



THE CORPORATION OF THE
DISTRICT OF SUMMERLAND
INFORMATION REPORT

DATE: December 17, 2024
 TO: Graham Statt, Chief Administrative Officer
 FROM: Brad Dollevoet, Director of Development Services
 SUBJECT: November 2024 Development Services Activities

FILE: 0640-30

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the November 2024 Development Services Monthly Report be received for information.

PURPOSE:

To update Council about Development Services Department activities on a monthly 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.

Development Applications in Progress:

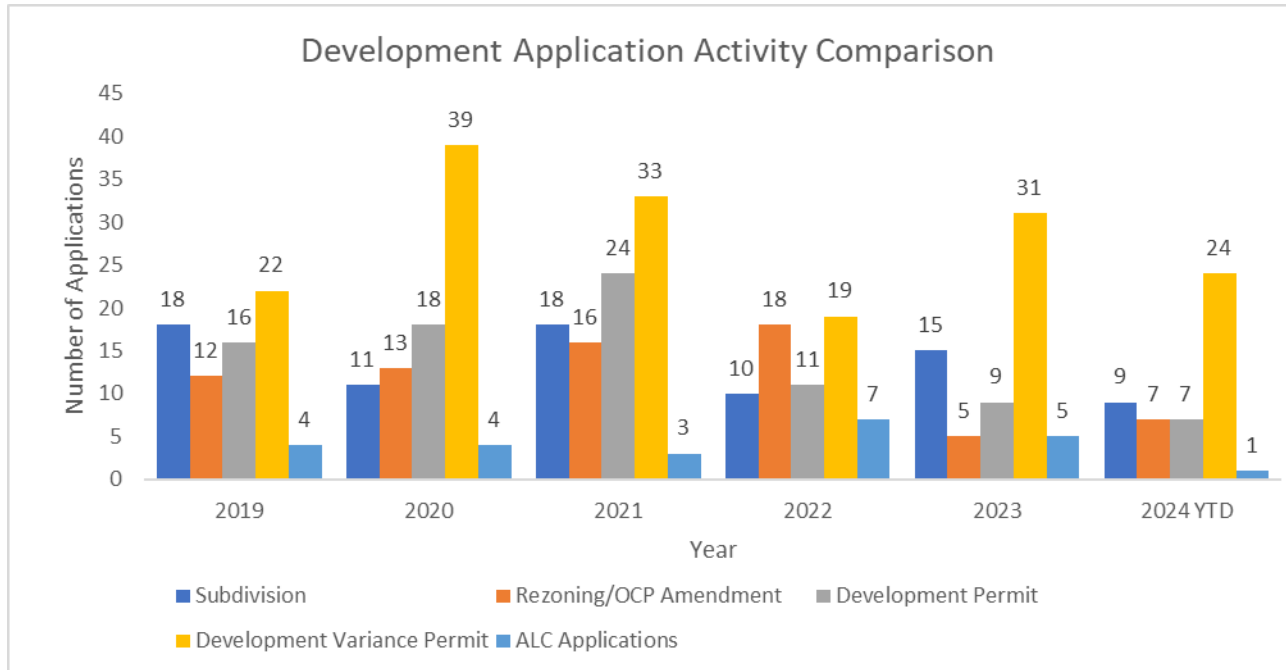
Development/Description	Recent Activity	Next Steps
Z21-010 11815 Prairie Valley Road <i>RSD1 to RMD</i>	Sent Development Information Request	ON HOLD -Applicant to Provide Requested Information
Z21-012 9800 Turner Street <i>RSH to RDH</i>	Sent TPC Outcome Letter	ON HOLD as per Applicant's Request
Z22-008 Lot 4, Garnet Valley Road <i>A1 to A1 Site Specific</i>	TPC Outcome Letter	ON HOLD – Requested by Applicant - Prioritization of Subdivision application.
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 required to complete Archeology Impact Assessment and Traditional Ecological Study	Applicant to submit AIA.

Z23-005 12914 & 13316 Prairie Valley Road <i>Low Density Residential to Medium Density Residential (Hillside Townhouse)</i>	Complete subdivision prior to Council consideration of adoption.	Council consideration of zoning bylaw adoption on December 17, 2024
Z24-004 19013 Bentley Road (Hunter's Hill) <i>CR1 (site specific) to RU3 Residential Sub-Urban</i>	ON HOLD – Additional information for proposed placement of RU3 zone	New information received. Internal/External Referrals proceeding
Z24-005 13824 Yule Crescent <i>RMD to RU2 – to facilitate a 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 facilitate gun range</i>	Application Initiated	Internal/External Referrals
Z24-007 15815 Hwy 97 <i>A1 to M3 Agri-Industrial – to accommodate food processing facility</i>	Application Received	Additional information requested of Applicant
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.
DVP24-017 Council 4415 Monro Avenue <i>Two Farm Home plates</i>	New site plan received. Application proceeding to internal/external referrals	Agricultural Advisory Committee presentation on December 19, 2024
DVP24-020 Council 18420 Garnet Valley Road <i>Agri-Tourism Accommodation Parcel Size</i>	Agricultural Advisory Committee scheduled for Nov. 21, 2024	Council consideration on December 17, 2024
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
S21-007 6108 Solly Road <i>2 lot subdivision</i>	PLA Issued	Final Subdivision upon submission
S21-009 12600 Blagborne Avenue	PLA Issued	Final Subdivision upon submission

<i>1 to 17 lot subdivision</i>		
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
S23-001 27410 Garnet Valley Road <i>Lot Boundary Adjustment</i>	ON HOLD – Waiting on Applicant to re-initiate application	Application cancelled by applicant
S23-002 1316 Johnson Road <i>Two lot subdivision</i>	Final submission upon completion	Final approval provided by AO. Application closed
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
S23-012 12914 Prairie Valley Road <i>1 to 2 lots</i>	Final submission upon completion	Final approval provided by AO. Application closed
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 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>	Internal/External referrals	Draft PLA
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>	Application Received	Internal/External Referrals
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
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

Development Application Activity Summary



Planning applications to the end of November are down in total quantity from previous years, and in particular for more complex applications such as rezonings and subdivisions. This may be a product of new flexibility provided in the District’s recent Bill 44 changes to the Zoning bylaw, which is reducing the number of new rezoning requests. More projects that previously would have required a rezoning (i.e. the building of a duplex on a single family lot) are now proceeding straight to building permit issuance.

The planning department recently kicked off the OCP review project with our project consultants, Urban Systems. Staff are planning to utilize the Advisory Planning Commission as a project advisory committee and will be presenting the project plan at an APC meeting in December. Residents might have noticed a tent set up at Light Up 2024 on November 29, where we asked some initial questions that will help us in our first engagement phase: Community Visioning.

- What do you love about Summerland?
- How has Summerland changed in the last 5 years?
- What do you think Summerland should be thinking about or planning for the future?

As you can imagine, staff and consultants received some fantastic early feedback from these questions to interested residents on the street. We hope to continue this engagement momentum into the early part of 2025.

Building Inspection:

Building Permit Activity (Five Year Comparison):

Month of November	2020	2021	2022	2023	2024
Permits Issued	31	18	19	9	25
Total Construction Value (August)	\$7,976,000	\$3,596,800	\$4,770,000	\$984,000	\$5,524,770
Year to Date					
Permits Issued	184	196	220	176	179
Total Construction Value	\$31,837,400	\$58,263,000	\$46,904,000	\$45,094,023	\$34,273,832
Total Annual					
Permits Issued	200	203	232	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.*

Building permits issued for the month of November totaled 25 with a total construction value of \$5.5 million. This represents the highest November for the number of permits issued and construction value since 2020. This indicates that perhaps building activity is starting to rebound in November with recent interest rate cuts.

Although we expect a slower month for building activity in December, we are expecting a number of large-scale building projects will be issued in the early part of 2025, including the Turning Points affordable housing project on Henry Avenue, the Apartment building on Julia Street, and a new child care facility at the Summerland Middle School (now Giant's Head) school grounds. Building staff are also busy with a number of complex building enforcement files, and ongoing implementation of a new software system for e-permitting.

Bylaw Enforcement:

November 2024 Activities Report

Bylaw Services opened 29 files in November 2024 of which 22 are still open. Monthly complaint volumes returned to normal levels for November which allowed Bylaw Services to concentrate on outstanding files and projects. Due to the elevated call levels in 2024, and the term Bylaw Enforcement position having ended, call response times for low priority complaints (traffic and minor unsightly properties as an example) have increased significantly as Bylaw Services focuses on higher priority and resource heavy files, FOI's and bylaw update projects.

Short Term Rentals Monthly Update:

There are now 12 local listings that have been escalated to the recommendation of removal to the Province's Compliance Enforcement Unit. Once these listings are removed, Summerland will achieve 100% compliance with our Short-Term Rental Regulations. The District has 82 licenced STR properties with one additional awaiting payment.

At the last regular Council Meeting, Council questioned the timeline for removal of escalated files to the Provincial STR Compliance Enforcement Unit. Bylaw Services is able to provide further clarity on this matter as we have had the opportunity to speak with a Senior Compliance Enforcement Officer of this unit. Standard escalations are completed in a timely manner (1-2 weeks). Listings where the short-term rental operator is claiming an exemption, that have limited availability, or that are infrequently active (to attempt to avoid the website reporting software) are proving more difficult for one of the major listing platforms. The Province continues to work with them on these issues but timelines are now 8-weeks plus for these more difficult files. The Province is hopeful that the provider will have a solution to this issue shortly, which will greatly reduce the resolution time for all escalated short-term rental files.

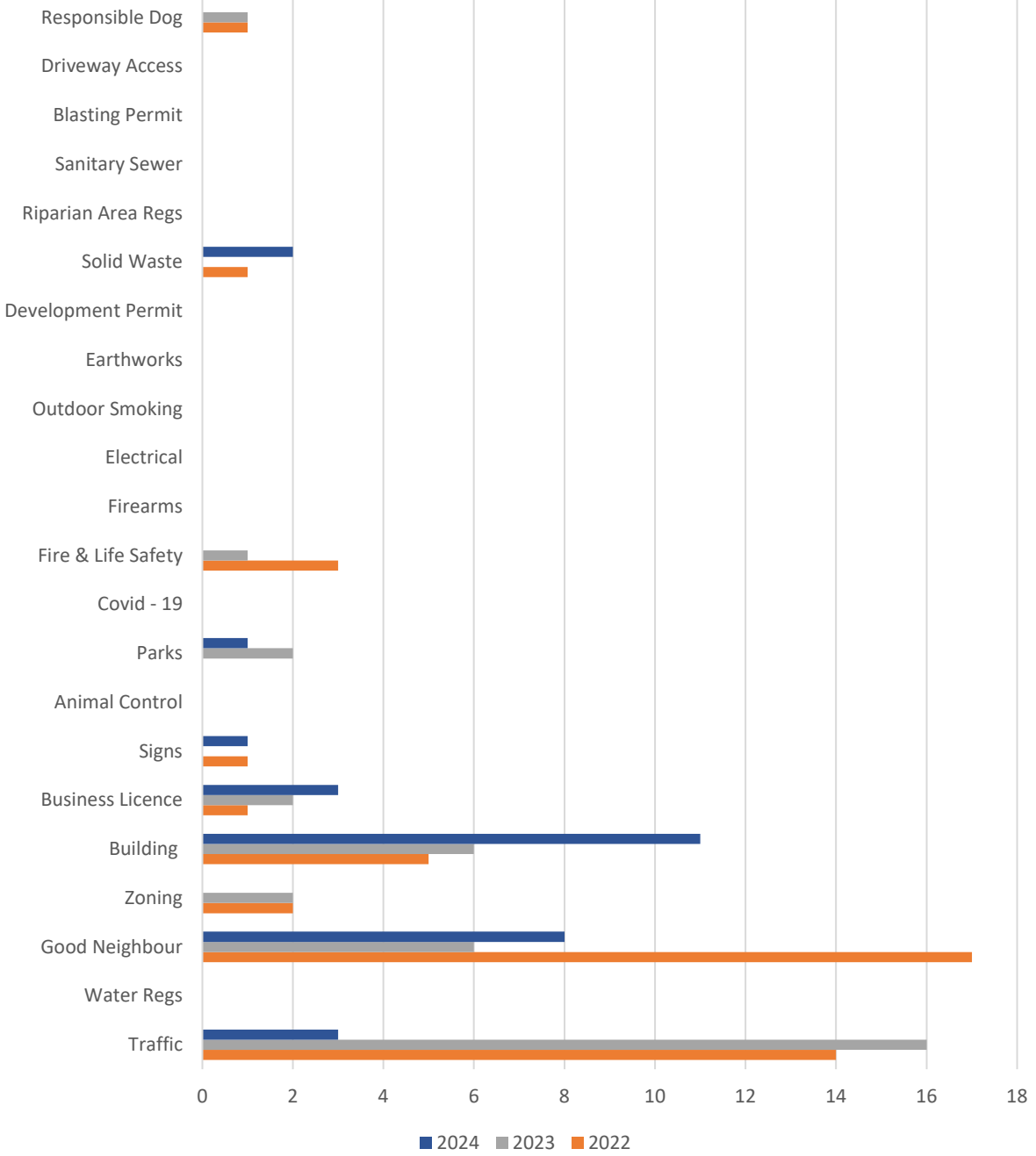
November 2024 Bylaw Activities- Dog Enforcement:

With the term Bylaw Enforcement Officer position having ended, park patrols by Bylaw Services have been greatly reduced, with interactions due to dogs being off leash in our parks dropping correspondingly. Random patrols by Bylaw Services are still occurring, just on a less frequent basis.

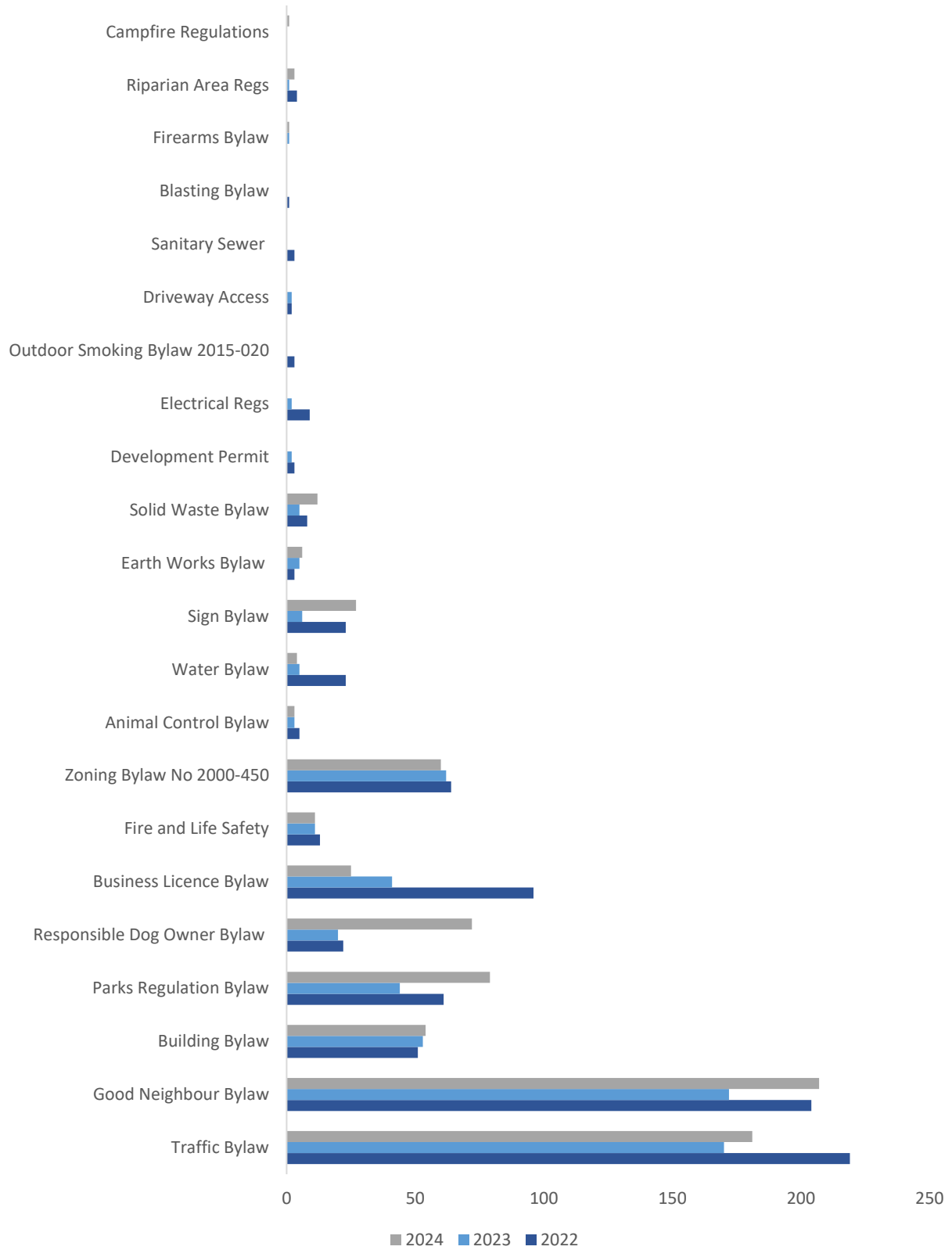
Animal Control (Contractor) November Report:

Impound 2
Patrols 24
Attack (minor-person) 1
Dog at large (nuisance dog) 1
Carcass pick up (cat) 2
Barking dogs 1
Nuisance dog 1

November Bylaw Files Comparison



Total Year to Date Bylaw 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.

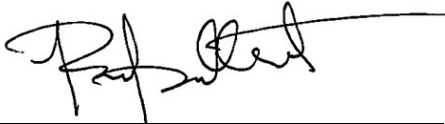
CONCLUSION:

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