THE CORPORATION OF THE
DISTRICT OF SUMMERLAND
INFORMATION REPORT

DATE: December 13, 2021 FILE: 0640-30

TO: Graham Statt, Chief Administrative Officer

FROM: Brad Dollevoet, Director of Development Services

SUBJECT: November 2021 Development Services Report

STAFF RECOMMENDATION:

That Council pass the following resolution:

> ***THAT the November 2021 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:

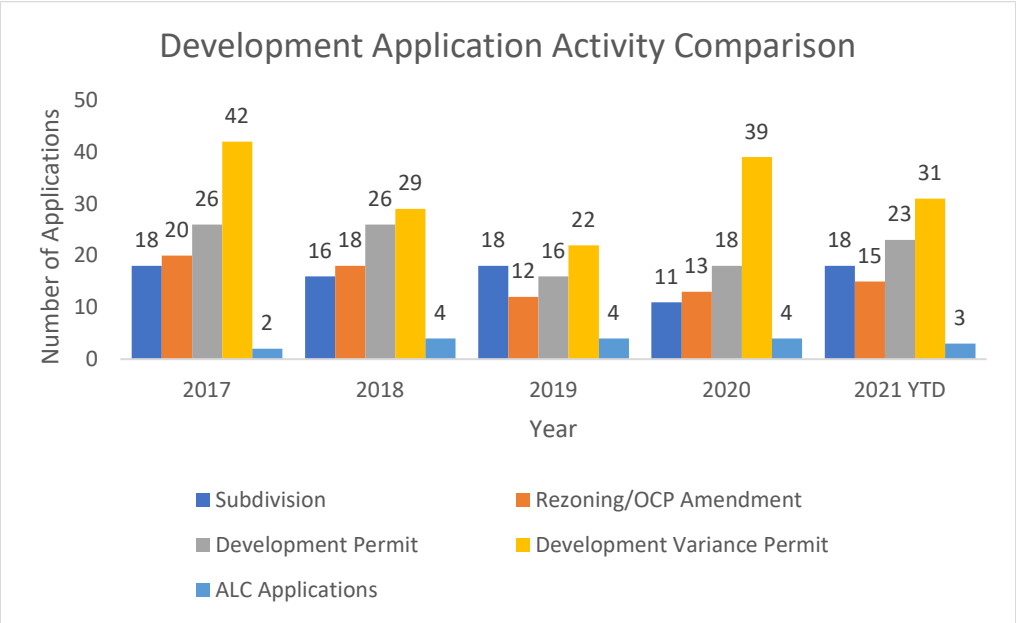
Development/Description	Recent Activity	Next Steps
Z20-013 **13316 Prairie Valley Road** *OCP amendment and Rezoning*	On hold for environmental assessment	Receive assessment and second reading
Z20-015 **4217 Sherk Street** *Site-specific text amendment*	Referrals	Applicant to change application
Z21-001 **10907 Prairie Valley Road** *Rezoning*	Received 1st and 2nd reading	Going to Public Hearing December 13
Z21-006 **11510 Blair Street** *Site-specific text amendment*	Covenant sent to Applicants	Waiting for Covenant registration
Z21-009 **Lake Okanagan** *WZ3 to WZ1*	Received 1st and 2nd reading	Public Hearing December 13
Z21-010 **11815 Prairie Valley Road**	Sent development information request	Applicant to provide requested information

RSD1 to RMD		
Z21-011 **5700 Monro Avenue** *A1 to CR1*	Went to APC	Going to December 13 Council
Z21-012 **9800 Turner Street** *RSH to RDH*	Sent TPC outcome letter	On hold as per applicant's request
Z21-014 **19265 Lakeshore Drive** *Text Amendment*	Went to APC	Going to Council for 1st and 2nd reading
Z21-015 **District of Summerland** *Bylaw Amendment Short Term Rentals*	Council presentation of public engagement	Going to December 13 Council
DVP20-034 **6011 Hwy 97** *Front setback*	12/17/2020 – Advisory Planning Commission	Expecting new plans, to return to APC for recommendation
DVP20-035 **6102 Austin Street** *Retaining Wall Variance*	Received new plans from applicant	Will move forward after consulting applicant
DVP20-036 **13316 Prairie Valley Road** *Servicing requirements*	Coordinated with Z20-013	On hold at applicant's request
DVP21-027 **9800 Turner Street** *La Vista Project*	Waiting on rezoning	Waiting on rezoning
DVP21-028 **13208/13210 Kelly Avenue** *Parking Variance*	Applicant submission	Go to TPC
DVP21-029 **5007 Monro Avenue** *Arable Land Variance*	Went to TPC	Internal Referral and TPC Outcome Letter
DVP21-030 **8710 Tomlin Street** *Retaining Wall Variance*	Applicant Submission	Waiting for elevation drawings
DVP21-031 **6108 Austin Street** *Side/Rear Setback/Sidewalk Variance*	Applicant Submission	Application processing
S20-010 **8108 Purves Road** *1 to 2 lots*	PLA Issued	Awaiting Submission for final
S20-011 **9704 Julia Street** *1 to 2 lots*	PLA Issued	Final Subdivision upon submission
S21-001 **19265/19267 Lakeshore Drive North** *Lot line adjustment*	PLA Issued	Final Subdivision upon submission
S21-002 **7418 Kirk Avenue** *3 lot subdivision*	PLA Issued	Final Subdivision upon submission

S21-003 **19006/19106 Garnet Valley Road** *Lot line adjustment*	PLA Issued	Final Subdivision upon submission
S21-004 **6609 Nixon Road** *2 lot subdivision*	PLA Issued	Final Subdivision upon submission
S21-005 **9907 Turner Street** *2 lot subdivision*	PLA Issued	Final Subdivision upon submission
S21-006 **10619 Lister Avenue** *2 lot subdivision*	PLA Issued	Final Subdivision upon submission
S21-007 **6108 Solly Road** *2 lot subdivision*	PLA Issued	Final Subdivision upon submission
S21-008 **19013 Bentley Road (Hunters Hill – Phase 2)**	PLNA Issued	Applicant to submit additional information
S21-009 **12600 Blagborne Avenue** *1 to 17 lot subdivision*	PLA Issued	Final Subdivision upon submission Potentially receiving new plans in the near future
S21-010 **6108 Austin Street** *1 to 2 lot subdivision*	Issue PLA	Final Subdivision upon submission
S21-011 **12010 Lakeshore Drive** *1 to 3 lot subdivision*	Issue PLA	Awaiting DP submission
S21-012 **20401 Highway 40** *1 to 2 lots*	TPC Outcome Letter Sent	Waiting for response
S21-013 **11709 Mott Street** *1 to 2 lots*	PLA Prep	On hold for possible re-design
S21-014 **19240 Lakeshore Drive N** *1 to 2 lots*	PLA Prep	Issue PLA
S21-015 **11020 Ellis Avenue** *1 to 2 lots*	Prepare PLA	Issue PLA
S21-016 **10812 Happy Valley Road**	Prepare PLA	Issue PLA
S21-017 **3240 Landry Crescent** *Phased Strata Subdivision*	Waiting on Payment	On Hold
S21-018 **9913 Gillard Avenue** *Lot Line Adjustment*	In processing	Internal referral
DP20-015 **6011 HWY 97** *Trout Creek DP*	New plan submitted	Expecting new plans, to return to APC for recommendation

DP20-016 **10830 Prior Place** *Watercourse DP*	Referrals	Applicant revising application, Awaiting submission from QEP
DP21-014 **10308 Prairie Valley Road** *Asphalt*	RAPR Report received provincial approval	Waiting for documents from applicant
DP21-018 **9800 Turner Street** *Multi-Family*	Waiting for rezoning	Waiting for rezoning
DP21-019 **13218 Kelly Avenue** *Form and Character*	Prepare TPC outcome letter	Send TPC outcome letter
DP21-020 **23411 Callan Road** *Red Zone*	Finished referral	Prepare report and permit
DP21-021 **13208/13210 Kelly Avenue** *Form and Character*	Went to TPC	Prepare TPC outcome letter
DP21-022 **19267-19265 Lakeshore Drive** *RAPR*	Out for referral	TPC
DP21-023 **8710 Tomlin Street** *Multi-Family*	Application received	Waiting on more information

Development Application Activity Summary:



By the end of November, the District has exceeded the total number of development applications for the whole of 2020. Throughout 2020, the District had a total of 85 applications, and at the end of November 2021, we are currently at 90 applications. This is despite a reduction in the number

of development variance permits from 2020 (31 vs. 39). This may indicate that the administrative update to the zoning bylaw in 2020 is helping to reduce the number of variances applied for and more staff time is being dedicated to higher level applications, such as subdivisions and rezonings.

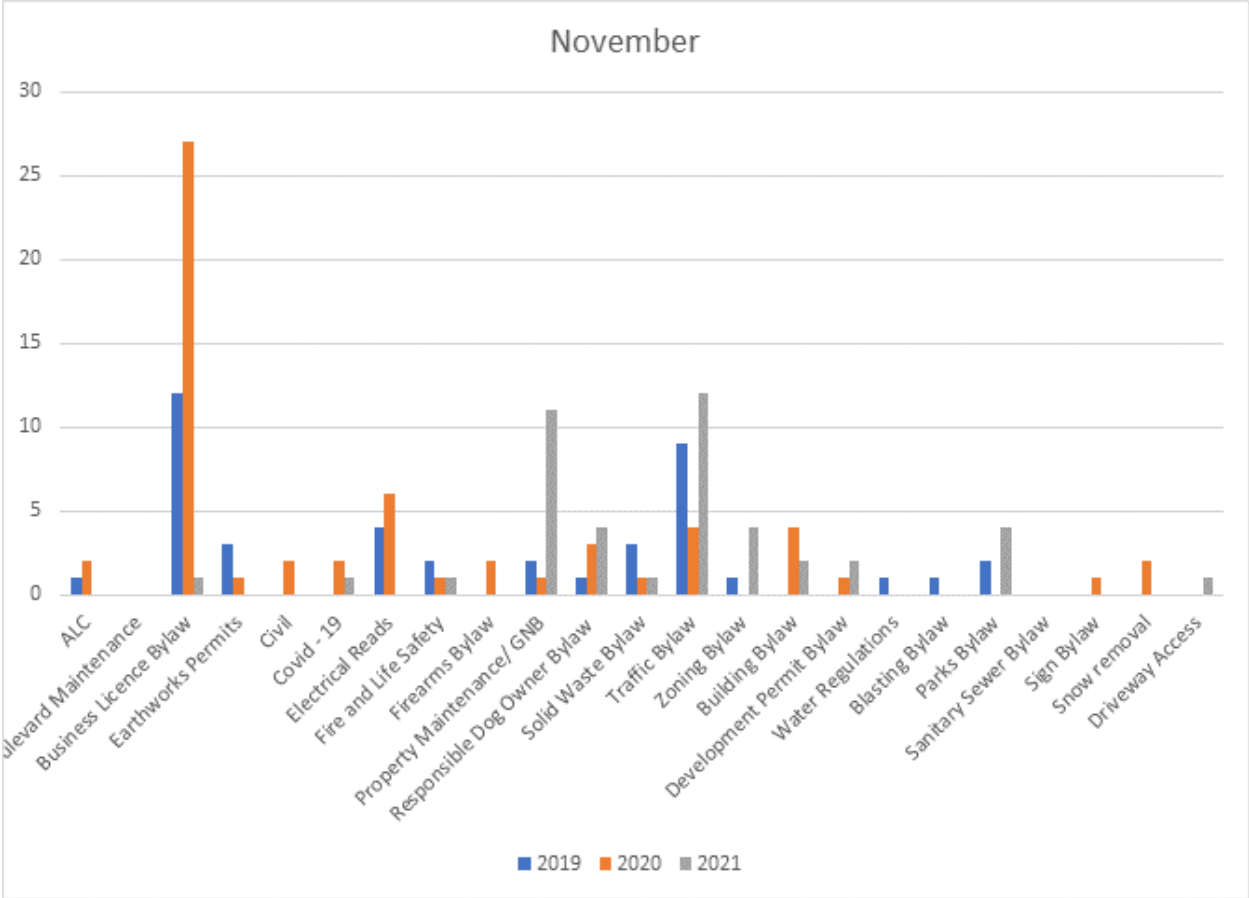
Building Permit Activity (Five Year Comparison):

Month of November	**2017**	**2018**	**2019**	**2020**	**2021**
Permits Issued	11	14	13	18	23
Total Construction Value	$1,357,000	$1,725,600	$10,310,000	$2,382,000	$4,467,000
Year to Date					
Permits Issued	182	203	197	184	196
Total Construction Value	$28,262,882	$29,621,700	$45,376,800	$31,837,400	$58,263,000
Total Annual					
Permits Issued	195	214	206	200	
Revenue	328,616	312,801	445,982	399,304	
Total Construction Value	32,720,200	30,720,200	45,879,300	35,734,900	

**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.*

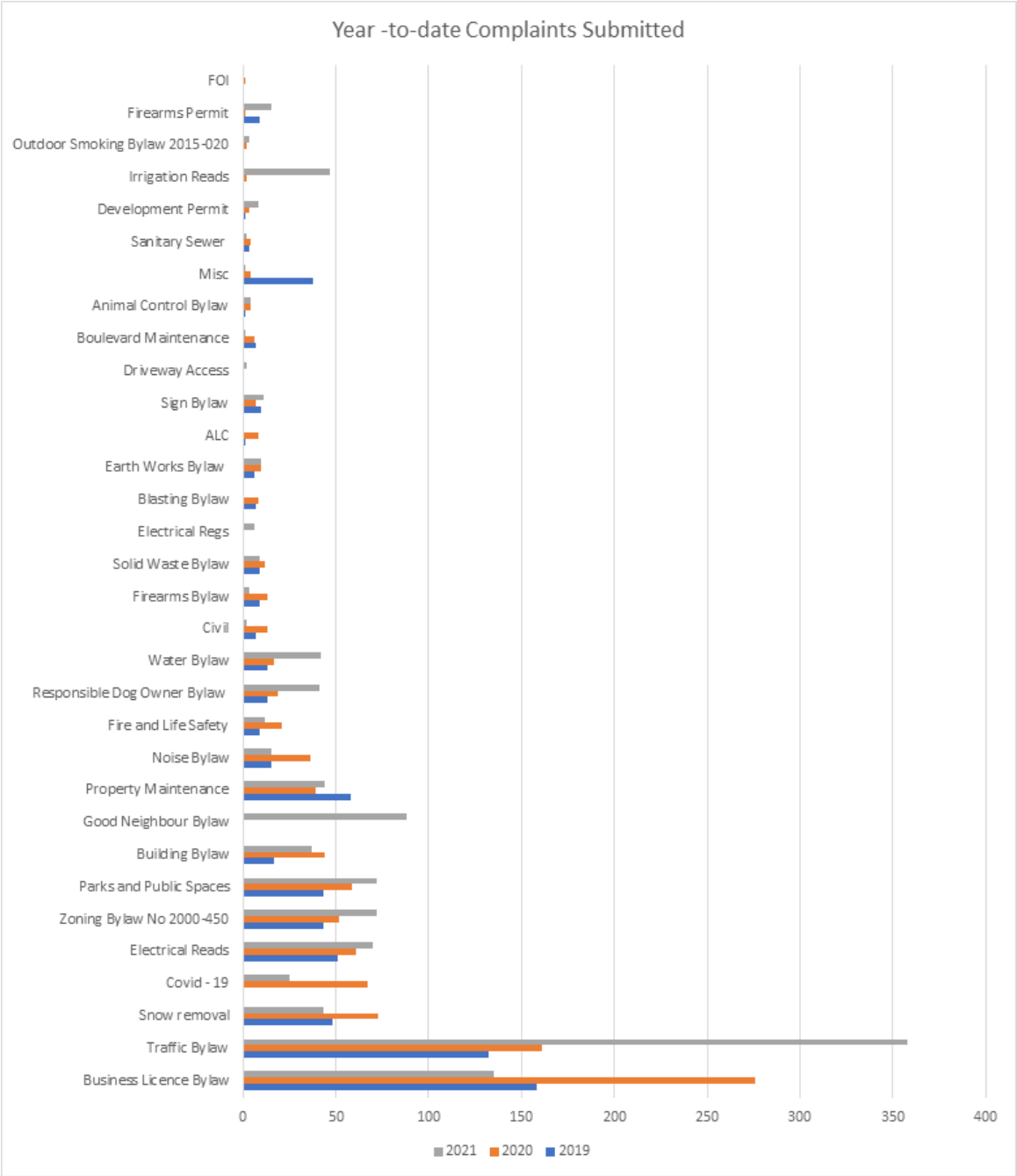
Total construction value year-to-date for the end of October is now at $58,263,000. November saw a slow down in construction value issued, but the number of permits issued remains strong with a total of 23 permits issued. The District may see a 5 year high in the number of permits issued at year end of 2021 in addition to the projected record year in construction value.

Bylaw Enforcement Activity:
Total complaints received in <u>November:</u>



The Bylaw Enforcement Team received 43 files in November, bringing the yearly total to 934 complaint files. 77 remain open. Traffic Bylaw returned to the top spot for the number of complaints submitted with the Good Neighbour Bylaw following. With the recent snow, staff are projecting that Traffic Bylaw complaint files will increase as we move into December for the balance of the year.

Total Year to Date Bylaw Files:



In comparing year-to-date complaint files from 2021 to 2020 and 2019, the District has received more complaints in 2021 from past years from the following bylaw areas: Traffic Bylaw, Zoning Bylaw, Parks Bylaw, Good Neighbour Bylaw, Responsible Dog Owner Bylaw and Water Regulation Bylaw. Down from previous years includes Building Bylaw, COVID-19 complaints, Business Licence Bylaw and Snow Removal.

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 ☐