



THE CORPORATION OF THE
DISTRICT OF SUMMERLAND
INFORMATION REPORT

DATE: February 28, 2022
 TO: Graham Statt, Chief Administrative Officer
 FROM: Brad Dollevoet, Director of Development Services
 SUBJECT: January 2022 Development Services Report

FILE: 0640-30

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the January 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>	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
Z21-010 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>	Public hearing held Feb. 14. Third reading and adoption provided Feb. 14.	Complete

Z21-015- Short Term Rentals District of Summerland <i>Bylaw Amendment Short Term Rentals</i>	Public Hearing held February 14; 3 rd Reading provided.	MOTI signed, and Adoption going to Feb. 28 Evening meeting
Z21-016 10314 Blair Street <i>Institutional to A1 Zoning</i>	Sent Development Information Request	Applicant to Provide Requested Information
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>	Revisions received	Going to APC (with DP)
DVP21-030 8710 Tomlin Street <i>Retaining Wall Variance</i>	Internal Referrals Complete	TPC Outcome Letter
DVP21-031 6108 Austin Street <i>Side/Rear Setback/Sidewalk Variance</i>	Council approval given on January 24 th , DVP not issued, awaiting BP issuance	BP issuance, fire separation
DVP21-032 14815 Conway Crescent <i>Section 8.1.5(a)</i>	ON HOLD, require ALC application	ON HOLD
DVP21-033 17515 Sanborn Street <i>Retaining Wall</i>	Processing	Going to Council on February 28 th Evening meeting.
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 <i>3 lot subdivision</i>	PLA Issued	Final Subdivision upon submission
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	Applicant to Submit Additional Information
S21-009 12600 Blagborne Avenue <i>1 to 17 lot subdivision</i>	Revised subdivision plan submitted	Internal referral and issuance of revised PLA
S21-010 6108 Austin Street <i>1 to 2 lot subdivision</i>	Issue PLA	Final Subdivision upon Submission
S21-011 12010 Lakeshore Drive <i>1 to 3 lot subdivision</i>	Issue PLA	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>	Issued PLA	Awaiting rezoning
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>	Prepare PLA	Issue PLA
S21-016 10812 Happy Valley Road	Prepare PLA	Issue PLA
S21-018 9913 Gillard Avenue <i>Lot Line Adjustment</i>	ON HOLD, ALC application needed	ON HOLD
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
DP21-018 9800 Turner Street <i>Multi-Family</i>	Waiting for Rezoning	Waiting for applicant information
DP21-019	Sent TPC Outcome Letter	Applicant to provide revisions

13218 Kelly Avenue <i>Form and Character</i>		
DP21-021 13208/13210 Kelly Avenue <i>Form and Character</i>	Revisions received	Going to APC
DP21-022 19267-19265 Lakeshore Drive <i>RAPR</i>	Awaiting landscape security	Will issue DP once landscaping estimate is submitted
DP21-023 8710 Tomlin Street <i>Multi-Family</i>	Referral Sent	TPC Outcome Letter
DP21-024 13415 Lakeshore Drive <i>OASIS Development</i>	Referral Sent	TPC Outcome Letter

Development Application Activity Summary

For the month of January, the District was not in receipt of any new development or planning applications. However, planning staff have been progressing a number of active planning applications forward for Committee review, and further to Council, over the past few months and have initiated a number of new strategic planning projects, including a Zoning Bylaw administrative update and the secondary dwelling regulation review, in light of residential flexibility regulation changes from the ALC that were changed January 1, 2022.

Building Permit Activity (Five Year Comparison):

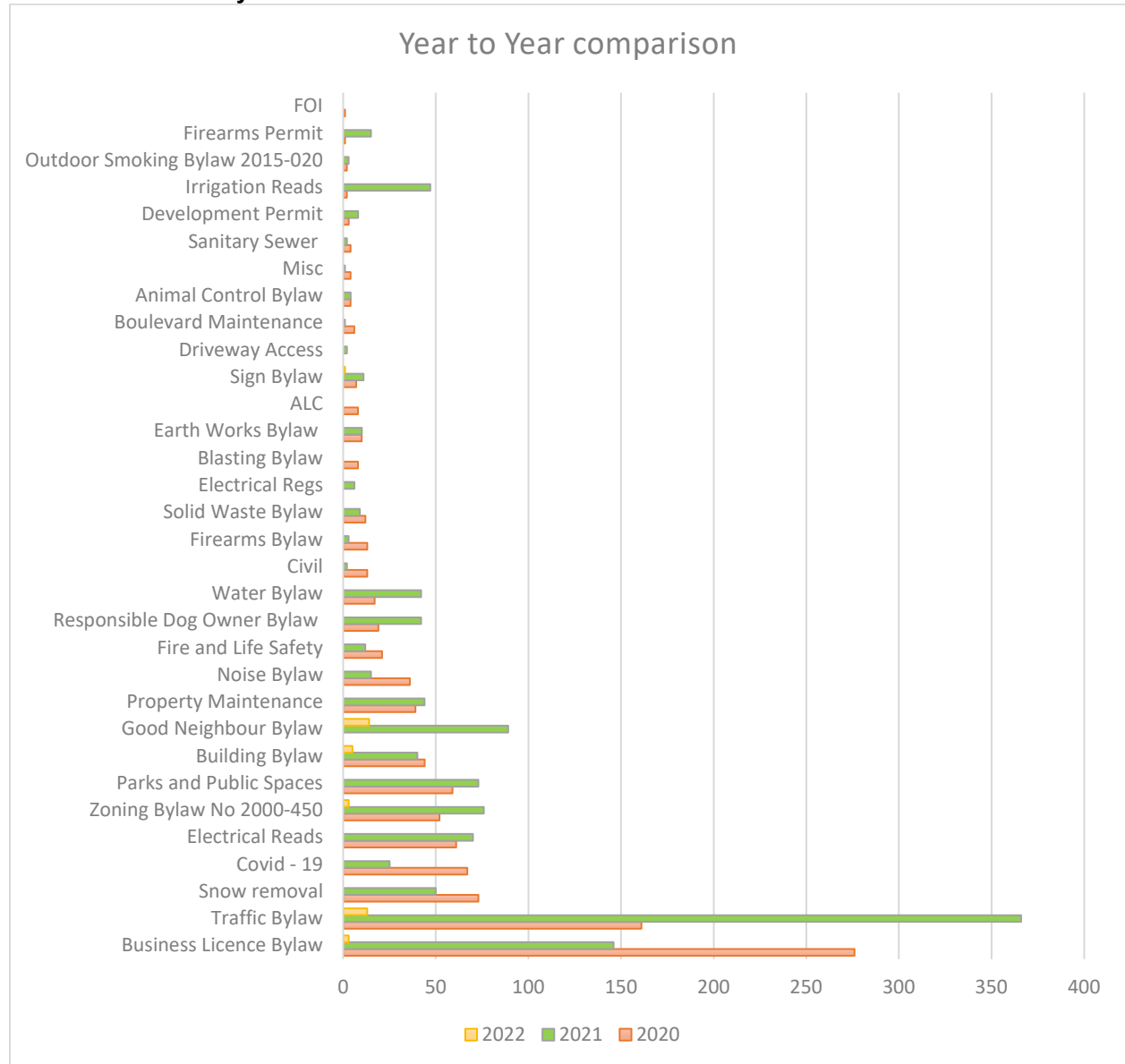
Month of January	2018	2019	2020	2021	2022
Permits Issued	10	17	9	22	18
Total Construction Value	\$1,038,000	\$1,408,800	\$2,137,000	\$3,084,500	\$4,328,000
Year to Date					
Permits Issued	10	17	9	22	18
Total Construction Value	\$1,038,000	\$1,408,800	\$2,137,000	\$3,084,500	\$4,328,000
Total Annual					
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.*

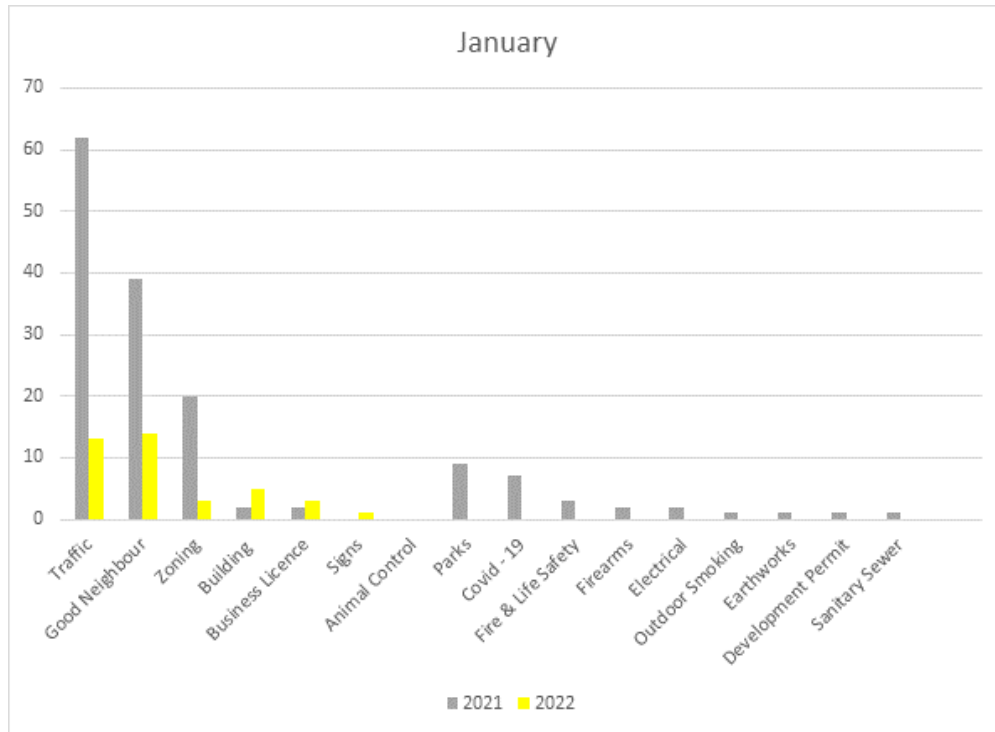
Total construction value for building permits for the month of January was \$4,328,000 which is a five year high for the month of January in comparison to recent years. The District is maintaining a strong pace of construction activity leading off in 2022 and following from the District's record year experienced in 2021. The number of building permits issued was also on the higher side for January, with a total of 18 building permits issued in the month.

Bylaw Enforcement Activity:

Total Year to Date Bylaw Files:



Year to Year Bylaw Files:



The bylaw enforcement team received 39 files in January, with 11 still open. 37 files remain open from 2021. Traffic Bylaw and the Good Neighbour Bylaw were the top two generators of complaints and bylaw files. There was a large drop in self-generated files from the bylaw enforcement team from January of last year, as Bylaw Staff did not actively look for unlicensed and abandoned vehicles (13) on roadways or tree branches over boulevards (33), which are Traffic Bylaw violations. There was also a large drop in snow related files from 2021 (33-3) in January as the District had two full-time officers for this period and were actively enforcing the snow removal provisions of the Traffic Bylaw.

This past January, Bylaw staff were involved in the consideration of implementation of new short term rental regulations, and initiating early discussion with enforcement monitoring service providers for short term rentals. Bylaw staff also reviewed administrative updates to the District's Building Bylaw and Traffic Bylaw review to go along with regular Bylaw Enforcement duties. Bylaw Enforcement Staff participated in additional training sessions in January including the Ombudspersons Office training session for Best Practices in Bylaw Enforcement.

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.

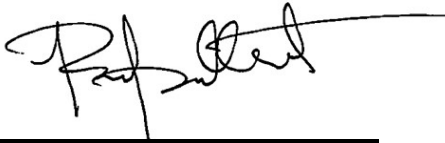
CONCLUSION:

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