



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

DATE: April 29, 2024  
 TO: Graham Statt, Chief Administrative Officer  
 FROM: Brad Dollevoet, Director of Development Services  
 SUBJECT: March 2024 Development Services Activities

FILE: 0640-30

STAFF RECOMMENDATION:

That Council pass the following resolution:

***THAT the March 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.

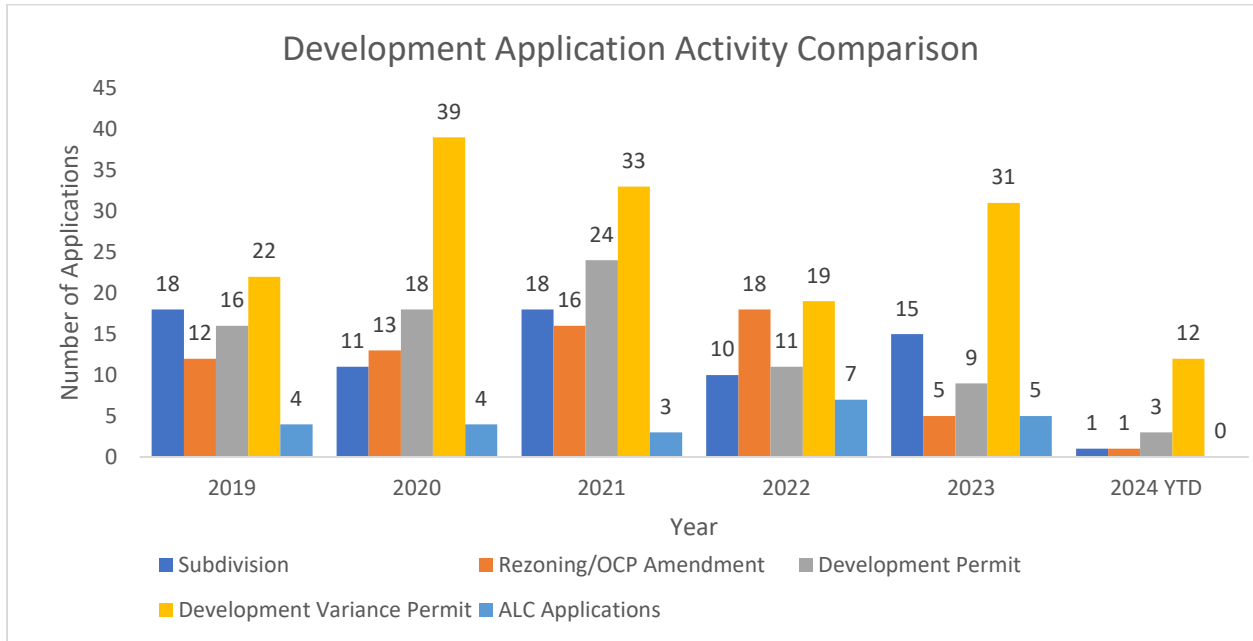
<b>Z22-016</b> <b>9514 &amp; 9518 Julia Street</b> <i>Institutional to RHD</i> <b>14406 &amp; 14408 Rosedale Avenue</b> <i>RSD1 to Tourist Commercial</i>	Public Hearing held January 16, 2023. Third reading and adoption of OCP amendment. Third reading only of zoning amendment	Ministry Approval of Access improvements in accordance with TIA. Council consideration of adoption of zoning bylaw following Ministry.
<b>Z23-001</b> <b>13610, 13606 Banks Crescent</b> <i>Single Family (7 units) and Town Housing (97 Units)</i>	Public Information Meeting being held March 28. Advisory Planning Commission in April	Advisory Planning Commission meeting on April 26. Council first reading consideration after.
<b>Z23-004</b> <b>14003 &amp; 14009 King Avenue</b> <i>Institutional to RSD1</i>	Public hearing on March 19.	Adopted
<b>Z23-005</b> <b>12914 &amp; 13316 Prairie Valley Road</b> <i>Low Density Residential to Medium Density Residential (Hillside Townhouse)</i>	Advisory Planning Commission presentation in March.	Applicant Revising application following APC
<b>Z24-001</b> <b>10919 Ward Street</b> <i>RDH Site Specific (two duplex buildings)</i>	1 <sup>st</sup> and 2 <sup>nd</sup> reading on March 19. Public hearing to be on April 9 and 3 <sup>rd</sup> reading.	Adopted
<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>DVP23-027 Council</b> <b>3240 Landry Crescent</b> <i>Oversized Shared Dock</i>	Internal/External Referrals	Council consideration on April 29, 2024
<b>DVP23-028 Minor Type II</b> <b>14003 King Avenue</b> <i>Rear Yard Setback</i>	Application Received	On HOLD due to rezoning application
<b>DVP24-001 Council</b> <b>10919 Ward Street</b> <i>3 Driveways on one parcel</i>	Application Received	ON HOLD. Waiting on rezoning first.
<b>DVP24-005 Minor Type II</b> <b>15823 Industrial Avenue</b> <i>Reduce Side &amp; Rear setback</i>	No negative responses. Prepared for delegated approval	Consideration of delegated approval
<b>DVP24-006 Minor Type II</b> <b>11126 Acland Street</b> <i>Reduce Setback</i>	One negative response. Council consideration on March 19, 2024 for approval	Approved and Issued
<b>DVP24-008 Council</b> <b>9900 Gilman Road</b>	AAC consideration in April	Council consideration on April 29, 2024

<i>Two Farm Home Plates</i>		
<b>DVP24-009 Minor Type I</b> <b>17013 Sanborn Street</b> <i>Free Standing Sign size</i>	Consideration for delegated approval	Issued
<b>DVP24-010 Minor Type I</b> <b>18689 McKenzie Court</b> <i>Lot coverage</i>	Waiting on new applicant information	Consideration for delegated approval
<b>DVP24-011 Minor Type II</b> <b>5717 Solly Road</b> <b>Fence height</b>	Application Submitted	Internal/External Referrals
<b>DVP24-012 Minor Type II</b> <b>6005 Nixon Road</b> <b>Rear Yard setback</b>	Application Submitted	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>S21-018</b> <b>9913 Gillard Avenue</b> <i>Lot Line Adjustment</i>	ON HOLD, ALC application needed	ON HOLD
<b>S22-001</b> <b>3240 Landry Crescent</b> <i>Strata Subdivision</i>	Phase 2 registered. Phase 3 approval documents to be submitted soon.	Phase 3 final documents submitted for AO review
<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	Re-circulating application due to time delay of applicant hold

<b>S23-002</b> <b>1316 Johnson Road</b> <i>Two lot subdivision</i>	PLA Issued	Final submission upon completion
<b>S23-003</b> <b>1719 Britton 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	Draft PLA. DVP may be required
<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	Final submission upon completion
<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>	Internal/External Referrals	Draft PLA
<b>S23-015</b> <b>15807 &amp; 15803 Fosbery Avenue</b> <i>Lot Line Adjustment</i>	Draft PLA	PLA to be reviewed by AO and signed
<b>S24-001</b> <b>19013 Bentley Road</b> <i>Two lots in Phase 2 – Hunters Hill</i>	Application submitted	ON HOLD – Waiting confirmation of Ministry of FLNRORD of WSA approval
<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>	Internal/External Referrals	New landscaping plan and civil drawing submitted.
<b>DP23-009</b> <b>9521 Wharton Street</b> <b>(Summerland Museum)</b> <i>Downtown Form &amp; Character</i>	Internal/External Referrals	Issue with on-site sewer service. Redesign may be required. Investigating options.
<b>DP24-001 – Downtown Form &amp; Character</b> <b>13212 &amp; 13204 Henry Avenue</b> <i>5 Storey Mixed Use Development – 60 affordable residential units</i>	Council consideration on February 27, 2024.	Council approved on February 27. Issue DP with variances.
<b>DP24-002</b> <b>5617 Simpson Road</b> <i>Environmentally Sensitive Area</i>	Application Received	Internal/External Referrals
<b>DP24-003</b> <b>15807 Fosbery Road</b> <i>High Hazard</i>	Application Received	Internal/External Referrals
<b>ALC-66703</b> <b>26405 Garnet Valley Road</b> 2 lot subdivision	Internal/External Referrals	Re-initiated by the Applicant. AAC presentation on April 19
<b>ALC-67253</b> <b>17003 Logie Road</b> <i>Non-adhering residential use</i>	ALC Payment made and Application complete to ALC	Waiting ALC decision
<b>ALC-68013</b> <b>25210 Wildhorse Road</b> <i>Carriage house (third dwelling)</i>	Council Forwarded to ALC for Decision	Waiting ALC decision
<b>ALC-68919</b> <b>5408 Simpson Road</b> <i>Carriage house (third dwelling)</i>	ALC Payment made and Application complete to ALC	Waiting ALC decision
<b>ALC-69652</b> <b>18420 Garnet Valley Road</b> <i>Non-farm use – Tree Removal Contracting</i>	Council consideration on April 9, 2024	Submit to ALC portal and wait on ALC decision

## 2024 Development Application Activity Summary



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

Month of February	2020	2021	2022	2023	2024
Permits Issued	15	15	13	9	21
Total Construction Value	\$2,064,000	\$1,812,500	\$1,569,000	\$691,000	\$ 3,106,000
<b>Year to Date</b>					
Permits Issued	36	53	47	36	42
Total Construction Value	\$5,548,000	\$6,888,000	\$10,498,000	\$9,068,558	\$6,008,500
<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.*

March saw some upward growth in construction growth coming from a slow February. March 2024 represents a 5 year high for the month-to-month comparison of both construction value and the number of building permits issued. Year to date construction value is still lower than previous years, but that was mostly due to cool January and February for new construction. The number of building permits pulled is close to the 5 year average.

**Bylaw Enforcement Department:**

**March 2024 Activities Report**

Bylaw Services opened 45 files in March 2024 of which 26 are still open. Of the 45 files generated in March, District Staff generated 2 and Bylaw Staff generated 5. With the upcoming implementation of the Provincial Short-Term Rental (STR) Regulations, Bylaw Services has seen a significant increase in inquiries regarding and applications for STR Business Licences in Summerland.

**Short Term Rentals Monthly Update:**

Current Active Unique Listings on Air BnB*	81
2024 STR Business Licences	70
STR Applications currently in process	10
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.*

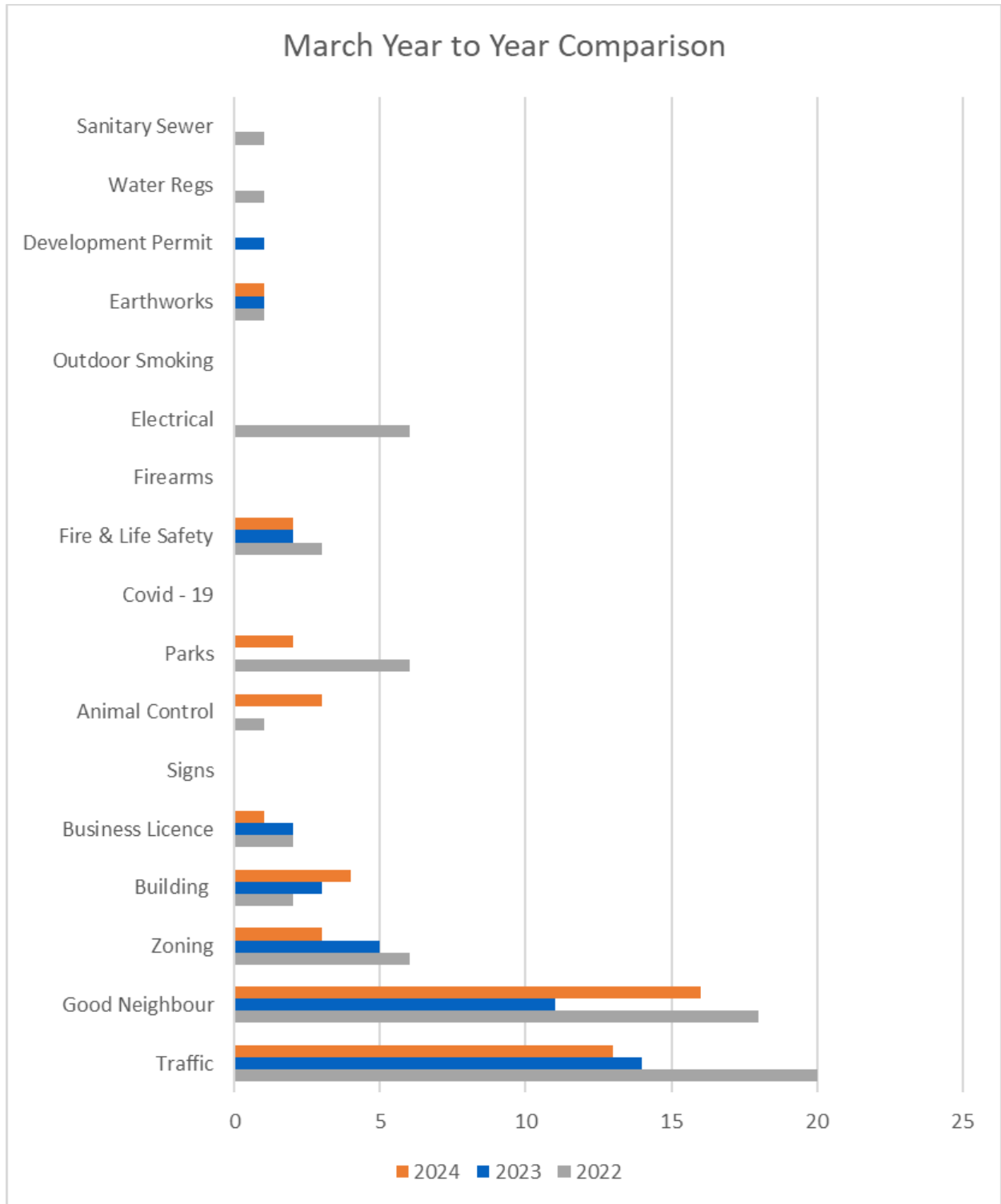
The number of active STR listings is down significantly from last year. In July 2024 there were 128 active listings on AirBnB.ca. Currently there are 81. We believe that the reduction in active listing is a direct result of the upcoming Provincial STR Regulations and Enforcement. We anticipate an increase in Short-Term Rental Business Licence applications in the coming months as Bill 35 – Short Term Rental Accommodation Act comes into force on May 1. Bylaw Services has spent significant time this year discussing the Provincial legislation and its impact on Summerland STR’s with members of the public/short term rental operators and those discussion point to a willingness to comply where possible. Several short-term rental operators have indicated they will be unable to meet the Province’s Primary Residency requirements and are looking into alternatives, including possibly selling or renting their properties out long term.

Beginning May 1, 2024, Bylaw Services will have the ability to ask for the removal of unlicensed STR listings from vacation rental websites. This will assist in bringing more STR properties into compliance with District Bylaws and Regulations.

**March 2024 Bylaw Activities:**

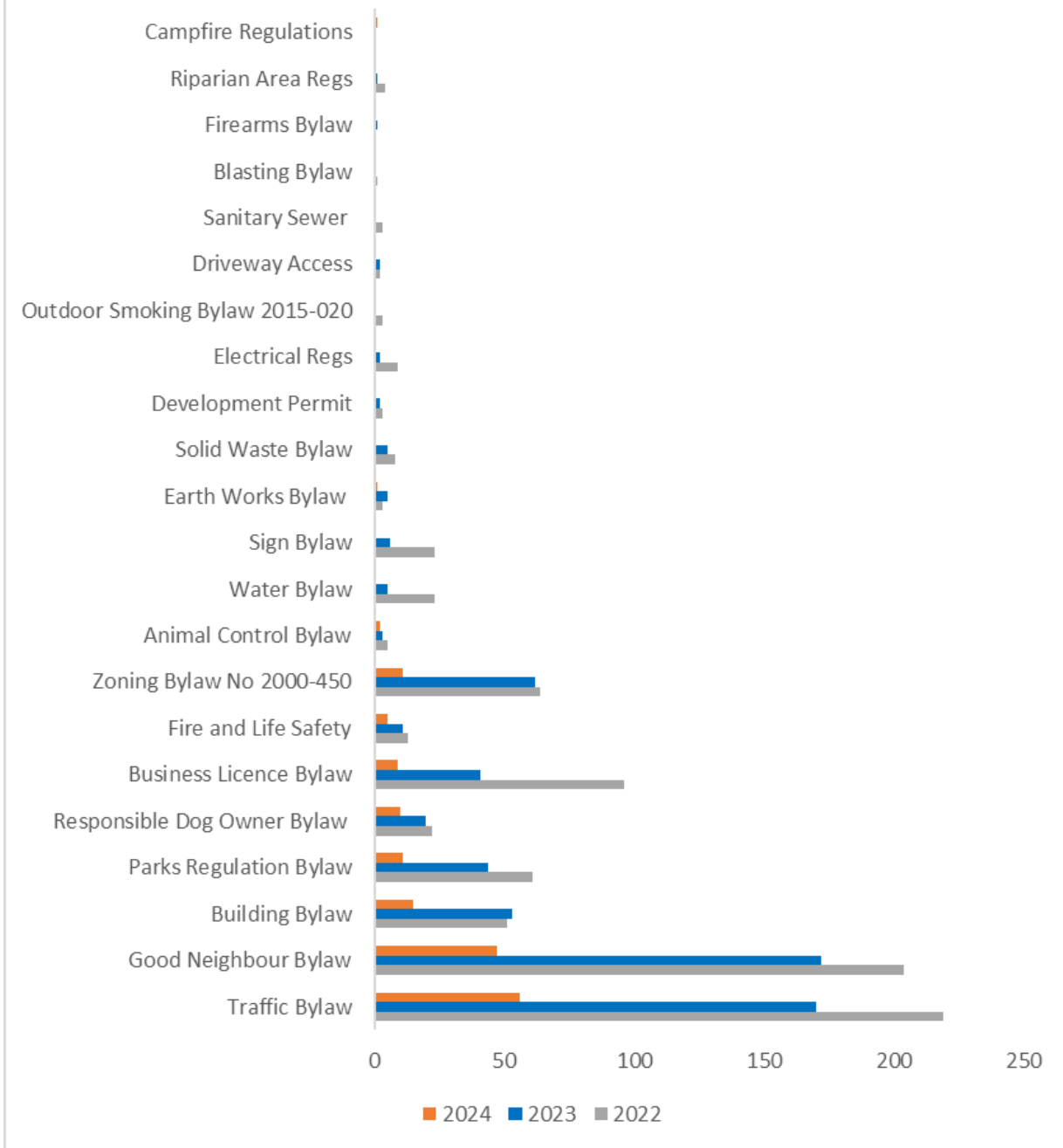
March saw similar complaint activities to years past. One noted change is the complexity of the complaint files has increased, requiring the allocation of more resources to bring the files to completion. A larger percentage of files remain open compared to last year due to this increased

complexity and the reduction in resources to Bylaw Services. The hiring of the seasonal position, with a start date in May, is hoped to assist with reducing the number of open files in the system.





## Total Year to Date 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,



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*Brad Dollevoet*  
*Director of Development Services*

Endorsed by,



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*Graham Statt*  
*Chief Administrative Officer*

Presentation: Yes  No