



THE CORPORATION OF THE
DISTRICT OF SUMMERLAND
INFORMATION REPORT

DATE: September 27, 2021
 TO: Graham Statt, Chief Administrative Officer
 FROM: Brad Dollevoet, Director of Development Services
 SUBJECT: August 2021 Development Services Report

FILE: 0640-30

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the August 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.

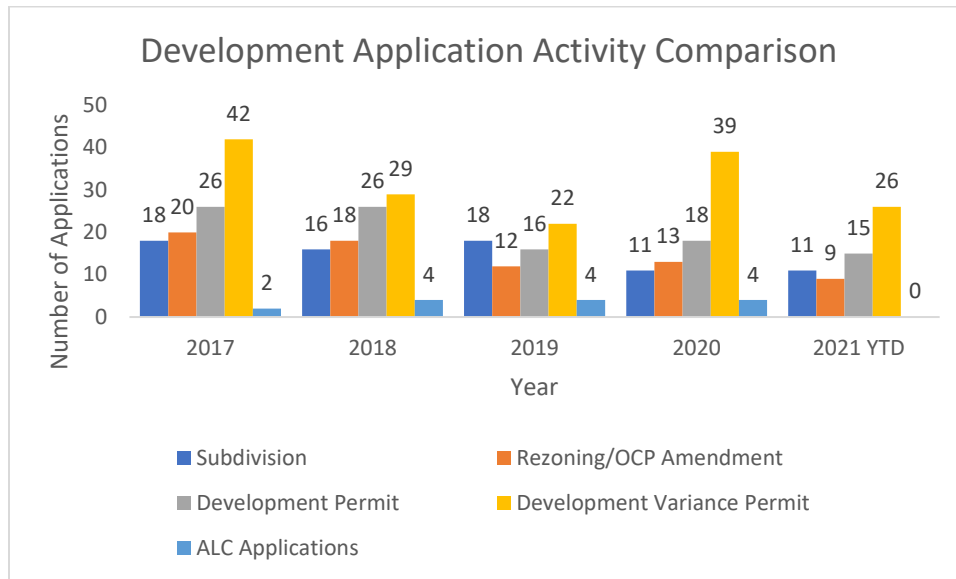
Development Applications in Progress:

Development/Description	Recent Activity	Next Steps
Z20-013 13316 Prairie Valley Road <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	Technical Planning Committee
Z21-001 10907 Prairie Valley Road <i>Rezoning</i>	Went to TPC	Potential revision
Z21-003 8108 Purves Crescent <i>Site-specific text amendment</i>	First and Second Reading	Public Hearing set for September 27
Z21-006 11510 Blair Street <i>Site-specific text amendment</i>	Public Hearing	Covenant Preparation
Z21-007 10518 Jubilee Road	First and Second Reading	Public Hearing set for September 27

<i>RSD1 to RMD</i>		
Z21-009 Lake Okanagan <i>WZ3 to WZ1</i>	Went to TPC, referral sent	Going to APC
DVP20-031 11507 Blair Street <i>Rear setback</i>	Applicant revised application	Going to Council on September 27
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>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>	Coordinated with Z20-013	On hold at applicant's request
DVP21-022 12506 Quinpool Road Farm Home Plate Lot Coverage/Front Setback	On Hold	Going to Council September 27
DVP21-024 17523 Sanborn Street <i>Retaining Wall</i>	TPC/Referral	Going to Council September 27
DVP21-026 10308 Prairie Valley Road <i>Driveway dual access</i>	TPC/Referral	Going to Council September 27
S20-010 8108 Purves Road <i>1 to 2 lots</i>	12/15/2020 – Application received	On hold pending rezoning.
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>	Technical Planning Committee	On hold
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)	PLNA Issued	Applicant to submit additional information
S21-009 12600 Blagborne Avenue <i>1 to 17 lot subdivision</i>	Issue PLA	Final Subdivision upon submission
S21-010 6108 Austin Street <i>1 to 2 lot subdivision</i>	Referrals	PLA Prep
S21-011 12010 Lakeshore Drive <i>1 to 3 lot subdivision</i>	Referrals	PLA Prep
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
DP21-002 19202 Garnet Valley Road <i>Environmentally Sensitive DP</i>	03/22/2021 – Application received	Applicant to submit additional information
DP21-004 2107 Tait Street <i>Trout Creek DP Area</i>	04/14/2021 – Application received	Processing
DP21-005 15019 Elliott Street <i>Multi-family DP</i>	DP Approval	Awaiting landscape and consolidation of parcel
DP21-008 16423 Kean Street <i>High Hazard</i>	06/08/2021 – Application received	Covenant Preparation
DP21-010 3240 Landry Crescent <i>Multi-Family</i>	Internal comments – application received	Going to APC
DP21-012 107-6114 Faircrest Street <i>Pile Driving</i>	Sent referrals	In processing
DP21-013 108-6114 Faircrest Street <i>Pile Driving</i>	Sent referrals	In processing
DP21-014 10308 Prairie Valley Road <i>Asphalt</i>	Awaiting approved RAPR report from province	On hold
DP21-015 2520 Landry Crescent <i>Riparian Area</i>	In processing	In processing

Development Application Activity Summary:



August continued the trend from July of a reduced number of planning and subdivision applications being submitted over the summer. However, there is a still a larger trend of development variance permits being submitted. We'll continue to monitor this trend to see if a number of the same type of variances are being requested and if we need to make further changes to the District's Zoning Bylaw.

Building Permit Activity (Five Year Comparison):

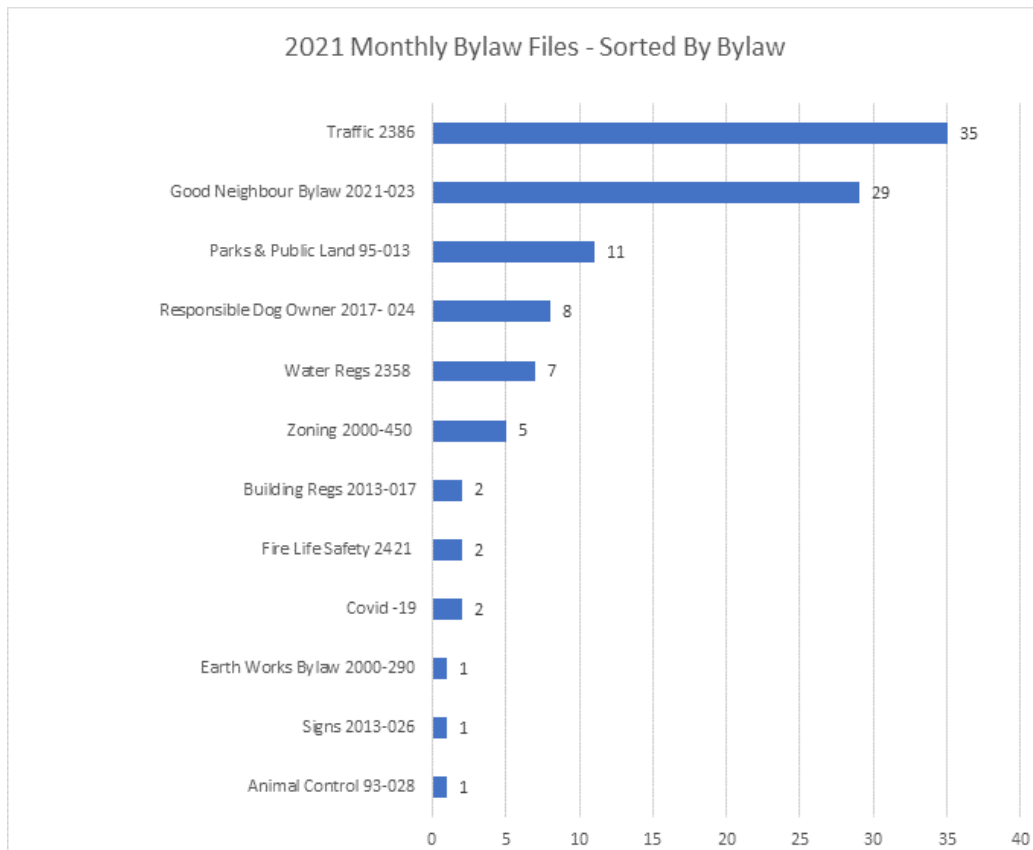
Month of July	2017	2018	2019	2020	2021
Permits Issued	16	22	12	22	16
Total Construction Value	\$2,065,000	\$4,110,000	\$1,244,000	\$2,613,200	\$27,559,500
Year to Date					
Permits Issued	120	128	132	104	139
Total Construction Value	\$19,456,282	\$18,543,600	\$27,250,300	\$16,127,500	\$45,473,500
Total 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.*

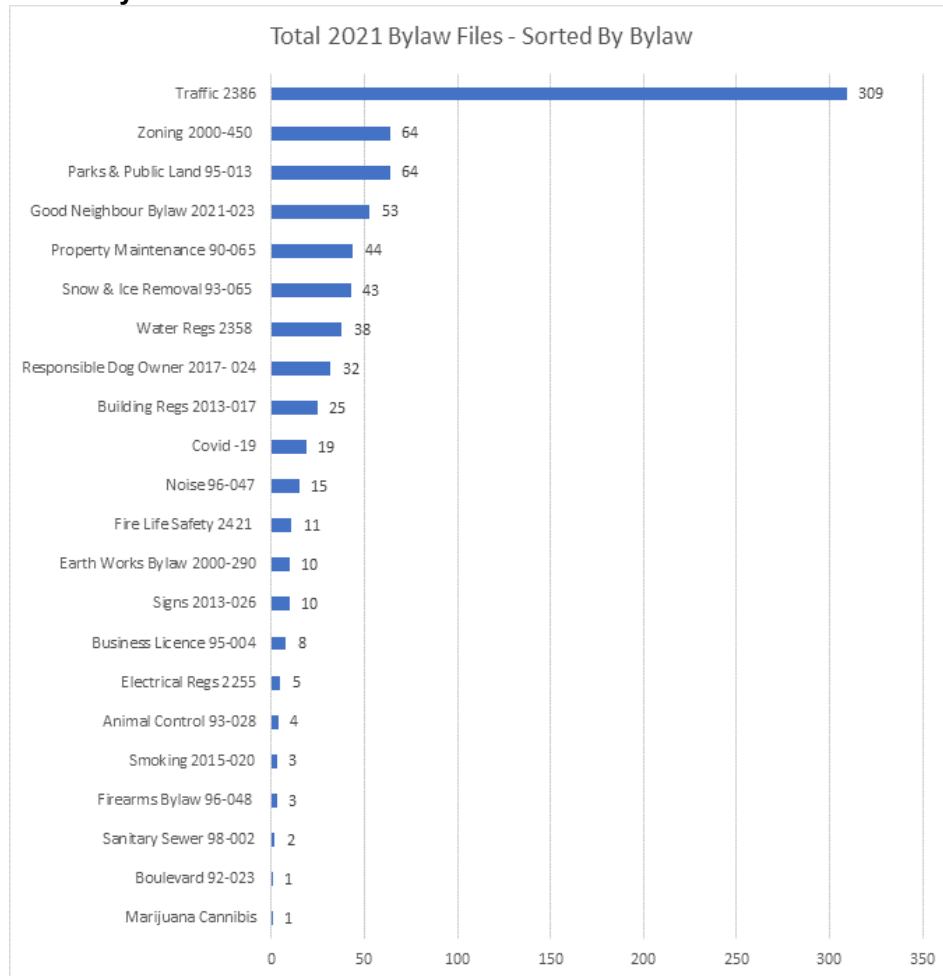
August is a record month for building permit construction value for the District, mainly due to the permit issuance of the OASIS three building mix-used residential commercial development on Lakeshore Drive. This project alone had a total construction value of \$23,582,000 and provided \$192,882 in building permit fee revenue for the District.

As a result of the issuance this one permit, staff are projecting that the total construction value for the balance of 2021 will be a record year, despite average annual numbers of total building permits issued.

Bylaw Enforcement Activity:
Total complaints received in August:



Total Year To Date Bylaw Files:



The Bylaw Enforcement Team received 110 files in August, bringing the yearly total to 762. A total of 86 complaint files remain open. Traffic files were still the main generator with the Good Neighbour Bylaw close behind for August. This continued the trend from July of an uptick in the number of complaints submitted in the summer months, and represents an average of 3 complaints submitted per day.

Additionally, Bylaw Services returned 115 phone messages in August.

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.

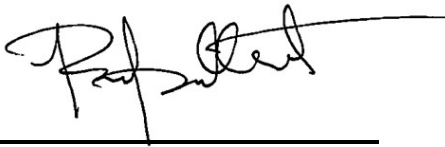
CONCLUSION:

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