



THE CORPORATION OF THE
DISTRICT OF SUMMERLAND
INFORMATION REPORT

DATE: June 16, 2026
TO: Graham Statt, Chief Administrative Officer
FROM: Bobby Williamson, Manager of Development Services
SUBJECT: April and May 2026 Monthly Development Services Report

FILE: 6400-6970

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the “April and May 2026 Monthly Development Services Report” from the Manager of Development Services, dated June 16, 2026, 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 May 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.

In May, Bobby Williamson took over as acting Manager of Development Services while the search for a new Director of Development Services takes place.

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. To date in 2026, rezoning applications are increasing showing positive signs of future development to come.

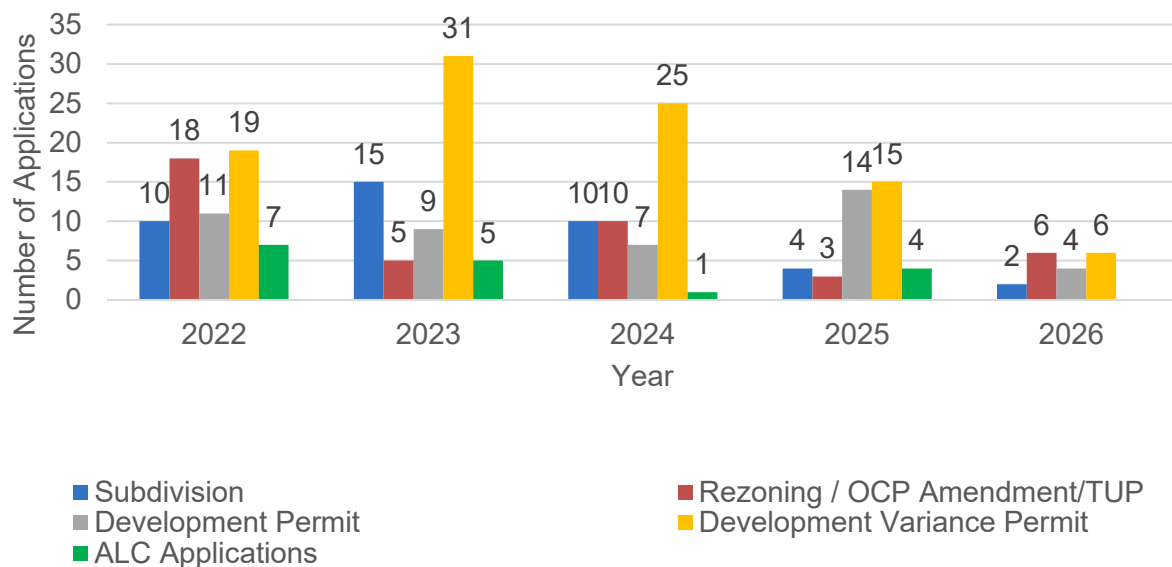
Table 1: Number of new planning applications by type for March to May 2026

Application Type	March	April	May
Subdivision	1	1	1
Rezoning / OCP Amendment/TUP	1	1	0
Development Permit	0	0	0
Development Variance Permit	1	1	3
ALC Applications	0	0	0
Total	3	3	4

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

Year	2022	2023	2024	2025	Jan – May 2026
Subdivision	10	15	10	4	2
Rezoning / OCP Amendment/TUP	18	5	10	3	6
Development Permit	11	9	7	14	4
Development Variance Permit	19	31	25	15	6
ALC Applications	7	5	1	4	0
Total	65	65	53	40	18

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 OCP was read a second time on May 26, 2026 and is going to Public Hearing on June 16, 2026 potentially including third reading and adoption.

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 DCC and ACC bylaw engagement results were presented to Council on May 26, 2026 and Council directed staff to proceed to readings of the DCC bylaw only for the June 16, 2026 meeting.

Building Summary

The District of Summerland issued sixteen (16) building permits in April 2026 and fourteen (14) building permits in May 2026 worth a total construction value of \$3,063,860.00 and \$6,012,800.00 respectively (see Table 3). As shown in Figure 2, April 2026 building permits are close to the same compared to April 2025. Staff have seen a reduction in the number of permits issued in May 2026 compared to last year, however, the value of the permits issued in May of 2026 is a three year high primarily due to the issuance of a building permit for a pesticide storage facility at the Research Station making up the majority of the construction value for the month.

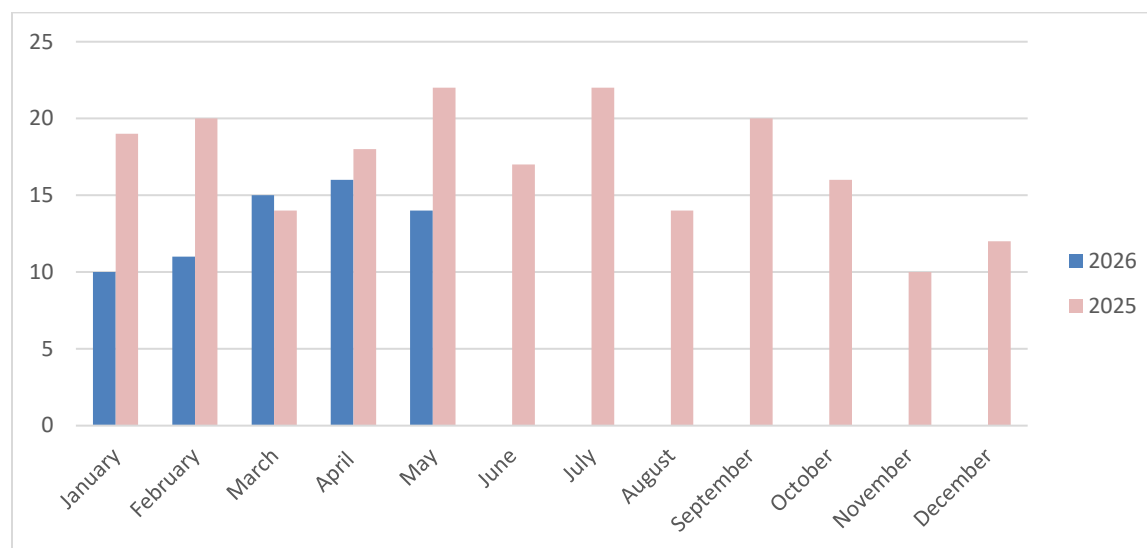
Table 3: Building Permit Activity for March to May (Five Year Comparison)

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
Month of April	2022	2023	2024	2025	2026
Permits Issued	14	10	12	18	16
Total Construction Value	\$1,282,000.00	\$1,016,600.00	\$1,220,000.00	\$ 4,827,000.00	\$ 3,063,860.00
Month of May	2022	2023	2024	2025	2026
Permits Issued	62	20	13	22	14
Total Construction Value	\$19,466,000.00	\$6,497,000.00	\$1,551,000.00	\$ 4,999,425.00	\$ 6,012,800.00

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

Total Annual	2022	2023	2024	2025	2026
Permits Issued	227	183	191	204	66
Revenue	\$ 444,590.00	\$ 501,835.00	\$ 475,863.35	\$855,870.02	\$198,658.86
Total Construction Value	\$42,995,000.00	\$47,300,023.00	\$34,969,132.72	\$99,498,885.11	\$17,766,106.00

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 complete. Door and window installation is nearly complete. Rough in of plumbing, electrical and sprinkler systems are in progress. Roofing and deck materials on going. Firestopping is in early stages. Site monitoring by the building officials is on-going.
- **Turning Points Affordable Housing at 13206 Henry Street:** Framing complete. Door and window installation are close to completion. Rough in of plumbing, electrical and sprinkler systems are in progress. Roofing is on going. Firestopping is in early stages. Site monitoring by the building officials is on-going.
- **The Okanagan Food and Innovation Hub at 15815 Highway 97:** Construction of the steel frame nearly complete. Insulation, plumbing, electrical services have started.
- **Summerland Childcare facility at 13611 Kelly Avenue:** Completed and passed final inspections.
- **Application received for Agriculture and Agri-food Canada Pesticide Building.** Application has been approved and permit issued and picked up. First Site inspection completed with foundation work complete and unground plumbing started.

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. 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,



Bobby Williamson
Manager 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
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.	Applicant has been advised to review their submitted environmental and geotechnical assessments as well as submit revised site plans.	Referrals
Z26-003 – OCP & Zoning Amendment 19013 BENTLEY Rd (Hunters Hill) Rezone to RU3 and redesignate to Low Density Residential for phases 5 – 7 of Hunter’s Hill for approximately	Applicant has elected to revert their application back to RU3 (to align with previous application and supporting documents) and to make minor changes to their submission including the neighbourhood plan.	Referrals with resubmission
Development Permits		
DP25-012 13708 Summergate Drive <i>Environmental and Wildfire DP</i>	Correspondence sent with request for missing items and documents for submission.	Waiting upon information to complete application
DP26-001 5525 Butler Street Watercourse (RAPR) DP	Planner review; Correspondence sent requesting information.	Waiting for information
DP26-002 19019 Lakeshore Road Watercourse (RAPR) DP	Planner review; Provincial review.	Proposal exempt through Provincial approval; Application Cancelled.
DP26-004 16100 Dale Meadows Road Environmentally Sensitive DP	Application submitted	Technical Planning Committee

Development Variance Permits		
DVP25-008 (Minor Type II) 3240 Landry Crescent <i>Number of Parking Stalls (short term rental)</i>	Application on hold as per staff. Staff are proposing to bring information to Council for direction on Short Term Rentals on Strata properties.	Information for Council consideration at future Council meeting
DVP26-002 (Minor Type II) 5715 Gowans Street	Revision to application	Submission of report to Development Officer
DVP26-004 (Minor Type I) 1716 Treffry Place	Denied by Development Officer	Application denied
DVP26-005 (Minor Type II) 15-6709 Victoria Rd	Application submitted	Waiting upon documents to complete application;
Subdivision Applications		
S21-014 - Subdivision 19240 Lakeshore Drive N <i>1 to 2 lots</i>	PLA Issued	Application expired
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. Servicing Agreement Signed.	Lot registration.
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;
S25-003 – Subdivision 23411 Callan Road <i>1 to 2 lots</i>	Draft PLA	PLA approval by Approving Officer
S25-004 – Subdivision 11114 Jubilee Road West Strata conversion subdivision of existing building	Further review of additional drawings	Referrals
S26-001 20401 Hwy 40 Subdivide 1 to 2 lots	Applicant to revise site plan	Draft PLA
S26-002 – Subdivision 5716 Century Street	Revision of site plans requested.	Internal/external referrals

Agricultural Land Commission Applications		
ALC25-002 7207 Kirk Ave <i>ALR exclusion</i>	ALC consideration	Waiting ALC decision
ALC 25-003 7311 Hilborn St <i>Non-farm use (cherry picking facility)</i>	Internal / external referrals in process	AAC/APC
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;	Internal referral responses to be addressed by applicant;
Temporary Use Permit Applications		
TUP26-002 6908 Hespeler Road Temporary use for small dog training	Development procedures requirements	Community information meeting (applicant lead)