



THE CORPORATION OF THE
DISTRICT OF SUMMERLAND
INFORMATION REPORT

DATE: September 8, 2026
TO: Graham Statt, Chief Administrative Officer
FROM: Bobby Williamson, Manager of Development Services
SUBJECT: July 2026 Monthly Development Services Report

FILE: 6400-6970

STAFF RECOMMENDATION:

That Council pass the following resolution:

THAT the “July 2026 Monthly Development Services Report” from the Manager of Development Services, dated September 8, 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 July 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.

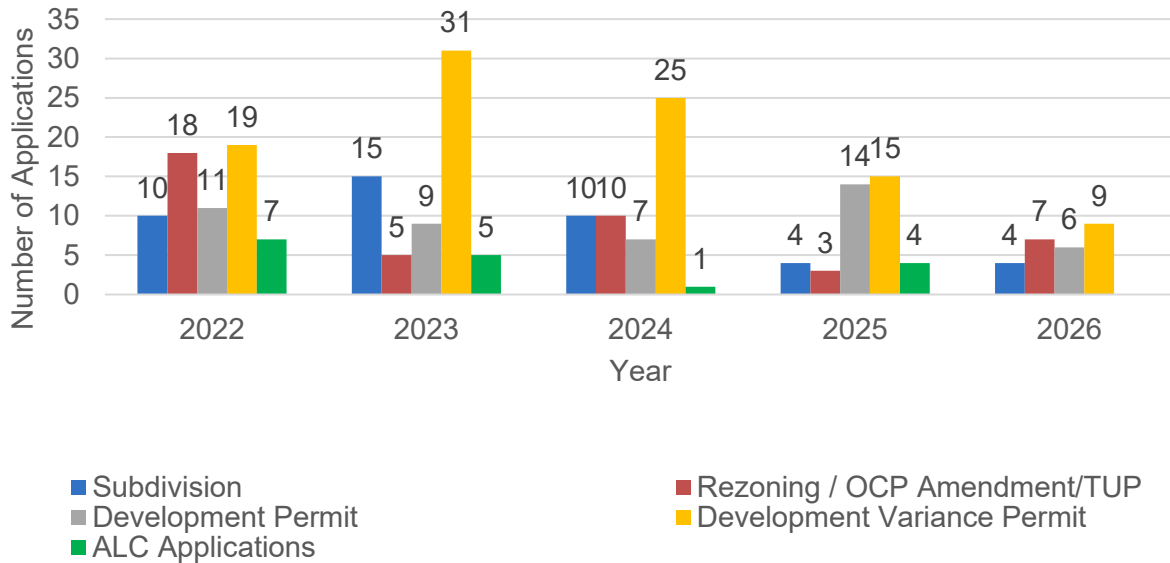
Table 1: Number of new planning applications by type for April to July 2026

Application Type	April	May	June	July
Subdivision	1	1	0	2
Rezoning / OCP Amendment/TUP	1	0	1	0
Development Permit	0	0	2	0
Development Variance Permit	1	3	1	2
ALC Applications	0	0	0	0
Total	3	4	4	4

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

Year	2022	2023	2024	2025	Jan – July 2026
Subdivision	10	15	10	4	4
Rezoning / OCP Amendment/TUP	18	5	10	3	7
Development Permit	11	9	7	14	6
Development Variance Permit	19	31	25	15	9
ALC Applications	7	5	1	4	0
Total	65	65	53	40	26

Figure 1: Development Application Summary 2022 to 2026



Major Policy Planning Projects

In July, Council adopted its Development Cost Charges (DCCs) Bylaw. DCCs 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. Adoption of the DCC Bylaw was given by Council on July 28th, 2026. The DCC Bylaw will come into effect on January 1st, 2027.

Additionally, the department has completed the submission of the LGCAP reporting for 2025 which was due on July 31, 2026. The 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. Staff continue to work with the Province to help develop the Building Permit Hub.

The Planner I, Shannon Tooley, was invited to participate as a guest speaker in the University of British Columbia's Housing and Community Planning program, alongside a Planner from the Regional District of North Okanagan and the Director of M'akola Housing Society. The annual panel features planning professionals from communities outside the Lower Mainland and Greater Victoria to discuss the unique challenges facing smaller municipalities, including housing affordability, drought impacts, and the effects of provincial and federal policy initiatives on local planning and development.

During the panel discussion, the Planner spoke about the importance of protecting agricultural land and the challenges associated with the construction of large residential dwellings within the Agricultural Land Reserve. The presentation also highlighted the District's approach to creating sustainable neighbourhoods, managing water availability, advancing the Downtown Revitalization Program, and fostering a collaborative working relationship with the local First Nation community.

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.

Building Summary

The District of Summerland issued sixteen (16) building permits in July 2026 worth a total construction value of \$548,000.00 (see Table 3). As shown in Table 3, July 2026 building permit numbers are low compared to the past, but relatively similar to the past 5 years while values for those permits remained low compared to 2023 and 2025 and smaller in scale of construction. The building officials are continuing to stay busy with their inspections of our existing larger scale projects issued in years past.

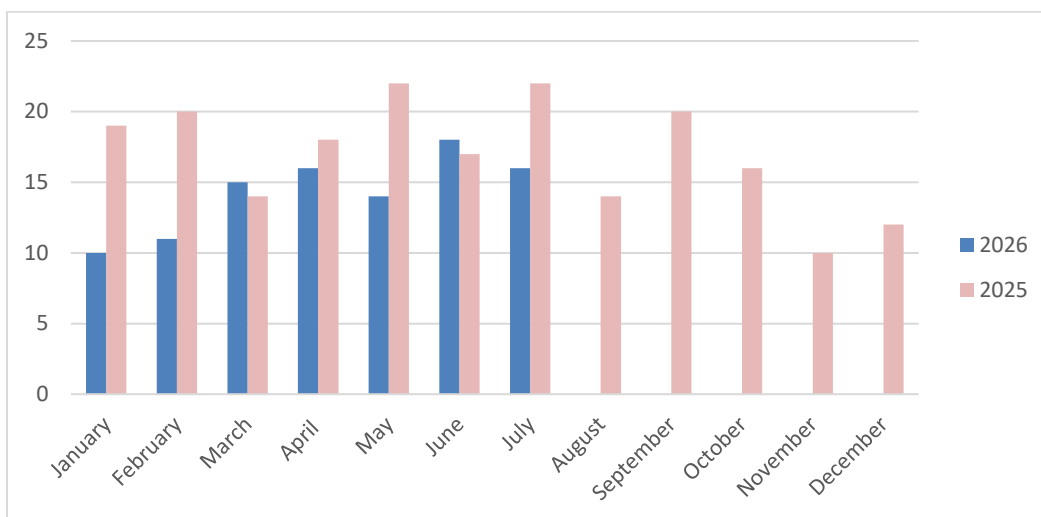
Table 3: Building Permit Activity for April to July (Five Year Comparison)

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
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

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

Total Annual	2022	2023	2024	2025	2026
Permits Issued	227	183	191	204	100
Revenue	\$ 444,590.00	\$ 501,835.00	\$ 475,863.35	\$855,870.02	\$209,602.06
Total Construction Value	\$42,995,000.00	\$47,300,023.00	\$34,969,132.72	\$99,498,885.11	\$21,070,106.00

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:** Framing complete. Exterior door and window installation is complete. Insulation and exterior cladding is near complete. Mechanical & electrical rough-in is complete. Top-down drywalling in progress starting on the 4th floor and working their way to the main floor. Site monitoring by the building officials is ongoing.
- **Turning Points Affordable Housing at 13206 Henry Street:** Framing complete. Exterior door and window installation are complete. Rough in of plumbing, electrical and sprinkler systems are in progress. Firestopping is in progress. Site monitoring by the building officials is ongoing.
- **The Okanagan Food and Innovation Hub at 9311 Jones Flat Rd.:** Construction of the steel frame is complete. Permit application is in for review for tenant improvements.
- **Summerland Research Center 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.

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.	Finalizing detailed Technical Planning Committee outcome letter with staff and referral comments.	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 minor alterations and proceed to Advisory Planning Committee
Z26-004 – Zoning Amendment 704 Miller Street Rezone to RU2 from RU3 to permit a potential subdivision for three additional lots	Referrals sent out	Await referrals and send Technical Planning Committee outcome letter
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.

Development/Description	Current Status	Next Steps
DP26-004 16100 Dale Meadows Road Environmentally Sensitive DP	Planner Review;	Waiting for update from QEP and applicant, email sent July 15, 2026;

Development Variance Permits		
DVP25-008 (Minor Type II) 3240 Landry Crescent <i>Number of Parking Stalls (short term rental)</i>	Approved by Council.	Issue Permit
DVP26-002 (Minor Type II) 5715 Gowans Street	Revision to application	Submission of report to Development Officer
DVP26-005 (Minor Type II) 15-6709 Victoria Rd	Planner Review;	Referrals;
DVP26-008 (Minor Type II) 20810 Bridgeman Rd	Await notification period to end	Issue permit
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>	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 <i>1 to 2 lots</i>	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	Revision of site plans requested.	Internal/external referrals

Agricultural Land Commission Applications		
ALC25-002 7207 Kirk Ave <i>ALR exclusion</i>	ALC consideration	Waiting upon 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)