



THE CORPORATION OF THE
DISTRICT OF SUMMERLAND
INFORMATION REPORT

DATE: March 4, 2025
 TO: Graham Statt, Chief Administrative Officer
 FROM: Brad Dollevoet, Director of Development Services
 SUBJECT: January 2025 Development Services Report

FILE: 0640-30

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the January 2025 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	AIA – Archeological Impact Assessment

Development Applications in Progress:

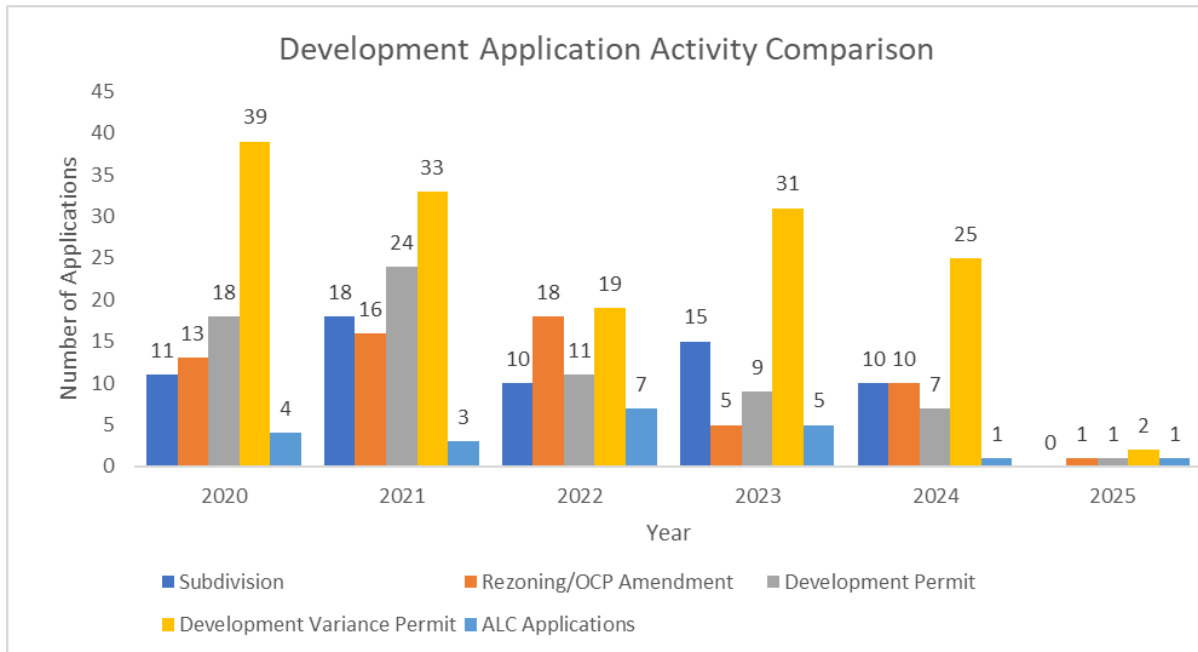
Development/Description	Recent Activity	Next Steps
Z21-010 11815 Prairie Valley Road <i>RSD1 to RMD</i>	Sent Development Information Request	ON HOLD -Applicant to Provide Requested Information
Z22-008 Lot 4, Garnet Valley Road <i>A1 to A1 Site Specific</i>	TPC Outcome Letter	ON HOLD – Requested by Applicant - Prioritization of Subdivision application.
Z23-001 13610, 13606 Banks Crescent <i>Single Family (7 units) and Town Housing (97 Units)</i>	Council provided first reading only at August 13, 2024.	Applicant to submit AIA.

Z24-004 19013 Bentley Road (Hunter's Hill) <i>CR1 (site specific) to RU3</i> <i>Residential Sub-Urban</i>	New information received. Internal/External Referrals proceeding	TPC Outcome Letter provided. Waiting on Applicant information.
Z24-005 13824 Yule Crescent <i>RMD to RU2 – to facilitate a</i> <i>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</i> <i>facilitate gun range</i>	Application Initiated	Internal/External Referrals
Z24-007 15815 Hwy 97 <i>A1 to M3 Agri-Industrial – to</i> <i>accommodate food</i> <i>processing facility</i>	Council consideration on February 11, 2025	Public Hearing on March 4, 2025
Z24-008 17400 Hwy 40 (Penticton Disc Golf Club) <i>FG to FG Site Specific – to</i> <i>allow for outdoor recreation</i>	Application Initiated	Internal/External Referrals
Z24-009 Linda Acquilini 15600 Hwy 97 <i>From CH to CN</i> <i>Neighbourhood Commercial</i>	Council consideration on February 11, 2025	Public Hearing on March 4, 2025
Z24-010 26405 Garnet Valley Road <i>From FG to A2</i>	Application Initiated	Internal/External Referrals
Z25-001 17013 Sanborn Street <i>CR1 to RMD and PP</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 March 25, 2025
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 Watson Avenue <i>Farm Home Plate – two and coverage</i>	On Hold – Incorrectly submitted. Need Revised Site Plan.	Revised Site Plan submitted. AAC Committee meeting on February 19, 2025
DVP25-001 (Council) 7512 Fiske Street <i>Two Farm Home Plates</i>	Application Received	Internal/External Referrals
DVP 25-002 (Minor Type II) 9206 Shale Avenue <i>Retaining Wall Height</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
S21-012 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 Ave	PLA Issued	Final submission upon completion

<i>Lot Line Adjustment</i>		
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>	Draft PLA	PLA Issued
S24-008 14207 Victoria Road <i>3 lot subdivision</i>	Internal/External referrals	Draft PLA
S24-009 6104 Cuthbert Street <i>3 lot subdivision</i>	Internal/External Referrals	TPC outcome letter provided. Waiting on applicant information.
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
ALC 25-001 15815 Highway 97 <i>Non-Farm Use (Food processing)</i>	Application Received	Internal/ External Referrals

January 2025 Development Application Summary



In January 2025, the District received a few planning applications to start the year. The District received a non-farm use application from the ALC for the Okanagan Food and Innovation Hub (OFIH) and LocalMotive Farmers Cooperative to be sited at 15815 Highway 97. Staff are currently processing a rezoning request for the same subject property and use which is advancing to a public hearing on March 4, 2025. In addition, the District received a new OCP amendment and rezoning application for 17013 Sanborn Avenue. It is expected that engagement with these owner’s will also take place during the update to the Hunters Hill neighbourhood plan for application no. Z24-004.

January Building Permit Activity (Five Year Comparison):

Month of January	2021	2022	2023	2024	2025
Permits Issued	22	18	11	10	19
Total Construction Value	\$3,084,500	\$4,328,000	\$1,208,058	\$1,920,000	\$6,763,650
Year to Date					
Permits Issued	22	18	11	10	10
Total Construction Value	\$3,084,500	\$4,328,000	\$1,208,058	\$1,920,000	\$6,763,650
Total Annual					

Permits Issued	203	231	185	194	
Revenue	\$557,236	\$444,590	\$501,835	\$475,863	
Total Construction Value	\$59,775,300	\$49,622,000	\$47,190,023	\$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.*

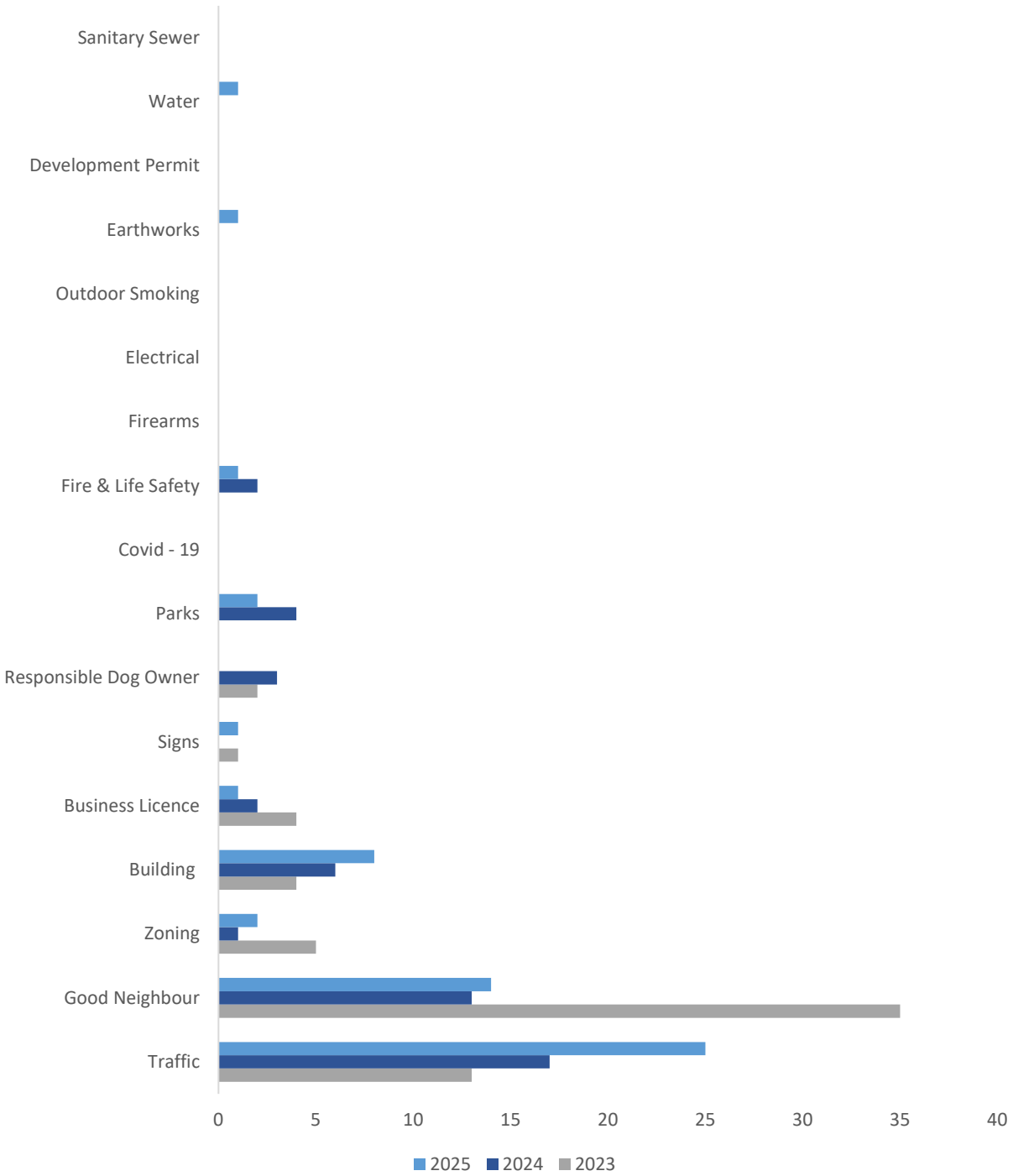
Despite a slower growth trend experienced in the balance of 2024, 2025 started on more positive note with a substantial amount of building permits pulled, and some larger construction value projects initiated when compared to the previous 4 years. A total construction value of \$6.763 million was experienced which is a 5 year high for Summerland. Key projects that led to this value include a \$4.5 million building permit issued to SD67 for renovation of the middle school into the new elementary school, and two single family dwellings at \$1.5 million.

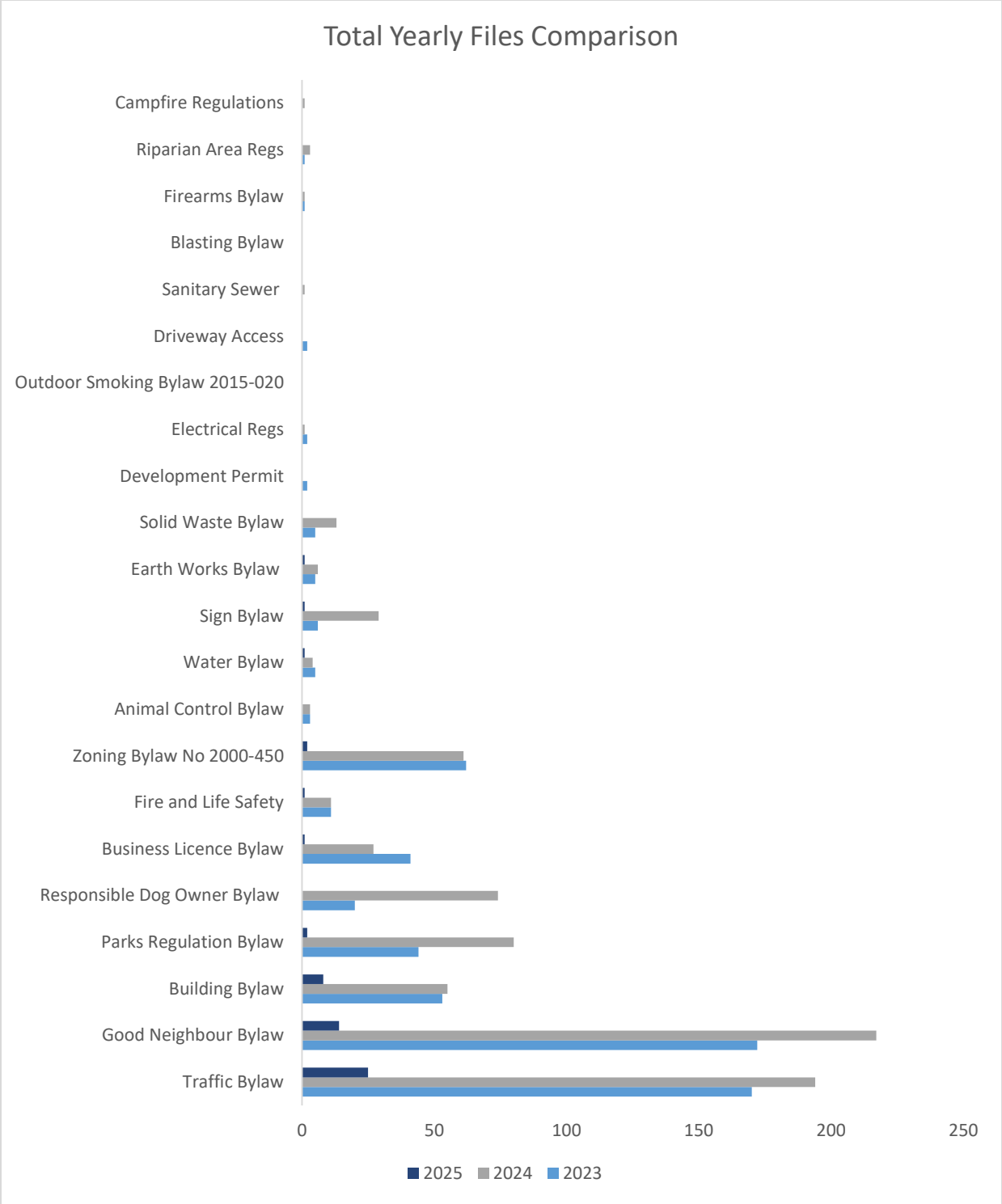
January also saw the issuance of the demolition permit for the United Church. The United Church building is being demolished to make way for a 5 storey subsidized housing project by Turning Points Collaborative. This project will include 60 residential units, 30% of them market rental, while the remaining 70% of units income-based supported, and also a retail store on the ground floor for the Summerland Food Bank and Resource Centre. As a condition of Council’s approval, a Section 219 covenant will be registered on title to ensure that the building does not transition to an emergency shelter in the future.

January 2025 Bylaw Enforcement Activity:

Bylaw Services opened 56 files in January 2025 of which 19 are still open. Bylaw file volume was slightly above average for the month of January compared to previous years. In addition, 49 bylaw files remain open from 2024. Many of these continuing files are resource intensive that require time to bring into compliance. Priority 5 – General Violation concerns (traffic and minor unsightly properties as an example) timelines have decreased from November/December, however they remain significantly longer than what was provided in the summer months with seasonal bylaw officer position in place. Bylaw Services staff has needed to focus on higher priority and resource heavy files, and FOI’s. Time spent on FOI’s consumed approximately 10% of Bylaw Services staff time in January alone.

January Year to Year Comparison





Animal Control Stats – January 2025

Patrols 28
 Barking dogs 1

Welfare concerns 2
Dog at large 6
In a prohibited area 1
Impound 1
Provide community support 1

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.

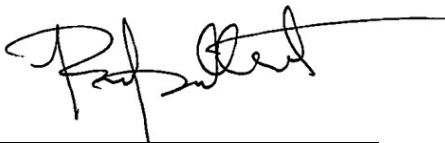
CONCLUSION:

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