THE CORPORATION OF THE
DISTRICT OF SUMMERLAND
INFORMATION REPORT

DATE: December 2, 2025 FILE: 0640-30

TO: Graham Statt, Chief Administrative Officer

FROM: Julie McGuire, Director of Planning and Development

SUBJECT: August to October 2025 Development Services Report

STAFF RECOMMENDATION:

That Council pass the following resolution:

> ***THAT the August to October 2025 Development Services Report be received for information.***

STRATEGIC PRIORITY:

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

PURPOSE:

To update Council about activities within the Planning and Development Department by month and year for the reporting term of August to October 2025.

DISCUSSION:

The Planning and Development Department normally reports monthly on department activity, however, since the last report, a new Director of Planning and Development started and needed time prior to bringing forward this report on activity from August to October. This report includes a summary of in-stream applications, new development applications received, 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 Transp ortation and Transit	QEP – Qualified Environmental Pr ofessional	AAC – Agricultural Advisory Committee
DP – Development Permit	OCP – Official Community Plan	AIA – Archeological Impact Ass essment

Planning and Development Summary

The Planning and Development Department has a number of applications in progress. For a full list of these see Attachment A.

Of note this reporting term, is progress for the Okanagan Food and Innovation Hub (15815 Highway 97). A covenant was registered on the lands to satisfy two of the three conditions required from ALC. The covenant included rezoning restrictions for the proposed 0.74 ha area for the food hub, and permitted uses related to the operations within this area. The third condition is for construction to commence within five years. This is a milestone for the project that allowed it to proceed to the building permit stage and prepare the land for the future development. Building Permit applications are now under review for the new building.

As part of the current OCP review and update, at the end of October, staff and Urban Systems (project consultant) conducted two open houses (October 28 and 30, 2025) to update the public on the progress of the project. At these open houses, information was presented on the proposed growth strategy including updates to the urban growth boundary, revised land use designations, and associated policies. Over 80 people attended these two sessions and provided valuable feedback that will be used to inform the next draft of the Plan. Following the open houses, the first draft of the OCP was available for public review until November 14, 2025, as well as an online survey to solicit additional feedback. All comments are being reviewed and incorporated into the next draft of the OCP with plans to work closely with staff and affected parties to fine tune the document in preparation for approvals early in 2026.

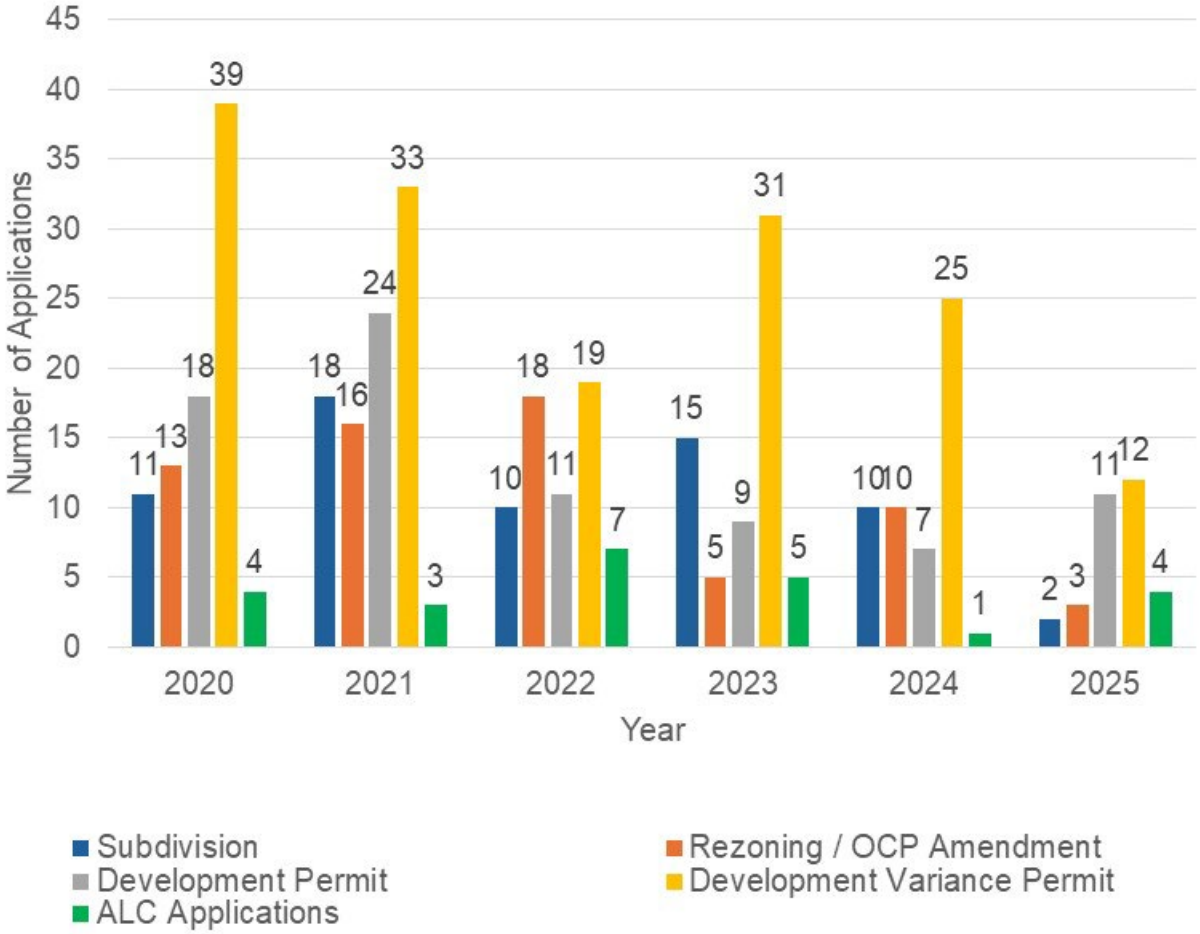
October was the most active month for applications with two applications received in August, one in September and four in October (see Table 1).

Table 1: Number of new applications by type from August to October

Application Type	August	September	October
Subdivision	1	0	1
Zoning	0	0	0
Development Variance Permit	1	1	1
Development Permit	0	0	1
ALC Application	0	0	1
Total	2	1	4

As can be seen in Figure 1, with only two months left in 2025, compared to previous years, the following application types are down: Development Variance Permits, Rezoning and OCP amendments, and subdivision applications. Development Permit applications are up and ALC applications are on par. Recent changes to the zoning bylaw could account for the decrease in the need for development variance permits. Subdivision applications were higher in 2023 and 2024, which could explain the higher number of development permits this year as projects move through the planning continuum.

Figure 1: Development Application Summary 2020 to 2025



Building Summary

The June and July Development Services monthly report noted that the District of Summerland had its highest year ever in total construction value issued through permits-to-date at a value of $81,524,652. This value has since increased (see Table 2), where at the end of October 2025 total construction value issued through permits-to-date was $93,954,235. This updated number represents the largest amount of annual construction value issued by the District in its recent history (previous yearly record was $58,088,300 in 2021).

The following list shows progress on projects:

- **Parkdale Housing Complex at 13609 Dickson Avenue**: Foundation work is progressing with about 90% of the foundations in place. They should complete the foundation work before winter weather sets in.
- **Turning Points Affordable Housing at 13206 Henry Street**: Foundations and main floor concrete slab on grade are nearing completion. The second level suspended concrete slab is 50% complete.
- **The Okanagan Food and Innovation Hub at 15815 Highway 97**: Very close to receiving a foundation permit. This will allow them to make a start while Building Officials review the full building permit application and documents.

- **Summerland Childcare facility Project at 13611 Kelly Avenue**: Nearing completion and could be ready for occupancy by the end of this year.
- **Henry Avenue and Dickson Avenue watermain** were both completed in October 2025
- **Hunters Hill** broke ground in the summer and earthworks has been ongoing into the fall.
- **The DCC and ACC Bylaw review** was kicked off in September 2025 with staff.

Building Officials have been reviewing and organizing open permits, and have been able to close 18, either through inspections or getting required documentation to allow closure. There are currently 24 expired permit files that have been reviewed and have had letters sent out to customers to try to get them closed. Already, six owners have contacted the Department with a desire to close their files. As time permits, the Building Officials will continue to organize permit files.

Table 2: Building Permit Activity (Five Year Comparison)

Month of August	2021	2022	2023	2024	2025
Permits Issued	16	17	17	13	14
Total Constuction Value	$ 27,559,500.00	$ 3,031,000.00	$ 4,880,000.00	$ 809,950.00	$ 2,930,600.00
Month of September	2021	2022	2023	2024	2025
Permits Issued	17	12	13	20	20
Total Construction Value	$ 4,164,500.00	$ 1,602,000.00	$ 2,947,000.00	$ 4,428,900.00	$ 6,082,117.12
Month of October	2021	2022	2023	2024	2025
Permit Issued	18	21	22	20	16
Total Construction Value	$ 3,596,800.00	$ 4,775,000.00	$ 7,327,900.00	$ 4,692,500.00	$ 3,857,215.00
Year to Date	2021	2022	2023	2024	2025
Permits Issued	195	227	183	191	177
Total Construction Value	$ 58,088,300.00	$ 42,995,000.00	$ 47,275,023.22	$ 34,969,132.72	$ 93,954,235.11
Total Annual	2021	2022	2023	2024	2025
Permit Issued	195	227	183	191	177
Revenue	$ 557,236.00	$ 444,590.00	$ 501,835.00	$ 475,863.00	$755,651.62
Total Construction Value	$ 58,088,300.00	$ 42,995,000.00	$ 47,275,023.22	$ 34,969,132.72	$ 93,954,235.11

Bylaw Enforcement Department

August, September and October 2025 Activities Report:

Bylaw Services opened 454 files for this 3-month period, 178 files in August, 97 files in September, and 179 files in October this year, approximately half of which were traffic offences. During the same period in 2024, Bylaw Services opened 252 files.

Parking at the boat launch continued to be a concern on Tuesdays with the addition of The Tuesday Market at Peach Orchard Park. There were several confrontations between boat owners and customers of the market this summer. Parking in this area is always a concern during the summer months but was previously isolated to the weekends. The addition of the Tuesday market exacerbated the issue of cars parking in the trailer parking areas and enforcement of the parking regulations there has led to several patrons of the market receiving parking violations. Additional patrols due to the

complaint volume received about this issue were added on market days, which drew resources from other Bylaw services.

Downtown parking seemed to stabilize, with patrons and downtown business owners/employees adjusting to enforcement of the 2-hour parking regulations with most of the traffic offences for this period being issued outside the downtown core. Despite all the construction downtown, it was noted by staff that parking turnover and availability improved throughout the summer months as a result of the 2-hour parking regulation enforcement.

In coordination with Provincial Ministries, significant resources over several months were allocated to addressing the budding encampment on Verity Street, with September seeing the closure of the long-term parking/camping on Verity Street. While some people who had chosen to reside at that location chose to move on, we were able to connect them with Federal and Provincial resources prior to them leaving. Of note, one individual who was a long-time unhoused resident of Summerland, having lived in vehicles about town and in District parks for many years, finally agreed to accept additional assistance and moved into a temporary shelter. This individual made significant progress in their first few weeks in the shelter which allowed for them to be placed on a different waitlist for a permanent housing solution. It's hoped that this individual will have permanent housing early in the new year.

The majority of the rest of the service calls for this period were Good Neighbour Bylaw complaints, generally focused on unsightly and/or overgrown properties and Sign complaints regarding the advertising sign pollution along our roadways and on our infrastructure.

Bylaw	August	September	October
Traffic 2386	103	50	72
Good Neighbour Bylaw 2021-23	50	30	29
Zoning 2000-450	9	6	9
Building Regs 2103-017	4	2	2
Parks Reg Bylaw 2022-12	4	1	13
Responsible Dog Owner 2017-024	4	6	5
Solid Waste Bylaw 2018-018	1	0	2
Earthworks Bylaw 2000-290	1	1	1
Fire Life Safety 2421	1	0	1
Signs 2013-026	1	0	14
Water Utilities 2014-019	0	1	0
False Alarm bylaw 2014-004	0	0	24
Business Licence	0	0	3
Electrical Regs	0	0	2
Riparian Area Regulations	0	0	1

Animal Control Stats

	August	September	October
Patrol	20	14	18
Dog at large	3	1	3
Impound dog	4	3	0

Impound cat	1	0	0
Nuisance dog	2	1	2
Barking dog	4	6	2
Aggressive dog	1	0	0
Animal carcass removal	1	0	0
Provide community support	2	2	2
Animal welfare	1	3	0
Attack (minor animal)	0	1	0

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 Planning and Development Department.

SUPPORTING DOCUMENTS:

1. Attachment A-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 Planning and Development

Endorsed by,

Graham Statt
Chief Administrative Officer

Presentation: Yes ☐ No ☒