



THE CORPORATION OF THE
DISTRICT OF SUMMERLAND
INFORMATION REPORT

DATE: August 13, 2024
 TO: Graham Statt, Chief Administrative Officer
 FROM: Brad Dollevoet, Director of Development Services
 SUBJECT: June 2024 Development Services Activities

FILE: 0640-30

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the June 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:

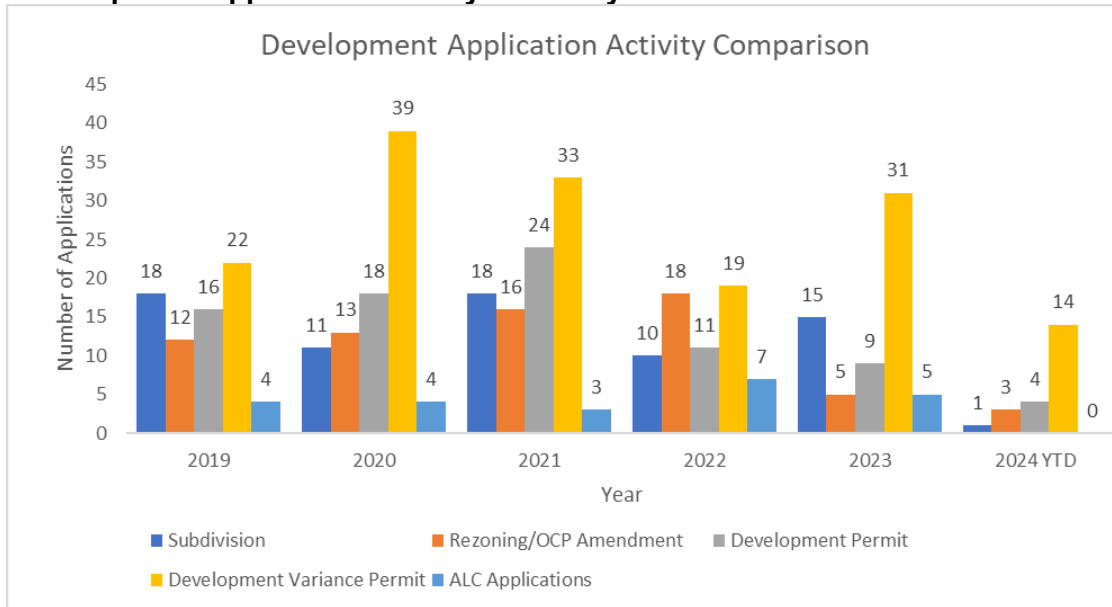
Development/Description	Recent Activity	Next Steps
Z21-010 11815 Prairie Valley Road <i>RSD1 to RMD</i>	Sent Development Information Request	ON HOLD -Applicant to Provide Requested Information
Z21-012 9800 Turner Street <i>RSH to RDH</i>	Sent TPC Outcome Letter	ON HOLD as per Applicant’s Request
Z22-008 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>	Ministry Approval of Access improvements in accordance with TIA. Council consideration of adoption of zoning bylaw following Ministry.	Adopted by Council on July 2, 2024
Z23-001 13610, 13606 Banks Crescent <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.
Z23-005 12914 & 13316 Prairie Valley Road <i>Low Density Residential to Medium Density Residential (Hillside Townhouse)</i>	Public Information Meeting held July 3, 2024	Council consideration of first and second reading on July 23, 2024
Z24-002 9576 Cedar Avenue <i>M2 to M2, Site Specific (to accommodate subdivision)</i>	Internal/External Referrals	APC presentation on July 26, 2024
Z24-003 1316 Denike Street (Eco-Village) <i>Institutional to CD9, Park</i>	Council consideration of first and second reading on July 2, 2024	Public hearing date set for August 13, 2024.
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.
DVP24-005 Minor Type II 15823 Industrial Avenue <i>Reduce Side & Rear setback</i>	Additional information request from applicant. Information received	DVP Issued through delegated approval on April 4, 2024
DVP24-014 Council 8220 Simpson Road <i>Farm Home Plate size</i>	AAC presentation on June 20. Applicant revising plans	Council consideration of issuance on July 23, 2024
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 occupancy provided. AO signature of Phase 3 final documents	Working on Phase 4. Expected to be complete in August, 2024
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	ON HOLD – Waiting on Applicant to re-initiate application
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	Final submission upon completion
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>	PLA Issued	Final submission upon completion
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>	Internal/External Referrals	Council presentation on July 23, 2024
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.
DP24-003 15807 Fosbery Road <i>High Hazard</i>	Internal/External Referrals	Approved and Issued
DP24-004 17618 Bentley Road <i>Bentley Road Industrial Area</i>	Internal/External Referrals	Delegated approval – memo to be provided to Development Officer
ALC-66703 26405 Garnet Valley Road <i>2 lot subdivision</i>	Internal/External Referrals	Re-initiated by the Applicant. AAC presentation on April 19
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



The month of June saw a limited number of new planning applications. Council has recently adopted widespread changes to the District's zoning bylaw due to provincial requirements placed by Bill 44 on June 11, 2024. In addition, on July 2, 2024, Council adopted OCP amendments related to the Downtown Neighbourhood Action Plan which will provide additional flexibility to height and density of new projects in the Downtown core. With these bylaw changes, staff foresee even a further reduction in the number of new Development Variance Permits and rezoning applications, as the zoning bylaw has new built-in flexibility depending on uses, building types and sizes. These changes will increase efficiency in getting new projects to start sooner as projects can go straight to building permit review instead of requiring higher-level zoning and variance adjustments. However, the District has maintained and expanded its form and character development permit areas, so Council will still be able to review the design elements of new projects to ensure they meet the intent of the District's OCP.

Monthly Building Permit Activity (Five Year Comparison):

Month of June	2020	2021	2022	2023	2024
Permits Issued	16	19	14	25	17
Total Construction Value	\$3,472,500	\$2,316,500	\$1,436,000	\$9,130,065	\$ 1,942,000
Year to Date					
Permits Issued	80	111	137	91	84
Total Construction Value	\$13,439,300	\$16,511,000	\$33,306,000	\$25,712,223	\$10,721,500
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.*

June saw a total of 17 building permits issued for a total construction value of \$1,942,000. Total year-to-date construction value is substantially off-pace 6 months into 2024 from the years prior in 2022 and 2023 at a total of \$10,721,540. 2022 experienced \$33,306,000 and 2023 \$25,712,223 construction value, respectively, by the same point in their years. However, District staff is expecting a number of larger building projects to be submitted for building permit in the near future, including both BC Housing projects (Henry Avenue and Dickson Avenue), and potentially the apartment building on Julia Street, as Council approved the Development Permit with variances at the July 23, 2024 Regular Council Meeting.

Bylaw Enforcement Department:

June 2024 Activities Report

Bylaw Services opened 96 files in June 2024 of which 24 are still open. Of the 96 files opened in June, District Staff generated 7 and Bylaw Staff generated 2. A larger percentage of files remain open compared to last year due to the increased complexity of the files, work with the unhomed and the reduction in resources to Bylaw Services. Several large files are utilizing significant resources as we try to bring the properties into compliance.

Short Term Rentals Monthly Update:

Current Active Unique Listings on Air BnB*	87
2024 STR Business Licences	82
STR Applications currently in process	3
Percentage of Active AirBnB Listings with Valid Business Licence	94%
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 2023 there were 128 active listings on AirBnB.ca. As of July 11, 2024, there are 87. This shows a year over year reduction of 41 STR properties in Summerland with many of these units returning to the long-term rental and ownership markets. Thanks to our Building Officials for working the required inspections into their schedules as we are now current with all applications and are able to turn around a STR Business Licence application in under 2 weeks with our fastest being 3 days.

Bylaw Services now has access to the fully functioning Province of BC STR Portal. The portal appears to be exactly what it was hoped to be, and the vacation rental websites are cooperating with the required data sharing. The portal lists 188 short-term rental properties in Summerland on August 6/24. Many of these are duplicate listings (one property has 4 separate listings available for the same STR unit on different STR rental listing websites as an example) as well as a significant number of inactive listings. Enforcement proceedings have begun on 61 inactive listings identified to date (Aug. 6) with a request for their removal. These were chosen for enforcement first due to the simplicity of the files, to help streamline and reduce the number of STR listings in the portal and so that the provincial system could be tested by our enforcement officer prior to beginning work on the more complex illegal/unlicensed STR listings. When accounting for the 82 licenced STR properties, the properties with multiple listings and the 61 inactive listings, it is not anticipated that there will be a significant number of illegal/unlicensed STR's operating in Summerland however this number is not available at this time. Enforcement against the illegal/unlicensed STR's will begin in the coming weeks and an update will be provided in future activity reports. The portal shows a lot of promise in being able to assist the District in gaining compliance with our Short-Term Rental Regulations going forward.

June 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 June warnings were given out to all the infractions, however moving forward in July and proceeding months Bylaw will be moving to issue tickets instead of verbal warnings.

The addition of the 4-month term position has been instrumental in assisting with the large number of files generated this month and in educating the public regarding off leash dogs in our parks and on our beaches, redirecting them to the permanent off leash areas in the District. In June, a total of 10 files were opened (and subsequently closed) in relation to dog-related complaints. Of those 10, 6 were for off leash dogs in Peach Orchard Park, and 1 file was a dog in a prohibited area (Dale Meadows). Verbal warnings were given to each of these incidences. The remainder of the dog related infractions were 1 dog attack, 1 instance of a dog chasing animals, and 1 related to a sound nuisance related to a barking dog.

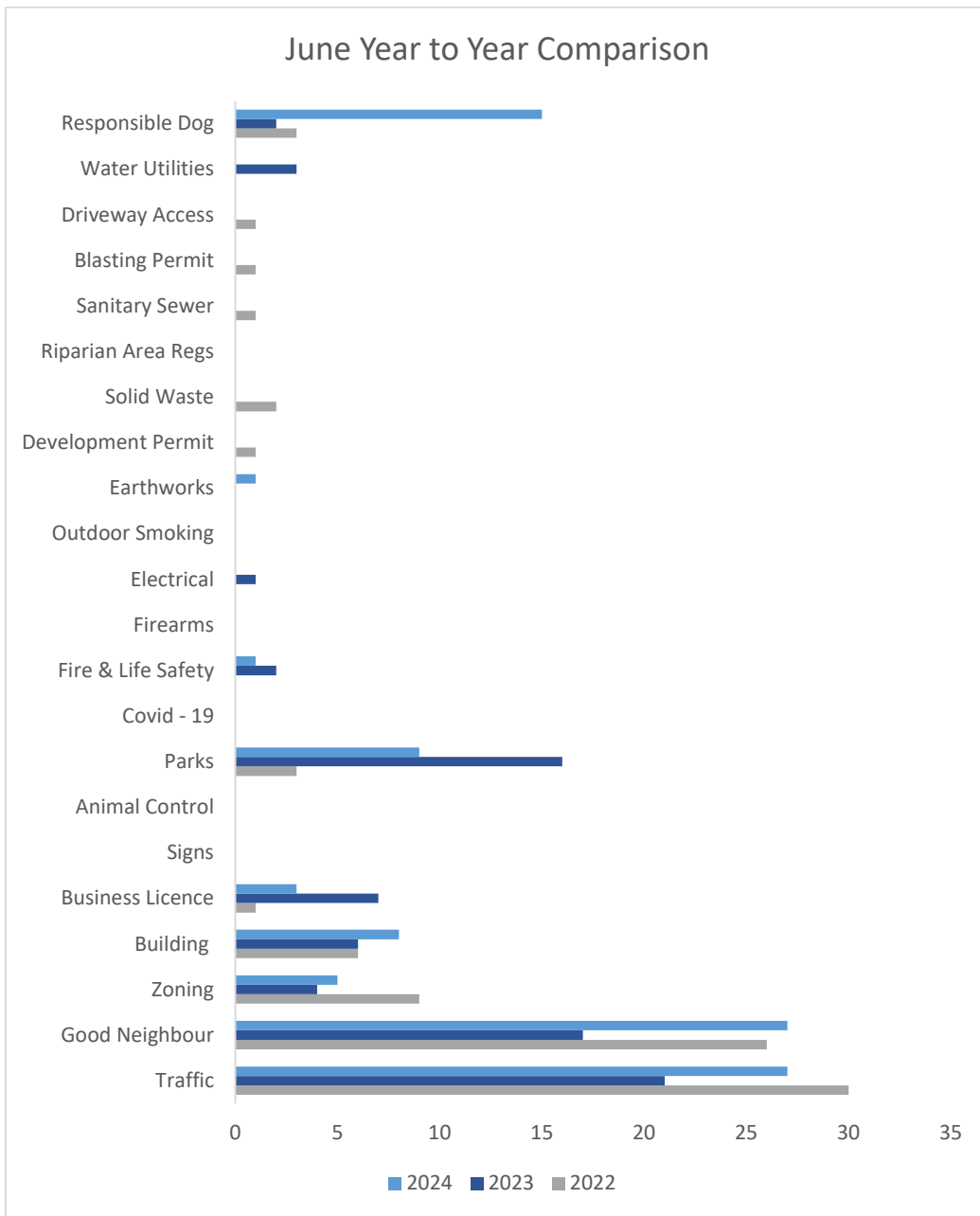
Animal Control:

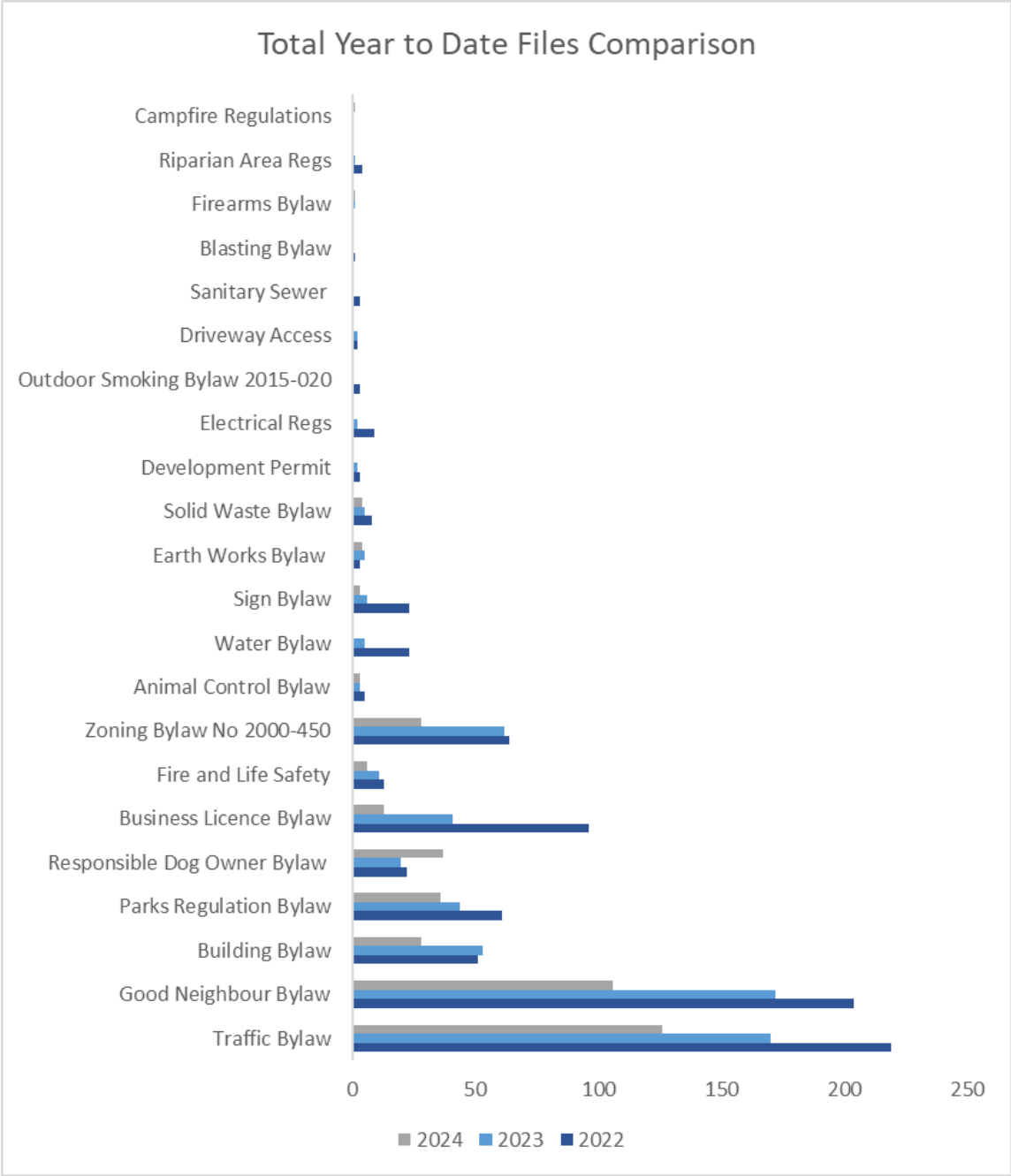
June Animal Control Stats

Barking dog complaints 7
Impound (dog) 2
Patrols 27
Attack (minor -animal) 2
Attack (minor- person) 1
Community support (provide food) 1

Our park patrols include the following parks patrolled daily- Powell beach, Kinsmen beach, Rotary Park, Peach Orchard Park, Summerland Middle School and Summerland Secondary School fields, Memorial Park and Dale Meadows.

This month we had three dog attacks, two involved people getting bit and one was another dog. Thankfully, the injuries were minor to all parties involved.





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.

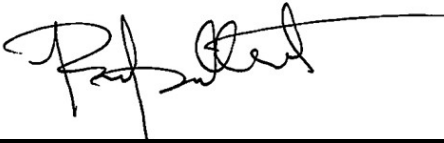
CONCLUSION:

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