



THE CORPORATION OF THE
DISTRICT OF SUMMERLAND
INFORMATION REPORT

DATE: October 25, 2021
 TO: Graham Statt, Chief Administrative Officer
 FROM: Brad Dollevoet, Director of Development Services
 SUBJECT: September 2021 Development Services Report

FILE: 0640-30

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the September 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.

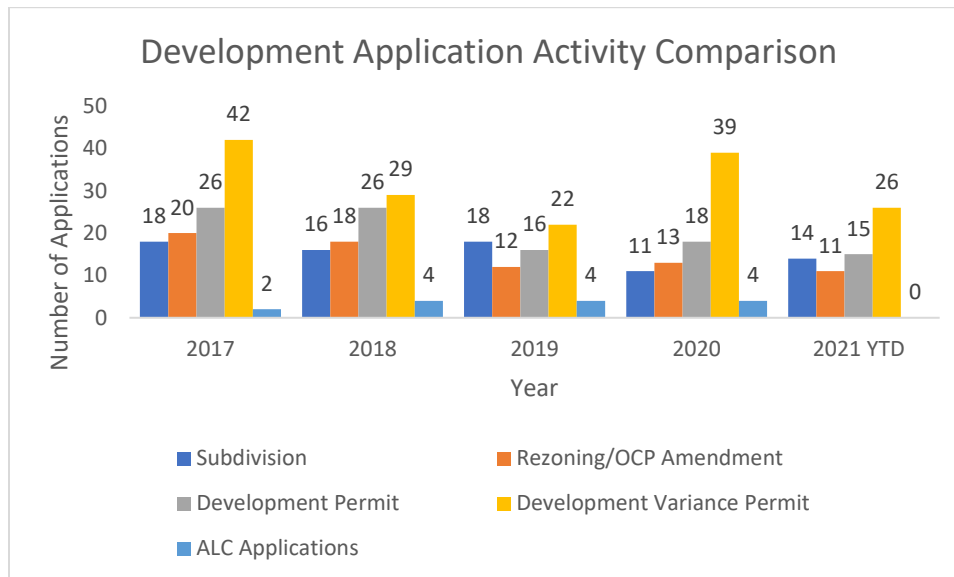
Development Applications in Progress:

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	On hold for applicant
Z21-001 10907 Prairie Valley Road <i>Rezoning</i>	Sent out TPC comments	Waiting for applicant to provide updated site plan
Z21-003 8108 Purves Crescent <i>Site-specific text amendment</i>	PH & 3 rd Reading	Adoption – Oct 12
Z21-006 11510 Blair Street <i>Site-specific text amendment</i>	Public Hearing	Covenant Preparation
Z21-007 10518 Jubilee Road	First and Second Reading	Adoption on October 12

<i>RSD1 to RMD</i>		
Z21-009 Lake Okanagan <i>WZ3 to WZ1</i>	Went to TPC, referral sent	Staff to prepare WZ2 zoning amendment bylaw.
Z21-010 11815 Prairie Valley Road <i>RSD1 to RMD</i>	Went to TPC	TPC outcome letter preparation
Z21-011 5700 Monro Avenue <i>A1 to CR1</i>	Went to TPC	TPC outcome letter preparation
DVP20-031 11507 Blair Street <i>Rear setback</i>	Approved	Waiting on registration confirmation
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
DVP21-024 17523 Sanborn Street <i>Retaining Wall</i>	TPC/Referral	Going to Council October 12
S20-010 8108 Purves Road <i>1 to 2 lots</i>	12/15/2020 – Application received	PLA Preparation
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	PLA Issued	Final Subdivision upon submission

<i>2 lot subdivision</i>		
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>	PLA Prep	PLA Issuance
S21-011 12010 Lakeshore Drive <i>1 to 3 lot subdivision</i>	PLA Prep	PLA Issuance
S21-012 20401 Highway 40 <i>1 to 2 lots</i>	Referrals	PLA Prep
S21-013 11709 Mott Street <i>1 to 2 lots</i>	Referrals	PLA Prep
S21-014 19240 Lakeshore Drive N <i>1 to 2 lots</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, Awaiting submission from QEP
DP21-002 19202 Garnet Valley Road <i>Environmentally Sensitive DP</i>	Addendum Memo Sent	Referral
DP21-005 15019 Elliott Street <i>Multi-family DP</i>	DP Approval	Waiting for security
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 Council November 8
DP21-012 107-6114 Faircrest Street <i>Pile Driving</i>	Sent referrals	Covenant prep
DP21-013 108-6114 Faircrest Street <i>Pile Driving</i>	Sent referrals	Covenant prep
DP21-014 10308 Prairie Valley Road <i>Asphalt</i>	Awaiting approved RAPR report from province	On hold

Development Application Activity Summary:



The number of planning applications is keeping pace with past years. There are additional subdivision applications that have been submitted in comparison to 2020, but a reduction in development variance permits submitted so far. Rezoning and development permits are on pace with 2020.

District staff have been busy with planning projects in September, such as short-term rental engagement activities, the eco-village design concept, and the Downtown Neighbourhood Action Plan.

Building Permit Activity (Five Year Comparison):

Month of September	2017	2018	2019	2020	2021
Permits Issued	17	12	10	31	19
Total Construction Value	\$2,335,000	\$1,344,000	\$859,000	\$7,976,000	\$5,076,000
Year to Date					
Permits Issued	151	159	165	149	156
Total Construction Value	\$23,885,882	\$24,443,100	\$31,327,000	\$27,610,600	\$50,549,500
Total Annual					
Permits Issued	195	190	206	200	
Revenue	328,616	286,337	445,982	399,304	

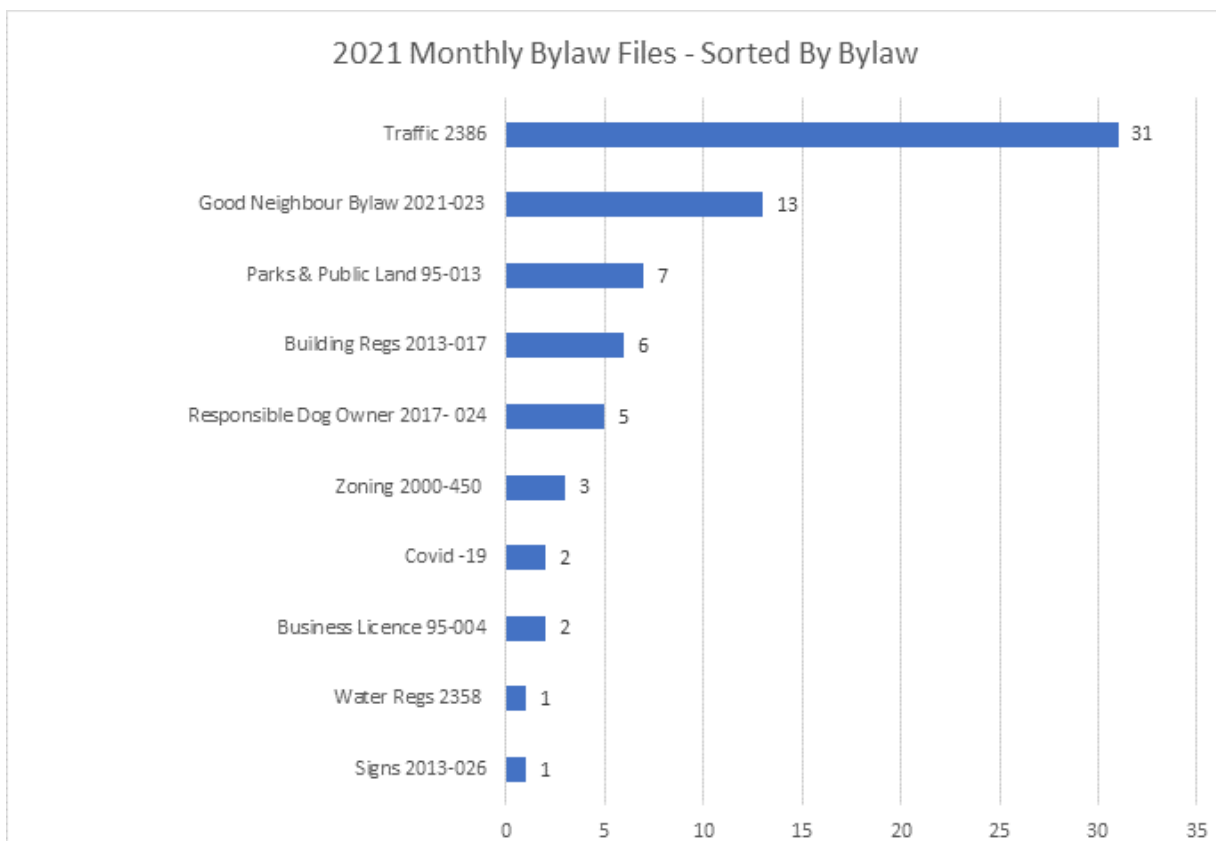
Total Construction Value	31,113,882	28,043,100	45,879,300	35,734,900	
--------------------------	------------	------------	------------	------------	--

**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.*

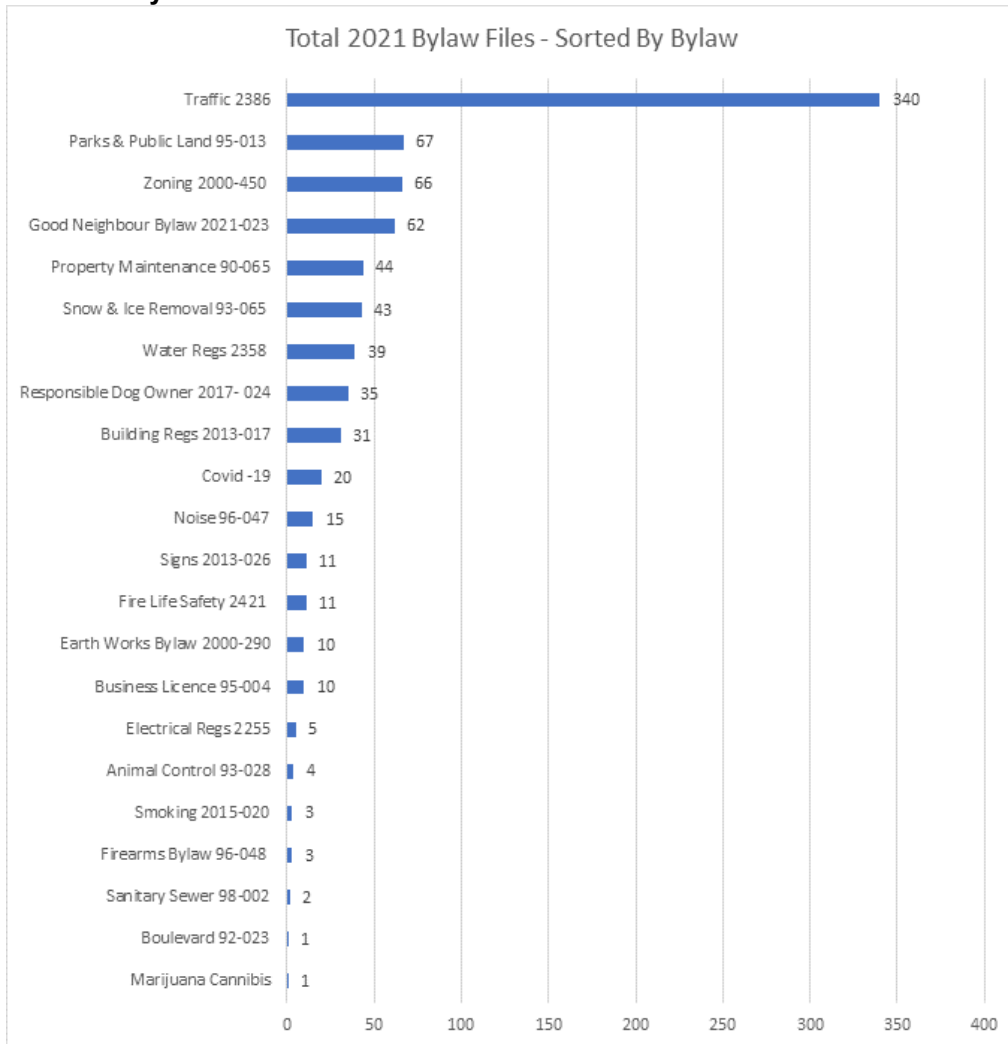
September saw a construction value of \$5,076,000 and a total of 19 building permits issued. Total construction value for 2021 is up to \$50,549,500, which is on pace to almost double the amount of construction value from 2020.

In September, staff started to engage on the drafting of a new Building Bylaw for the District, including the potential implementation of the BC Energy Step Code. The District has partnered on a few webinar events with the RDOS, and is planning a “builders breakfast” to be held in November.

Bylaw Enforcement Activity:
Total complaints received in September:



Total Year To Date Bylaw Files:



The Bylaw Enforcement Team received 77 complaint files in September, bringing the yearly total to 841. Only 80 files remain open from the year. Traffic violations were still the main generator of complaints with the Good Neighbour Bylaw close behind. Of the 77 files generated in September, 25 were generated by Bylaw enforcement staff and 8 from Public Works and other Departments.

The Bylaw enforcement team has also communicated with all winery owners and confirmed that the Sign Regulation Bylaw will be enforced. All third-party signage directing people to wineries on road right of ways will be enforced through either the issuance of a ticket or the confiscating of the signage. District staff are encouraging all wineries to participate in the Bottleneck Drive program, which provides directional signage for all participating wineries in the program throughout the District.

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.

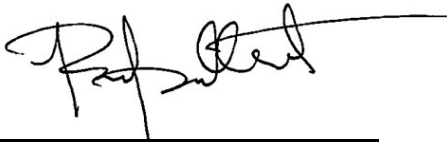
CONCLUSION:

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