



THE CORPORATION OF THE DISTRICT OF SUMMERLAND INFORMATION REPORT

DATE: May 27, 2025
TO: Graham Statt, Chief Administrative Officer
FROM: Brad Dollevoet, Director of Development Services
SUBJECT: April 2025 Development Services Report

FILE: 0640-30

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the April 2025 Development Services 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	AIA – Archeological Impact Assessment

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
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 to submit AIA.

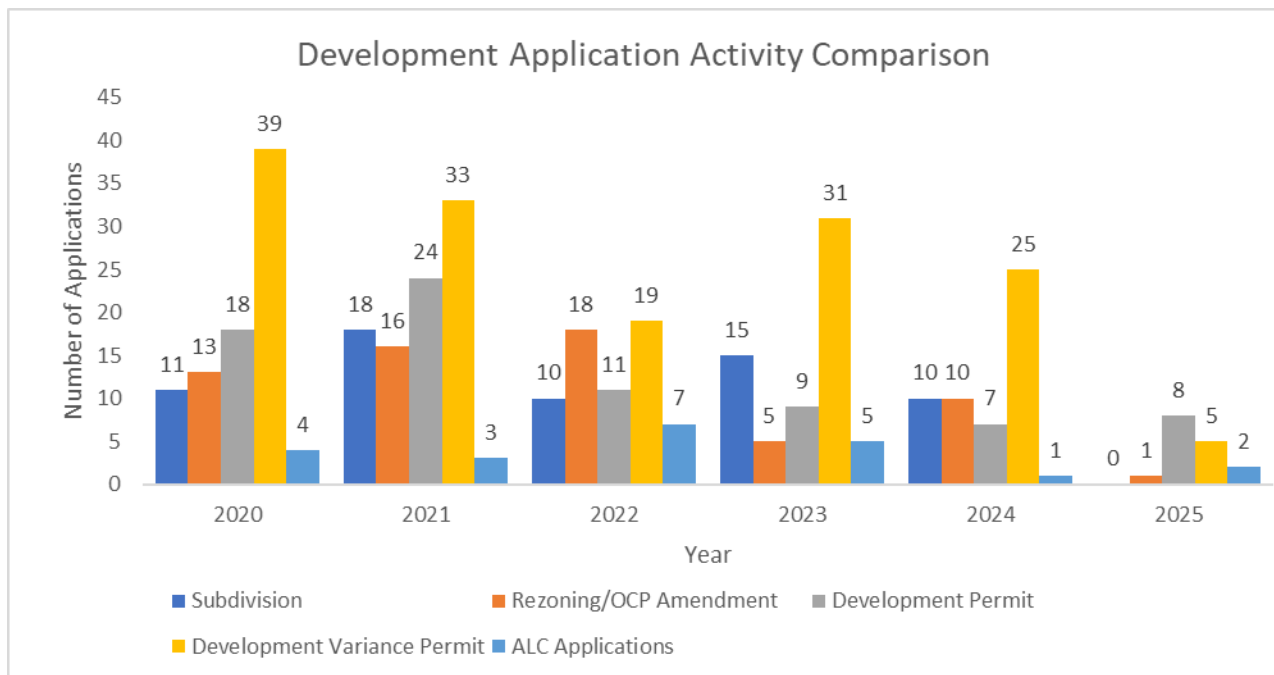
Z24-005 13824 Yule Crescent <i>RMD to RU2 – to facilitate a subdivision</i>	Application Received	ON HOLD – Waiting to provide subdivision PLA to applicant to ensure rezoning to proceed.
Z24-006 DL 3955 (Sportsmans Club) <i>FG to FG Site Specific – to facilitate gun range</i>	Internal/External Referrals	ON HOLD by applicant
Z24-007 15815 Hwy 97 <i>A1 to M3 Agri-Industrial – to accommodate food processing facility</i>	Public Hearing on March 4, 2025	Third reading provided. ON HOLD until non-farm use application completed
Z24-008 17400 Hwy 40 (Penticton Disc Golf Club) <i>FG to FG Site Specific – to allow for outdoor recreation</i>	APC meeting on April 25, 2025	Council provided 1 st and 2 nd reading on May 6. Public hearing scheduled June 17.
Z24-010 26405 Garnet Valley Road <i>From FG to A2</i>	Internal/External Referrals	ON HOLD – requested by applicant
Z25-001 17013 Sanborn Street <i>CR1 to RMD and PP</i>	Internal/External Referrals	Draft and send TPC Outcome Letter
DVP22-013 17003 Logie Road <i>Farm Home Plate</i>	Referrals	ON HOLD – ALC Application Required
DVP24-017 Council 4415 Monro Avenue <i>Two Farm Home plates</i>	Council consideration on April 15, 2025.	Permit approved. Issued by District. File Closed.
DVP24-024 (Minor Type 2) 6011 Hwy 97 <i>Lot coverage and FAR</i>	Application Received	On Hold – Waiting on new plans to be submitted by applicant
DVP24-025 (Council) 16200 Watson Avenue <i>Farm Home Plate – two and coverage</i>	Council consideration on April 15, 2025.	Permit approved. Issued by District. File Closed.
DVP25-001 (Council) 7512 Fiske Street <i>Two Farm Home Plates</i>	Internal/External Referrals	Waiting on revised site plan from applicant and driveway access permit.
DVP25-004 (Minor Type I) 17529 Dickinson Place <i>Accessory building Height & Lot coverage</i>	Application Received	Internal/External Referrals
DVP25-005 (Minor Type II) 18694 Sanborn Place <i>Retaining Wall Height</i>	Application Received	Internal/External Referrals
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
S21-012 20401 Highway 40 <i>1 to 2 lots</i>	ON HOLD - Applicant for Response	Cancelled application due to inactivity.
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
S23-004 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
S23-013 11467 Giants Head Road <i>Lot Line Adjustment</i>	PLA Issued	Final submission upon completion
S23-014 14003 & 14009 King Ave <i>Lot Line Adjustment</i>	Final submission upon completion	Final approval provided. Subdivision registered.
S23-015 15807 & 15803 Fosbery Avenue <i>Lot Line Adjustment</i>	PLA Issued	Final submission upon completion
S24-001 (REVISED) 19013 Bentley Road <i>Two lots in Phase 2 & Phase 4 (22 lots total) – Hunters Hill</i>	Internal/External Referrals	TPC Outcome Letter generated.
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>	Draft PLA	PLA Issued
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>	Draft PLA	PLA Issued
S24-008 14207 Victoria Road <i>3 lot subdivision</i>	Draft PLA	PLA Issued
S24-009 6104 Cuthbert Street <i>3 lot subdivision</i>	TPC outcome letter provided.	Received new information from applicant. Neighbour circulation proceeding.
S24-010 26405 Garnet Valley Road <i>2 lot subdivision</i>	Internal/External Referrals	ON HOLD – by applicant
DP20-016 10830 Prior Place <i>Watercourse DP</i>	QEP Report submitted to Province	ON HOLD - Awaiting Provincial Review
DP22-009 12600 Blagborne Avenue <i>Environmentally Sensitive</i>	Received landscaping plan	Development Permit drafted. Awaiting security payment
DP24-007 6104 Cuthbert Street <i>High Hazard</i>	Application Received	ON HOLD – Waiting on applicant for new geotechnical report.
DP25-001 12011 Lakeshore Drive <i>Watercourse DP</i>	Waiting on Provincial riparian approval	Riparian branch approval received May 2, 2025. WDP to be issued.
DP25-002 13501 Denike Street <i>Environmental Sensitive and Wildfire Hazard</i>	Drafting DP's for manager review	Development Permits to be issued.
DP25-005 7205 Nixon Road <i>Watercourse</i>	Application Received	Permit approved under delegated approval March 28 2025
DP25-006 28996 Garnet Valley Road <i>Watercourse</i>	Application Received	Internal/External Referrals
DP25-008 10017 Haddrell Avenue <i>Watercourse</i>	Application Received	Internal/External Referrals
ALC-69652 18420 Garnet Valley Road <i>Non-farm use – Tree Removal Contracting</i>	Waiting ALC decision	ALC Decision released on March 27, 2025. ALC approval granted for non-farm use. Applicant has one year to apply for TUP.
ALC 24-001 6807 Hwy 97	Review of procedure and internal/external referrals	Internal/External Referrals

<i>ALC Exclusion (Request to District of Summerland)</i>		
ALC 25-001 15815 Highway 97 <i>Non-Farm Use (Food processing)</i>	Council consideration on April 15, 2025	Forward to the ALC on April 16, 2025. Waiting outcome of ALC decision.

April 2025 Development Application Summary



Four months into 2025 until the end of April, and it is safe to say that the number of complex planning applications are off the pace of previous years. No new subdivisions have been submitted in 2025 and only one rezoning application. This may be a symptom of added flexibility provided to the zoning bylaw in recent amendments to address Bill 44, adopted in June 2024, but the lack of subdivisions could be a larger symptom of developers holding projects until macro-economic trends improve. Larger uncertainty in markets and in Canadian economic conditions may be adding to this hesitancy.

At the end of April and entering into May was the kick-off for the second round of engagement for the 2025 OCP review project, titled “Community Growth”. A technical review memo of potential areas for inclusion and exclusion into the District’s urban growth boundary was presented to the Advisory Planning Commission and public open houses have been held on May 13 and May 15 at the Arts Centre to hear from the public on the potential changes on where urban growth will be directed in the OCP. A public survey is open and available on the OCP project website at www.summerlandocp.ca until May 28, 2025. If you haven’t already, please take 10 minutes of your day to share your thoughts on the future of urban growth for the next 20 years in Summerland.

Building Permit Activity (Five Year Comparison):

Month of April	2021	2022	2023	2024	2025
Permits Issued	12	20	16	11	24
Total Construction Value	\$1,650,000	\$4,056,000	\$4,091,558	\$ 1,210,000	\$2,837,000
Year to Date					
Permits Issued	65	67	52	54	77
Total Construction Value	\$8,538,000	\$14,554,000	\$13,160,116	\$ 7,228,500	\$40,025,033
Total Annual					
Permits Issued	203	231	185	194	
Revenue	\$557,236	\$444,590	\$501,835	\$475,863	
Total Construction Value	\$59,775,300	\$49,622,000	\$47,190,023	\$35,189,132	

**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.*

The month of April saw the issuance of large number of building permits, which represented a 5 year high for the month of April with 24 total permits issued. Total construction value of permits issued totaled \$2.84 million which is on average over the past 5 years.

The building department has been busy with learning and implementing the District's new online application portal software, CityView. Building officials are now able to complete electronic plan reviews and many of our customers are wanting to access this new service instead of submitting hard copy plan submissions to our office. Initial feedback from frequent contractor customers has been very positive, but there have been bugs with the software roll-out. This can be expected as we first implement the software and get used to its built-in processes, but CityView has been receptive in making changes to meet our business needs and ensuring the product will meet our project goals.

April 2025 Bylaw Enforcement Activities

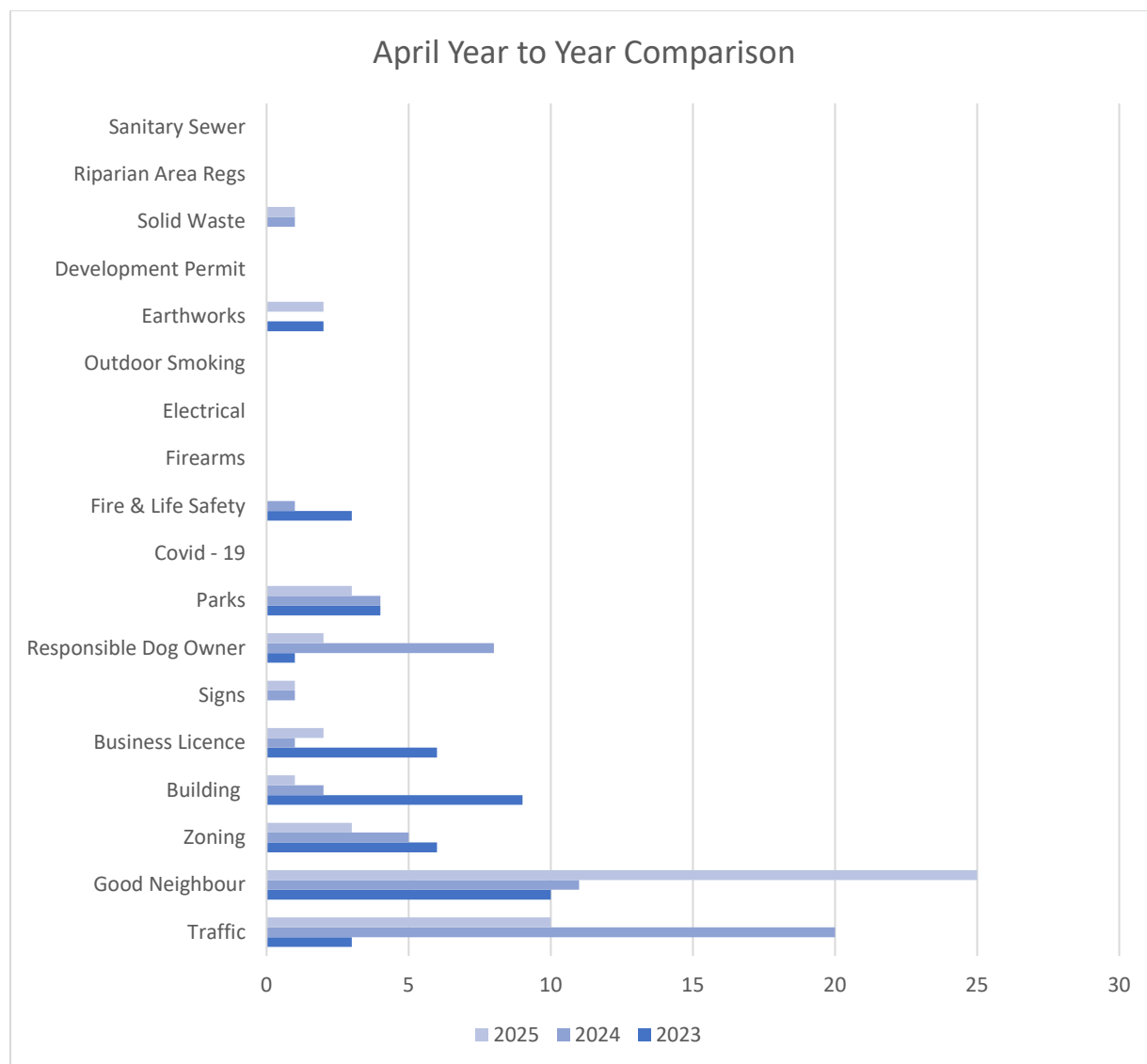
Bylaw Services opened 50 files in April 2025 of which 18 are still open. Josh Heinitz was welcomed to the team in mid-April as the new Seasonal Bylaw Enforcement Officer 1 and is out patrolling our parks and streets.

April saw the return of unhomed encampments being reported by the public and an increase in unhomed individuals residing in the community. There are several new unhomed individuals in town this year, who have migrated from other nearby communities, that have indicated they have no desire to return to the major centres even though there are no supports and services available in Summerland. Safety concerns are pushing many of the vulnerable individuals out of the major

centres and into the smaller communities and it is anticipated that this trend will continue to grow. Patrols of the popular areas for encampments have begun with Bylaw Services, and District staff having already removed 5 smaller encampments before they could become entrenched in April and the first week of May.

Significant resources were directed to address illegal clearing in, and removal of protective fencing surrounding, a natural riparian area in the Landry Crescent road area adjacent to the Gartrell Trail. Bylaw staff have had several meetings, both onsite and at Municipal Hall, with a Qualified Environmental Professional (QEP) and representatives from the property where the unauthorized works occurred. The protective split-rail fence has been repaired, new signage has been ordered, and the QEP is creating a remediation plan for the affected areas with 62 native shrubs planned to be planted as part of the remediation of these unauthorized works. Some restorative planting has already begun as part of the required remediation.

Additionally, invasive tree removal has occurred under authorized permit at this location under the supervision of the QEP. The QEP is creating a replanting plan where native species will be planted to replace the removed invasive species, at a ratio of 2 native trees planted for every 1 invasive removed. The QEP estimates that this will result in the planting of an additional 164 native trees in the protected riparian area due to invasive tree removal. The District has also asked for additional signage requirements for when work is being completed under permit with the QEP, which will hopefully help mitigate any future illegal works and will better inform the public when work is occurring legally.



Animal Control

March Stats

Aggressive dog 1
 Barking dogs 2
 Patrol 12 *
 Run at large 3
 Provide community support (food) 1

* Park patrols were reduced due to poor weather

April Stats

Aggressive dog 1
 Barking dogs 1
 Park Patrol 24
 Run at large 2
 Provide community support (food) 1
 Carcass removal 1
 Impound 3
 Mobile licence sale 1
 Carcass drop 1
 Animal transport (vet) 1
 Animal welfare 1
 Owner surrender (dog) 1

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.

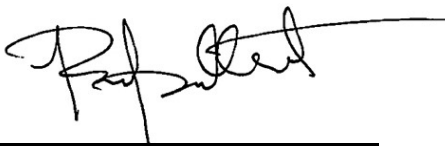
CONCLUSION:

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 ☒