



THE CORPORATION OF THE  
DISTRICT OF SUMMERLAND  
**INFORMATION REPORT**

DATE: January 16, 2023  
 TO: Graham Statt, Chief Administrative Officer  
 FROM: Brad Dollevoet, Director of Development Services  
 SUBJECT: Year-End 2023 Development Services Report

FILE: 0640-30

STAFF RECOMMENDATION:

That Council pass the following resolution:

***THAT the Year-End 2023 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	

**Development Applications in Progress:**

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

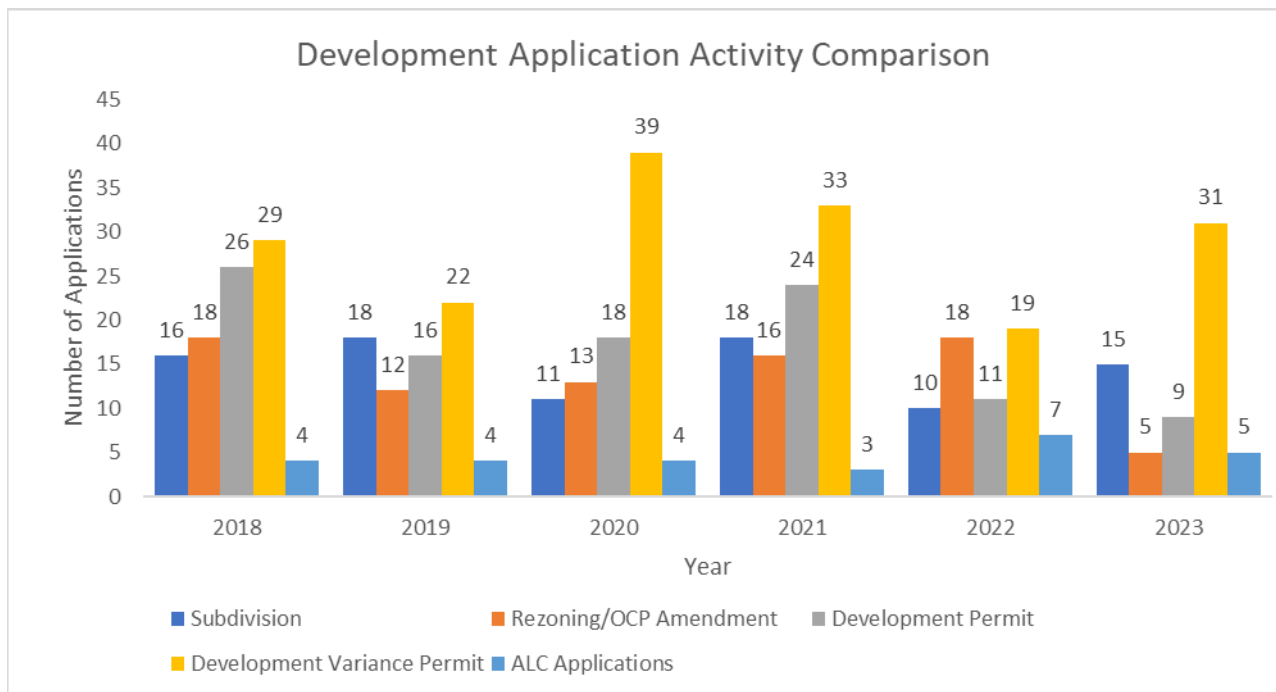
<b>Z22-016</b> <b>9514 &amp; 9518 Julia Street</b> <i>Institutional to RHD</i> <b>14406 &amp; 14408 Rosedale Avenue</b> <i>RSD1 to Tourist Commercial</i>	December 19, 2023 – 1 <sup>st</sup> and 2 <sup>nd</sup> reading provided by Council	Public Hearing set for January 16, 2023. Third reading consideration and adoption to follow.
<b>Z23-001</b> <b>13610, 13606 Banks Crescent</b> <i>Single Family (7 units) and Town Housing (97 Units)</i>	Revised plans and a Traffic Impact Assessment submitted in December	Review and re-circulation of Revised plans. Following review, setting of public information meeting
<b>Z23-004</b> <b>14003 &amp; 14009 King Avenue</b> <i>Institutional to RSD1</i>	Advisory Planning Commission on November 24, 2023	Waiting on additional information. Following submission, bring forward to Council for 1 <sup>st</sup> reading.
<b>Z23-005</b> <b>12914 &amp; 13316 Prairie Valley Road</b> <i>Low Density Residential to Medium Density Residential (Hillside Townhouse)</i>	TPC Presentation and Internal/External Referrals	Advisory Planning Commission in January, 2024
<b>DVP21-027</b> <b>9800 Turner Street</b> <i>La Vista Project</i>	Waiting on Rezoning	ON HOLD -Waiting on rezoning
<b>DVP22-013</b> <b>17003 Logie Road</b> <i>Farm Home Plate</i>	Referrals	ON HOLD – ALC Application Required
<b>DVP23-013 Minor Type II</b> <b>5408 Simpson Road</b> <i>Farm Home Plate</i>	Application Submitted	ON HOLD - ALC application required. Waiting until ALC approval granted.
<b>DVP23-022 Minor Type II</b> <b>6003 Pine Avenue</b> <i>Exterior Side Yard Setback</i>	Requested new site plan from Applicant	Delegated Approval on December 5, 2023
<b>DVP23-026 Minor Type II</b> <b>5801 &amp; 5811 Andrew Avenue</b> <i>Dwelling outside Farm Home Plate</i>	Public Circulation completed. No concerns	Delegated Approval on December 11, 2023
<b>DVP23-027 Council</b> <b>3240 Landry Crescent</b> <i>Oversized Shared Dock</i>	Internal/External Referrals	Waiting on an updated Environmental Report to reflect the new proposed design
<b>DVP23-028 Minor Type II</b> <b>14003 King Avenue</b> <i>Rear Yard Setback</i>	Application Received	On HOLD due to rezoning application
<b>DVP23-030 Minor Type II</b> <b>18697 McKenzie Court</b> <i>Lot Coverage</i>	Internal/External Referrals	Delegated Approval on December 21, 2023
<b>DVP23-031 Council</b> <b>7702 Prairie Valley Road</b> <i>Third Party Advertising</i>	Council Meeting of December 19, 2023	Denied by Council. Notification to Applicant provided Dec 21, 2023

<b>DVP23-032 Minor Type II 7205 Nixon Road Setbacks</b>	Application Received	Internal/External Referrals
<b>DVP23-033 Council Decision 11110 Blair Street <i>Farm Home Plate Size</i></b>	Application Received	Internal/External Referrals
<b>S21-007 6108 Solly Road <i>2 lot subdivision</i></b>	PLA Issued	Final Subdivision upon submission
<b>S21-009 12600 Blagborne Avenue <i>1 to 17 lot subdivision</i></b>	PLA Issued	Final Subdivision upon submission
<b>S21-010 6108 Austin Street <i>1 to 2 lot subdivision</i></b>	PLA Issued	Final Subdivision upon submission
<b>S21-012 20401 Highway 40 <i>1 to 2 lots</i></b>	TPC Outcome Letter Sent	ON HOLD - Applicant for Response
<b>S21-014 19240 Lakeshore Drive N <i>1 to 2 lots</i></b>	PLA Issued	Final submission upon completion
<b>S21-015 11020 Ellis Avenue <i>1 to 2 lots</i></b>	PLA Issued	Final submission upon completion
<b>S21-018 9913 Gillard Avenue <i>Lot Line Adjustment</i></b>	ON HOLD, ALC application needed	ON HOLD
<b>S22-001 3240 Landry Crescent <i>Strata Subdivision</i></b>	PLA Issued	Phase 1 registered. Phase 2 to be applied for in December, 2023
<b>S22-003 1514 Wharf Street <i>1 to 3 Lots</i></b>	PLA Issued	Final Approval recently applied for. Waiting on house removal.
<b>S22-004 8709 Jubilee Street <i>Strata Subdivision</i></b>	PLA Issued	Registration of Phase 1 upon completion
<b>S22-005 1500 Harding Street <i>1 to 2 lots</i></b>	PLA Issued	Final submission upon completion
<b>S22-006 11612 Victoria Road <i>1 to 2 lots</i></b>	PLA Issued	Final submission upon completion
<b>S22-010 12010 Lakeshore Drive 4 residential lots</b>	PLA Issued	Final submission upon completion
<b>S23-001 27410 Garnet Valley Road <i>Lot Boundary Adjustment</i></b>	Internal/external referrals	Re-circulating application due to time delay of applicant hold
<b>S23-002 1316 Johnson Road <i>Two lot subdivision</i></b>	PLA Issued	Final submission upon completion

<b>S23-003</b> <b>1719 Britton Road</b> <i>Two lot subdivision</i>	PLA Issued	Final submission upon completion
<b>S23-004</b> <b>13316 Prairie Valley Road</b> <i>13 lot strata subdivision</i>	PLA Issued	Final submission upon completion
<b>S23-005</b> <b>5277 Solly Road</b> <i>Two lot subdivision</i>	PLA Issued	Draft PLA. DVP may be required
<b>S23-006</b> <b>14413 Downton Avenue</b> <i>Two lot subdivision</i>	PLA Issued	Final submission upon completion
<b>S23-007</b> <b>32-6709 Victoria Road S</b> <i>4 lot subdivision</i>	Internal/external referrals	Draft PLA
<b>S23-009</b> <b>8120 Purves Road</b> <i>2 lot subdivision</i>	Internal/external referrals	Draft PLA
<b>S23-010</b> <b>10113 Quinpool Road</b> <i>2 lot subdivision</i>	PLA Issued	Final submission upon completion
<b>S23-011</b> <b>15415 Pohlman Avenue</b> <i>Lot Line Adjustment</i>	Internal/external referrals	Draft PLA
<b>S23-012</b> <b>12914 Prairie Valley Road</b> <i>1 to 2 lots</i>	Draft PLA	PLA Finalized
<b>S23-013</b> <b>11467 Giants Head Road</b> <i>Lot Line Adjustment</i>	Draft PLA	PLA Finalized
<b>S23-014</b> <b>14003 &amp; 14009 King Avenue</b> <i>Lot Line Adjustment</i>	Internal/External Referrals	Waiting on rezoning application
<b>S23-015</b> <b>11467 Giants Head Road</b> <b>ALR Lot Line Adjustment</b>	Internal/external referrals	Draft PLA
<b>DP20-016</b> <b>10830 Prior Place</b> <i>Watercourse DP</i>	QEP Report submitted to Province	ON HOLD - Awaiting Provincial Review
<b>DP21-018</b> <b>9800 Turner Street</b> <i>Multi-Family</i>	Waiting for Rezoning	ON HOLD Waiting for applicant information/rezoning
<b>DP22-009</b> <b>12600 Blagborne Avenue</b> <i>Environmentally Sensitive</i>	Received landscaping plan	Development Permit drafted. Awaiting security payment
<b>DP22-011</b> <b>9514 &amp; 9518 Julia Street</b> <i>Multi-Family Development (with variances)</i>	Internal/External Referrals	On Hold – Waiting on Rezoning (Z22-016)
<b>DP23-009</b>		

<b>9521 Wharton Street (Summerland Museum)</b> <i>Downtown Form &amp; Character</i>	Internal/External Referrals	APC Meeting in January
<b>ALC-66703 26405 Garnet Valley Road</b> 2 lot subdivision	Internal/External Referrals	On Hold – by Applicant
<b>ALC-67253 17003 Logie Road</b> <i>Non-adhering residential use</i>	ALC Payment made and Application complete to ALC	Waiting ALC decision
<b>ALC-68013 25210 Wildhorse Road</b> <i>Carriage house (third dwelling)</i>	Council Forwarded to ALC for Decision	Waiting ALC decision
<b>ALC-68919 5408 Simpson Road</b> <i>Carriage house (third dwelling)</i>	ALC Payment made and Application complete to ALC	Waiting ALC decision
<b>ALC-69652 18420 Garnet Valley Road</b> <i>Non-farm use – Tree Removal Contracting</i>	Internal/External Referrals	AAC Meeting in January

### 2023 Development Application Activity Summary



In 2023, the District received a total of 65 planning applications, which is the same amount as what was applied for in 2022. A big difference from 2022 to 2023 was the type of application submitted, as there was an increase in the amount of Development Variance Permits being submitted to historical norms, while more complex rezoning/OCP amendments were down substantially from the year prior, from 18 rezonings in 2022 to 5 total in 2023.

In February of 2023, District Council adopted procedural changes to delegate ‘minor’ Development Variance Permits to staff. Since February, the District has processed 20 DVP applications to completion. The table below provides statistics of the types of DVP applications processed, and the average timeline to issuance in 2023.

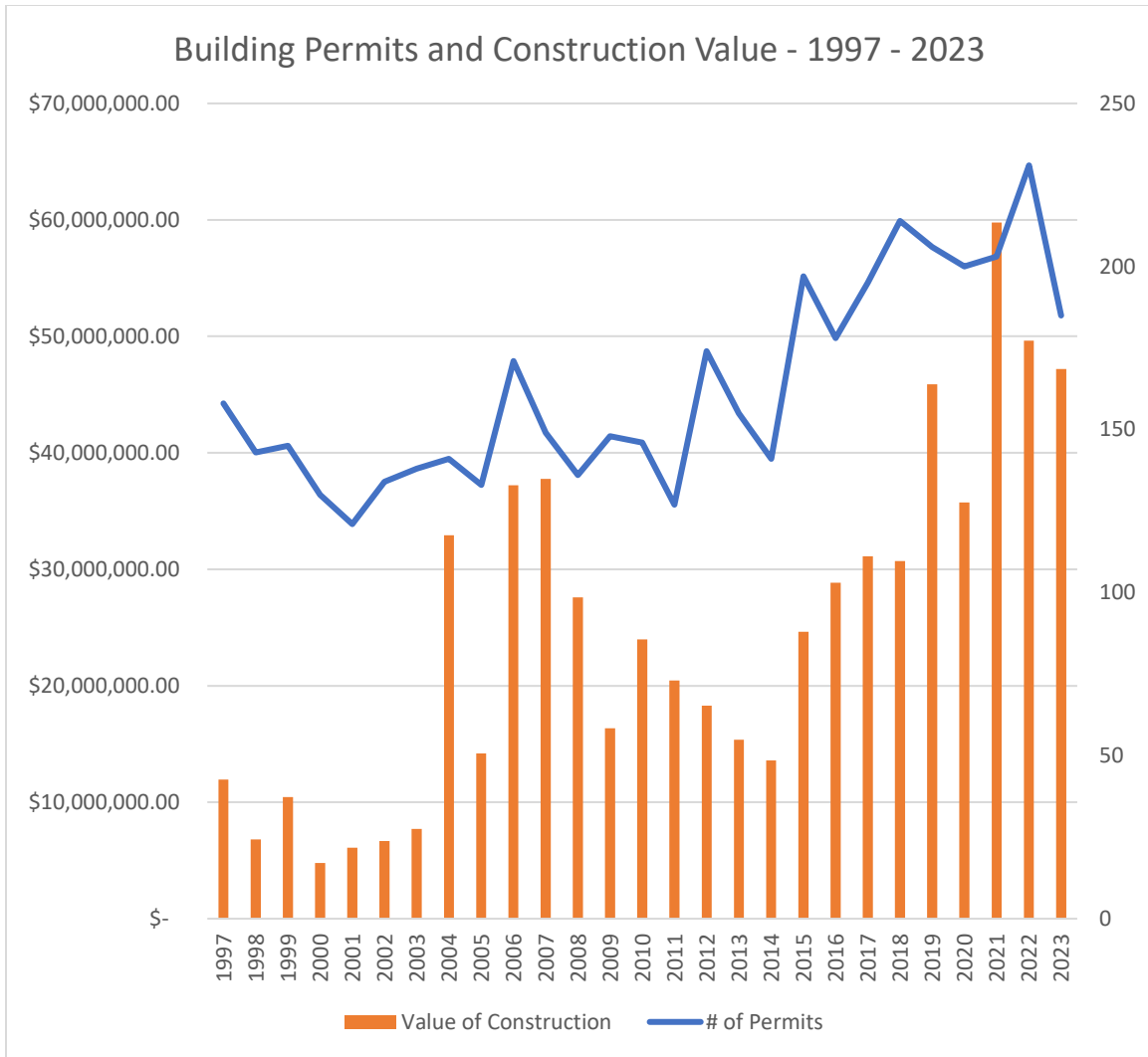
<b>Application Type</b>	<b>Number of Permits Issued</b>	<b>Average Timeline to issuance</b>
DVP - Council Decision	10	57 Days
DVP -Minor Type II (Neighbourhood Notification)	6	56 Days
DVP - Minor Type I (No notification)	4	35 Days

Ideally, the timeline for Minor Type II applications will begin to improve in 2024, as staff had some early difficulty with process changes between the three types of DVP applications and applicants sometimes had incomplete information in their applications. Also, at the same time Council delegated minor DVPs in February, the circulation period increased from 10 days notice to 15 days notice which has impacted timelines for those DVPs still requiring notification.

**2023 Building Permit Activity (Five Year Comparison):**

<b>Month of December</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
	6	16	7	11	9
	\$500,500	\$3,897,500	\$1,512,000	\$2,718,000	\$2,116,000
<b>Total Annual</b>					
Permits Issued	206	200	203	231	185
Revenue	\$445,982	\$399,304	\$557,236	\$444,590	\$501,835
Total Construction Value	\$45,879,300	\$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.*



Total construction value in 2023 was \$47,190,023 which is on par with the 5-year average for the District of Summerland the past year (\$47,640,304). Significant projects included the Summerland High School Gym expansion (\$5,000,000), and a 12-unit row housing development on Elliott Street (\$4,000,000).

The total number of building permits in 2023 was 189 permits, which represents a 20% reduction in the number of building permits from the year prior (231 total for 2022). The decrease in the number of building permits processed can be explained by the impact that rising interest rates, in addition to inflationary pressures in the building sector had on new building project starts in 2023.

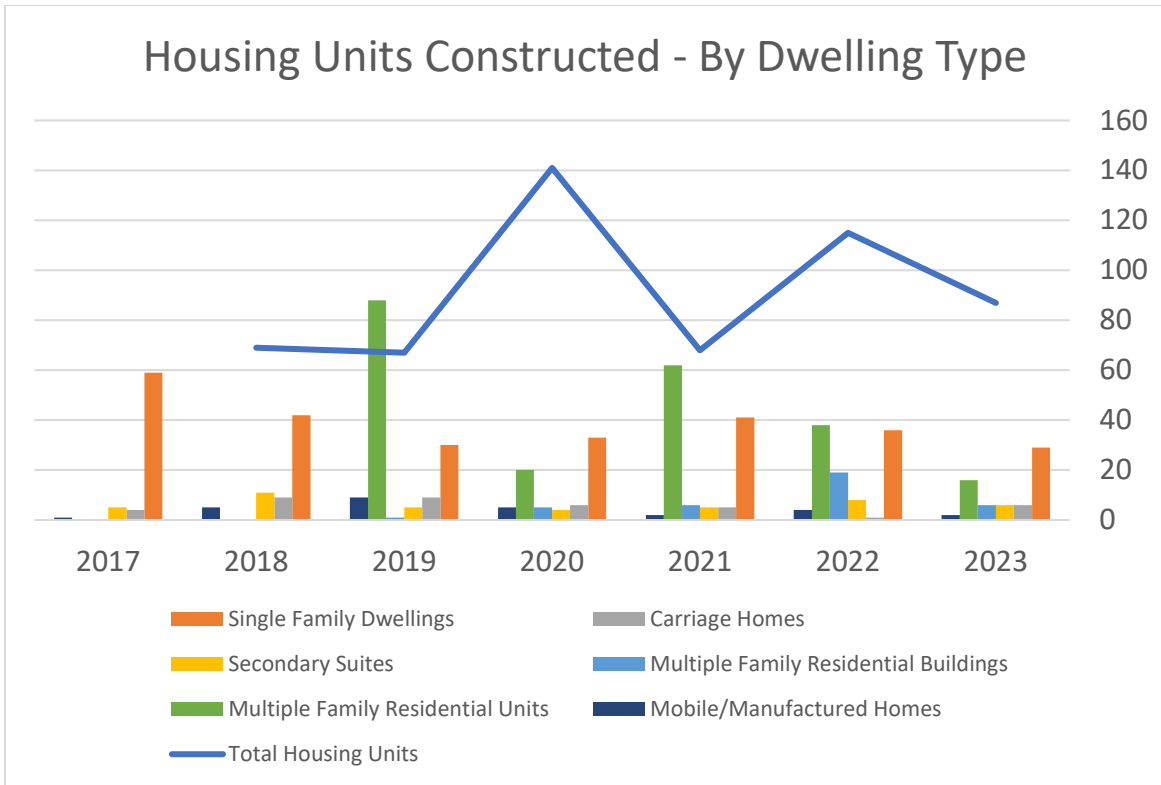
There are still a significant number of projects being planned for new construction, but developers may be reluctant to initiate their projects due to high lending restrictions in addition to lukewarm demand for new units due to interest rates. Staff expect projects to be ramped up if any indication of a decrease in interest rates is signaled by the Bank of Canada in 2024.

	Building Permits Issued - By Building Type						
	2023	2022	2021	2020	2019	2018	2017
<b>RESIDENTIAL</b>							
Single Family Dwellings	29	36	41	33	30	42	59
Carriage Homes	6	1	5	6	9	9	4
Secondary Suites	6	8	5	4	5	11	5
Multiple Family Residential Buildings	6	19	6	5	1	0	0
Multiple Family Residential Units	16	38	62	20	88	0	0
Mobile/Manufactured Homes	2	4	2	5	9	5	1
<b>Total Housing Units</b>	<b>59</b>	<b>87</b>	<b>115</b>	<b>68</b>	<b>141</b>	<b>67</b>	<b>69</b>
Residential Renovations/Additions	55	39	46	49	43	37	34
Garages	8	17	12	15	15	12	19
<b>COMMERCIAL/INDUSTRIAL</b>							
New Commercial Buildings	2	2	1	0	1	1	1
Commercial Renovations/Additions	14	17	12	7	19	15	7
<b>AGRICULTURAL</b>							
Farm Worker Accommodation	0	0	2	0	1	0	0
Agricultural Buildings	4	9	7	15	8	8	3

For annual comparison purposes, building permits are further identified above by type and for determining the number of new housing units (i.e. housing supply) generated in 2023. In 2023, the number of new housing units issued for construction declined by 32%, or 28 total units, from that experienced in 2022. Both single family dwellings and multi-family units declined from the year prior and are off the five year average for the previous five years. On the positive side, the number of carriage homes and secondary suite permits increased, indicating that people have been taking up new provisions from the ALC and the District’s zoning bylaw to add a secondary residence to agricultural properties introduced in 2022.

The number of residential renovations and additions increased to 55 residential renovation projects, up by 16 permits (41%), from the year prior. This indicates residents may be seeking to renovate their existing homes, more than in years past, rather than just upgrading their residence by moving and purchasing another home. This as well may be reducing demand for new sales growth in the local real estate market.

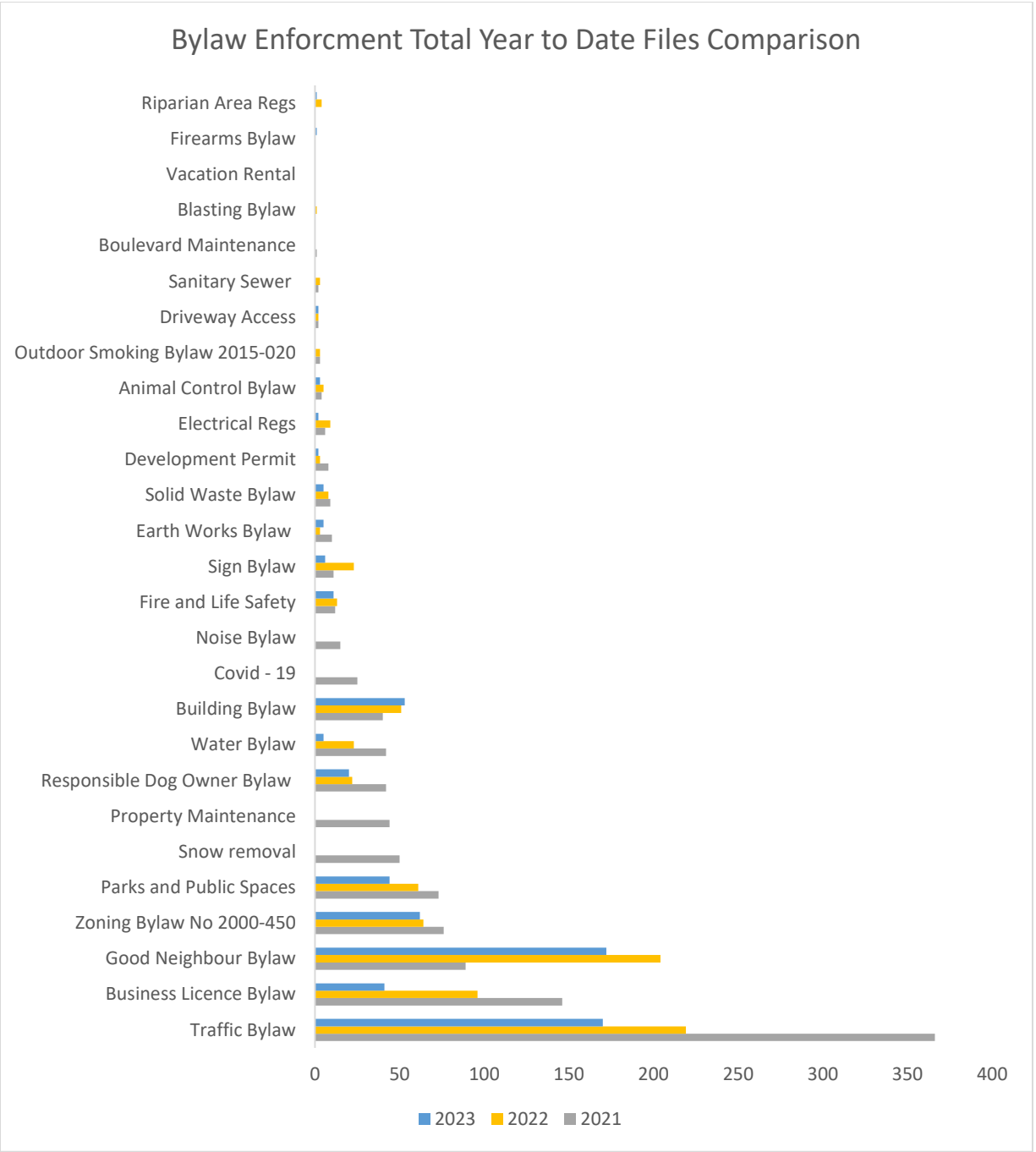




**2023 Bylaw Enforcement Activity:**

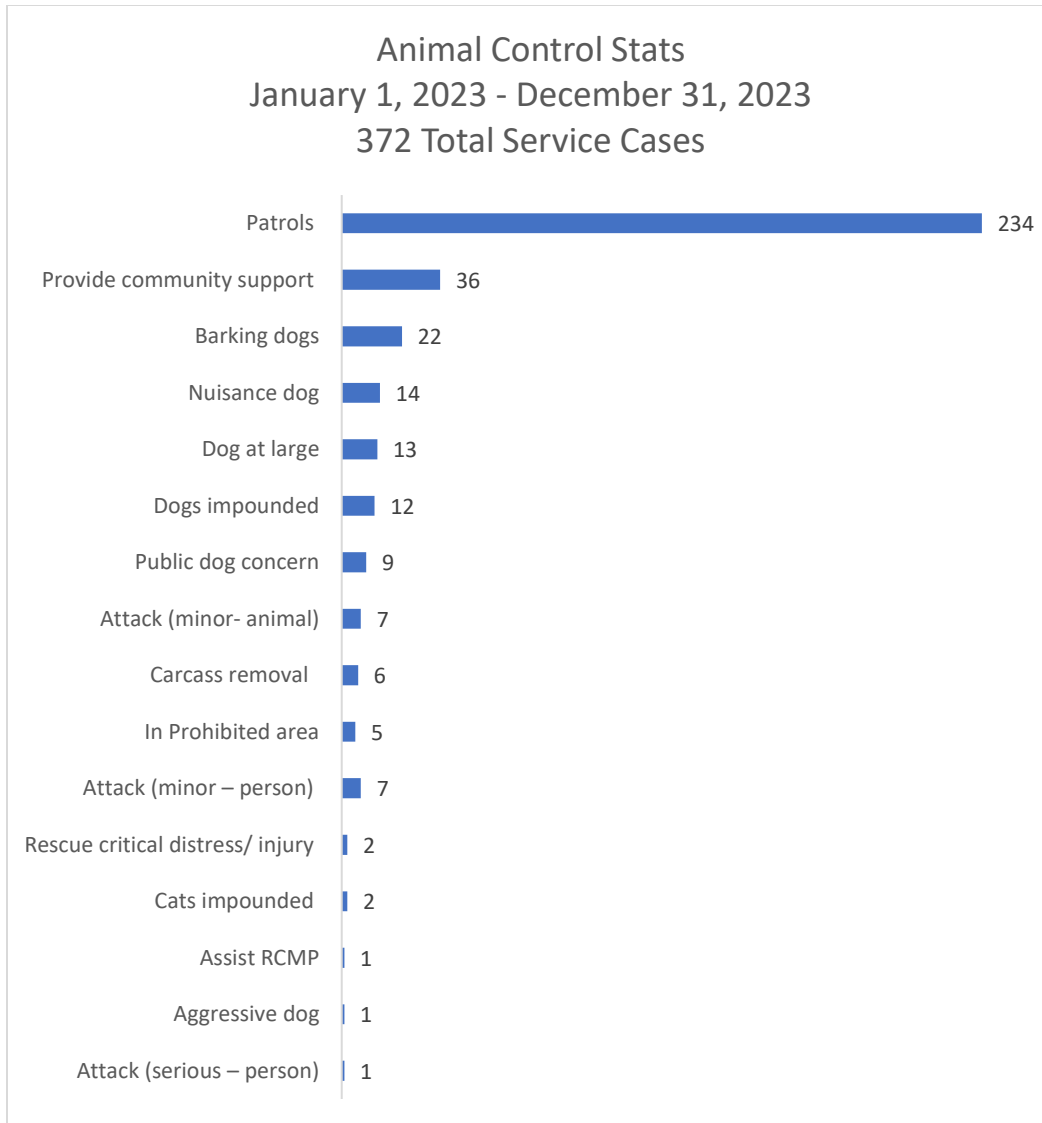
**General Overview:**

- Short-term rentals (STR) were prioritized in 2023, with a push early in the year to bring as many properties into compliance as possible. There are 61 active business licences in Summerland for STRs and it is anticipated that the new provincial regulations will force many more rental properties to come into compliance with the Districts STR regulations. There are 85 current listings on AirBnB.ca with a peak of 128 listings in August 2023.
- Significant resources were allocated to the growing unhomed population in Summerland and the properties where they are known to associate. 8 significant encampments were dismantled in 2023 and daily morning patrols were initiated to address areas of concern.
- Signage installed in 2022 at the Trappers recreation area (17400 Hwy 40) regarding respectful behaviour on District property, as well as the signage and concrete barriers installed at Blue Beach (18707 Bathville Road), have proved a success. 2023 saw a significant reduction in illegal dumping and camping activities in these areas.



Due to resources being utilized to address priority areas, 2023 saw a considerable reduction in self-generated Bylaw files. While overall numbers are down for 2023 the scope and difficulty of those files have increased substantially.

A total of 110 Bylaw Offence Notices (i.e. tickets) were issued by Bylaw staff for the year with a total of 56 remaining unpaid to the end of year. This is a reduction from 190 issued tickets in 2022 which is largely due to an outreach program initiated in 2023 for outstanding expired Business Licences when fines were issued in 2022.



The District’s Animal Control Contractor had a total of 372 case files in 2023, which is 42 more than provided in 2022. The majority of these cases were patrols (234) of the District’s park and beach areas, especially during the peak summertime months.

**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:**

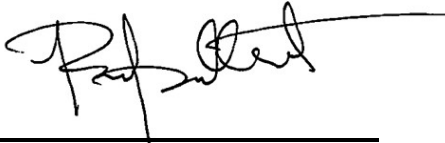
Monthly reports will augment the information available to track and assess development activity.

OPTIONS:

1. Move the motion as recommended by staff.
2. Direct staff to provide additional or less information in subsequent months.

Submitted by,

Endorsed by,



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*Brad Dollevoet*  
*Director of Development*  
*Services*

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*Graham Statt*  
*Chief Administrative*  
*Officer*

Presentation: Yes  No