



THE CORPORATION OF THE
DISTRICT OF SUMMERLAND
INFORMATION REPORT

DATE: February 22, 2021
 TO: Graham Statt, Chief Administrative Officer
 FROM: Erian Scott-Iversen, Planning Technician
 SUBJECT: January 2021 Development Services Report

FILE: 0640-30

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the January 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 and building permits issued. 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.

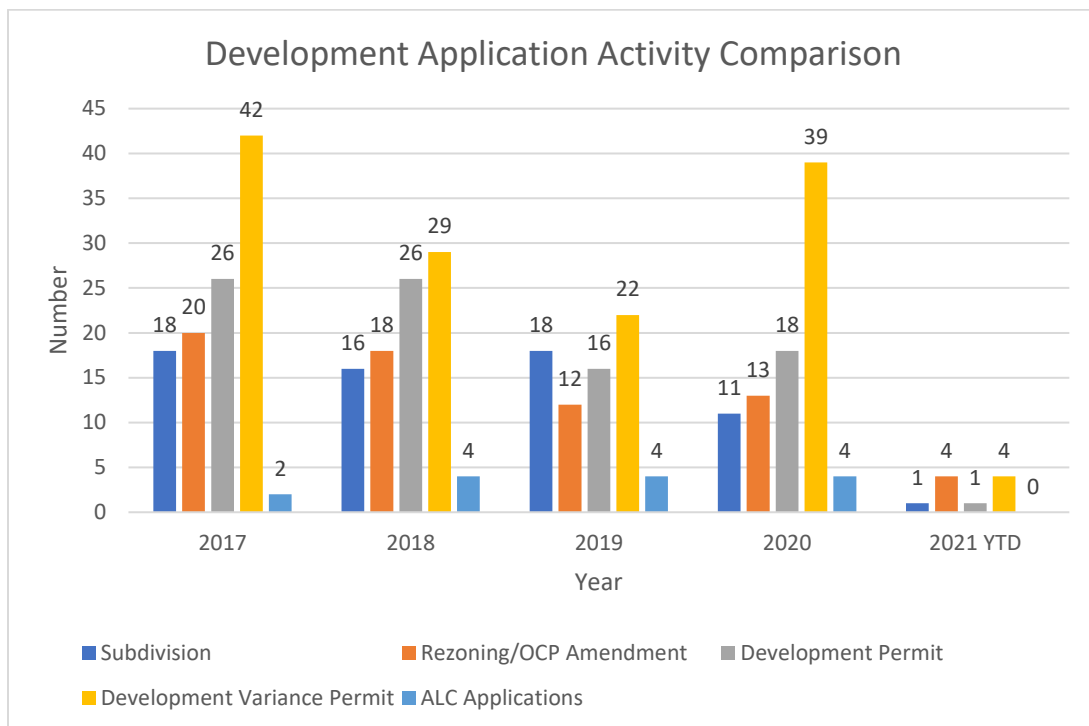
Development Applications in Progress:

Development/Description	Recent Activity	Next Steps
Z20-005 12811 Lakeshore Drive <i>Text Amendment to Comprehensive Development Zone – Specific Units</i>	11/25/2020 – New rezoning text amendment provided by applicant	Council consideration
Z20-012 19223 Lakeshore Drive <i>Site-specific text amendment for 3 dwellings</i>	01/14/2021 – public hearing, third reading, adoption	Adopted
Z20-013 13316 Prairie Valley Road <i>Agricultural to Medium Density Residential, and A1 to RSH</i>	01/21/2021 – Technical Planning Committee	Agricultural Advisory Committee
Z20-014 Text amendment <i>Add 'Fruit Stand' to A1 and A2 zones</i>	01/14/2021 – third reading	Adopted
Z20-0115 4217 Sherk Street	12/16/2020 – Application received	Referrals

<i>Site-specific text amendment</i>		
Z21-001 10907 Prairie Valley Road <i>Rezoning</i>	01/13/2021 – Application received	Referrals
Z21-002 8709 Jubilee Road <i>OCP Amendment and Rezoning</i>	01/21/2021 – Application received	Advisory Planning Commission
Z21-003 8108 Purves Crescent <i>Site-specific text amendment</i>	01/25/2021 – Application received	Referrals
Z21-004 1514 Wharf Street <i>Rezoning</i>	01/28/2021 – Application received	Referrals
DVP20-031 11507 Blair Street <i>Rear setback</i>	Technical Planning Committee	Applicant revising application
DVP20-034 6011 Hwy 97 <i>Front setback</i>	12/17/2020 – Advisory Planning Commission	On hold at applicant's request
DVP20-035 6102 Austin Street <i>Rear yard setback</i>	Technical Planning Committee outcome letter	On hold at applicant's request
DVP20-036 13316 Prairie Valley Road <i>Servicing requirements</i>	01/21/2021 – Technical Planning Committee	Agricultural Advisory Committee
DVP20-037 10312 Dale Meadows Place <i>Front yard setback</i>	01/21/2020 – Technical Planning Committee	Council consideration
DVP20-038 7710 Prairie Valley Road <i>Sign variance</i>	12/09/2020 – Application received	Approved
DVP20-039 5815 Highway 97 <i>Lot depth</i>	01/07/2021 – Technical Planning Committee	Approved
DVP21-001 13614 Kenyon <i>Rear yard setback</i>	01/07/2021 – Application received	Referrals
DVP21-002 9567 Robson Crescent <i>Rear yard setback</i>	01/14/2021 – Application received	Referrals
DVP21-003 6108 Solly Road <i>Retaining wall height</i>	01/22/2021 – Application received	Referrals
DVP21-004 21801 Garnet Valley Road <i>Side yard setback</i>	0/29/2021 – Application received	Referrals
S20-008 11118 Acland Street <i>1 to 2 lots</i>	11/10/2020 - Application received	Preliminary Layout Approval Issued
S20-010 8108 Purves Road <i>1 to 2 lots</i>	12/15/2020 – Application received	Referrals

S20-011 9704 Julia Street <i>1 to 2 lots</i>	12/18/2020 – Application received	Technical Planning Committee
S21-001 19265/19267 Lakeshore Drive North <i>Lot line adjustment</i>	01/13/2021 – Application received	Technical Planning Committee
DP20-015 6011 HWY 97 <i>Trout Creek DP</i>	12/17/2020 – Advisory Planning Committee	Coordinated with DVP20-034
DP20-016 10830 Prior Place <i>Watercourse DP</i>	Referrals	Applicant revising application
DP21-001 4509 Gartrell Road <i>High Hazard DP</i>	01/05/2021 – Application Received	Technical Planning Committee
ALR20-004 5518 Giants Head Road <i>Non-farm use</i>	12/18/2020 – Agricultural Advisory Committee	Forwarded to the ALC
LCRB(C)20-001 13219 Victoria Road North <i>Non-medical cannabis retail store</i>	09/10/2020 – Application received	Application on hold at applicant's request

Development Application Activity Summary:



Building Permit Activity (Five Year Comparison):

Month of January	2017	2018	2019	2020	2021
Permits Issued	9	10	17	9	22
Total Construction Value	1,688,966	1,038,000	1,408,800	2,137,000	3,084,500
Total Annual					
Permits Issued	195	190	206	200	
Revenue	328,616	286,337	445,982	399,304	
Total Construction Value	31,113,882	28,043,100	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.*

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.

Respectfully submitted,

Endorsed by,

Approved for agenda,


Erian Scott-Iversen
 Planning Technician

Brad Dollevoet
 Director of Development
 Services

Graham Statt
 Chief Administrative
 Officer