



THE CORPORATION OF THE DISTRICT OF SUMMERLAND INFORMATION REPORT

DATE: April 15, 2025
TO: Graham Statt, Chief Administrative Officer
FROM: Brad Dollevoet, Director of Development Services
SUBJECT: March 2025 Development Services Report

FILE: 0640-30

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the March 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.

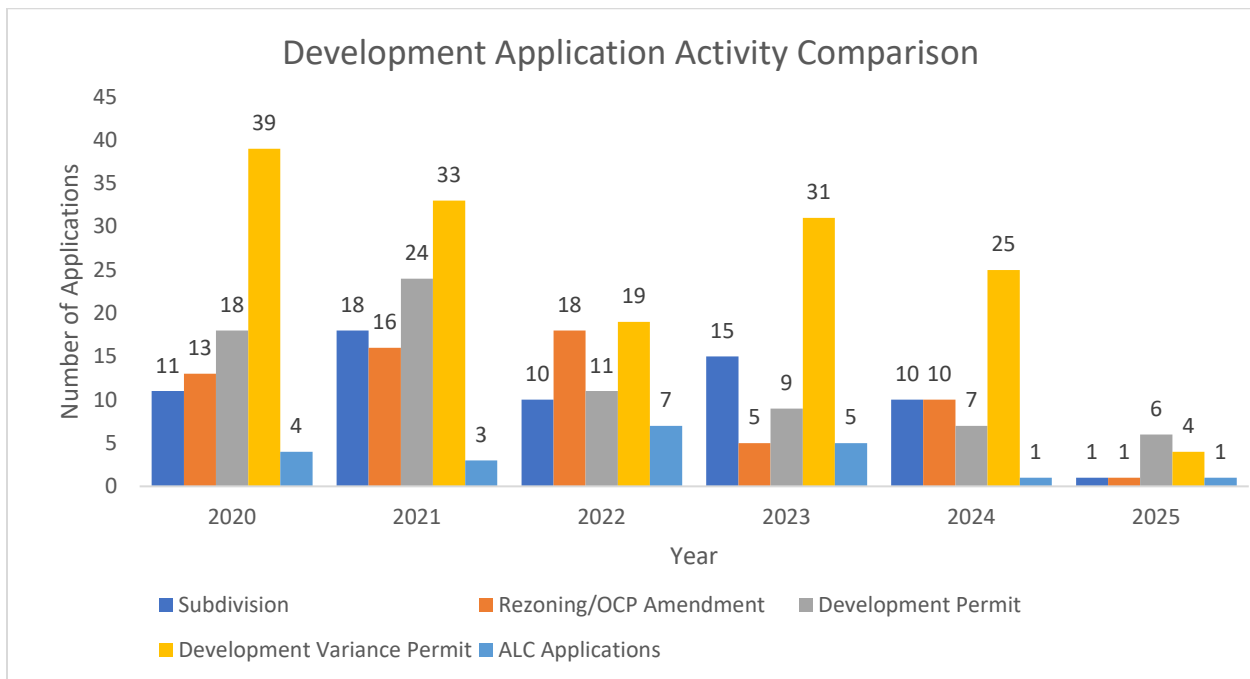
Z24-005 13824 Yule Crescent <i>RMD to RU2 – to facilitate a subdivision</i>	Application Received	ON HOLD – Waiting to provide subdivision PLA to applicant to ensure rezoning to proceed.
Z24-006 DL 3955 (Sportsmans Club) <i>FG to FG Site Specific – to facilitate gun range</i>	Internal/External Referrals	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>	Internal/External Referrals	APC meeting on April 25, 2025
Z24-009 15600 Hwy 97 <i>From CH to CN Neighbourhood Commercial</i>	Adoption consideration by Council on March 25, 2025	Adopted by Council. File Closed
Z24-010 26405 Garnet Valley Road <i>From FG to A2</i>	Application Initiated	Internal/External Referrals
Z25-001 17013 Sanborn Street <i>CR1 to RMD and PP</i>	Application Initiated	ON HOLD by applicant
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	Cancelled. ALC Denied Non-adhering residential use.
DVP24-017 Council 4415 Monro Avenue <i>Two Farm Home plates</i>	Agricultural Advisory Committee presentation on December 19, 2024	Council consideration on April 15, 2025
DVP24-023 Type 1 892 Johnson Street <i>Increase Lot Coverage</i>	Internal/External Referrals Neighbourhood Notification	Approved through Delegated Approval. File Closed
DVP24-024 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>	AAC Meeting on Feb 19 – no quorum. Going back to AAC on March 20, 2025	Council consideration on April 15, 2025.
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.

DVP 25-002 (Minor Type II) 9206 Shale Avenue <i>Retaining Wall Height</i>	Internal/External Referrals	Approved through delegated approval – April 1, 2025.
DVP25-003 (Minor Type I) 14405 Rosedale Avenue <i>Sign bylaw</i>	Internal/External Referrals	Approved through delegated approval – March 31, 2025
DVP25-004 (Minor Type I) 17529 Dickinson Place <i>Accessory building Height & Lot coverage</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>	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
S23-004 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	PLA Issued	Final submission upon completion

<i>Lot Line Adjustment</i>		
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>	Revised application submitted on March 26, 2025. Includes 20 lots of Phase 4	Internal/External Referrals
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>	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. Waiting on applicant information.	Received new information from applicant. Still waiting on revised geotechnical report.
S24-010 26405 Garnet Valley Road <i>2 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
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>	Application Received	Waiting on Provincial riparian approval
DP25-002 13501 Denike Street <i>Environmental Sensitive and Wildfire Hazard</i>	Internal/External Referrals	Drafting DP's and Memo's for manager review
DP25-003 19205 Lakeshore Drive <i>Watercourse</i>	Internal/External Referrals	DP approved through delegated approval March 27, 2025

DP25-004 10617 Rutherford Avenue <i>Watercourse</i>	Internal/External Referrals	DP approved through delegated approval March 27, 2025.
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 <i>ALC Exclusion (Request to District of Summerland)</i>	Application Received	Review of procedure and internal/external referrals
ALC 25-001 15815 Highway 97 <i>Non-Farm Use (Food processing)</i>	Proceeding to Agricultural Advisory Committee on March 20	Council consideration on April 15, 2025

February 2025 Development Application Summary



March saw only a few development permits and development variance permits submitted. The major development project initiated in March was the submission of Phase 4 (20 lots) for Hunters Hill. The District of Summerland received notice in late February that Hunters Hill Joint Venture (HHJV) would not be proceeding with a rezoning and OCP amendment application at this time to consider additional density with the application of the RU3 zoning. Instead, a Phase 4 subdivision application has been submitted that maintains the current zoning of CR1, site specific already in place. District staff are currently reviewing this application internally.

In March, staff has also initiated preliminary internal discussions with key staff, the APC, and consultants on a technical review of the District's urban growth boundary. Consideration of urban growth and engagement on this topic is planned to occur in late April into early May. Following a review at the APC, residents can look to future open houses, and a new survey on the topic of urban growth and residential development for the OCP review project in the later part of April.

Building Permit Activity (Five Year Comparison):

Month of March	2021	2022	2023	2024	2025
Permits Issued	15	13	9	21	14
Total Construction Value	\$1,812,500	\$1,569,000	\$691,000	\$ 3,106,000	\$4,879,384
Year to Date					
Permits Issued	53	47	36	42	53
Total Construction Value	\$6,888,000	\$10,498,000	\$9,068,558	\$6,008,500	\$37,188,034
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.*

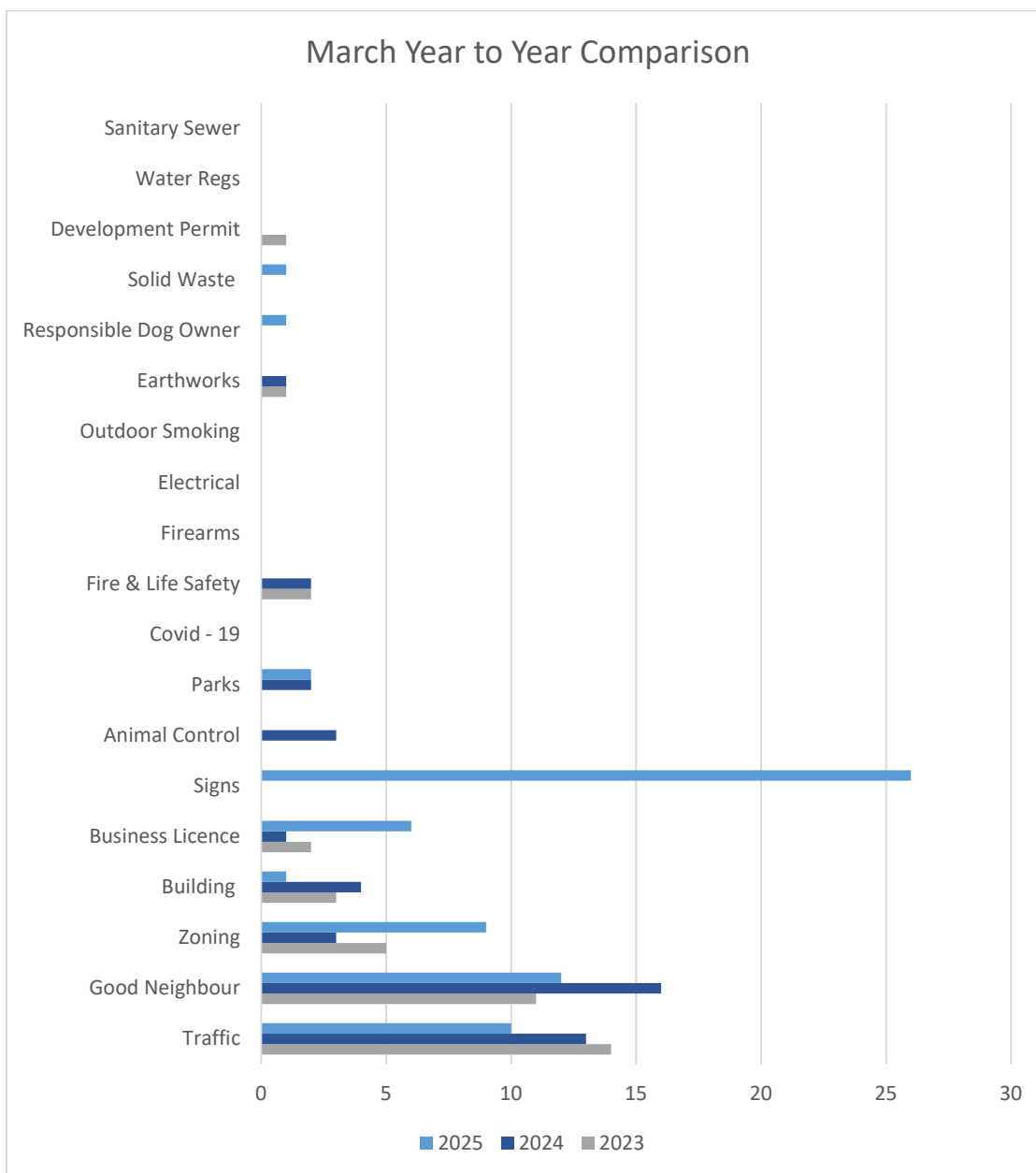
The month of March continued a positive growth trend from the preceding month in February with a total construction value of \$4,879,384. This represents a 5 year high for the past 5 years for the month of March. A major project issued in the month of March was a new 73 child space Child Care centre, with a construction value of \$3.6 million, and located at the former Summerland Middle School (soon to be Giants Head Elementary) grounds. Groundwork has already started on the new location of this new child care centre adjacent to Jubilee Road west and this will most likely continue into summer.

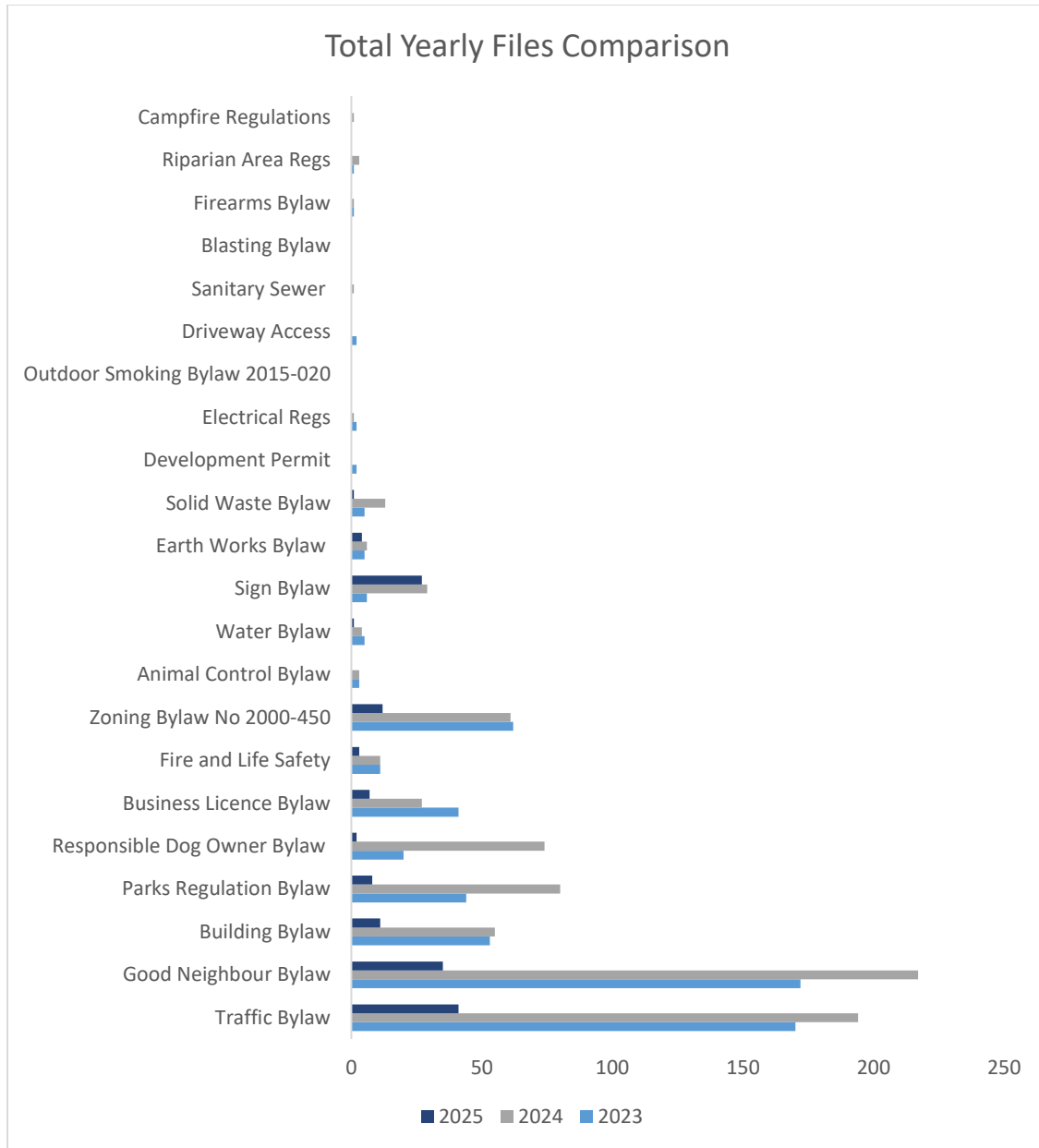
Along with new private child care businesses recently starting operation, and one more in the process of licencing approval, the District of Summerland suddenly has a lot of options for child care services found locally and is in a much better position than only a few years ago.

March 2025 Bylaw Enforcement Activities

Bylaw Services opened 68 files in March 2025, of which 26 are still open. Removing these complaints from the total shows normal file volume for March.

Bylaw Services is responsible for the processing and issuance of business licencing for the District of Summerland and Bylaw will be aiming to provide quarterly updates on this subject to District Council as an overview of the health of Summerland's business community, with this being the first report. The first quarter (Q1) of 2025 saw 33 new Business Licence applications and 12 new Short-Term Rental Business Licence applications. To the end of March, there were 856 active Business Licences in Summerland, including 82 Short-Term Rental Business Licences. For comparison, on March 31, 2024, there were 804 active Business Licences in Summerland, including 66 Short-Term Rental Business Licences. This is an increase of 36 more non-STR business licences issued in 2025 from 2024.





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.

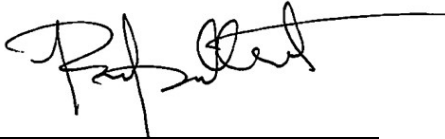
CONCLUSION:

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 ☒