



THE CORPORATION OF THE
DISTRICT OF SUMMERLAND
INFORMATION REPORT

DATE: July 2, 2024
 TO: Graham Statt, Chief Administrative Officer
 FROM: Brad Dollevoet, Director of Development Services
 SUBJECT: May 2024 Development Services Activities

FILE: 0640-30

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the May 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.

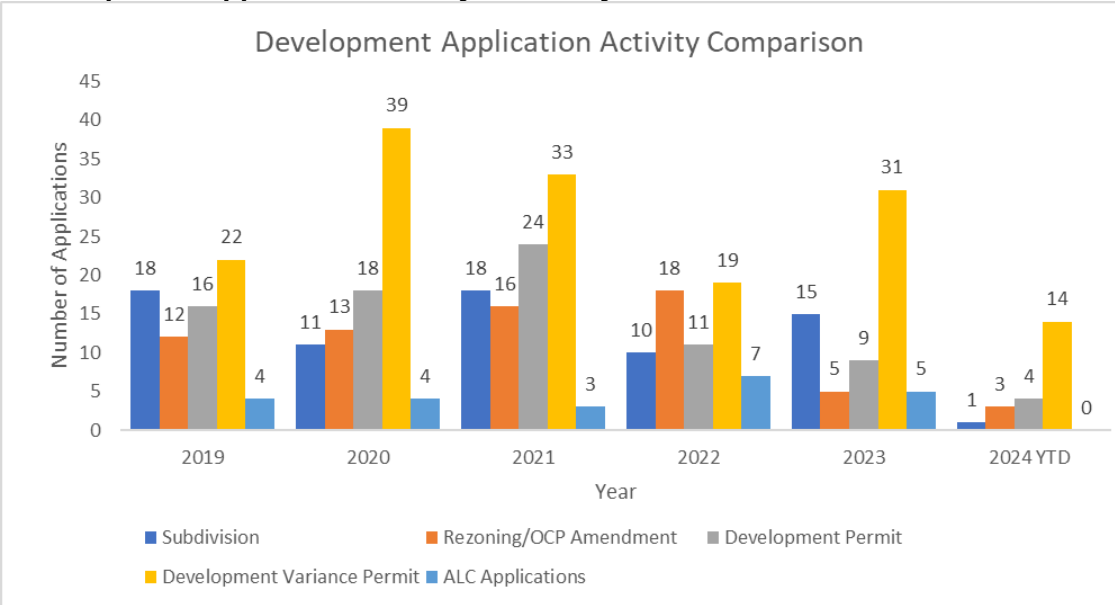
Z22-016 9514 & 9518 Julia Street <i>Institutional to RHD</i> 14406 & 14408 Rosedale Avenue <i>RSD1 to Tourist Commercial</i>	Ministry Approval of Access improvements in accordance with TIA. Council consideration of adoption of zoning bylaw following Ministry.	Adoption to be considered by Council on July 2, 2024
Z23-001 13610, 13606 Banks Crescent <i>Single Family (7 units) and Town Housing (97 Units)</i>	Advisory Planning Commission meeting on April 26.	Applicant completing archeological assessment. Council consideration being held until complete.
Z23-005 12914 & 13316 Prairie Valley Road <i>Low Density Residential to Medium Density Residential (Hillside Townhouse)</i>	Advisory Planning Commission presentation in March.	Revised rezoning submitted by applicant. Review and potential APC presentation
Z24-002 9576 Cedar Avenue <i>M2 to M2, Site Specific (to accommodate subdivision)</i>	Application Received	Internal/External Referrals
Z24-004 1316 Denike Street (Eco-Village) <i>Institutional to CD9, Park</i>	Preparation of draft zoning documents/public engagement/committee feedback	Council consideration of first and second reading on July 2, 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.
DVP23-028 Minor Type II 14003 King Avenue <i>Rear Yard Setback</i>	On HOLD due to rezoning application	Cancelled – new Zoning Bylaw (June 11) has reduced setback
DVP24-001 Council 10919 Ward Street <i>3 Driveways on one parcel</i>	ON HOLD. Waiting on rezoning first.	Cancelled – SDS bylaw change allows for two driveway per parcel
DVP24-005 Minor Type II 15823 Industrial Avenue <i>Reduce Side & Rear setback</i>	No negative responses. Prepared for delegated approval	Additional information request from applicant
DVP24-011 Minor Type II 5717 Solly Road <i>Fence height</i>	Internal/External Referrals	Approved by Delegation on May 23, 2024
DVP24-012 Minor Type II 6005 Nixon Road <i>Rear Yard setback</i>	Internal/External Referrals	Approved by Delegation on May 24, 2024
DVP24-013 Council 8320 Tomlin Street	Internal/External Referrals	Council approval on June 11, 2024. DVP Issued

<i>Side Yard Setback</i>		
DVP24-014 Council 8220 Simpson Road <i>Farm Home Plate size</i>	Internal/External Referrals	AAC presentation on June 20. Applicant revising plans
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
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	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	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 2 lot subdivision	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



Planning staff have been very busy with a number of large planning projects stemming from both new legislative changes (zoning bylaw update, housing needs report), as well as Council’s strategic priorities (Downtown OCP changes, Eco-Village). In addition, in May the District received notice that one of our planners was leaving the District. As a result, the planning staff have been short-staffed and have had to bring in temporary consulting support to help with active applications until the recruitment process for a new Planner can be completed. Council will see some upcoming applications brought forward by the District’s consultants in lieu of the lack of planning staff being available.

Monthly Building Permit Activity (Five Year Comparison):

Month of May	2020	2021	2022	2023	2024
Permits Issued	12	20	63	19	13
Total Construction Value	\$1,650,000	\$4,056,000	\$19,516,000	\$8,252,000	\$ 1,551,000
Year to Date					
Permits Issued	64	92	123	65	67
Total Construction Value	\$9,966,800	\$14,194,500	\$31,870,000	\$18,337,158	\$8,779,500
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.*

Year-to-date construction value to the end of May is slower than the past 4 years, as persistent high interest rates, compounded by new short term rental rules having an impact on the number of new real estate listings listed for sale in Summerland. This may be having an impact on new projects getting started that may be ready to go. The District is holding a number of building permits that are ready to be released and picked-up once they developers/builders provide notice that they want to proceed. Due to the unfavourable market conditions, District staff doesn't expect a large uptake of new multi-unit housing applications to take advantage of the Province of BC's new legislative changes.

Bylaw Enforcement Department:

May 2024 Activities Report

Bylaw Services opened 77 files in May 2024 of which 16 are still open. Of the 77 files opened in May, District Staff generated 7 and Bylaw Staff generated 14. Significant resources were allocated in the first 2 weeks of May to the unhomed and encampment clean ups. Over the 6 weeks where the unhomed encampments became a serious community concern, Bylaw Services completed 25 contacts and 7 encampment clean-ups which resulted in approximately 40 hours being allocated to address this concern (these numbers are not captured in the statistics below as multiple visits originate from the same complaint). The remaining weeks in May saw a reduction in the number of unhomed encampment complaints as the weather improved and the individuals residing in these camps made their way to areas that have additional resources available to them. This is likely only a temporary reprieve as the summer months usually show a significant increase in the unhomed population in Summerland.

Short Term Rentals Monthly Update:

Current Active Unique Listings on Air BnB*	79
2024 STR Business Licences	81
STR Applications currently in process	3
Percentage of Active AirBnB Listings with Valid Business Licence	102.5%
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 June 19, 2024, there are 79. Provincial Short-Term Rental Regulations are now live and likely contribute to this reduction in available short-term rental properties in Summerland. Of note, the District is now at 102.5% of the active short-term rental listings having business licences. There are 2 approved licences awaiting payment which account for the greater than 100% compliance. 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 will not have complete access to the available information through the Provincial online short-term rental portal until July 1, 2024, with a training opportunity being offered in mid-July, so there is a delay in our anticipated enforcement efforts regarding unlicensed short-term rental listings operating in Summerland. However, based on the statistics above it does appear that STR Hosts are complying with the new Provincial regulations and we are hopeful that the required enforcement efforts on this file will be limited.

May 2024 Bylaw Activities:

May saw the addition of Storm Browne to the Bylaw Services team, filling the 4-month term Bylaw Enforcement Officer position. The 4-month term position is already showing dividends in bringing the outstanding number of files down and in improving response time to complaints.

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. Animal Control has also been asked to direct dog owners to the off-leash parks and to concentrate some patrols in the Peach Orchard Park area.

As previously mentioned, April and May saw a significant increase to working with the unhomed than in years past. The complexity of other Bylaw Complaint files in 2024 has also 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 the increased complexity of the files, work with the unhomed and the reduction in resources to Bylaw Services.

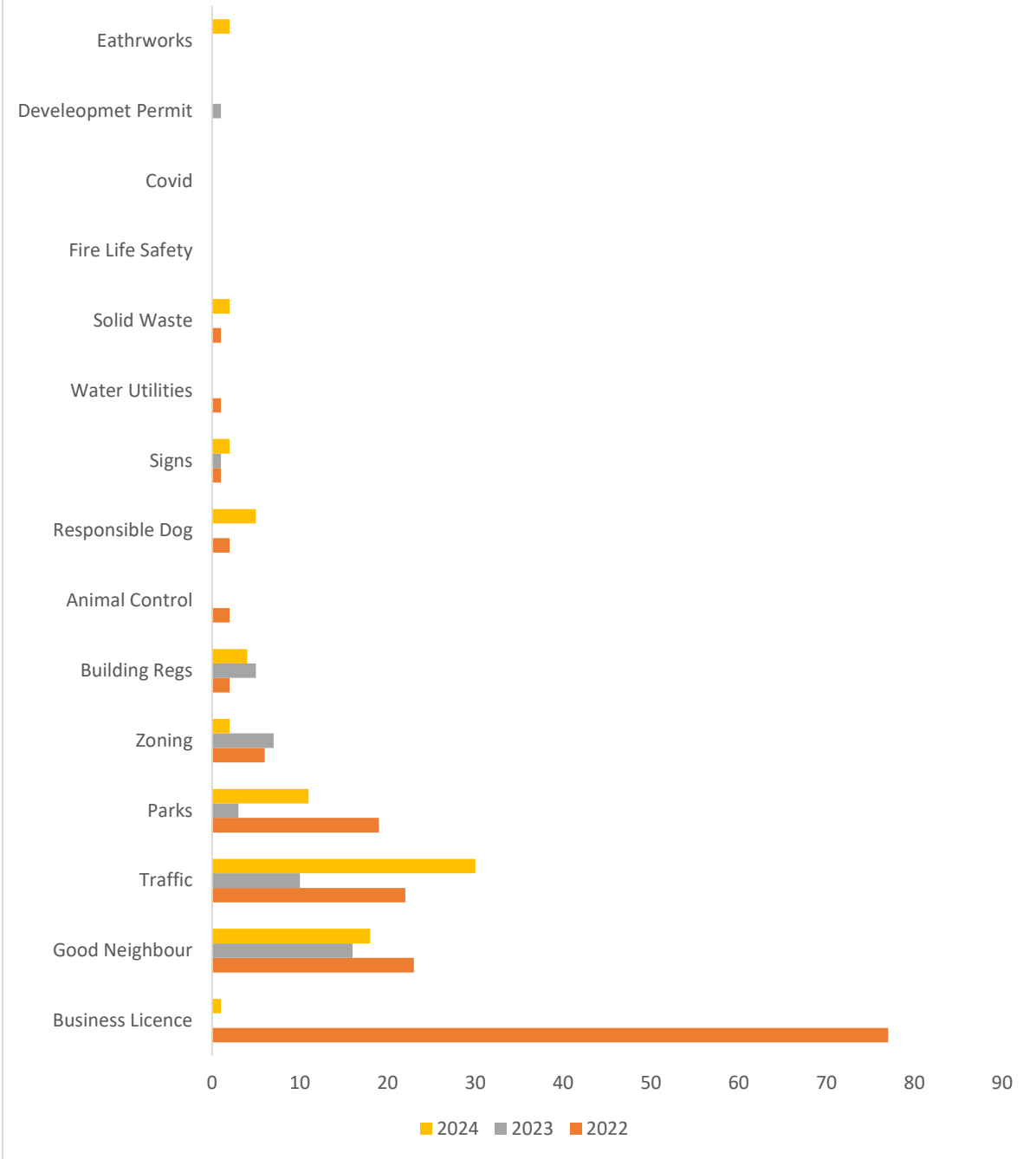
Animal Control:

May Animal Control Stats

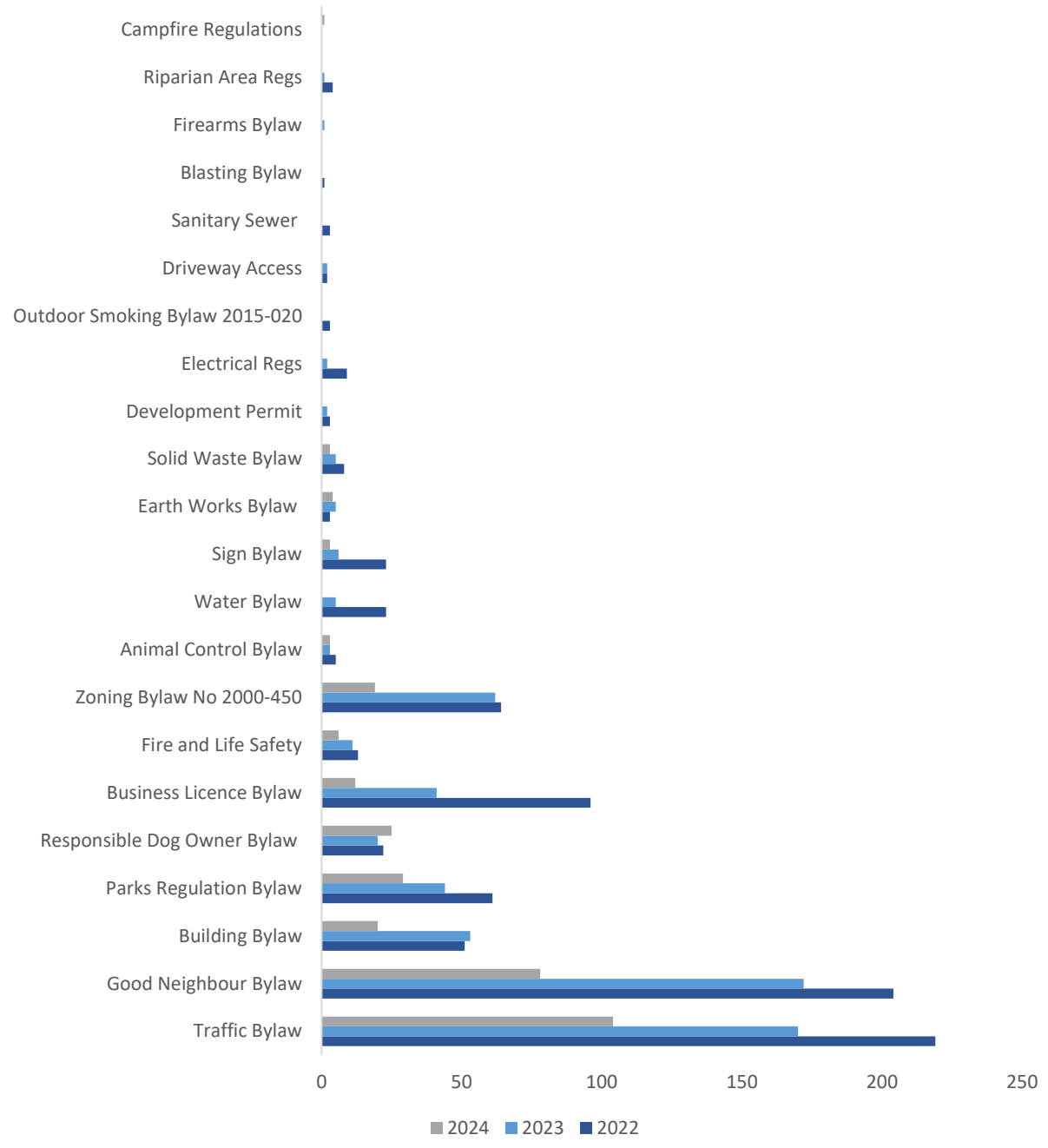
- Barking dog 3
- Dog concern 1
- Dog at large 5
- Impound 5
- Patrol 20
- Community support (provide food) 1
- Community support (other) 1
- Administrative- (Vet apt for a euth) 1 (cat)
- Cats – critical distress 1

Total- 38 calls for service

May Year to Year Comparison



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.

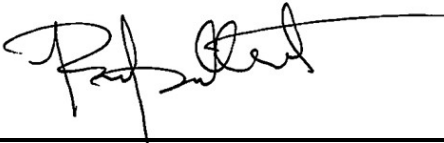
CONCLUSION:

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,



Brad Dollevoet
Director of Development Services

Endorsed by,



Graham Statt
Chief Administrative Officer

Presentation: Yes No