

Come See Us



Do you have questions or inquiries regarding the information found here?

*Contact our office Monday to Friday
8:30 am thru 4:00 pm*

We can try to address your questions at the counter or you can make an appointment to sit down with a Planner and talk specifics.



Development Services

13211 Henry Avenue
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Development Services

What New
Opportunities
Are There For
You Within
Summerland?



**Where the Spirit of
Summer Never Ends.**

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Some of the more significant changes to the Zoning Bylaw are..

Are you redoing your landscaping in the spring? Keep in mind any water features measuring more than 2 feet deep and 54 square feet in area are required to be protected by fencing and may need a building permit.



On the same note, Retaining Walls over 4 feet high do require a building permit.

Tired of those utility bills, want to help clean up the world for our children? Why not explore an [Alternate Energy Device](#)? The New Zoning Bylaw now makes allowances for Solar panels, Geothermal Energy and Wind Turbines.



Commercial Uses

A number of changes have also taken place in the Commercial Zones. In some areas you can now have up to 2 apartment units above a first floor business; minimum lot widths have been reduced. In the downtown core building heights have been increased to allow up to 4 stories. Tired of commuting to work? Need to be downtown? How about an office facing the park? [Live-Work](#) spaces are now a permissible use along Wharton Street.

Residential Applications

Looking to grow old in place? How about a [Secondary Suite](#) or a [Carriage Home](#)? If you live on a lot that has full Urban Services you may qualify for one of these applications. This is a great alternative for people who want to keep their families close or who just want a mortgage helper.

Do you own a larger sized lot in the core area of downtown? The minimum size requirements for residential lots has been greatly reduced. There may be an opportunity for you to subdivide. This will help provide more affordable housing in parts of the community that already have supporting infrastructure.

Ever thought you might like to live in a small cottage within walking distance to all the amenities? What about a [Residential Pocket Neighbourhood](#)? This would be a larger lot of land containing several cottages with communal green spaces and parking areas. This is a new provision within our Zoning Bylaw.

Thinking big? Multi-Family Zones have been modified as well. Medium Density has increase from 0.5 to 0.6 Floor Area Ratio. High Density areas have had an increase in height up to 4 stories. Both categories also have an allowance for density bonusing whereby the FAR can be increased if an amenity payment is made to the District.



In an effort to green up our community and get people moving; there is now a requirement for [Bicycle Parking](#) if you are developing commercial or multi family spaces. Motor vehicle parking in the downtown core has also been standardized across the board as well as reduced in the amount of stalls required.



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