



THE CORPORATION OF THE
DISTRICT OF SUMMERLAND
INFORMATION REPORT

DATE: November 26, 2024
 TO: Graham Statt, Chief Administrative Officer
 FROM: Brad Dollevoet, Director of Development Services
 SUBJECT: October 2024 Development Services Activities

FILE: 0640-30

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the October 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:

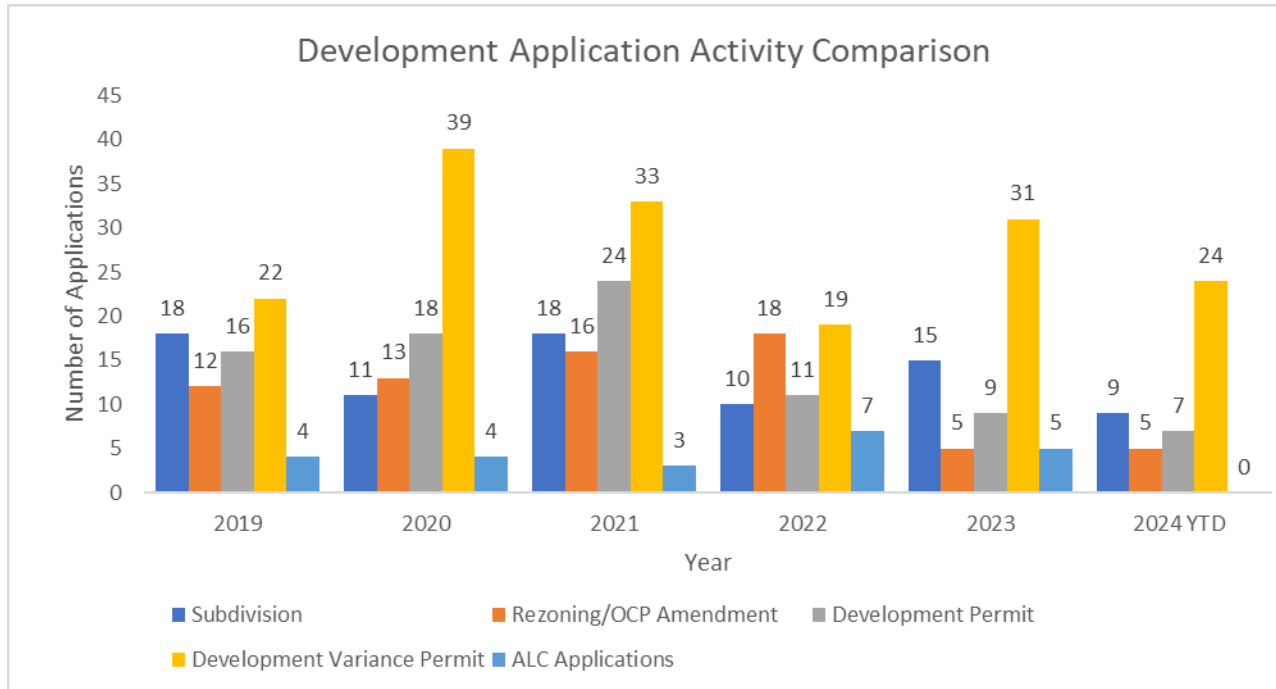
Development/Description	Recent Activity	Next Steps
Z21-010 11815 Prairie Valley Road <i>RSD1 to RMD</i>	Sent Development Information Request	ON HOLD -Applicant to Provide Requested Information
Z21-012 9800 Turner Street <i>RSH to RDH</i>	Sent TPC Outcome Letter	ON HOLD as per Applicant's Request
Z22-008 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>	Council provided 3 rd reading at August 13, 2024 meeting.	Complete subdivision prior to Council consideration of adoption.
Z24-004 19013 Bentley Road (Hunter's Hill) <i>CR1 (site specific) to RU3 Residential Sub-Urban</i>	Application revised due to inclusion of OCP amendment	ON HOLD – Additional information for proposed placement of RU3 zone
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.
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>	ON HOLD – Waiting on better site plan	New site plan received. Application proceeding to internal/external referrals
DVP24-018 Type 2 7521 Higgin Avenue <i>Setback for Garage</i>	Internal/External Referrals	Approved through delegated approval on October 28
DVP24-019 Type 2 9092 Mayne Place <i>Side setbacks for Garage</i>	Internal/External Referrals	Approved through delegated approval on November 1
DVP24-020 Council 18420 Garnet Valley Road <i>Agri-Tourism Accommodation Parcel Size</i>	Internal/External Referrals	Agricultural Advisory Committee scheduled for Nov. 21, 2024
DVP24-021 Type 2 11214 Ellis Avenue <i>Reduce Setback</i>	Internal/External Referrals Neighbourhood Notification	Approved through delegated approval on October 18
DVP24-022 Type 2 13820 Gillespie Road <i>Reduce Setback</i>	Internal/External Referrals Neighbourhood Notification	Approved through delegated approval on November 5
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	PLA Issued	Final Subdivision upon submission

<i>2 lot subdivision</i>		
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>	Final Subdivision upon submission	Final Approval by AO provided in October. Application closed
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>	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
S23-004 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>	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	PLA Issued	Final submission upon completion

14003 & 14009 King Avenue <i>Lot Line Adjustment</i>		
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>	Application Received	Internal/External Referrals
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
TUP24-005 9310 Milne Road <i>Cat Kennel home business</i>	APC presentation on August 30, 2024	Approved by District Council on September 24, 2024
ALC-69652 18420 Garnet Valley Road <i>Non-farm use – Tree Removal Contracting</i>	Council consideration on April 9, 2024	Waiting ALC decision

Development Application Activity Summary



Although the number of new planning applications in October was limited to a total of 4 new applications, the District has received a number of new pre-application inquiries with a total of 5 submitted. Some of these pre-applications are substantial in scope and nature with either multiple-lot neighbourhood subdivisions or complex building projects and/or land areas for potential development. The management of these free application processes, although take a significant amount of staff time, usually provide better information to applicants at the start of an application process and before a formal land use application is applied for (either zoning, subdivision, or DP). For this reason, staff encourage the use of pre-application submissions to provide good information back to applicants early in their project conceptualization.

Building Permit Activity (Five Year Comparison):

Month of October	2020	2021	2022	2023	2024
Permits Issued	31	18	19	23	21
Total Construction Value (August)	\$7,976,000	\$3,596,800	\$4,770,000	\$7,182,900	\$5,142,500
Year to Date					
Permits Issued	149	174	202	167	155
Total Construction Value	\$27,610,600	\$54,146,300	\$46,082,000	\$44,110,023	\$29,199,062
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.*

October saw a total of 21 building permits issued and construction value of \$5,142,500. This is close to average (\$5,881,425) for the month of October for the previous 4 years.

To the end of October, the amount of construction value and therefore building permit revenue in 2024 has not kept pace to recent years in Summerland. Year-to-date to the end of October for 2021-2023, the average total construction value experienced was \$48,112,774 and in 2024 the year-to-date construction value was \$29,199,062. This is a difference of nearly \$20 million dollars and is indicative of a slow down occurring in 2024.

Interest rates being high for the majority of 2024, tight lending conditions, and persistent high construction costs; combined with lukewarm demand for new housing units were factors that led to this slow down. Although District staff have been engaged on a number of large apartment building projects with developers/non-profits, these have not yet proceeded to building permit issuance and may not in 2024. As a result, Council can expect lower building permit revenue at year-end than that forecasted in 2024.

Bylaw Enforcement Department:

October 2024 Activities Report

Bylaw Services opened 59 files in October 2024, of which 22 are still open. Monthly complaint volumes are still elevated compared to 2023, with 20 more complaints in October 2024 than that experienced the previous year. With 701 files opened to October 31, 2024, Bylaw Services has already surpassed the number of Bylaw files created in all of 2023 (614 Bylaw files total).

Short Term Rentals Monthly Update:

The Provincial STR Regulations and Data Portal have been instrumental in gaining compliance with the District’s own STR Bylaws. 10 local listings have been escalated for removal to the Province’s Compliance Enforcement Unit. Once these listings are removed, Summerland will achieve 100% compliance with our Short-Term Rental Regulations.

There are currently 83 paid and 2 awaiting payment Short-Term Rental Business Licences in Summerland with one additional STR Application working its way through the system and more anticipated in 2025. In 2023, there were 56 Short-Term Rental Business Licences issued with an estimated 72 unlicensed short-term rentals operating within Summerland. To achieve 100% compliance in one year would not have been possible without the Province’s regulatory changes.

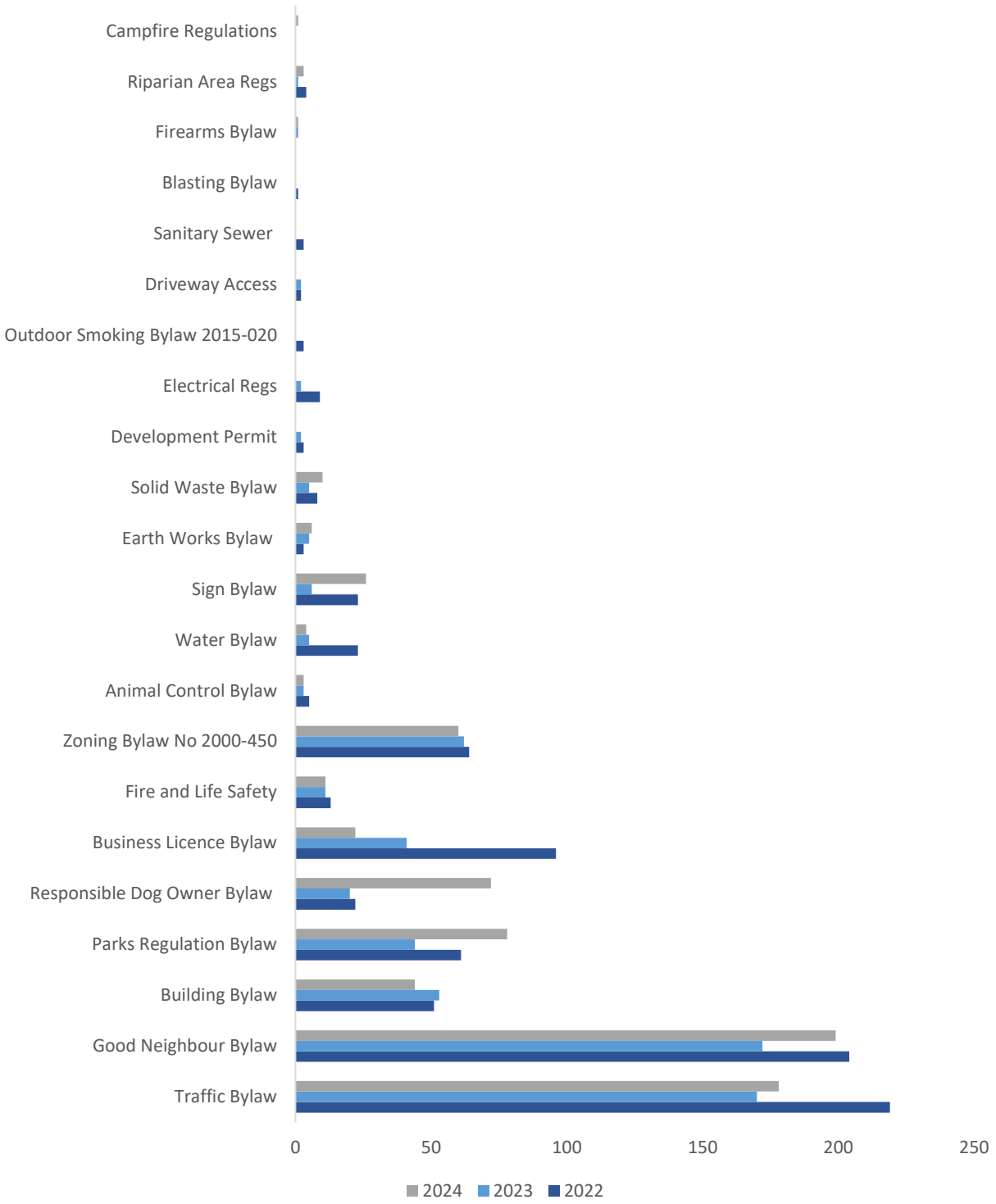
October 2024 Bylaw Activities- Dog Enforcement:

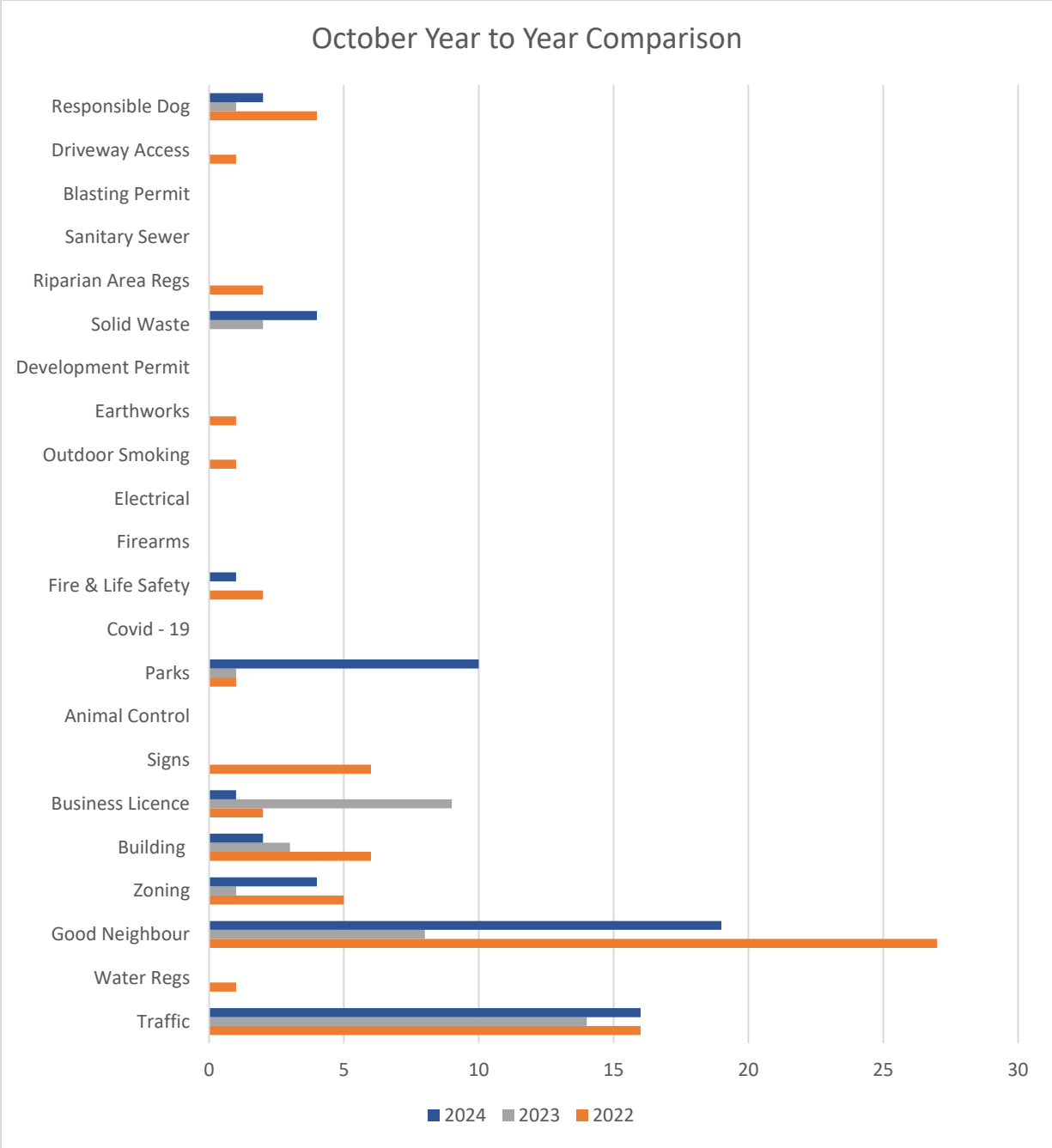
With the term Bylaw Enforcement Officer position having ended, park patrols by Bylaw Services have been greatly reduced, with interactions due to dogs being off leash in our parks have dropped correspondingly. Random patrols by Bylaw Services are still occurring, just on a much less frequent basis. The dog park at Peach Orchard Park is still well utilized despite the changing weather conditions.

Animal Control (Contractor) October Report:

Barking dogs 3
Impounded 2
Park and beach patrols 21
Carcass removal 2 (2 cats)
Aggressive dog 2
Run at large 2
Provide community support (food) 1

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.

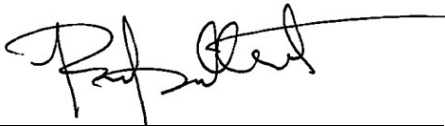
CONCLUSION:

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