



THE CORPORATION OF THE  
DISTRICT OF SUMMERLAND  
**INFORMATION REPORT**

DATE: September 3, 2024  
 TO: Graham Statt, Chief Administrative Officer  
 FROM: Brad Dollevoet, Director of Development Services  
 SUBJECT: July 2024 Development Services Activities

FILE: 0640-30

STAFF RECOMMENDATION:

That Council pass the following resolution:

***THAT the July 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
<b>Z21-010</b> 11815 Prairie Valley Road <i>RSD1 to RMD</i>	Sent Development Information Request	ON HOLD -Applicant to Provide Requested Information
<b>Z21-012</b> 9800 Turner Street <i>RSH to RDH</i>	Sent TPC Outcome Letter	ON HOLD as per Applicant’s Request
<b>Z22-008</b> Lot 4, Garnet Valley Road <i>A1 to A1 Site Specific</i>	TPC Outcome Letter	ON HOLD – Requested by Applicant - Prioritization of Subdivision application.

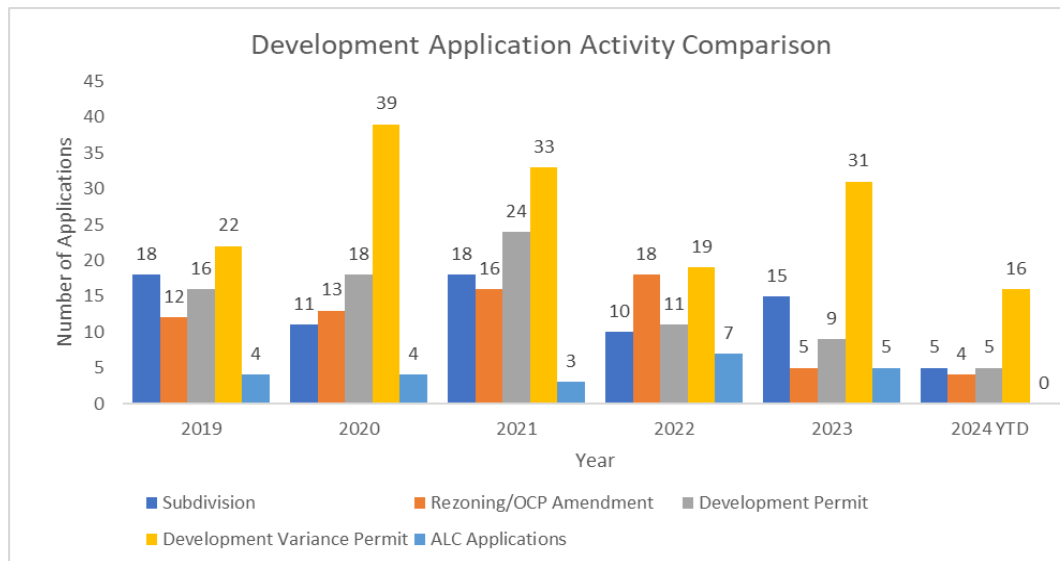
<b>Z23-001</b> <b>13610, 13606 Banks Crescent</b> <i>Single Family (7 units) and Town Housing (97 Units)</i>	Applicant submitted archeological assessment.	Council consideration of first and second reading targeted for August 13, 2024.
<b>Z23-005</b> <b>12914 &amp; 13316 Prairie Valley Road</b> <i>Low Density Residential to Medium Density Residential (Hillside Townhouse)</i>	Council consideration of first and second reading on August 13, 2024	Council provision of first reading and applicant to complete Archeological Impact Assessment
<b>Z24-002</b> <b>9576 Cedar Avenue</b> <i>M2 to M2, Site Specific (to accommodate subdivision)</i>	APC presentation on July 26, 2024	Council consideration of three readings on September 3, 2024
<b>Z24-003</b> <b>1316 Denike Street (Eco-Village)</b> <i>Institutional to CD9, Park</i>	Public hearing date set for August 13, 2024.	Council adoption of OCP and zoning amendment on August 13.
<b>Z24-004</b> <b>19013 Bentley Road (Hunter's Hill)</b> <i>CR1 (site specific) to RU3 Residential Sub-Urban</i>	Application made on August 2, 2024	ON HOLD – Application requires revision due to also needing OCP amendment
<b>DVP21-027</b> <b>9800 Turner Street</b> <i>La Vista Project</i>	Waiting on Rezoning	ON HOLD -Waiting on rezoning
<b>DVP22-013</b> <b>17003 Logie Road</b> <i>Farm Home Plate</i>	Referrals	ON HOLD – ALC Application Required
<b>DVP23-013 Minor Type II</b> <b>5408 Simpson Road</b> <i>Farm Home Plate</i>	Application Submitted	ON HOLD - ALC application required. Waiting until ALC approval granted.
<b>DVP24-014 Council</b> <b>8220 Simpson Road</b> <i>Farm Home Plate size</i>	Council consideration of issuance on July 23, 2024	Council approved on July 23, 2024
<b>DVP24-016 Type 1</b> <b>18673 Mckenzie Court</b> <i>Increase Lot Coverage</i>	Application Received	Internal/External Referrals
<b>DVP24-017 Council</b> <b>4415 Monro Avenue</b> <i>Two Farm Home plates</i>	Application Received	Internal/External Referrals
<b>S21-007</b> <b>6108 Solly Road</b> <i>2 lot subdivision</i>	PLA Issued	Final Subdivision upon submission
<b>S21-009</b> <b>12600 Blagborne Avenue</b> <i>1 to 17 lot subdivision</i>	PLA Issued	Final Subdivision upon submission
<b>S21-010</b> <b>6108 Austin Street</b> <i>1 to 2 lot subdivision</i>	PLA Issued	Final Subdivision upon submission

<b>S21-012</b> <b>20401 Highway 40</b> <i>1 to 2 lots</i>	TPC Outcome Letter Sent	ON HOLD - Applicant for Response
<b>S21-014</b> <b>19240 Lakeshore Drive N</b> <i>1 to 2 lots</i>	PLA Issued	Final submission upon completion
<b>S21-015</b> <b>11020 Ellis Avenue</b> <i>1 to 2 lots</i>	PLA Issued	Final submission upon completion
<b>S22-001</b> <b>3240 Landry Crescent</b> <i>Strata Subdivision</i>	Phase 3 final occupancy provided. AO signature of Phase 3 final documents	Working on Phase 4. Expected to be complete in August, 2024
<b>S22-004</b> <b>8709 Jubilee Street</b> <i>Strata Subdivision</i>	PLA Issued	Registration of Phase 1 upon completion
<b>S22-005</b> <b>1500 Harding Street</b> <i>1 to 2 lots</i>	PLA Issued	Final submission upon completion
<b>S22-006</b> <b>11612 Victoria Road</b> <i>1 to 2 lots</i>	PLA Issued	Final submission upon completion
<b>S22-010</b> <b>12010 Lakeshore Drive</b> 4 residential lots	PLA Issued	Final submission upon completion
<b>S23-001</b> <b>27410 Garnet Valley Road</b> <i>Lot Boundary Adjustment</i>	Internal/external referrals	ON HOLD – Waiting on Applicant to re-initiate application
<b>S23-002</b> <b>1316 Johnson Road</b> <i>Two lot subdivision</i>	PLA Issued	Final submission upon completion
<b>S23-004</b> <b>13316 Prairie Valley Road</b> <i>13 lot strata subdivision</i>	PLA Issued	Final submission upon completion
<b>S23-005</b> <b>5277 Solly Road</b> <i>Two lot subdivision</i>	PLA Issued	Final submission upon completion
<b>S23-006</b> <b>14413 Downton Avenue</b> <i>Two lot subdivision</i>	PLA Issued	Final submission upon completion
<b>S23-009</b> <b>8120 Purves Road</b> <i>2 lot subdivision</i>	PLA Issued	Final submission upon completion
<b>S23-010</b> <b>10113 Quinpool Road</b> <i>2 lot subdivision</i>	PLA Issued	Final submission upon completion
<b>S23-011</b> <b>15415 Pohlman Avenue</b> <i>Lot Line Adjustment</i>	PLA Issued	Withdrawn by Applicant
<b>S23-012</b> <b>12914 Prairie Valley Road</b> <i>1 to 2 lots</i>	PLA Issued	Final submission upon completion

<b>S23-013</b> <b>11467 Giants Head Road</b> <i>Lot Line Adjustment</i>	PLA Issued	Final submission upon completion
<b>S23-014</b> <b>14003 &amp; 14009 King Avenue</b> <i>Lot Line Adjustment</i>	PLA Issued	Final submission upon completion
<b>S23-015</b> <b>15807 &amp; 15803 Fosbery Avenue</b> <i>Lot Line Adjustment</i>	PLA to be reviewed by AO and signed	Final submission upon completion
<b>S24-001</b> <b>19013 Bentley Road</b> <i>Two lots in Phase 2 – Hunters Hill</i>	MFLRORD Water Licence Approved	Draft PLA and send out
<b>S24-002</b> <b>5408/5406 Simpson Road</b> <i>Lot Line Adjustment</i>	Application Received	Internal/External Referrals
<b>S24-003</b> <b>13501 Denike Street (Eco-Village)</b> <i>7 lot subdivision</i>	Internal/External Referrals	Draft PLA
<b>S24-004</b> <b>10907 Prairie Valley Road</b> <i>2 lot subdivision (Duplex)</i>	Application Received	Application to be revised by Applicant
<b>S24-005</b> <b>13824 Yule Crescent</b> <i>2 lot subdivision</i>	Application Received	Internal/External Referrals
<b>DP20-016</b> <b>10830 Prior Place</b> <i>Watercourse DP</i>	QEP Report submitted to Province	ON HOLD - Awaiting Provincial Review
<b>DP21-018</b> <b>9800 Turner Street</b> <i>Multi-Family</i>	Waiting for Rezoning	ON HOLD Waiting for applicant information/rezoning
<b>DP22-009</b> <b>12600 Blagborne Avenue</b> <i>Environmentally Sensitive</i>	Received landscaping plan	Development Permit drafted. Awaiting security payment
<b>DP22-011</b> <b>9514 &amp; 9518 Julia Street</b> <i>Multi-Family Development – Apartment Building (with variances)</i>	Council presentation on July 23, 2024	Issued by Council on July 23, 2024
<b>DP23-009</b> <b>9521 Wharton Street (Summerland Museum)</b> <i>Downtown Form &amp; Character</i>	APC presentation on July 26, 2024	Council presentation for issuance at September 3, 2024
<b>DP24-004</b> <b>17618 Bentley Road</b> <i>Bentley Road Industrial Area</i>	Memo for delegated approval drafted	Approved and issued through delegated approval.
<b>TUP24-005</b> <b>9310 Milne Road</b>	APC presentation on August 30, 2024	Council consideration on September 24, 2024

<i>Cat Kennel home business</i>		
<b>ALC-66703</b> <b>26405 Garnet Valley Road</b> 2 lot subdivision	Re-initiated by the Applicant. AAC presentation on April 19	ON-HOLD – Applicant placed application on hold.
<b>ALC-69652</b> <b>18420 Garnet Valley Road</b> <i>Non-farm use – Tree Removal Contracting</i>	Council consideration on April 9, 2024	Waiting ALC decision

### 2024 Development Application Activity Summary



The month of July saw an uptick in the number of new subdivision applications, with 4 new applications submitted. One of the new subdivision applications in July was the District’s eco-village project, which received Council approval for the OCP and zoning components of the project at the August 13, 2024 Regular Council Meeting. Staff will be now proceeding with the subdivision application process, including the issuance of a preliminary layout approval (PLA) consideration. This PLA, once issued, will provide additional information and value to any potential parties interested in the District’s land as it proceeds to a land sale process.

### Monthly Building Permit Activity (Five Year Comparison):

Month of June	2020	2021	2022	2023	2024
Permits Issued	22	10	16	24	17
Total Construction Value	\$2,613,200	\$1,013,000	\$2,738,000	\$3,407,900	\$ 8,096,212
<b>Year to Date</b>					
Permits Issued	102	121	153	115	101
Total Construction Value	\$16,052,500	\$17,524,000	\$33,737,000	\$29,120,123	\$18,817,712

<b>Total Annual</b>					
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.*

July additionally saw a total of 17 building permits issued for a total construction value of \$8,096,212. Total year-to-date construction value is catching up to the previous two years with a 7-month total of \$18,817,712. 2022 experienced \$33,737,000 and 2023 \$29,120,123 in construction value, respectively, by the same point in their years. District Building Department staff has recently received two Building Permit applications for large multifamily buildings (6 & 5 storeys), with more projects in the works which are expected to significantly increase construction value for the community.

Along with issuing building permits, Building Department staff has been busy with completing expired permits, conducting site inspections, business licence inspections, short-term rental inspections, and providing enforcement support to Bylaw Services. A total of 94 inspections were conducted by Building Department staff in July.

**Bylaw Enforcement Department:**

**July 2024 Activities Report**

July saw a significant increase in the number of unhomed individuals in the community. Bylaw Services became aware of an encampment housing 5 individuals and spoke with them daily for a week to encourage them to find a better location and/or to move to a community with additional resources not available in Summerland. A clean up of this site, after being in place for 2 weeks, took 4 District staff members a little over an hour to complete and filled one small dump truck. Many thanks to the Works and Utilities department for their assistance with this matter. Bylaw Services interacted with 5 other unhomed individuals in July and it is anticipated that there are many more unhomed individuals in the community that we have not yet met.

Bylaw Services opened 73 files in July 2024 of which 20 are still open. Due to a leave for one of our Bylaw Enforcement Officers, there were reduced proactive patrols in the final 10 days of July which reduced the number of files created and the off-leash dog patrols in our parks and beaches.

**Short Term Rentals Monthly Update:**

Current Active Unique Listings on Air BnB*	70
2024 STR Business Licences	84
STR Applications currently in process	2
Percentage of Active AirBnB Listings with Valid Business Licence	120%

2024 STR Complaints (year-to-date)	0
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\*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.

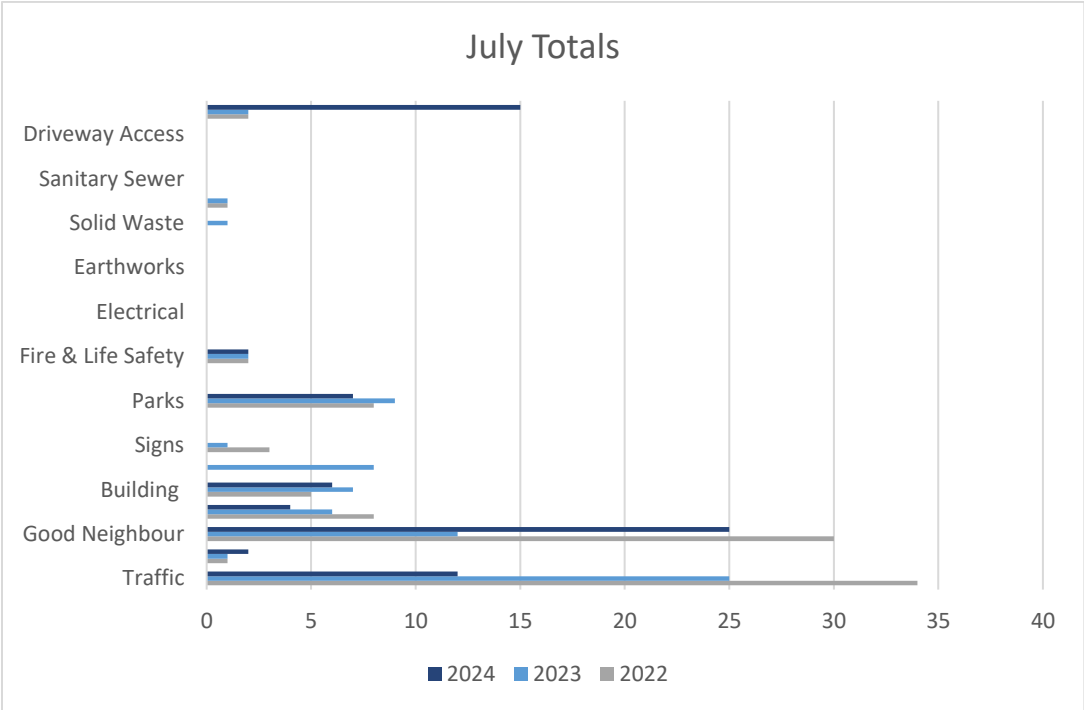
The number of active STR listings is down significantly from last year. In July 2023 there were 128 active listings on AirBnB.ca. On July 12, 2024, there were 87 listings and on July 27, 2024, there were 70. The reduced number for July is likely due to the rapidly approaching end of the vacation rental season and some limited enforcement activities.

We now have access to the fully functioning Province of BC STR Portal. Staff have tested the functionality of the program and removed over 60 inactive listings. Staff have also sent a notice to those properties that were operating under the previous length of stay exemption (28 days or greater) to make them aware of the new regulations. Further enforcement activities will begin shortly, with a detailed report to council planned for the September Bylaw Services Activities Report (October 15, 2024 Regular Council meeting).

**July 2024 Bylaw Activities-Dog Infractions:**

With the confirmation of the permanent location of the off-leash dog park at Peach Orchard Park, Bylaw Services has increased patrols of District parks to direct owners of off-leash dogs to the 2 permitted locations, with a focus on the Rotary Beach to Peach Orchard boat launch area. The response to this outreach has been mostly positive.

In July, a total of 14 files were opened (and subsequently closed) in relation to dog off leash by Bylaw Services. Verbal warnings were given to each of these incidences, however beginning in mid-July, Bylaw Services and Animal Control were directed to begin issuing tickets for this offence instead of verbal warnings.



**Animal Control July Stats:**

Barking dogs 2  
Dog in prohibited area 3  
Patrols 44  
Attack (serious- person) 1  
Impounded dogs 2  
Provide community support 1  
Confinement (dog in hot car) 1  
Cats (dead) 1  
Run at large 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,



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*Brad Dollevoet*  
Director of Development Services

Endorsed by,



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*Graham Statt*  
Chief Administrative Officer

Presentation: Yes  No