



THE CORPORATION OF THE
DISTRICT OF SUMMERLAND
INFORMATION REPORT

DATE: January 21, 2025
 TO: Graham Statt, Chief Administrative Officer
 FROM: Brad Dollevoet, Director of Development Services
 SUBJECT: Year-End 2024 Development Services Report

FILE: 0640-30

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the Year-End 2024 Development Services 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:

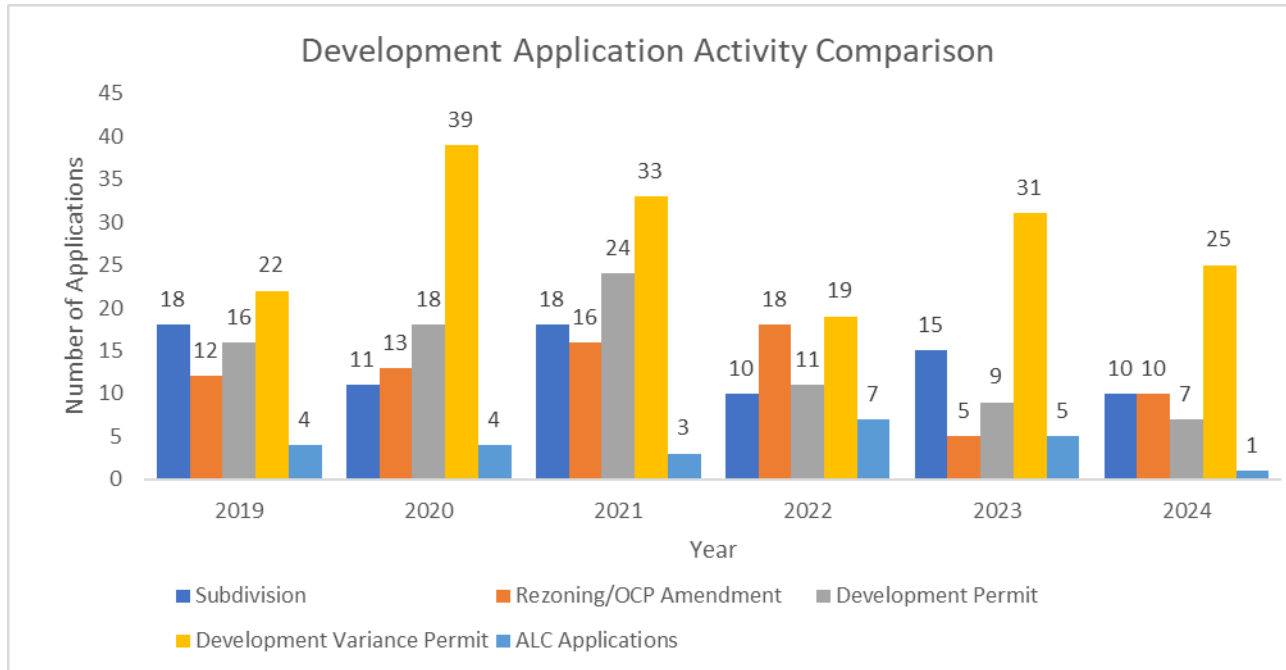
Development/Description	Recent Activity	Next Steps
Z21-010 11815 Prairie Valley Road <i>RSD1 to RMD</i>	Sent Development Information Request	ON HOLD -Applicant to Provide Requested Information
Z22-008 Lot 4, Garnet Valley Road <i>A1 to A1 Site Specific</i>	TPC Outcome Letter	ON HOLD – Requested by Applicant - Prioritization of Subdivision application.
Z23-001 13610, 13606 Banks Crescent	Council provided first reading only at August 13, 2024. Applicant required to	Applicant to submit AIA.

<i>Single Family (7 units) and Town Housing (97 Units)</i>	complete Archeology Impact Assessment and Traditional Ecological Study	
Z23-005 12914 & 13316 Prairie Valley Road <i>Low Density Residential to Medium Density Residential (Hillside Townhouse)</i>	Council consideration of zoning bylaw adoption on December 17, 2024	Amendment bylaw adopted December 17, 2024. File closed.
Z24-004 19013 Bentley Road (Hunter's Hill) <i>CR1 (site specific) to RU3 Residential Sub-Urban</i>	ON HOLD – Additional information for proposed placement of RU3 zone	New information received. Internal/External Referrals proceeding
Z24-005 13824 Yule Crescent <i>RMD to RU2 – to facilitate a subdivision</i>	Application Received	ON HOLD – Waiting to provide subdivision PLA to applicant to ensure rezoning to proceed.
Z24-006 DL 3955 (Sportsmans Club) <i>FG to FG Site Specific – to facilitate gun range</i>	Application Initiated	Internal/External Referrals
Z24-007 15815 Hwy 97 <i>A1 to M3 Agri-Industrial – to accommodate food processing facility</i>	Agricultural Advisory Committee presentation on December 19, 2024	Council consideration on January 21, 2025
Z24-008 17400 Hwy 40 (Penticton Disc Golf Club) <i>FG to FG Site Specific – to allow for outdoor recreation</i>	Application Initiated	Internal/External Referrals
Z24-009 Linda Acquilini 15600 Hwy 97 <i>From CH to CN Neighbourhood Commercial</i>	Application Initiated	Internal/External Referrals
Z24-010 26405 Garnet Valley Road <i>From FG to A2</i>	Application Initiated	Internal/External Referrals
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.
DVP24-017 Council 4415 Monro Avenue <i>Two Farm Home plates</i>	Agricultural Advisory Committee presentation on December 19, 2024	Council consideration on January 21, 2025
DVP24-020 Council 18420 Garnet Valley Road	Council consideration on December 17, 2024	DVP approved and issued. File closed

<i>Agri-Tourism Accommodation Parcel Size</i>		
DVP24-023 Type 1 892 Johnson Street <i>Increase Lot Coverage</i>	Application Received	Internal/External Referrals Neighbourhood Notification
DVP24-024 Type 2 6011 Hwy 97 <i>Lot coverage and FAR</i>	Application Received	On Hold – Waiting on application fee payment
DVP24-025 (Council) 16200 Wilson Avenue <i>Farm Home Plate size</i>	Application Received	On Hold – Incorrectly submitted. Need Revised Site Plan.
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
S21-012 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
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
S23-004 13316 Prairie Valley Road <i>13 lot strata subdivision</i>	PLA Issued	Final submission upon completion
S23-005 5277 Solly Road <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
S23-013 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>	PLA Issued	Final submission upon completion
S23-015 15807 & 15803 Fosbery Avenue <i>Lot Line Adjustment</i>	PLA Issued	Final submission upon completion
S24-001 19013 Bentley Road <i>Two lots in Phase 2 – Hunters Hill</i>	PLA Issued	Final submission upon completion
S24-003 13501 Denike Street (Eco-Village) <i>7 lot subdivision</i>	Internal/External Referrals	Draft PLA
S24-005 13824 Yule Crescent <i>2 lot subdivision</i>	Internal/External Referrals	Draft PLA
S24-006 9576 Cedar Avenue <i>2 lot industrial subdivision</i>	Application Received	PLA Issued
S24-007 10907 Prairie Valley Road <i>2 lot subdivision (Duplex)</i>	Internal/External referrals	Draft PLA
S24-008 14207 Victoria Road <i>3 lot subdivision</i>	Internal/External referrals	On Hold – Waiting on updated signing authority.
S24-009 6104 Cuthbert Street <i>3 lot subdivision</i>	Application Received	Internal/External Referrals
S24-010 26405 Garnet Valley Road <i>2 lot subdivision</i>	Application Received	Internal/External Referrals
DP20-016 10830 Prior Place <i>Watercourse DP</i>	QEP Report submitted to Province	ON HOLD - Awaiting Provincial Review
DP22-009 12600 Blagborne Avenue <i>Environmentally Sensitive</i>	Received landscaping plan	Development Permit drafted. Awaiting security payment
ALC-69652 18420 Garnet Valley Road <i>Non-farm use – Tree Removal Contracting</i>	Council consideration on April 9, 2024	Waiting ALC decision
ALC 24-001 6807 Hwy 97 <i>ALC Exclusion (Request to District of Summerland)</i>	Application Received	Review of procedure and internal/external referrals

2024 Development Application Activity Summary



In 2024, the District received a total of 53 planning applications, which is a 5 year low for the total number of planning applications processed. Some of the reduction of planning applications may be due to a decline in the number of new projects being initiated, but another reason may be new flexibility provided to both the District’s Official Community Plan and Zoning Bylaw in 2024.

In June 2024, in conformance with Bill 44: Housing Statutes from the provincial government, the District amended the zoning bylaw by creating three new “Residential Urban” zones and consolidating six previous low density residential zones. These new low density residential zones now allow for up to four residential units without the need for a rezoning application. In addition, in order to accommodate this higher level of density, the restrictions on maximum height, floor area ration (density calculation), and yard setbacks were loosened and made more flexible. As a result, there may be less need for development variance permit applications to be submitted.

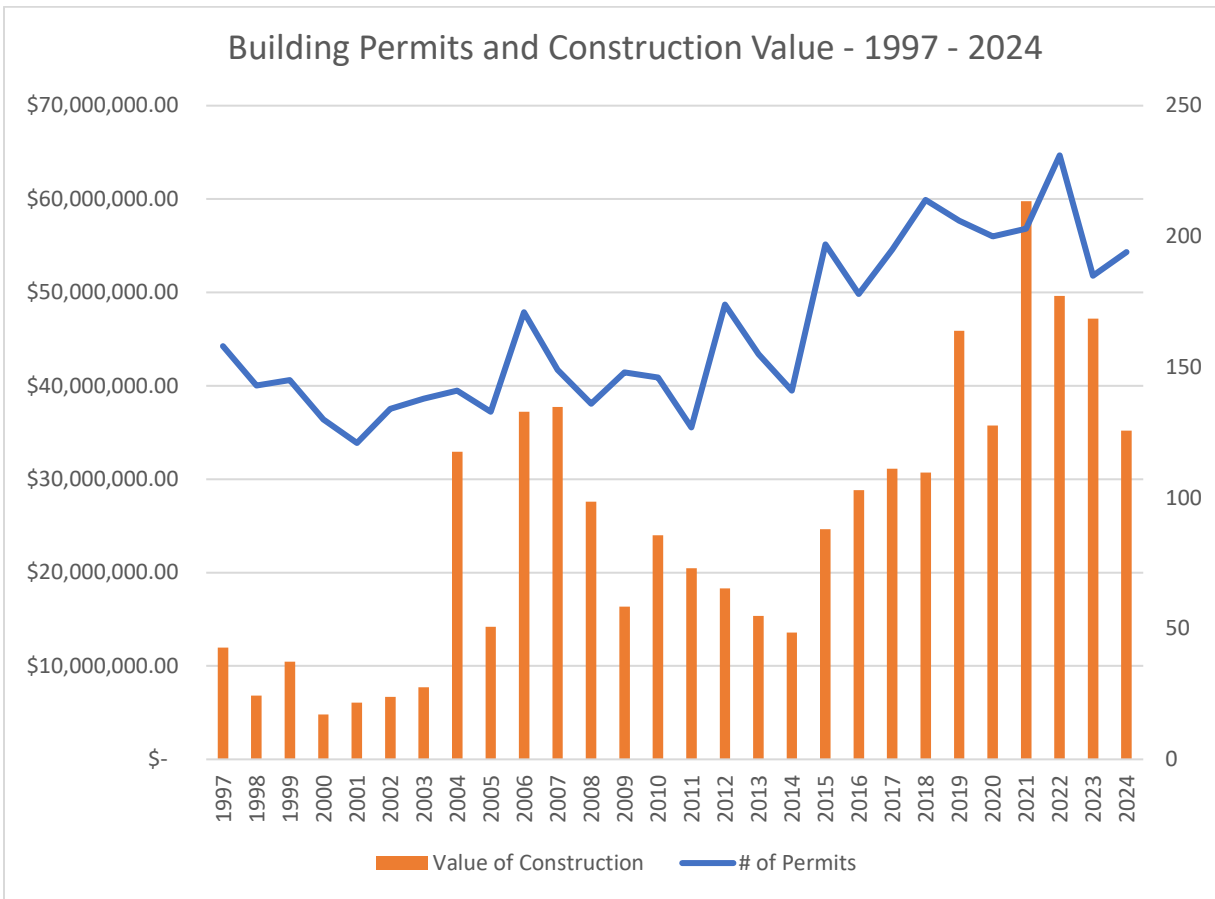
In July 2024, Council also adopted new amendments to the District’s OCP to be consistent with the Downtown Neighbourhood Action Plan. These amendments also introduced flexibility by removing density requirements and increasing proposed maximum heights in the Downtown core.

2024 Building Permit Activity (Five Year Comparison):

Month of December	2020	2021	2022	2023	2024
	16	7	11	9	15
	\$3,897,500	\$1,512,000	\$2,718,000	\$2,116,000	\$915,300
Total Annual					

Permits Issued	200	203	231	185	194
Revenue	\$399,304	\$557,236	\$444,590	\$501,835	\$475,863
Total Construction Value	\$35,629,900	\$58,088,300	\$42,995,000	\$47,125,023	\$35,189,132

**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 in 2024 was \$35,189,132, which is the lowest recorded construction value over the past 5 years. Economic factors such as high interest rates, tight lending conditions, and lukewarm demand for new housing units were definite factors resulting in less local construction activity. In addition, a number of new larger projects that were expected to proceed in 2024 did not, such as a 40 unit townhousing project on Jubilee Road and affordable housing projects on Henry Avenue and Dickson Avenue. As a result, no new major projects were initiated in 2024 and most of these projects are expected to be deferred to the 2025 year.

However, a number of major projects were completed or nearing completion in 2024, including the final phase of the Landry Crescent strata housing project, the Summerland Secondary High

School gymnasium, the OASIS condominium project (1 of 3 buildings given occupancy), and a 12 unit townhouse project on Elliot Street.

The total number of building permits in 2024 was 194 permits, which is a slight increase from 2023 which experienced a total of 185 issued permits. This indicates that while construction value was down in 2024, building official staff time was still required for the review and processing of minor projects.

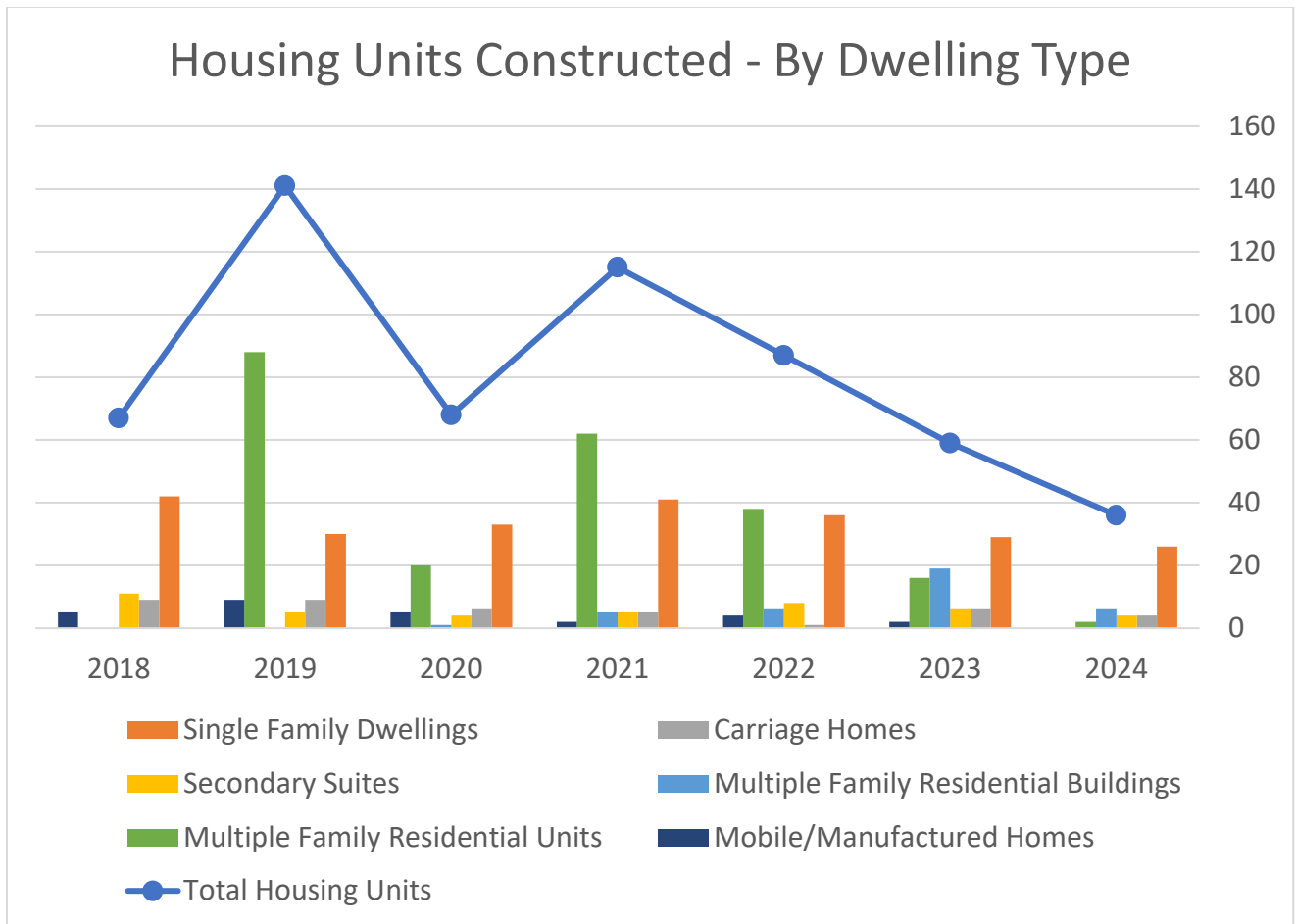
	Building Permits Issued - By Building Type						
	2024	2023	2022	2021	2020	2019	2018
RESIDENTIAL							
Single Family Dwellings	26	29	36	41	33	30	42
Carriage Homes	4	6	1	5	6	9	9
Secondary Suites	4	6	8	5	4	5	11
Multiple Family Residential Buildings	1	6	19	6	5	1	0
Multiple Family Residential Units	2	16	38	62	20	88	0
Mobile/Manufactured Homes	0	2	4	2	5	9	5
Total Housing Units	36	59	87	115	68	141	67
Residential Renovations/Additions	54	55	39	46	49	43	37
Garages	15	8	17	12	15	15	12
COMMERCIAL/INDUSTRIAL							
New Commercial Buildings	0	2	2	1	0	1	1
Commercial Renovations/Additions	10	14	17	12	7	19	15
AGRICULTURAL							
Farm Worker Accommodation	0	0	0	2	0	1	0
Agricultural Buildings	3	4	9	7	15	8	8

For annual comparison purposes of building permit types, building permits are further identified above by type and for determining the number of new housing units (i.e. housing supply) generated in 2024. Following the same downward trend line experienced from 2022 to 2023, the number of new housing units issued declined by 34%, or 23 total units, from that experienced in 2023. Again, economic factors were the primary reason for the slow down in new housing construction in 2024.

No new larger multi-family residential building permits were issued for construction in 2024 which resulted in a large decline in the number of new multi-family units. The construction of these types of units (as opposed to single family dwellings) were identified as one method to add to housing diversity and provide more range of housing options to help deal with the housing crises in the 2024 Housing Needs Report. It's hoped that 2025 will provide more supply of housing type diversity with planned multi-family projects expected to move forward with construction early in the year.

Similar to 2023, the number of residential renovations and additions was high with a total of 54 residential renovation projects. This indicates residents may be seeking to renovate their existing

homes, more than in years past, rather than just upgrading their residence by moving and purchasing another home.



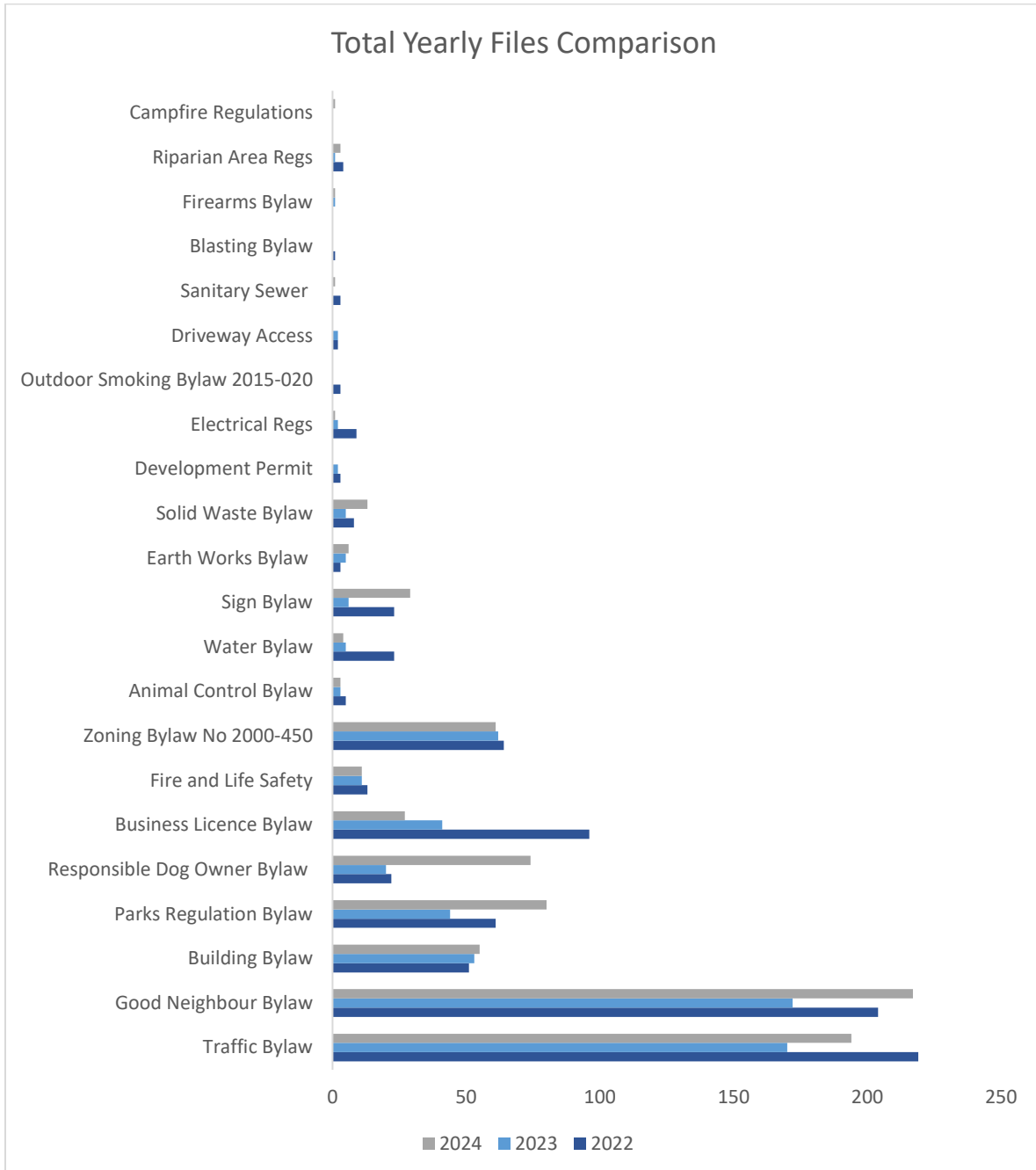
2024 Bylaw Enforcement Activity:

Bylaw Services saw a substantial increase to calls for service in 2024 compared to 2023. 2024 saw 778 Bylaw files created compared to 615 in 2023. 40% of this increase can be attributed to complaints received due to the temporary (now permanent) dog park at Peach Orchard Park and the resultant messaging and enforcement measures undertaken to educate the public of the leashing requirements in District Parks. Increased complaints submitted regarding Good Neighbour (45), Signs (23) and Traffic (24) Bylaws account for much of the remaining increase.

Homelessness continued to be a significant community concern and resource draw in 2024. Considerable Bylaw Enforcement resources were allocated to the growing unhomed population in Summerland and the properties where they are known to associate. Multiple encampments were dismantled and daily patrols of areas of concern were conducted during the warmer months, with problem encampments receiving multiple daily visits.

The District saw significant progress with Short-Term Rentals in 2024. There are currently 78 licenced STR's in Summerland to begin 2025. This is a slight reduction from 2024 as a couple of

operators have chosen to cease operating, however applications for additional new STR's are already being processed in 2025. Many other STR operators that were unable to meet the Districts and Provinces STR regulations have chosen to cease operating. It is believed that many of these units have either returned to the housing market or leased as long-term tenancy.



2024 Animal Control Contractor Update

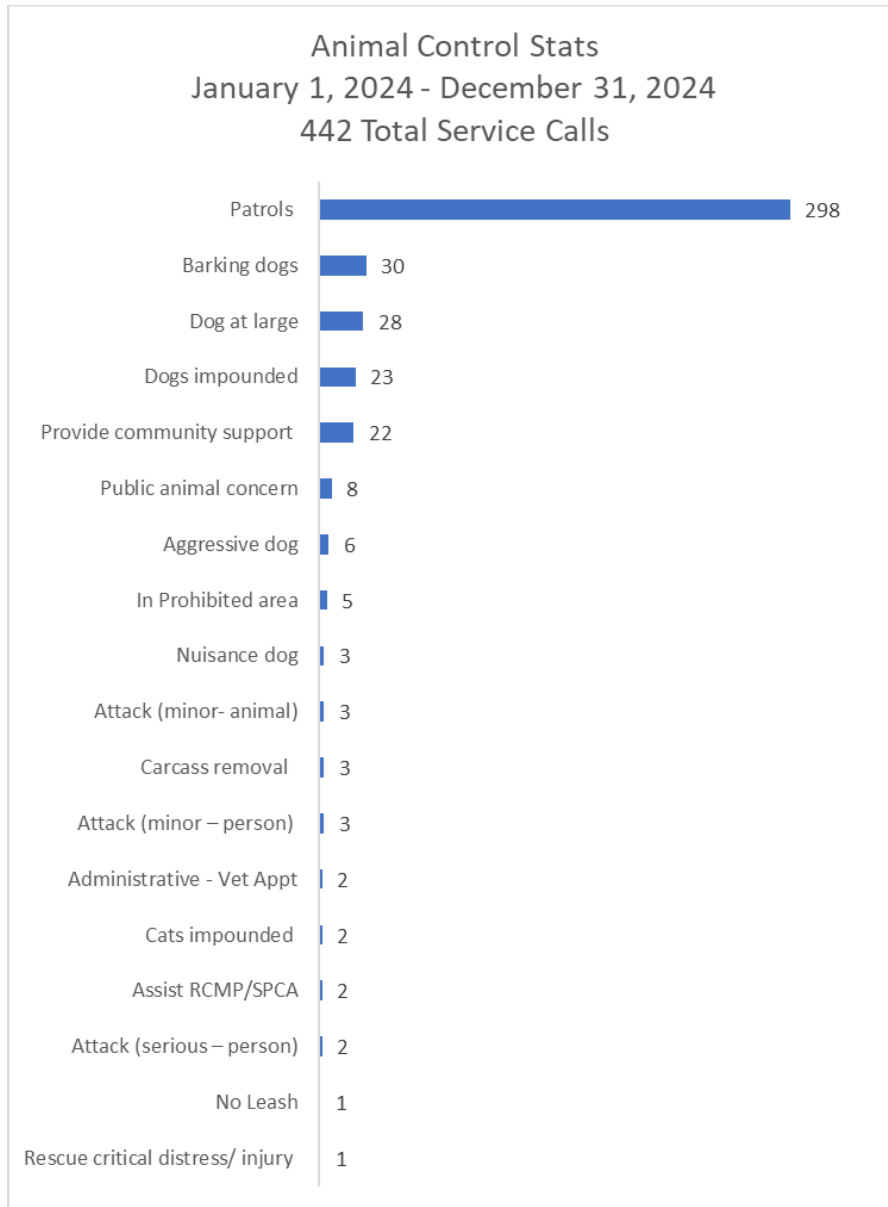
The District's Animal Control Contractor had a total of 442 case files in 2024, which is 70 more than provided in 2023 (see chart below). The majority of these cases were patrols (298) of the District's park and beach areas, especially during the peak summertime months. We had added more patrols to our list to help with the implementation of the new dog park at Peach Orchard Park and we increased our presence at Dale Meadows to promote the awareness that this park is no longer allowing off-leash dogs.

We impounded 23 dogs and two cats from the District of Summerland in 2024. One cat and four dogs were left unclaimed. We struggled this year finding rescues to take the animals due to the amount of unwanted and abandoned animals this year. The impound hold is 72hrs but since we struggled to find rescues to take on the care of the animals, we had animals in our care well beyond the 72hr hold period.

One of the impounded dogs had been stolen and was known to Animal Control and was reunited with their owner. We assisted RCMP with one impound unfortunately, due to a sudden death. The dog stayed in our care for 14 days to help the deceased's next of kin who were making travel arrangements to get the dog to the United States.

This year with the help of PetSmart and Lucky's Pet Supply we were able to give away 129 pet hampers at Christmas. I offered delivery of the hampers for elderly and people with limited mobility, no Summerland residents called for this service, but we did have 10 Summerland residents attend our facility to pick up a hamper. We also gave 6 hampers to the Summerland Food Bank for them to distribute to those in need.

A lot of people were struggling this year to provide the basics for themselves and their families, we had 22 calls for community support this year. We provided help with pet food and other pet supplies that are donated to us from a variety of rescue organizations allowing us to provide this much needed outreach to those in need.



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.

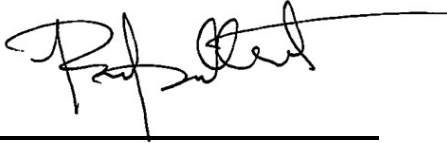
CONCLUSION:

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