



THE CORPORATION OF THE DISTRICT OF SUMMERLAND INFORMATION REPORT

DATE: September 9, 2025
TO: Graham Statt, Chief Administrative Officer
FROM: Odessa Cohen, Development Services
SUBJECT: June and July 2025 Development Services Report

FILE: 0640-30

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the June and July 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	Council provided first reading only at August 13, 2024.	Applicant to submit AIA and TEK assessment.

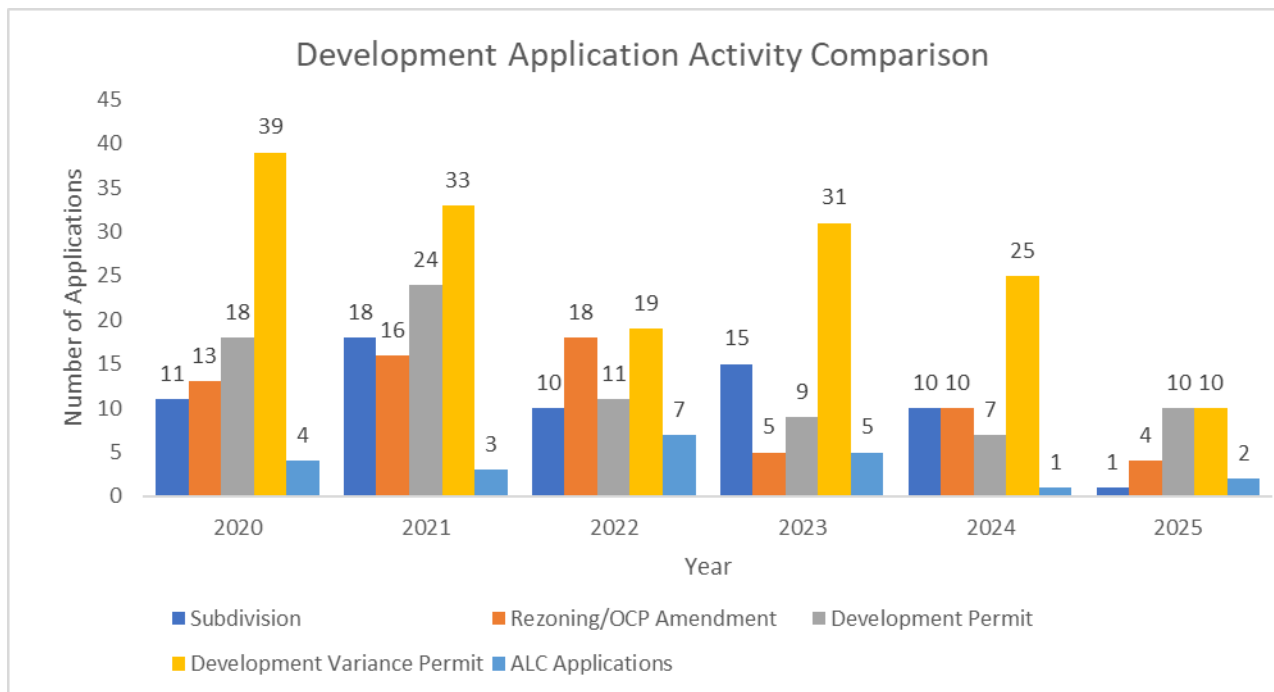
<i>Single Family (7 units) and Town Housing (97 Units)</i>		
Z24-005 13824 Yule Crescent <i>RMD to RU2 – to facilitate a subdivision</i>	Application Received	ON HOLD – Waiting to provide subdivision PLA to applicant to ensure rezoning to proceed.
Z24-006 DL 3955 (Sportsmans Club) <i>FG to FG Site Specific – 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>	2 nd and 3 rd reading rescinded. Need to amend bylaw. Council provided 2 nd reading, as amended. Public hearing on July 8.	Public Hearing heard on July 8. Third reading provided and bylaw adoption provided July 29, 2025. File completed.
Z24-008 17400 Hwy 40 (Penticton Disc Golf Club) <i>FG to FG Site Specific – to allow for outdoor recreation</i>	Public hearing scheduled June 17.	Third reading and adoption provided on June 17, 2025. File completed.
Z24-010 26405 Garnet Valley Road <i>From FG to A2</i>	Internal/External Referrals	ON HOLD – requested by applicant
Z25-001 17013 Sanborn Street <i>CR1 to RMD and PP</i>	Draft and send TPC Outcome Letter	TPC Outcome letter sent. Response from agent received.
Z25-002 23411 Callan Road <i>From A1 to CR1</i>	Application Received	Application Cancelled by Applicant.
Z25-003 12606 Temple Court <i>From MDR to LDR</i>	Internal/External Referrals	APC on September 26 and Council consideration of first reading on October 21.
Z25-004 9600 Brown Street <i>From I to MX1</i>	Application Received	Internal/External Referrals
DVP22-013 17003 Logie Road <i>Farm Home Plate</i>	Referrals	ON HOLD – ALC Application Required
DVP24-024 (Minor Type 2) 6011 Hwy 97 <i>Lot coverage and FAR</i>	Application Received	ON HOLD – Waiting on new plans to be submitted by applicant
DVP25-001 (Council) 7512 Fiske Street <i>Two Farm Home Plates</i>	Waiting on revised site plan from applicant and driveway access permit	Proceeding to Council on August 19, 2025
DVP25-006 (Council) 7519 Prairie Valley Road <i>Changeable Letter Sign</i>	Schedule for Council decision in August 2025	Council consideration on July 29, 2025
DVP25-007 (Council) 20401 Hwy 40 <i>Agri-Tourism Campground</i>	Internal/External Referrals	Application ON HOLD

DVP25-008 (Minor Type 2) 3240 Landry Crescent <i>Number of Parking Stalls</i> <i>(short term rental)</i>	Internal/External Referrals	Council Consideration on August 19, 2025
DVP25-009 (Minor Type 2) 27 – 6709 Victoria Road S <i>Retaining Wall</i>	Application Received	Internal/External Referrals
DVP25-010 (Minor Type 2) 5-15419 Lakeshore Drive N <i>Front Yard Setback</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
S21-014 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
S23-015 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>	Draft PLA	PLA Issued. Entering of Servicing Agreement next.
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>	Draft PLA	PLA Issued
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>	Neighbour Circulation completed. Draft PLA	PLA Issued
S24-010 26405 Garnet Valley Road <i>2 lot subdivision</i>	Internal/External Referrals	ON HOLD – by applicant
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 issuance of subdivision PLA
DP25-002 13501 Denike Street <i>Environmental Sensitive and Wildfire Hazard</i>	Drafting DP's for manager review	Development Permits to be issued.
DP25-006 28996 Garnet Valley Road <i>Watercourse</i>	Memo and permit drafted to Manager on May 26, 2025	Approved through delegation on May 27, 2025
DP25-008 10017 Haddrell Avenue <i>Watercourse</i>	To draft memo and permit for Manager review	Approved through delegation on May 27, 2025
DP25-010 17814 Bentley Road <i>Bentley Road Industrial Area</i>	Application Received	Internal/External Referrals
ALC-69652 18420 Garnet Valley Road	Waiting ALC decision	ALC Decision released on March 27, 2025. ALC approval granted for non-

<i>Non-farm use – Tree Removal Contracting</i>		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>	Review of procedure and internal/external referrals	Internal/External Referrals

Th July 2025 Development Application Summary



The total number of planning applications is off-pace from previous years to the end of July, 2025. This could be a product of the number of real estate listings in Summerland being quite high, and the real estate market cooling down significantly in 2025. The threat of tariffs from south of the border has created more economic uncertainty, which has rippled into spending expectations of customers and also lending and investing decisions by banking institutions. This has squeezed developers to make for tight conditions for gaining financing approval for any new projects.

District staff have spent the summer months working on the draft 2025 Official Community Plan (OCP) document with our consultant Urban Systems. Planned is a wholesale change in the structure of the current OCP, with a focus on neighbourhood level planning versus land use designations. Engagement on the draft OCP is now planned to kick off in the late part of October.

Building Permit Activity (Five Year Comparison):

Month of June	2021	2022	2023	2024	2025
Permits Issued	19	14	25	17	16
Total Construction Value	\$2,316,500	\$1,436,000	\$9,130,065	\$ 1,942,000	\$32,726,060

Month of July	2021	2022	2023	2024	2025
Permits Issued	10	16	24	17	14
Total Construction Value	\$1,013,000	\$2,738,000	\$3,407,900	\$ 8,096,212	\$3,740,784
Year to Date					
Permits Issued	121	153	115	101	122
Total Construction Value	\$17,524,000	\$33,737,000	\$29,120,123	\$18,817,712	\$81,524,652
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.*

In June of 2025, the District of Summerland issued its second BC Housing apartment building permit in 2025 for Parkdale Place Housing Society's project located at 13609 Dickson Avenue (i.e. old Legion Village site) for a total construction value of \$27,670,000. Planned is a four storey, 90 residential unit affordable seniors housing apartment. Offsite improvements will include a sidewalk along the project frontage to connect Dickson Avenue into Jubilee Road. Total construction value for the month of June was \$32,675,060.

To the end of July, and with the issuance of two large-scale BC Housing apartment complexes in 2025, total construction value issued through permit to-date is \$81,524,652. Already, and by the mid-point of 2025, this represents the largest amount of annual construction value issued by the District of Summerland in its history (previous yearly record was \$59,775,300 in 2021). These projects should help drive new economic spin-off in the community by having construction workers working daily in our Downtown.

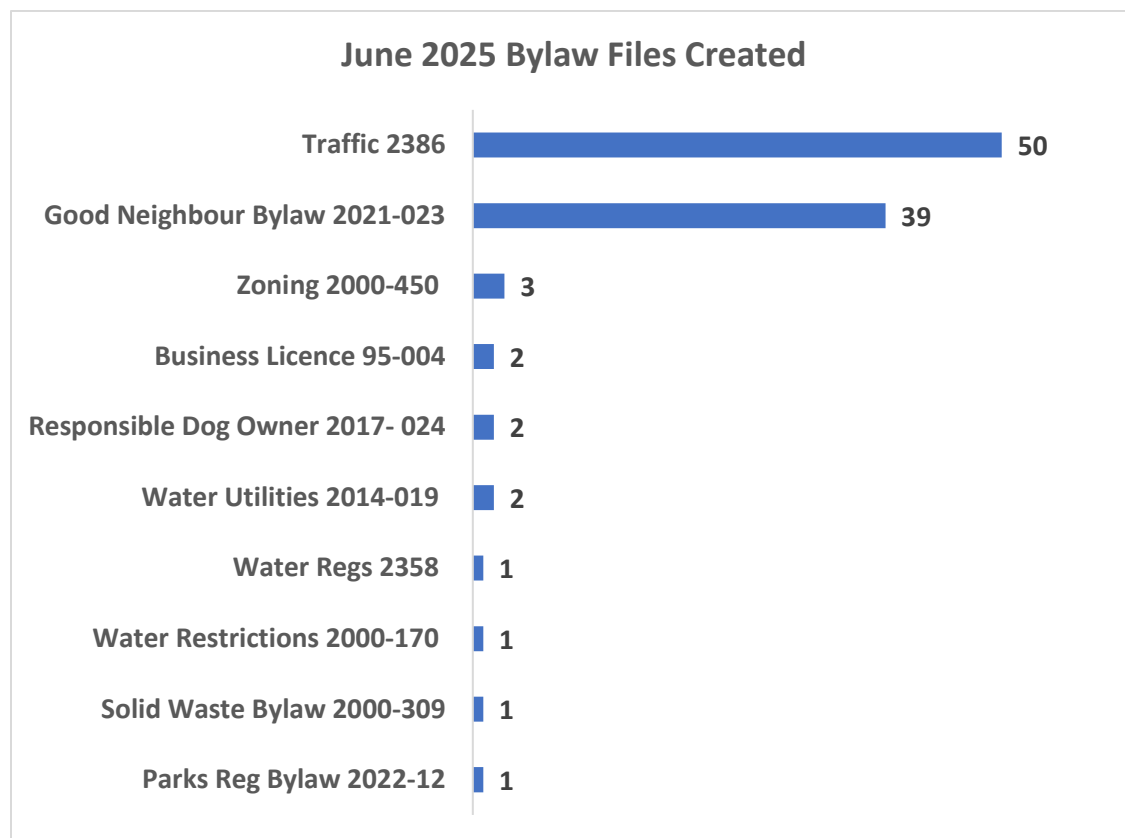
June and July 2025 Bylaw Enforcement Activities

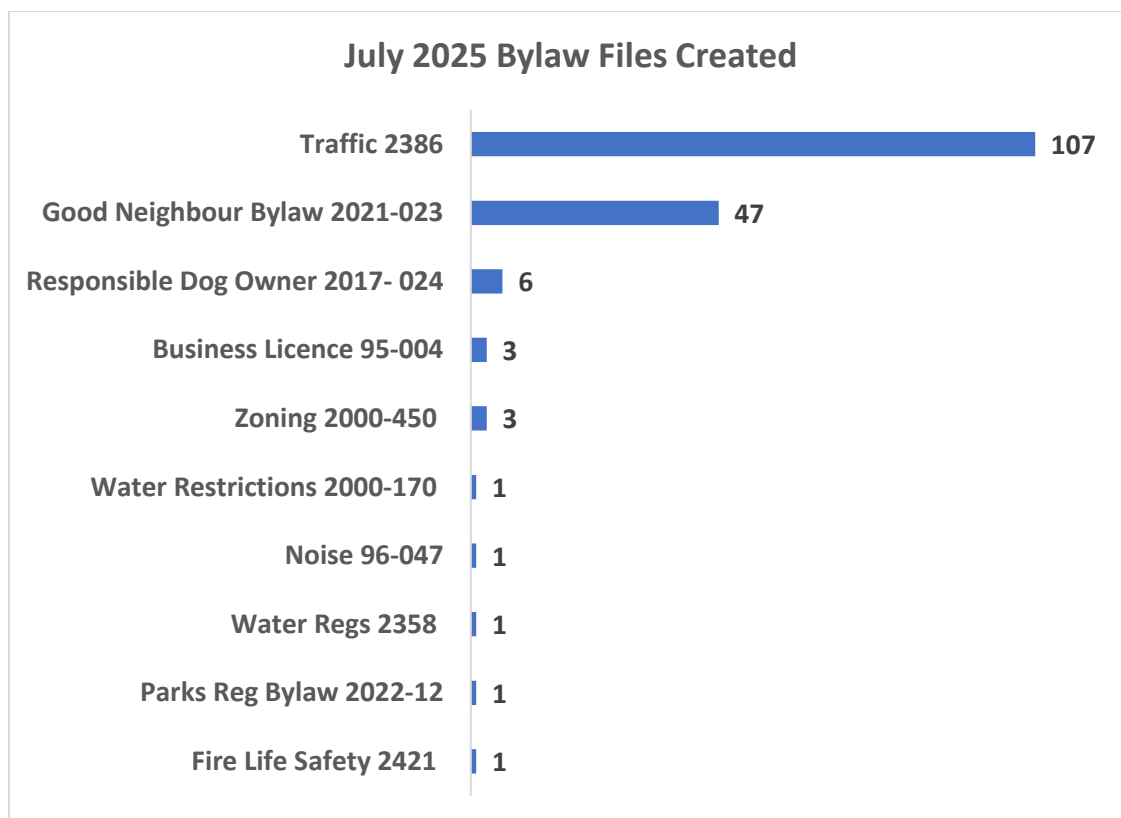
Bylaw Services opened 102 files in June 2025 and 176 files in July 2025.

Parking has been a major concern this year with downtown revitalization projects. Prior to the commencement of the downtown revitalization project, Bylaw Services hand delivered notices to the local businesses advising them that the parking regulations would be more actively enforced this year than in the past. It was found during this process and the beginning stages of enforcement that a significant number of the people currently utilizing the 2-hour parking along Main Street and Victoria Rd were workers and volunteers of downtown businesses that would occupy the 2-hour parking stalls for the entirety of their workday. While not everyone is happy

with the change of enforcement approach, several businesses have shown appreciation for the increased parking enforcement in the downtown area for opening up much needed customer parking during the construction period that may otherwise have been occupied.

Parking at the boat launch has shown to be a concern on Tuesdays with the addition of the Tuesday Market at Peach Orchard Park. There have been several confrontations between boat owners and customers of the market and bylaw services receives several calls each market day from frustrated boat owners that have nowhere to park because cars are parked in the designated vehicle with trailer parking only areas. Parking in this area has always been a concern but was primarily isolated to the weekends. The addition of the market has exacerbated the issue on market days and enforcement of the parking regulations there has led to many patrons of the market receiving parking violations. Additional patrols have been added on market days, which has drawn on staffing resources from other Bylaw enforcement priorities.





Animal Control

June Stats

Carcass removal (cat) 1
 Attack – minor animal 1
 Attack – minor person 2
 Aggressive dog 1
 Barking dogs 2
 Dog concern (welfare) 1
 Impound 1
 Patrol 23
 Dog in hot car 1
 Dog at large 1

July Stats

Attack (minor – person) 2
 Dog at large 2
 Patrol 22
 Confinement (dog in hot car) 2
 Barking dogs 4
 Nuisance dog 1
 Community support – provide food 1

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,



*Odessa Cohen,
Manager of Planning and
Sustainability*

Endorsed by,



*Graham Statt
Chief Administrative
Officer*

Presentation: Yes ☐ No ☒