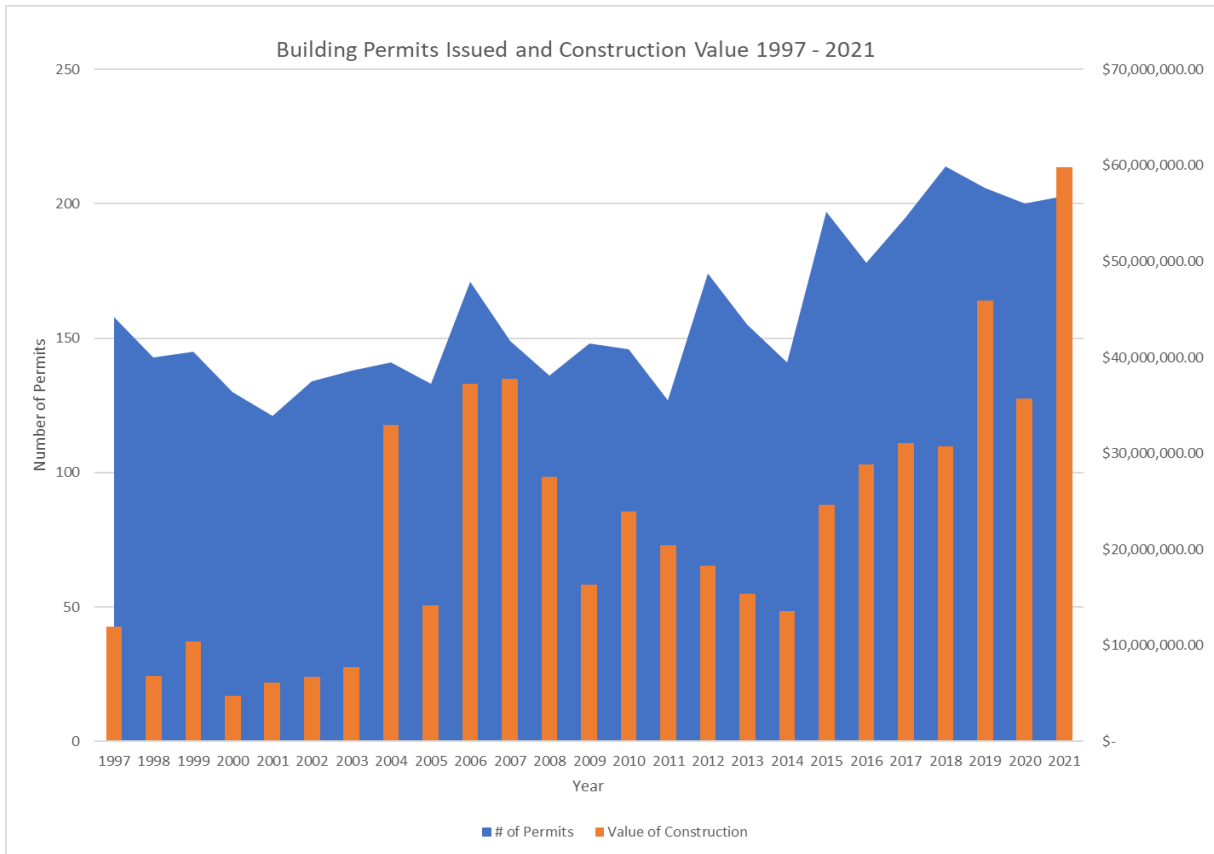
2020 to 33), but an increase in more complex planning applications such as subdivisions and rezonings.

2021 Building Permit Activity (Five Year Comparison):

Month of December	2017	2018	2019	2020	2021
Permits Issued	12	11	6	16	7
Total Construction Value	\$3,801,000	\$1,021,500	\$500,500	\$3,897,500	\$1,512,000
Total Annual					
Permits Issued	195	214	206	200	203
Revenue	\$328,616	\$312,801	\$445,982	\$399,304	\$557,236
Total Construction Value	\$32,720,200	\$30,720,200	\$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.*

	Building Permits Issued - By Building Type				
	2021	2020	2019	2018	2017
RESIDENTIAL					
Single Family Dwellings	41	33	30	42	59
Carriage Homes	5	6	9	9	4
Secondary Suites	5	4	5	11	5
Multiple Family Residential Buildings	6	5	1	0	0
Multiple Family Residential Units	62	20	88	0	0
Mobile/Manufactured Homes	2	5	9	5	1
Total Housing Units	115	68	141	67	69
Residential Renovations/Additions	46	49	43	37	34
Garages	12	15	15	12	19
COMMERCIAL/INDUSTRIAL					
New Commercial Buildings	1	0	1	1	1
Commercial Renovations/Additions	12	7	19	15	7
AGRICULTURAL					
Farm Worker Accommodation	2	0	1	0	0
Agricultural Buildings	7	15	8	8	3



Total construction value in 2021 is \$59,775,300, which as projected, is a record amount of construction value for the District of Summerland. The number of building permits is on average with previous years, with a total of 203 building permits issued. Reviewing the long-run trend for both the number of permits and construction value demonstrates the growth pattern that has been occurring in the District for the past 4 years, as building permits have been consistently over the 200 permits issued mark and construction value has seen substantial increases in recent years.

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The 2021 annual comparison for building permits was further broken down into building permit type for the past five years above. For residential activity, the number of new single family dwellings constructed per year has been consistently within the 30 – 60 range over the last five years. 2021 had a total of 41 new single family homes constructed which is higher than recent years, but not as substantial as in 2018 and 2017.

However, in recent years (2019 - 2021) the District has seen new multiple family housing (i.e. townhouses, fourplexes, and apartments) stock start to be developed in the community, which was a key goal of the “Affordable Summerland” Affordable Housing Strategy completed in 2017. As a result, the number of housing units annually added to the District’s housing inventory has increased from the 60 – 70 housing units per year, to 60 - 140 housing units in recent years.

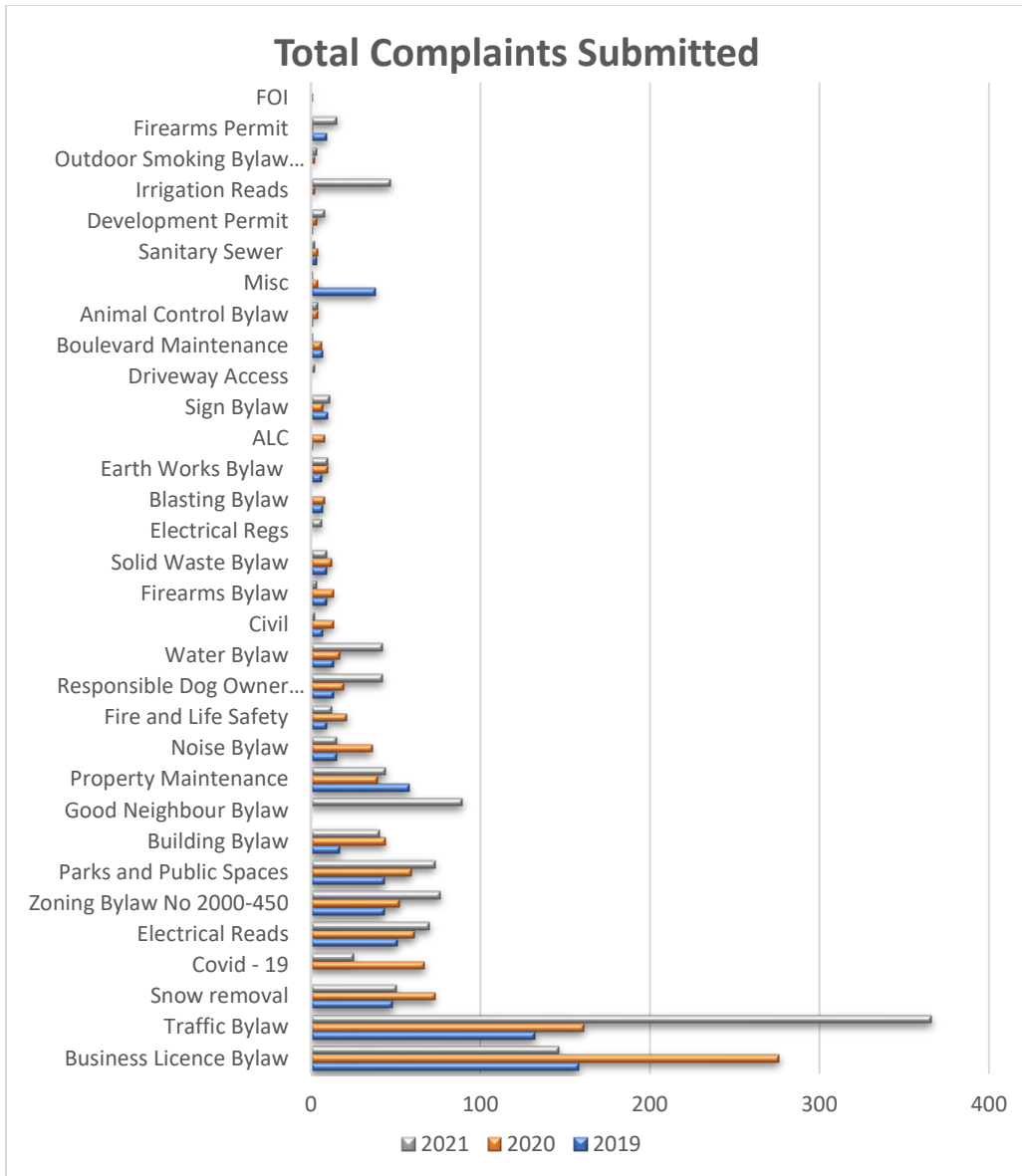
For commercial, industrial and agricultural building permit activity, the number of permits issued has been fairly consistent year-over-year, with about 1 new commercial building, 10 – 20 commercial renovations, and 7 – 15 new agricultural buildings constructed per year.

2021 Bylaw Enforcement Activity:

General Overview:

- New policies and bylaws drafted and adopted by Council (e.g. Bylaw Enforcement Procedures, Good Neighbour Agreement)
- ICBC information sharing agreement audit and renewal completed
- Southern Interior Dispute Adjudication Agreement updated and bylaw amended.
- New “No Contact Notice” door hangers developed
- New standard of untidy/unsightly enforcement: 3 large unsightly property investigations nearing completion. A number of smaller untidy/unsightly investigations completed. Others identified and pending.
- Collaborative efforts resulting in progress on three complex zoning enforcement files with either Agricultural Land Commission (ALC) or Interior Health Authority (IHA) support.
- One Longform Information prosecution which resulted in a Court Order under a Conditional Sentence agreement.

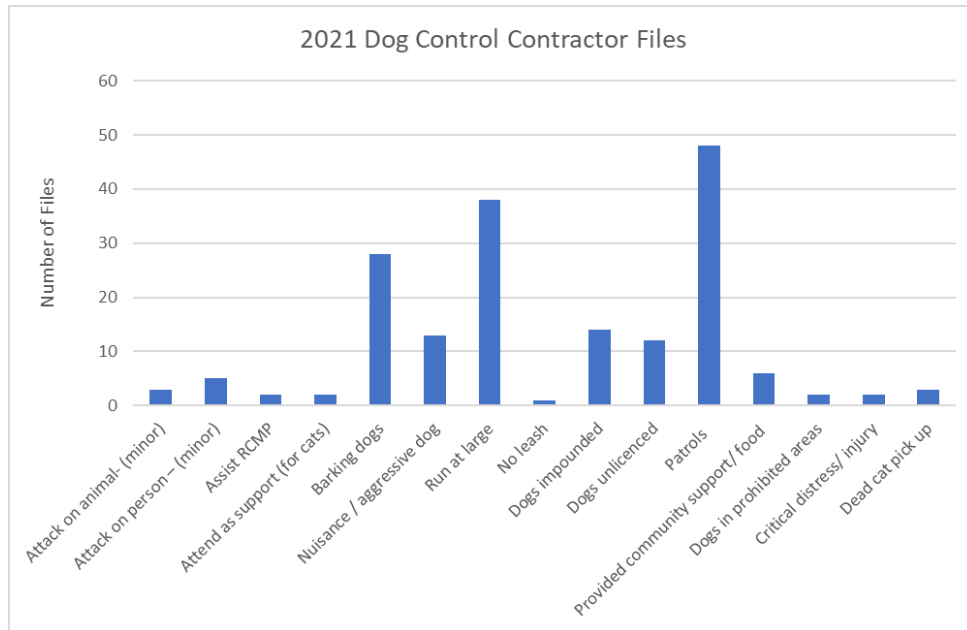
Annual Total Bylaw Files:



The number of Traffic Bylaw complaint files have increased substantially in 2021 from previous years. This may be the result of more weekend coverage of bylaw enforcement staff and active enforcement of problem parking areas (like Peach Orchard boat launch). Business Licence Bylaw files are down this year due to the licence fee being waived in 2021 resulting in no need to chase people for unpaid fees.

For tickets issued, a total of 190 Bylaw Offence Notices were issued by Bylaw staff for the year, with a total of 63 remaining unpaid to the end of the year. A total of 11 tickets were issued for Dog Control violations, most of which were for having a dog “at large”.

Dog Control:



The District's Dog Control contractor had a total of 173 calls for service in 2021, the majority of these call files were for barking/nuisance dogs and dogs running-at-large. There were a few minor dog attacks within the community. The contractor has also extended their outreach program to the Summerland Food Bank donating dog and cat food weekly.

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:

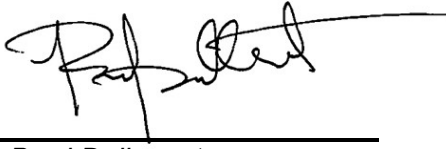
Monthly reports will augment the information available to track and assess development activity.

OPTIONS:

1. Move the motion as recommended by staff.
2. Direct staff to provide additional or less information in subsequent months.

Submitted by,

Endorsed by,



Brad Dollevoet
Director of Development
Services



Graham Statt
Chief Administrative
Officer

Presentation: Yes No