



THE CORPORATION OF THE
DISTRICT OF SUMMERLAND
INFORMATION REPORT

DATE: September 29, 2026 FILE: 6400-6970
TO: Graham Statt, Chief Administrative Officer
FROM: Bobby Williamson, Manager of Development Services
SUBJECT: August and September 1st – 15th, 2026 Monthly Development Services Report

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the “August and September 1st - 15th, 2026 Monthly Development Services Report” from the Manager of Development Services, dated September 29, 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 September 2026.

DISCUSSION:

The Development Services Department reports monthly on department activity, including a summary of new development applications received, in-stream applications, and building permits issued. 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.

Planning Applications in Progress

The Development Services Department has several active applications in progress. For a full list of these see Attachment 1.

As shown in Table 2 and Figure 1, planning applications were down in 2025 compared to the previous four years. To date in 2026, rezoning applications are continuing to increase showing positive signs of future development to come and subdivisions have matched 2025's totals. August was significantly low due to the evacuation of Summerland as a result of the Bald Range Wildfire and we are expecting an increase in applications for the remainder of September and into October as the community returns to regular operations.

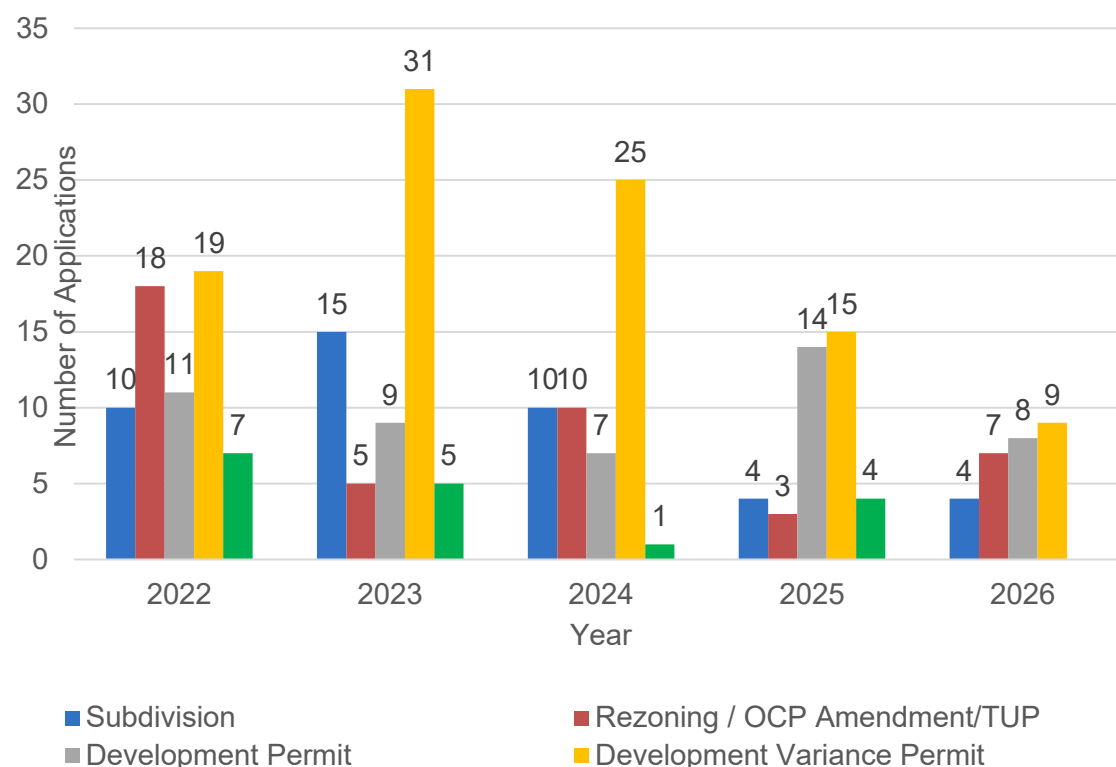
Table 1: Number of new planning applications by type for June to September 2026

Application Type	June	July	August	September 1-15
Subdivision	0	2	0	0
Rezoning / OCP Amendment/TUP	1	0	0	0
Development Permit	2	0	1	1
Development Variance Permit	1	2	0	0
ALC Applications	0	0	0	0
Total	4	4	1	1

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

Year	2022	2023	2024	2025	Jan – September 15, 2026
Subdivision	10	15	10	4	4
Rezoning / OCP Amendment/TUP	18	5	10	3	7
Development Permit	11	9	7	14	8
Development Variance Permit	19	31	25	15	9
ALC Applications	7	5	1	4	0
Total	65	65	53	40	28

Figure 1: Development Application Summary 2022 to 2026



Major Policy Planning Projects

August was vastly consumed by the evacuation and response phase of the Bald Range Wildfire which included the evacuation of the entirety of Summerland. Many members of the Development Services staff were contributing to the Emergency Operations Center (EOC) during the response phase working countless hours over endless days in an effort to get residents back into the community. The Development Services team was tasked with numerous responsibilities including but not limited to the re-entry of the community, rapid damage assessments, recovery of the community, and temporary access. Development Services continues to work with our Recovery Manager, the RDOS, non-government organizations and the Province to work towards all aspects of recovery of the community. Staff are also continuing to operate the Recovery Centre at the former site of Giants Head Elementary and assisting with numerous inquiries related to recovery at the front counter.

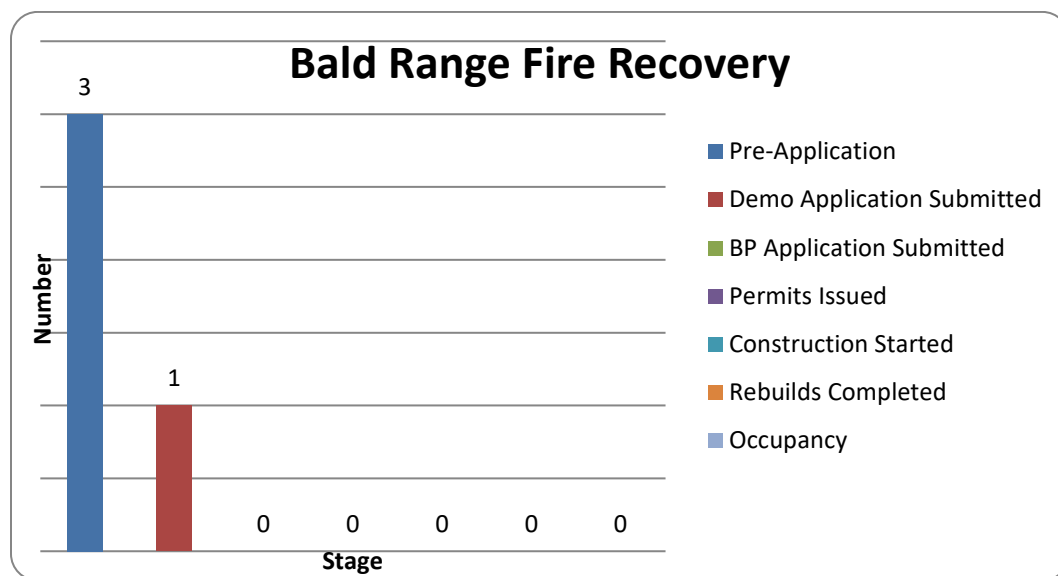
At the September 8th, 2026 Council meeting, Council passed a motion to reduce numerous development fees by 50% and to waive Property Information Request application fees to support the recovery of the community. Staff have also been working to draft policy amendments to defer enforcement of camping or use of RV's as a temporary dwelling on the most affected properties. In the same policy amendments staff are also proposing a temporary deferral on enforcement of shipping containers for affected properties under 1ha in size. Council is considering these amendments at this meeting.

The Development Services department has also initiated the Climate Adaptation Plan project which will include engagement with stakeholders and will be wrapping up in the second half of 2027. In September, staff re-initiated discussion, following the evacuation from the community, on the Climate Adaptation Plan. Staff have identified an opportunity for public engagement sessions this year. Engagement sessions are being planned for the second half of November 2026.

Finally, the department has initiated a preliminary review of the Zoning Bylaw for Council's consideration in the late months of 2026 or early 2027 in an effort to adjust to the new OCP and to fill gaps identified by staff. Staff continue to work with the Province to help develop the Building Permit Hub.

Bald Range Fire Recovery Update

Staff have added this section to keep Council and the community up to date on the status of the development applications made to date related to the Bald Range Wildfire. Staff have engaged in three (3) formal pre-application meetings with affected residents and received one (1) demolition permit for an affected property in the month of August and the first half of September. As more data becomes available, staff will update this section to provide as much information as possible.



The Ministry of Water, Land and Resource Stewardship has also provided exemptions to the Riparian Areas Protection Regulation (RAPR) to allow clean up activities to support the recovery of affected properties situated within a riparian area setback. These clean up activities include

removal of burnt building materials and other wildfire debris, removal of contaminated soils and ash, and removal of danger trees that pose a risk to public safety. These works are exempt and do not require QEP assessment or approvals, however, it is required that property owners and contractors take reasonable measures to protect the riparian vegetation and soils adjacent to the water body. Staff have also been informed that in addition to these clean up exemptions, in 2027 there will be further measures taken to expedite a rapid assessment and approval in order to rebuild within the riparian area setbacks.

Building Summary

The District of Summerland issued four (4) building permits in August 2026 worth a total construction value of \$506,700.00 and issued eight (8) building permits in the first half of September 2026 worth a total construction value of \$3,103,640.00 (see Table 3). As shown in Table 3, August 2026 building permit numbers are low due to the Bald Range Wildfire impacts but nearly equalled the construction value of the sixteen (16) building permits issued in July 2026. Additionally, the first half of September has been quite busy with a higher construction value on pace to be a 5-year high for the month.

Table 3: Building Permit Activity for June to September (1-15) (Five-Year Comparison)

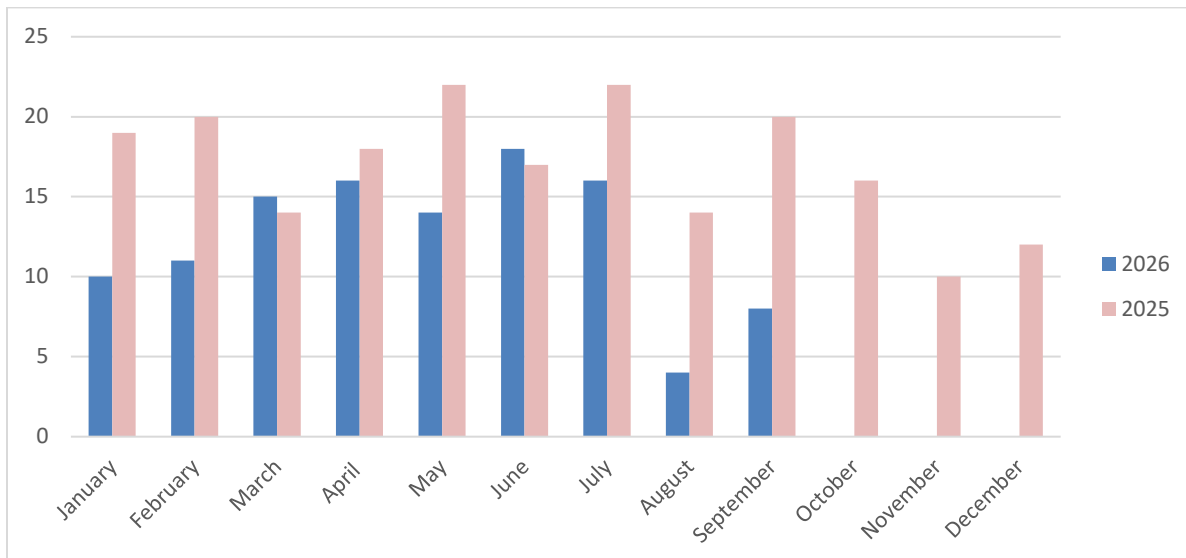
Month of June	2022	2023	2024	2025	2026
Permits Issued	14	24	17	17	18
Total Construction Value	\$1,436,000.00	\$9,110,065.00	\$1,942,000.00	\$32,726,060.00	\$2,756,000.00
Month of July	2022	2023	2024	2025	2026
Permits Issued	15	24	16	22	16
Total Construction Value	\$2,688,000.00	\$3,407,900.00	\$8,096,212.72	\$3,740,784.00	\$548,000.00
Month of August	2022	2023	2024	2025	2026
Permits Issued	17	17	13	14	4
Total Construction Value	\$3,031,000.00	\$4,880,000.00	\$809,950.00	\$2,930,600.00	\$506,700.00

Month of Sept. 1-15	2022	2023	2024	2025	2026
Permits Issued	4	9	8	11	8
Total Construction Value	\$902,000.00	\$2,857,000.00	\$440,500.00	\$4,076,000.00	\$3,103,640.00

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

Total Annual	2022	2023	2024	2025	2026
Permits Issued	227	183	191	204	112
Revenue	\$ 444,590.00	\$ 501,835.00	\$ 475,863.35	\$855,870.02	\$236,715.86
Total Construction Value	\$42,995,000.00	\$47,300,023.00	\$34,969,132.72	\$99,498,885.11	\$24,680,446.00

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



The following list shows progress of major construction projects:

- **Parkdale Housing Complex at 13609 Dickson Avenue.** Insulation and exterior cladding is near complete. Mechanical & electrical rough-in is complete. Insulation is complete. Top-down drywalling in progress, working their way down to the main floor. Site monitoring by the building officials is on-going.
- **Turning Points Affordable Housing at 13206 Henry Street.** Cladding & building façade progressing slowly. Top-down drywall boarding of residential units scheduled to start soon. Insulation & firestopping is in progress. Mechanical & electrical rough-in is complete. Site monitoring by the building officials is ongoing. No application on file to date for the Food Bank tenant improvement.

- **The Okanagan Food and Innovation Hub at 9311 Jones Flat Rd.** Construction of the steel frame superstructure is complete. Permit application is in for review for tenant improvements and is ready to be issued.
- **Summerland Research Centre Agri-food Canada Pesticide Building.** Site monitoring by building officials is ongoing. Under slab plumbing and slab on ground preparation is complete. Steel frame superstructure is in progress.
- **8709 Jubilee Road E.** Building Permit application received for six-storey 92-unit residential building. Plan review and departmental referral process is in progress.

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	ON HOLD – 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.	Revisions to application	Applicant to revise plans primarily relating to discrepancies and the need for more information
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	Awaiting minor revisions to site plan based on approved DP. Other minor changes to be made.	Applicant to make alterations to bring proposal in line with previously approved Environmental DP or amend the DP with QEP report
Z26-004 – Zoning Amendment 704 Miller Street Rezone to RU2 from RU3 to permit a potential subdivision for three additional lots	Referrals sent out	Heading for APC on Sept 25
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
DP26-004 16100 Dale Meadows Road Environmentally Sensitive DP	Planner Review;	Waiting for update from QEP and applicant, email sent July 15, 2026;

Development/Description	Current Status	Next Steps
DP26-007 9800 Turner St Multi-Unit DP (Non-Delegated)	Planner review and slight applicant revisions	Send out TPC Outcome Letter and Prepare for Sept 25 APC meeting

Development Variance Permits		
DVP25-008 (Minor Type II) 3240 Landry Crescent <i>Number of Parking Stalls (short term rental)</i>	Approved by Council.	Permit Issued
DVP26-002 (Minor Type II) 5715 Gowans Street	Approved by Development Officer	Permit Issued
DVP26-005 (Minor Type II) 15-6709 Victoria Rd	Approved by Development Officer	Permit Issued
DVP26-008 (Minor Type II) 20810 Bridgeman Rd	Approved by Development Officer	Permit Issued
Subdivision Applications		
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>	Lots registered	Maintenance Period
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 1 to 2 lots	Approving Officer consideration of PLA	Issue PLA
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	Internal / external referrals in process	Draft PLA
S26-002 – Subdivision 5716 Century Street	Utility Services Quotes requested	Draft PLA

Agricultural Land Commission Applications		
ALC25-002 7207 Kirk Ave <i>ALR exclusion</i>	Considered by Council	Waiting upon ALC decision
ALC 25-003 7311 Hilborn St <i>Non-farm use (cherry picking facility)</i>	Consideration by AAC members	APC Consideration
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; On Hold – applicant to revise plans due to wildfire damage;
Temporary Use Permit Applications		
TUP26-002 6908 Hespeler Road Temporary use for small dog training	Development procedures requirements	Community information meeting (applicant lead)