



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

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

FILE: 0640-30

STAFF RECOMMENDATION:

That Council pass the following resolution:

***THAT the February 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:**

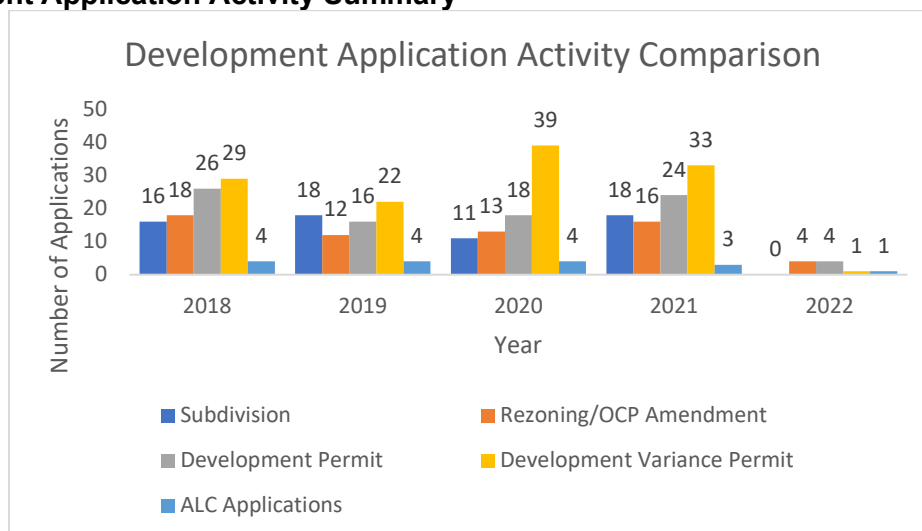
Development/Description	Recent Activity	Next Steps
<b>Z20-013</b> <b>13316 Prairie Valley Road</b> <i>OCP amendment and Rezoning</i>	Environmental Assessment Received	Review Assessment and Report to Council
<b>Z20-015</b> <b>4217 Sherk Street</b> <i>Site-specific text amendment</i>	Referrals	Applicant to Change Application
<b>Z21-010</b> <b>11815 Prairie Valley Road</b> <i>RSD1 to RMD</i>	Sent Development Information Request	Applicant to Provide Requested Information
<b>Z21-012</b> <b>9800 Turner Street</b> <i>RSH to RDH</i>	Sent TPC Outcome Letter	On hold as per Applicant's Request
<b>Z21-015</b> <b>District of Summerland</b> <i>Bylaw Amendment Short Term Rentals</i>	Adoption	Adoption

<b>Z21-016</b> <b>10314 Blair Street</b> <i>Institutional to A1 Zoning</i>	ROWP Assessment Received	Review information; PIM
<b>Z22-001</b> <b>District of Summerland</b> <i>Zoning Administrative Update</i>	1 <sup>st</sup> and 2 <sup>nd</sup> reading	Public Hearing – April 11
<b>Z22-002</b> <b>District of Summerland</b> <i>Secondary Dwelling Review</i>	Information gathering	Workshop – March 31
<b>Z22-003</b> <b>15835/13836</b> <b>Logie/Industrial</b> <i>M1 Site Specific</i>	Going to APC	Referral Closed
<b>Z22-004</b> <b>9606 Victoria Road</b> <i>M2 Site Specific</i>	Out for comments. APC in April.	Referrals Sent
<b>DVP20-034</b> <b>6011 Hwy 97</b> <i>Front setback</i>	12/17/2020 – Advisory Planning Commission	Expecting New Plans, to Return to APC for Recommendation
<b>DVP20-035</b> <b>6102 Austin Street</b> <i>Retaining Wall Variance</i>	New plans received. New referral sent.	Move forward to Council.
<b>DVP20-036</b> <b>13316 Prairie Valley Road</b> <i>Servicing requirements</i>	Coordinated with Z20-013	On hold at applicant's request
<b>DVP21-027</b> <b>9800 Turner Street</b> <i>La Vista Project</i>	Waiting on Rezoning	Waiting on rezoning
<b>DVP21-028</b> <b>13208/13210 Kelly Avenue</b> <i>Parking Variance</i>	Revisions received	Going to Council on March 28 with DP
<b>DVP21-030</b> <b>8710 Tomlin Street</b> <i>Retaining Wall Variance</i>	TPC Outcome Letter – info requested	Applicant to provide requested information
<b>DVP21-031</b> <b>6108 Austin Street</b> <i>Side/Rear Setback/Sidewalk Variance</i>	Council approval given on January 24 <sup>th</sup> , DVP not issued, awaiting BP issuance	BP issuance, fire separation
<b>DVP21-032</b> <b>14815 Conway Crescent</b> <i>Section 8.1.5(a)</i>	ON HOLD, require ALC application	ON HOLD
<b>DVP22-001</b> <b>12504 Jones Flat Road</b> <i>Farm home plate</i>	Referral	Council Consideration
<b>S20-010</b> <b>8108 Purves Road</b> <i>1 to 2 lots</i>	PLA Issued	Awaiting Submission for final
<b>S20-011</b> <b>9704 Julia Street</b> <i>1 to 2 lots</i>	PLA Issued	Final Subdivision upon submission
<b>S21-001</b> <b>19265/19267 Lakeshore Drive North</b>	PLA Issued	Final Subdivision upon submission

<i>Lot line adjustment</i>		
<b>S21-002</b> <b>7418 Kirk Avenue</b> <i>3 lot subdivision</i>	PLA Issued	Final Subdivision upon submission
<b>S21-003</b> <b>19006/19106 Garnet Valley Road</b> <i>Lot line adjustment</i>	PLA Issued	Final Subdivision upon submission
<b>S21-004</b> <b>6609 Nixon Road</b> <i>2 lot subdivision</i>	PLA Issued	Final Subdivision upon submission
<b>S21-005</b> <b>9907 Turner Street</b> <i>2 lot subdivision</i>	PLA Issued	Final Subdivision upon submission
<b>S21-006</b> <b>10619 Lister Avenue</b> <i>2 lot subdivision</i>	PLA Issued	Final Subdivision upon submission
<b>S21-007</b> <b>6108 Solly Road</b> <i>2 lot subdivision</i>	PLA Issued	Final Subdivision upon submission
<b>S21-008</b> <b>19013 Bentley Road</b> <b>(Hunters Hill – Phase 2)</b>	PLA Issued	Applicant to Submit Additional Information
<b>S21-009</b> <b>12600 Blagborne Avenue</b> <i>1 to 17 lot subdivision</i>	PLA Issued	Final Subdivision upon submission
<b>S21-010</b> <b>6108 Austin Street</b> <i>1 to 2 lot subdivision</i>	PLA Issued	Final Subdivision upon submission
<b>S21-011</b> <b>12010 Lakeshore Drive</b> <i>1 to 3 lot subdivision</i>	PLA Issued	Final subdivision upon submission
<b>S21-012</b> <b>20401 Highway 40</b> <i>1 to 2 lots</i>	TPC Outcome Letter Sent	Waiting for Response
<b>S21-013</b> <b>11709 Mott Street</b> <i>1 to 2 lots</i>	Issued PLA	Awaiting rezoning
<b>S21-014</b> <b>19240 Lakeshore Drive N</b> <i>1 to 2 lots</i>	Issued PLA	Final submission upon completion
<b>S21-015</b> <b>11020 Ellis Avenue</b> <i>1 to 2 lots</i>	PLA Issued	Final submission upon completion
<b>S21-016</b> <b>10812 Happy Valley Road</b>	PLA Issued	Final submission upon completion
<b>S21-018</b> <b>9913 Gillard Avenue</b> <i>Lot Line Adjustment</i>	ON HOLD, ALC application needed	ON HOLD
<b>DP20-015</b> <b>6011 HWY 97</b> <i>Trout Creek DP</i>	New plan Submitted	Expecting New Plans, to Return to APC for Recommendation

<b>DP20-016</b> <b>10830 Prior Place</b> <i>Watercourse DP</i>	Referrals	Applicant revising application, Awaiting submission from QEP
<b>DP21-018</b> <b>9800 Turner Street</b> <i>Multi-Family</i>	Waiting for Rezoning	Waiting for applicant information
<b>DP21-019</b> <b>13218 Kelly Avenue</b> <i>Form and Character</i>	APC	Applicant to provide revisions
<b>DP21-021</b> <b>13208/13210 Kelly Avenue</b> <i>Form and Character</i>	APC	Going to Council March 28
<b>DP21-022</b> <b>19267-19265 Lakeshore Drive</b> <i>RAPR</i>	Awaiting landscape security	Will issue DP once landscaping estimate is submitted
<b>DP21-023</b> <b>8710 Tomlin Street</b> <i>Multi-Family</i>	TPC Outcome Letter and information requested	Waiting for applicant information
<b>DP21-024</b> <b>13415 Lakeshore Drive</b> <i>OASIS Development</i>	TPC Outcome Letter and information requested	Waiting for applicant information
<b>DP22-002</b> <b>12010 Lakeshore Drive</b> <i>High Hazard Zone</i>	Referral Closed	Awaiting status update of overall development before proceeding.
<b>DP22-004</b> <b>12010 Lakeshore Drive</b> <i>High Hazard DP</i>	Referral Closed	Awaiting status update of overall development before proceeding.
<b>DP22-005</b> <b>8709 Jubilee Road</b> <i>Multi-Family</i>	Multi-Family Permit Application Submitted	Technical Planning Committee Review
<b>DP22-006</b> <b>12010 Lakeshore Drive</b> <i>Environmental Sensitive DP</i>	Referral Sent	Prepare permit documents

### Development Application Activity Summary



February saw an influx of planning and development applications, following a reprieve in January (0 new applications submitted). A total of 10 new planning and development applications were submitted in February. This compares to a total of 7 new application for February, 2021. Of note, only one Development Variance Permit has been submitted this year, suggesting most developers are able to fit their proposals into the current regulatory framework of the District without the need for a variance.

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

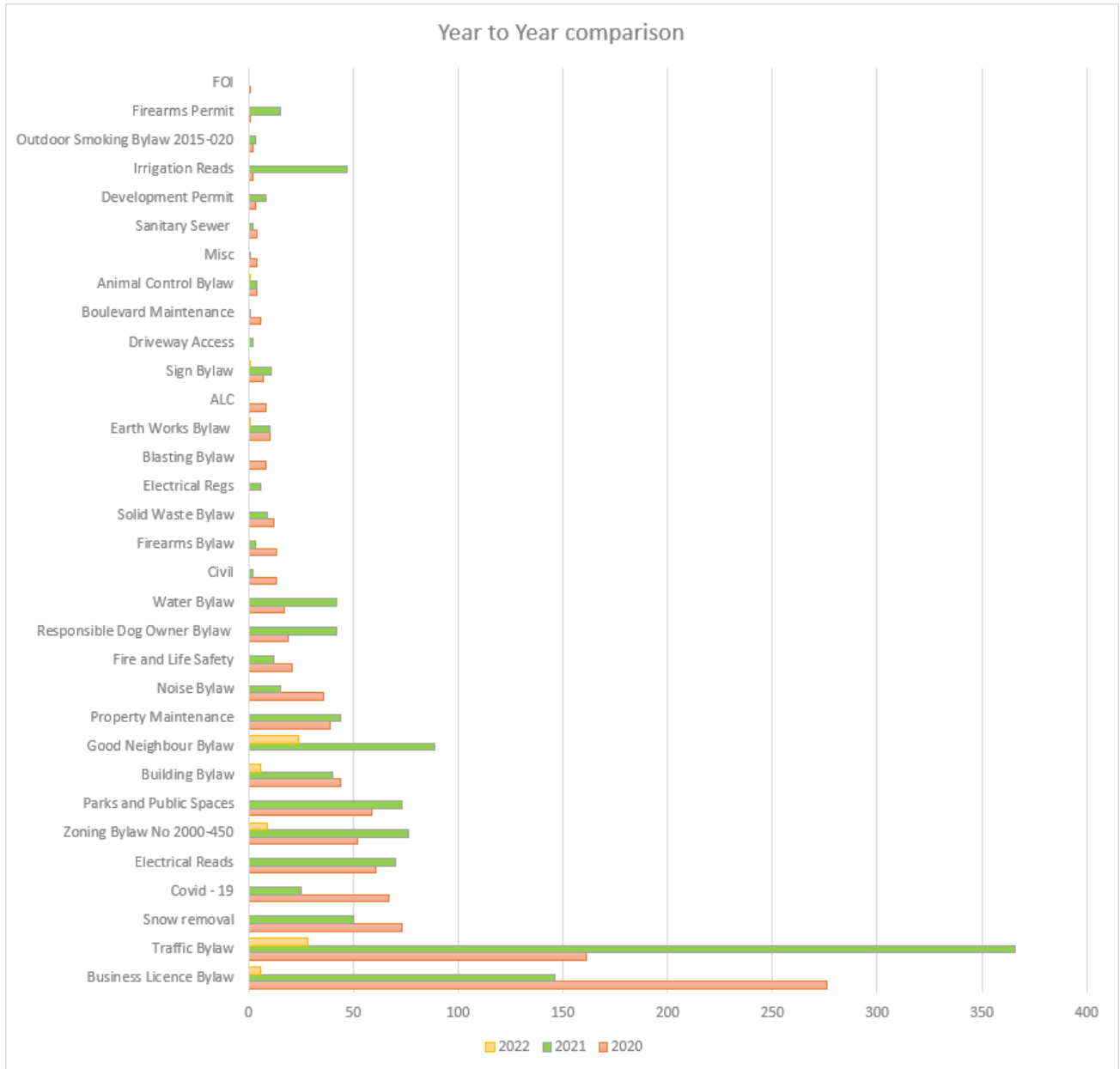
<b>Month of February</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
Permits Issued	13	23	12	16	15
Total Construction Value	\$1,652,000	\$3,124,000	\$1,347,000	\$1,991,000	\$4,451,000
<b>Year to Date</b>					
Permits Issued	23	40	21	38	33
Total Construction Value	\$2,690,000	\$4,532,800	\$3,484,000	\$5,075,500	\$8,779,000
<b>Total Annual</b>					
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.*

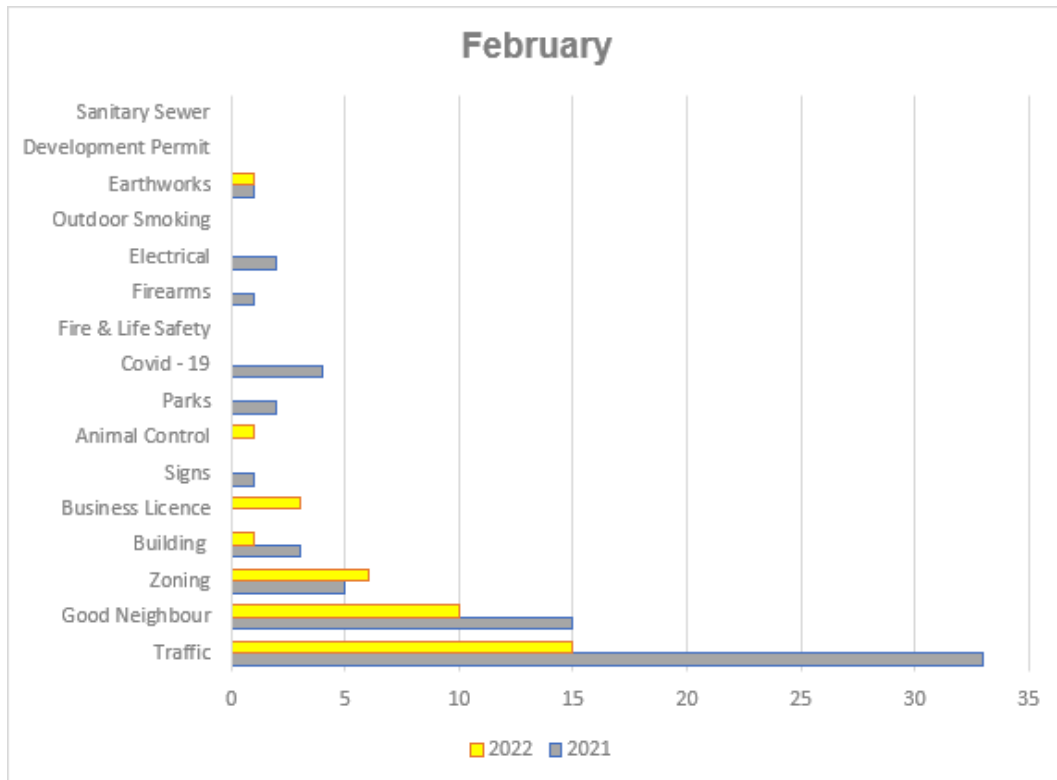
Total building permit construction value is now at \$8,779,000. This continues the strong pace of construction activity experienced since January and the District is currently double the average construction value experienced over the same two-month span over the past four years (\$3,945,500). Although the construction value is substantially more, the total number of permits processed is on average experienced over the past five years.

**Bylaw Enforcement Activity:**

**Total Year to Year Comparison:**



## February 2022 Bylaw Files:



The Bylaw Enforcement team received 37 files in February, with 13 still remaining open. We have a total of 37 files remaining open from 2021. The Traffic Bylaw and the Good Neighbour Bylaw were the top two generators of bylaw files for the month of February. The enforcement team has also been active with more complex historical bylaw enforcement files, including multiple dwellings on ALR land, a home occupation use on ALR land, and build without permits (no building permits).

### 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:

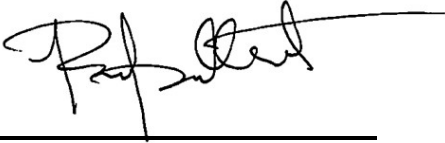
Monthly reports will augment the information available to track and assess development activity.

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