



THE CORPORATION OF THE
DISTRICT OF SUMMERLAND
INFORMATION REPORT

DATE: December 19, 2023
 TO: Graham Statt, Chief Administrative Officer
 FROM: Brad Dollevoet, Director of Development Services
 SUBJECT: November 2023 Development Services Activities

FILE: 0640-30

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the November 2023 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.

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.

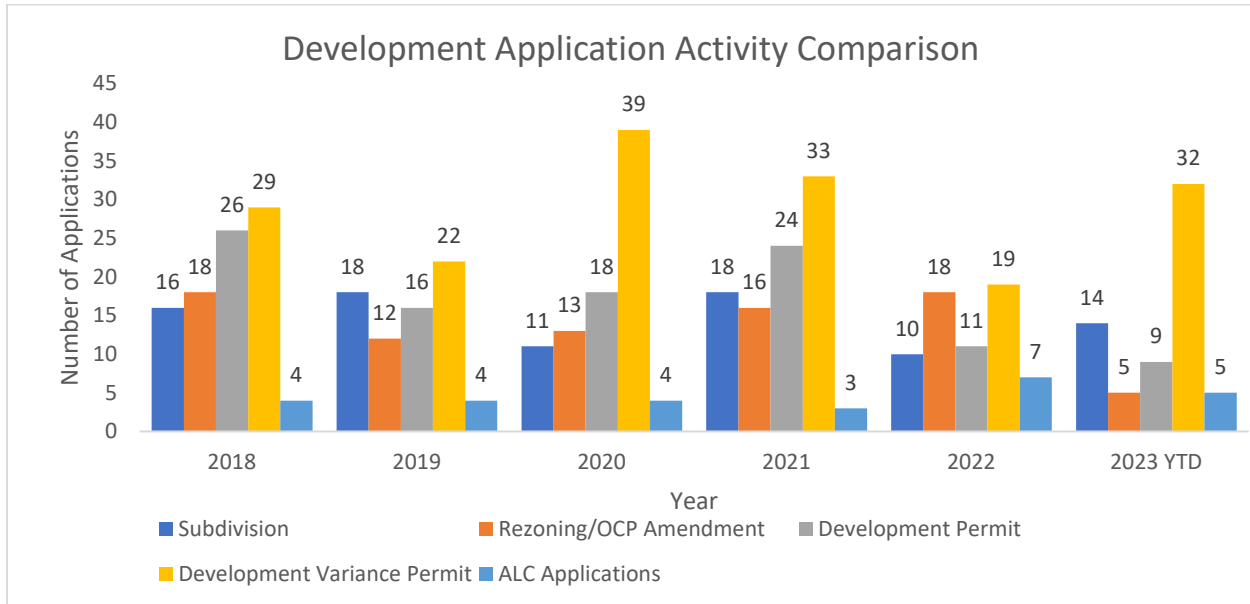
Z22-016 9514 & 9518 Julia Street <i>Institutional to RHD</i> 14406 & 14408 Rosedale Avenue <i>RSD1 to Tourist Commercial</i>	TIA and Revised Drawings package submitted. Re-circulated to internal staff and MOTI.	Second public open house – planned for first week of December December 19 – 1 st reading
Z23-001 13610, 13606 Banks Crescent <i>Single Family (7 units) and Town Housing (97 Units)</i>	TPC Outcome Letter sent to applicant – Additional information requested	Revised plans being submitted by Applicant, including TIA. Waiting on new submission
Z23-004 14003 & 14009 King Avenue <i>Institutional to RSD1</i>	TPC Presentation and Internal Referral Comments	Advisory Planning Commission on November 24, 2023
Z23-005 12914 & 13316 Prairie Valley Road <i>Low Density Residential to Medium Density Residential (Hillside Townhouse)</i>	Applicant Received	TPC Presentation and Internal/External Referrals
DVP21-027 9800 Turner Street <i>La Vista Project</i>	Waiting on Rezoning	ON HOLD -Waiting on rezoning
DVP21-032 14815 Conway Crescent <i>Section 8.1.5(a)</i>	Council consideration of DVP approval on November 28, 2023	Issued DVP
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.
DVP23-019 Minor Type II 12016 Trayler Place <i>Driveway Access Widening</i>	Letters of opposition received. Reverted to Council decision DVP	Council approval on November 7, 2023
DVP23-022 Minor Type II 6003 Pine Avenue <i>Exterior Side Yard Setback</i>	Internal/External Referrals	Requested new site plan from Applicant
DVP23-024 Council 5277 Solly Road <i>Driveway width/relax setback</i>	Council presentation on November 28, 2023	Issued DVP
DVP 23-025 Council 13206 Kelly Avenue <i>Ground floor apartments, parking</i>	Council presentation on November 28, 2023	Issued DVP
DVP23-026 Minor Type II 5801 & 5811 Andrew Avenue <i>Dwelling outside Farm Home Plate</i>	Public Circulation completed. No concerns	Memo to Development Officer and Signature

DVP23-027 Council 3240 Landry Crescent <i>Oversized Shared Dock</i>	Internal/External Referrals	Public Consultation
DVP23-028 Minor Type II 14003 King Avenue <i>Rear Yard Setback</i>	Application Received	On HOLD due to rezoning application
DVP23-029 Council 11110 Blair Street <i>Farm Home Plate Size</i>	Application Received	Internal/External Referrals
DVP23-030 Minor Type II 18697 McKenzie Court <i>Lot Coverage</i>	Application Received	Internal/External Referrals
DVP23-031 Council 7702 Prairie Valley Road <i>Third Party Advertising</i>	Internal/External Referrals	Council Meeting of December 19, 2023
DVP23-032 Minor Type II 7205 Nixon Road Setbacks	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
S21-010 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 1 registered. Phase 2 to be applied for in December, 2023
S22-003 1514 Wharf Street <i>1 to 3 Lots</i>	PLA Issued	Final Approval recently applied for. Waiting on house removal.
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
S22-007 6359 Victoria Road <i>1 to 2 lots</i>	PLA Issued	Final Approval provided. Application Complete
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
S23-007 32-6709 Victoria Road S <i>4 lot subdivision</i>	Internal/external referrals	Draft PLA
S23-009 8120 Purves Road <i>2 lot subdivision</i>	Internal/external referrals	Draft PLA
S23-010 10113 Quinpool Road <i>2 lot subdivision</i>	Internal/external referrals	Draft PLA
S23-011 15415 Pohlman Avenue <i>Lot Line Adjustment</i>	Internal/external referrals	Draft PLA
S23-012 12914 Prairie Valley Road <i>1 to 2 lots</i>	Internal/external referrals	Draft PLA
S23-013 11467 Giants Head Road <i>Lot Line Adjustment</i>	Draft PLA	PLA Finalized
S23-014 14003 & 14009 King Avenue <i>Lot Line Adjustment</i>	Internal/External Referrals	Waiting on rezoning application

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 (with variances)</i>	Internal/External Referrals	On Hold – Waiting on Rezoning (Z22-016)
DP23-008 13016 Victoria Road N <i>Downtown Form & Character – Beanery Cafe</i>	Internal/External Referrals	Approved by Development Officer October 10, 2023
DP23-009 9521 Wharton Street (Summerland Museum) <i>Downtown Form & Character</i>	Internal/External Referrals	APC Meeting in January
ALC-65188 7311 Hillborn Street <i>Non-Adhering Residential Use</i>	ALC Payment made and Application complete to ALC	ALC provided conditional approval November 24, 2023
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>	Application Submitted	Council Forwarded to ALC for 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>	Internal/External Referrals	AAC Meeting in January

Development Application Activity Summary



Up to the end of November 2023, a total of 65 planning applications have been submitted to the District office. Development Variance Permits are up in 2023, with a total of 32 variances submitted, as opposed to only 19 submitted in 2022. Rezoning applications are down from previous years, with only 5 applications submitted year to date.

Building Permit Activity (Five Year Comparison):

Month of November	2019	2020	2021	2022	2023
Permits Issued	10	31	18	19	9
Total Construction Value	\$859,000	\$7,976,000	\$3,596,800	\$4,770,000	\$984,000
Year to Date					
Permits Issued	197	184	196	220	176
Total Construction Value	\$45,376,800	\$31,837,400	\$58,263,000	\$46,904,000	\$45,094,023
Total Annual					
Permits Issued	206	200	203	232	
Revenue	\$445,982	\$399,304	\$557,236	\$444,590	
Total Construction Value	\$45,879,300	\$35,734,900	\$59,775,300	\$49,622,000	

**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.*

November started to see a slow down in the number of building permits issued as well as construction value recognized, with a total of only \$984,000. This was the lowest total value experienced in November by the District since 2019. However, year-to-date construction value is on par with last year and is close to the District's past 5 year average indicating that perhaps the District has been somewhat insulated from the slow downs that have been experienced in adjacent municipalities (Kelowna, Penticton) due to high interest rates and inflationary pressures on the construction industry.

Bylaw Enforcement Department:

November Activities

Bylaw Services opened 36 files In November 2023 of which 14 are still open. Bylaw Services focused on open files this month to bring them to resolution. We were also tasked with addressing 106 outstanding 2023 Business Licences for the Finance Department. With the assistance of the Development Services Administration staff we were able to reduce this number to under 40 outstanding licences.

The cooler weather has reduced the number of homeless/unhomed individuals living on the streets. However, many have moved into properties that were already a concern in the community. We anticipate an increase in public concerns regarding these properties as a result.

Short Term Rentals Monthly Update:

Current Active Unique Listings on Air BnB*	86
2023 Approved STR Business Licences	53
2023 STR Applications currently in process	20
Percentage of Active AirBnB Listings with Licences Applied For or Issued	85%
2023 STR Complaints (year-to-date)	10

**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.*

The number of active listings decreased this month from 89 to 86. The *“Percentage of Active AirBnB Listings with Licences Applied For or Issued”* may be distorted as a result of reduced listings with the tourism season ending. Bylaw Services has seen a significant increase in callers requesting information regarding the new Provincial Short-Term Rental regulations. It is anticipated that the District will see an increase in Short-Term Rental business licence inquiries and applications as a result of the Province's legislative changes. The build up to, and implementation of, the new Provincial Regulations is anticipated to be a significant resource draw on the department in the coming months.

Animal Control:

Animal Control Officers provide a variety of services for the District of Summerland including:

- Dog's at large, barking complaints, aggressive and dangerous dogs and dog attacks

- Assist emergency services (RCMP, Fire, Ambulance and Bylaw Enforcement)
- Provide care for and release injured and impounded animals
- Pick up dead carcasses (domestic animals and wildlife)
- Assist BCSPCA Cruelty Officers
- Community Outreach (provide food, blankets and equipment to those in need)

November Stats:

Nuisance dog – 1

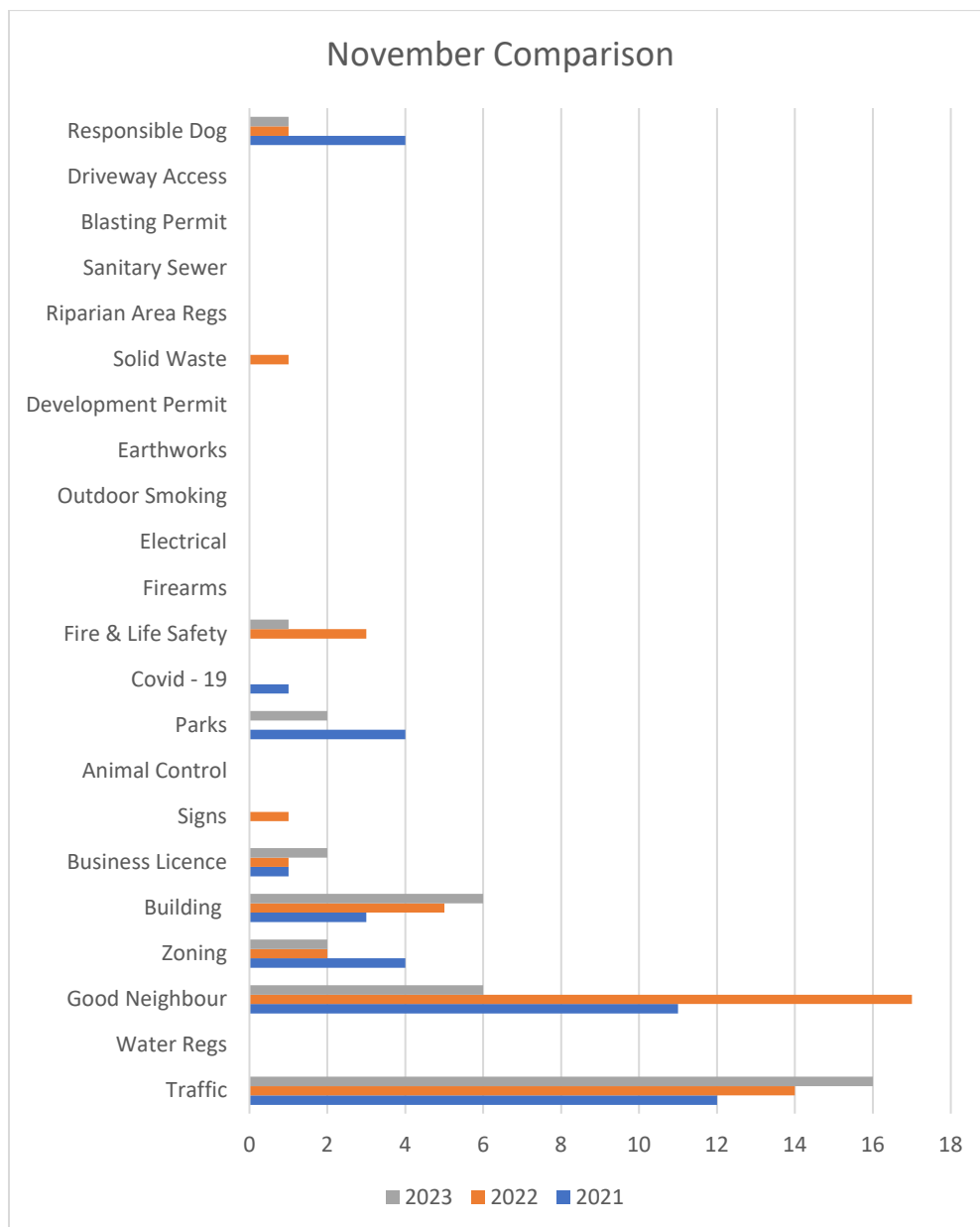
Patrol – 10

Provide community support – 6

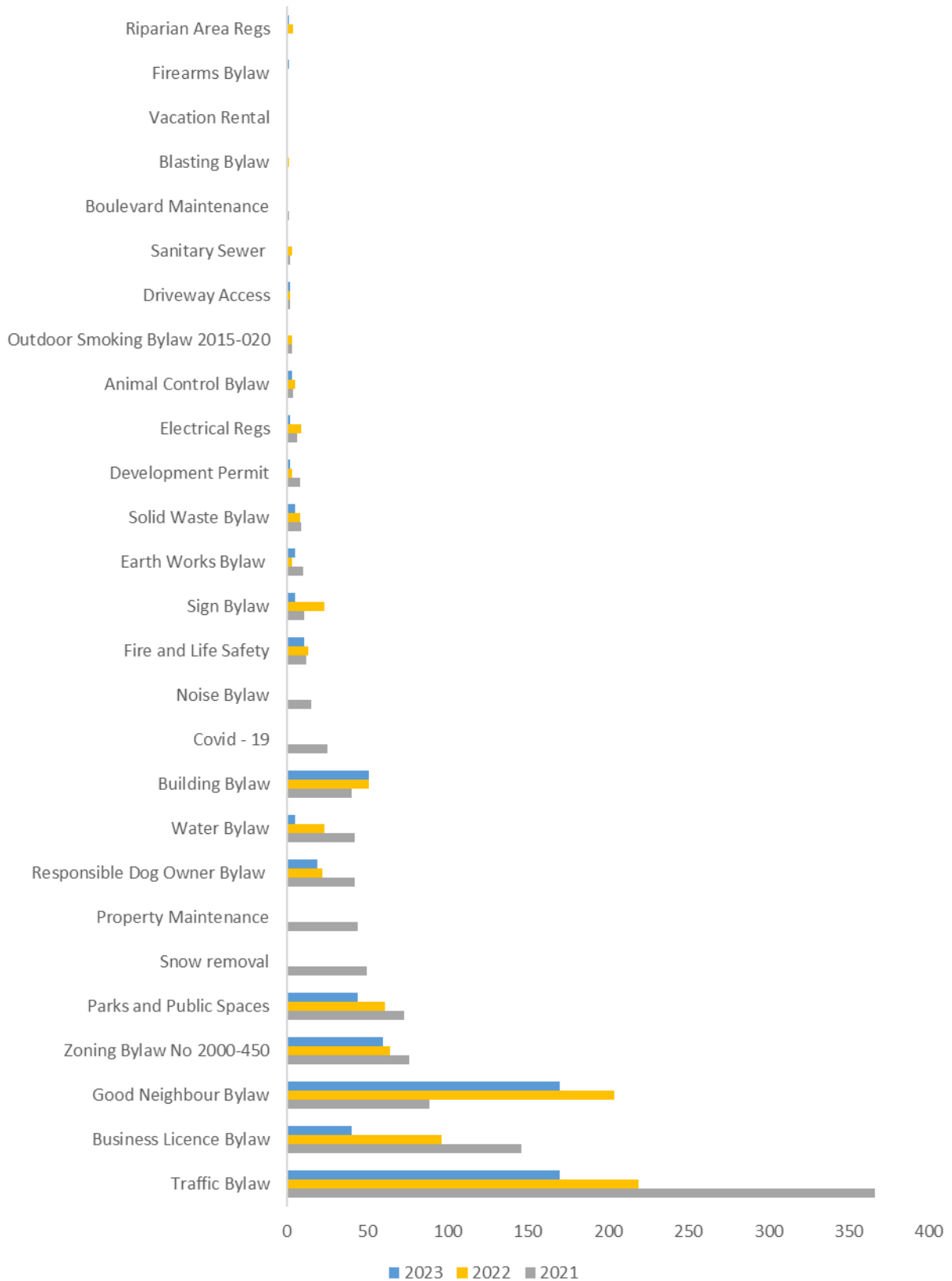
Barking dogs – 1

Dog at large- 1

19 calls for service for November



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.

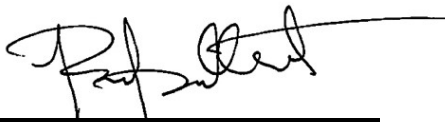
CONCLUSION:

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