



DATE: March 25, 2026 FILE: 6400-6970
 TO: Graham Statt, Chief Administrative Officer
 FROM: Julie McGuire, Director of Development Services
 SUBJECT: February 2026 Monthly Development Services Report

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the February 2026 Monthly Development Services Report be received for information.

STRATEGIC PRIORITY:

To Provide Good Governance - To provide up to date information on current Development Services applications which supports transparency in reporting, and to keep Council informed on development in the community.

PURPOSE:

To update Council about activities within the Development Services Department by month and year for the reporting term ending February 2026.

DISCUSSION:

The Development Services Department reports monthly on department activity, including a summary of new development applications received, in-stream applications, building permits issued, and bylaw enforcement activity. Additionally, there is an annual statistical report of activities compared to previous years.

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
MOTT – Ministry of Transportation and Transit	QEP – Qualified Environmental Professional	AAC – Agricultural Advisory Committee
DP – Development Permit	OCP – Official Community Plan	AIA – Archeological Impact Assessment

Development Services Department Summary

The Development Services Department carries a significant and diverse workload that extends beyond the processing of planning and building applications. Staff are also responsible for a broad range of operational and administrative duties such as responding to inquiries through front counter, email, and phone; providing property information requests; and reviewing business licence applications for land use and building compliance.

The Department also leads and supports public engagement initiatives and provides committee liaison services, for four Committees (Agricultural Advisory Committee, Advisory Planning Commission, Development Process Improvement Advisory Committee, and the Climate Action Advisory Committee). Duties include agenda preparation, minute taking, meeting administration, officiating, and attendance at Council meetings to present reports and provide professional planning advice. Ongoing responsibilities further include bylaw review and housekeeping to ensure regulatory alignment and compliance, as well as the preparation and administration of grant funding applications.

Planning Applications in Progress

The Development Services Department has several applications in progress. For a full list of these see Attachment 1.

As shown in Table 2 and Figure 1, development applications were down in 2025 compared to the previous four years. January and February 2026 are starting strong in the categories of rezoning/Official Community Plan/temporary use permit applications as well as development permit applications.

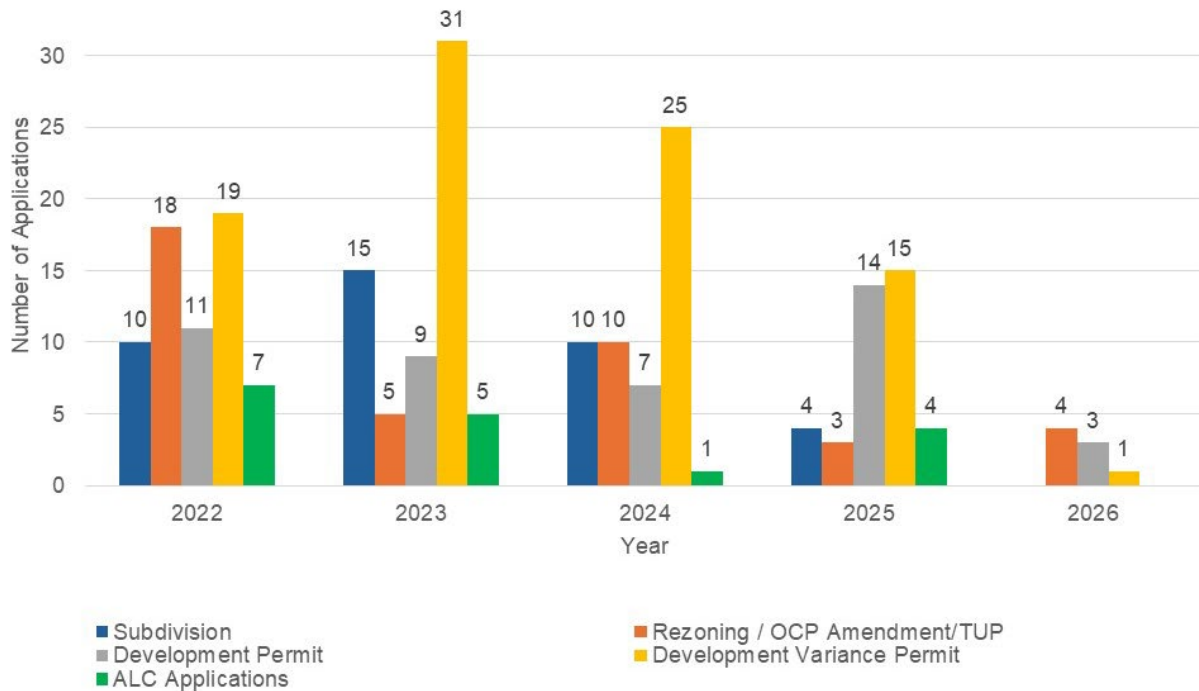
Table 1: Number of new planning applications by type for January and February 2026

Application Type	January	February
Subdivision	0	0
Rezoning / OCP Amendment/TUP	3	1
Development Permit	1	2
Development Variance Permit	0	1
ALC Applications	0	0
Total	4	4

Table 2: Number of development applications by type from 2022 to 2026.

Year	2022	2023	2024	2025	2026
Subdivision	10	15	10	4	0
Rezoning / OCP Amendment/TUP	18	5	10	3	4
Development Permit	11	9	7	14	3
Development Variance Permit	19	31	25	15	1
ALC Applications	7	5	1	4	0
Total	65	65	53	40	8

Figure 1: Development Application Summary 2022 to 2026.



Major Policy Planning Projects

In 2025, the Development Services Department launched the first of four phases of an update to the Official Community Plan (OCP) with Urban Systems (project consultant). The year saw, community visioning, urban growth boundary analyses, and engagement to review draft OCP content. The final draft of the OCP went to Committees of Council in January, Committee of the Whole on February 10, 2026, and first reading on March 3, 2026. The draft proposed OCP has been sent out for referrals and once feedback is received, the plan may proceed to the next steps in the approvals process.

Major Development Projects

7808 Pierre Drive (UNISUS School site)

The owners of 7808 Pierre Drive (UNISUS School) have submitted an application to subdivide the property, and to pursue a rezoning and amendment to the Official Community Plan (OCP) designation. Additionally, the application will include the removal of a covenant that restricts subdivision and residential development. The applicant is re-evaluating the initial submission and will come back with changes.

Building Summary

The District of Summerland issued eleven (11) building permits in February of 2026 worth a total construction value of \$319,300 (see Table 3). As shown in Figure 2, February 2026 building permits are down compared to February 2025.

The District of Summerland issued 204 building permits in 2025 and had its highest year in total construction value issued through building permits-to-date at a value of \$99,498,885 (see Table 4). In comparison previous years, the total value of construction has increased significantly.

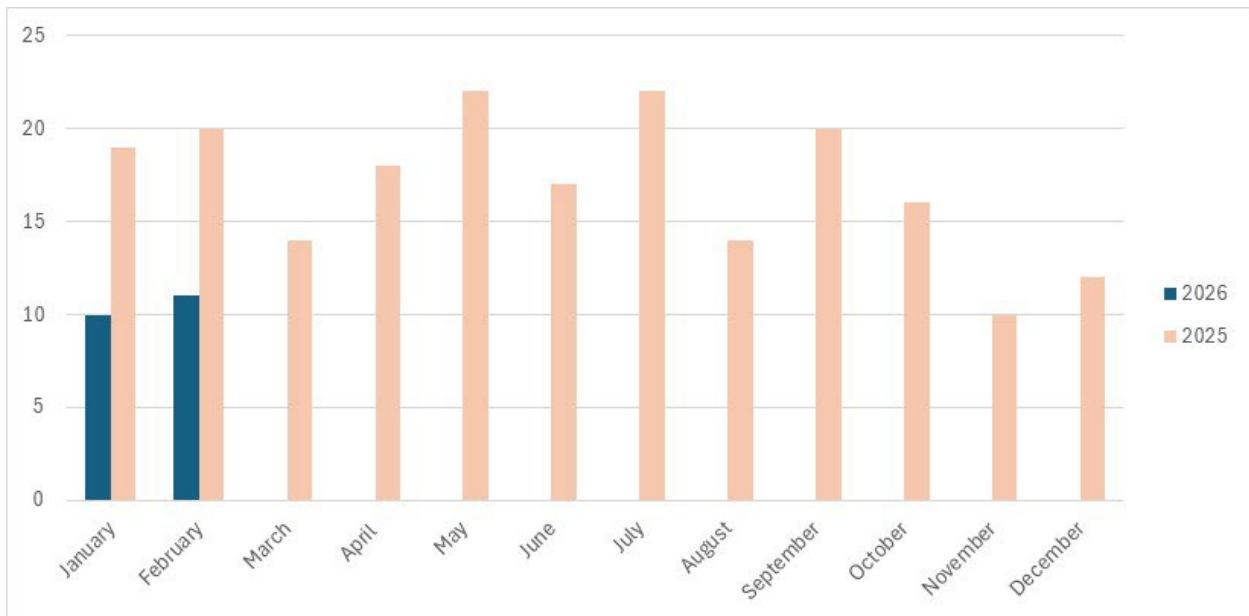
Table 3: Building Permit Activity for January and February (Five Year Comparison)

Month of January	2022	2023	2024	2025	2026
Permits Issued	15	11	10	19	10
Total Construction Value	\$2,500,000.00	\$1,208,058.00	\$1,920,000.00	\$6,763,500.00	\$992,850.00
Month of February	2022	2023	2024	2025	2026
Permits Issued	15	16	11	20	11
Total Construction Value	\$1,101,000.00	\$7,169,500.00	\$982,500.00	\$25,545,000.00	\$319,300.00

Table 4: Annual Building Permit Activity (Five Year Comparison)

Total Annual	2022	2023	2024	2025	2026
Permits Issued	227	183	191	204	21
Revenue	\$444,590.00	\$501,835.00	\$475,863.35	\$855,870.02	\$26,618.00
Total Construction Value	\$42,995,000.00	\$47,300,023.00	\$34,969,132.72	\$99,498,885.11	\$1,312,150.00

Figure 2: Number of Building Permits issued by month in 2025 and 2026



The following list shows progress of construction projects:

- **Parkdale Housing Complex at 13609 Dickson Avenue:** Framing has started. Walls are going up. Site monitoring by the building officials is on going.

- **Turning Points Affordable Housing at 13206 Henry Street:** Wood frame storeys are up, and roof trusses are being installed. Monitoring visits by building officials and the Summerland Fire Department are on-going as the building progresses.
- **The Okanagan Food and Innovation Hub at 15815 Highway 97:** A building permit has been issued for the building as of March 10, 2026. Foundation work is complete.
- **Summerland Childcare facility at 13611 Kelly Avenue:** Nearing completion. Owner has not called for final inspection to-date.
- **Hunters Hill Phase 4** Progressing with groundworks.
- **Application received for Agriculture and Agri-food Canada Pesticide Building.** A 780 m² steel building for pesticide storage and testing to be located at the Summerland Research and Development Centre.

We have completed the migration from Cityview to the Provincial Building Permit Hub. Staff have been involved in development and implementation meetings, collaborating with the Provincial team on the project.

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. 2022-002
- Development Application Procedures Bylaw No. 2020-026

FINANCIAL IMPLICATIONS:

Development applications generate revenue to support the activities of the Development Services Department.

SUPPORTING DOCUMENTS:

1. Attachment 1 - Development Applications in Progress

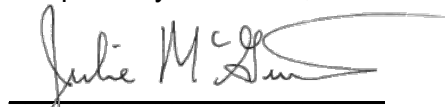
CONCLUSION:

These reports supplement any information available to track and assess development activity.

OPTIONS:

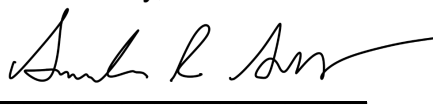
1. Move the motion as recommended by staff.
2. Direct staff to provide additional or less information in subsequent months.

Respectfully submitted,



Julie McGuire
Director of Development Services

Endorsed by,



Graham Statt
Chief Administrative Officer

Presentation: Yes No

Attachment A- Development Applications in Progress

Development/Description	Current Status	Next Steps
Zoning Bylaw amendments		
Z23-001 – OCP & Zoning Amendment 13610, 13606 Banks Crescent <i>Single Family (7 units) and Town Housing (97 Units)</i>	Council provided first reading only on August 13, 2024.	Administration to meet with applicant on March 19, 2026
Z24-005 – Zoning Amendment with Site Specific Provisions to Setbacks 13824 Yule Crescent <i>RMD to RU2 – to facilitate a subdivision</i>	Application Received	ON HOLD –Staff waiting to confirm progress on PLA conditions
Z25-003 – OCP & Zoning Amendment 12606 Temple Court <i>From MDR to LDR</i>	Require additional information from applicant	Applicant to inform if application is to proceed
Z26-002 – OCP & Zoning Amendment 7808 Pierre Drive (UNISUS) Applicant is proposing a 4-lot subdivision, as well as a change in Use. Restrictive Covenant must be removed as part of the application	Initial Application review	Applicant to revise submission
Development Permits		
DP25-012 13708 Summergate Drive <i>Environmental and Wildfire DP</i>	Email sent with request for missing items and documents for submission.	Waiting upon information to complete application;
DP25-013 8709 Jubilee Road <i>6 Storey 92-unit Apartment building</i>	Presenting to Council March 25, 2026	
DP26-001 5525 Butler Street <i>Watercourse (RAPR) DP</i>	Planner review	Waiting for information
DP26-002 19019 Lakeshore Road <i>Watercourse (RAPR) DP</i>	Planner review	
DP26-003 14405 Latimer Avenue <i>High Hazard DP for home wanting to build a retaining wall</i>	Under review	Approval

Development/Description	Current Status	Next Steps
Development Variance Permits		
DVP25-008 (Minor Type 2) 3240 Landry Crescent <i>Number of Parking Stalls (short term rental)</i>	Council heard application on August 19, 2025. Council deferred decision until Strata meeting	Application on Hold until further information acquired from Strata Council
DVP26-001 (Minor Type 2) 16601 Logie Road Carport	Internal Referral	Draft approval memo
Subdivision applications		
S21-014 - Subdivision 19240 Lakeshore Drive N <i>1 to 2 lots</i>	PLA Issued	Applicant to advise if they wish to proceed
S21-015- Subdivision 11020 Ellis Avenue <i>1 to 2 lots</i>	PLA Issued Dec 23, 2021; PLA extensions issued until May 9, 2024;	Cancellation of Permit
S23-005 - Subdivision 5277 Solly Road <i>Two lot subdivision</i>	PLA Issued May 13, 2024; PLA extension issued until October 9, 2026;	Complete PLA requirements;
S24-001 (REVISED) - Subdivision 19013 Bentley Road <i>Two lots in Phase 2 & Phase 4 (22 lots total) – Hunters Hill</i>	PLA Issued	PLA Issued. Entering of Servicing Agreement next. Utility installation.
S24-003 - Subdivision 13501 Denike Street (Eco-Village) <i>7 lot subdivision</i>	PLA Issued	On hold
S24-005 - Subdivision 13824 Yule Crescent <i>2 lot subdivision</i>	PLA issued April 9, 2025; PLA extension issued until Oct 9, 2026	Applicant to fulfill PLA requirements;
S24-010 - Subdivision 26405 Garnet Valley Road <i>2 lot subdivision</i>	PLA issued January 16, 2026.	Applicant to complete PLA requirements;
S25-002 - Subdivision 5849 Dale Avenue <i>2 lot subdivision</i>	PLA issued Feb 19, 2026	Final submission upon completion
S25-003 – Subdivision 23411 Callan Road <i>1 to 2 lots</i>	Additional information needed from applicant	PLA draft
S25-004 – Subdivision 11114 Jubilee Road West Strata conversion subdivision of existing building	Additional information needed from applicant	Authorization from Building Department

Development/Description	Current Status	Next Steps
Agricultural Land Commission applications		
ALC25-002 7207 Kirk Ave <i>ALR exclusion</i>	Application submitted; Planner review; under staff review/edits	Staff Report to Committees;
ALC 25-003 7311 Hilborn St <i>Non-farm use (cherry picking facility)</i>	ALC application submitted through ALC October 15, 2025	Bylaw to review
ALC 25-004 16218 Garnet Valley Rd <i>Non adhering residential use</i>	Application received through ALC November 12	Staff Reviewing; Waiting on information from applicant
Temporary Use Permit applications		
TUP26-001 18420 Garnet Valley Road Temporary use of <i>Contractor Services, General</i>	At the March 25, 2026, meeting of Council	Final Approval of a 3-year permit
TUP26-002 6908 Hespeler Road Temporary use for small dog training	Application in referral process	Community information meeting (applicant lead)

Projects of interest		
Development/Description	Recent Activity	Next Steps
9512 Julia Street (apartment building)	DCC Schedule of payment was not met. DP22-011 (Multifamily Form and Character permit) expired on July 30, 2025.	DP Expired Building Permit has expired