



THE CORPORATION OF THE
DISTRICT OF SUMMERLAND
INFORMATION REPORT

DATE: April 29, 2024
 TO: Graham Statt, Chief Administrative Officer
 FROM: Brad Dollevoet, Director of Development Services
 SUBJECT: April 2024 Development Services Activities

FILE: 0640-30

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the April 2024 Development Services Monthly Report be received for information.

PURPOSE:

To update Council about Development Services Department activities on a monthly and annual 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.

Planning Acronym Legend:

APC – Advisory Planning Commission	TPC – Technical Planning Committee	DVP – Development Variance Permit
TIA – Traffic Impact Assessment	ALC – Agricultural Land Commission	PLA – Preliminary Layout Approval
MOTI – Ministry of Transportation and Infrastructure	QEP – Qualified Environmental Professional	AAC – Agricultural Advisory Committee
DP – Development Permit	OCP – Official Community Plan	

Development Applications in Progress:

Development/Description	Recent Activity	Next Steps
Z21-010 11815 Prairie Valley Road <i>RSD1 to RMD</i>	Sent Development Information Request	ON HOLD -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
Z22-008 Lot 4, Garnet Valley Road <i>A1 to A1 Site Specific</i>	TPC Outcome Letter	ON HOLD – Requested by Applicant - Prioritization of Subdivision application.

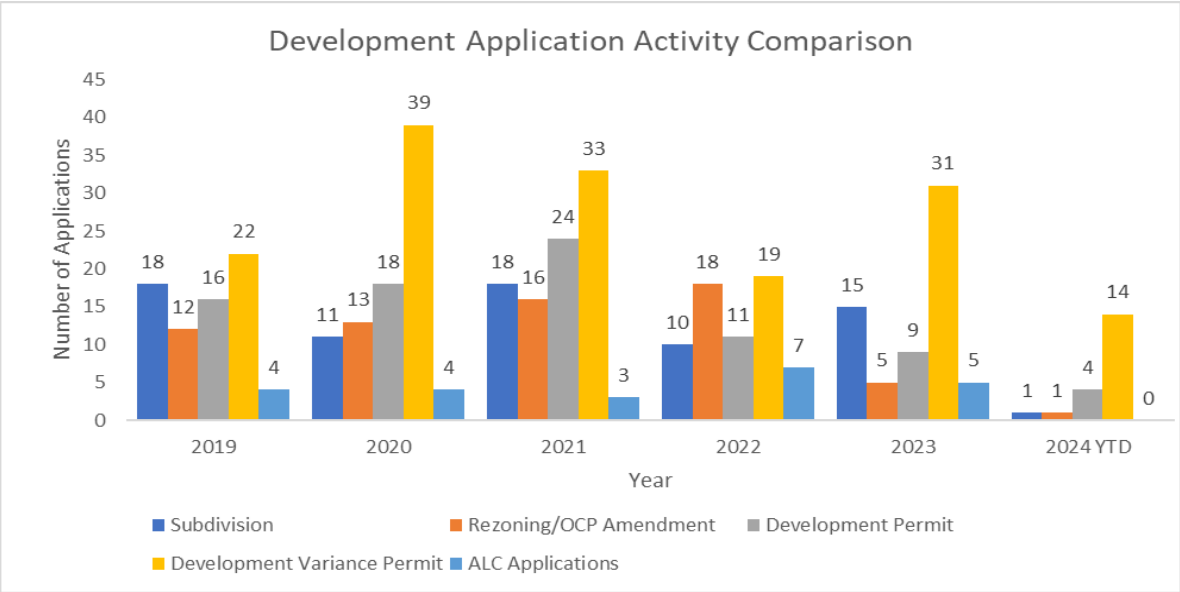
Z22-016 9514 & 9518 Julia Street <i>Institutional to RHD</i> 14406 & 14408 Rosedale Avenue <i>RSD1 to Tourist Commercial</i>	Public Hearing held January 16, 2023. Third reading and adoption of OCP amendment. Third reading only of zoning amendment	Ministry Approval of Access improvements in accordance with TIA. Council consideration of adoption of zoning bylaw following Ministry.
Z23-001 13610, 13606 Banks Crescent <i>Single Family (7 units) and Town Housing (97 Units)</i>	Public Information Meeting being held March 28. Advisory Planning Commission in April	Advisory Planning Commission meeting on April 26. Council first reading consideration after.
Z23-005 12914 & 13316 Prairie Valley Road <i>Low Density Residential to Medium Density Residential (Hillside Townhouse)</i>	Advisory Planning Commission presentation in March.	Revised rezoning submitted by applicant. Review and potential APC presentation
DVP21-027 9800 Turner Street <i>La Vista Project</i>	Waiting on Rezoning	ON HOLD -Waiting on rezoning
DVP22-013 17003 Logie Road <i>Farm Home Plate</i>	Referrals	ON HOLD – ALC Application Required
DVP23-013 Minor Type II 5408 Simpson Road <i>Farm Home Plate</i>	Application Submitted	ON HOLD - ALC application required. Waiting until ALC approval granted.
DVP23-027 Council 3240 Landry Crescent <i>Oversized Shared Dock</i>	Internal/External Referrals	Council consideration on April 29, 2024
DVP23-028 Minor Type II 14003 King Avenue <i>Rear Yard Setback</i>	Application Received	On HOLD due to rezoning application
DVP24-001 Council 10919 Ward Street <i>3 Driveways on one parcel</i>	Application Received	ON HOLD. Waiting on rezoning first.
DVP24-005 Minor Type II 15823 Industrial Avenue <i>Reduce Side & Rear setback</i>	No negative responses. Prepared for delegated approval	Consideration of delegated approval
DVP24-008 Council 9900 Gilman Road <i>Two Farm Home Plates</i>	Council consideration on April 29, 2024	Approved and Issued
DVP24-010 Minor Type I 18689 McKenzie Court <i>Lot coverage</i>	Consideration for delegated approval	Approved and Issued
DVP24-011 Minor Type II 5717 Solly Road <i>Fence height</i>	Application Submitted	Internal/External Referrals
DVP24-012 Minor Type II 6005 Nixon Road <i>Rear Yard setback</i>	Application Submitted	Internal/External Referrals
DVP24-013 Council	Application Submitted	Internal/External Referrals

8320 Tomlin Street <i>Side Yard Setback</i>		
DVP24-014 Council 8220 Simpson Road <i>Farm Home Plate size</i>	Application Submitted	Internal/External Referrals
S21-007 6108 Solly Road <i>2 lot subdivision</i>	PLA Issued	Final Subdivision upon submission
S21-009 12600 Blagborne Avenue <i>1 to 17 lot subdivision</i>	PLA Issued	Final Subdivision upon submission
S21-010 6108 Austin Street <i>1 to 2 lot subdivision</i>	PLA Issued	Final Subdivision upon submission
S21-012 20401 Highway 40 <i>1 to 2 lots</i>	TPC Outcome Letter Sent	ON HOLD - Applicant for Response
S21-014 19240 Lakeshore Drive N <i>1 to 2 lots</i>	PLA Issued	Final submission upon completion
S21-015 11020 Ellis Avenue <i>1 to 2 lots</i>	PLA Issued	Final submission upon completion
S21-018 9913 Gillard Avenue <i>Lot Line Adjustment</i>	ON HOLD, ALC application needed	ON HOLD
S22-001 3240 Landry Crescent <i>Strata Subdivision</i>	Phase 3 final documents submitted for AO review	Phase 3 final occupancy provided. AO signature of Phase 3 final documents
S22-004 8709 Jubilee Street <i>Strata Subdivision</i>	PLA Issued	Registration of Phase 1 upon completion
S22-005 1500 Harding Street <i>1 to 2 lots</i>	PLA Issued	Final submission upon completion
S22-006 11612 Victoria Road <i>1 to 2 lots</i>	PLA Issued	Final submission upon completion
S22-010 12010 Lakeshore Drive 4 residential lots	PLA Issued	Final submission upon completion
S23-001 27410 Garnet Valley Road <i>Lot Boundary Adjustment</i>	Internal/external referrals	Re-circulating application due to time delay of applicant hold
S23-002 1316 Johnson Road <i>Two lot subdivision</i>	PLA Issued	Final submission upon completion
S23-003 1719 Britton Road <i>Two lot subdivision</i>	PLA Issued	Final submission upon completion
S23-004 13316 Prairie Valley Road	PLA Issued	Final submission upon completion

<i>13 lot strata subdivision</i>		
S23-005 5277 Solly Road <i>Two lot subdivision</i>	PLA Issued	Draft PLA. DVP may be required
S23-006 14413 Downton Avenue <i>Two lot subdivision</i>	PLA Issued	Final submission upon completion
S23-009 8120 Purves Road <i>2 lot subdivision</i>	PLA Issued	Final submission upon completion
S23-010 10113 Quinpool Road <i>2 lot subdivision</i>	PLA Issued	Final submission upon completion
S23-011 15415 Pohlman Avenue <i>Lot Line Adjustment</i>	PLA Issued	Final submission upon completion
S23-012 12914 Prairie Valley Road <i>1 to 2 lots</i>	PLA Issued	Final submission upon completion
S23-013 11467 Giants Head Road <i>Lot Line Adjustment</i>	PLA Issued	Final submission upon completion
S23-014 14003 & 14009 King Avenue <i>Lot Line Adjustment</i>	Internal/External Referrals	Draft PLA
S23-015 15807 & 15803 Fosbery Avenue <i>Lot Line Adjustment</i>	PLA to be reviewed by AO and signed	Final submission upon completion
S24-001 19013 Bentley Road <i>Two lots in Phase 2 – Hunters Hill</i>	Application submitted	ON HOLD – Waiting confirmation of Ministry of FLNRORD of WSA approval
DP20-016 10830 Prior Place <i>Watercourse DP</i>	QEP Report submitted to Province	ON HOLD - Awaiting Provincial Review
DP21-018 9800 Turner Street <i>Multi-Family</i>	Waiting for Rezoning	ON HOLD Waiting for applicant information/rezoning
DP22-009 12600 Blagborne Avenue <i>Environmentally Sensitive</i>	Received landscaping plan	Development Permit drafted. Awaiting security payment
DP22-011 9514 & 9518 Julia Street <i>Multi-Family Development – Apartment Building (with variances)</i>	New landscaping plan and civil drawing submitted.	Internal/External Referrals
DP23-009 9521 Wharton Street (Summerland Museum)	Internal/External Referrals	Issue with on-site sewer service. Redesign may be

<i>Downtown Form & Character</i>		required. Investigating options.
DP24-002 5617 Simpson Road <i>Environmentally Sensitive Area</i>	Application Received	Application Cancelled by Applicant
DP24-003 15807 Fosbery Road <i>High Hazard</i>	Application Received	Internal/External Referrals
DP24-004 17618 Bentley Road <i>Bentley Road Industrial Area</i>	Application Received	Internal/External Referrals
ALC-66703 26405 Garnet Valley Road 2 lot subdivision	Internal/External Referrals	Re-initiated by the Applicant. AAC presentation on April 19
ALC-67253 17003 Logie Road <i>Non-adhering residential use</i>	ALC Payment made and Application complete to ALC	ALC decision released.
ALC-68013 25210 Wildhorse Road <i>Carriage house (third dwelling)</i>	Council Forwarded to ALC for Decision	ALC decision released.
ALC-68919 5408 Simpson Road <i>Carriage house (third dwelling)</i>	ALC Payment made and Application complete to ALC	ALC decision released
ALC-69652 18420 Garnet Valley Road <i>Non-farm use – Tree Removal Contracting</i>	Council consideration on April 9, 2024	Waiting ALC decision

2024 Development Application Activity Summary



Monthly Building Permit Activity (Five Year Comparison):

Month of April	2020	2021	2022	2023	2024
Permits Issued	20	12	20	16	11
Total Construction Value	\$2,000,500	\$1,650,000	\$4,056,000	\$4,091,558	\$ 1,210,000
Year to Date					
Permits Issued	56	65	67	52	54
Total Construction Value	\$7,548,500	\$8,538,000	\$14,554,000	\$13,160,116	\$ 7,228,500
Total Annual					
Permits Issued	200	203	231	185	
Revenue	\$399,304	\$557,236	\$444,590	\$501,835	
Total Construction Value	\$35,734,900	\$59,775,300	\$49,622,000	\$47,190,023	

**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.*

April was a slower month for both construction value and the number of permits issued in comparison to the 5 year average for the month of April. Despite this, Development Services staff have been busy with a number of active development projects gaining momentum with the warmer weather in the Spring. Large-scale projects such as OASIS, the Lakehouse, and a 12 unit townhouse project on Elliott Street are proceeding. The first building of the three building OASIS project is nearing project completion and final occupancy while the Lakehouse project recently received approval for their Phase 3 (of a total of 4 phases).

Bylaw Enforcement Department:

April 2024 Activities Report

Bylaw Services opened 54 files in April 2024 of which 16 are still open. Of the 54 files generated in April, District Staff generated 10 and Bylaw Staff generated 6. Significant resources have been spent on the unhomed encampment(s) clean up in April, with more encampment clean ups to date (May 9, 2024) in 2024 than in the entire year of 2023. Thanks should be given to the RCMP, Works and Utilities and Parks department for their assistance with the unhomed encampments. Unhomed encampments have become a serious concern within the community and Bylaw resources have been allocated accordingly. Unfortunately, due to this resource draw and the limited staffing resources available to Bylaw Services, other bylaw concerns within the community are taking longer to address and bring into compliance than would be preferred.

Short Term Rentals Monthly Update:

Current Active Unique Listings on Air BnB*	82
2024 STR Business Licences	79
STR Applications currently in process	5
Percentage of Active AirBnB Listings with Licences Applied For or Issued	96%
2024 STR Complaints (year-to-date)	0

**Listings from other STR websites were not included due to duplication of listings. It is anticipated that an additional ~20 unique listings would exist on these other websites.*

The number of active STR listings is down significantly from last year. In July 2024 there were 128 active listings on AirBnB.ca. Currently there are 82. Provincial Short-Term Rental Regulations are now live and likely contribute to this reduction in available short-term rental properties in Summerland. Bylaw Services will not have complete access to the available information through the Provincial online short-term rental portal until July 1, 2024, so there is a delay in our anticipated enforcement efforts regarding unlicensed short-term rental listings operating in Summerland. Of note, we are approaching 100% of the active short-term rental listings having business licences which is a major accomplishment. Thanks to our Building Officials for working the required inspections into their schedules.

Bylaw Services has spent significant time this year discussing the Provincial legislation and its impact on Summerland STR’s with members of the public/short term rental operators and those discussion point to a willingness to comply where possible. Several short-term rental operators have indicated they will be unable to meet the Province’s Primary Residency requirements and are looking into alternatives, including possibly selling or renting their properties out long term.

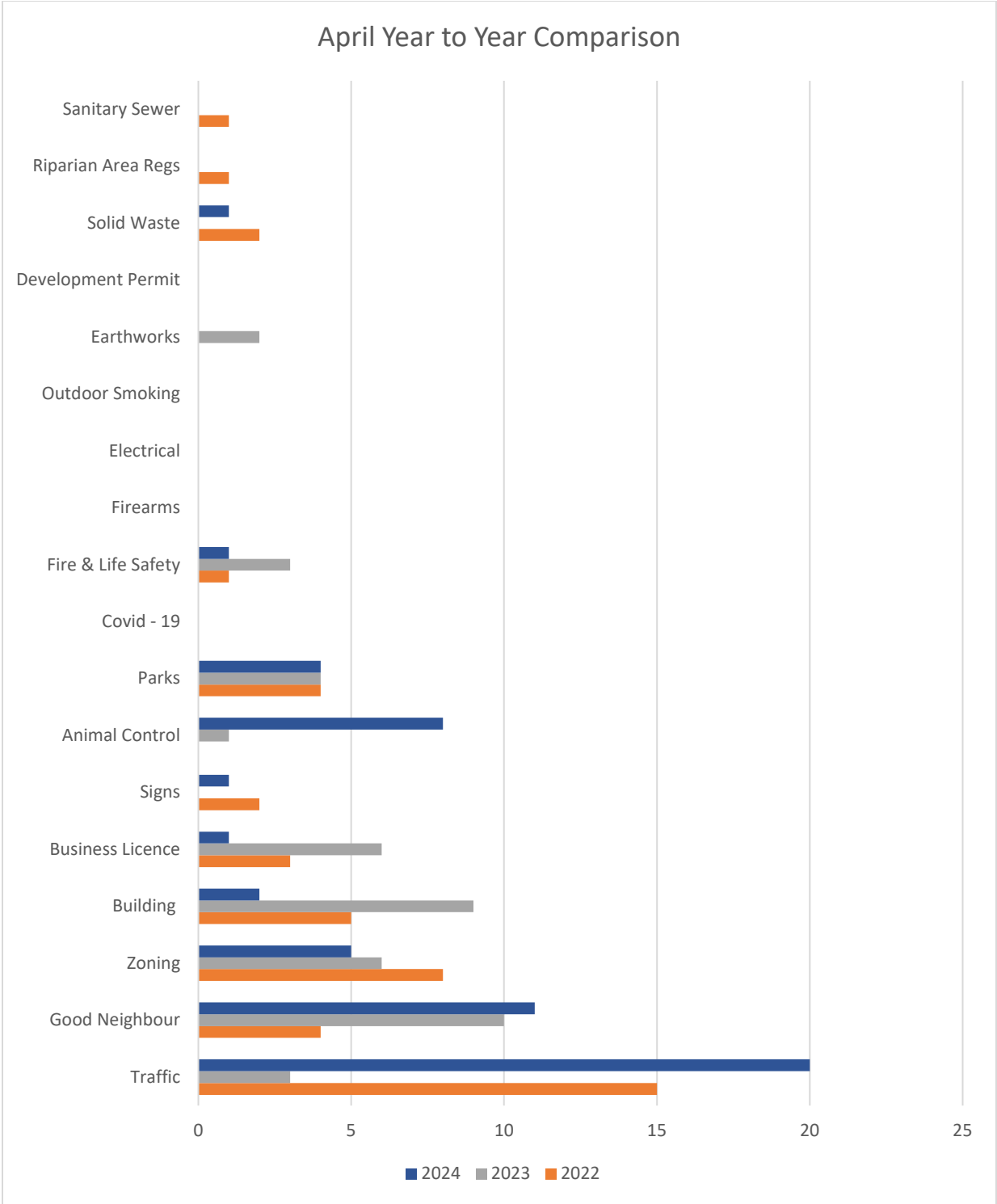
April 2024 Bylaw Activities:

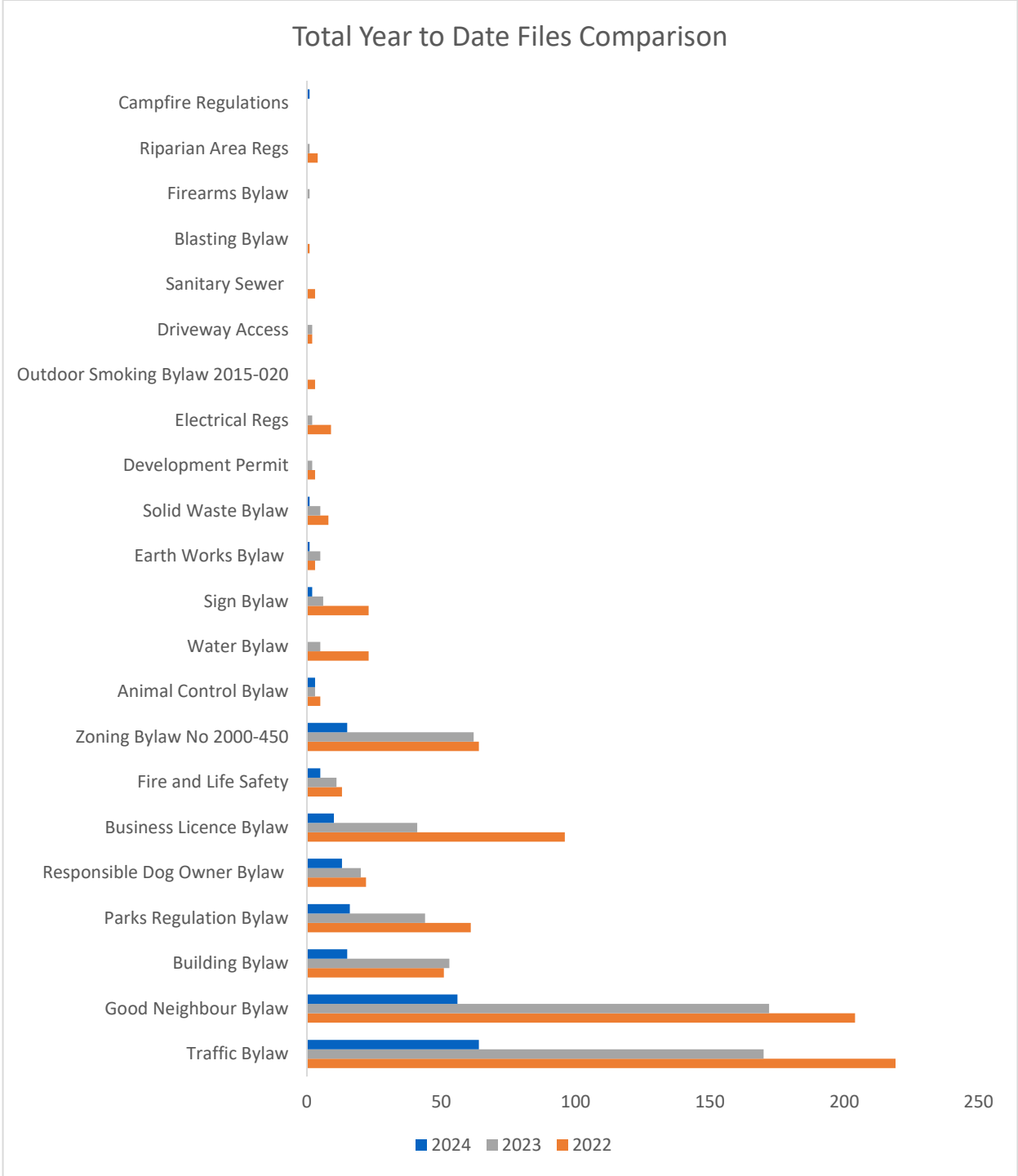
As mentioned above, April saw a significant increase to working with the unhomed than in years past. The complexity of other Bylaw Complaint files in 2024 has also increased, requiring the allocation of more resources to bring the files to completion. A larger percentage of files remain open compared to last year due to this increased complexity and the reduction in resources to Bylaw Services. The 4-month term Bylaw Enforcement Officer position has been awarded with a start date of May 13, 2024.

Animal Control:

March Animal Control Stats	April Animal Control Stats
Attack (minor -person) 1	Administrative – vet appointment 1
Barking dogs 3	Cats- sick/ injured 1
Mobile license sale 1	Cats impound 1
Patrol’s 16	Complaint – dog concern 1
Provide community support (food) 5	Nuisance dog 4
Provide community support (medical help) 2	Dog at large 8
Dog concern (welfare) 1	Impound (dog) 2

Impound 1	Patrols 27
Attend as support (SPCA warrant) 1	Provide community support (provide food) 2
	Barking dogs 3





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.

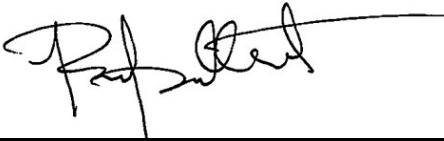
CONCLUSION:

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