



THE CORPORATION OF THE
DISTRICT OF SUMMERLAND
INFORMATION REPORT

DATE: November 5, 2024
 TO: Graham Statt, Chief Administrative Officer
 FROM: Brad Dollevoet, Director of Development Services
 SUBJECT: September 2024 Development Services Activities

FILE: 0640-30

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the September 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.

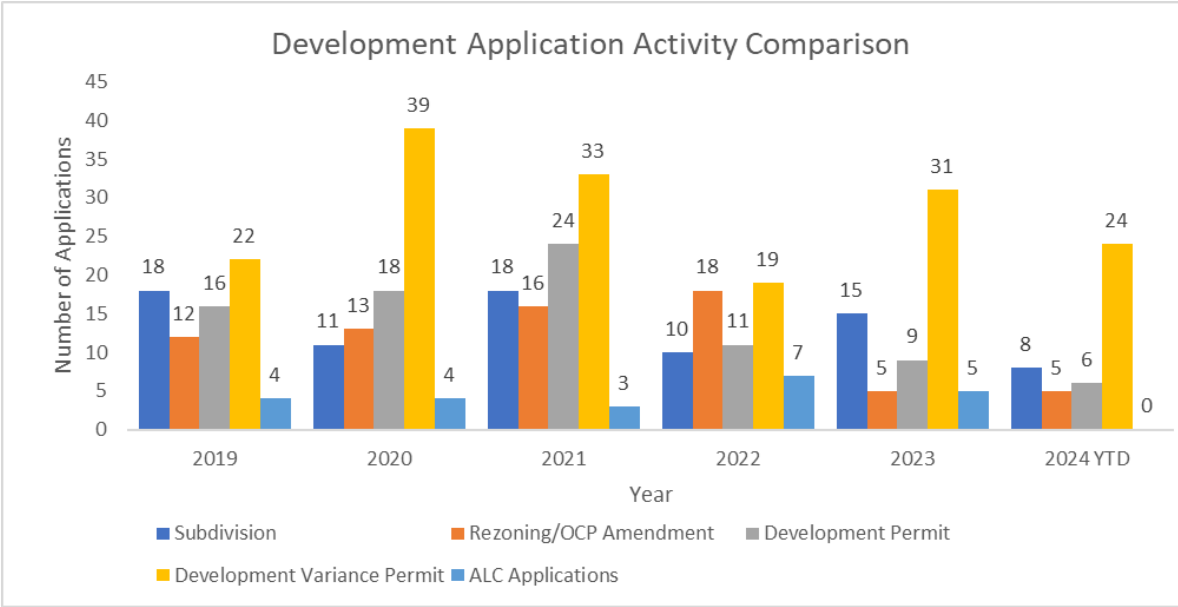
Z23-005 12914 & 13316 Prairie Valley Road <i>Low Density Residential to Medium Density Residential (Hillside Townhouse)</i>	Council provided 3 rd reading at August 13, 2024 meeting.	Complete subdivision prior to Council consideration of adoption.
Z24-002 9576 Cedar Avenue <i>M2 to M2, Site Specific (to accommodate subdivision)</i>	Council consideration of three readings on September 3, 2024	Adopted and approved September 24, 2024
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.
DVP24-016 Type 1 18673 Mckenzie Court <i>Increase Lot Coverage</i>	Memo to Manager for Delegated Approval	Approved through delegated approval on September 13, 2024
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	Memo to Manager for Delegated Approval
DVP24-019 Type 2 9092 Mayne Place <i>Side setbacks for Garage</i>	Internal/External Referrals	Memo to Manager for Delegated Approval
DVP24-020 Council 18420 Garnet Valley Road <i>Agri-Tourism Accommodation Parcel Size</i>	On HOLD – Waiting on updated applicant rationale and information	Internal/External Referrals
DVP24-021 Type 2 11214 Ellis Avenue <i>Reduce Setback</i>	Application Received	Internal/External Referrals Neighbourhood Notification
DVP24-022 Type 2 13820 Gillespie Road <i>Reduce Setback</i>	Application Received	Internal/External Referrals Neighbourhood Notification
DVP24-023 Type 1	Application Received	Internal/External Referrals

892 Johnson Street <i>Increase Lot Coverage</i>		Neighbourhood Notification
DVP24-024 Type 2 6011 Hwy 97 <i>Lot coverage and FAR</i>	Application Received	Internal/External Referrals Neighbourhood Notification
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
S22-001 3240 Landry Crescent <i>Strata Subdivision</i>	Phase 4 signed. Strata Subdivision Complete. Final monitoring from QEP confirmed riparian area correct.	Phase 4 given final approval. Strata subdivision complete
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	Final submission upon completion	Final Approval provided. Subdivision complete
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	PLA Issued	Final submission upon completion

<i>Two lot subdivision</i>		
S23-006 14413 Downton Avenue <i>Two lot subdivision</i>	Final submission upon completion	Final approval provided. Subdivision complete
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 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>	Application Received	Internal/External Referrals
S24-006 9576 Cedar Avenue <i>2 lot industrial subdivision</i>	Application Received	Draft PLA
S24-007 10907 Prairie Valley Road <i>2 lot subdivision (Duplex)</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

DP23-009 9521 Wharton Street (Summerland Museum) <i>Downtown Form & Character</i>	Council presentation for issuance at September 3, 2024	Approved and Issued
TUP24-005 9310 Milne Road <i>Cat Kennel home business</i>	APC presentation on August 30, 2024	Council consideration on September 24, 2024
DP24-006 3530 Landry Crescent <i>Watercourse Development Permit</i>	Application Received	Cancelled – Provincial approval required.
ALC-66703 26405 Garnet Valley Road 2 lot subdivision	ON-HOLD – Applicant placed application on hold.	Cancelled – by Applicant at their request
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



Up to the end of September 2024, Development Variance Permits are approaching similar numbers from 2023 and 2021. However, due to the implementation of delegation powers for “minor variances” from the Province, most of these variance permit applications have been processed by District staff and in a more efficient timeframe. New subdivision applications are approaching the 5-year average, with a total of 8 subdivision applications submitted to the District to date. Of note, the District has not received any ALC applications in 2024 so far this year, indicating that perhaps new regulatory flexibility to allow secondary homes in the ALR is reducing the number of applications submitted.

Building Permit Activity (Five Year Comparison):

Month of September	2020	2021	2022	2023	2024
Permits Issued	31	19	12	13	20
Total Construction Value (August)	\$7,976,000	\$5,076,000	\$1,602,000	\$2,947,000	\$4,428,900
Year to Date					
Permits Issued	149	174	202	144	135
Total Construction Value	\$27,610,600	\$54,146,300	\$46,082,000	\$36,927,123	\$24,056,562
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.*

September saw a total of 21 building permits issued and construction value of \$4,428,900. This above average (Average is ~\$3.6 million) for the month of September for the previous 4 years. The Building Department recently welcomed two new staff– Danuta (Dani) Misutka – Casual Senior Building Official, and Nick Braam – Building Official Level 1. Both are off to a great start with the District and helping with building permits and occupancy requests that have been submitted to the District. The District has a number of complex, large scale applications in process currently, all of which are requiring Level III Building Inspection Review. We are happy to have both new Building Officials on board to help with this active permit workload.

Bylaw Enforcement Department:**September 2024 Activities Report**

Bylaw Services opened 127 files in September 2024 of which 49 are still open. This unusually high number for September was due to a neighbourhood-raised complaint about two unsightly properties, dog off-leash concerns, increased interactions from park patrols and 20 signage complaints.

Short Term Rentals Monthly Update:

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 August 6, 2024, there are 88. This shows a year over year reduction of 40 STR properties in Summerland with many of these units returning to the long-term rental and ownership markets.

Enforcement has begun on the 6 previously identified unlicensed STR properties that were operating on the rental platforms, with one property having already applied for and received a business licence for their short-term rental business. The Short-Term Rental Portal has added new features that will allow the District to upload our licenced listings to the portal to make cross referencing easier and more ability to update information to make the portal more efficient to use. All other listings appear licenced and operating in compliance with District and Provincial Regulations.

There are currently 81 paid and 4 awaiting payment Short-Term Rental Business Licences in Summerland. It is anticipated that Summerland will have 100% compliance with our Short-Term Rental regulations by the end of October.

September 2024 Bylaw Activities- Dog Enforcement:

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 with a focus on the Rotary Beach to Peach Orchard boat launch area. The response to this outreach has been mostly positive. Warnings have proven effective as repeat offenders have not been identified and those that received warnings are now keeping their dogs on leash where required. Enforcement through ticketing has proven to be difficult with some members of the public refusing to provide the required identification to issue a Bylaw Offence Notice.

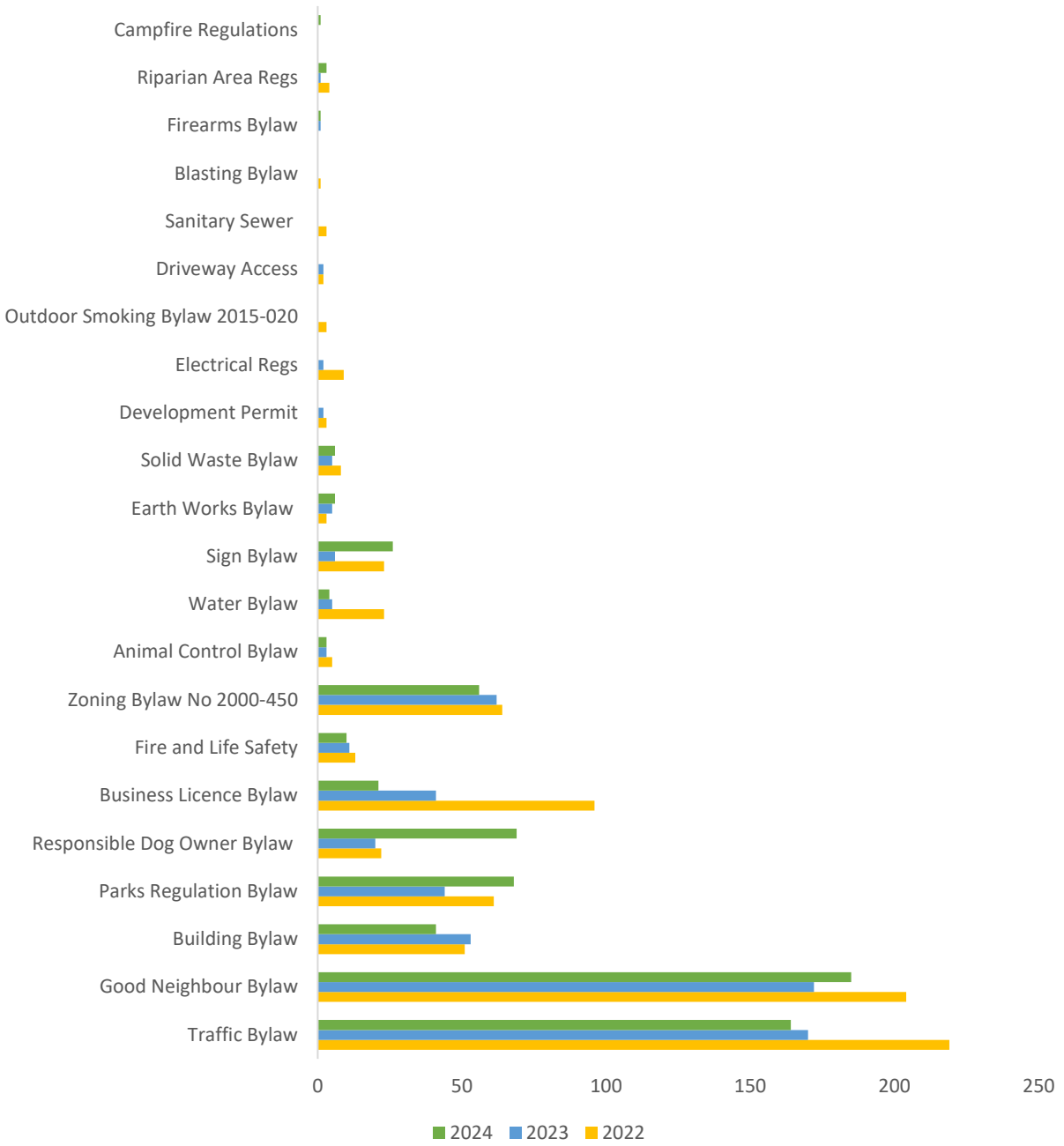
The 4-month term position has been instrumental in completing these patrols, assisting with the complaint files generated and in educating the public regarding off leash dogs in our parks and on our beaches, redirecting them to the permanent off leash areas in the District. Without their work on this file enforcement of the dogs on leash regulations through Park patrols would not have been possible to near this extent.

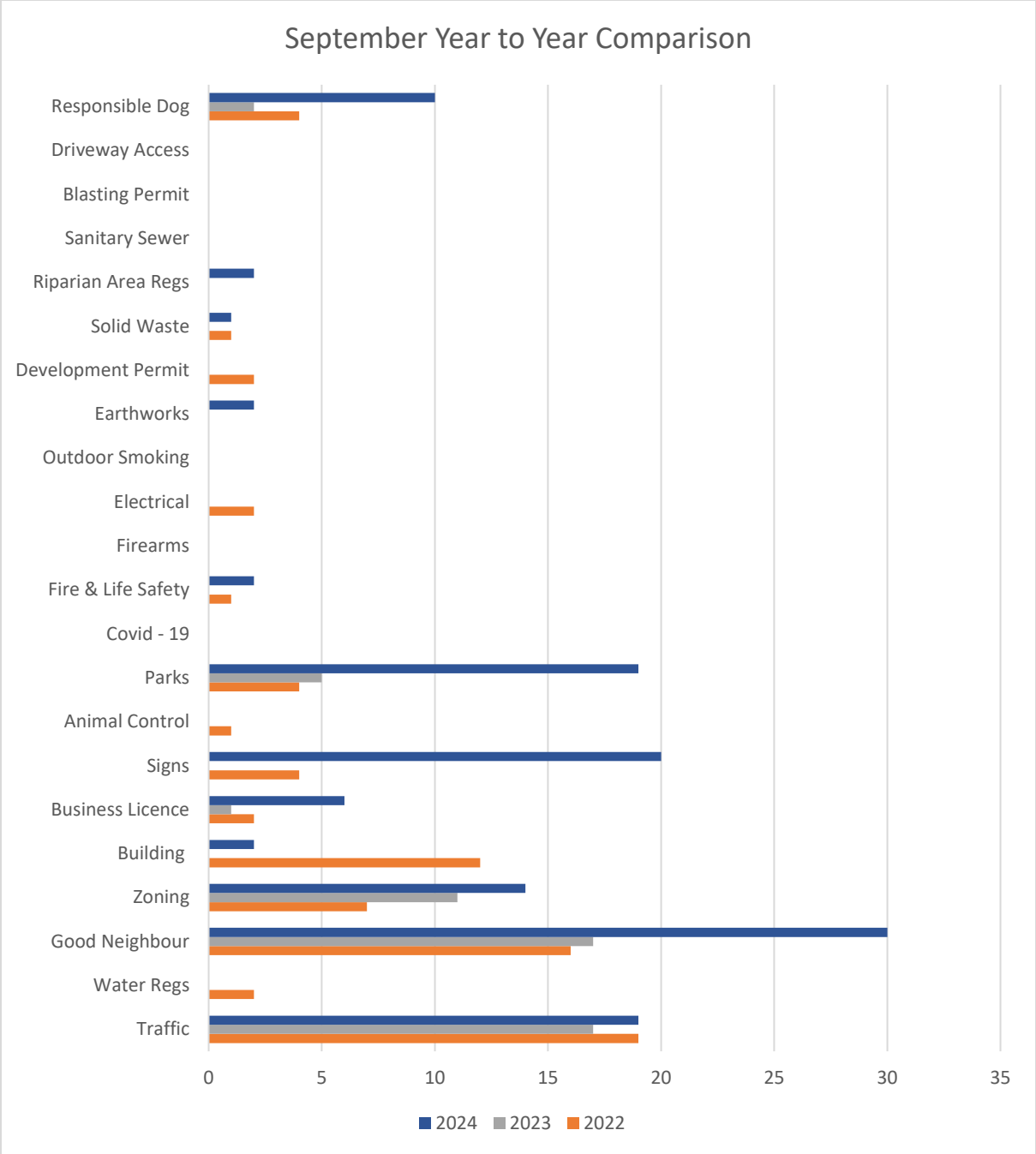
Animal Control (Contractor) September Report:

Aggressive dog	2
Nuisance dog	1
Dogs at large	2
Barking dogs	1
Patrol	32
Provide community support	1
Mobile license sale	1
Cats Impounded	1
Dogs Impounded	1

Park patrols stayed steady during the month of September- no dogs were seen in prohibited areas while we were patrolling.

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.

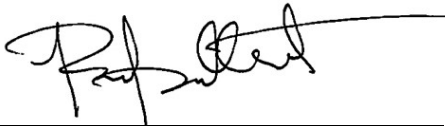
CONCLUSION:

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