



THE CORPORATION OF THE
DISTRICT OF SUMMERLAND
INFORMATION REPORT

DATE: March 19, 2024
 TO: Graham Statt, Chief Administrative Officer
 FROM: Brad Dollevoet, Director of Development Services
 SUBJECT: February 2024 Development Services Activities

FILE: 0640-30

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the February 2024 Development Services Monthly 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
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.

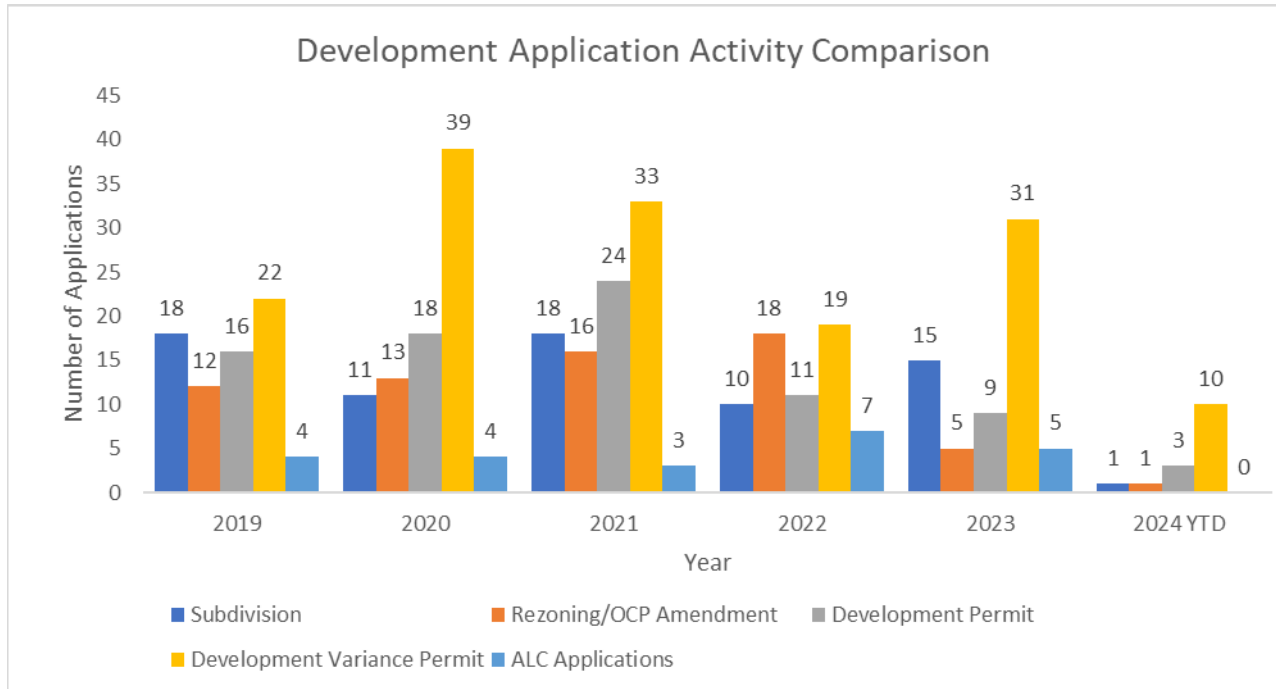
Z22-016 9514 & 9518 Julia Street <i>Institutional to RHD</i> 14406 & 14408 Rosedale Avenue <i>RSD1 to Tourist Commercial</i>	Public Hearing held January 16, 2023. Third reading and adoption of OCP amendment. Third reading only of zoning amendment	Ministry Approval of Access improvements in accordance with TIA. Council consideration of adoption of zoning bylaw following Ministry.
Z23-001 13610, 13606 Banks Crescent <i>Single Family (7 units) and Town Housing (97 Units)</i>	Archaeological Assessment being completed. Revised plans submitted.	Public Information Meeting being held March 28. Advisory Planning Commission in April
Z23-004 14003 & 14009 King Avenue <i>Institutional to RSD1</i>	1 st and 2 nd reading on February 27 meeting	Public hearing on March 19. Third reading and adoption to be considered after.
Z23-005 12914 & 13316 Prairie Valley Road <i>Low Density Residential to Medium Density Residential (Hillside Townhouse)</i>	Staff review of new Hillside Zoning submission. Confirmation with applicant	Advisory Planning Commission presentation in March. Council to follow.
Z24-001 10919 Ward Street <i>RDH Site Specific (two duplex buildings)</i>	APC meeting in March	1 st and 2 nd reading on March 19. Public hearing to be on April 9 and 3 rd reading.
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.
DVP23-027 Council 3240 Landry Crescent <i>Oversized Shared Dock</i>	Internal/External Referrals	Council consideration in April
DVP23-028 Minor Type II 14003 King Avenue <i>Rear Yard Setback</i>	Application Received	On HOLD due to rezoning application
DVP23-033 Council Decision 11110 Blair Street <i>Farm Home Plate Size</i>	Approved on February 27, 2024	Issuance of Development Variance Permit
DVP24-001 Council 10919 Ward Street <i>3 Driveways on one parcel</i>	Application Received	ON HOLD. Waiting on rezoning first.
DVP24-005 Minor Type II 15823 Industrial Avenue <i>Reduce Side & Rear setback</i>	Application Received	Internal/External Referrals

DVP24-006 Minor Type II 11126 Acland Street <i>Reduce Setback</i>	Internal/External Referrals	One negative response. Council consideration on March 19, 2024 for approval
DVP24-008 Council 9900 Gilman Road <i>Two Farm Home Plates</i>	Internal/External Referrals	AAC consideration in April
DVP24-009 Minor Type I 17013 Sanborn Street <i>Free Standing Sign size</i>	Internal/External Referrals	Consideration for delegated approval
DVP24-010 Minor Type I 18689 McKenzie Court <i>Lot coverage</i>	Internal/External Referrals	Consideration for delegated approval
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
S21-018 9913 Gillard Avenue <i>Lot Line Adjustment</i>	ON HOLD, ALC application needed	ON HOLD
S22-001 3240 Landry Crescent <i>Strata Subdivision</i>	PLA Issued	Phase 2 registered. Phase 3 approval documents to be submitted soon.
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	PLA Issued	Final submission upon completion
S23-001 27410 Garnet Valley Road <i>Lot Boundary Adjustment</i>	Internal/external referrals	Re-circulating application due to time delay of applicant hold

S23-002 1316 Johnson Road <i>Two lot subdivision</i>	PLA Issued	Final submission upon completion
S23-003 1719 Britton 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	Draft PLA. DVP may be required
S23-006 14413 Downton Avenue <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
S23-011 15415 Pohlman Avenue <i>Lot Line Adjustment</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>	Internal/External Referrals	Waiting on rezoning application
S23-015 15807 & 15803 Fosberry Avenue <i>Lot Line Adjustment</i>	Internal/external referrals	Draft PLA
S24-001 19013 Bentley Road <i>Two lots in Phase 2 – Hunters Hill</i>	Application submitted	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

DP22-011 9514 & 9518 Julia Street <i>Multi-Family Development – Apartment Building (with variances)</i>	Internal/External Referrals	New landscaping plan and civil drawing being submitted. April Council consideration
DP23-009 9521 Wharton Street (Summerland Museum) <i>Downtown Form & Character</i>	Internal/External Referrals	Issue with on-site sewer service. Redesign may be required. Investigating options.
DP24-001 – Downtown Form & Character 13212 & 13204 Henry Avenue <i>5 Storey Mixed Use Development – 60 affordable residential units</i>	Council consideration on February 27, 2024.	Council approved on February 27. Issue DP with variances.
DP24-002 5617 Simpson Road <i>Environmentally Sensitive Area</i>	Application Received	Internal/External Referrals
DP24-003 15807 Fosbery Road <i>High Hazard</i>	Application Received	Internal/External Referrals
ALC-66703 26405 Garnet Valley Road 2 lot subdivision	Internal/External Referrals	On Hold – by Applicant
ALC-67253 17003 Logie Road <i>Non-adhering residential use</i>	ALC Payment made and Application complete to ALC	Waiting ALC decision
ALC-68013 25210 Wildhorse Road <i>Carriage house (third dwelling)</i>	Council Forwarded to ALC for Decision	Waiting ALC decision
ALC-68919 5408 Simpson Road <i>Carriage house (third dwelling)</i>	ALC Payment made and Application complete to ALC	Waiting ALC decision
ALC-69652 18420 Garnet Valley Road <i>Non-farm use – Tree Removal Contracting</i>	AAC Meeting in January. Second meeting for reconsideration by AAC on February 15, 2024	Council consideration on April 9, 2024

2024 Development Application Activity Summary



Monthly Building Permit Activity (Five Year Comparison):

Month of February	2020	2021	2022	2023	2024
Permits Issued	12	16	15	16	11
Total Construction Value	\$1,347,000	\$1,991,000	\$4,451,000	\$7,169,500	\$ 982,500
Year to Date					
Permits Issued	21	38	33	27	21
Total Construction Value	\$3,484,000	\$5,075,500	\$7,196,000	\$8,377,558	\$2,902,500
Total Annual					
Permits Issued	200	203	231	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.*

The month of February was slower in terms of building permit numbers being submitted and total construction value in comparison to the previous past four years. Total construction value in February was only \$982,500. Building permit submission activity has picked up in the later part of February and into March, so staff is expecting an uptick in permits issued and construction value in March. District staff attended a “builder’s breakfast” event held by First Things First Okanagan on February 23, 2024 and learned about the potential implementation of the BC Zero Carbon Standard. The Zero Carbon Standard is a new climate change reduction strategy of the CleanBC plan that is proposed to be enforced by the province in the near future. Staff is planning to provide an information report and seek Council’s guidance on this new standard at a future meeting.

February Bylaw Enforcement Activity:

Bylaw Services opened 34 files in February 2024 of which 15 are still open. Of the 34 files generated in February, District Staff generated 2 and Bylaw Staff generated 1. Administrative clerical support is now being provided to the Bylaw Services Department, in light of the layoff of one Officer. Calls and emails are routed to and monitored by the Development Services Administrative Staff. This change has had the side benefit of improving the client experience when contacting Bylaw Services.

Short Term Rentals Monthly Update:

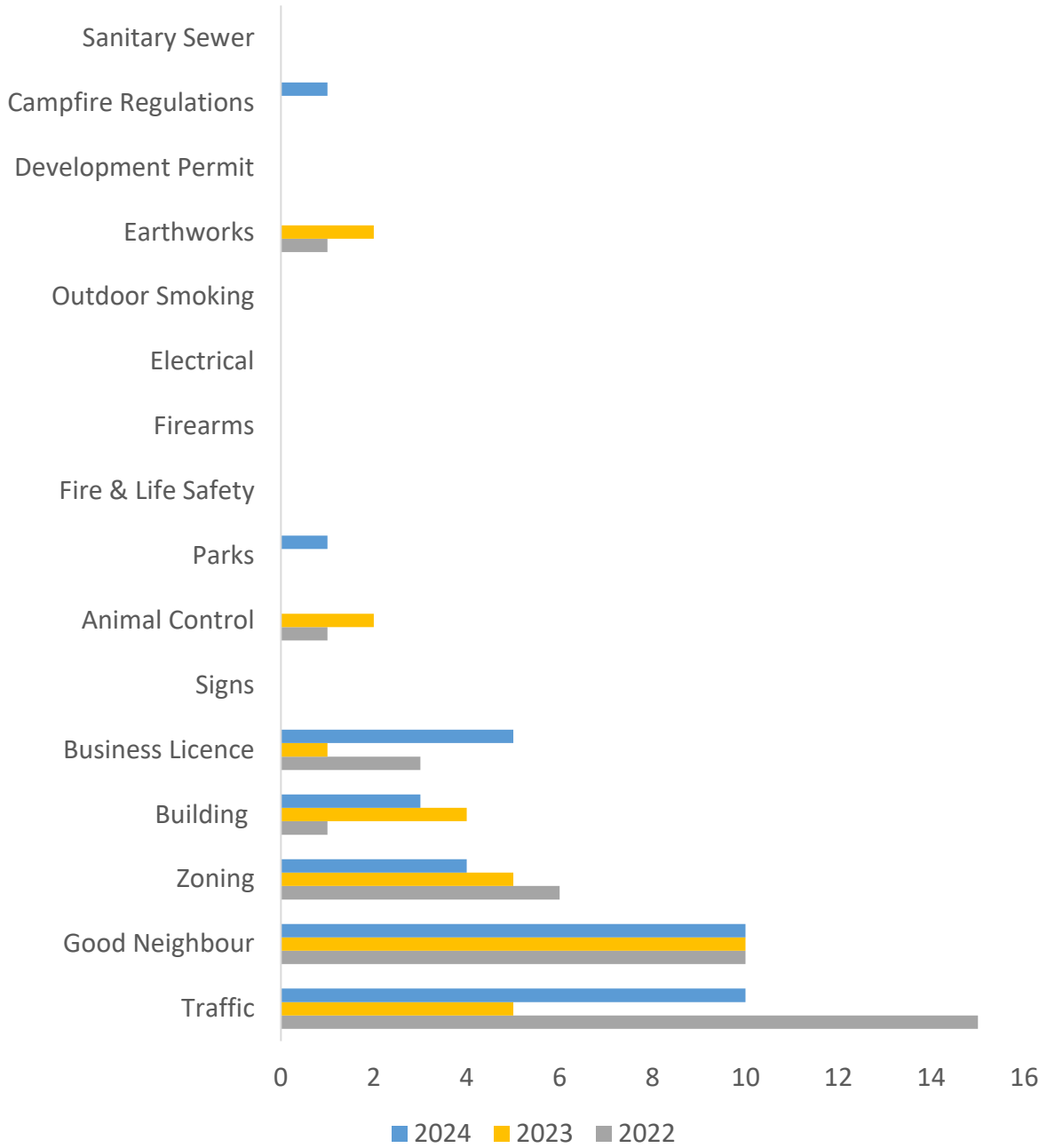
Current Active Unique Listings on Air BnB*	88
2023 Approved STR Business Licences	59
2023 STR Applications currently in process	18
Percentage of Active AirBnB Listings with Licences Applied For or Issued	86%
2023 STR Complaints (year-to-date)	0

**Listings from other STR websites were not included due to duplication of listings. It is anticipated that an additional ~20 unique listings would exist on these other websites.*

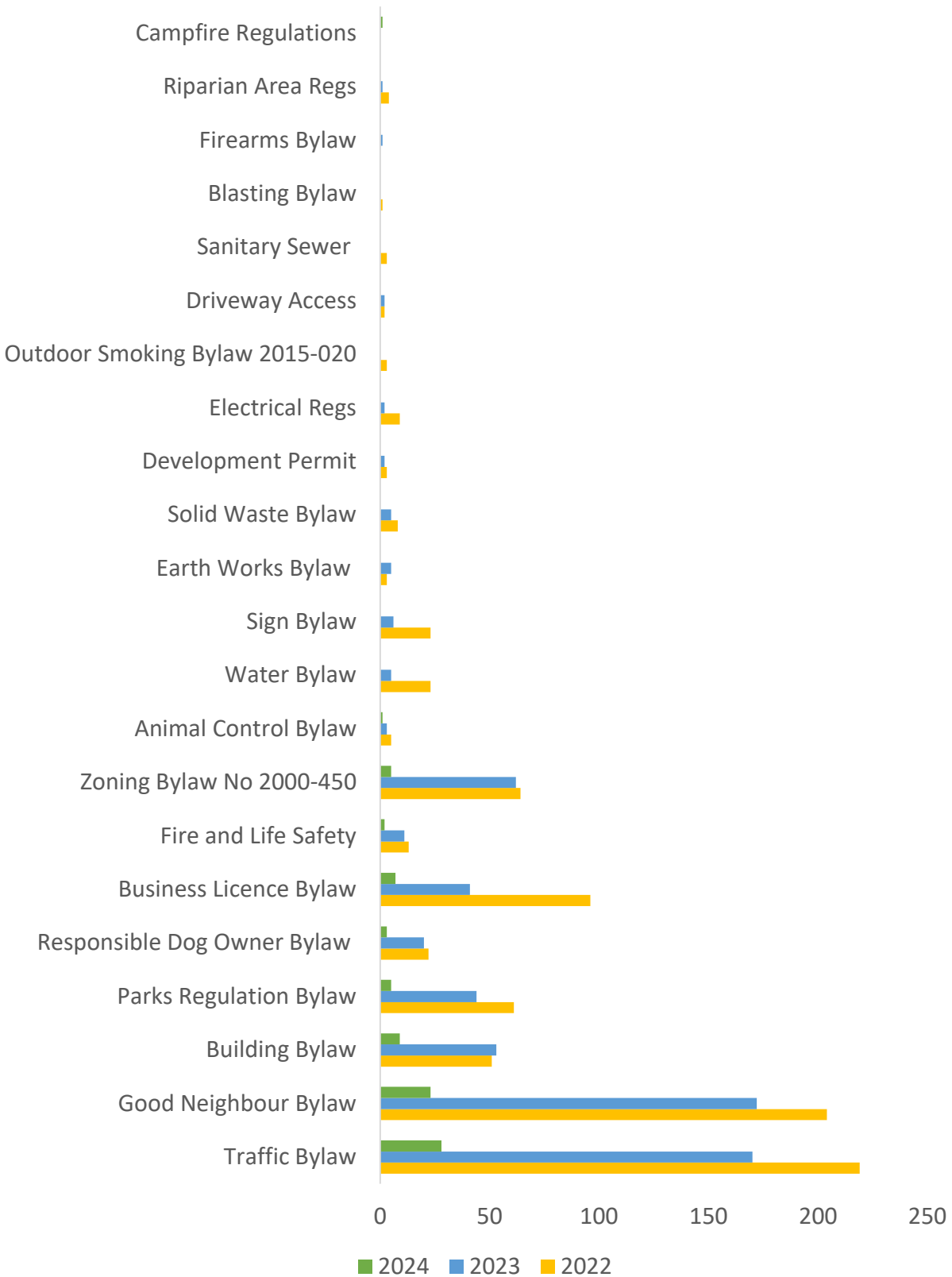
Bylaw Services has registered with the Province to assist with testing/troubleshooting of the new Short-Term Rental monitoring software. This should afford the District with an advantage when the system goes live this spring (anticipated launch is May 1, 2024).

Staff believe that the Provincial Regulations and Enforcement will significantly increase compliance with the District’s own Short-Term Rental Regulations and anticipate an increase in Short-Term Rental Business Licence applications in the coming months. Bylaw Services has spent significant time this year discussing the Provincial legislation and its impact on Summerland STR’s with members of the public/short term rental operators and those discussions signal a willingness to comply where possible. Several short-term rental operators have indicated they will be unable to meet the Province’s Primary Residency requirements and are looking into alternatives, including possibly selling or renting their properties out long term. This appears to align with the Province’s intent with the introduced legislation.

February Comparison



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.

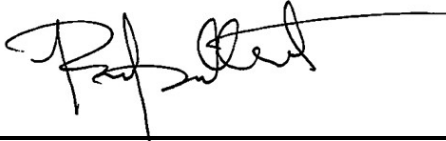
CONCLUSION:

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