



DATE: May 5, 2026 FILE: 6400-6970
 TO: Graham Statt, Chief Administrative Officer
 FROM: Julie McGuire, Director of Development Services
 SUBJECT: March 2026 Monthly Development Services Report

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the March 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 March 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; notification for applications; and reviewing sign and 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 Community 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.

On March 3, 2026, the Department welcomed a new Senior Planner to the team, Brandon Djordjevich. The Department is now currently staffed by a Director, an Assistant, a Senior Planner, a Planner 2, a Planner 1, two full-time level 2 Building Officials, and a part-time Senior Building Official.

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. The first quarter of 2026, from January to March, is slow compared to previous years.

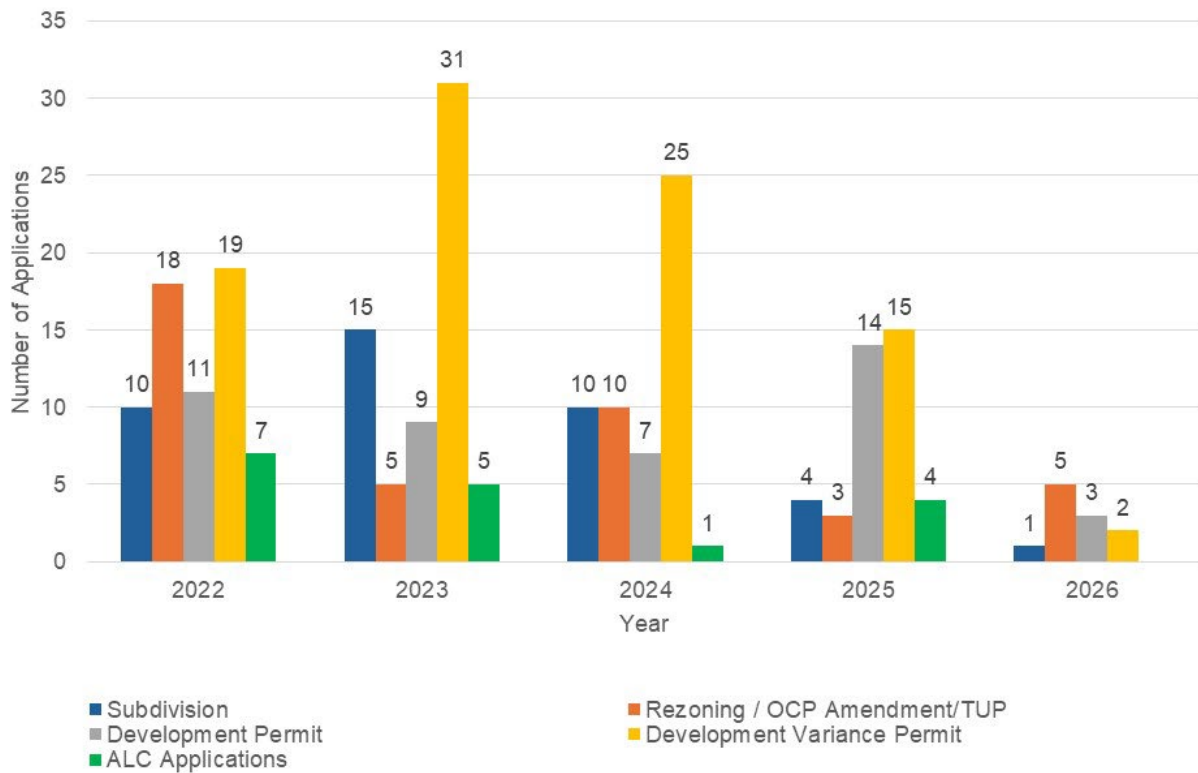
Table 1: Number of new planning applications by type for January to March 2026

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

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

Year	2022	2023	2024	2025	2026
Subdivision	10	15	10	4	1
Rezoning / OCP Amendment/TUP	18	5	10	3	5
Development Permit	11	9	7	14	3
Development Variance Permit	19	31	25	15	2
ALC Applications	7	5	1	4	0
Total	65	65	53	40	11

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.

The District of Summerland is updating its Development Cost Charges (DCCs) Bylaw and considering the potential for an Amenity Cost Charge (ACC) Bylaw. DCCs and ACCs are fees that

are collected from land developers and builders when they create new lots and construct new buildings that put an increased demand on infrastructure. These fees help fund the infrastructure and amenity upgrades needed to support growth, such as improvements to roads, parks, water systems, storm drainage, sewer, and community amenities. The public is invited to a DCC and ACC information session on May 6, 2026 from 5:30 pm to 6:30 pm at the George Ryga Arts Centre (9525 Wharton Street, Summerland, BC), regarding the review currently underway.

Building Summary

The District of Summerland issued fifteen (15) building permits in March of 2026 worth a total construction value of \$7,377,296.00 (see Table 3). As shown in Figure 2, March 2026 building permits are close to the same compared to March 2025 and total construction value issued through building permits-to-date is lower than 2025, but higher in comparison to 2024 and 2022.

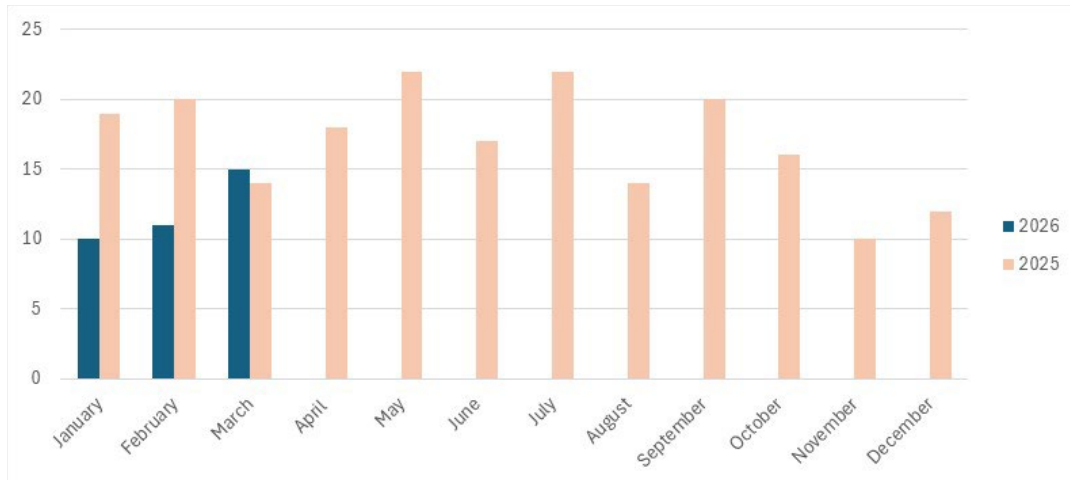
Table 3: Building Permit Activity for January to March (Five Year Comparison)

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
Month of March	2022	2023	2024	2025	2026
Permits Issued	13	9	20	14	15
Total Construction Value	\$1,569,000.00	\$691,000.00	\$3,036,000.00	\$4,879,383.99	\$7,377,296.00

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

Total Annual	2022	2023	2024	2025	2026
Permits Issued	227	183	191	204	36
Revenue	\$444,590.00	\$501,835.00	\$475,863.35	\$855,870.02	\$100,449.40
Total Construction Value	\$42,995,000.00	\$47,300,023.00	\$34,969,132.72	\$99,498,885.11	\$8,689,446.00

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 and plumbing work continues. Site monitoring by the building officials is on-going.
- **Turning Points Affordable Housing at 13206 Henry Street:** Framing continues. Building Officials conduct periodic monitoring visits and review field reports from the registered professionals.
- **The Okanagan Food and Innovation Hub at 15815 Highway 97:** Construction of the steel frame has begun.
- **Summerland Childcare facility at 13611 Kelly Avenue:** Construction has completed. Business license has been applied for and joint inspection with SFD will be April 22, 2026.
- **Hunters Hill Phase 4** Progressing with groundworks.
- **Application received for Agriculture and Agri-food Canada Pesticide Building.** Application in progress. Development Services is waiting on response from design team.

LEGISLATION and POLICY:

- Regional Growth Strategy Bylaw No. 2770, 2017
- Official Community Plan Bylaw No. 2014-002
- Zoning Bylaw No. 2000-450
- Building 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

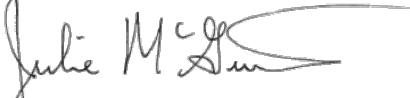
CONCLUSION:

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 1- 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 met with applicant on March 19, 2026	Waiting on submission of Archeological impact assessment and traditional ecological knowledge assessment
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	Letter to applicant informing them of file closure.
Z26-002 – OCP & Zoning Amendment 7808 Pierre Drive (UNISUS) Applicant is proposing an OCP & zoning amendment as well as a subdivision. A restrictive covenant must be removed as part of the application.	Application revision required by the applicant, once received application can move forward to internal/external referrals	Referrals
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>	Application approved by Council at regular meeting April 14, 2026	Building Permit
DP26-001 5525 Butler Street Watercourse (RAPR) DP	Planner review; Email sent requesting information February 26, 2026	Waiting for information
DP26-002 19019 Lakeshore Road Watercourse (RAPR) DP	Planner review. Provincial review.	
DP26-003 14405 Latimer Avenue DP		Approved and registered
DP26-004 16100 Dale Meadows Road Environmentally Sensitive DP	Application submitted April 15, 2026	

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>	Strata decision report submitted to planning staff	Resubmit for Council consideration, aiming for May 26, 2026
DVP26-001 (Minor Type 2) 16601 Logie Road Carport	Approved	Registered on title
DVP26-002 (Minor Type 2) 5715 Gowans Street	Application Received March 13, 2026	Referrals Internal
DVP16-004 (Minor Type 1) 1716 Treffry Place	Application Received April 7, 2026	
Subdivision applications		
S21-014 - Subdivision 19240 Lakeshore Drive N <i>1 to 2 lots</i>	PLA Issued	Letter sent to application to confirm cancelation of subdivision
S21-015- Subdivision 11020 Ellis Avenue <i>1 to 2 lots</i>	PLA Issued Dec 23, 2021; PLA extensions issued until May 9, 2024;	Cancelation 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 Cancelled by applicant	Cancelled by applicant
S25-003 – Subdivision 23411 Callan Road <i>1 to 2 lots</i>	Draft PLA	Approval from Officer and MOTI
S25-004 – Subdivision 11114 Jubilee Road West Strata conversion subdivision of existing building	Engineering documents required from applicant	Authorization from Building Department
S26-001 20401 Hwy 40 Subdivide 1 to 2 lots	Application received April 7, 2026	Planner Review

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 Council April 14, 2026	Public Hearing May 5, 2026
ALC 25-003 7311 Hilborn St <i>Non-farm use (cherry picking facility)</i>	Internal / external referrals in process	Present to AAC/APC May/June
ALC 25-004 16218 Garnet Valley Rd <i>Non adhering residential use</i>	Application received through ALC November 12; Complete application received April 1, 2026;	Staff Review; internal referrals
Temporary Use Permit applications		
TUP26-002 6908 Hespeler Road <i>Temporary use for small dog training</i>	Applicant to advise when property information site has been erected	Community information meeting (applicant lead)