



THE CORPORATION OF THE
DISTRICT OF SUMMERLAND
INFORMATION REPORT

DATE: February 27, 2024
 TO: Graham Statt, Chief Administrative Officer
 FROM: Brad Dollevoet, Director of Development Services
 SUBJECT: January 2024 Development Services Activities

FILE: 0640-30

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the January, 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.

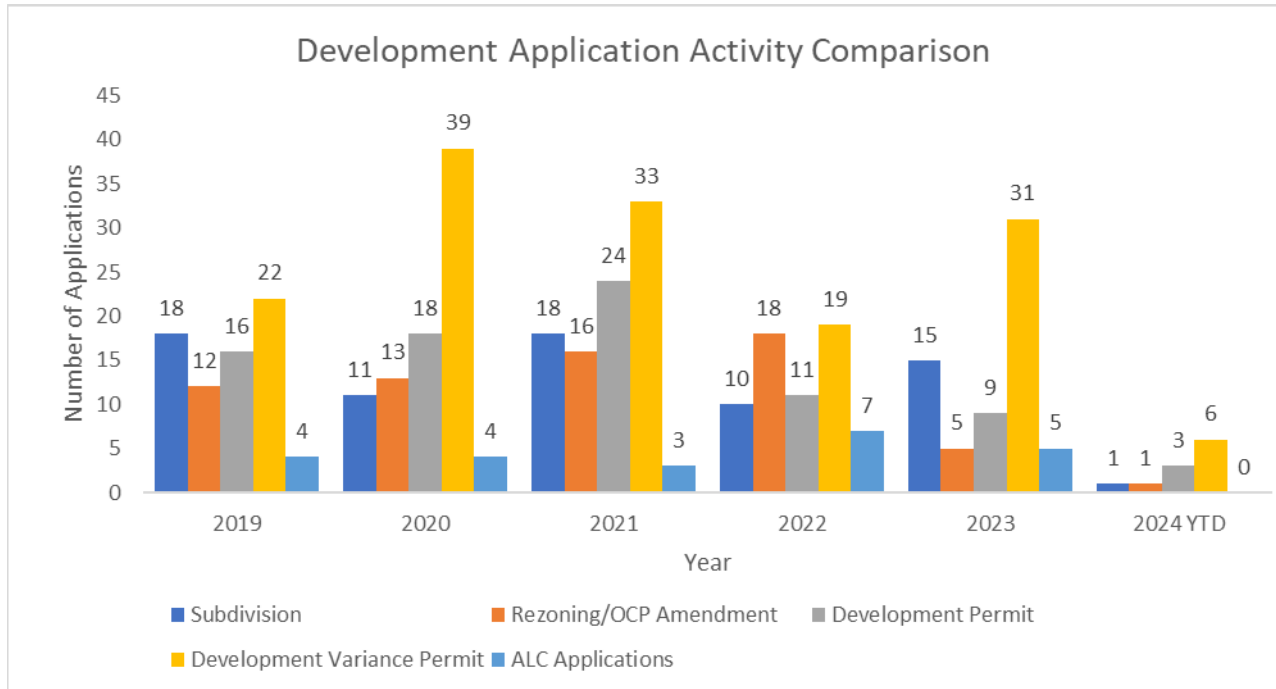
Z22-016 9514 & 9518 Julia Street <i>Institutional to RHD</i> 14406 & 14408 Rosedale Avenue <i>RSD1 to Tourist Commercial</i>	Public Hearing held January 16, 2023. Third reading and adoption of OCP amendment. Third reading only of zoning amendment	Ministry Approval of Access improvements in accordance 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>	Revised plans have been submitted and reviewed.	Archeological Impact Assessment being completed. Holding of Public Information Meeting.
Z23-004 14003 & 14009 King Avenue <i>Institutional to RSD1</i>	1 st and 2 nd reading on February 27 meeting	Public hearing on March 19. Third reading and adoption to be considered after.
Z23-005 12914 & 13316 Prairie Valley Road <i>Low Density Residential to Medium Density Residential (Hillside Townhouse)</i>	Staff review of new Hillside Zoning submission. Confirmation with applicant	Advisory Planning Commission presentation in March. Council to follow.
Z24-001 10919 Ward Street <i>RDH Site Specific (two duplex buildings)</i>	Internal/External Referrals	APC meeting in March
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	Waiting on an updated Environmental Report to reflect the new proposed design
DVP23-028 Minor Type II 14003 King Avenue <i>Rear Yard Setback</i>	Application Received	On HOLD due to rezoning application
DVP23-032 Minor Type II 7205 Nixon Road <i>Setbacks</i>	Internal/External Referrals	Delegated approval on February 2, 2024.
DVP23-033 Council Decision 11110 Blair Street <i>Farm Home Plate Size</i>	AAC presentation in January	Council consideration on February 27, 2024
DVP24-001 Council 10919 Ward Street <i>3 Driveways on one parcel</i>	Application Received	ON HOLD. Waiting on rezoning first.

DVP24-002 Minor Type II 12011 Lakeshore Drive Reduced setback on private use dock	Application Received	Delegation Memo to be finalization for consideration
DVP24-004 Minor Type II 7205 Nixon Road <i>Reduce Setback for private use dock</i>	Application Received	Delegation Memo to be finalization for consideration
DVP24-005 Minor Type II 15823 Industrial Avenue <i>Reduce Side & Rear setback</i>	Application Received	Internal/External Referrals
DVP24-006 Minor Type II 11126 Acland Street <i>Reduce Setback</i>	Application Received	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>	PLA Issued	Phase 1 registered. Phase 2 to be applied for in December, 2023
S22-003 1514 Wharf Street <i>1 to 3 Lots</i>	PLA Issued	Final Approval recently applied for. Waiting on house removal.
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	PLA Issued	Final submission upon completion

4 residential lots		
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 <i>13 lot strata subdivision</i>	PLA Issued	Final submission upon completion
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
S23-007 32-6709 Victoria Road S <i>4 lot subdivision</i>	Internal/external referrals	No subdivision application required. Form P already signed by Approving Officer. Refund application fee.
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	Waiting on rezoning application
S23-015 15807 & 15803 Fosberry Avenue <i>Lot Line Adjustment</i>	Internal/external referrals	Draft PLA
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 (with variances)</i>	Internal/External Referrals	On Hold – Waiting on Rezoning (Z22-016)
DP23-009 9521 Wharton Street (Summerland Museum) <i>Downtown Form & Character</i>	Internal/External Referrals	Issue with on-site sewer service. Redesign may be required. Investigating options.
DP24-001 – Downtown Form & Character 13212 & 13204 Henry Avenue <i>5 Storey Mixed Use Development – 60 affordable residential units</i>	APC meeting in January, 2024.	Council consideration on February 27, 2024.
DP24-002 5617 Simpson Road <i>Environmentally Sensitive Area</i>	Application Received	Internal/External Referrals
DP24-003 15807 Fosbery Road <i>High Hazard</i>	Application Received	Internal/External Referrals
ALC-66703 26405 Garnet Valley Road 2 lot subdivision	Internal/External Referrals	On Hold – by Applicant
ALC-67253 17003 Logie Road <i>Non-adhering residential use</i>	ALC Payment made and Application complete to ALC	Waiting ALC decision
ALC-68013 25210 Wildhorse Road <i>Carriage house (third dwelling)</i>	Council Forwarded to ALC for Decision	Waiting ALC decision
ALC-68919 5408 Simpson Road <i>Carriage house (third dwelling)</i>	ALC Payment made and Application complete to ALC	Waiting ALC decision
ALC-69652 18420 Garnet Valley Road <i>Non-farm use – Tree Removal Contracting</i>	AAC Meeting in January. Second meeting for reconsideration by AAC on February 15, 2024	Council consideration

2024 Development Application Activity Summary



District planning staff have been very busy with a number of large-scale planning projects initiated in early 2024. This has included the eco-village residential development rezoning, the Downtown Official Community Plan updates, and a complete review of the District’s zoning bylaw in light of Bill 44 (Housing), Bill 35 (Short Term Rental Accommodations), and previous council directions on regulatory changes, such as parking. Council and the community can expect a number of public engagement efforts on these large-scale planning reviews to be initiated immediately in late February, and into March as staff push to complete these projects prior to the Province’s legislative deadline of June 30, 2024. Please keep up to date with the District’s website as new project page links and open house advertisements are posted to see how the public can provide their feedback into these large-scale planning review projects.

Monthly Building Permit Activity (Five Year Comparison):

Month of January	2020	2021	2022	2023	2024
Permits Issued	9	22	18	11	10
Total Construction Value	\$2,137,000	\$3,084,500	\$4,328,000	\$1,208,058	\$1,920,000
Year to Date					
Permits Issued	9	22	18	11	10
Total Construction Value	\$2,137,000	\$3,084,500	\$4,328,000	\$1,208,058	\$1,920,000
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.*

The month of January is on pace with the District’s average for building permits submitted with a total of 10 and construction value (\$1.9 million). With the turning of the weather into Spring, staff expect the number of permits to be submitted to increase and building activity to ramp up in February. Recent positivity in the real estate sector may lend to more new projects being initiated.

January Bylaw Enforcement Activity:

Bylaw Services opened 49 files in January 2024 of which 15 are still open. Of the 49 files generated in January, District Staff generated 8 and Bylaw Staff generated 1. Re-structuring of work duties of Development Services staff has occurred due to the laying off of one of the Bylaw enforcement officers from the 2024 budget process. Calls and emails are now being routed to and monitored by the Development Services Admin Staff, as opposed to directly to Officers. This has already had a positive impact on the client experience when dealing with Bylaw Services.

Short Term Rentals Monthly Update:

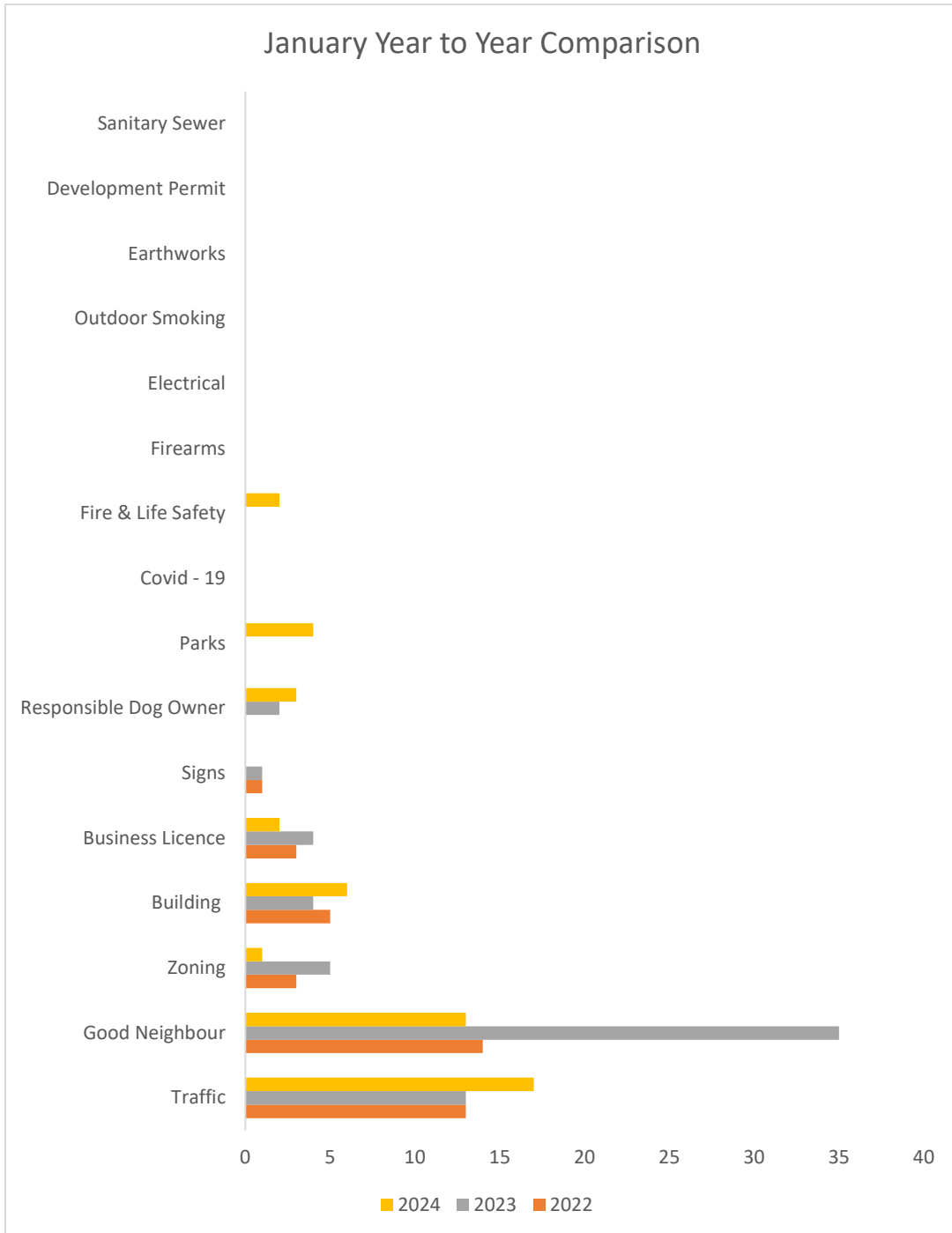
Current Active Unique Listings on Air BnB*	86
2023 Approved STR Business Licences	58
2023 STR Applications currently in process	16
Percentage of Active AirBnB Listings with Licences Applied For or Issued	86%
2023 STR Complaints (year-to-date)	0

**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.*

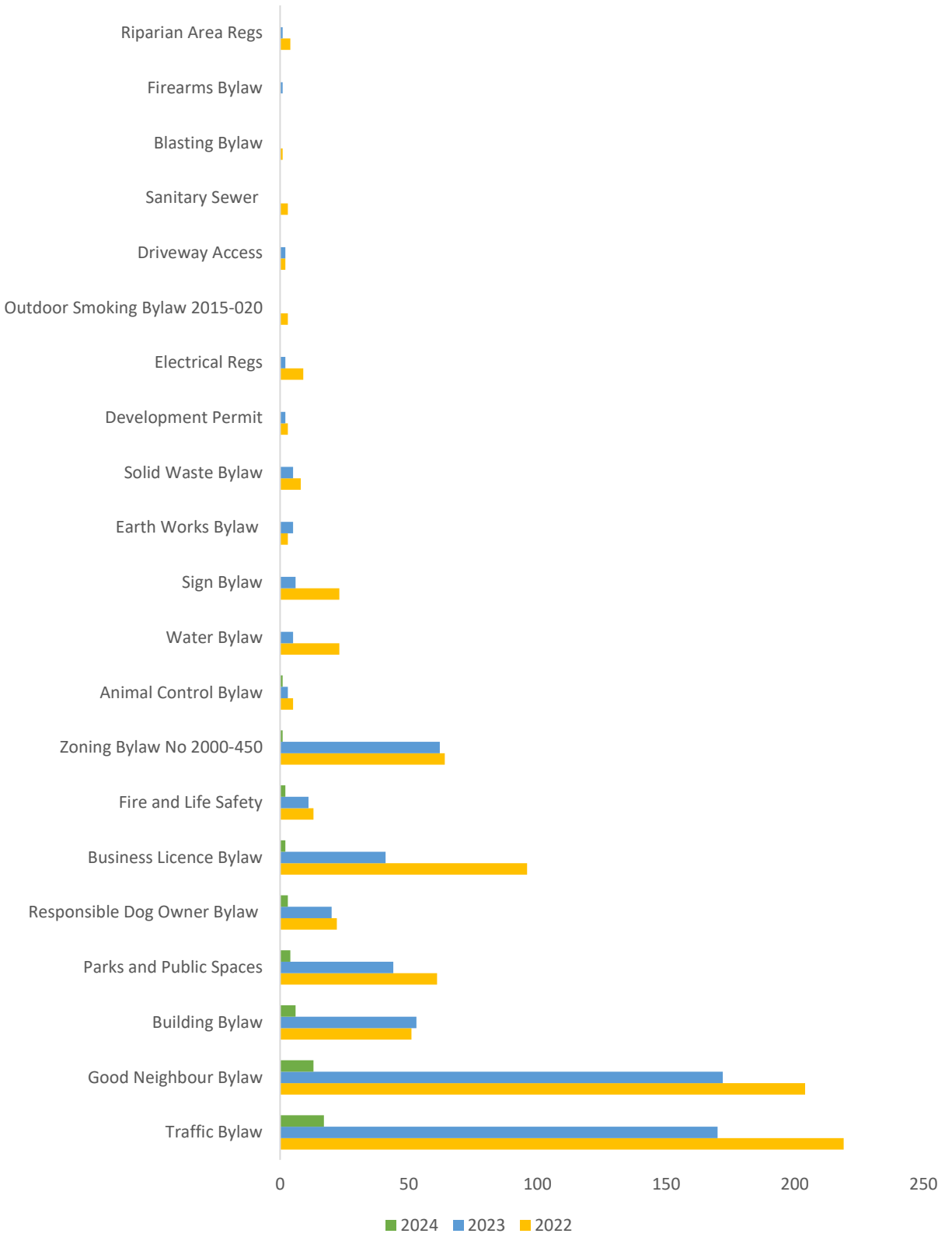
Bylaw Services attended 2 virtual meetings with the Ministry of Housing in January, including a high-level overview of the proposed province’s Short-Term Rental monitoring software. STR operators will be required to register with the province and beginning in 2025 the listing platforms will be unable to list a rental that is not registered with the province. A requirement of the Provincial Registration process will be an active Business Licence in the municipality in which the STR operates. The province will be taking an active role in enforcement of the Principal Residency requirements and with assisting municipalities with the removal of unlicensed listings. It is anticipated that the provincial regulations, enforcement and monitoring program will greatly assist the District’s own STR regulation enforcement and compliance efforts.

January Animal Control

- Barking dogs – 2
- Patrols – 10
- Impound – 1
- Attack (minor – animal) – 1
- Support Enforcement Personnel - 1
- Licensing - 1
- Provide Community Support - 2



Total Year Files Comparison



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.

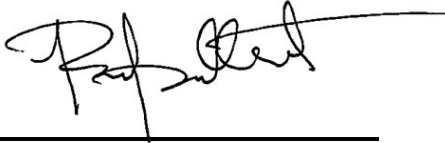
CONCLUSION:

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