



DATE: March 3, 2026 FILE: 6400-6970
 TO: Graham Statt, Chief Administrative Officer
 FROM: Julie McGuire, Director of Development Services
 SUBJECT: January 2026 Monthly Development Services Report

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the January 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.

CULTURAL IMPACT STATEMENT:

N/A

PURPOSE:

To update Council about activities within the Development Services Department by month and year for the reporting term of January 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 a number of 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 2026 is starting well for Rezoning and Official Community Plan (OCP) amendment applications.

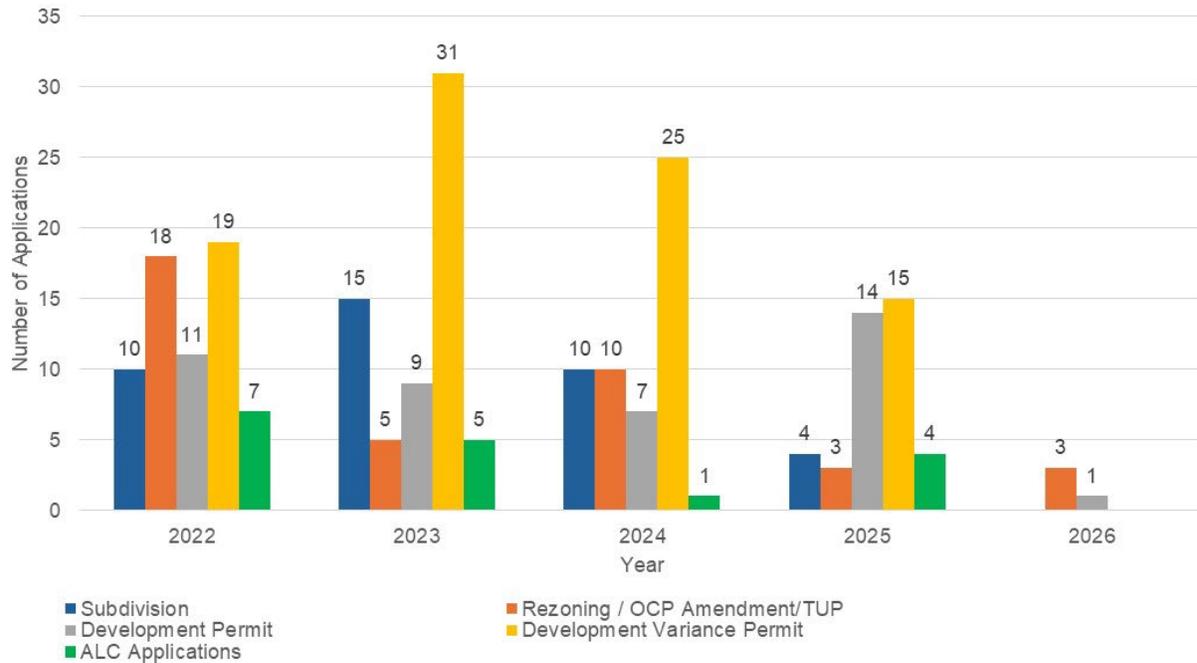
Table 1: Number of new planning applications by type for January 2026

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

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

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

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 and Committee of the Whole on February 10, 2026. The first reading of the proposed OCP will be before Council on March 3, 2026.

Staff are reviewing the following major projects:

- 5-storey apartment building (9800 Turner Street - ongoing) – Pre-application
- 6-storey apartment building (8709 Jubilee Road- Multiple Family Development Permit
- 1224 m² indoor tennis structure (13607 Lakeshore Drive – ongoing) – Pre-Application
- UNISUS School redevelopment (7808 Pierre Drive) – OCP Amendment, Rezoning, Subdivision, Covenant removal (as proposed by proponent)

8709 Jubilee Road

The property owners of 8709 Jubilee Road (locally known as the previous “RCMP site”) have submitted a Multi-family Development Permit presenting a 6 Storey 92 Unit apartment building. The application will be presented to the Advisory Planning Commission on February 27, 2026, and aiming for Council on March 25, 2026 for final approval.

7808 Pierre Drive (UNISUS School site)

An application has been submitted by the owners of 7808 Pierre Drive (UNISUS School) to subdivide the property into four lots, and to pursue a rezoning and amendment to the Official Community Plan (OCP) designation. The application is currently in its preliminary stages, and staff are undertaking a review and evaluation to determine the appropriate path forward.

Building Summary

The District of Summerland issued ten (10) building permits in January of 2026 worth a total construction value of \$992,850 (see Table 3). As shown in Figure 2, January building permits were down compared to January 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 to previous years, the total value of construction has increased significantly.

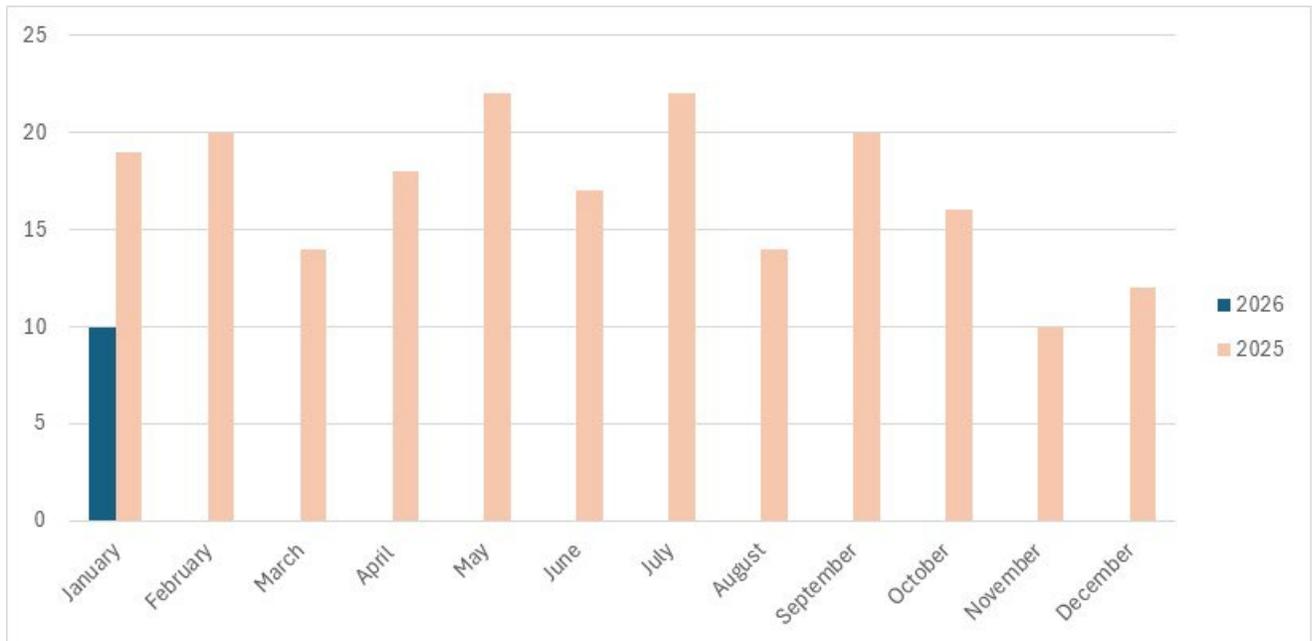
Table 3: Building Permit Activity for January (Five Year Comparison)

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

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

Total Annual	2022	2023	2024	2025	2026
Permits Issued	227	183	191	204	10
Revenue	\$444,590.00	\$501,835.00	\$475,863.35	\$855,870.02	\$21,409.00
Total Construction Value	\$42,995,000.00	\$47,300,023.00	\$34,969,132.72	\$99,498,885.11	\$992,850.00

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



The following list shows progress on projects:

- **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.
- **Parkdale Housing Complex at 13609 Dickson Avenue:** Foundations and slab work mostly complete at time of last visit.
- **Turning Points Affordable Housing at 13206 Henry Street:** Wood frame storeys are going up. Monitoring visits by building officials and SFD are happening more frequently as the building progresses.
- **The Okanagan Food and Innovation Hub at 15815 Highway 97:** Foundation work is significantly completed. Drawings for the structure have been received as of February 6, 2026 and will be reviewed by the Senior Building Official.
- **Summerland Childcare facility Project at 13611 Kelly Avenue:** Nearing completion. Builders are hoping to have final engineering sign offs by the end of February 2026.
- **Hunters Hill Phase 4** Progressing with groundworks.
- **The DCC and ACC Bylaw review** was kicked off in September 2025 and going to Committee-of-the-Whole on March 3, 2026 for a review of proposed rates.

Building department has completed the process to move from Cityview to the Provincial Building Permit Hub. This standardized platform provides a better customer experience and will help streamline the building permit application process.

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.

SUPPORTING DOCUMENTS:

1. Attachment 1 - Development Applications in Progress

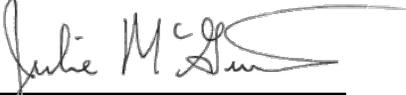
CONCLUSION:

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	Recent Activity	Next Steps
<p>Z23-001 – OCP & Zoning Amendment</p> <p>13610, 13606 Banks Crescent <i>Single Family (7 units) and Town Housing (97 Units)</i></p>	<p>Council provided first reading only on August 13, 2024.</p>	<p>Administration will meet with the applicant on March 19, 2026</p>
<p>Z24-005 – Zoning Amendment with Site Specific Provisions to Setbacks</p> <p>13824 Yule Crescent <i>RMD to RU2 – to facilitate a subdivision</i></p>	<p>Application Received</p>	<p>ON HOLD –Staff waiting to confirm progress on PLA conditions</p>
<p>Z25-001 – OCP & Zoning Amendment with Site Specific Provisions to CR1 Zone</p> <p>17013 Sanborn Street <i>CR1 to RMD and PP</i></p>	<p>First & Second Reading: Jan. 20, 202 Public Hearing Feb. 10, 2026</p>	<p>Adoption March 3, 2026</p>
<p>Z25-003 – OCP & Zoning Amendment</p> <p>12606 Temple Court <i>From MDR to LDR</i></p>	<p>Staff review</p>	<p>To be presented to APC members (no date set yet).</p>
<p>Z25-004 - OCP & Zoning Amendment</p> <p>9600 Brown Street <i>From I to MX1</i></p>	<p>Council heard 1, 2, and 3rd reading February 10, 2026.</p>	<p>MoTT approval of proposed bylaw received February 18, 2026. Can now proceed to Council requesting adoption.</p>
<p>Z26-001 – Zoning Amendment</p> <p>9306 Prairie Valley Road Rezone to permit carriage house.</p>	<p>Council heard 1, 2, and 3rd reading February 10, 2026.</p>	<p>MoTT approval of proposed bylaw received February 18, 2026. Can now proceed to Council requesting adoption.</p>
<p>Z26-002 – OCP & Zoning Amendment</p> <p>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</p>	<p>Initial Application review</p>	

Development/Description	Recent Activity	Next Steps
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 till February 2026	Application on Hold until further information acquired from Strata Council
DVP25-012 (Minor Type 2) 11520 Mott St <i>Rear and front setback</i>	Application received October 28, 2025	Permit approved and issued January 13, 2026.
S21-014 - Subdivision 19240 Lakeshore Drive N <i>1 to 2 lots</i>	PLA Issued	Inactive
S21-015- Subdivision 11020 Ellis Avenue <i>1 to 2 lots</i>	PLA Issued	Inactive
S22-005- Subdivision 1500 Harding Street <i>1 to 2 lots</i>	PLA Issued Application to deposit signed	Complete
S23-005 - Subdivision 5277 Solly Road <i>Two lot subdivision</i>	PLA Issued	Final submission upon completion
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	PLA Issued
S24-005 - Subdivision 13824 Yule Crescent <i>2 lot subdivision</i>	Draft PLA	PLA Issued
S24-010 - Subdivision 26405 Garnet Valley Road <i>2 lot subdivision</i>	PLA issued January 16, 2026.	
S25-001 - Subdivision 6110 MacDonald Street <i>2 lot subdivision</i>	Internal and external referrals completed	Canceled by applicant
S25-002 - Subdivision 5849 Dale Avenue <i>2 lot subdivision</i>	PLA	PLA issued Feb 19, 2026
DP24-007 6104 Cuthbert Street <i>High Hazard</i>	Application Received	ON HOLD – Waiting on issuance of subdivision PLA
DP25-012 13708 Summergate Drive <i>Environmental and Wildfire DP</i>	Email sent with request for missing items and documents for submission.	Waiting to receive missing documents and plans

Development/Description	Recent Activity	Next Steps
DP25-013 8709 Jubilee Road <i>6 Storey 92-unit Apartment building</i>	Application received	Presenting to APC Feb 27, 2026
DP26-001 5525 Butler St Watercourse (RAPR) DP	Application received	Under Planner Review
DP26-002 19019 Lakeshore Rd Watercourse (RAPR) DP	Application received	Under Planner Review
ALC 24-001 6807 Hwy 97 <i>ALR Exclusion (Request to District of Summerland)</i>	Review of procedure and internal/external referrals	Internal/External Referrals
ALC25-002 7207 Kirk Ave <i>ALR exclusion</i>	Application submitted	Staff Report to Committees; ALC mapping info requested and applicant info requested
ALC 25-003 7311 Hilborn St <i>Non-farm use (cherry picking facility)</i>	ALC application submitted through ALC October 15, 2025	Staff Reviewing
ALC 25-004 16218 Garnet Valley Rd <i>Non adhering residential use</i>	Application received through ALC November 12	Staff Reviewing

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.	DP22-011 has been extended until July 2027. Building Permit has expired
9500 Julia Street (Hotel)	No applications have been received	