



THE CORPORATION OF THE  
DISTRICT OF SUMMERLAND  
**INFORMATION REPORT**

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

FILE: 0640-30

STAFF RECOMMENDATION:

That Council pass the following resolution:

***THAT the February 2021 Development Services Monthly Report be received for information.***

PURPOSE:

To receive the monthly Development Services Department update.

BACKGROUND:

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.

DISCUSSION:

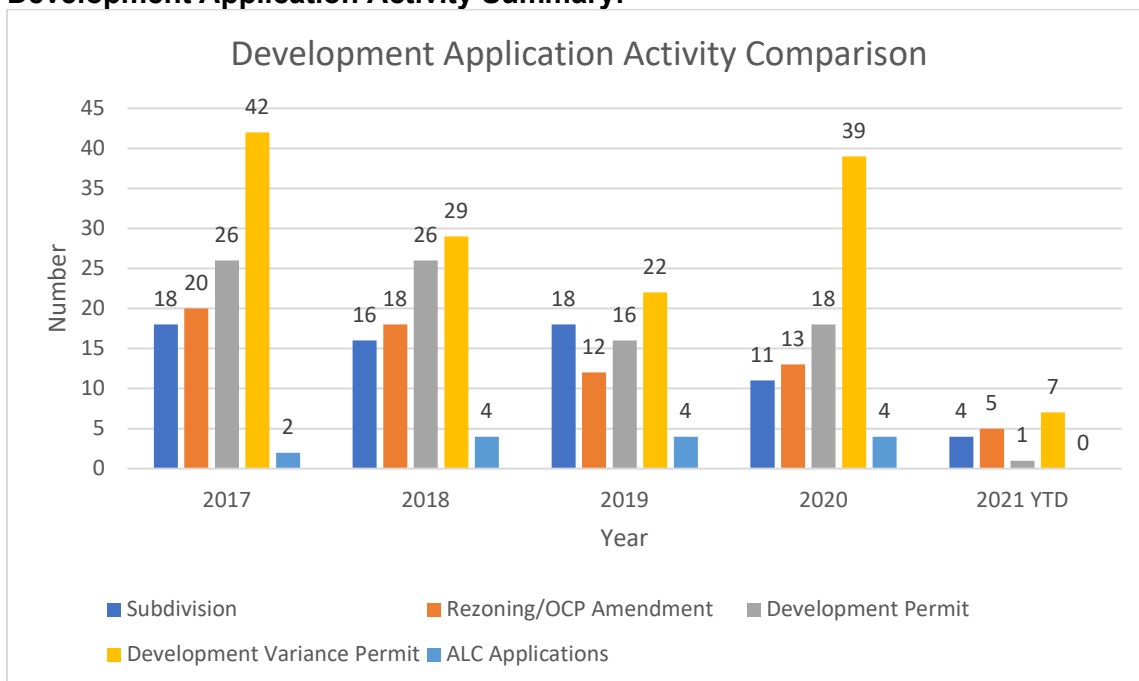
**Development Applications in Progress:**

Development/Description	Recent Activity	Next Steps
<b>Z20-013</b> <b>13316 Prairie Valley Road</b> <i>Agricultural to Medium Density Residential, and A1 to RSH</i>	01/21/2021 – Technical Planning Committee	Agricultural Advisory Committee
<b>Z20-015</b> <b>4217 Sherk Street</b> <i>Site-specific text amendment</i>	Referrals	Technical Planning Committee
<b>Z21-001</b> <b>10907 Prairie Valley Road</b> <i>Rezoning</i>	01/13/2021 – Application received	Referrals
<b>Z21-002</b> <b>8709 Jubilee Road</b> <i>OCP Amendment and Rezoning</i>	02/22/2021 – 1 <sup>st</sup> and 2 <sup>nd</sup> reading	Public Hearing

<b>Z21-003</b> <b>8108 Purves Crescent</b> <i>Site-specific text amendment</i>	02/26/2021 – Advisory Planning Commission	Council consideration
<b>Z21-004</b> <b>1514 Wharf Street</b> <i>Rezoning</i>	Referrals	Technical Planning Committee
<b>Z21-005</b> <b>7418 Kirk Avenue</b> <i>Rezoning</i>	02/10/2021 – Application received	Referrals
<b>DVP20-031</b> <b>11507 Blair Street</b> <i>Rear setback</i>	Technical Planning Committee	Applicant revising application
<b>DVP20-034</b> <b>6011 Hwy 97</b> <i>Front setback</i>	12/17/2020 – Advisory Planning Commission	On hold at applicant's request
<b>DVP20-035</b> <b>6102 Austin Street</b> <i>Rear yard setback</i>	Technical Planning Committee outcome letter	On hold at applicant's request
<b>DVP20-036</b> <b>13316 Prairie Valley Road</b> <i>Servicing requirements</i>	01/21/2021 – Technical Planning Committee	Coordinated with Z20-013
<b>DVP21-001</b> <b>13614 Kenyon</b> <i>Rear yard setback</i>	02/22/2021 – Council consideration	Approved
<b>DVP21-002</b> <b>9567 Robson Crescent</b> <i>Rear yard setback</i>	02/22/2021 – Council consideration	Approved
<b>DVP21-003</b> <b>6108 Solly Road</b> <i>Retaining wall height</i>	02/22/2021 – Council consideration	Approved
<b>DVP21-004</b> <b>21801 Garnet Valley Road</b> <i>Side yard setback</i>	Referrals	Council consideration
<b>DVP21-005</b> <b>18555 Matsu Drive</b> <i>Rear yard setback</i>	02/04/2021 – Application received	Referrals
<b>DVP21-006</b> <b>2520 Landry Crescent</b> <i>Rear yard setback</i>	02/18/2021 – Application received	Referrals
<b>DVP21-007</b> <b>11719, 11715, 11711 Grant Avenue</b> <i>Front, rear, and side setbacks</i>	02/26/2021 – Application received	Referrals
<b>S20-008</b> <b>11118 Acland Street</b> <i>1 to 2 lots</i>	11/10/2020 - Application received	Preliminary Layout Approval Issued
<b>S20-010</b> <b>8108 Purves Road</b> <i>1 to 2 lots</i>	12/15/2020 – Application received	Referrals
<b>S20-011</b> <b>9704 Julia Street</b> <i>1 to 2 lots</i>	Technical Planning Committee	Drafting PLA

<b>S21-001</b> <b>19265/19267 Lakeshore Drive North</b> <i>Lot line adjustment</i>	Technical Planning Committee	Drafting PLA
<b>S21-002</b> <b>7418 Kirk Avenue</b> <i>3 lot subdivision</i>	02/10/2021 – Application received	Referrals
<b>S21-003</b> <b>19006/19106 Garnet Valley Road</b> <i>Lot line adjustment</i>	02/21/2021 – Application received	Referrals
<b>S21-004</b> <b>6609 Nixon Road</b> <i>2 lot subdivision</i>	02/23/2021 – Application received	Referrals
<b>DP20-015</b> <b>6011 HWY 97</b> <i>Trout Creek DP</i>	12/17/2020 – Advisory Planning Committee	Coordinated with DVP20-034
<b>DP20-016</b> <b>10830 Prior Place</b> <i>Watercourse DP</i>	Referrals	Applicant revising application
<b>DP21-001</b> <b>4509 Gartrell Road</b> <i>High Hazard DP</i>	Technical Planning Committee	Approved
<b>ALR20-004</b> <b>5518 Giants Head Road</b> <i>Non-farm use</i>	12/18/2020 – Agricultural Advisory Committee	Forwarded to the ALC
<b>LCRB(C)20-001</b> <b>13219 Victoria Road North</b> <i>Non-medical cannabis retail store</i>	Application on hold at applicant's request	Council consideration

**Development Application Activity Summary:**



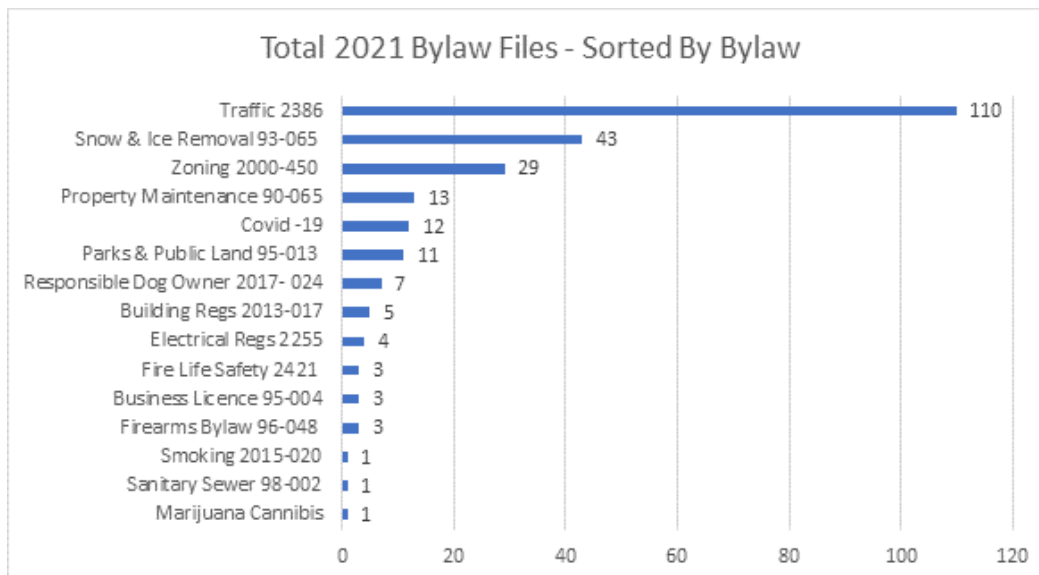
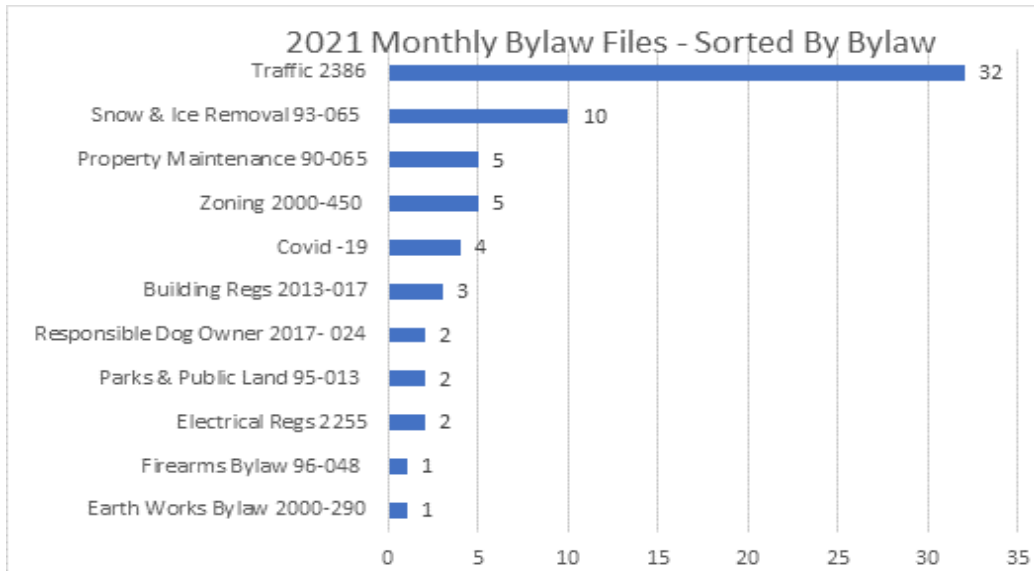
**Building Permit Activity (Five Year Comparison):**

<b>Month of February</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
Permits Issued	22	13	23	12	16
Total Construction Value	3,458,000	1,652,000	3,124,000	1,347,000	1,994,000
<b>Year to Date</b>					
Permits Issued	31	23	40	21	38
Total Construction Value	5,146,966	2,690,000	4,532,800	3,484,000	5,075,500
<b>Total Annual</b>					
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.*

**Bylaw Enforcement Activity**

With a focus on getting new processes in place, a new Bylaw Enforcement Policy along with research for the Good Neighbour Bylaw, staff did not have as many self generated files this month as opposed to January. Interesting to note that COVID-19 Calls, which numbered 2 in December, has jumped to 7 in January but have slowed to 4 in February. Most staff time has been dedicated to 5 new Property Maintenance and 5 new Zoning 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.

Respectfully submitted,



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*Erian Scott-Iversen*  
*Planning Technician*

Endorsed by,



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*Brad Dollevoet*  
*Director of Development*  
*Services*

Approved for agenda,



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*Karen Needham*  
*A/Chief Administrative*  
*Officer*