



## REGULAR COUNCIL MEETING AGENDA

Tuesday, October 13, 2015 - 7:00 PM  
Council Chambers  
Municipal Hall, 13211 Henry Ave.  
Summerland, BC

Page

1. **Call to Order**

1.1 Call to Order

2. **Adoption of Minutes**

2.1 Adoption of Minutes

*Recommendation:*

***THAT the minutes of the Special and Regular Council meetings dated September 14, 2015, and Special Council meeting dated September 16, 2015, be adopted.***

3. **Resolution to Adopt the Agenda**

(Introduction of Late Items / Resolution to Amend the Agenda)

3.1 Adoption of Agenda

*Recommendation:*

***THAT the agenda be adopted/amended.***

4. **Public and Statutory Hearings**

4.1 Official Community Plan and Zoning Bylaw Amendments for the property located at 35888 Garnet Valley Road

4.2 Zoning Bylaw Amendment to allow for breweries, distilleries and meaderies as permitted uses in the A1 and A2 Zones

4.3 Zoning Bylaw Amendment for Hunters Hill cluster development

5. **Delegations**

None.

6. **Public Comment Opportunity - 15 minutes maximum**

*(2 minutes per speaker)*

Comments/Questions must pertain to Agenda Items

**Items that can be commented on by the public are highlighted**

**(Exception:** no comments on any item with a statutory requirement, such as Zoning/OCP Amendments, DVP and TUP applications)

6 - 17

7. Mayor's Report

8. CAO's Report

9. Unfinished Business

9.1 Resolution Brought Forward

*Resolution brought forward from the Special Closed Session Council meeting of September 16, 2015*

10. Correspondence

10.1 Informational Items

Recommendation:

***THAT the informational items included in the report dated for the October 13, 2015 Regular Council meeting, from the Deputy Corporate Officer, be received for information.***

10.2 Committee/Commission Minutes

Recommendation:

***THAT the committee and commission minutes included in the report dated for the October 13, 2015 Regular Council meeting, from the Deputy Corporate Officer, be received for information.***

11. Development Services Reports

11.1 Development Variance Permit application - 10806 Rutherford Avenue  
***Opportunity for public comment***

Recommendation:

***THAT a Development Variance Permit application to vary Section 8.1.6.a.ii of Zoning Bylaw No. 2000-450, to reduce the rear setback from 7.0m to 1.5m to allow for an accessory building for Lot A, DL 476, ODYD, Plan 31807, located at 10806 Rutherford Avenue, be approved.***

11.2 Development Variance Permit application - 10811 Rutherford Avenue  
***Opportunity for public comment***

Recommendation:

***THAT a Development Variance Permit application to vary Section 8.1.6.a.ii of Zoning Bylaw 2000-450 to reduce the rear setback from 7.0m to 2.7m for an accessory building on Lot PT 19, DL 476, ODYD, Plan B4164, located at 10811 Rutherford Avenue, be approved.***



113 - 117	11.3	<u>Development Variance Permit Application - 4217 Williams Avenue</u> <b>Opportunity for public comment</b>  <i>Recommendation:</i> <b>THAT the Development Variance Permit application to vary Section 4.5.4 of the zoning bylaw to allow the proposed accessory building in the front yard of the property at 4217 Williams Avenue, be approved, subject to the condition that the garage substantially complies with the plans submitted with the application.</b>
	12.	<b>Staff and Other Reports</b>
118 - 164	12.1	<u>Appeal of Juniper, Willow, Miltimore and Tait Sewer Project Latecomer fees by John Lathey, 2107 Tait Street</u>  <i>Mr. Lathey will be in attendance to present his appeal.</i>  <ul style="list-style-type: none"> <li>- Background information submitted by Mr. Lathey attached</li> <li>- Report from the CAO</li> <li>- Report from the Director of Finance</li> <li>- Report from the Director of Development Services</li> </ul>
165 - 177	12.2	<u>Okanagan Crush Pad Winery - Winery Special Event Area Endorsement</u>  <i>Recommendation:</i> <b>THAT the District of Summerland opt out of the process for the application by Okanagan Crush Pad Winery to the Liquor Control and Licensing Branch for a Winery Special Event Area (SEA) Endorsement.</b>  <i>Recommendation:</i> <b>THAT the District opt out of the process for all future liquor license applications on properties where breweries, cideries, distilleries, meaderies and wineries are permitted by the Zoning Bylaw.</b>
178 - 180	12.3	<u>Brigade Trail Park Crown Land Tenure Renewal</u>  <i>Recommendation:</i> <b>THAT the application by the District of Summerland for a Licence for a 30 year term from the Province over that part of District Lot 4245, together with adjacent unsurveyed Crown land, Osoyoos Division of Yale District and containing 2.70 hectares, more or less, for public walking trail purposes, be supported;</b>  <b>AND THAT the Mayor and Corporate Officer be authorized to execute all documents related to this matter.</b>
181 - 191	12.4	<u>Fuel Management Prescription Grant</u>  <i>Recommendation:</i> <b>THAT the District's UBCM Fuel Management Prescription Grant application, be supported, and that the District provide overall grant management for the Fuel Management Prescription.</b>

192 - 208

12.5 **Skateboard Park**

*Recommendation:*

**THAT a contract be awarded to New Line Skateparks Inc. in the amount of \$41,895.00 for design services of a new Summerland Skatepark as per their proposal dated October 23, 2014 and further, that staff be directed to establish a Skatepark steering committee.**

209 - 211

12.6 **Parkdale Place Housing Society - Statutory Right of Ways**

*Recommendation:*

**THAT staff be directed to grant a Statutory Right of Way (SRW) to the Provincial Rental Housing Corporation (PHRC) on District owned property located at 9511 Wharton Street (Lot 3 Plan 42123 DL 3640) for a proposed sanitary sewer line, on the condition that the PHRC grant a SRW to the District of Summerland on its property located at 9700 Brown Street (Lot 1 Plan KAP45144 DL 3640) for all existing District utilities, and that the Parkdale Place Housing Society reimburse the District of Summerland for all direct costs related to the creation and registration of the SRWs.**

**13. New Business**

212

13.1 **Mayor's Taskforce on Economic Development**

*Recommendation:*

**THAT a select committee of Council titled "Mayor's Task Force on Economic Development" be formed, and further, that the Mayor develop proposed terms of reference and composition for review at the October 26, 2015 Council meeting.**

213 - 216

13.2 **Chamber Business Walk - October 22, 2015**

*Recommendation:*

**THAT Council support "Business Walk" – an initiative of Summerland Chamber of Commerce to be held on October 22, 2015.**

**14. Bylaws**

217 - 232

14.1 **Bylaw No. 2015-028, "Bylaw Notice Enforcement Bylaw No. 2000-375 Amendment Bylaw No. 1"**

*Recommendation:*

**THAT Bylaw No. 2015-028, "Bylaw Notice Enforcement Bylaw No. 2000-375 Amendment Bylaw No. 1", be read a first, second and third time.**

233 - 241

14.2 **Bylaw No. 2015-022, "Animal Control Bylaw Amendment (Backyard Chickens)"**

*Recommendation:*

**THAT Bylaw No. 2015-022, "Animal Control Bylaw Amendment (Backyard Chickens)", be read a third time.**

- 242 - 245      14.3      **Bylaw No. 2015-020, "Outdoor Smoking Regulation Bylaw"**  
*Recommendation:*  
***THAT Bylaw No. 2015-020, "Outdoor Smoking Regulation Bylaw", be adopted.***
- 246 - 251      14.4      Official Community Plan and Zoning Bylaw Amendments for District Lot 2895, Osoyoos Division Yale District, Except Plans M66, B12625, KAP55537 and KAP0371 (35888 Garnet Valley Road) - Bylaw No. 2015-025 and Bylaw No. 2015-026  
  
*See attached report*
- 252 - 255      14.5      Zoning Bylaw Amendment to allow breweries, distilleries and meaderies in the A1 and A2 Zones - Bylaw No. 2015-024  
  
*See attached report*
- 256 - 258      14.6      Zoning Bylaw Amendment for the Hunters Hill Cluster Development (18654 Garnet Valley Road and 19013 Bentley Road) - Bylaw No. 2015-027  
  
*See attached report*
15.      **Councillor Reports**
16.      **Public/Media Question Period**  
**\*Public/Media Question Period - up to 15 minutes on any matter of Local Government Interest (2 minutes per speaker)**
17.      **Adjournment**  
17.1      Adjourn Meeting  
*Recommendation:*  
***THAT the meeting be adjourned.***



MINUTES OF THE SPECIAL COUNCIL  
HELD AT DISTRICT OF SUMMERLAND  
COUNCIL CHAMBERS  
13211 HENRY AVENUE, SUMMERLAND, BC  
ON MONDAY, SEPTEMBER 14, 2015  
AT 8:30 AM

---

Members Present:

Mayor Peter Waterman  
Councillor Richard Barkwill  
Councillor Toni Boot  
Councillor Erin Carlson  
Councillor Doug Holmes  
Councillor Erin Trainer

Members Absent:

Councillor Janet Peake

Staff Present:

Linda Tynan, CAO  
Lorrie Coates, Director of Finance  
Jeremy Denegar, Director of Corporate Services  
Don Darling, Director of Works and Utilities  
Ian McIntosh, Director of Development Services  
Katie Karn, Deputy Corporate Officer

1. CALL TO ORDER

The meeting was called to order at 8:31 a.m.

2. ADOPTION OF AGENDA

Moved and Seconded,

THAT the agenda be adopted.

R249-2015

CARRIED.

3. RESOLUTION TO CLOSE MEETING TO THE PUBLIC

Moved and Seconded,

THAT the meeting be closed to the public pursuant to Section 90(2)(b) of the *Community Charter* for Council to discuss:

- negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

4. R250-2015  
ADJOURNMENT

CARRIED.

Moved and Seconded,

THAT the meeting be adjourned.

CARRIED.

The meeting was adjourned at 9:25 a.m.

Certified Correct:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer



MINUTES OF THE REGULAR COUNCIL  
HELD AT DISTRICT OF SUMMERLAND  
COUNCIL CHAMBERS  
13211 HENRY AVENUE, SUMMERLAND, BC  
MONDAY, SEPTEMBER 14, 2015 AT 7:00 P.M.

---

Members Present:

Mayor Peter Waterman  
Councillor Richard Barkwill  
Councillor Toni Boot  
Councillor Erin Carlson  
Councillor Doug Holmes  
Councillor Erin Trainer

Members Absent:

Councillor Janet Peake

Staff Present:

Linda Tynan, CAO  
Lorrie Coates, Director of Finance  
Jeremy Denegar, Director of Corporate Services  
Don Darling, Director of Works and Utilities  
Ian McIntosh, Director of Development Services  
Glenn Noble, Fire Chief  
Katie Karn, Deputy Corporate Officer

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

2. ADOPTION OF MINUTES

Moved and Seconded,

THAT the minutes of the Special and Regular Council meetings held August 24, 2015, and the Special Council meeting held August 27, 2015, be adopted.

R251-2015

CARRIED.

3. RESOLUTION TO ADOPT THE AGENDA

Moved and Seconded,

THAT the agenda be adopted.

R252-2015

CARRIED.

4. PUBLIC AND STATUTORY HEARINGS

None.

5. DELEGATIONS

None.

6. PUBLIC COMMENT OPPORTUNITY

No comments from the public.

7. MAYOR'S REPORT

The Mayor reported that he has attended a number of community events in recent weeks, including a meeting regarding maintaining the Presbyterian Church as a heritage building; the grand opening of the new lakeshore trail; the showing of the Amazing Race Canada episode that featured Summerland; the RCMP Riders for Cops for Kids; and the Endless Summer Show and Shine car show.

8. CAO'S REPORT

The CAO provided an update regarding the electrical billing issue, noting some customers are experiencing frustrations with the HST rebate issued by the District, stemming from a Provincial audit; the Juniper Miltimore Willow Street sewer project is currently on hold while engineer drawings are being reviewed; and that all meeting requests with Provincial cabinet ministers have been granted while Council is attending the annual Union of British Columbia Municipalities convention in Vancouver next week.

9. UNFINISHED BUSINESS

None.

10. CORRESPONDENCE

10.1 Informational Items

Moved and Seconded,

THAT the informational items included in the report dated for the September 14, 2015 Regular Council meeting, from the Deputy Corporate Officer, be received for information.

R253-2015

CARRIED.

## 10.2 Committee/Commission Minutes

Moved and Seconded,

THAT the committee/commission minutes included in the report dated for the September 14, 2015 Regular Council meeting, from the Deputy Corporate Officer, be received for information.

R254-2015

CARRIED.

## 11. DEVELOPMENT SERVICES REPORTS

### 11.1 Development Variance Permit – 14612 Biagioni Avenue

The property owners were present and advised Council they purchased the property in 2013. They have not made any changes to the building, and completely replaced the septic system this past spring. Approval of the Development Variance Permit would permit them to connect the stove in the suite, which is currently disconnect.

Moved and Seconded,

THAT a Development Variance Permit application to vary Section 7.3.1 a) of Zoning Bylaw 2000-450 to allow a secondary suite not connected to the municipal sanitary sewer system, for Lot 2, Block 2, DL473, ODYD, Plan 1005, located at 14612 Biagioni Avenue, be approved, subject to registration of a restrictive covenant limiting development on the property to a maximum of 3 bedrooms.

R255-2015

CARRIED.

### 11.2 Development Variance Permit – 15416 Victoria Road

The property owner was present and advised Council that he would like to construct a workshop, and due to the location of septic fields and the hillside, there are limited locations where the workshop can be placed. The property owner also noted that the adjoining orchard belongs to his parents.

Moved and Seconded,

THAT a Development Variance Permit application to:

1. vary Section 8.1.6.a ii and iii of Zoning Bylaw 2000-450 to reduce the rear and interior side yard setback to 1.5m for an accessory building, and
2. vary Section 8.1.9 (b) to increase the maximum gross floor area of an accessory structure from 100m<sup>2</sup> to 134m<sup>2</sup>

for Lot 2, DL3640, ODYD, Plan 39497, located at 15416 Victoria Road, be approved.

R256-2015

CARRIED.



- 11.3 Official Community Plan and Zoning Bylaw Amendments for District Lot 2895, Osoyoos Division Yale District, Except Plans M66, B12625, KAP55537 and KAP70371 (35888 Garnet Valley Road) – Bylaw No. 2015-025 and Bylaw No. 2015-026

Moved and Seconded,

THAT Bylaw No. 2015-025, “Amendment of Official Community Plan Bylaw (2014) (35888 Garnet Valley Road)” to amend Official Community Plan Bylaw No. 2014-002 to change the OCP land use designation for the property located at 35888 Garnet Valley Road from Open Space to Agricultural, be introduced and read a first time;

AND THAT Bylaw No. 2015-026, “Amendment of Zoning Bylaw No. 2000-450 (Garnet Valley Road)”, to amend Zoning Bylaw No. 2000-450 to change the zoning classification of the property located at 35888 Garnet Valley Road from PP– Preservation and Protection to A2 – Agricultural Large Acreage, be introduced and read a first time;

AND FURTHER THAT a Public Hearing be scheduled for Tuesday, October 13, 2015.

R257-2015

CARRIED.

- 11.4 Zoning Bylaw Amendment to allow breweries, distilleries and meaderies in the A1 and A2 Zones – Bylaw No. 2015-024

Moved and Seconded,

THAT Bylaw No. 2015-024, “Amendment to Zoning Bylaw No. 2000-450 (Breweries, Distilleries and Meaderies)”, to amend the Zoning Bylaw to allow breweries, distilleries, and meaderies as a permitted use in the A1 and A2 Zones, be introduced and given first reading, and proceed to a Public Hearing scheduled for Tuesday, October 13, 2015.

R258-2015

CARRIED.

- 11.5 Zoning Bylaw Amendment for the Hunters Hill Cluster Development (18654 Garnet Valley Road and 19013 Bentley Road) – Bylaw No. 2015-027

Moved and Seconded,

THAT Bylaw No. 2015-027, “Amendment of Zoning Bylaw No. 2000-450 (Hunters Hill Cluster Development)”, to allow cluster development on Lot 1, DL 1178, ODYD, Plan KAP91886 (18654 Garnet Valley Rd); and That Part DL 1178 Outlined Red on Plan B1755, ODYD, Except Parts Outlined Red on Plans B5590, B3577 and B7646 and except Plan KAP91886 (19013 Bentley Rd), be introduced and given

first reading, and proceed to a Public Hearing scheduled for Tuesday, October 13, 2015;

AND THAT that final adoption of Bylaw No. 2015-027 be considered in conjunction with a 219 covenant registered on the titles of the properties:

- i) limiting development to a maximum of 67 lots;
- ii) requiring the dedication of a minimum of 28 hectares of the property as park, as a condition of any lot being created through subdivision of the lands that is less than one hectare in area; and
- iii) requiring the upgrading of Sanborn Street from Bentley Road to the subject property including a minimum of 7.3m of asphalt and all required utilities as a condition of any lot being created through subdivision of the lands that is less than one hectare in area.

R259-2015

CARRIED.

11.6 Development Cost Charges Bylaw Amendment (Small Residential Buildings) – Bylaw No. 2015-023

Moved and Seconded,

THAT Bylaw No. 2015-023, "Amendment of Development Cost Charges Bylaw No. 2000-194 (Small Residential Buildings)", be introduced and read a first, second and third time, and be forwarded to the Provincial Inspector for approval prior to adoption.

R260-2015

CARRIED.

12. STAFF AND OTHER REPORTS

12.1 Perpetual Slide – Canyon View Road

Jacqueline Foley of Golder Associates Ltd. provided a PowerPoint presentation which included the following: a review of historical information of the slide area; site reconnaissance; the scope of the project; a review of water use numbers; the results of the project, and a summary of the recommendations contained within the Perpetual Slide Geotechnical and Hydrogeological Study prepared by Golder Associates Ltd.

Moved and Seconded,

THAT Council receive the presentation by Golder Associates Ltd. for information;

THAT Council receive the Perpetual Slide Geotechnical and Hydrogeological Study as prepared by Golder Associates Ltd. dated September 04, 2015;

AND THAT Council direct staff to prepare scope of work and cost estimates, for 2016 budget consideration, for the following work related to Canyon View Road:

- land use planning measures
- survey monitoring program

- intrusive field investigation
- flood mitigation options
- collection of water use information and
- bylaw measures.

R261-2015

CARRIED.

12.2 2016 Permissive Tax Exemption Bylaw

Moved and Seconded,

THAT a special Committee of the Whole meeting be scheduled for September 28, 2015 at 7:00 pm in the Council Chambers, to review the applications for 2016 permissive tax exemptions and that the meeting be advertised in the Summerland Review.

R262-2015

CARRIED.

12.3 Appointment of Deputy Corporate Officer

Moved and Seconded,

THAT the appointment of the Chief Administrative Officer as Deputy Corporate Officer be rescinded;

AND THAT in the absence of the Corporate Officer, the Deputy Corporate Officer be appointed to act in the Corporate Officer's position, with all the same powers, duties and functions as established by Section 148 of the Community Charter.

R263-2015

CARRIED.

12.4 The Summerland Health-Care Auxiliary

Moved and Seconded,

THAT staff be directed to work with the Summerland Health-Care Auxiliary to find a suitable location for their trailer on District of Summerland property, and if successful, that the District of Summerland provide the use of this property to the Summerland Health-Care Auxiliary for this purpose at no cost for a renewable term of 5 years;

AND THAT the Mayor and Corporate Officer be authorized to execute all documents related to this matter.

R264-2015

CARRIED.

12.5 Crown Land Tenure – Summerland Yacht Club

Moved and Seconded,

THAT the District of Summerland's application for a Crown Land Tenure with the Province of British Columbia for a lease of properties "DL 5226 PL 63084" and "DL 2208", located at 13209 Lakeshore Drive South, to allow for a sublease of this property to the Summerland Yacht Club, be endorsed.

R265-2015

CARRIED.

12.6 Skateboard Park Committee

Moved and Seconded,

THAT the Skateboard Park Committee report, be deferred.

R266-2015

CARRIED.

13. NEW BUSINESS

None.

14. BYLAWS

14.1 Outdoor Smoking Regulation Bylaw No. 2015-020

Moved and Seconded,

THAT "Outdoor Smoking Regulation Bylaw No. 2015-020", be read a third time.

R267-2015

CARRIED.

15. COUNCILLOR REPORTS

16. PUBLIC/MEDIA QUESTION PERIOD

Carol MacKenzie, Resident

- Attended a meeting regarding preserving the Presbyterian Church as a heritage building.
- Noted the acoustics are great in the building, and suggested it be recommended jazz singer Diana Krall take an interest in the building.
- Questioned if Council could impose a cultural tax or apply for grants to maintain the building.

Dave Thomas, Resident

- Suggested to someone he knows who just sold their music studio that they place their studio equipment in the Presbyterian Church.

Gloria Flaman, Summerland Health Care Auxiliary Secretary

- Thanked Council for supporting the Auxiliary's request to allow for a trailer to be stored on District property, in relation to item 12.4.

17. ADJOURNMENT

Moved and Seconded,

THAT the meeting be adjourned.

CARRIED.

Certified Correct:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer



MINUTES OF THE SPECIAL COUNCIL  
HELD AT DISTRICT OF SUMMERLAND  
COUNCIL CHAMBERS  
13211 HENRY AVENUE, SUMMERLAND, BC  
ON WEDNESDAY, SEPTEMBER 16, 2015  
AT 5:00 P.M.

---

Members Present:

Mayor Peter Waterman  
Councillor Richard Barkwill  
Councillor Toni Boot  
Councillor Erin Carlson  
Councillor Doug Holmes  
Councillor Erin Trainer

Members Absent:

Councillor Janet Peake

Staff Present:

Linda Tynan, CAO  
Lorrie Coates, Director of Finance  
Jeremy Denegar, Director of Corporate Services  
Don Darling, Director of Works and Utilities  
Maarten Stam, Manager of Works

1. CALL TO ORDER

The meeting was called to order at 5:05 pm.

2. ADOPTION OF AGENDA

Moved and Seconded,

THAT the agenda be adopted.

R268-2015

CARRIED.

3. RESOLUTION TO CLOSE MEETING TO THE PUBLIC

Moved and Seconded,

THAT this meeting now be closed to the public pursuant to Section 90(1)(k) of the Community Charter for Council to discuss:

- negotiations and related discussions respecting the proposed provision of a municipal service that is in its preliminary stages.

R269-2015

CARRIED.

4. ADJOURNMENT

Moved and Seconded,

THAT the meeting be adjourned.

CARRIED.

The meeting was adjourned at 6:17 p.m.

Certified Correct:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

**THE CORPORATION OF THE DISTRICT OF SUMMERLAND**  
**ITEM 10.1 - CORRESPONDENCE – INFORMATIONAL ITEMS**

**DATE October 13, 2015 – Regular Council Meeting**

**RECOMMENDATION:**

THAT the informational items included in the report dated for the October 13, 2015 Regular Council meeting, from the Deputy Corporate Officer, be received for information.

**ITEMS SUMMARY:**

The following items of correspondence and interest have been received since the last meeting of Council.

**CORRESPONDENCE**

	SENDER	SUBJECT	ACTION
1.	Terry Lake, Health Minister	Privatization of laundry services in the Interior Health Authority	Receive for information
2.	City of Abbotsford	Our Horizon Initiative	Receive for information
3.	Federation of Canadian Municipalities	Sustainable Communities Conference, Feb. 9-11, 2016	Receive for information
4.	Interior Health	Healthy Communities October 2015 eNews	Receive for information
5.	Okanagan Basin Water Board	Drought Update No. 11	Receive for information
6.	Trout Creek Community Association	Community Notice Board	Receive for information
7.	James Eisenman	Road Conditions	Receive for information
8.	Ambulance Paramedics of British Columbia CUPE 873	Downloading of Ambulance Service	Receive for information
9.	Youth Parliament of British Columbia Alumni Society	British Columbia Youth Parliament, Dec. 27-31, 2015	Receive for information
10.	Chris Rose	Climate Change	Receive for information

**PROCLAMATIONS REQUESTS** *As per Policy 100.5, Council does not issue official proclamations.*

11.	Stephanie Cadieux, Minister of Children and Family Development	Foster Family Month – October 2015	Receive for information
-----	--	------------------------------------	-------------------------



**OUTSTANDING ITEMS**

Outstanding resolutions	Receive for information
Outstanding tasks	Receive for information

Note: Unless items listed are dealt with specifically by Council, staff will respond to requests, referrals and issues where appropriate and as outlined by District Policy and as indicated on each item.

AUTHOR:

REVIEWED BY:

Katie Karn

KATIE KARN, DEPUTY CORPORATE OFFICER



LINDA TYNAN, CHIEF ADMINISTRATIVE OFFICER



RECEIVED

SEP 11 2015

~~District of Summerland~~

Rcvd:	
File:	
Circulated:	Council carry 10/13
1036400	
Copy to:	
Action:	✓

SEP 04 2015

His Worship Peter Waterman  
Mayor of the District of Summerland  
13211 Henry Ave  
PO Box 159  
Summerland BC V0H 1Z0

Dear Mayor Waterman:

Thank you for your letter of June 11, 2015, regarding the District of Summerland Council's concern with respect to the potential privatization of laundry services in the Interior Health Authority. I apologize for the delay in responding.

I understand Council's concerns about the possibility of outsourcing laundry services at Penticton Regional Hospital and the impact this may have on the hospital laundry workers.

Interior Health is reviewing its in-house laundry services in view of the capital upgrades required to replace aging equipment. As part of their review, the health authority sought proposals from the marketplace with an eye to finding a model that provides the flexibility to implement the best solution for each community. In some cases this may mean that services will remain in-house, while in others, they may be contracted. The Request for Solutions closed in May, and Interior Health is continuing through the process with a decision expected later this summer.

I know that Interior Health is aware of the number of people who will be affected by this process, and will be working closely with staff and the union through any changes.

Again, thank you for bringing to my attention this issue that was raised at your Regular Council meeting. I appreciated having the opportunity to respond.

Sincerely,

Terry Lake  
Minister

pc: Mr. Dan Ashton, MLA, Penticton  
Mr. Alan Davies, Director for Support Services, Interior Health

Ministry of  
Health

Office of the  
Minister

Mailing Address:  
PO Box 9050 Stn Prov Govt  
Victoria BC V8W 9E2

Location:  
Parliament Buildings  
Victoria



August 27, 2015  
File: 0400-40

Mayors and Councillors  
Chairs and Board Members

Dear Sirs/Madams:

**Re: City of Abbotsford Resolution in Support of Fraser Valley Regional District  
Our Horizon Initiative**

Abbotsford City Council, at its July 13, 2015 Executive Committee meeting, carried the following resolution:

*THAT the delegation of Matt Hulse, BC Campaign Director, Our Horizons, and background information and PowerPoint presentation, regarding the implementation of climate change and air pollution warning labels on gas pumps, be received; and that Council support the Fraser Valley Regional District's resolution on the matter, being that a letter be drafted and sent out through Civic Info BC for the purpose of informing other local governments about the Our Horizon Initiative, and advising that a resolution will be going to the Union of British Columbia Municipalities regarding the initiative, which other local governments may wish to consider.*

It is the hope that other jurisdictions will consider a similar action in support of this important initiative.

Should you have any questions on this matter please feel free to contact the undersigned.

Yours truly,

Bill Flitton  
Director, Legislative Services  
City Clerk

c. J. Rudolph, Deputy City Manager

**City Clerk's Office**

32315 South Fraser Way, Abbotsford, BC, V2T 1W7 | T: 604.864.5506 | F: 604.853.1934

[www.abbotsford.ca](http://www.abbotsford.ca)

**Katie Karn**

---

**Subject:** FW: 2016 Sustainable Communities Conference — where all roads to sustainability meet!

---

**From:** FCM Conference [<mailto:communiqu@fcm.ca>]

**Sent:** September 22, 2015 7:57 AM

**To:** Karen Jones <[kjones@summerland.ca](mailto:kjones@summerland.ca)>

**Subject:** ADV: 2016 Sustainable Communities Conference — where all roads to sustainability meet!

September 22, 2015 [Change your language](#) | [View email in your browser](#)



**Where all roads to sustainability meet!**

FCM's 2016 [Sustainable Communities Conference](#) comes home to Canada's capital from February 9–11. It's a unique opportunity to connect with peers, explore through focused training sessions and study tours, and experience delegate-driven content through a wealth of workshops and plenary sessions.

We know you are committed to achieving a more

**FCM TWEETS**

Registration for #2016SCC is now open! Find out the many reasons why you shouldn't miss it: <http://bit.ly/1u8nVPe>

-----

Canada's premier sustainability conference is back! Drive change in your

sustainable future for your community. Like you, FCM is a leader in supporting municipal sustainable development through its programs and services.

Our exceptional [2016 program](#) focuses on innovative and emerging practices as well as proven good practices. Small or large ... urban, rural or remote ... no matter where your community is on the road to sustainability, the conference offers an unparalleled program that delivers both demonstrated solutions and fresh insights to the challenges we all face.


These are just a few of the reasons that the conference is widely recognized as Canada's premier municipal sustainability gathering; but don't just take our word for it — hear what our [2015 delegates](#) had to say.

[Early bird registration](#) is now open. Please join us — and hundreds of local sustainability leaders from cities and communities across the country — for a conference experience you won't find anywhere else!


#CDNmuni & join us in Feb. for the #2016SCC:  
<http://bit.ly/1u8nVPe>


**REGISTER NOW >**

#### SOCIAL MEDIA

 Follow FCM on Twitter

 Like FCM on Facebook

 Connect with FCM on LinkedIn

 Subscribe to FCM on YouTube

This is a publication of the Federation of Canadian Municipalities ©2014.  
24 Clarence Street, Ottawa, Ontario K1N 5P3 • T. 613-241-5221 • F. 613-241-7440  
This newsletter was sent to [James@fcm.ca](#). To opt-out, follow this link:  
[Unsubscribe](#) | [Privacy Policy](#)

**Katie Karn**

---

**Subject:** FW: IH Healthy Communities Initiative e news October 2015  
**Attachments:** Funding Source List.docx; 2015HLTH0074-001548.pdf; IHLCDP evite - Oct 22, 2015.pdf

---

**From:** Brown, Betty [<mailto:Betty.Brown@interiorhealth.ca>]  
**Sent:** September 25, 2015 10:36 AM  
**To:** Brown, Betty <[Betty.Brown@interiorhealth.ca](mailto:Betty.Brown@interiorhealth.ca)>  
**Subject:** IH Healthy Communities Initiative e news October 2015

DISTRIBUTION: All Mayors, Village, Town & City CAOs, Healthy Community local coalition leads, Electoral Area Directors, & select elected officials and civic staff from the healthy communities project work that I am associated with in Revelstoke, Salmon Arm, Sicamous, Summerland, Penticton, OK Falls, Hedley, Osoyoos, Oliver, Keremeos, Princeton, the Regional Districts of Columbia Shuswap and Okanagan Similkameen and the leadership teams of the Okanagan Similkameen Healthy Living Coalition (OSHL), Shuswap Healthy Communities Coalition (SHCC), and BC Interior Healthy Living Hub.

***For local governments and key community stakeholders to help create community environments and conditions to enable everyone to be healthy!***

With some sadness and considerable excitement I'd like to let you know that I have accepted a secondment into a new position. The new CHF will be identified as soon as possible. I can't easily express the depth of admiration and respect I have for you. Amidst multiple demands and daily "tyrannies of urgency" you take courage and tenacity with a commitment to a long term focus. You have all of those characteristics and more! Thank you! My new role is to facilitate community based research in rural communities throughout the IH region and across the health care system.

Yours in health – Betty Brown



Promotion and Prevention

***IH - Healthy Communities Initiative – October 2015***  
**Funding News**

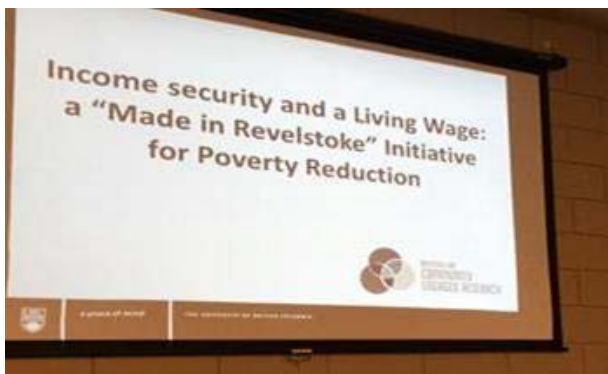
**Funding**



- ✓ **Renewed support for Age-Friendly grants** The BC government recently announced \$500,000 of additional funding for Age-Friendly Community Planning and Project grants. See the attached PDF news release.
- ✓ **Community Action Initiative (CAI) Promoting Mental Health and Wellness in Older Adults and their Caregivers Deadline: September 30, 2015** at 5:00 PM (Pacific Time) <http://www.communityactioninitiative.ca/apply-for-funding/funding-opportunities/>
- ✓ **Multiple funding sources:** please see the attached list which I am resending. It may be a tad outdated but do check it out! Thx to IH's Tanya Osborne for compiling this list.

## KUDOS to...

- ✓ **Cumberland, BC** The village of Cumberland BC has passed a motion to implement social impact purchasing, making the Village the first municipality in British Columbia to proactively leverage existing spending **to improve social outcomes** in the community. <http://buysocialcanada.ca/2015/09/08/a-bc-first-cumberland-adopts-social-procurement-framework/>
- ✓ **Revelstoke** for hosting a Living Wage stakeholder consultation on Friday, September 18<sup>th</sup> led by UBCO faculty Drs. Mike Evans, John Janmaat and Kenneth Carlaw. This community based research partnership builds on the extensive work already underway in Revelstoke through the community Poverty Reduction Strategy developed in 2012.



UBCO's institute for Community Engaged Research leads the research from Community Futures Revelstoke

UBCO ICER Director Mike Evans (L) chats with Kevin Dorrius

- ✓ **Summerland for partnering with UVIC and IH to improve health and wellness.** *THAT the proposed Healthy Communities partnership between Interior Health, the District of Summerland and the University of Victoria, to continue to improve the health of the community by reducing chronic disease and obesity, be supported; that the District of Summerland agree to be the host agency for a University of Victoria Masters in Public Health student to complete her practicum between September 2015 and April 2016, which will focus on support for the continued development of the Summerland Healthy Community group; and further that the Chief Administrative Officer be authorized to execute the formal agreement for this partnership. R240-2015 CARRIED.*
- ✓ **Princeton Council** for unanimously supporting the Princeton Smoke-Free Outdoor Places bylaw # 904, 2015 to be given three readings.
- ✓ **Oliver** for being selected for a third UBC team of fourth year Management students and for a third year marketing team to move planning into action! Special kudos to Oliver Healthy Community Coalition leader **Carol Sheridan** who leads a healthy community coalition with over 60 members!! Impressive!
- ✓ **Okanagan Similkameen Healthy Living Coalition** for hosting a very successful fall energizer <http://oshlc.ca/events/fall-2015-energizer-workshop/> (see photos below). Over 50 participants shared their current healthy community action and priorities, networked and learned about helpful tools, resources and made many new contacts. The *Penticton Shatford Centre* offered a fabulous healthy lunch – really you must go there! The Coalition website will be the ‘virtual meeting point’ to facilitate collaboration between communities. Check it out at [www.oshlc.ca](http://www.oshlc.ca)





Networking

Learning  
Enthusiasm!!!

Coordination  
Resources

## Events and Learning Opportunities

- ✓ **Webinar: First steps to take action on Healthy Public Policy in your community:**  
**Thursday, October 22, noon – 1 pm Hosted by UBCO's Institute for Healthy Living and Chronic Disease Prevention (IHLCDP)** join in person, by phone or listen in with your full healthy community team/committee. **Learn together** how to take action to improve population health through healthy public policy. See attached information poster to register.

- ✓ **Indigenous Cultural Competency for elected officials**  
<http://www.ubcm.ca/EN/meta/news/news-archive/2015-archive/indigenous-cultural-competency-training-now-available.html>

## Featured Resources

- ✓ **Policy Readiness Tool** website <http://policyreadinesstool.com/en/>
- ✓ **Healthy Vending Policies** Public buildings in BC including health facilities, BC government facilities and universities/colleges must ensure that foods offered in vending machines meet the [Nutritional Guidelines for Vending Machines in BC Public Buildings](#)
- ✓ **Eat Smart Meet Smart** Eat well in your meetings! Eat Smart Meet Smart provides resources to assist meeting organizers with the decisions required around what foods are provided at meetings and conferences. Includes how to accommodate allergies and other diet requirements.
- ✓ **The Federation of Canadian Municipalities** has a helpful **Election Toolkit** for local governments: <http://www.citiescan.ca/toolkit>
- ✓ **Community Gardens in Schools?** A great idea – check out the Central Okanagan Community Garden Society webpage for information. <http://www.centralokanagancommunitygardens.com/page.php?name=School> Gardens

## Current Active Community-Based Health Research projects

- ✓ **South Similkameen: *Belonging in the SS*** funded by RHSRNbc and **Dr. Susana Caxaj** Nursing [Susana.caxaj@ubc.ca](mailto:Susana.caxaj@ubc.ca) <https://belonginginthesw.wordpress.com/>
- ✓ **South Okanagan: *South Okanagan Mental Health Project*** funded by CIHR. **Dr. Nelly Oelke** Nursing [nelly.oelke@ubc.ca](mailto:nelly.oelke@ubc.ca)
- ✓ **Revelstoke: *Living Wage Project***: **Drs. Mike Evans , John Janmaat, Ken Carlaw**  
[Mike.Evans@ubc.ca](mailto:Mike.Evans@ubc.ca) [John.Janmaat@ubc.ca](mailto:John.Janmaat@ubc.ca)
- ✓ **Sicamous: *Dementia Friendly Community Initiative*** funded by the RHSRNbc **Dr. Gareth Jones Exercise Science** [gareth.jones@ubc.ca](mailto:gareth.jones@ubc.ca) , **Dr. Elizabeth Andersen Nursing** , **Dr. Mary Ann Murphy Social Work**

**NEW CONTACT INFORMATION as of September 28, 2015:** *Please contact me if you have an idea for a new and innovative community based research project in your rural community! Au revoir but not goodbye... ☺*

*Betty Brown*

Community Research Facilitator  
Professional Practice Office  
Phone: 250-807-8498  
[Betty.brown@interiorhealth.ca](mailto:Betty.brown@interiorhealth.ca)

Address to mail: Betty Brown c/o Faculty of Management UBC – Okanagan Campus, EME 4139 – 1137 Alumni Ave., Kelowna B.C. V1V 1V7



---

## NEWS RELEASE

For Immediate Release  
2015HLTH0074-001548  
Sept. 18, 2015

Ministry of Health

### **Renewed support for Age-friendly grants**

Government is committing \$500,000 for 2016 Age-friendly Community Planning and Project grants to help local governments establish or continue projects and community planning that supports healthy, active seniors.

"With a growing population of seniors, including many who value their independence, it's important that B.C. communities be equipped to meet their needs," said Health Minister Terry Lake. "The Age-friendly grants make possible innovative programs and municipal planning that greatly benefit seniors throughout British Columbia, including those experiencing mobility and other health challenges."

For the 2016 round of Age-friendly grants, communities are encouraged to consider projects and community planning that focus on accessibility, dementia, elder abuse prevention and non-medical home supports. Applications for 2016 grants are due to the Union of British Columbia Municipalities (UBCM) by Friday, Oct. 30, 2015, and applicants will be notified of the status of their application by Friday, Dec. 11, 2015.

"Currently, almost one-sixth of B.C.'s population is over 65 years old. We are proud to support communities in supporting their seniors with these grants through UBCM," said Darryl Plecas, Parliamentary Secretary for Seniors. "As B.C.'s older population is growing, it is key that our local communities are planning ahead to better accommodate seniors' needs and independence close to home."

To date, over 140 local governments in all areas of B.C. have received at least one grant and over 240 projects have been funded. Age-friendly grants provide up to \$20,000 to municipal governments for projects that engage seniors within the larger community

Some examples of age-friendly projects and community planning includes: creation of a local age-friendly plan; senior-focused recreation and social programs; community and age-friendly accessibility assessments and official community plan updates; senior-friendly information sources; community gardens and healthy eating and wellness programs; and community awareness and supports for those living with dementia and their families.

"Age-friendly grants are part of one of UBCM's longest running programs," said Sav Dhaliwal, president of the Union of BC Municipalities. "This provincially-funded program has supported local governments and seniors in BC since 2005 and we are happy to know that this support will continue."

With today's funding announcement, government's total investment in age-friendly initiatives is \$5.25 million. The Age-friendly BC program is a partnership between UBCM and the Ministry of Health, which supports seniors by encouraging healthy, active aging.

**Media Contacts:**

Laura Heinze  
Media Relations Manager  
Ministry of Health  
250 952-1887 (media line)

Paul Taylor  
Director of Communications  
Union of British Columbia Municipalities  
250 250-893-8476 (media line)

---

Connect with the Province of B.C. at: [www.gov.bc.ca/connect](http://www.gov.bc.ca/connect)

---

## BACKGROUNDER

For Immediate Release  
2015HLTH0074-001548  
Sept. 18, 2015

Ministry of Health

### **Age-friendly Grant Projects**

Examples of age-friendly initiatives in B.C. communities include:

- A drop-in seniors' support centre in the Village of Fraser Lake;
- A seniors' bus providing accessible, reliable and affordable transportation options in North Delta;
- Elder abuse and "train the trainer" workshops in Tumbler Ridge to raise awareness about how to recognize and respond to elder abuse;
- Pemberton's "Seniors Interacting Through Art" program aimed at assisting seniors to communicate and express themselves more fully;
- Invermere's companion program designed to match seniors with volunteers who will assist with everyday living activities such as shoveling the sidewalk and grocery delivery;
- A seniors' resource fair in Nakusp; and
- An outdoor gym and wellness program for seniors in the Village of Sayward.

### **Learn more:**

To apply for Age-friendly Community Planning and Project grants please visit:  
<http://www.ubcm.ca/EN/main/funding/lgps/current-lgps-programs/seniors-housing-support-initiative.html>

For more information about age-friendly initiatives please visit:

[www.gov.bc.ca/agefriendly](http://www.gov.bc.ca/agefriendly)

### **Media Contacts:**

Laura Heinze  
Media Relations Manager  
Ministry of Health  
250 952-1887 (media line)

Paul Taylor  
Director of Communications  
Union of British Columbia Municipalities  
250 250-893-8476 (media line)

---

Connect with the Province of B.C. at: [www.gov.bc.ca/connect](http://www.gov.bc.ca/connect)



## COMMUNITY-UNIVERSITY PARTNERSHIPS for HEALTH SERIES

Co-sponsored by the Institute for Healthy Living and  
Chronic Disease Prevention and Interior Health



# First steps to take action on Healthy Public Policy in your community

### PRESENTERS:

**Dr. Nelly Oelke**, Assistant Professor, School of Nursing,  
Faculty of Health and Social Development, UBC Okanagan

**Cheryl Van Vliet-Brown**, PhD student, BSN, RN, School of Nursing,  
Faculty of Health and Social Development, UBC Okanagan

### ABSTRACT:

This presentation will explore the concepts of healthy public policy and a health in all policies approach. How to begin to incorporate a health in all policies approach in your organization will be discussed.

**Thursday, October 22, 2015, 12 — 1:00 pm PST**

**RHS 129, Reichwald Health Sciences , UBC Okanagan**

**FREE AND OPEN TO THE PUBLIC**

**EVERYONE IS WELCOME**

To attend in person, via webinar or teleconference, please REGISTER to:  
<http://healthypolicy.eventbrite.ca>



**a place of mind**  
**THE UNIVERSITY OF BRITISH COLUMBIA**

**Institute for Healthy Living and  
Chronic Disease Prevention**

Room 223 Arts Building  
1147 Research Road | UBC Okanagan  
Kelowna BC V1V 1V7

p: 250-807-8072  
e: [healthyliving.research@ubc.ca](mailto:healthyliving.research@ubc.ca)  
w: <http://ihlcdp.ok.ubc.ca>



Click on the images above to view our campus map and social media

*Proudly supported by*

**Interior Savings**

## Alternative Funding Sources Provided by Plan H

### Funding Source Databases:

#### **Civic Info**

Lists of grants available for local governments. <http://www.civicinfo.bc.ca/18.asp>

#### **Canadian Institutes of Health Research (CIHR): Variety of Grant Opportunities**

The CIHR lists a number of funding opportunities on its website.

<http://www.cihr-irsc.gc.ca/e/193.html>

#### **Coast Capital Community Investment grants:**

Supports projects that build financial literacy; knowledge; belonging and healthy minds.

[https://www.coastcapitalsavings.com/About\\_Coast\\_Capital\\_Savings/Helping\\_Communities/](https://www.coastcapitalsavings.com/About_Coast_Capital_Savings/Helping_Communities/)

#### **Community Gaming Grants**

Funds existing programs in arts and culture; sport; environment; public safety; human and social services; or parent advisory councils. <http://www.gaming.gov.bc.ca/grants/>

#### **Island Health**

Island Health's website has a list of funding sources.

[http://www.viha.ca/rnd/capacity\\_building/Grant+Opps](http://www.viha.ca/rnd/capacity_building/Grant+Opps)

#### **Rural BC Secretariat: Grant Tool**

Has a searchable database of public and private sector grants.

<http://www.ruralbc.gov.bc.ca/granttool.html>

#### **ViaSport**

ViaSport administers support-related grant programs funded by the government of BC.

<http://www.viasport.ca/grant-funding-programs>

#### **Public Health Agency of Canada**

<http://www.phac-aspc.gc.ca/fo-fc/index-eng.php>

### Specific Funding Sources:

#### **BMO**

BMO Financial Group's Support focuses on programs in the following areas: education; hospitals, health and research; civic and community services; and arts and culture.

<http://www.bmo.com/home/about/banking/corporate-responsibility/community>

#### **Canadian Tire – JumpStart**

Supports children to participate in organized sport and recreation. <http://jumpstart.canadiantire.ca/en/>

#### **Catherine Donnelly Foundation**

Considers projects that provide adult education to new Canadians and marginalized populations; environmental enhancement initiatives; and housing projects.

<http://www.catherinedonnellyfoundation.org/funds.html>



## Alternative Funding Sources Provided by Plan H

### **CIBC**

Supports children, health and the community.

<https://www.cibc.com/ca/inside-cibc/community-matters/funding-guidelines.html>

### **Community Action Initiative- Connectedness: Healing Families through Connective Settings**

Letters of intent are due by January 27 to help families impacted by mental illness, problematic substance use and/or unhealed trauma.

<http://www.communityactioninitiative.ca/apply-for-funding/funding-opportunities/>

### **Devon Canada Corporation**

Devon Canada Corporation supports registered charities in areas where the firm has a business presence. Application should focus on: arts and culture; civic and community; emergency response; environment; health and human services; and youth and education.

<http://www.devonenergy.com/CommunityRelations/Pages/Overview.aspx>

### **Dreamcatcher Charitable Foundation**

The Foundation will supply grants to individuals with a goal of developing youth as future community leaders in the First Nation community. <http://www.dcfund.ca/index.php?id=funding>

### **Epicure Foundation: Community Initiative National Grant Program**

Grants of up to \$5,000 and in-kind donation packs for community initiatives supporting food security.

<http://www.epicureselections.com/en/company/epicure-foundation/grant-program/>

### **FCC AgriSpirit Fund**

Rural community enhancement including medical centers, childcare facilities, fire and rescue equipment, playgrounds, food banks, libraries, recreation centers and community gardens.

[http://www.fcc-fac.ca/en/aboutus/Responsibility/agrispiritfund\\_e.asp](http://www.fcc-fac.ca/en/aboutus/Responsibility/agrispiritfund_e.asp)

### **Federation of Canadian Municipalities (FCM) – Green Municipal Fund™**

Supports partnerships and leveraging of funding to reach higher standards of air, water and soil quality, and climate protection. <http://www.fcm.ca/home/programs/green-municipal-fund.htm>

### **Fiskars – Project Orange Thumb**

Fiskars' Project Orange Thumb provides funds for neighborhood beautification and community gardening initiatives. <http://www.fiskars.ca/Project-Orange-Thumb/Project-Orange-Thumb>

### **Green Shield Canada**

The Green Shield Canada (GSC) Community Giving Program supports the health and wellness of Canadian communities. We contribute funds to support work in the areas of Health and Wellness, Health Education/Promotion and Social Services. <http://www.greenshield.ca/sites/corporate/en/who-we-are/giving/Pages/COMMUNITY-GIVING-PROGRAM.aspx>

### **Hamber Foundation**

The Foundation makes grants for cultural, educational and charitable purposes within the Province of British Columbia. Grants are awarded only to institutions and organizations registered as "educational" or "charitable" under the Canadian Income Tax Act. Application deadlines are March 15 and September 15 annually. <http://www.hamberfoundation.ca/>

## Alternative Funding Sources Provided by Plan H

### Home Depot Foundation

Funds small-scale affordable housing initiatives and neighborhood improvements projects.

<http://www.homedepot.ca/foundation/how-we-help/grant-programs>

### Hosting BC

Hosting BC program to facilitate sport, economic, social, and community development. The deadline for the current intake is February 18, 2014. <http://www.hostingbc.ca/content/hosting-bc-grant-program>

### Innoweave

Provides grants to community organizations that complete its workshops in developmental evaluation, social enterprise, social finance, impact and strategic clarity, outcomes finances and cloud computing.

Grant applications for Fall/Winter 2013 have now closed and will re-open in Spring 2014.

<http://innoweave.ca/en/about/coaches-and-grants/>

### Investors Group – Community Investment Program

Supports the following: arts and culture; education and youth; environment; health; social series; and amateur sport. <http://www.investorsgroup.com/en/who-we-are/in-the-community>

### Island Farms

Non-profit groups throughout BC can collect UPCs (bar codes from Island Farms projects and redeem them for cash for various programs. <http://islandfarms.com/community/>

### KidSport™

Provides assistance to help children participate in local activities.

[http://www.kidsportcanada.ca/index.php?page=british\\_columbia\\_how\\_to\\_apply](http://www.kidsportcanada.ca/index.php?page=british_columbia_how_to_apply)

### KPMG Foundation

Supports activities relating to healthcare; children and youth needs; communities; and the environment; although grants to organizations in other fields are made.

<http://www.kpmg.com/ca/en/topics/the-kpmg-foundation/non-education-grants/Pages/default.aspx>

### Koerner Foundation

The Foundation considers grant application in the areas of cultural and creative arts, social services and higher education. The 2014 application deadline is Friday, 28 February 2014.

<http://www.koernerfoundation.ca/>

### Ledcor

Focus on children's health-related charities such as medical facilities and enhancements, disabilities or life-threatening diseases. <http://www.ledcor.com/giving-back>

### McConnell Foundation

The Foundation engages Canadians in building a more innovative, inclusive, sustainable and resilient society. <http://mcconnellfoundation.ca/en/granting>

### McKesson Foundation

Provides funding to non-profit charities to improve the status of children and youth in the areas of health and education. Grant applications open in the fall. <http://www.mckesson.ca/en/corporate-citizenship/mckesson-foundation>

### Provincial Employee Community Services Fund (PECSF)

## Alternative Funding Sources Provided by Plan H

The Fund will open for application from charities Spring 2014; support organizations that contribute to enhancing the quality of life in British Columbia.

[http://www2.gov.bc.ca/myhr/content\\_hub.page?ContentID=bfc40f-9cb3-f638-9181-d7d99653a420](http://www2.gov.bc.ca/myhr/content_hub.page?ContentID=bfc40f-9cb3-f638-9181-d7d99653a420)

### **Real Estate Foundation of BC**

Funds projects connected to fresh water, sustainable food systems and well-planned built environments.

<http://www.refbc.com/grants/>

June 2014 next deadline

### **Royal Bank of Canada**

Grant programs in many different areas including sports, mental health, youth and art.

<http://www.rbc.com/community-sustainability/community/>

### **S'cool Life**

Funds sustainable school projects that are aligned with drama, recreation, extra-curricular, arts, music or sports. Applications will be accepted until August 31st 2014. <http://www.scoollifefund.ca/>

### **Shoppers Drug Mart**

Focuses on programs that promote good health, prevent diseases and help Canadian women lead stronger, healthier lives. <http://www1.shoppersdrugmart.ca/en/Women/Apply.aspx>

### **TD Bank – Friends of the Environment Foundation**

Supports activities associated with the environment. Multiple application deadlines throughout the year.

<https://fef.td.com/funding/>

Next deadline is July 15, 2014

### **Tim Hortons – Various Programs**

Various programs and sponsorships related to children, sports, litter and First Nations.

<http://www.timhortons.com/ca/en/difference/>

### **Vancity**

Supports social justice and financial inclusion; the environment; organizations working with marginalized people. <https://www.vancity.com/AboutVancity/InvestingInCommunities/Grants/>

### **Vancouver Foundation**

Various grants with different focuses including arts and culture; children, youth and families; environment; health and wellness' and neighborhoods. <http://vancouverfoundation.ca/grants>

Next round of Grant deadlines will be available in May 2014

### **Woodward Foundation**

Applications related to health can be submitted by mid-January and mid-July by BC organizations with a Charitable Registration Number. <http://www.woodwardfoundation.ca/index.php>

### **School Ground Greening Grants – (Toyota Evergreen)**

Toyota Evergreen Learning Grounds helps schools create outdoor classrooms to provide students with a healthy place to play, learn and develop a genuine respect for nature. Intake closing dates February 28<sup>th</sup> and May 2<sup>nd</sup>, 2014 <http://www.evergreen.ca/en/funding/grants-available/school-ground-greening-grants/>

### **Let Them Be Kids: Building Playgrounds, Inspiring Hope**

## Alternative Funding Sources Provided by Plan H

The Let Them Be Kids Initiative uses a five step method to select the organizations and communities it works with. The process includes both an on-line application and phone interviews. Organizations may be asked to provide additional information. **Ongoing intake.**

<http://www.ltbk.ca/kids/index.php/nominate-community#UmBGPBAqNfs>

### **Breakfast Club of Canada: Breakfast Makes ME Shine!**

Breakfast Club of Canada is a major contributor to social change. Through the Breakfast Makes ME Shine program the Club is enhancing school breakfast programming and improving the knowledge, abilities and confidence of those involved. They are a leading social movement that starts with healthy food for children and youth, becoming a vehicle for individual empowerment and the mobilization of communities. In Canada, 1 child out of 7 is at risk of going to school on an empty stomach every day. **Ongoing intake.** <http://www.breakfastclubcanada.org/at-school/breakfast-makes-me-shine/>

### **BC Rehab Foundation**

These grants are intended to support initiatives designed to benefit people with disabilities. At BC Rehab we encourage and support universally designed places and activities that can be utilized by everyone, regardless of physical ability. **Ongoing intake.** <http://www.bcrehab.com/projectgrantapplication.htm>

### **Conservation Education Assistance Fund**

The Habitat Conservation Trust Foundation invests in projects that maintain and enhance the health and biological diversity of British Columbia's fish, wildlife, and habitats so that people can use, enjoy, and benefit from these resources. **Application deadline February 15<sup>th</sup>, 2014.** <http://www.hctf.ca/apply-for-funding/hctf-grant-overview>

## Katie Karn

---

**Subject:** FW: OBWB drought update #11

---

**From:** Anna Warwick Sears [<mailto:anna.warwick.sears@obwb.ca>]

**Sent:** September 23, 2015 2:46 PM

**To:** Nelson Jatel <[nelson.jatel@obwb.ca](mailto:nelson.jatel@obwb.ca)>; James Littley <[james.littley@obwb.ca](mailto:james.littley@obwb.ca)>

**Cc:** McCleary, Rich FLNR:EX <[Rich.McCleary@gov.bc.ca](mailto:Rich.McCleary@gov.bc.ca)>; [wenda.mason@gov.bc.ca](mailto:wenda.mason@gov.bc.ca); Reilly, Ray FLNR:EX <[Ray.Reilly@gov.bc.ca](mailto:Ray.Reilly@gov.bc.ca)>; Gwyn Graham ([gwyn.graham@ec.gc.ca](mailto:gwyn.graham@ec.gc.ca)) <[gwyn.graham@ec.gc.ca](mailto:gwyn.graham@ec.gc.ca)>; [heeswijk@usgs.gov](mailto:heeswijk@usgs.gov); Corinne Jackson <[corinne.jackson@obwb.ca](mailto:corinne.jackson@obwb.ca)>; Doug Findlater <[doug.findlater@districtofwestkelowna.ca](mailto:doug.findlater@districtofwestkelowna.ca)>; Juliette Cunningham ([jcunningham@vernon.ca](mailto:jcunningham@vernon.ca)) <[jcunningham@vernon.ca](mailto:jcunningham@vernon.ca)>; [doug\\_dirk@hotmail.com](mailto:doug_dirk@hotmail.com); [robert\\_f@telus.net](mailto:robert_f@telus.net); James Baker <[baker@lakecountry.bc.ca](mailto:baker@lakecountry.bc.ca)>; Tracy Gray <[tgray@kelowna.ca](mailto:tgray@kelowna.ca)>; Mayor <[mayor@summerland.ca](mailto:mayor@summerland.ca)>; [andre.martin@penticton.ca](mailto:andre.martin@penticton.ca); 'Sue McKortoff' <[smckortoff@osoyoos.ca](mailto:smckortoff@osoyoos.ca)>; Toby Pike <[pike@sekid.ca](mailto:pike@sekid.ca)>; [pwaardenburg@syilx.org](mailto:pwaardenburg@syilx.org); Pauline Terbasket ([Director@Syilx.org](mailto:Director@Syilx.org)) <[Director@Syilx.org](mailto:Director@Syilx.org)>; Richard Bussanich ([rbussanich@syilx.org](mailto:rbussanich@syilx.org)) <[rbussanich@syilx.org](mailto:rbussanich@syilx.org)>; Robert Birtles <[robert.birtles@interiorhealth.ca](mailto:robert.birtles@interiorhealth.ca)>; [bg@summit-environmental.com](mailto:bg@summit-environmental.com); Kellie Garcia - OBWB ([kgb@summit-environmental.com](mailto:kgb@summit-environmental.com)) <[kgb@summit-environmental.com](mailto:kgb@summit-environmental.com)>; Shaun Reimer ([shaun.reimer@gov.bc.ca](mailto:shaun.reimer@gov.bc.ca)) <[shaun.reimer@gov.bc.ca](mailto:shaun.reimer@gov.bc.ca)>; Cameron, Valerie Z FLNR:EX <[Valerie.Cameron@gov.bc.ca](mailto:Valerie.Cameron@gov.bc.ca)>; Belliveau, Phil FLNR:EX ([Phil.Belliveau@gov.bc.ca](mailto:Phil.Belliveau@gov.bc.ca)) <[Phil.Belliveau@gov.bc.ca](mailto:Phil.Belliveau@gov.bc.ca)>; Ray Crampton ([Ray.Crampton@gov.bc.ca](mailto:Ray.Crampton@gov.bc.ca)) <[Ray.Crampton@gov.bc.ca](mailto:Ray.Crampton@gov.bc.ca)>; Bob Warner ([robert.warner@gov.bc.ca](mailto:robert.warner@gov.bc.ca)) <[robert.warner@gov.bc.ca](mailto:robert.warner@gov.bc.ca)>; [Ted.Zimmerman@gov.bc.ca](mailto:Ted.Zimmerman@gov.bc.ca)

**Subject:** OBWB drought update #11

Dear Okanagan local governments and water utilities,

### Drought Level Three

Since my last update, the Okanagan has been scaled back to Drought Level Three, with some streams still flowing low for this time of year. We seem to have weathered the drought without too much damage in the Okanagan, despite the lack of rain and thanks to good management of our storage.

Last Friday, the River Forecast Centre quietly released a new interactive version of their Drought Map. The tabs above the map link to a nice retrospective chart of the drought declarations in different regions of the province, and when they were declared and lifted; a nice map showing where there are streams in the red, orange, yellow, green and blue status; and a link back to the River Forecast Centre's drought advisories page.

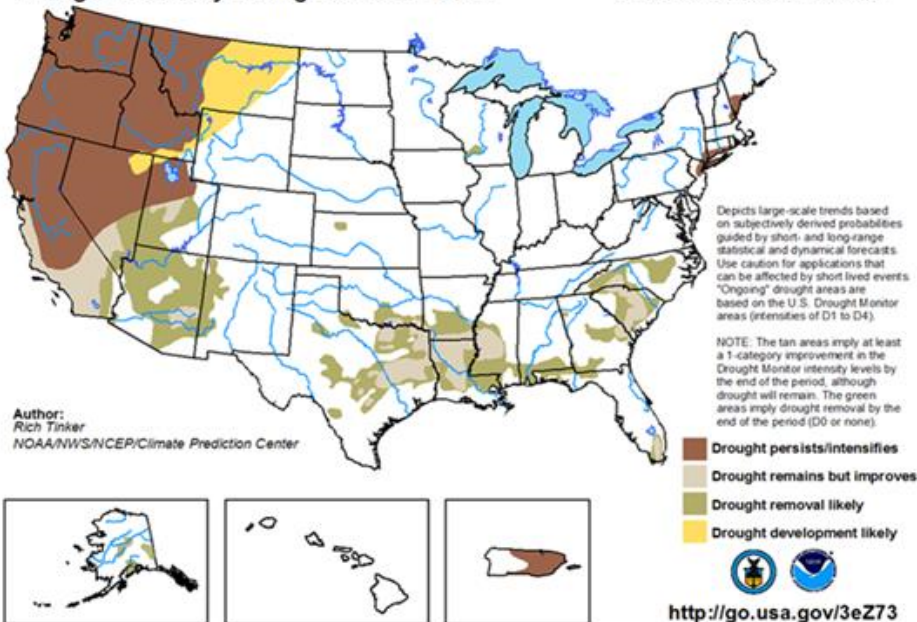
<http://bcgov03.maps.arcgis.com/apps/MapSeries/?appid=6513cc61d899481a923ab33b0205249f>

Level Three drought still is calling for watering reductions, but as the fish complete their spawning and the farmers complete their irrigating, conditions are steadily easing. The Okanagan has been re-opened for angling as of September 16<sup>th</sup>.

### Preparing for Next Year

At the OBWB, we continue to work on a gap analysis of drought planning for the valley, with a goal to create a strategy so that we're better prepared for subsequent years. The NOAA climate prediction center is still predicting a drought for this region next year (see map).

**U.S. Seasonal Drought Outlook** valid for September 17 - December 31, 2015  
Drought Tendency During the Valid Period  
Released September 17, 2015



The Vancouver Sun put out a special report on the Okanagan's drought today – oddly, the interviews were done in late July, so the story feels incomplete. We really made a lot of collective progress in August.

<http://www.vancouversun.com/special-report+lake+huge+infinite/11382923/story.html>

### Important Upcoming Water Events

I want to invite and encourage local government and water utility folks to attend the Osoyoos Lake Water Science Forum, October 7-9 (<http://www.obwb.ca/olwsf/>), where we'll have paired presentations on BC vs. Washington State drought response and water supply & demand management. The Forum begins in the evening of October 7<sup>th</sup>, but all that day there will be a workshop hosted by the Canadian Water Resources Association on the impacts and opportunities of the Columbia River Treaty – focusing on the Okanagan Basin (<http://www.crtworkshop.ca/>). The biggest impacts of the treaty have been on the sockeye salmon, and on the Okanagan fruit growing industry, and there will be talks giving details on both of those topics.

On October 14<sup>th</sup>, there's another important Okanagan Water Forum hosted by the Okanagan Nation Alliance in Kelowna. Registration and more information are available here: (<http://www.eventbrite.ca/e/okanagan-water-forum-tickets-17961666829?aff=es2>). This forum will provide the opportunity to come to better understanding of the Okanagan Nation perspective on water, and to network and dialogue with Okanagan Nation representatives and other regional water stakeholders to begin developing actionable solutions to our common water management challenges.

And last but not least, the Water Supply Association of BC is holding their annual AGM in Nelson on October 23rd, and will have speakers and I'm sure much discussion on drought response from the supplier's perspective. (<http://www.wsabc.ca/events/agm-info-page>)

These are all very important opportunities to start planning and working together to prepare for next year and other water challenges in the years to come. The way I see it, is there will never be enough resources to handle all of our challenges, but by collaborating we can make huge progress.

Please don't hesitate to contact me with any questions or suggestions. Previous posts are given below, and are also provided on our website: <http://www.obwb.ca/category/drought/>

Regards,

Anna

---

**Anna Warwick Sears, Ph.D.**  
**Executive Director**  
**Okanagan Basin Water Board**  
1450 KLO Road  
Kelowna, BC V1W 3Z4

Phone: (250) 469-6251  
Email: [anna.warwick.sears@obwb.ca](mailto:anna.warwick.sears@obwb.ca)  
Twitter: @AnnaWSears  
Website: [www.obwb.ca](http://www.obwb.ca)  
*Building Bridges* blog: [www.obwb.ca/blog](http://www.obwb.ca/blog)

---

#### **Okanagan drought update #10 – September 11, 2015**

Dear Okanagan local governments and water utilities,

Are we still in Level 4 drought? Yes, we are. The River Forecast Centre and the Ministry of Forests, Lands, and Natural Resource Operations (FLNRO) have scaled back the drought levels for the Lower Mainland, and Vancouver Island, but we are still in Level 4, despite the few nice rains we've had.

#### **Notes from workshop**

I have attached the notes from our recent Okanagan Drought Workshop in Kelowna, and welcome your feedback on how we can improve drought response locally, regionally, and at a provincial level.

<< File: August 13 2015 Okanagan Drought Workshop Notes\_Final.pdf >>

#### **Drought based on streamflow this year, but expect changes next year**

This year, the province's drought response plan, including the declaration of the different drought levels and the focus on Section 9 of the Fish Protection Act as a regulatory tool, is closely linked to stream flows and fisheries needs. Here in the Okanagan, the levels of our reservoirs (including the main stem lakes) are also part of the overall drought picture, and one we'll be watching closely as the year progresses. I've included information below about the different ways droughts can be defined. Our experience this year seems to best fit as an "hydrological drought." If we have a dry winter, I expect that the province will have to expand their focus beyond stream flows to consider reservoir storage, dry-land farmers, and demand management in general, including "agricultural drought" and "socio-economic drought" in their response plans. In 2016, the province will expand their regulatory powers to include groundwater pumping, under the new Water Sustainability Act, which will also be a big change.

#### **Local conditions**

At the FLNRO, they are anticipating some easing of the "declared" drought levels as we move toward the end of the irrigation season (many of the irrigation licences are seasonal, ending on September 30<sup>th</sup>), and as the spawning kokanee and other fish are able to move up the streams. The biggest benefit of our recent rains was to increase the stream flows and cool the water, improving the spawning habitat and allowing fish passage. In many cases this year, low stream flows

have been supplemented by reservoir releases, which is a good emergency fix, but which reduces water managers' flexibility over the longer term.

On the FLNRO drought call this week, they reported that many of the Okanagan streams that were on the watch list last week (including Peachland Creek, Powers Creek, Trepanier Creek, Mission Creek and Trout Creek) are now out of immediate trouble. Fortune Creek in Armstrong is still flowing very low – near 3% of the mean annual discharge, and they are looking at ways (including reservoir releases) to increase those flows. In areas around us, the Coldwater River is still under irrigation restrictions, and a number of creeks are being supplemented by storage.

<< OLE Object: Picture (Device Independent Bitmap) >>

#### **Drought definitions**

Here is a brief synopsis from the internet on the different ways to define drought. I found this useful for thinking about local impacts, management, and regulations. ([www.livescience.com/21469-drought-definition.html](http://www.livescience.com/21469-drought-definition.html))

*"In the 1980s, two researchers uncovered more than [150 published definitions of drought](#). In an effort to bring some order to measuring drought, the scientists grouped the definitions into four basic approaches: meteorological, hydrological, agricultural and socioeconomic. The first three categories track drought as a physical phenomenon. The last category deals with drought as a supply and demand problem, through the impacts of water shortfalls.*

- **Meteorological drought** is specific to different regions. For example, 20 inches (51 centimeters) of rainfall in a year is normal in West Texas, but the same amount would be less than half the yearly average in Virginia.
- **Agricultural drought** accounts for the water needs of crops during different growing stages. For instance, not enough moisture at planting may hinder germination, leading to low plant populations and a reduction in yield.
- **Hydrological drought** refers to persistently low water volumes in streams, rivers and reservoirs. Human activities, such as drawdown of reservoirs, can worsen hydrological droughts. Hydrological drought is often linked with meteorological droughts.
- **Socioeconomic drought** occurs when the demand for water exceeds the supply. Examples of this kind of drought include too much irrigation or when low river flow forces hydroelectric power plant operators to reduce energy production."

#### **Feedback needed on Drought Response and Communication**

We expect to be providing feedback to the province on ways to improve the BC Drought Response Plan. The OBWB is also interested in working with local governments and water utilities to provide information and resources to improve local drought response. Please let me know if you have suggestions on how any of these can and should be improved.

Regards,

Anna

---

**Anna Warwick Sears, Ph.D.**  
**Executive Director**  
**Okanagan Basin Water Board**  
1450 KLO Road  
Kelowna, BC V1W 3Z4

Phone: (250) 469-6251  
Email: [anna.warwick.sears@obwb.ca](mailto:anna.warwick.sears@obwb.ca)  
Twitter: @AnnaWSears  
Website: [www.obwb.ca](http://www.obwb.ca)  
Building Bridges blog: [www.obwb.ca/blog](http://www.obwb.ca/blog)



## Okanagan Drought Update #9 – August 28th

Dear Okanagan Local Governments and Water Utilities,

I'll be continuing these general drought updates for the remainder of the season. The province is now also doing a weekly drought call with updates from around the region (see below), and this email is intended to provide a bit more local context. The notes from our Okanagan Drought Workshop on August 13 will be available at the end of next week, and I will circulate them with the next update. I've included previous updates below this message, so you can scroll down to review where we've come.

<< OLE Object: Picture (Device Independent Bitmap) >>

We are forecast to get some welcome rain this week, and it sounds like Vancouver will get a real soaker: <http://tinyurl.com/o93gdrl>. Regardless of whether it's showers or downpours in the Okanagan, it will help ease drought conditions by reducing evapotranspiration and irrigation demand from plants, evaporation off the lake, and cool down the water temperatures for fish.

### FLNRO Drought Calls

If you'd like to be included on the FLNRO list for the drought calls, please contact Danielle Cuthbertson ([Danielle.Cuthbertson@gov.bc.ca](mailto:Danielle.Cuthbertson@gov.bc.ca)). On the call this Wednesday, they reported several area streams on the watch list for regulation, including Duteau and Trepanier Creeks. Streams that are on the next-highest tier of priority on the watch list include the Similkameen River, Mission Creek, and Middle Vernon Creek. The province emphasized that the streams on the watch list can change daily, so they aren't publishing these anywhere. Here is a link to the 7-day low-flow charts from the River Forecast Centre, where you can see the relative condition of some of our major streams: <http://bcrfc.env.gov.bc.ca/lowflow/7DayFlowGoogle.html>.

According to the presenters on the call, some regulatory actions have taken place in the areas around us, especially in fish-bearing streams that are not backed up with storage. In the Coldwater River area, licensed irrigators are only allowed to operate at night. The Salmon River had a 100% voluntary shutdown of license holders last week, and FLNRO may also ask groundwater users there to shut down voluntarily. In 2016, the province will be able to require groundwater users to reduce their water use (under the new Water Sustainability Act), but there are no groundwater regulations in place this year. There was a shutdown of an unlicensed user in Lumby.

### Okanagan Lake Levels

Here is a good update on the lake level conditions, by John McDonald at InfoNews. He interviewed Brian Symonds this week, who is an expert on lake conditions. <http://infotel.ca/newsitem/okanagan-lake-water-level-not-bad-next-year-could-be-the-problem/it22473>. And here is a graph of the lake levels since June 1 (in green), with the average lake levels (dotted line). At this point, the concern is more about what happens with precipitation this winter, and our reservoir status going into the spring of 2016. Conservation continues to be very important.

<< OLE Object: Picture (Device Independent Bitmap) >>

### Osoyoos Lake Levels

Osoyoos Lake is now being operated under the IJC's drought rules, which allows the dam operator to bring the levels higher or draw them lower than normal. However, lake levels are still being managed within normal range: <http://wa.water.usgs.gov/data/12439000.html>.

This year's drought and warm water temperatures have been very hard on the sockeye salmon return. Here is a story published today about the prognosis for this year's run.

<http://www.pentictonwesternnews.com/community/323158511.html>. Thankfully, the Osoyoos Lake water temperatures are improving (cooling to a level that is more beneficial for fish). Today's temperature is 22.5 C. To view Osoyoos water temperatures, visit: [http://waterdata.usgs.gov/wa/nwis/uv?site\\_no=12439000](http://waterdata.usgs.gov/wa/nwis/uv?site_no=12439000).

### **An updated tour of Okanagan watering regulations**

Many of you have expressed interest in "what everybody else is doing." Here is a quick survey from what's available on municipal/irrigation district websites.

- Armstrong went to Stage 2 water restrictions on August 4<sup>th</sup>, and had a 40% reduction in water use, so now have dialed back to Stage 1 (odd/even watering days— as normal, year-round): [www.cityofarmstrong.bc.ca/](http://www.cityofarmstrong.bc.ca/). I like the press release they put out about this. They are still urging residents to conserve, but they want people to be able to water their gardens. <https://armstrong.civicweb.net/Documents/DocumentList.aspx?ID=75528>
- Spallumcheen has many small water purveyors, but at least one is on odd/even watering days year-round, and they are urging all residents to conserve [www.spallumcheentwp.bc.ca/siteengine/activepage.asp?NewsID=465](http://www.spallumcheentwp.bc.ca/siteengine/activepage.asp?NewsID=465). They've added a lot of drought information and water conservation tips for agriculture to their home page. [www.spallumcheentwp.bc.ca/](http://www.spallumcheentwp.bc.ca/)
- GVW is in Stage 1 (3 days/week): [www.rdno.ca/index.php/services/engineering/water/water-restrictions](http://www.rdno.ca/index.php/services/engineering/water/water-restrictions)
- RDCO has its systems on Stage 2 (2 days/week): [www.regionaldistrict.com/your-services/environmental-services/water-systems.aspx#Irrigation](http://www.regionaldistrict.com/your-services/environmental-services/water-systems.aspx#Irrigation)
- Lake Country is in Stage 2 (2 days/week): [www.okanaganway.ca/municipal/municipal-services/water/water-restrictions/](http://www.okanaganway.ca/municipal/municipal-services/water/water-restrictions/)
- Kelowna is in Stage 1 (odd/even watering days): [www.kelowna.ca/CM/Page2506.aspx](http://www.kelowna.ca/CM/Page2506.aspx)
- SEKID is on odd/even watering days for residential use (as normal), but taking action against excess use by irrigators [www.sekid.ca/index.htm](http://www.sekid.ca/index.htm)
- BMID is on odd/even watering days (as normal): [www.bmid.ca/media/3826/SprinklingPolicy.pdf](http://www.bmid.ca/media/3826/SprinklingPolicy.pdf)
- GEID is on odd/even watering days (as normal): [glenmoreellison.com/files/SprinklingRegulations.pdf](http://glenmoreellison.com/files/SprinklingRegulations.pdf)
- Rutland Waterworks is on odd/even watering days: <http://www.rutlandwaterworks.com/communication/news/news/Recent-Projects/2015/Jul/01/19>
- West Kelowna is in Stage 2 (2 days a week, and recently passed a bylaw to levy fines on violators): [www.districtofwestkelowna.ca/743/Watering-Regulations](http://www.districtofwestkelowna.ca/743/Watering-Regulations)
- Peachland is in Stage 2 (2 days a week): [www.peachland.ca/cms.asp?wpID=155](http://www.peachland.ca/cms.asp?wpID=155)
- Summerland is in Stage 1 (2 days a week), [www.summerland.ca/your-city-hall/news-articles/2015/08/18/summerland-is-currently-in-stage-2-watering-resitrictions](http://www.summerland.ca/your-city-hall/news-articles/2015/08/18/summerland-is-currently-in-stage-2-watering-resitrictions)
- RDOS has different restrictions for different utilities (mostly odd/even), but have called on residents to reduce by 30%: [www.rdosmaps.bc.ca/min\\_bylaws/NewAndEvents/Press\\_Releases/2015/07July/21JulyDroughtResponse.pdf](http://www.rdosmaps.bc.ca/min_bylaws/NewAndEvents/Press_Releases/2015/07July/21JulyDroughtResponse.pdf)
- Oliver does not currently have a water restriction bylaw, but their website has water conservation tips for residents: <http://www.oliver.ca/water-conservation-0>
- Osoyoos is in Stage 2 (2 days/week): <http://www.osoyoos.ca/content/conservation-water-restrictions>. **They have a cool little poll on their town website asking residents if they are complying. 73% say they are, 14% say they aren't, and 14% say they aren't concerned.**

### **Okanagan Nation Alliance Water Forum**

The Okanagan Nation's fisheries department was a central part of this year's drought story, keeping us updated on the status of the salmon in the Columbia, and locally in Okanagan lakes and streams. For several years, the ONA's natural resource department has been working on a water planning process, developing a water declaration and consulting with their communities. For all these reasons, it's exciting to hear that they are hosting an upcoming Okanagan Water Forum. The following information was provided by the ONA.

Wednesday, 14 October 2015 from 8:00 AM to 5:00 PM (PDT), at the Four Points Sheraton in Kelowna (across from the airport). Registration is now open, at the following link: <http://www.eventbrite.ca/e/okanagan-water-forum-tickets-17961666829?aff=es2>

The Okanagan Water Forum "From Knowledge to Thinking Forward" will bring together Okanagan Nation representatives and regional water stakeholders in an effort to build partnerships, and create actionable solutions in regards to water management in the Okanagan. Join us for a full day of presentations, networking and facilitated dialogue that will allow for knowledge sharing and provide the opportunity to forage partnerships for addressing our common water management challenges.

Issues of focus will include:

- Perspectives and values on water and water management
- Previous and current capacities for partnerships
- Innovations and adaptations by connecting traditional knowledge and science
- Collaboration to ensure water and food security
- Water conservation and restoration of riparian and fish habitat

#### **BC Fruit Growers Association**

The BCFGa has released the attached drought policy statement, about dealing with drought. As you know, water shortages can lead to huge losses for the agricultural community.

<< File: BCFGa DroughtPolicy.pdf >>

#### **Provincial Drought Contact**

Our local drought contact person with FLNRO is Ray Reilly in Penticton, (Phone: [250-490-2218](tel:250-490-2218), Email: [Ray.Reilly@gov.bc.ca](mailto:Ray.Reilly@gov.bc.ca)), who can presumably put you in contact with whoever is appropriate for answering your specific questions.

Thanks for your ongoing interest, and please don't hesitate to contact if there's anything I can help answer, or if there is specific information you feel should be shared in these update emails.

Regards,

Anna

---

**Anna Warwick Sears, Ph.D.**  
**Executive Director**  
**Okanagan Basin Water Board**  
1450 KLO Road  
Kelowna, BC V1W 3Z4

Phone: (250) 469-6251  
Email: [anna.warwick.sears@obwb.ca](mailto:anna.warwick.sears@obwb.ca)  
Twitter: @AnnaWSears  
Website: [www.obwb.ca](http://www.obwb.ca)  
*Building Bridges* blog: [www.obwb.ca/blog](http://www.obwb.ca/blog)

**OBWB drought update #8 – August 14, 2015**

Dear Okanagan Local Governments and Water Purveyors,

Thanks to everyone who came out yesterday for our drought workshop in Kelowna. It was terrific to have such a big turnout (90+ people), with such focused, constructive dialogue. The report for the workshop is being prepared over the next couple of weeks, and I will circulate it to this list. I have attached the final agenda for those who were not able to attend.

There is no big news about the drought this week, just that it continues on. The Minister and senior drought management staff emphasized the seriousness of the situation, and that the Environment Canada long-term forecasts are for the warm/dry trends to continue. This is a combination of the El Nino, and the Pacific Decadal Oscillation (a.k.a., “the blob”). Previous drought updates with links to the drought response plan and other information are in the emails below.

The workshop was very successful in that the audience had an opportunity to hear about the province’s drought response plans, and how regulations are being implemented already in different areas; likewise, it was an opportunity for the ONA fisheries group, for the agriculture sector, and water utilities to express their concerns – but even more so their willingness to help and the innovative operational solutions that are available to reduce impacts on stream flows.

The minister, Steve Thomson, gave the opening remarks and then stayed for the whole workshop, taking notes. Norm Letnick also came for two hours of the presentations by the ag sector, ONA fisheries, and the water suppliers. It was really heartening to the presenters and the water users and stakeholders in the audience to have the ministers hear directly about our local concerns.

The main thing I heard overall was an interest in more communication, and more local water user involvement in addressing problems proactively, so that it doesn’t have to come to the issuing of orders.

Here are a few pieces of media coverage:

<http://infotel.ca/newsitem/water-managers-preparing-for-longer-term-okanagan-drought/it22102>

<http://www.kelownacapnews.com/news/321821631.html>

[http://www.kelownadailycourier.ca/news/article\\_bba01c72-4246-11e5-9b2e-571d40d9deb3.html](http://www.kelownadailycourier.ca/news/article_bba01c72-4246-11e5-9b2e-571d40d9deb3.html)

Please let me know if you have ideas or suggestions about the drought response, or about drought impacts happening in your community.

Let’s all hope that the rains forecast for today and tomorrow bring some cooling moisture, and hold off on the lightning.

Regards,

Anna

#### **OBWB drought update #7 – August 7th**

Dear Okanagan Local Governments and Water Purveyors,

This is just going to be a short update on Okanagan drought response, to an expanded list of people. Originally, this series began as an update for OBWB directors, fisheries managers, provincial partners, and water utility staff. It’s grown

as people have been asked to be added to the list. Today, we've added more elected officials and administrators, and people who manage large public green spaces. Please share with your colleagues as you see fit.

**Previous updates** are given in the email string below, beginning on July 15<sup>th</sup>. It's been great to hear that many more utilities have increased their watering restrictions since Drought 4 was announced.

The current Level 4 Drought Declaration (<https://news.gov.bc.ca/releases/2015FLNR0224-001253>) is for the entire Okanagan watershed, but my understanding is that the FLNRO regulators will be prioritizing actions depending on the stream or lake, and fish habitats. We've had many requests for more specific guidance from the province, but there is now a very large area marked in red on the maps, and the staff are spread thin. I have attached the generic version of the letter that is going out to all Okanagan license holders, for your information. When I was forwarded the letter, it came with the following email from Kimm Magill-Hofmann, the Acting Water Allocation Section Head.

"You will see in the letter, at level 4 we are asking for increased voluntary conservation but there is no target on this (but there is a reminder of the 30% voluntary reduction at drought level 3). At level 4, we are hoping everyone is targeting at least 30% and more if possible. We are asking municipalities to ensure they are compliant with the storage and release requirements as set out in their licenses. We are working with several municipalities within the Okanagan Shuswap Natural Resource District to ensure they are meeting those requirements. If you are unsure of your licensing specifics, we can work with you on that here at the district."

If you have specific questions I can help find answers to, please don't hesitate to email me. Also note that the OBWB is hosting a **Drought information workshop** next week. **Please note the change in time for this event since my last update.** A separate invite will also be sent, so apologies for cross-posting.

This is to bring together Okanagan local governments and utilities with provincial drought response staff for Q&A and information sharing. Bring your questions. The minister, Steve Thompson, will open with introductory remarks. We'll have FLNRO staff there from the provincial and regional level, a presentation from the Osoyoos Lake Board of Control, and presentations from ONA fisheries, the BC Cattlemen's Association, and the BC Agriculture Council, as well as a panel of utility managers.

Date: August 13th, 2015

Time: 12:30pm – 5:00pm

Location: Kelowna Capri Hotel, 1171 Harvey Avenue, Kelowna, British Columbia

Doors open at 12:30 for informal networking, and the program starts at 1pm. It's a free event, but please register so we can be sure to have enough chairs: <https://www.eventbrite.ca/e/okanagan-drought-workshop-tickets-18062002937>

OBWB is encouraging each utility to work with their customers and encourage conservation – recognizing that every utility has a different water source and a different set of bylaws etc. to work from. One of the recommended actions at Level 3, besides voluntary conservation of 30%, is for local governments and water suppliers to "**Eliminate filling of public fountains and watering of public parks, gardens, medians, and similar areas.**" The basic idea is to eliminate waste where we can, supporting and encouraging residents to do their part. Also, we've been updating our websites with more water conservation information and tips for the public, so please direct them to [www.makewaterwork.ca](http://www.makewaterwork.ca).

Thanks to everyone who's been in touch. Your comments and questions (and critiques) have been very helpful.

Regards,

Anna

#### Level 4 Drought - OBWB update #6 – August 5th

Dear Okanagan Local Governments and Water Purveyors,

##### Bottom-line news

As of today, the Okanagan Basin is officially in Drought Level 4. There is no Level 5. The government's target is "Maximum reduction." The provincial drought response plan is fairly high-level, but lists the following responsibilities for local governments:

- Increase frequency of communication by all levels of government and water suppliers with all water users through media, advertising, internet, email updates and other forums
- Use consensus building process to confirm priorities for water use reductions in drought affected areas
- Implement next stage watering restrictions to achieve targeted reduction in water use
- Review Emergency Drought Consequence Plans and prepare for implementation; ensure alternative water supplies are identified and available on short notice
- Monitor and enforce compliance with restrictions and allocations through bylaws; intensify enforcement efforts as appropriate
- Continue reporting on status of water supplies and forecasted future scenarios to FLNR
- Prepare for emergency response where risk of loss or failure of supply exists

The bottom line is that under Level 4, the province is allowed to start regulating license holders, as necessary, under either the Fish Protection Act or the Water Act. Whether they regulate, and which regulation they use depends on local conditions: whether the license is held on a fish sensitive stream/lake without storage, or a fish-sensitive stream/lake with storage (allows possibility of releases), or a non-fish stream. So far, it appears the provincial folks seem to be in an "adaptive management" mode, making tweaks to their regulatory approach in response to the situation on the ground.

**They are not, so far as I can tell, imposing blanket restrictions across a region, but instead working with license holders to respond to conditions on their specific water sources.** Groundwater regulations won't be implemented until 2016, and so (as I understand) won't experience restrictions unless there's a very obvious link to surface flows. Here's the link to the Provincial Drought Response Plan: <http://www.livingwatersmart.ca/drought/docs/2015/Drought-Response-Plan-Update-June-2015.pdf>

##### Drought information workshop next week:

We are organizing a workshop to bring together Okanagan local governments and utilities with provincial drought response staff for Q&A and information sharing. Bring your questions.

Date: August 13th, 2015

Time: 1:30pm – 4:30pm

Location: Kelowna Capri Hotel, 1171 Harvey Avenue, Kelowna, British Columbia

The workshop will support a better understanding of drought response planning and how Okanagan water utilities; First Nation, senior and local governments; and other water agencies may respond to current and future water shortages. Emphasis will be on collaborative and collective action and a basin-wide approach to drought planning and managing during times of water scarcity – considering a number of important perspectives including our Okanagan fishery, economy and agriculture producers.

##### Experience of other areas in Drought Four

The Nicola, Kettle, Similkameen, and South Thompson have been in Level 4 for about a week, and some streams have had mandatory restrictions imposed. This is a first for BC. In 2009, one license holder in the Nicola was forced to curtail

withdrawals under the Fish Protection Act. Now regulations are being applied to many license holders simultaneously. <https://news.gov.bc.ca/releases/2015FLNR0218-001222> .

### **Osoyoos Lake Drought Declaration**

As an international water body, Osoyoos Lake is operated under the Boundary Waters Treaty. On July 31, the International Osoyoos Lake Board of Control issued a drought declaration. This allows the lake level to be raised by 6 extra inches, or drawn down by 6 extra inches. This was also a first – they didn't anticipate such a late onset drought, and had to do the declaration under a variance of their orders. Even with the added management flexibility for the Zosel Dam operator, there will be challenges. The dam operator for Okanagan Lake is holding back as much water as possible to use for fish flows later in the season, and as Zosel Dam needs to continue releases for fish and license holders downstream, this means that any increases in levels will most likely come from rain events, and we are likely to see more draw down on Osoyoos Lake. There's some good information at this link, including real-time lake level trends: [http://ijc.org/en /iolbc/Lake\\_Level\\_Status\\_and\\_Trends](http://ijc.org/en /iolbc/Lake_Level_Status_and_Trends).

### **Okanagan Lake – Myth of Abundance**

There's been public discussion about whether to worry about shortages, given the size of Okanagan Lake. Shaun Reimer, who operates the dam at Penticton, put it to me this way today. "We are still looking at a trajectory of 15 cm below our target for September 1<sup>st</sup>, and that may not sound like much, but I only have about 1 metre of comfortable operating room in a year like this. Pretend the lake is just one metre deep. Then think about all the stakeholders who need it. It doesn't seem like that much water. And come September 1<sup>st</sup>, I'll have to start looking at my September 30<sup>th</sup> target."

The lake level trajectory does not take into account any additional releases for fish. We are at base inflows and outflows, and the other main parts of the water balance are withdrawals, evaporation, and groundwater. They may need to release more water for sockeye salmon later in the year, working with the federal fisheries and the Okanagan Nation Fisheries department. We are looking at a long-range forecast for continued dry conditions (see below), and water conservation now will reduce risks of shortages and increase options for the future. It's easy to look up Okanagan Lake levels. Go to: [wateroffice.ec.gc.ca](http://wateroffice.ec.gc.ca), and type "Okanagan Lake" into the box marked "Station Name". You can then select a date range to look at trends.

### **Weather Summaries**

Our friends at Environment Canada sent along the following updates today.

#### ***Meteorological Summary***

Following an abnormally dry spring, the first half of summer has also been much drier than normal. The southwest corner of the province and the southern Peace have been particularly dry. Conditions over northern regions have benefited from near-normal or wetter-than-normal conditions. In terms of temperatures, the presence of an abnormally warm pool of water over the northeastern Pacific has resulted in monthly mean temperatures 3 to 4 degrees warmer than normal which contributed to higher evaporation rates. Several locations set new records for the warmest June on record, -some records going back to the late 1800's.

#### ***Forest Fire Summary from the BC Wildfire Management Branch***

The recent rains experienced across much of BC have provided a period of welcome relief by reducing fire behaviour and new starts for a short period. However, the rain was insufficient to mitigate the underlying drought conditions, especially in the southwest. The northern areas received more rain than the south and unsettled conditions are forecast to continue which will reduce the rate of drying of the forest fuels. Strong drying is expected in the south and could return us to a period of significant and challenging wildfire activity. The weather outlook through August for the southern part of the province suggests the reprieve from heavy fire activity could be short lived. As warmer than normal conditions are forecast by most models and the forecasts for drier than normal conditions are becoming more consistent.

#### ***Fishery Summary from the Department of Fisheries and Oceans***

Low water levels and warm water temperatures can be associated with severe stress and early mortality of migrating salmon. Conservation and the sustainable use of the fisheries resource continue to be a top priority in Fisheries and Oceans Canada's (DFO) management of salmon. DFO is taking a cautious management approach to ensure adequate numbers of salmon return to their spawning grounds. It is very important, from the perspective of conservation, for all groups and individuals to respect any fishery closures that are in place. Up-to-date information on fishing is available on DFO's website: <http://notices.dfo-mpo.gc.ca/fns-sap/index-eng.cfm>.

### ***Short Range Weather Outlook: August 4th to August 18th, 2015***

Weather forecast models have been hinting at a change in the large scale circulation pattern over western Canada this week. The blocking ridge of high pressure over the Pacific Northwest that has been dominating our weather pattern this summer will change to a more transient pattern as of Wednesday August 5th. A series of troughs will cross BC during the latter part of this week giving rise to widespread showers and cooler temperatures. How long this more transitory pattern will remain is not yet clear. Climatologically, August is one of the driest months of the year. Should the long wave trough remain in place for several weeks, regular showers with slightly cooler than normal conditions could be expected. The precipitation would help alleviate forest fire conditions but do little to alleviate the severe drought over southwestern BC.

### ***Mid-Range Outlook: August 2015***

Given the continued presence of warmer than normal sea surface temperatures over the northeastern Pacific, the forecast calls for warmer than normal conditions throughout the extended period. Along the equator where El Niño conditions are monitored, positive sea surface temperature anomalies have continued to strengthen this summer. Climate models indicate a greater than 90% chance that El Niño will continue through winter 2015-16, and around an 80% chance it will last through early spring 2016. For the west coast, El Niño falls and winters are typically warmer than normal and slightly drier than normal with a higher proportion of precipitation falling as rain.

### ***Hydrological Outlook by River Forecast Centre:***

With continued warm summer temperatures and little rainfall forecast for the southern and interior regions of the B.C., streamflows are expected to continue to decrease over the next two weeks. Those regions currently experiencing extreme low flow conditions are unlikely to see sustained recovery without multiple rainfall events over the next month. Elsewhere in the province, including the North Coast, Northwest, Liard, Skeena, and Nechako, streamflow conditions are close to typical summertime flows. Further details on streamflow conditions and current low streamflow advisories in effect are available at <http://bcrfc.env.gov.bc.ca/lowflow/index.htm>

It's great that we're likely to have some rain this week, but (fingers crossed) no forest fires. Previous drought updates are given below. If you have specific questions you'd like us to follow up on, please let me know. The local drought response contact for the province is Ray Reilly in Penticton (Phone: [250-490-2218](tel:250-490-2218), Email: [Ray.Reilly@gov.bc.ca](mailto:Ray.Reilly@gov.bc.ca)).

Regards,

Anna

### **Drought update - OBWB #5 – July 30th**

Dear Okanagan Local Governments and Water Purveyors,

Thanks to everyone who tuned in to our webinar on Monday. We had a record turnout. The slides are available on our website: [www.obwb.ca/missed-the-webinar/](http://www.obwb.ca/missed-the-webinar/)

Some of the feedback we received is that utilities would like a more interactive session. **What would you like to know, who would you like to talk to, and what kind of format would you like to attend? We are considering hosting a workshop with provincial staff to answer questions. Is this of interest?**



The webinar highlighted the unusual conditions this year, including the rapid drop of stream levels (now at August or September lows), and the very warm water and air temperatures. Reports on fire conditions are very grim. We already had 916 fires in BC by July 3, compared to the 10-year average of 537. Shaun Reimer, who runs the dam in Penticton, showed that although we began the year in better shape for Okanagan Lake levels than 2009 or 2003, the peak inflows to the lake came very early, and lake levels are falling fairly steeply from evaporation, low inflows, extractions (with higher than normal demands), and the releases required to meet license needs in the Okanagan River. On the plus side from the webinar, many of our upper elevation reservoirs are in good shape, but may experience higher than normal draw down from the high irrigation demand and required fish flow releases.

The OBWB is doing a small study to determine what the evaporation was in June-July, and what it is likely to be for August-Sept. The long-range weather outlook from Environment Canada calls for continued dry conditions. The following link was forwarded today by one of the senior managers at the BC River Forecast Centre, and is considered a good information source on long-range weather forecasting: <http://cliffmass.blogspot.ca/2015/07/will-northwest-have-water-problem-this.html>

Most of you will have heard that the Kettle, the South Thompson, and the Similkameen are now in a Level 4 drought, based on near-record low stream flows and other indicators. The Ministry of Forests, Lands, and Natural Resource Operations is expanding its drought staff to accommodate the extra information and outreach needs to these affected areas, and for possible regulatory actions. The Okanagan is still in Level 3, but still under review for Level 4 in coming weeks. Our water supply and demand studies show that a 30% reduction in use by all Okanagan purveyors would have a meaningful effect to support returning and/or resident juvenile sockeye, and we understand this water may be needed later in the year, when it's cooler – so **any water conserved now will open up management options for the future**. For now, the Okanagan sockeye fishery remains in very poor condition and has been closed to recreational fishers.

We heard from several people that local governments and utilities would like to know more about how others are responding to the Level 3 drought declaration:

Many Okanagan communities are beginning to ramp up watering restrictions. I haven't heard from everyone, and everyone's stages mean something slightly different. I gleaned the following from your websites and personal communications. Water utility and parks staff may be responding in other, additional ways. Please let us know how your community is saving water! **We are particularly interested what you are doing to conserve water in parks and public areas.**

Armstrong is in Stage 1 (odd/even watering days– as normal, year-round): [www.cityofarmstrong.bc.ca/](http://www.cityofarmstrong.bc.ca/)  
Spallumcheen has many small water purveyors, but at least one is on odd/even watering days year-round, and they are urging all residents to conserve [www.spallumcheentwp.bc.ca/siteengine/activepage.asp?NewsID=465](http://www.spallumcheentwp.bc.ca/siteengine/activepage.asp?NewsID=465)  
GVW is in Stage 1 (3 days/week): [www.rdno.ca/index.php/services/engineering/water/water-restrictions](http://www.rdno.ca/index.php/services/engineering/water/water-restrictions)  
RDCO has its systems on Stage 2 (2 days/week): <http://www.castanet.net/news/Kelowna/141898/Water-restrictions-in-place>  
Lake Country is in Stage 2 (2 days/week): [www.okanaganway.ca/municipal/municipal-services/water/water-restrictions/](http://www.okanaganway.ca/municipal/municipal-services/water/water-restrictions/)  
Kelowna is in Stage 1 (odd/even watering days): [www.kelowna.ca/CM/Page2506.aspx](http://www.kelowna.ca/CM/Page2506.aspx)  
SEKID is on odd/even watering days for residential use (as normal), but taking action against excess use by irrigators [www.sekid.ca/index.htm](http://www.sekid.ca/index.htm)  
BMID is on odd/even watering days (as normal) [www.bmid.ca/media/3826/SprinklingPolicy.pdf](http://www.bmid.ca/media/3826/SprinklingPolicy.pdf)  
GEID is on odd/even watering days (as normal) [glenmoreellison.com/files/SprinklingRegulations.pdf](http://glenmoreellison.com/files/SprinklingRegulations.pdf)  
West Kelowna is in Stage 1 (odd/even watering days – as normal, year-round – but is working on its bylaw to levy fines on violators): [www.districtofwestkelowna.ca/743/Watering-Regulations](http://www.districtofwestkelowna.ca/743/Watering-Regulations)  
Peachland is in Stage 1 (odd/even watering days– as normal, year-round), **but has asked its residents to voluntarily go to 2-days/week**: [www.peachland.ca/cms.asp?wpID=154](http://www.peachland.ca/cms.asp?wpID=154)

Summerland is in Stage 1 (odd/even watering days– as normal, year-round), [www.summerland.ca/city-services/water/water-restrictions?pname=Water%20Restrictions](http://www.summerland.ca/city-services/water/water-restrictions?pname=Water%20Restrictions)

RDOS has different restrictions for different utilities (mostly odd/even), **but have called on residents to reduce by 30%:** [www.rdosmaps.bc.ca/min\\_bylaws/NewAndEvents/Press\\_Releases/2015/07July/21JulyDroughtResponse.pdf](http://www.rdosmaps.bc.ca/min_bylaws/NewAndEvents/Press_Releases/2015/07July/21JulyDroughtResponse.pdf)

Oliver does not currently have a water restriction bylaw

Osoyoos is in Stage 2 (2 days/week): <http://www.osoyoos.ca/content/conservation-water-restrictions>

Penticton has developed a fairly extensive plan (from an email by Mitch Moroziuk): “City staff have taken the following actions:

- The Water Treatment Plant has switched from using a blend of 80% Lake / 20% Creek to 100% Okanagan Lake Water to preserve the water available in the Greyback Dam for aquatic life in Penticton Creek and for the North Agricultural System.
- All city irrigation systems fed by lake water or treated water have had their schedule change to reduce water use by 30%. There has been no change to city irrigation systems fed by treated effluent.
- City staff have been monitoring the south irrigation area and discussing water use with users that appear to be using excessive amounts of water.
- Hand delivered notices will be going out to the South Irrigation Area to day notifying them of the conditions of the south dam system and asking them to conserve water.
- City staff are investigating the ability to connect the treated water system to the South Irrigation System so that should the need arise treated water could be used in the South Irrigation area.
- The RDOS is also a user of treated City water and as such they have been notified of the actions we are taking and asked to follow suit.
- The Communication Officer has put out adverts in the Paper and Radio Spots advising people to reduce their water use. These will be stepped up on Monday with the specific target of 30% identified. This information will also be available on the City Web Site. The City will also be including an insert in the Utility Bill that goes out on July 27.

*“Note the City choose to use a specific target instead of going to Stage 2 Restrictions. We will continue to monitor water levels in our dams and the amount of water that we pump to see how we are doing against the requested 30% reduction target.”*

**If you have specific questions about your utility, our local ministry contact for the regional drought response team here in the Okanagan is Ray Reilly, from the Penticton office (Phone: [250-490-2218](tel:250-490-2218), Email: [Ray.Reilly@gov.bc.ca](mailto:Ray.Reilly@gov.bc.ca)).**

One bit of good news is that polls show the public is relatively supportive of tough water use rules:

<http://www.vancouversun.com/news/metro/Water+poll+residents+weigh+restrictions/11249491/story.html>

Please let me know if there are any other specific pieces of information that would be helpful. I’m sorry for the length of this email, but it’s been a week, and there was much to cover.

Now I have to go figure out how to reprogram my irrigation timer to meet the City of Kelowna’s new watering restrictions...

Anna

**Update #4 – July 24**

Dear Okanagan Local Governments and Water Purveyors,

Since my last update, a Level 4 drought has been declared for the Nicola. The Okanagan, the Kettle, and the South Thompson are currently under review, at a meeting of the Regional Drought Response Team today. We should hear the determination tomorrow or Monday.

If a Level 4 drought is issued, it allows the province to regulate under (the old) Water Act orders (based on FITFIR – “First in Time, First in Right”), and/or Section 9 of the Fish Protection Act when the survival of fish populations is threatened due to low water levels. I’ve been told that the decisions for the provincial response to a Level 4 in Okanagan would be informed by the experiences they’ve had applying the Level 4 in other areas. This is a bit vague, but reflects the fact that water managers have never seen drought conditions like this before in BC – so widespread, and with so many stream closures.

From the July 21st information bulletin by FLNRO: *“Any such actions will be site specific depending on individual stream conditions. Specific actions could include the temporary suspension of water licences or short-term water approvals in affected watersheds if necessary. Ministry water management staff will continue to monitor conditions, work closely with First Nations, local governments and key stakeholders, and provide updates as the need arises.”*

There’s been a bit of a debate about Okanagan lake levels and what they mean with respect to water withdrawals. According to the dam operator, our full pool was a foot above where we were in the last drought of 2009, however, I’ve attached a graph from the Water Survey of Canada, showing the decline in Okanagan Lake levels since June (with conservative management by the dam operator).

We’ve also had several questions about the 30% requested reduction in water use under the Level 3 Drought Declaration, and how that should be calculated. I’ve asked the province for some guidance, as I’m neither an hydrologist or water manager, but have yet to hear back. Two other independent suggestions I’ve received are: 30% of high-demand (e.g., water use last month), or 30% of long-term average for July use.

Other info:

- As of today, DFO has closed the recreational fishery throughout the Okanagan – lakes as well as streams – for all salmon species. This is because of low water levels and high water temperatures that put stress on fish.
- The SEKID website states that some of the irrigators have already passed their annual allocation, and many others are close to the top of theirs.
- The OBWB is reaching out to the general public, urging individuals, families and businesses to do what they can to Make Water Work, and use only what they need.
- RDOS, Peachland, and Penticton have issued press releases asking their residents to reduce water use to help meet the 30% reduction target.

And here’s the latest news from Kim Hyatt at DFO, about the Okanagan sockeye.

*“The biggest problem thus far this year has materialized downstream in the Columbia itself where early “spiking” of summer temperatures are resulting in queuing of migrating fish below John Day Reservoir and McNary Dam. The condition of fish in the Columbia is also deteriorating at an alarming rate (see attached weekly technical memo from Jeff Fryer). There are 5000 or fewer adult sockeye in Osoyoos lake at present with an estimated 200,000 more holding downstream in Wells Pool on the Columbia; not really much we can do at present for these fish until “mother nature” cooperates. However, there is also a “bumper crop” of sockeye fry now rearing in Osoyoos lake with the largest recruitment on record observed there this spring (i.e. 16, 000,000 fry relative to an all year average of less than 1 million*

*fry). In collaboration with the ONA, we will follow water quality conditions and the fate of this cohort closely given the almost certain failure of the adult run that is materializing before our eyes this year."*

### **OBWB Update #3 – July 21**

Dear Okanagan local governments and water utilities,

This email is a follow up to the emails I sent on July 16 and 17. Please let me know if you need those re-sent. Some have been caught in Spam filters.

As of now, the Okanagan is still in a level 3 drought. According to the provincial drought response plan, this means that all "municipal, agricultural and industrial users" are asked to voluntarily reduce their use by 30% - even those utilities on storage. The province is in the process of sending out letters this week to all license holders with this information. The Okanagan is currently under review for a level 4 declaration, along with the Nicola, Kettle and the South Thompson.

Level 4 drought declarations allow the province to do mandatory cutbacks to license holders directly drawing from streams, or those on lakes who do not have storage licences. The first licensees to experience cuts will be those with fish protection clauses on their licenses. Then the regulators move to the FITFIR system. I'm trying to find out if the clause in the new Water Sustainability Act applies that protects water for domestic purposes.

For those who've not seen it, I've included the link to the BC drought response plan:

[http://www.livingwatersmart.ca/drought/docs/2010/bc\\_drought\\_response\\_plan\\_june-2010.pdf](http://www.livingwatersmart.ca/drought/docs/2010/bc_drought_response_plan_june-2010.pdf)

Our drought status is based in part on the monitoring of the five gauged, un-regulated streams in the upper watershed. These streams are at low flows typically not seen until mid-August and as of today the levels are listed as "declining". OBWB has been doing a status check for Okanagan water utilities. In general, the south is more impacted than the northern part of the basin. Several of the utilities in the Central Okanagan commented that they were accessing their storage reservoirs a full month earlier than normal. They expect that they will be providing a greater volume of water from storage this year, due to the extended irrigation season. I've also heard that Greater Vernon had unusually high demand early in the season.

Penticton, Peachland, and RDOS are all moving to meet the 30% voluntary reductions. I haven't heard from others yet. I think some utilities have it under consideration, some are taking it under advisement, and some are taking it to their boards and councils. The OBWB put out a press release aimed at the public, asking people to use only what they need and directing them to the Make Water Work materials.

I was in touch today with the operator of the dam in Penticton. He said that we're in much better shape with lake levels than 2009, but we are going into the fall with low levels and we may have problems if we have below-average precipitation. He said "On a large lake like this, the first year of a drought is never a severe crisis. It's the second year that we are concerned about. Where's the rain?" He said that any savings by water utilities that draw from the lake would be a benefit.

We are going into an El Nino, which is typically warmer and drier for the Okanagan (this is just getting started in the Pacific).

Not a lot of new news, but I'll provide more updates as I get them.

Let's all hope for some good rains soon to cool down the rivers and help out those sockeye.

Anna

## Update #2 – July 16th

Dear Okanagan governments and water utilities,

This email is a follow-up from the one I sent yesterday (see below) with a few updates and clarifications. I've expanded the email list, because I'm afraid some of you did not receive the email yesterday. I've attached the same materials as yesterday for those who missed it.

As many of you know, the entire south coast of BC is now in a Level 4 drought, along with southern Vancouver Island. The Okanagan is still only at Level 3. A drought of this scale is unprecedented, and the ministry folks are working hard to catch up with the extreme weather conditions. We're helping with communication for our Okanagan communities, and will try to keep circulating information as it comes in.

One of the primary drought triggers is the stream conditions for fish. For now, the province is recommending 30% voluntary use reductions by local governments and water utilities in Level 3 areas (the Okanagan). The press release mistakenly noted 20% reductions, as did my email below. Most Okanagan utilities are still on odd/even watering days. **For residential users to conserve 30%, that can be achieved by moving to 2-days/week watering restrictions.** I know it's more complicated for purveyors with large agricultural users, and not a simple task for any utility to move to higher levels of drought restrictions. The high-level recommendations are in the Drought Response Plan, and it's up to each water user/utility to determine how to respond at this point.

Everyone wants to avoid having any Okanagan sub-basins going to Level 4 drought status, so please do what you can to help your community conserve. The difference between Level 3 and Level 4 means that the province will potentially start regulating with Section 9 stream closures, FITFIR, etc... Not to be an alarmist, but this would not be good.

For purveyors on groundwater, it's a gray area, since the regulations aren't in place yet. Still, it's possible for well-users who are drawing water near to creeks to get caught up by the Fish Protection Act.

If anyone has concerns about specific streams, and wishes to have them added to a monitoring watch list, please let me know, or you can contact [Ray Reilly with FLNRO in Penticton directly \(Phone: 250-490-2218, Email: \[Ray.Reilly@gov.bc.ca\]\(mailto:Ray.Reilly@gov.bc.ca\)\)](#). Ray is our local ministry contact for the regional drought response team. The province isn't circulating the list of "watch streams" because the list is changing as they check them. Also, if you have reports of any dead fish, please send any photos, dates, times, locations so that they can be mapped by the provincial drought team.

There's very bad news coming from DFO about the Okanagan/Columbia sockeye. The restoration of our sockeye run has been a great environmental success story, a huge cultural and food fishery restoration success for the ONA, and has been emerging as a real economic benefit to the valley with the recreational fishery. We should know more next week if anything can be done by way of releases from Okanagan Lake, improving conditions for the fish in Okanagan River. However, the run has mostly been stalled in the U.S., and the fishery has been closed for Osoyoos Lake this year.

*From Kim Hyatt of DFO: "Catastrophic losses of this year's exceptional returns of adult Sockeye Salmon have begun to occur in the Columbia River given the unprecedented severity of super-optimal temperatures and low flows encountered along their freshwater migration corridor... It's probably fair to surmise that we may lose the majority of the nearly 350,000 wild adult Sockeye destined for Canadian portions of the Okanagan if Wells Pool, where they are currently holding, warms to temperatures much greater than 18 degrees Celsius for an appreciable length of time. Regrettably, this is highly likely to occur as temperatures are currently at 17.5 degrees and increasing, while the Okanagan River is well in excess of the upper thermal lethal temperature of 25 degrees."*

He also says, “I’ve worked on BC salmon populations for more than 40 years and cannot remember anything comparable to what were currently seeing unfold on the coast!”

The heat is making the drought more extreme – increasing irrigation demand, and making the stream conditions very poor for fish. The very strong El Nino that is now building in the Pacific is concerning too, because it’s often associated with low snow packs. We are currently calling around to water purveyors for a status report. I’ve also asked a local hydrologist to get us information on the estimated demand of each water utility for the rest of the irrigation season, based on the data we have for 2003 (the most similar year).

We are working to organize a [one hour webinar on Okanagan water supplies](#) within the next two weeks to provide a first-hand update from water professionals on the Okanagan’s current state and anticipated water supply. Once the webinar details have been worked out we’ll be circulating more information on how to participate.

Please let me know if you have any questions or specific information needs, updates, corrections or suggestions. Any errors or omissions in the above are my own.

I wish I had more cheerful news,

Anna

#### Update #1 – July 15h

Dear Okanagan governments, and water utilities,

Many of you will have now heard about the province’s declaration of a Level 3 drought for our region. I’ve attached their announcement from last Friday, as well as the 2015 provincial drought response plan. The actions related to Level 3 droughts are listed in detail starting on page 23 – and are mostly voluntary for local governments and water utilities. According to Valerie Cameron, the FLNRO lead, *“The drought response plan recommends a 20% voluntary reduction for everyone at Level 3, however, those who are served by water suppliers such as local governments should be abiding by whatever restrictions those local suppliers are recommending, as they know their water supply better than anyone and may require more or less restrictions.”*

According to Valerie, *“the level 3 drought was determined according to criteria in the BC Drought response plan, in essence River Forecast Centre analyzes hydrometric data which is then verified by regional staff who report on hydrologic and ecosystem impacts. The regional drought teams are supposed to be liaising with local stakeholders about evolving impacts and providing support.”* I have heard from other FLNRO staff that a number of the streams in the region have dropped to at or near base flows – about a month earlier than normal. If hot, dry, conditions continue, there is a chance that some sub-basins in the interior may move to Level 4 by the end of the summer. In Level 4, water purveyors and individual licence holders may face mandatory restrictions from the province (see page 25 of the provincial Drought Response Plan). The good thing about the Level 3 is that it gives us advanced warning.

We are working to assess which sub-basins in the Okanagan may be on the watch list for Level 4. One of the big issues everywhere right now is water temperature, which gets higher with low flows. There are reported fish-kills in the Okanagan and Similkameen, attributed to high water temperatures, which is why they put in the angling ban.

At this time the drought is not expected to lead to mandatory restrictions for users on the Okanagan Lake or the rest of the mainstem system, including Okanagan River. Our current trend (withdrawals, releases and evaporation) is for the lake levels to be 10-15 cm below the dam operator’s September 1st target level, which is not considered a severe crisis. One factor that could be a game changer for mainstem water users/utilities is if much more water needs to be released

to support the fish downstream in the Okanagan River – it's not clear to me at this time how likely this is, because they are still assessing the situation. Everyone is strongly encouraged to conserve water, regardless of their source.

The Osoyoos Lake Board of Control is reviewing whether it needs to move to a Drought Declaration for Osoyoos Lake (which allows for higher Osoyoos lake levels as water is stored for irrigation and fish downstream). We'll let everyone know the outcome of the review when we hear more. With the new (2013) Operating Orders there is more flexibility in the summer operational range for Osoyoos Lake compared to the old Orders. The normal summer maximum (i.e., what we are currently using for 2015) is higher than for the old order (912 ft vs. 911.5 ft) and Zosel dam is operating closer to this upper limit this summer than would normally be the case, due to the dry conditions. A drought declaration would allow an additional 0.5 ft of storage on Osoyoos Lake (912.5 ft).

The OBWB has asked Bob Hrasko to contact Okanagan water utilities to get a status report on supplies in the valley – this will help us to communicate better, and plan for where more monitoring or resources may be needed. We're also trying to get a better handle on demand, or actual use, given the weather conditions, and on reservoir levels. We'll be trying to get as much of this information as possible up on the BC Water Use Reporting Centre (BCWURC). If you have any questions about this web-based water reporting tool, please contact Nelson Jatel ([nelson.jatel@obwb.ca](mailto:nelson.jatel@obwb.ca)) or Suzan Lapp ([slap@urbansystems.ca](mailto:slap@urbansystems.ca)).

To increase communication between levels of government and water utilities, we are working to organize a one hour webinar on Okanagan water supplies within the next two weeks; providing an update from a number of water professionals on the Okanagan's current state and anticipated water supply. Once the webinar details have been worked out we'll be circulating more information on how to participate.

Our local ministry contact for the regional drought response team here in the Okanagan is Ray Reilly, from the Penticton office (Phone: [250-490-2218](tel:250-490-2218), Email: [Ray.Reilly@gov.bc.ca](mailto:Ray.Reilly@gov.bc.ca)).

Please let me know if you have any questions or specific information needs, updates, corrections or suggestions. Any errors or omissions in the above are my own.

Anna

---

**Anna Warwick Sears, Ph.D.**  
**Executive Director**  
**Okanagan Basin Water Board**  
1450 KLO Road  
Kelowna, BC V1W 3Z4

Phone: (250) 469-6251  
Email: [anna.warwick.sears@obwb.ca](mailto:anna.warwick.sears@obwb.ca)  
Twitter: @AnnaWSears  
Website: [www.obwb.ca](http://www.obwb.ca)  
*Building Bridges* blog: [www.obwb.ca/blog](http://www.obwb.ca/blog)

<< File: BCFGADroughtPolicy.pdf >>



RECEIVED  
OCT 07 2015  
DISTRICT OF SUMMERLAND

528 Miller Street  
Summerland, BC V0H 1Z9  
October 6, 2015

Mayor Peter Waterman and members of council  
District of Summerland  
Box 159  
Summerland, BC V0H 1Z0

Your Worship and members of council:

At a gathering of some Trout Creek residents in 2013, an idea was put forward that a community notice board in Powell Beach Park would be of value to the many people who regularly walk, cycle or drive along Nixon Road.

The idea met with support at that gathering, and fundraising began to help make it a reality. Enough funds became available so that the work could be done by the District of Summerland. I am happy to report that the notice board was completed last month, and is now in use.

I am writing to say thank you to the District for its financial contribution (2014), and to commend Manager of Works Maarten Stam and carpenters Rio Simmons (retired) and Sean Read for their guidance, knowledge and craftsmanship that resulted in a well-positioned, well-built and very attractive notice board.

District of Summerland notices of interest to residents are certainly welcome. The notice board is locked, but notices can be placed in the envelope at the side, and a volunteer will retrieve and post items regularly.

Sincerely,

*Mary Trainer*

Mary Trainer  
Trout Creek Community Association  
Cc: Maarten Stam, Manager of Works



**Katie Karn**

---

**Subject:** RE: Road Maintenance

---

**From:** JE

**Sent:** September 15, 2015 10:30 AM

**To:** Mayor <[mayor@summerland.ca](mailto:mayor@summerland.ca)>

**Subject:** Fw: Road Maintenance

Dear Mayor

I am writing to express our families extreme disappointment with the road maintenance policy of the District of Summerland. I have never lived in an area with such a lack of road maintenance. It's at the point now where our visitors are commenting on how our roads appear to be in a third world country. The number of potholes on some of these roads is now continuous and well beyond the point of any serious repair. I have attached some photos for you to have a look at. It is ridiculous that money is constantly spend on various "green" initiatives, painting crosswalks in bizarre colours, bike paths etc. yet the most basic of infrastructure repairs are completely neglected. We are now headed into winter and the potholes near our house have not yet been repaired from the previous winter!

No government can claim to any sense of competence when even basic infrastructure repairs are ignored while spending money on new CAPEX, it's a sign of only short term thinking and profound neglect of basic responsibility.

These photos were all taken within a couple hundred metres of our house. Holes and patches on top of patches on top of a yet older patch, do you feel any pride? But hey, keep painting those cross walks!

James Eisenman  
Summerland,BC V0H 1Z7



# Ambulance Paramedics

of British Columbia - CUPE 873

Tel: 604-273-5722 | Fax: 604-273-5762 | Toll Free: 1-866-273-5766 | Toll Free Fax: 1-866-273-5762  
105 - 21900 Westminster Hwy., Richmond, BC V6V 0A8  
info@apbc.ca | www.apbc.ca

September 14, 2015

Mayor Peter Waterman  
District of Summerland  
Box 159, 13211 Henry Ave.  
Summerland BC V0H 1Z0

Dear Mayor Waterman & Council:

**Re: Downloading of Ambulance Service In The Making**

With a recent media spotlight shining on the ongoing dispute between Delta Municipality and the BC Emergency Health Services Commission, which includes Delta training and utilizing their Delta firefighters as emergency medical responders (EMR's), we have been receiving a lot of very legitimate questions such as:

- **What is the basis of the dispute between BC Emergency Health Services Commission and the Municipality of Delta?**
- **Does the medical evidence and research justify sending firefighters to more medical calls?**
- **Is this the downloading of ambulance service?**
- **Are there increased costs and legal liabilities to the municipalities?**
- **How much is this going to cost the taxpayer?**
- **Is what the Municipality of Delta doing legal?**


We thought it was important to give you the facts surrounding the matter, including proposed solutions. While this is an extensive document, we believe it covers all the relative matters in the ongoing Delta/BCEHS dispute and may assist you and your communities going forward.

The British Columbia Emergency Health Services Commission (BCEHS) has expended significant time, energy, and resources to develop a Resource Allocation Plan (RAP), which results in Fire Department First Responders being dispatched to those calls where their skills are expected to make a clinical difference. Evidence shows that these critical interventions are required on a very low proportion of ambulance responses.

Following these changes to the Resource Allocation Plan, which links the caller information to the most appropriate response profile, the City of Delta approached the BCEHS to ask for authorization to increase the number of medical calls their firefighters respond to. This request was based on emotional factors, a desire to limit the stress and anxiety of their residents, rather than upon any medical need. Proposed evaluation criteria was limited to resident satisfaction as determined by Delta. Approval of this request by BCEHS would have flown in the face of clear medical evidence and best practice. We demonstrate in this submission that there is no medical justification for increasing the frequency of Firefighter First Response to medical calls.

Delta affirmed in a presentation to the BC Emergency Health Services Commission Board that with their 165 firefighters spread across 7 fire halls, there would be no additional cost to going to these calls. We clarify that despite Delta's statement to the contrary, the cost of providing the proposed services are significant. Authorization to expand the role of firefighters in medical first response should be seen by other municipalities as a source of downloading that will potentially drive costs within your municipality upwards similar to the per capita and per residence costs currently imposed upon the Delta taxpayer.

Page 1 of 14



Copy to:

RECEIVED  
SEP 17 2015  
District of Summerland

Action:



We have outlined concerns regarding the training that has already been provided to the Delta firefighters, and with what appears to be operation and training contrary to the requirements of the Emergency Medical Assistant Licensing Board. Our position is that enforcement of existing legislation regarding performance of emergency medical procedures and emergency medical responses must be rigorously enforced for the protection of the public and the profession. We question whether that is currently the case with respect to the Delta Fire Department's activities around medical first response calls.

As the organization representing professional paramedics complying with a required Code of Ethics, we believe it is important for paramedics to know exactly what qualifications, skills, and abilities firefighter first responders have at the scene of an incident, and that this is best achieved through standardized utilization of the already established Emergency First Responder qualification rather than through an eclectic patchwork of municipal approaches.

Finally, as paramedic professionals we have recognized for many years that the level of ambulance resourcing across the Province of BC, and in particular in the Lower Mainland, is inadequate. We continue to advocate for a better level of resourcing for the people we serve. The current pressures being exerted by the City of Delta, and potentially by other fire services, is not about sending fire departments because of a medical need, it is about sending fire departments because the available BC Ambulance resources are not adequate to respond in a timely manner to calls requiring an ambulance response.

## BACKGROUND

At the December 4, 2014 meeting, the Board of the British Columbia Emergency Health Services (BCEHS) Commission received a presentation from Mr. George Harvie, Chief Administrative Officer of the Municipality of Delta.

While the historical chain of events is not fully detailed in his presentation, it is apparent from the slides provided at the meeting that attempts were made to seek approval for a course of action prior to bringing the current proposal to the BCEHS. In particular, the Honourable Terry Lake, Minister of Health, was contacted on more than one occasion in attempts to receive approval for Delta's desired course of action.

Minister Lake correctly referred Mr. Harvie to the BCEHS and this direction led to further correspondence between Delta and the BCEHS Board, the creation of a working group, and a collaboration agreement and resource allocation plan that has been approved by Delta Council.

Mr. Harvie made, flowing from a prior presentation to the BCEHS Board, a presentation at the December 4, 2014 meeting.

Without a strict reiteration of the details of Mr. Harvie's presentation (Appendix 1) the gist of the presentation could be summarized as the following positions of the Municipality of Delta:

1. Delta wishes to provide reasonable Fire First Responder service to citizens requiring 911 assistance;
2. The role of the Delta firefighters is acknowledged by Delta as being to stabilize the scene and limit patient stress and anxiety until the arrival of paramedics;
3. Delta wishes a pilot program to be approved **increasing** the number of calls the Delta Fire Department responds to;



4. That all First Responder calls Delta Fire go to would be assigned through the BCAS Dispatch system, linked with E-Comm, in a modified and unique Resource Allocation Plan;
5. That no additional resources are required to facilitate this change as costs are fixed;
6. That on-scene first responder assistance only will be provided in these responses; and
7. That Delta firefighters would remain bound by BCEHS policies, practices and procedures.

In the conclusion to his presentation, Mr. Harvie acknowledged that permission is required from the BCEHS Board to initiate the processes and trial program requested.

#### **THE DELTA ASK**

From all of this the question for the BCEHS Board has to be what is Delta actually asking for?

For clarity, they were not asking for any approval to increase the training of their firefighters to the Emergency Medical Responder level. They claim to have already done this, presumably at the expense of the Delta taxpayer.

They were also not asking for permission for their firefighters to perform the few additional skills allowed under an EMR license. They were already practicing at that level, reportedly at the expense and risk of the Delta taxpayers, and without the required permission of the Commission to do so.

Similarly, they were not asking for any additional resources. They claim to already be in such a positive position, with a surplus of resources, that any additional work by their firefighters will be inconsequential. Further, Delta was not asking for a First Responder Agreement as they were presumably in compliance with legislation<sup>1</sup> outlining that only the BCEHS may perform or provide "emergency health services" except where the BCEHS or the Minister of Health authorizes and enters into agreement differently.

What Delta was asking for then is that the BCEHS authorize a special dispensation and agreement that would result in the Delta Fire Department being dispatched to more ambulance calls despite the clinical and medical evidence to the contrary – the same calls that have been determined to warrant or justify the utilization of Fire Department medical first responders in every other community in the Province of BC.

#### **THE PROPOSED EVALUATION**

Delta proposed only one-evaluation criteria for the expanded response role of their firefighters, the feedback from their residents. While indicating that the BCEHS will continue to assess medical outcomes, these outcomes are not identified as evaluative or determinative in nature. Other potential evaluative criteria such as cost, procedural benefit, validation of licensure, procedural compliance, response times, or inter-agency conflicts were not addressed.

#### **THE LEGISLATION**

It is important to understand legislative requirements and the framework, and to connect the various implications.



The *Emergency Health Services Act*<sup>ii</sup> (the Act), as amended to January 28, 2015, defines "**emergency health services**" as *"first aid or other health care provided in circumstances in which it is necessary to provide the first aid or other health care without delay in order to (a) preserve an individual's life; (b) prevent or alleviate serious physical or mental harm, or (c) alleviate severe pain"*

The Act further provides definition of an "**emergency medical assistant**" as being a *"person licensed by the licensing board under this Act as an emergency medical assistant"*.

Section 5 of the act outlines that BCEHS has the responsibility to provide emergency health services:

**5.1 (1) The corporation has the following purposes:**

- (a) to provide, in British Columbia, ambulance services and emergency health services;
- (b) to provide, in areas of British Columbia that the corporation considers advisable, any urgent health services or ancillary health services the corporation considers advisable;
- (c) to establish, equip and operate, in areas of British Columbia that the corporation considers advisable, centres and stations for the purposes of providing
  - (i) ambulance services and emergency health services, and
  - (ii) the urgent health services or ancillary health services referred to in paragraph (b);
- (d) to collaborate, to the extent practicable, with regional health boards, the Provincial Health Services Authority and societies that report to the Provincial Health Services Authority, facilities and other health institutions and agencies, municipalities and other organizations and persons in the planning and coordination of
  - (i) the provision, in British Columbia, of provincially, regionally and locally integrated ambulance services, emergency health services, urgent health services and ancillary health services, and
  - (ii) the recruitment and training of emergency medical assistants and other persons to provide the services referred to in subparagraph (i);

Section 5 then carries on to outline that no person except the Minister or the Corporation can perform the outlined services unless there is an agreement or authorization from the Minister or the Corporation for the other person to do so.

The reason for identifying these facts is to make it absolutely clear that where firefighters perform emergency health services, which includes emergency medical first response, they are legally entitled to do so only with the consent or agreement, and only to the extent consented or agreed to, of either the Minister or the BCEHS Commission.

The conclusions that must be drawn from this legislation includes that:

- 1) A Fire Department may not offer to respond to calls for emergency medical services except where the Minister or the Commission has consented or agreed that they may; and





- 2) A Fire Department may respond to medical calls only where they are authorized to do so by the Minister or the Commission; and
- 3) The Minister or the Commission has clear authority to place whatever conditions, limitations, or restrictions on the performance of a response to an emergency medical call as they deem necessary.

### **AMBULANCE PARAMEDICS OF BC (CUPE 873) POSITION**

In addition to a role as bargaining agent for Paramedics and Emergency Medical Dispatchers in the Province of BC in the absence of a Professional College of Paramedics, the APBC is also recognized by the Paramedic Association of Canada (PAC) as the Provincial Professional Association representing the practice of paramedics.

In my capacity as President, I have communicated with Ms. Lupini, Executive Vice-President of BCEHS regarding the issue of Delta Firefighters practicing at the Emergency Medical Responder level.

In that correspondence, we identified that this change would not be in the interest of either the patient or the taxpayer. While briefly setting out the responsibility and authority of the BCEHS in this matter, we also identified that the medical evidence did not support expansion of the Delta firefighter skills or sending them on more calls. The performance of CPR, and early defibrillation provide the most clinical value and additional response by firefighters will not result in more critical interventions being performed.

I have also identified a concern that allowing a municipality to take on further responsibility with respect to emergency medical care in the Province would be perceived as further downloading of costs to the municipalities, a broader concern that is not addressed in the Delta proposal.

Further, concern was expressed that expansion of the role of the firefighters would likely put in jeopardy the working relationship between paramedics and firefighters in that municipality.

As both the professional representative, and as a Union representing our membership, we have also continuously identified to the Government, to the BCEHS, and to the predecessor Emergency and Health Services Commission, that the root cause of the issue that Delta is trying to address is inadequate ambulance resourcing in the community being served.

Within the past year, utilizing information provided to us by the BCAS, we have provided evidence to the BCAS with respect to the significant ambulance staffing shortages across the Lower Mainland. We presume this information has been shared through the BCAS to the Commission.

Before that, in June 2008 Joint Union-Employer staffing workload report provided recommendations to Government, and to the EHS Commission regarding significant gaps in staffing and response time performance across the Lower Mainland.

Further back, the 2002 Report flowing from a Memorandum of Understanding (MOU 17) identified the same deficiencies. And yet farther back, the 1999 report flowing from MOU14 did the same.

As professional paramedics we are continually challenged with media representation that patients are waiting inordinate periods of time, and that fire departments are waiting on scene with patients that do not require their care or critical EFR interventions. Our Dispatchers are challenged with having to cancel lower priority calls in order to send an ambulance to higher priority calls – sometimes for inordinate distances, and often multiple



times. We have to ask the question, how long is it acceptable for someone with a fracture to lay on the ground before an ambulance comes? How long does a patient presented with abdominal pain have to wait for service? How long is too long when you are the patient waiting on the floor? The answer is not to send firefighters to "limit patient stress and anxiety". It is to have an Emergency Medical Response system designed and in place to provide the required care and transportation of the sick and injured in a timely manner – not just the critical patients, but all patients that require ambulance service.

As professional representatives of the Paramedic Profession, and as the bargaining agent entrusted with ensuring our members are represented, the APBC has no choice but to point out that the BCEHS needs to address the issue of inadequate ambulance resources not only in the Lower Mainland, but as addressed in the Joint Staffing and Workload Committee, across the Province.

### QUALIFICATION ISSUES

The Act provides amongst other things for a Licensing Board whose duties and requirements are spelled out in the *Emergency Medical Assistants Regulation*<sup>iii</sup> (EMA Regulation).

While linkages are created within the Emergency Medical Assistants Licensing Board (EMALB) to the Canadian Medical Association National Occupational Competency Profile<sup>iv</sup> (NOCP), these standards clearly delineate nationally agreed upon educational and competency standards for Emergency Medical Responder (EMR), Primary Care Paramedic (PCP), Advanced Care Paramedic (ACP) and Critical Care Paramedic (CCP). There is no nationally recognized standard for Emergency First Responder (EFR).

The Canadian Medical Association Conjoint Accreditation program identifies that as of February 5, 2015, there were 64 accredited training programs fulfilling the NOCP criteria, all at the Primary, Advanced, or Critical Care Paramedic level<sup>v</sup>. Six of these accredited programs are based in British Columbia. There are however no accredited training programs listed in any province for training at the Emergency Medical Responder (EMR) level. Training at the EMR level is not then subject to independent scrutiny or validation with respect to content or process.

Despite the absence of independent accreditation of the training, the EMALB outlines<sup>vi</sup> recognition of four training agencies for the provision of EFR training, and 6 training agencies for the provision of EMR training.

The EMA Regulation spells out in detail the duties of the Emergency Medical Assistant Licensing Board (EMALB), various levels of qualification for an Emergency Medical Assistant (EMA), licensure application, maintenance, conditions, and terms for those individuals providing care as an EMA.

EMALB licensure qualifications include as the lowest level the EMA First Responder (EMA FR), and next the EMA Emergency Medical Responder (EMA EMR). Skills performance at any level of EMA is restricted to those outlined in the respective schedule or, where endorsed, to the level of endorsement.

While the specific skills are outlined in the schedules appended to the EMA Regulation<sup>vii</sup> the details are better outlined in the policies of the EMALB. In actual practice an EMA FR provides a level of advanced first aid and an EMA EMR performs a very slightly higher level of first aid than that of an EFR.

We note that on their website the Municipality of Delta has identified that all applicants to their Fire Department must be licensed as an Emergency Medical Responder or higher to be considered for employment.





We are aware that Delta Fire Department has engaged Iridia Medical to provide both training and medical oversight. In identifying Delta Fire as a client on their website<sup>viii</sup> Iridia outlines:

***Delta Fire and Emergency Services***

*During the past 10 years Iridia Medical has provided physician oversight for their Delta Fire's first responder training needs. Iridia has enhanced Delta Firefighters training in 3 key enhanced scope training initiatives, Blood Pressure, Epi-Pens and Pulse Oximetry. With Physician oversight by Iridia, those skills are now being utilized by Delta Fire Fighters in their Emergency pre-hospital care response mechanism's. Delta Fire Rescues Services, with input and support from Iridia is currently enhancing their pre-hospital care training to enhance service delivery for their respective communities of North Delta, Ladner and Tsawwassen.*

There is no indication or confirmation immediately available to confirm how many Delta Fire staff have successfully completed this training and initiated new treatment protocols as suggested by Iridia, how frequently these treatment protocols have been initiated, or whether they have obtained the requisite licensure and/or endorsements from the EMA Licensing Board for these skills.

We draw the attention of the Commission to the fact that of the 3 key initiatives outlined by Delta as now being utilized by their firefighters in the performance of their duties the Regulations specify:

- a) That taking a blood pressure by auscultation or palpation requires licensure at an EMR level;
- b) That utilization of pulse oximetry requires licensure at an EMR level plus an additional EMALB endorsement; and
- c) That administration of epinephrine requires licensure at and EMA Primary Care Paramedic (PCP) level

We note that while Iridia Medical has reportedly provided this training, the company is not listed by the EMALB as one of the approved training agencies at either the EFR or EMR level.

Further, we outline that irrespective of training provided, or local medical oversight through a contracted company, if an individual is not appropriately licensed to perform a medical skill or procedure, they are prohibited by law from doing so. Training does not equal licensure. The information available is unclear as to whether the required licensures and/or endorsements are held by the Delta Firefighter Medical First Responders at this time.

Schedule 3 of the EMA Regulation outlines a Code of Ethics that all license holders are required to follow, including a requirement for a license holder to report any illegal activity to the Board. The absence of full and evident disclosure at the scene of incidents with Firefighter First Responders in conjunction with this Code of Ethics places licensed paramedics working for the BC Ambulance Service in a distinctly difficult situation as they have no ability to know whether the firefighter has the requisite license and/or endorsement for any skills or procedures they may have performed on the patient.

**MEDICAL EVIDENCE**

From involvement, previous discussions and meetings at various First Responder Committee meetings, we are aware that there have been prior trials with respect to expanding the role of First Responders in the Province.

One of the early initiatives initiated by the Emergency and Health Services Commission (EHSC) which preceded the BCEHS, included the enhancement of training of the Prince George firefighters to the EMR level to determine whether there was any additional clinical value provided. We understand that the research



demonstrated no additional value was demonstrated. The results of this program have not been made publicly available at this point in time.

Another trial program was initiated with the Surrey Fire Department to determine whether firefighters could safely and reliably act as resource gatekeepers, determining upon arrival at the scene whether an ambulance was medically required.

This operational trial, also initiated by the EHSC, had qualified Fire Service First Responders involved in a study to determine whether an ambulance response was required. The study focus was whether an EFR trained fire fighter on scene of a motor vehicle accident could safely and appropriately determine whether an ambulance was in fact required. The corollary to this was the economic evaluation of what ambulance resources would be saved by this response model. The rationale for selecting motor vehicle accidents for this review was primarily the high rate of ambulance cancellation on scene due to patient refusal of service. While the study remains unreported, we understand that it was discontinued from a patient safety perspective. Firefighters trained at the First Responder level, or the higher Emergency Medical Responder level, did not possess the clinical interpretive skills required to consistently and safely determine if the patient required medical care.

Evidence in BC suggests that the level of training of the First Responders does not give them the knowledge and understanding of pathophysiology to safely cancel responding paramedics, or to treat the patient on scene without subsequent transport to hospital.

In a landmark scientifically evaluative research paper on the utilization of First Responders, coincidentally in the Metropolitan Vancouver area, Beringer et al<sup>x</sup> determined how often First Responders arrived first on scene, estimated the time interval between first response and EMS response, and examined the frequency and type of interventions performed by First Responders.

Fire First Responder interventions were defined in the following categories:

1. Primary Critical – these had potential to improve outcome where the EFR arrived 1 to 3 minute ahead of EMS and included airway manoeuvres, insertion of an oral airway, assisting ventilations, performing CPR, use of an automated external defibrillator, and control of profuse bleeding.
2. Secondary Critical – these were useful but less time dependent and less likely to improve the outcome of the patient, including oxygen administration, administration of oral glucose (sugar) to diabetic patients, extrication from motor vehicles, fire suppression, hazardous material containment, crowd and traffic control and locating patient
3. Non Critical – these other activities were determined to have no impact on patient outcome included patient positioning, splinting of fractures, spinal immobilization, reporting, and assist the paramedic with transport.

The authors determined that First Responders performed critical interventions on only 18% of calls they attended, and in only 36% of calls where they arrived first. Even when “critical” is defined generously it is suggested that many of the lights and siren dispatches of the Fire First Responders were unnecessary. First Responders performed few interventions leading to the statement that the role may be overvalued. They concluded that the only First Responder intervention shown to be effective from the research was defibrillation.





The authors recommended that future research should attempt to identify Dispatch criteria that more accurately predict the need for First Responder intervention, which the BCEHS and the BCAS, have now undertaken in their efforts to reduce unnecessary Fire First Response.

The authors further concluded that First Responder training and continuous quality improvement (CQI) should focus on interventions that are performed with some regularity, particularly oxygen administration.

Since completion of this study, the actual importance of oxygen administration on a routine basis has been addressed more thoroughly in the AHA 2010 guidelines<sup>x</sup> which now recommends oxygen administration be withheld in patients presenting with uncomplicated acute coronary syndrome (ACS) symptoms and whose SpO<sub>2</sub> is greater than 94%. Evidence shows that administration of supplemental oxygen for ACS patients can increase coronary vascular resistance, decrease coronary blood flow, increase the size of the infarct, and lead to increased mortality.

In a more recent article, Boland et alxi looked at more than 10,000 patient encounters over 2.5 years in a rural and suburban setting to better understand the broader medical role of firefighters. They studied the arrival order of fire and ambulance and documented the specific interventions provided by firefighters with advanced EMR training.

The ambulance service participating in the review was similar to the BCAS in that it provided Dispatch Service with pre-arrival instruction, advanced life support (ALS), basic life support (BLS) and scheduled medical transport in many communities in and around the study area. Their 60 vehicle fleet covered 1200 square miles and approximately 1 million residents. The involved Fire Departments provided coverage to a subset of this area.

In the system reviewed, the 9-1-1 operator provides the call details to the Fire Dispatcher prior to transfer to the EMS Dispatch Center. The EMS Dispatcher utilizes the Medical Priority Dispatch System (MPDS) to clarify call severity and determines the appropriate ambulance resources to be dispatched. The closest ambulance crew is then dispatched.

Because the dispatching sequence includes notification of fire prior to notification of EMS, the calls are not simultaneously dispatched. In 93% of calls the delay in unit notification related to call forwarding was under 2 minutes. For the study, area Fire Medical Responders (FEMR) were dispatched to all medical calls regardless of severity or need, arriving first on 9001 calls (88%) with an average lead in time of 4.5 minutes.

The firefighter EMR's in this study had a much broader scope of practice than is permitted within that license category in BC. In addition to skills such as AED and CPR they were allowed to perform supraglottic airway placement, administer some medications (glucagon, epinephrine, ASA, nitro, nebulized ventolin) and to start intravenous.

Even with a greatly expanded skill set, the FEMR performed advanced interventions on only a small portion of patients (7.6%) where they arrived at the patient prior to ambulance arrival. The most common interventions were the initiation of an IV in 340 patients (3.8%) or the administration of oral nitroglycerin or aspirin 303 (3.4%).

The research further concluded that time sensitive, or critical, skills such as defibrillation, CPR, airway management, or bleeding control were performed on only 1.7% of patients attended to by the EMFR's. For



the most critical 96 cardiac arrests patients where the EMFR arrived prior to ambulance, they initiated chest compression on only 78%, AED on 44%, and supra-glottic airway placement on 32%.

The authors concluded that while the practice of simultaneous dispatching of fire and EMS was intended to ensure rapid delivery of lifesaving/time sensitive intervention such as early defibrillation, the interventions did not always occur despite the arrival of the EMFR prior to ambulance. While reasons for this reluctance to initiate procedures were not fully explored, there is an anecdotal reference suggesting there were encounters when the AED was not used because ambulance would arrive ``soon enough``.

With sub-optimal rates of both CPR and AED use, the authors suggest that EMRF should focus on ensuring basic life support interventions are applied consistently before initiating advanced interventions.

In another Canadian study to utilize evidence for the creation of optimal assignment of urban Firefighter First Response to Emergency Medical Services 911 incidents, Craig, Verbeek, and Schwartz developed a comprehensive methodology which has, we believe, been built upon in the current Resource Allocation Plan methodology now utilized by the BC Ambulance Service.

The methodology utilized included evaluation of Fire First Responder (FFR) and EMS arrival times, MPDS call determination criteria, and critical interventions performed. A generalized input-output model was created to consider key factors governing opportunities for FFRs to deliver specific critical medical interventions prior to the arrival of paramedics. When applied to the EMS system's dispatch and clinical data, the model's outputs included a recommended subset of EMS dispatch categories, or determinants, that maximized the the opportunities for FFR interventions while simultaneously minimizing needless FFR responses. The resulting model was then applied to retrospective data set from a large urban EMS system, comparing the model's recommendations with the system's current practices.

Four primary criteria were utilized to determine whether FFR was warranted included key trigger interventions, first on scene rate, non-emergency response cut off point, and a risk benefit ratio. All MPDS determinants were evaluated based on the available data of more than 220,000 responses to determine the likelihood of the patient benefitting from a critical FFR intervention for that determinant.

The determinants MPDS were then ordered in sequence of FFR intervention and an isocost line created to balance the clinical value of a FFR response to the potential societal cost and risk from an emergency response.

When considering the study's FFR trigger criteria (CPR, defibrillation, AED analysis, CTAS-1) a firefighter first response was warranted in 3,067 (1.4%) of the 220,358 incidents.

Using a Pareto distribution chart of MPDS determinants ranked by the descending probability of opportunity for FFR intervention, the calls warranting FFR intervention were found to be heavily clustered in a small number of determinants.

The top 12 determinants, which constituted 2% of all EMS responses, encompassed 41% of all cases warranting FFR intervention. The optimal lights-and-siren cut-off point prescribed FFR response to 27 of 146 MPDS determinants which would result in sending FFRs to a total of 16,091 (7.3%) of the 220,358 incidents. The authors concluded that the model provides for a robust generalized methodology that allows EMS system to optimize FFR lights and siren response to emergency medical calls.



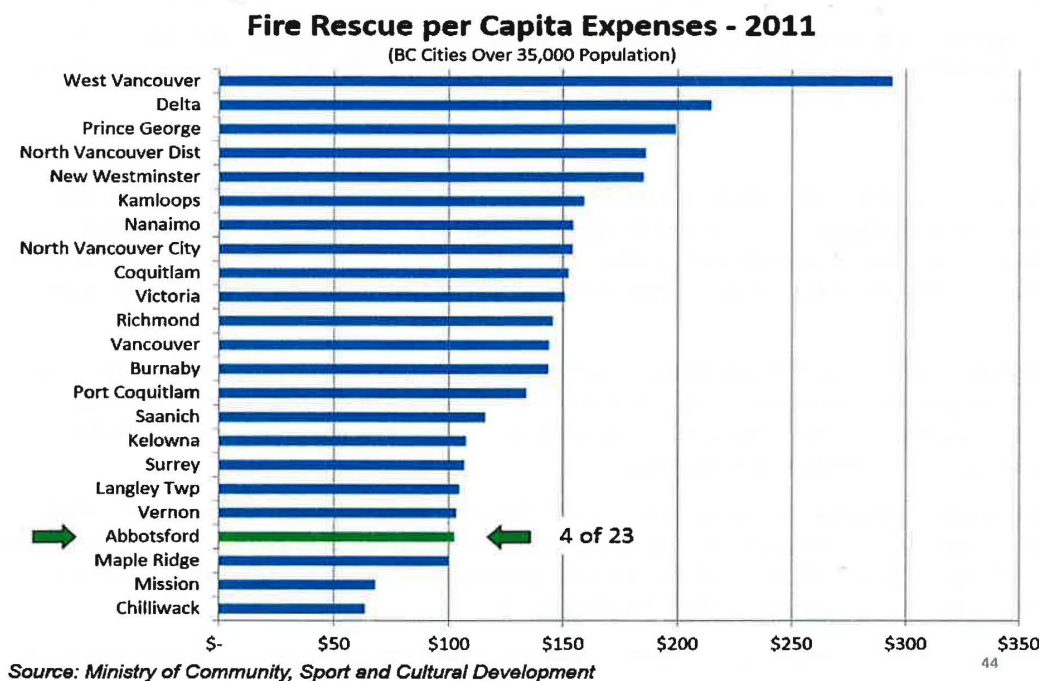


Finally, we would turn to what almost all research is pointing out – that early high quality CPR, and early defibrillation, as part of a comprehensive system is likely the most significant intervention that Fire First Responders can make. Stiell et al<sup>xii</sup> demonstrated conclusively in the initial Ontario Prehospital Advanced Life Support (OPALS) research that rapid defibrillation by fire departments as part of a comprehensive tiered response process can lead to significant improvements in survival after an out of hospital cardiac arrest event. This research concluded that it is important for communities wishing to improve response times for cardiac arrest to optimize dispatch methods, better deploy EMS, and to utilize first responder defibrillation.

### DOWNLOADING OF COSTS

While Delta has specifically indicated that their costs are fixed, and that there is in their view no cost to the provision of Emergency Medical First Response by their Fire Department, this assumption must be dismissed as self serving. Delta has an area of approximately 180 square kilometers, a population of 100,000 and approximately 35,781 private residences according to Statistics Canada<sup>xiii</sup>. With a reported Fire Department budget in the area of \$22.7 M this works out to a not insignificant \$228 per capita, or \$636 per private residence, per year.

This compares to \$113 per capita, or \$359 per household, in neighbouring Surrey. Or \$119 per capita in Abbotsford, or just under \$150 per capita in Richmond. According to the Ministry of Community, Sport, and Cultural Development, for the 2011 operating year, Delta had the second highest provincial cost per capita for Fire Rescue services, often more than double the cost of cities of comparable size.



According to the Delta annual report, the annual response volume for their Fire Department has been in the 5,600 to 5,800 range for the last three years, providing an annual cost per event of a staggering \$3,864. Approximately 55% of this response volume is to medical assist calls, and a further 12% to motor vehicle accidents. Only 9.5% of their response volume is identified as responding to fires.

	2011	2012	2013
Total Responses	5,625	5,836	,5,894
Working Fires	604	579	561
Medical Assist	3,009	3,173	3,249
Motor Vehicle Accident	720	741	715

*Table 1 Source: Delta Fire Department 2013 Community Update Report*

According to the City of Delta information, they spend more than \$12.5M annually performing Emergency Medical First Response, a significantly larger amount than the BC Ambulance Service spends providing the actual ambulance service delivery that Delta is providing some assistance to.

To suggest that there is no cost related to more than half of the workload for the Delta Fire Department, particularly looking at the provincial comparators for other BC Cities above 35,000 population, is introspective at best.

The point of this summary is to identify clearly to the Commission, and to Government, that there is a significant cost to the performance of First Response. The potential implications for other municipalities as relates to the perception of downloading of responsibilities is significant.

## CONCLUSION

Delta is required by provincial statute to have the authorization of the BCEHS, or the Minister of Health, to perform Emergency Medical Response. This authorization should be in the form of a First Responder Agreement between Delta and the Commission which outlines the terms and conditions of such authorization. It is unclear at this time that the practices of the Delta Fire Department are currently in accordance with legislation.

When Delta firefighters perform medical responses, their activities are governed by the terms and conditions of the First Responder Agreement and also by the terms and conditions statutorily imposed through the Emergency Medical Assistant Licensing Board. It is unclear at this time that the practice of the Delta firefighters is in compliance with these requirements.

Finally, the evidence does not support downloading of costs from the Provincial Government to the Delta taxpayer who are already paying some of the highest per capita fire service costs in the Province. Expansion of Firefighter First Responder activity as a substitute for the provision of proper ambulance service is a downloading of costs that is clinically ineffective and unjustified.

Instead, the evidence supports that the current level of ambulance service provided to the residents of Delta by the BCEHS is not adequate. It is the statutory responsibility of the BCEHS to ensure the provision of an



appropriate level of ambulance service to these residents. As professionals, and as paramedics serving communities across this Province, we have advocated for an increase in the level of coverage for many years.

We would like to talk to you more about Paramedic/Ambulance resources needs in your community including potential solutions and advocating on your behalf. Please feel free to contact me at 604-273-5722, or we will be present and available to talk at the upcoming UBCM.

Sincerely,



Bronwyn Barter  
Provincial President  
Ambulance Paramedics of BC  
CUPE Local 873

BB/ki/cope378



- 
- <sup>i</sup> Emergency Health Services Act, RSPC, 1996, Chapter 182 Section 5
- <sup>ii</sup> Emergency Health Services Act, RSBC, 1996, Chapter 182  
[http://www.bclaws.ca/EPLibraries/bclaws\\_new/document/ID/freeside/00\\_96182\\_01](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/00_96182_01)
- <sup>iii</sup> Emergency Medical Assistants Regulation, B.C. Reg. 210/2010, as amended to B.C. Reg. 76/2014, May 1, 2014
- <sup>iv</sup> <http://paramedic.ca/nocp/>
- <sup>v</sup> <https://www.cma.ca/En/Pages/paramedicine.aspx>
- <sup>vi</sup> <http://www.health.gov.bc.ca/ema/getting-your-training/index.html>
- <sup>vii</sup> Emergency Medical Assistants Regulation, B.C. Reg. 210/2010, as amended to B.C. Reg. 76/2014, May 1, 2014
- <sup>viii</sup> <https://www.irdiamedical.com/our-clients.htm>
- <sup>ix</sup> Beringer R, Christenson J, Blitz M, Spinelli J, Freeman J, Maddess G, Rae S. Medical role of first responders in an urban pre-hospital setting. CJEM. 1999; 1(2): 93-98
- <sup>x</sup> 2010 AHA Guidelines
- <sup>xi</sup> Boland L, Satterlee P, Fernstrom K, Hanson K, Desikan P, LaCroix B. Advanced clinical Interventions performed by emergency medical responder firefighters prior to ambulance arrival. PEC. Vol 19 (1): 96-102
- <sup>xii</sup> Stiell IG, Wells GA, Field BJ, Spait DW, De Maio VJ, Ward R, Munkley DP, Lyver MB, Luinstra LG, Campeau T, Maloney J, Dagnone E. Improved out-of-hospital cardiac arrest survival through the inexpensive optimization of an existing defibrillation program: OPALS study phase II. Ontario Prehospital Advanced Life Support. JAMA. 1999;281(13)
- <sup>xiii</sup> <http://www12.statcan.gc.ca/census-recensement/2011/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CSD&Code1=5915011&Geo2=PR&Code2=59&Data=Count&SearchText=Delta&SearchType=Begins&SearchPR=01&B1=All&Custom=>





# Youth Parliament of British Columbia



# Alumni Society

509 – 1383 Marinaside Cr  
Vancouver, BC V6Z 2W9

RECEIVED

SEP 23 2015

DISTRICT OF QUEENSLAND

(604) 604-646-6623  
registrar@bcyp.org

8 September 2015

Dear Sir or Madam:

## Re: British Columbia Youth Parliament, 87th Parliament

The British Columbia Youth Parliament's 87th Parliament will hold its parliamentary session in Victoria at the Provincial Legislative Chambers from December 27 to 31, 2015. The Youth Parliament is a province-wide non-partisan organization for young people ages 16 to 21. It teaches citizenship skills through participation in the December parliamentary session and in community service activities throughout the year. **Youth Parliament is a one year commitment.**

I invite you to encourage eligible youth from your municipality or region to apply to sit as members of the Youth Parliament. Youth Parliament is non-partisan, and applicants need only be interested in learning more about the parliamentary process and in serving their community.

Each applicant who is accepted to attend as a member of BCYP must pay a **\$300** registration fee. Thanks to a grant from Coast Capital Savings, a substantial portion of the cost of transportation and accommodation is covered for all members. Financial support is available for applicants who cannot meet the expense of the registration fee. Requesting financial assistance will not affect an applicant's chance of being selected as a member. We also provide resources for applicants attempting to secure funding from community sources, including schools and service clubs (see [www.bcyp.org/joinus.html](http://www.bcyp.org/joinus.html)).

Members will sit and debate in the Legislative Chambers for five days and will be accommodated for four nights at the Harbour Towers Hotel in Victoria. During that time, participants are supervised by members of the Board of Directors of the Youth Parliament of B.C. Alumni Society and other youth parliament alumni. In addition, transportation to and from Victoria will be provided for all members who require it.

I have enclosed an application form and two copies of a brochure about BCYP. I encourage you to make the application form and brochure available to interested young people and to make copies of the forms as needed. If your municipality sponsors a "youth of the year" award or has a municipal youth council, young people with that sort of initiative and involvement are ideal candidates for our organization. A soft copy of the form is available from our website at [www.bcyp.org/joinus.html](http://www.bcyp.org/joinus.html), along with soft copies of the brochure and a promotional poster.

**All applications must be received by October 27, 2015.** Applicants will be notified whether they have been selected in early November. If you require more information, please contact me by telephone or e-mail as indicated above, or visit our website at [www.bcyp.org](http://www.bcyp.org).

Yours truly,

Rhonda Vanderfluit  
Registrar, Youth Parliament of B.C. Alumni Society

Made possible with support from:



Sponsoring the British Columbia Youth Parliament

**Katie Karn**

---

**Subject:** Climate Change

---

**From:** Chris Rose  
**Sent:** October 1, 2015 12:25 PM  
**To:** Chris Rose  
**Subject:** Climate Change

September 30, 2015

**Mayor and Councillors** of the 163 BC Municipalities

**Regional District Directors**

**A call for action on Climate Change**

Ladies and Gentlemen.

I am writing to you as an ordinary, but very concerned Canadian Citizen. I'm not a scientist, but I have been an observer of our environment for more than 80 years. I do not like what is happening to our world and fear for our grandchildren's future as well as the survival of our species on this planet. On 6. August 2014 I wrote a letter to the Chairperson UBCM (attached) and I received an answer with the suggestion that I should address my concerns to you the Municipalities Leaders directly.

As you know the world leaders have been debating the need for action to **mitigate Climate Change** in International conferences since 1990. Very few leaders have taken any action to avoid the "**Climate Tipping Point**" looming on the horizon. Methane and other dangerous GHGs as well as ocean hydrates are already released into the atmosphere at a rate that is greater than what the oceans can absorb, thus we are facing the acidification of the oceans which will result in the breakdown of the world ecosystem.

The time has come when we all and you as leaders of the BC. Communities in particular have to ask yourself „What can I do to mitigate the dangers of climate change?“ To help you in your debate, please look at the following information:

- (1) **Bavarian Village of Wildpoldsried Rages in \$5.7 Million/year by Selling Green Energy“** <<http://cleantechnica.com/2012/08/29/bavarian-village-rages-in-5-7-millionyear-by-selling-green-energy>>
- (2) **Big payoff from clean energy in the District of Rhein-Hunsruck, Germany;** <[http://edmontonjournal.com/story\\_print.html?i=10332925&sponsor=](http://edmontonjournal.com/story_print.html?i=10332925&sponsor=)> and <[http://www.go100percent.org/cms/index.php?id=77&tx\\_ttnews%5Btt\\_news%5D=258&cHash=81261a7fdf5436a56620c595d7f531c9](http://www.go100percent.org/cms/index.php?id=77&tx_ttnews%5Btt_news%5D=258&cHash=81261a7fdf5436a56620c595d7f531c9)>
- (3) **The Spanish Island of El Hierro near it Goal**  
<http://www.npr.org/sections/parallels/2014/09/17/349223674/tiny-spanish-island-nears-its-goal-100-percent-renewable-energy>>
- (4) **Costa Rica**  
<http://www.iflscience.com/environment/costa-rica-has-only-used-renewables-electricity-year> and <<http://www.theguardian.com/commentisfree/2015/mar/30/truth-behind-costa-rica-renewable-energy-reservoirs-climate-change>>

Naturally there are many other jurisdictions in the world that have taken the big step forward in Clean Energy development. I recognize that our Premier will say: “We are already there and have been for years, remember Mr. W.C. Bennett got the ball rolling”. Yes, Bill Bennett built the great dams at the Peace River. It was done at high financial, environmental and social costs and with a total disregard for the rights of our Native People. Now we are facing similar problems with the intended construction of Site C-Dam. This time we are encountering additional and more serious difficulties; namely the rapid glacier melt – in 30 years there may not be enough water to fill the dams.

Should we consider alternative plans for future energy demands? - Should we prepare for events and make plans over which we have more local control? – There is no doubt that the development of clean energy at local levels will lead to a more robust economy by reducing costs, increase employment and reduced CO2 pollution.

It is clear that we have to reduce the fossil fuel consumption to nearly ZERO as soon as possible. To achieve such a goal we have to think of changes in the transportation systems (car, rail, trucking, public transit etc.). We have to think of changes to the building codes and the construction methods (insulation, roof structures with solar panels and/green flat-roofs, light/energy-producing cladding, internal recycling and more efficient re-use of human/building waste, etc.). We have to think of the agricultural and farming production (solar panels on barn roofs, convert animal waste into methane to produce heat/energy). We should be thinking of “Farmer-Owned windmills” for the production of electricity as well as extra income and pensions. We have to think of the communication systems and the needs to extend it. We need to free ourselves of our copper dependency (transmission lines) and make energy and information available to every person regardless of their location and this should be done at the lowest cost possible.

The above are a few aspects that are required to mitigate climate change and they call for leadership at the local level.

As side from the question of what leaders in the community can do there is the aspect of what the individual can do? For your information, in early 2014 I sold \$20,000 of my RIFs (Pipe line) and invested that money in an Inverter and 30 Solar Panels. It took a little over two weeks for an electrician and a helper to install all the equipment. Unfortunately a snowfall delayed the finished job by a week. See my video of the installation <https://www.youtube.com/watch?v=WMiWHp0FakY>

The following graphs show the result over the last 16, information is based on BC Hydro meter reading and inverter since March 2014. 2011-2013 data is based on BC Hydro Statements.

Since March 2014 the Solar Panels have produced a total of 13,649.54 Kwh of which 736.83 Kwh was feed back into BC Hydro grid. If I were 10 years younger I would install a small windmill and our power needs would reduce to zero. Furthermore I would install a power storage device such as Tesla batteries and or a flywheel. I would buy an electric car for short trips in the 100 km radius. On this subject I should mention that I see the demand for electric vehicles increase very soon and the public will look for recharging stations in the communities and thus force the local/provincial government into action through legislation to make these services available.

There are also some very positive trends developing, I quote from [\*Tracking the Energy Revolution — Canada 2015\*](#), “our annual assessment of the nation’s clean energy performance. We found that, thanks to provincial policy leadership, last year, the value of new clean energy projects approached CAD\$11 billion, up 88 percent from 2013. Further, in 2013, the most recent year for which reliable data exists, **Canada’s clean energy industries were together responsible for 26,900 direct jobs—up a respectable 14 percent over the previous year**”. (Coverage: [The Globe and Mail](#), [National Observer](#), [CBC News](#), [iPolitics](#), [The Exchange with Amanda Lang](#))

Finally, you may ask why I’m sending this letter. The answer is simple: We need greater leadership in Canada on environmental issues. We have squandered 20 years due to procrastination. If we don’t act quickly we will all fall behind and join the communities of the third world and experience unforeseeable disasters.

You may feel inclined to ignore the above or you may explore what actions you as leader can take. In either case I would be more than happy to hear about your plans – hopefully it will be a progression towards “Clean Energy” and mitigation of climate change

Best Regards,

Chris Rose



6. August 2014

The Chairperson UBCM  
Suite 60-10551 Shellbridge Way  
Richmond, BC.  
V6X 2W9

Dear Madam/Sir

I read with interest your theme for the “Leading Edge – UBCM 2014” Conference in Whistler, September 2014.

My wife and I built our house in Whistler 1972 with the help of Mr. Jim Cook (concrete footings and roof). We sold our property in 1999. Our house was well constructed with #1 Fir and 2x6 T&G clear cedar roof-decking under the daily guidance of Mr. Jim Murray, Building Inspector and friend – it was built like a precursor to the R2000 systems. The house had a 2 bed-room suite for local workers and a three bedroom spacious area in which we lived for 26 years. The entire house landed up as landfill in 2000.

I am narrating the above as one problem that require attention for your deliberations. However, more importantly I would like to direct your attention to the UN “Fifth Intergovernmental Report on Climate Change”. Certainly some of your members may have heard about this report but most of you are probably unfamiliar with the details. As members of the world society we will have to take drastic actions forthwith to avoid the consequences looming on the horizon.

As a soft introduction to the subject of “Climate Change” I suggest that the members of the UBCM look at: “**National Ice Core Lab**” <<http://natgeotv.com/ca/extreme-ice/videos/national-ice-core-lab>> then view the videos “**Tipping Points**” <<http://www.thetippingpoints.com/>>. There is also a very important document. <<http://climatechange.worldbank.org/content/climate-change-report-warns-dramatically-warmer-world-century>>, 18.Nov.2012. Finally you may want to read the report by the President of the USA, July 2014 “**The Cost of Delaying Action to Stem Climate Change**”:

[http://www.whitehouse.gov/sites/default/files/docs/the\\_cost\\_of\\_delaying\\_action\\_to\\_stem\\_climate\\_change.pdf](http://www.whitehouse.gov/sites/default/files/docs/the_cost_of_delaying_action_to_stem_climate_change.pdf).

No doubt some of your representatives may say “this is not in our jurisdiction” and will brush it off as “a problem for the Provincial and Federal Governments to resolve”. However, you are the elected leaders of your community and as your Conference theme suggests: “strive to become a leading edge practitioner, be innovative, accept significant challenges and find solutions”. I suggest that the looming natural disasters of flash-floods, wildfires, heat waves, ice storms and other extreme weather-pattern, changes that already taking place, will affect if not totally dislocate anticipated budget forecasts at all levels of society, thus Climate Change is a subjects that require your immediate attention because the impact of it will hit all our communities directly.

The question is what will the UBCM do to combat, mitigate and alleviate Climate Change”? Here are some thoughts for consideration:

- 1.) Send an expression of concern to the Provincial and Federal Governments that their present laws and rules of Green House Gas Emissions Reductions are insufficient and that they require immediate and more positive attention/actions
- 2.) Send an expression of concern to the Provincial and Federal Governments that the lack of support for the development of Clean Energy Production (Wind, Solar, Bio-mass, Thermal, Tidal power etc) is totally unsatisfactorily and has to be strengthened immediately.
- 3.) Send a request to the Provincial and Federal Governments that both Government levels change their fiscal policies from providing grants, subsidies, tax-exemptions/allowances, road constructions, water-rights, waste discharge rights and other direct and/or indirect benefits to fossil fuel mining companies – and that these direct and indirect benefits be stopped and be redirected in support of the Clean Energy Industry.
- 4.) In line with the recent request by the IMF that all levels of Government levy a considerably higher carbon tax on the petrochemical industry and reduce individual income taxes.
- 5.) Send a request to the Provincial and Federal Governments to change the building codes so that future private and public constructions are required to include modern clean energy producing/collecting devices (roofs, outside walls, walk-ways etc)
- 6.) Send a request to the Provincial and Federal Governments to start the planning/implementation of electrification of the transportation industry (Railroads, Municipal Transit systems, cards, trucks etc)
- 7.) Send a request to the Provincial and Federal Governments that all public/private electric utilities that use water storage/dams as their supply source are required to install reverse flow water lines and or pumps.

At the municipal level you may want to start developing plans:

- 1.) All municipalities should begin with the installation of solar panels on the roof-tops of all public buildings exposed to direct sunlight (city halls, sports arenas, bus shelters/garages, bus stops etc. (The cost of installations will pay for itself within 6 years)
- 2.) Building permits to private and/or corporate builders should be vetted for inclusion of clean energy devices. Clean energy should become part of any new construction or renovation.
- 3.) Renovations of older homes should be encouraged – demolition must be discouraged and only if there is a recycling plan in place.
- 4.) Many public water supply systems are built with an elevated source of the water. There may be opportunities to incorporate dynamo type turbines to harness electric power for municipal consumption.
- 5.) Wherever possible, the feasibility of wind turbines should be explored
- 6.) Solar panels (very popular in Europe) could augment and considerably reduce the cost of the municipal electric bill and surplus power returned to the public grid.
- 7.) Waste water must be another subject for consideration. The methane can be converted into energy, filtered water can be re-used for irrigation, the sludge can be converted into fertilizer (Some of the Whistler “gold” improved my garden for many years).

I encourage you to be aggressively proactive in the direction of clean energy and the reduction of the use of fossil fuel/petrochemical energy.

**The world has not much time left. We have reached the “Tipping Point”.**

For your interest I’m attaching a video of the installation of the solar panels on our house on Quadra Island in Feb/March 2014

<https://www.youtube.com/watch?v=WMiWHp0FakY>.

The 30 panels are producing 8Kw/day (clouds no sun) to 59Kw/day (sunny). Since 14.March 2014 the panels have produced 4851Kw which translates into an average 31.6Kw/day (reading Aug 5, 2014, 2 pm).

I wish you all the very best in your deliberations in the world class Resort Municipality of Whistler in September 2014. Please consider the points above.

Chris Rose



**Katie Karn**

---

**Subject:** Letter from the Honourable Stephanie Cadieux

---

**From:** MCF Correspondence Management MCF:EX [<mailto:MCF.CorrespondenceManagement@gov.bc.ca>]

**Sent:** October 1, 2015 3:26 PM

**To:** General Information Website <[info@summerland.ca](mailto:info@summerland.ca)>

**Subject:** Letter from the Honourable Stephanie Cadieux

Ref: 224236

His Worship Mayor Peter Waterman and Council  
District of Summerland  
E-mail: [info@summerland.ca](mailto:info@summerland.ca)

Dear Mayor Waterman and Council:

As Minister of Children and Family Development, it is my great pleasure to proclaim October as Foster Family Month. For 25 years, the Government of British Columbia has taken this opportunity to recognize and celebrate the commitment and dedication of foster families to the children- and youth-in-care who have been welcomed into their homes and into your community.

British Columbia has approximately 7,200 children- and youth-in-care with a diverse range of needs. Each child is unique, and they deserve to be surrounded by caring adults in a supportive environment. I am truly grateful that there are special people in communities across the province who are committed to helping children, youth and their families when they need it most.

The Ministry of Children and Family Development (MCFD) has created an information kit, including printable posters and fact sheets, to help raise awareness of fostering in your community. To access this information, please open the following link on the MCFD Web site: <http://www.mcf.gov.bc.ca/foster/ffm.htm>.

It is without question that fostering can be challenging work. I therefore encourage you to recognize Foster Family Month wherever possible. Even the simple posting of a message in your municipal hall and community and recreation centres goes a long way towards showing these remarkable families that their efforts are valued, appreciated and much needed.

On behalf of the Government of British Columbia and its citizens, thank you for your recognition and continued support of foster families in your community.

Sincerely,

**ORIGINAL SIGNED BY**

Stephanie Cadieux  
Minister of Children and Family Development



### Outstanding Council Resolutions

Resolution #	Date	Resolution	ACTION	End date
	Jan 27, 2015	THAT the Mayor and Interim CAO request results and information from FortisBC in relation to the recent electrical power surge.	Follow up meeting with Fortis (UBCM) to discuss letter. Meeting requested. Not available at UBCM; mtg to be scheduled in Summerland	meeting date to be determined
	July 13, 2015	THAT Council direct staff to research and develop a bylaw which bans smoking on all municipal property and to bring report and draft bylaw to council for consideration.	in process	on agenda for adoption
R239-2015	Aug 25, 2015	THAT Council direct staff to work on establishing a skateboard park committee and to bring back a proposed format and terms of reference to an upcoming Council meeting.	referred to staff	on agenda
R261-2015	Sept 14, 2015	THAT Council direct staff to prepare scope of work and cost estimates, for 2016 budget consideration, for the following work related to Canyon View Road: (1) land use planning measures; (2) survey monitoring program; (3) intrusive field investigation; (4) flood mitigation; (5) collection of water use information; and (6) bylaw measures.	referred to staff	2016 budget considerations

### OUTSTANDING TASKS - STAFF

	Project/Issue	Person Responsible	Next Steps	Anticipated Timing
1	Old RCMP lands	IM	Second draft of agreement with Developers	Oct 26th council meeting
2	Skateboard Park	JD/BI	SD67 continues to support proposed location. To bring back to council for discussion. Letter received from Pennylane extending their funding offer to December 31, 2015. Lease template sent to SD67 for their review. On agenda	October 13th council meeting
3	Lakeside Trail Project	DD/JD	Sign frame completed. Working on maintenance agreement with Province.	October
4	New Subdivision Servicing Bylaw			2016
5	Grant app followup - Asset Management	LT	Grant app submitted; staff to contact for update on expectations. Advised that grants will be announced in Winter 2015.	
6	Garnet Valley Water Separation Project	DD/DV	Report in progress	October 26 meeting
7	DCC Bylaw Amendment	IM	Draft bylaw amendment received first three readings and with provincial inspector	Nov 2015
8	Garnet Road Right of Way Aquisition	JD/DD/IM	Send initial contact letter to affected owners	Spring 2016
9	Building Bylaw review project	JD/IM	Negotiate terms of reference with MIA and Lidstone	2015-2016
10	Online registration system - Recreation	JD/BI	Report to council.	Fall 2015
11	Leases of municipal properties	JD	In progress; will bring forward leases to upcoming council meetings as prepared.	Ongoing
12	Willow, Juniper, Tait, Miltimore Sanitary Sewer	LC/DD	Construction has restarted.	November
13	Protocol Agreement - PIB	LT	Referrral Committee struck and intending on meeting bi-monthly (land use matters-staff).	Ongoing
14	MTI and BNEB Bylaws	JD/KK	Reviewing MTI and BNEW bylaws. Updated BNEB coming to Oct 13 meeting	Fall 2015
15	Citizen Survey	LT	Preliminary	1st quarter 2016?
16	Community Engagement Policy	LT		December

**OUTSTANDING TASKS - STAFF**

	<b>Project/Issue</b>	<b>Person Responsible</b>	<b>Next Steps</b>	<b>Anticipated Timing</b>
17	Parks and Recreation Masterplan	BI/LT	Reviewing RFP templates; issue RFP	Aug 15
18	Debt, surplus, reserve policies	LC	Update research and draft policies	
19	Gravel Sales & Pit Development	DD/JD	Cantex is working on mobilizing on-site	update on October 26
20	Fleet Renewal Policy	JD/LC/DD	Corporate Services to work with Works and Utilities/Finance	November
21	Sidewalk Master Plan	IM	In progress.	2016
22	Cemetery Upgrades	DD/MS	Initial discussion with Engineering Tech complete. They will be working on preparing a simple design and Tender	Spring 2016
23	Scale Replacement at Landfill	DD/MS	Replacement of scale will be deferred for discussions during 2016 budget deliberations	November
24	Flume and Water Intake	DD/DV	Design 70% complete. Funding application was submitted and will need followup	Design completion Sept
25	Raw Water Slidegate Upgrade	DD/DV	Tender closes September 30. Construction to follow. May be delayed due to lag time to order gates	November
26	Wastewater Filtration and Grit Removal Upgrade	DD/DV	Design is complete. Funding application was submitted and will need followup	
27	Cultural Plan	IM	Public Engagement implemented; ongoing. Update to council on October 26	Oct. 26 update
28	Backyard Chicken bylaw	JD	Gathered feedback from public. Report to Council October 13.	October 13
29	Perpetual Slide	DD/MS	Discussing slide with Ministry at UBCM	resolution at Sept mtg
30	Fire Training Facility	GN	Site fully serviced; fencing completed. The footings have been constructed.	Nov 30, 2015
31	Rodeo Grounds footings	BI/DD	Parks and Rec and Works and Utilities continue to work with Gwen to complete this project.	community contribution received
32	Sister City (gift received)	BI	Waiting for information from Leanne	
33	Foreshore Tenure(s) with Crown	JD	In progress. Investigating Geenral Head Lease process.	December
34	Asset Management	LC	Waiting on results of grant application before determining next steps.	

2015-10-08

**OUTSTANDING TASKS - STAFF**

	<b>Project/Issue</b>	<b>Person Responsible</b>	<b>Next Steps</b>	<b>Anticipated Timing</b>
<b>35</b>	Joint Use Agreement	JD	Jeremy and Brenda negotiated terms of Joint Use Agreement with SD67 on August 17. SD67 to provide a draft agreement in October.	October
<b>36</b>	Cell Tower Policy	JD	Gathering cell tower policies from other municipalities. Will prepare a report to Council.	October
<b>37</b>	Trail Signage	LT/BI	Gather examples and develop a trail signage plan / policy. Intend to engage contractor to assist with trail signage plan;	
<b>38</b>	Policy: Air BnB; vacation rentals		For council discussion	Fall 2015
<b>39</b>	Business License Bylaw	JD/LC/DD	Review draft (written), finalize and take to council	Fall 2015
<b>40</b>	Dog Regulation Bylaw	JD	Review draft bylaw to replace existing bylaw. Bring to Council.	Fall 2015
<b>41</b>	HST Residential Energy Credit	LC	Working with the Ministry to resolve the rebate application process	Resolution expected late October
<b>42</b>	Infrastructure Planning Grant	BI/LC/DD	Applications have been submitted	November expected
<b>43</b>	No smoking on muni property bylaw	LT/KK	Adoption	October 13th council meeting

**THE CORPORATION OF THE DISTRICT OF SUMMERLAND**  
**ITEM 10.2 – CORRESPONDENCE – COMMITTEE/COMMISSION**  
**MINUTES**

**October 13, 2015 – Regular Council Meeting**

---

**RECOMMENDATION:**

THAT the committee and commission minutes included in the report dated for the October 13, 2015 Regular Council meeting, from the Deputy Corporate Officer, be received for information.

**COMMITTEE MINUTES**

Heritage Advisory Commission – June 17, 2015 and July 23, 2015	Receive for information
Cultural Plan Task Force – September 8, 2015	Receive for information
Water Advisory Committee – September 9, 2015	Receive for information

Any recommendations for Council consideration will be brought forward under separate cover.

**AUTHOR:**

Katie Karn  
KATIE KARN, DEPUTY CORPORATE OFFICER

**REVIEWED BY:**

Linda Tynan  
LINDA TYNAN, CHIEF ADMINISTRATIVE OFFICER



MINUTES OF THE HERITAGE ADVISORY COMMISSION

June 17 2015

---

MEMBERS PRESENT: R.  
Barkwill, S. Johnson, D. Inglis, M.  
Trainer, D. Gregory, D. Hill

Members Absent:

(\*denotes partial attendance)

1. CALL TO ORDER 7:02 pm
2. ADOPTION OF MINUTES

Moved and Seconded, Gregory/Johnson

THAT the minutes dated May 20 2015 be adopted.

Carried.

3. ADOPTION OF AGENDA Gregory/Trainer
4. DELEGATION none
5. UNFINISHED BUSINESS
  - a. Treasurer's Report: \$834.97
  - b. Street Naming Policy: lengthy discussion took place regarding the Street Naming Policy. A direction has been established to focus on the soldiers names listed on our cenotaph. The last street names included Callan, Bridgeman, Heron and Jewell. The latest addition to the Street Naming Policy is a new direction in street naming, whereby the developer creates a new street name
  - c.

**MOTION: THE COMMISSION SEND A LETTER TO THE DIRECTOR OF DEVELOPMENT SERVICES WITH A "CC" TO COUNCIL ASKING FOR CLARIFICATION OF THE COMMISSION'S ROLE IN THE STREET NAMING POLICY**

Trainer/Johnson **CARRIED**

One commission was opposed. A new direction has now been taken by Council regarding Street naming. The Commission had recommended Joseph Trefry. He had lived near the Site. He was killed at Vimy Ridge, one of the most important battles of World War One

- d. An update on the signage replacement at the wharf in Lowertown.

**MOTION: COMMISSION DIRECT GREGORY TO CONTACT THE ROTARY CLUB REGARDING THE REPLACEMENT OF THE SIGN AT THE WHARF IN LOWERTOWN**

Trainer/Inglis **CARRIED**

- e. Follow-up on Action Items: Commission ensures that the resolutions go to Council
- f. West Summerland Train Station site: Acting Chair Hill showed the Commission plans for the train station site. The blue prints exist to rebuild the site at some time in the future. The next step is to contact the Kettle Valley Steam Railway for their input before submitting ideas to Council.

**MOTION: COMMISSION INVITE THE PRESIDENT AND THE GENERAL MANAGER TO THE NEXT HERITAGE COMMISSION TO DISCUSS WEST SUMMERLAND TRAIN STATION SITE**

Trainer/Gregory **CARRIED**

- g. Woodbridge Property Re-Development:

**MOTION: THE COMMISSION WRITE TO COUNCIL AND THE DIRECTOR OF DEVELOPMENT SERVICES INDICATING THE COMMISSION IS PLEASED TO SEE THE PRESERVATION OF A NATURAL WOODED AREA IN TROUT CREEK**

Inglis/Trainer **CARRIED**

- g. MacDonald School Site: a lengthy discussion took place about this issue. It was decided to wait for more information.

- h. Correspondence to be included in Minutes

6. NEW BUSINESS

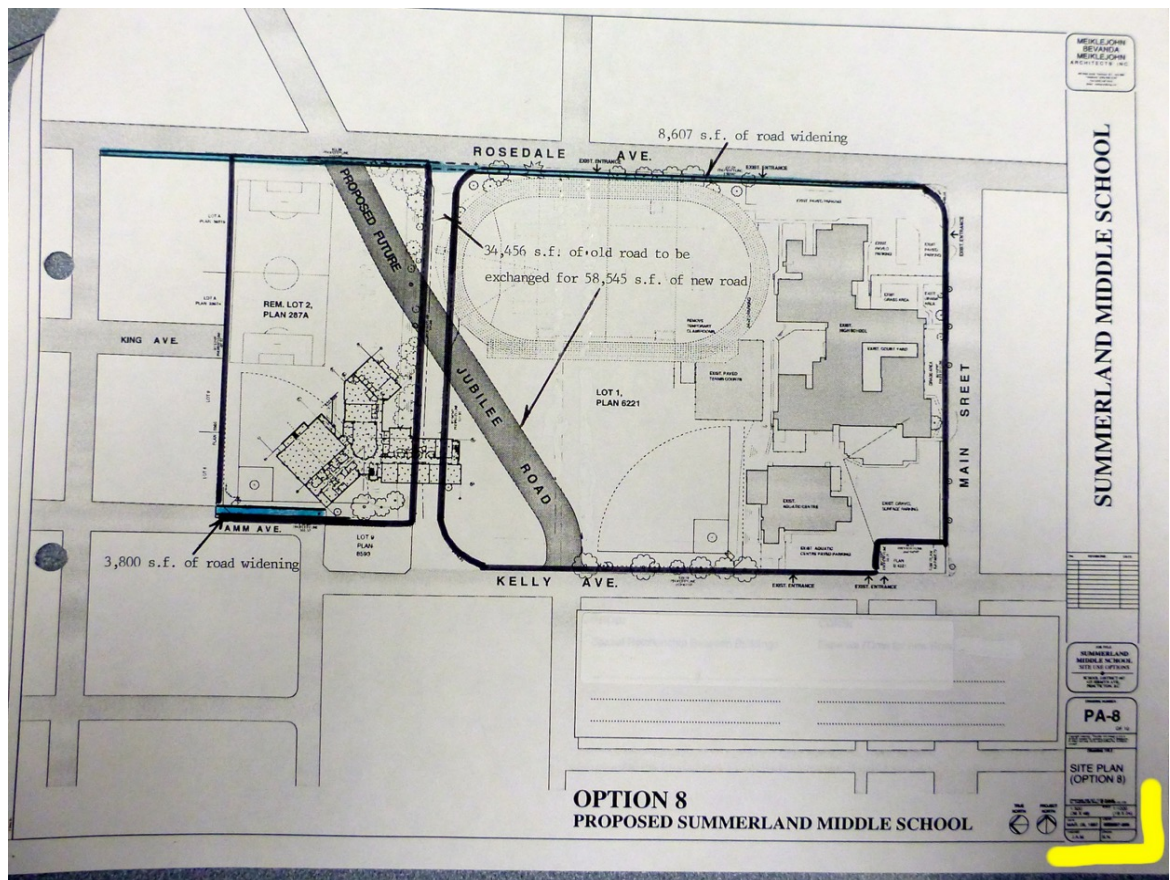
- a. When draft letter to created by Commission, the draft letter is sent to all commission members prior to final copy
- b. It appears as though part of the problem with the MacDonald School Track and Field is that not all records are kept after 7 years

**MOTION: COMMISSION EXPRESS OUR CONCERNS THAT MUNICIPAL RECORDS SHOULD BE PRESERVED AND NOT DISCARDED AFTER 7 YEARS**

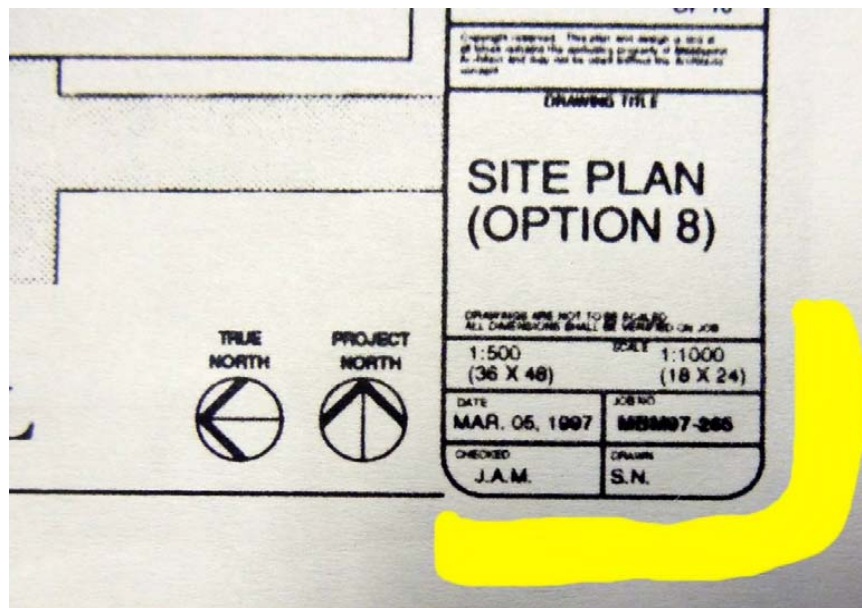
Trainer/Johnson **CARRIED**

- c. Discussion took place regarding the Commission's Terms of Reference and the need to review the document.
- d. The commission welcomed its newest Commission member: Dorothy Inglis. Dorothy will bring a wealth of information to the Commission

7. CORRESPONDENCE







# interoffice

## MEMORANDUM

**to:** COUNCIL  
**cc:** file  
**from:** Robt. A. Carter, CMC  
**re:** School Resolution  
**date:** March 12, 1997

Following a quick meeting between those members of Council that could attend, Ron Mason, the Planner and myself on Tuesday afternoon, Mar. 11th Mr. Mason expressed his disappointment with the resolution that was passed at the In Camera Meeting on Monday.

After some discussion by those present it was agreed to consider the amended resolution at our March 19th Special Meeting at 12 noon:

**THAT** the council of the District of Summerland unanimously supports School District #67 in their application to obtain funding towards the construction of a Middle School in Summerland, at the earliest possible date;

**AND FURTHER**, that the Council commits to working with the School District in a timely and professional manner to reconfigure the existing school property by realigning Jubilee Road as illustrated on the conceptual drawing prepared by MBM Architects Dated March 5, 1997.

from the desk of...

**Robt. A. Carter, CMC**  
Administrator  
Dist. of Summerland  
Box 159,  
Summerland, B.C.  
VOH 1Z0

494-6451  
Fax: 494-1415

## PRESS RELEASE

### District of Summerland

March 10th, 1997.

The Council of the District of Summerland reports that they met, In Camera, with representatives of the School District, the morning of March 10, 1997, to discuss a working relationship between the two bodies.

Following this meeting and in the spirit of co-operation, the District Council unanimously passed the following resolution:

**THAT** the Council of the District of Summerland unanimously supports School District #67 in their application to obtain funding towards the construction of a Middle School in Summerland, at the earliest possible date;

**AND FURTHER**, that the Council commits to working with the School District in a timely and professional manner. *To reconfigure the existing school properties by realigning Jubilee Road as illustrated by the conceptual drawing prepared by MBM architects dated March/5/97.*

1. track was part of the approved plan.
2. Why would Council approve the plan if Summerland gets nothing in return
3. The extension to MacDonald School was constructed wood. The original school was brick, equal to the Shatford Cultural Centre in Penticton

8. ADJOURN 8:15 pm

Certified



Correct:

DAVID HILL



David Gregory

\_\_\_\_\_  
Acting Chair

\_\_\_\_\_  
Recording Secretary





## Heritage Advisory Commission

July 23 2015, 1:30 pm, Municipal Hall

Members Present: S. Johnson, M. Trainer, D. Inglis, D. Gregory, Councillor Barkwill

Members Absent: D. Hill

Municipal Staff: I. McIntosh

Public Present: M. Walde, L. Butler, J. Arendt

1. Call to Order: 1:31 pm
2. Adoption of Minutes of June 17 2015 M Trainer/D.Inglis CARRIED
3. Adoption of Agenda as amended S. Johnson/ M. Trainer CARRIED  
-move correspondence to the first item.
4. Delegation: none
5. Unfinished Business
  - a. The letter, dated June 30 2015 from Mayor Waterman was discussed. The letter stated that "there was no evidence to indicate that there is an agreement for a running track." For clarification the Commission gave municipal staff and Council a copy to the adopted resolution and the document that Council agreed to. One member of the Commission asked who has the power to approve a portion of the agreement yet not all of the agreement. Is it an elected position or a staff member ?
  - b. Members D. Hill and D. Gregory met with the General Manager of the KVSr and KVSr Society president Doug Clayton regarding a plan for the West Summerland Train station and roadway markings to assist tourists to the railway site.

**MOTION: DIRECT D. GREGORY TO DISCUSS IDEA WITH MARKETING PERSON, OBTAIN COSTS AND IF THERE ARE OTHER SIMILAR NON-PROFIT SOCIETIES.**

M. Trainer/S. Johnson CARRIED

- c. Commission has not heard from Rotary regarding the replacement of the sign at the wharf in Lowertown
- d. Preservation of municipal records. Apparently records are only kept 7 years and then destroyed. According to I. McIntosh this is the direction given by FOI and the Corporate Officer. The Museum has expressed concerns of loss of municipal records. It is not simply heritage items, but all municipal activities are part of Summerland's heritage

**MOTION: DIRECT D. GREGORY TO OBTAIN INFORMATION ON THIS TOPIC FROM OTHER COMMUNITIES.**

M. Trainer/D.Inglis CARRIED

### 6. New Business

- a. Treasurer's report: \$834.97
- b. I. McIntosh reviewed the staff report (July 27 2015) about a Heritage Conservation Bylaw for Lot 1, DL455, ODYD Plan 791, 5505 Butler as heritage property. Three options were discussed  
**OPTION #1 HERITAGE LIST:** this is the current approach with minimal authority  
**OPTION #2 COMMUNITY HERITAGE REGISTRY:** minimal authority but allows local government to designate heritage status within 60 days  
**OPTION #3: DESIGNATE THE PROPERTY AS HERITAGE**  
each option has benefits and disadvantages. Heritage designation creates requirements by the building owner. In this case the Presbyterian Church did not purchase this building from the Summerland Masons, until the heritage registration was removed. Summerland has the largest number of heritage buildings or any community in the Okanagan Valley but only one building (the George Ryga home) was heritage

registration. The Ryga home owner no longer receives any grant money for its heritage registration status. A member of the public in attendance, with a heritage home also echoed the concerns of restrictions and requirements of registered home owners.

A member of the Commission explained that a **FOURTH OPTION** is available. Previously the Commission presented Council and municipal staff with the concept of **HERITAGE ZONING**. The intent of heritage zoning is to increase the value of a heritage property by increasing permitted uses of the property ( commercial, lawyer's office, art gallery) , reducing the tax rate on the property, reduce the requirements of commercial use ( reduce parking requirements, increase density etc).

A member of the public (Mick Harper) contacted the Commission and suggested that the building could be used as an Art Gallery. A member of the Commission asked I. McIntosh the plans for the new library and the displacement of the Art Gallery.

Apparently there was no long term plan to create a new art gallery

**MOTION: WHATEVER ACTION THE COMMISSION RECOMMENDS, FIRSTLY THE OWNERS OF THIS PROPERTY BE INFORMED ON WHAT THE COMMISSION IS CONSIDERING.**

D. Gregory/ S. Johnson CARRIED

To repeat, the Presbyterian Church purchased this building from the Summerland Masons, subject to removal of its 1984 heritage registration.

**MOTION: FOLLOWING THE PROPERTY OWNERS BEING INFORMED OF THE COMMISSION'S INTENT : THE COMMISSION RECOMMENDS TO COUNCIL THAT PURSUANT TO SECTION 967 OF THE LOCAL GOVERNMENT ACT, COUNCIL AUTHORIZE STAFF TO BEGIN THE PROCESS OF CREATING A HERITAGE CONSERVATION BYLAW, DESIGNATING LOT 1, DL 455, PLAN 791 LOCATED AT 5505 BUTLER STREET AS HERITAGE PROPERTY.**

M. Trainer/ S. Johnson CARRIED

**MOTION: THE COMMISSION RECOMMENDS TO COUNCIL THAT OTHER METHODS OF PROTECTION OF HERITAGE BUILDINGS, SITES AND TREES BE EXPLORED.**

S. Johnson/ D. Inglis CARRIED

**MOTION: THE COMMISSION RECOMMENDS TO COUNCIL THAT THE DISTRICT DEVELOP A MORE FORMAL HERITAGE PROGRAM TO PROTECT HERITAGE BUILDINGS, SITES AND TREES.**

D. Inglis / S. Johnson CARRIED

7. **Correspondence:** letter from Mayor Waterman

8. **Adjournment:** 2:59 pm

**Certified Correct**



Chair



Vice-Chair



## **District of Summerland**

Cultural Plan Task Force (CPTF)

### **Meeting Minutes**

Tuesday, September 8, 2015 at 6:00 pm

Summerland Art Gallery

9908 Main Street, Summerland, BC

**Present: Denese Espeut- Post, Dianne Hildebrand, Susan Gibbs, Doug Holmes, Linda Beaven, John Bubb, Dan Dinsmore, Jane Curtin, Betty Ann Xenis, Margaret Holler, Sophia Jackson, Ellie van Nie**

**Staff: Ian McIntosh, Director Development Services**

- 1) **Call to Order** at 6: 07 pm
- 2) **Approval of Agenda:** Motion to approve the agenda. Carried.
- 3) **Adoption of Minutes** – Motion to approve the August 21, 2015 meeting minutes. Carried.
- 4) **Position of Vice-Chair-** Nominations opened. M. Holler nominated Dan Dinsmore for the position. D. Holmes nominated L.Beaven. L.Beaven declined. D.Dinsmore acclaimed as Vice Chair.

#### **5) Team Updates**

- a) **Budget Development-** M. Holler reported that she has spoken to Vicki Jones about the internal budget for the Princeton Plan and received percentages of allocation to certain costs. She also spoke to Lori Coates C.A.O. about the costs that the Municipality will/will not charge to the task Force. Costs for basecamp, report printing and facebook boosting were discussed. A draft budget will be presented next meeting.


#### **b) Communications Strategy Team**

- i) **Communications Plan-**
  - (1) Written submissions will be the last consultation process per D. Holmes.
  - (2) Workshops- Teams of three will work on each workshop. This will include some members of Council. Workshops will be organized by September 25<sup>th</sup> and carried out by December 11<sup>th</sup>. L.Beaven suggested that questions be limited to three questions which might be what are their obstacles, what are their solutions and how do they see this being funded. M. Holler suggested that a protocol for workshops conduct should be addressed and Paul Born's protocols can be posted on basecamp shortly. A training session on facilitation might be helpful.
  - (3) Display Boards D. Holmes presented the proforma display boards. A comment was made to increase the size of pictures. There is a rotation of location for the boards. Managers, J. Curtin and B. Xenis will move the boards from place to place and give the stickees to the Comment Collating team. S.Jackson will do a media blast about the boards at each move. S. Jackson asked to add the CPTF website to the display board. K Jones will prepare the boards.
- ii) **Consultation Tent-** I McIntosh will look into this.

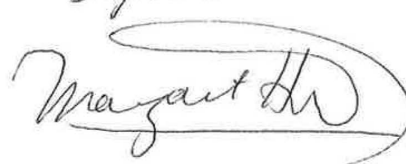


- c) **Communication/Consultation Team**
    - i) Survey Collection – M.Holler reported that 307 questionnaires collected so far with a good representation over ages and residency. In about 78% of the questionnaires people have completed some part of the open-ended questions.
  - d) **Comment Collating Team-** S. Jackson reported that physical questionnaires will be entered by Municipal staff. Integration of workshop data is still to be discussed. A small correction in the interactive questionnaire to remove reference to mailing it in, was noted by D.Hildebrand. D. Espeut-Post stated the Conversation Cafes data will be integrated as well.
  - e) **Facebook Page and Website Development Team**
    - i) B.Xenis reported that the Municipal website is up, the Interactive Survey is online and data entry of the printed questionnaires will start. She requested pictures from the group. One email received. 102 people liked the Facebook page. 194 people saw the last page post.
  - f) **Task Management Team**
    - i) Task manager/timeline update and identification of time sensitive matters D. Dinsmore discussed the updated Task Manager Work Plan. Critical tasks to focus on are finalizing the consultation strategy, Internal budgeting and our first report to council. Discussion was held to do the report to Council on Monday, October 26, 2015. M. Holler suggested a presentation could include a report, the Task Manager-Work Plan and photos.
- 6) **New Items**
- a) UBC Centre for Cultural Planning & Development Online Workshops -Table until next meeting.
  - b) Culture Mapping – I. McIntosh displayed the Cultural Map with GIS mapping. 65 cultural assets entries have been added already to the map.
  - c) State of the Union (in camera).
- 7) **Action Items**
- a) Scheduling of guest invitation – Vicki Jones re Princeton cultural plan will come next meeting to talk about the obstacles and successes of Princeton’s cultural plan. No further guests contemplated at this time.
  - b) Task Management Team report
  - c) Budget Report
  - d) Communications Strategy Team Report
  - e) Communication/Consultation Team Report
  - f) Facebook and Website Team Report
- 8) Next Meeting: Friday, September 18, 2015 at 9 am (Council Chambers)
- 9) Adjournment at 8:10 pm

*Signed*



*Signed*



Summerland Water Advisory Committee  
Minutes  
Wednesday, Sept 9 2015 at 6:00 PM  
Council Chambers, Municipal Hall

members present - richard macdonald, therese washtock, john davis, gord shandler, ken  
heemeryck , lorraine bennest, don gayton  
absent - kyle girgan  
council rep toni boot  
staff lorrie coates, don darling, devon van der meulen

1. Call to Order
  2. Adoption of Agenda – moved John – seconded Gord - carried
  3. Approval of Minutes previous meeting August 13, 2015 – moved Gord – seconded  
Ken - carried
  4. Unfinished Business – Chair Richard initiated a discussion of the meeting format. He  
asked ctte. members whether they wanted the meeting to be chaired formally or casually –  
the discussion favored casual to encourage discussion with an opportunity for input from  
guests
  5. New Business
    - Don Darling gave overview of water metering in Summerland.
    - Lorrie Coates gave overview of financial aspects of water management in  
Summerland.
    - Delivered thru power point
- Guests in audience raised question of whether ‘arable acres’ matches actual use.
7. Next Meeting Sept 23 - water committee set a rough plan/agenda/timeline on how best  
to meet the objectives of making recommendations for utilization/integration of irrigation  
water meters into a water management tool.
  8. Meeting adjourned

minutes certified correct

Chair



Secretary





THE CORPORATION OF THE  
DISTRICT OF SUMMERLAND  
**COUNCIL REPORT**

DATE: October 13<sup>th</sup> 2015  
TO: Linda Tynan, Chief Administrative Officer  
FROM: Ian McIntosh, Director of Development Services  
SUBJECT: Development Variance Permit Lot A, DL 476, ODYD, Plan 31807  
10806 Rutherford Avenue

---

**STAFF RECOMMENDATION:**

That Council pass the following resolution:

*THAT a Development Variance Permit application to vary Section 8.1.6.a.ii of Zoning Bylaw No. 2000-450, to reduce the rear setback from 7.0m to 1.5m to allow for an accessory building for Lot A, DL 476, ODYD, Plan 31807, located at 10806 Rutherford Avenue, **be approved.***

**PURPOSE:**

To present a comprehensive review of the application for a Development Variance Permit.

**BACKGROUND:**

Current Use: Residential  
Parcel Size: 0.4 acres (1618 sq. m)  
Zoning: A1 – Agricultural Small Acreage Zone  
OCP: Agricultural  
M.o.T Approval: Not Required

The property is located on Rutherford Avenue. A site map is attached as Schedule A. The property is zoned A1 – Small Acreage and is located within the Agricultural Land Reserve (ALR). The property is being used for residential purposes as the lot was created under the ALR home site severance policy in 1980. This policy allows property owners who have been farming since 1972 to subdivide off their home from the remaining agricultural land to use as a residence. The variance application is to reduce the rear setback to accommodate the construction of a new garage. The application is attached as Schedule B. The proposed building is shown on Schedule C.

Development Variance Permits (DVPs) may be issued by Council if the use or density permitted by the zoning bylaw is not affected by the application. Typically DVPs are meant to be considered when site specific characteristics or other unique circumstances do not permit strict compliance with the existing bylaw. The subject lot is undersized in relation to the current zoning regulations. The property is also constrained by the District's watercourse development permit area as outlined below.

#### DISCUSSION:

Section 8.1.6(a) of the Zoning Bylaw requires structures in the A1 zone to be setback a minimum of 7.0m from a rear property line. This setback is larger than the setback for residential lots as the agricultural zone regulations typically apply to larger acreages. The typical residential setback for accessory structures is 1.5m. The requested variance is to reduce the rear setback to 1.5m which is consistent to the setbacks found in residential zones. The lot is approximately 0.4 acres which is significantly less than the 5 acre minimum lot size required in the A1 zone.

The property is located in the ALR as are all the adjacent properties. The site is adjacent to an active farm. The proposed building is a 600 sq. ft garage the use of which is not expected to be impacted by the farm nor pose any negative impacts on the farm.

The property owners wish to vary the setbacks to those of an accessory building for a typical residential property. While it appears the building could be moved further from the property lines and still be functional, the owners have requested the reduction to 1.5m to maximize the use of their property. The building is intended for vehicle storage and meant to utilize the existing driveway.

The north side of the property is located within the watercourse development permit area as it is near to Prairie creek. The proposed garage is located outside of the development permit area therefore no development permit is required.

#### CIRCULATION COMMENTS:

This application has been circulated to the Works and Utilities Department as well as the Fire Department and no concerns have been raised. Notification of the application has been circulated to property owners within 30m of the subject property in accordance with the Land Use Procedures Bylaw. No concerns have been received as of the writing of this report.

#### FINANCIAL IMPLICATIONS:

There are no financial implications with respect to this application.

#### CONCLUSION:

The requested variance is to reduce rear setback from 7.0m to 1.5m to allow for an accessory building to be built. The building is intended for vehicle storage and is sited on the lot to take advantage of the existing driveway and stay outside of the watercourse development permit area. The regulations governing structures in the agricultural zones are intended to protect land for farming. In this case the lot was created for residential purposes under the ALC regulations and is significantly undersized compared to the minimum lot size of the A1 Zone. The proposed variance is consistent with the setbacks found in residential zones. While this is a significant variance request, it is recommended by staff provided no major concerns are raised from adjacent property owners.

OPTIONS:

1. Approve the application for a Development Variance Permit.
2. Deny the application.
3. Send the application back to staff for further review.

Respectfully submitted,



Ian McIntosh  
Director of Development Services

Approved for Agenda

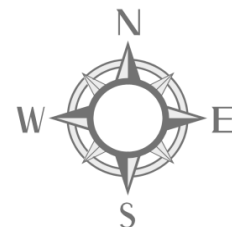
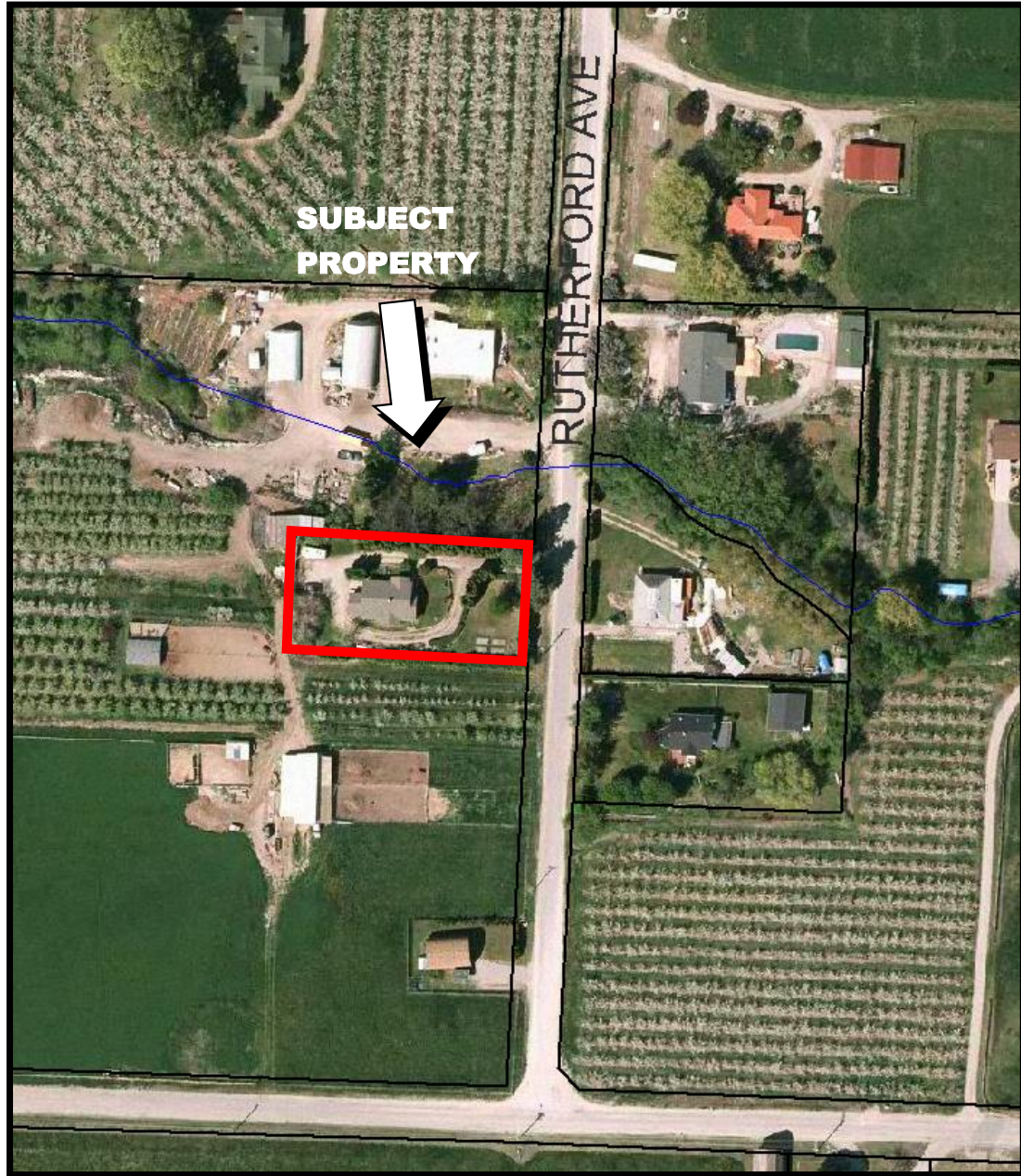


CAO – Linda Tynan


Sept 30/15



***Schedule "A" – Site Map***

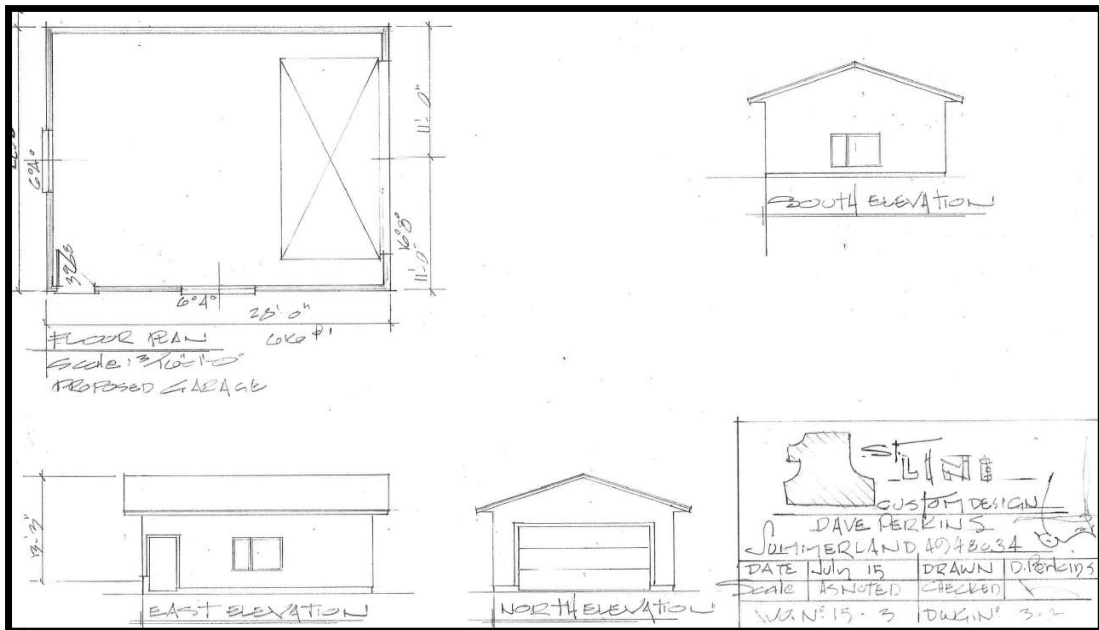
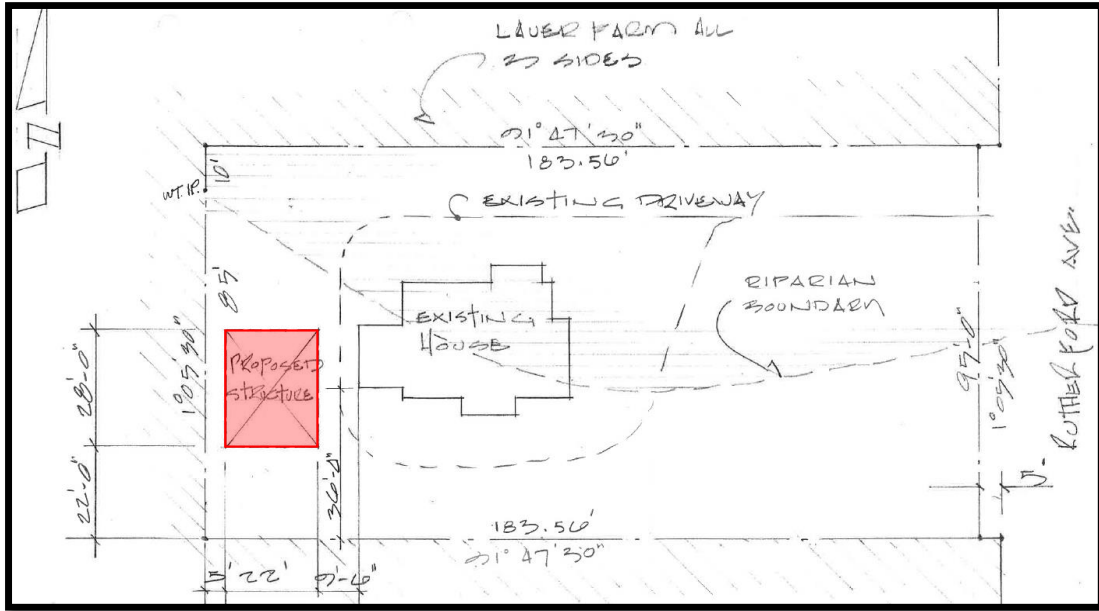


Schedule B – Development Permit Application

 <b>DISTRICT OF SUMMERLAND</b>		<b>Development Variance Permit Application</b>	
<i>13211 Henry Avenue Box 159 Summerland, BC Canada V0H 1Z0 Phone: (250) 494-6451 Fax: (250) 494-1415</i>			
PROPERTY ADDRESS:		<u>10806 RUTHERFORD</u>	
LEGAL DESCRIPTION:		Lot _____; DL _____; Plan _____	
CURRENT ZONING:		_____ Roll # _____	
<b>PROPERTY OWNER</b>		<b>APPLICANT</b>	
Name: <u>SEMEROFF, ANTHONY/EILEEN</u>		Name: _____	
Address: <u>10806 RUTHERFORD AVE</u>		Address: _____	
City: <u>SUMMERLAND, BC</u>		City: _____	
Postal Code: <u>V0H 1Z0</u>		Postal Code: _____	
Phone: _____ Fax: _____		Phone _____ Fax: _____	
Email: _____		Email: _____	
<b>APPLICATION MUST INCLUDE</b> (2 paper copies and an electronic copy):			
<input type="checkbox"/> Current Title Search (must include copies of all relevant easements, covenants, etc.)			
<input type="checkbox"/> Site plan showing all existing buildings and geographical features			
<input type="checkbox"/> Site plan showing development concept			
<input type="checkbox"/> Bylaw and Section to be varied _____ <small>(see reverse for additional information)</small>			
<input type="checkbox"/> Application Fee of \$750.00 or <input type="checkbox"/> Sign only Variance Fee \$100.00			
<i>Please note that applications and drawings may be submitted electronically in Adobe pdf format but must accurate, include all dimensions and be to scale.</i>			
<i>Professionally drafted plans are preferred</i>			
<small>The personal information on this form is collected under the authority of the Local Government Act/Community Charter for the purposes of processing this application, and is subject to the Freedom of Information and Protection of Privacy Act. Any questions regarding this collection should be directed to the Corporate Officer, District of Summerland, Box 159, Summerland BC (250) 494-4044.</small>			
<b>SIGNATURE OF REGISTERED OWNERS</b>		<b>OFFICE USE ONLY</b>	
<u><i>Anthony Semeroff</i></u>		Date received: <u>AUG 18 2015</u>	
<u><i>Eileen Semeroff</i></u>		Fee Paid: _____	
DATE: <u>aug 19, 2015</u>		Received by: <u>DEVELOPMENT SERVICES</u>	
		Receipt No: _____	
		Comments: _____	



## Schedule C – Proposed Building Plans







THE CORPORATION OF THE  
DISTRICT OF SUMMERLAND  
**COUNCIL REPORT**

DATE: October 13<sup>th</sup> 2015  
TO: Linda Tynan, Chief Administrative Officer  
FROM: Ian McIntosh, Director of Development Services  
SUBJECT: Development Variance Permit Lot PT 19, DL 476, ODYD, Plan B4164  
10811 Rutherford Avenue

---

**STAFF RECOMMENDATION:**

That Council pass the following resolution:

*THAT a Development Variance Permit application to vary Section 8.1.6.a.ii of Zoning Bylaw 2000-450 to reduce the rear setback from 7.0m to 2.7m for an accessory building on Lot PT 19, DL 476, ODYD, Plan B4164, located at 10811 Rutherford Avenue, **be approved.***

**PURPOSE:**

To present a comprehensive review of the application for a Development Variance Permit.

**BACKGROUND:**

Current Use: Residential  
Parcel Size: 1.0 acre (4046 sq. m)  
Zoning: A1 – Agricultural Small Acreage Zone  
OCP: Agricultural  
M.o.T Approval: Not Required

The property is located on Rutherford Avenue. A site map is attached as Schedule A. The property is zoned A1 – Small Acreage and is located within the Agricultural Land Reserve. The variance application is to reduce the rear setback to accommodate the construction of a 200 sq. ft addition to an existing accessory structure. The application is attached as Schedule B. The existing building and proposed addition is shown on Schedule C.

Development Variance Permits (DVPs) may be issued by Council if the use or density permitted by the zoning bylaw is not affected by the application. Typically DVPs are meant to be considered when site specific characteristics or other unique circumstances do not permit strict compliance with the existing bylaw. The subject lot is undersized in relation to the current zoning regulations. The property is also constrained by the District's watercourse development permit area as outlined below.

**DISCUSSION:**

Section 8.1.6(a) of the Zoning Bylaw requires structures to be setback a minimum of 7.0m from a rear property line. This setback is larger than the setback for residential lots as the agricultural zone regulations typically apply to larger acreages. The typical residential setback for accessory

structures is 1.5m. The requested variance is to reduce the rear setback to 2.7m which is larger than the setbacks found in residential zones. The lot is approximately 1 acre which is less than the 5 acre minimum lot size required in the A1 zone.

The property is located in the ALR as are all the adjacent properties. The site is adjacent to an active farm. The proposed addition is 200sq. ft. The existing building is 720sq. ft. and the total floor area of the proposed building would be 920 sq. ft. As noted in the letter from the applicant the use of the structure is meant to be storage and indoor/outdoor living space. No kitchen or bedrooms are to be constructed within the building. The property owners wish to build the addition over an existing concrete pad. The use of the building is not expected to be impacted by the farm nor pose any negative impacts on the adjacent farm.

The south side of the property is located within the watercourse development permit area as it is near Prairie creek. The proposed addition is located outside of the development permit area therefore no development is required.

CIRCULATION COMMENTS:

This application has been circulated to the Works and Utilities Department as well as the Fire Department and no concerns have been raised. Notification of the application has been circulated to neighbouring property owners within 30m of the subject property in accordance with the Land Use Procedures Bylaw. No concerns have been received as of the writing of this report.

FINANCIAL IMPLICATIONS:

There are no financial implications with respect to this application.

CONCLUSION:

The requested variance is to reduce rear setback from 7.0m to 2.7m to allow an addition to an existing accessory structure. The property owners would prefer to build the addition at same distance from the property line as the existing building mainly to utilize an existing concrete pad. The building is intended for storage and indoor/outdoor living space but will not contain bedrooms or a kitchen. The regulations governing structures in the agricultural zones are intended to protect land for farming. In this case the lot is being used for residential purposes and is significantly undersized compared to the minimum lot size of the A1 Zone. The proposed variance is consistent with the setbacks found in residential zones. While this is a significant variance request, it is recommended by staff provided no major concerns are raised from adjacent property owners.

OPTIONS:

1. Approve the application for a Development Variance Permit.
2. Deny the application.
3. Send the application back to staff for further review.

Respectfully submitted,



Ian McIntosh  
Director of Development Services

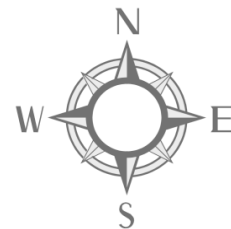
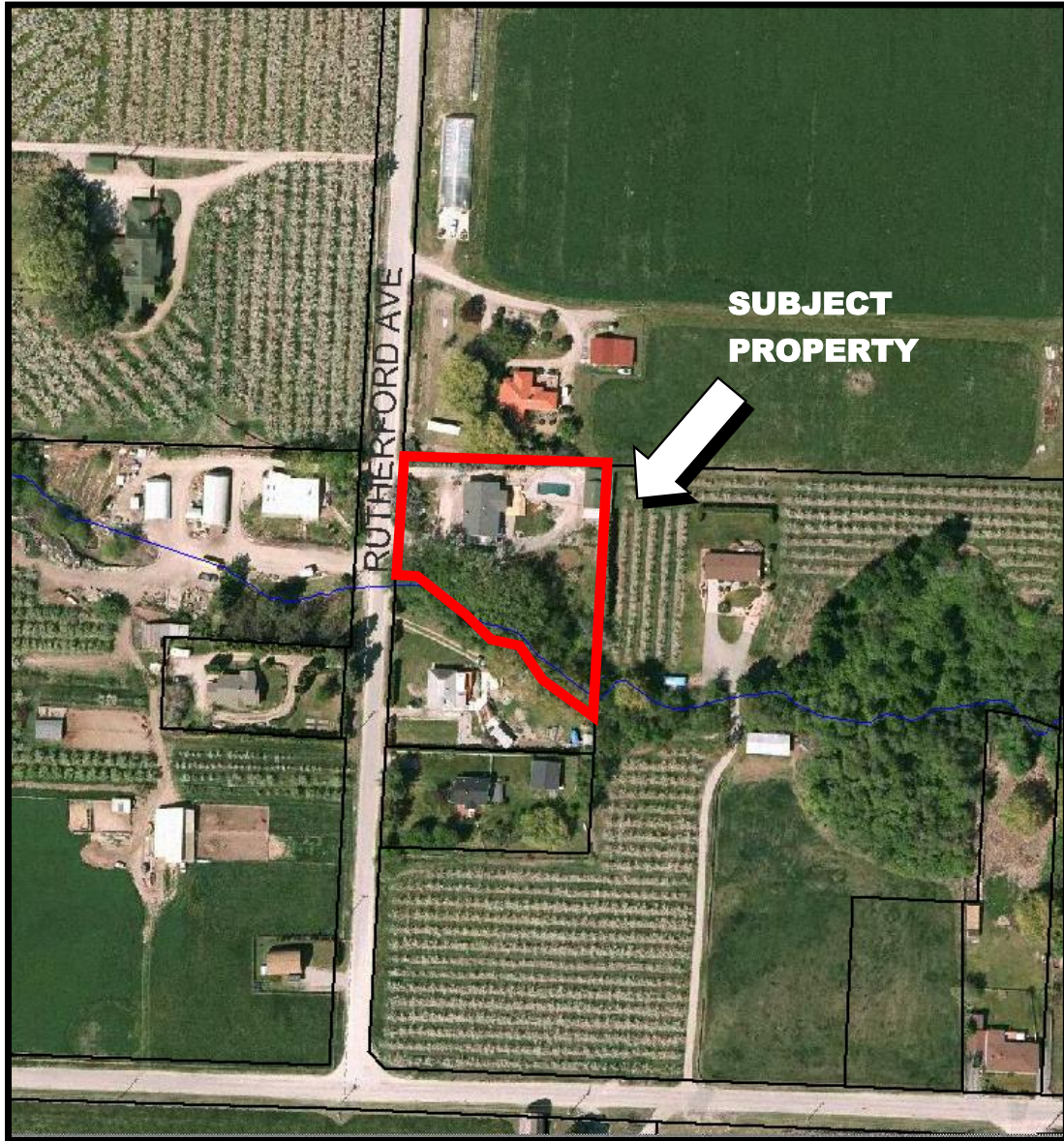
Approved for Agenda



CAO – Linda Tynan

Sept 29/15

***Schedule "A" – Site Map***



Schedule B – Development Variance Permit Application



13211 Henry Avenue  
Box 159  
Summerland, BC  
Canada V0H 1Z0  
Phone: (250) 494-6451  
Fax: (250) 494-1415

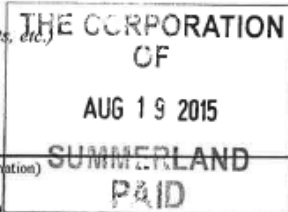
## Development Variance Permit Application

PROPERTY ADDRESS:	10811 Rutherford Ave		
LEGAL DESCRIPTION:	Lot Pt 19	; DL 476	; Plan B-4164
CURRENT ZONING:	A1	Roll #	325 01371.000

<b>PROPERTY OWNER</b>	<b>APPLICANT</b>
Name: Doug & Cindy Willis	Name: Doug & Cindy Willis
Address: 10811 Rutherford Ave	Address: 10811 Rutherford Ave
City: Summerland	City: Summerland
Postal Code: V0H1Z8	Postal Code: V0H1Z8
Phone: [REDACTED]	Phone: [REDACTED]
Email: [REDACTED]	Email: [REDACTED]

**APPLICATION MUST INCLUDE** (2 paper copies and an electronic copy):

- ☒ Current Title Search (must include copies of all relevant easements, covenants, etc.)
- ☒ Site plan showing all existing buildings and geographical features
- ☒ Site plan showing development concept
- ☒ Bylaw and Section to be varied A-1, 8.1.6 (a) (ii)  
(see reverse for additional information)
- ☒ Application Fee of \$750.00 or ☐ Sign only Variance Fee \$100.00



*Please note that applications and drawings may be submitted electronically in Adobe pdf format but must accurate, include all dimensions and be to scale.*

*Professionally drafted plans are preferred.*

The personal information on this form is collected under the authority of the Local Government Act/Community Charter for the purposes of processing this application, and is subject to the Freedom of Information and Protection of Privacy Act. Any questions regarding this collection should be directed to the Corporate Officer, District of Summerland, Box 159, Summerland BC (250) 404-4044.

**SIGNATURE OF REGISTERED OWNERS**

\_\_\_\_\_  
  
\_\_\_\_\_

DATE: August 18, 2015

OFFICE USE ONLY	
Date received:	_____
Fee Paid:	_____
Received by:	AUG 18 2015
Receipt No:	DEVELOPMENT
Comments:	SERVICES



Please explain your requested variance as well as your reasons and justification for this request:

Our property is located in Prairie Valley, it is one acre in size and zoned A-1, it's use is residential. It is surrounded by mostly larger agricultural properties with the exception of the southern adjoining property being a smaller lot like ours.

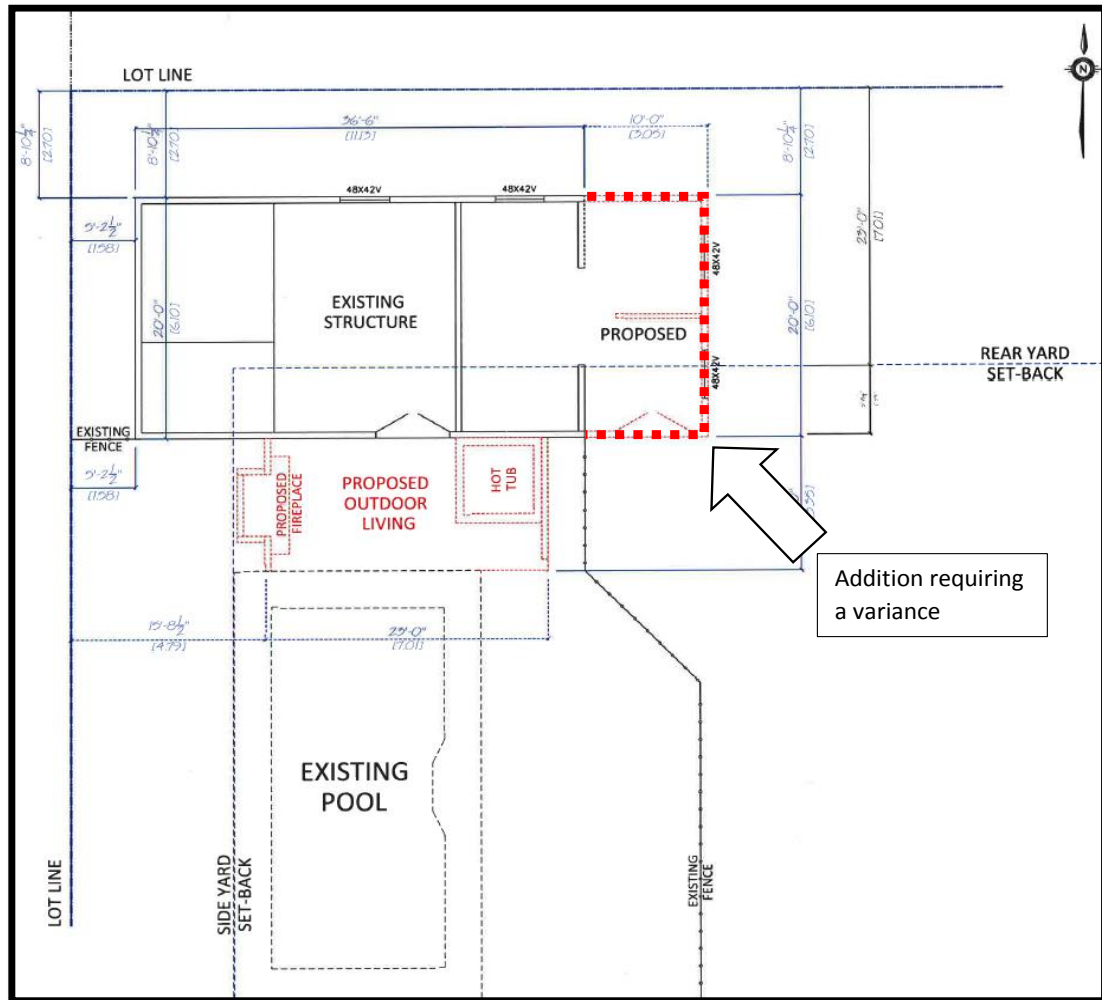
Our property contains a single family residence and detached one storey building. This existing one storey building is currently being used for our pool equipment, storage and work shop but does not comply with current set back requirements.

The proposed project involves adding 10 feet to the south side of the building, thus making a 10 x 20 foot addition, as well as improvements to the existing structure. The addition will allow for an indoor/outdoor living space to be added to the centre of the building which will enhance our use of the yard and pool area.

The proposed addition and improvements will incorporate design elements found in the existing residence which will enhance the overall look and cohesiveness of the property.

By building onto the existing structure it will preserve the open space and landscaping of the rest of the property, as there is already a concrete pad at this location.

## Schedule C – Proposed Building Plans









THE CORPORATION OF THE  
DISTRICT OF SUMMERLAND  
**COUNCIL REPORT**

DATE: October 13, 2015  
TO: Linda Tynan – Chief Administrative Officer  
FROM: Ian McIntosh – Director of Development Services  
SUBJECT: Development Variance Permit Lot 1, DL 488, ODYD, Plan EPP36685  
4217 Williams Avenue

---

STAFF RECOMMENDATION:

That Council pass the following resolution:

*THAT the Development Variance Permit application to vary Section 4.5.4 of the zoning bylaw to allow the proposed accessory building in the front yard of the property at 4217 Williams Avenue, **be approved**, subject to the condition that the garage substantially complies with the plans submitted with the application.*

PURPOSE:

To present a comprehensive review of the applicant's request for a Development Variance Permit.

BACKGROUND:

Current Use:	Residential
Parcel Size:	0.39 Acres (1578 sq. m)
Zoning:	RSD3 – Residential Estate Lot Zone
OCP:	Low Density Residential
M.o.T. Approval:	Not required

The subject property is a residential lot located at the south end of Williams Avenue in the Trout Creek neighbourhood. A site map of the property is attached as Schedule A. The property owner is applying to construct a new garage in the front yard of the property. The Zoning Bylaw prohibits accessory structures in the front yard of any property. The property owners are applying for a development variance permit as they are unable to construct a garage at the rear of the property due to the fact that the house is located adjacent to Okanagan Lake. Locating a garage in the rear yard would be impractical and undesirable as well as require a watercourse development permit area to ensure riparian habitat is protected. The application is attached as Schedule B and the proposed garage plans are attached as Schedule C.

In accordance with the Local Government Act Development Variances Permits (DVPs) may be issued by Council if the use or density permitted by the zoning bylaw is not affected by the application. Typically DVPs are meant to be considered when site specific characteristics or other unique circumstances do not permit strict compliance with the existing bylaw.

#### DISCUSSION:

The property is zoned RSD3 – Residential Estate Lot Zone. Garages are deemed to be 'Accessory Buildings or Structures' in the Zoning Bylaw. The Zoning Bylaw controls the siting of Accessory Structures in Section 4.5.4 which states "*Accessory Buildings and Structures shall not be located in a Front or Exterior Side Yard*" this is mainly for cosmetic reasons as typical accessory buildings can be garages or sheds.

There are a number of large specimen trees on the property. When the parent lot was subdivided, creating three smaller lots, a number of trees were protected by covenant. The subject lot is the smallest of the three and none of the trees on this lot were protected due to potential conflicts with a building envelope. The house is now constructed however one of the large trees will be removed to accommodate the proposed garage. The second large tree is being retained.

The garage has an aesthetically pleasing design meant to match the existing house recently constructed on the lot. Staff are recommending that any variance be subject to a condition that the garage substantially complies with the plans submitted with the application. The RSD3 zone also includes a 6.0m front set-back for any accessory building or structure which the applicants have demonstrated they can comply with as shown on attached Schedule "B". The proposed garage complies with all the other zoning regulations including size, lot coverage and height.

#### CIRCULATION COMMENTS:

This application was circulated to the Works and Utilities Departments as well as the Fire Department. No concerns have been raised. The application has also been circulated to neighboring properties as required. No comments were received as of the writing of this report.

#### FINANCIAL IMPLICATIONS:

There are no immediate cost implications to the District associated with the variance application.

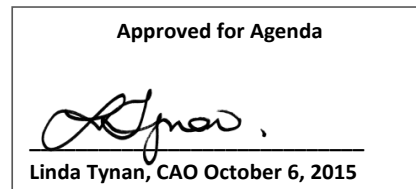
#### CONCLUSION:

The proposed development would result in a garage in the front yard of the property. The main reason for the development variance permit application is the fact that the property is located adjacent to Okanagan Lake which restricts the ability of the property owner to place a new garage at rear of the property as required by the Zoning Bylaw. The proposed garage meets all other requirements of the zoning bylaw and is designed to complement the existing house. Provided there are no concerns raised by the neighbourhood the application is supported.

#### ALTERNATIVES TO STAFF RECOMMENDATION:

1. Approve the application for a Development Variance Permit.
2. Deny the application.
3. Send the application back to staff for further review.

Respectfully submitted,

  
\_\_\_\_\_



Ian McIntosh  
Director of Development Services

**Schedule "A" – Site Sketch**





**Schedule "B" – Development Variance Permit Application**

 <p><b>DISTRICT OF SUMMERLAND</b></p> <p>13211 Henry Avenue Box 159 Summerland, BC Canada V0H 1Z0 Phone: (250) 494-6451 Fax: (250) 494-1415</p>		<h2>Development Variance Permit Application</h2>	
PROPERTY ADDRESS: <u>4217 WILLIAMS AVE</u>			
LEGAL DESCRIPTION: Lot <u>1</u> ; DL _____; Plan _____			
CURRENT ZONING: <u>R.C.3</u> Roll # _____			
<b>PROPERTY OWNER</b>		<b>APPLICANT</b>	
Name: <u>DARYL BROOKS</u>		Name: <u>PETER CAMPBELL J.P.C.</u>	
Address: _____		Address: <u>P.O. 24089 KILGOUR RD</u>	
City: _____		City: <u>KILGOUR RD</u>	
Postal Code: _____		Postal Code: <u>V1V 9H2</u>	
Phone: _____ Fax: _____		Phone <u>250 862 7580</u> Fax: _____	
Email: _____		Email: _____	
<b>APPLICATION MUST INCLUDE</b> (2 paper copies and an electronic copy):			
<input type="checkbox"/> Current Title Search (must include copies of all relevant easements, covenants, etc.)			
<input type="checkbox"/> Site plan showing all existing buildings and geographical features			
<input type="checkbox"/> Site plan showing development concept			
<input checked="" type="checkbox"/> Bylaw and Section to be varied <u>200-450-10.4.6 b) i)</u> (see reverse for additional information)			
<input checked="" type="checkbox"/> Application Fee of \$750.00 or <input type="checkbox"/> Sign only Variance Fee \$100.00			
<p>Please note that applications and drawings may be submitted electronically in Adobe pdf format but must accurate, include all dimensions and be to scale.</p> <p>Professionally drafted plans are preferred.</p>			
<p>The personal information on this form is collected under the authority of the Local Government Act/Community Charter for the purposes of processing this application, and is subject to the Freedom of Information and Protection of Privacy Act. Any questions regarding this collection should be directed to the Corporate Officer, District of Summerland, Box 159, Summerland, BC V0H 1Z0.</p>			
SIGNATURE OF REGISTERED OWNERS 		<b>THE CORPORATION</b>	
DATE: <u>SEP 2/15</u>		OFFICE USE ONLY	
		Date received: _____	
		Fee Paid: <u>SEP 02 2015</u>	
		Received by: <u>SUMMERLAND</u>	
		Receipt No: <u>PAID</u>	
		Comments: _____	

## Schedule "C" – Garage Plans

- "NOTE"**  
PERMIT APPLICANT TO BE COMPLETED BY OWNER  
BEFORE PERMIT IS ISSUED TO CONTRACTOR TO CONSTRUCT  
PERMIT APPLICANT TO BE COMPLETED BY OWNER
- "NOTE"**  
CONTRACTOR TO BE COMPLETED BY CONTRACTOR  
BEFORE PERMIT IS ISSUED TO CONTRACTOR TO CONSTRUCT
- "NOTE"**  
CONTRACTOR TO BE COMPLETED BY CONTRACTOR  
BEFORE PERMIT IS ISSUED TO CONTRACTOR TO CONSTRUCT

### GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE AND ALL LOCAL LAWS AND BYLAW.
2. BEFORE CONSTRUCTION COMMENCES IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK ALL DETAILS AND DIMENSIONS TO CONFIRM ACCURACY AND TO ASSURE THERE ARE NO DISCREPANCIES.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR FOR THE CORRECT SETTING OF THE BUILDING TO CONFORM WITH NECESSARY SETBACKS.
4. ALL TRADES MUST BE COMPLETED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS, TOLERANCES, AND MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

### SPECIFICATIONS

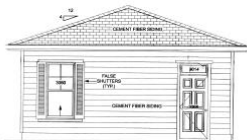
<b>ROOF</b> CONCRETE ROOFING OR PLY WOOD ROOFING EXTERIOR ROOF FINISHES P-100 ROOFING P-100 ROOFING P-100 ROOFING	<b>FOUNDATION</b> 4" CONC. CONCRETE FOOTING FOOTING FOOTING FOOTING FOOTING	<b>DRAINAGE TILE</b> 4" DRAIN TILE MINIMUM 1" DOWN SLOPE SEE NOTES FOR DETAILS
<b>CEILING &amp; FASCIA</b> 4" DRAIN TILE 4" DRAIN TILE 4" DRAIN TILE 4" DRAIN TILE 4" DRAIN TILE	<b>CONC. SLAB</b> 4" CONC. SLAB 4" CONC. SLAB 4" CONC. SLAB 4" CONC. SLAB 4" CONC. SLAB	<b>EXT. WALL</b> CONCRETE FINISH CONCRETE FINISH CONCRETE FINISH CONCRETE FINISH CONCRETE FINISH



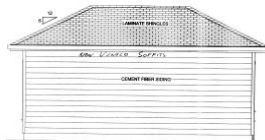
LEFT ELEVATION



FRONT ELEVATION

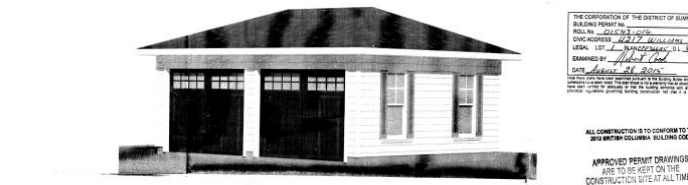


REAR ELEVATION



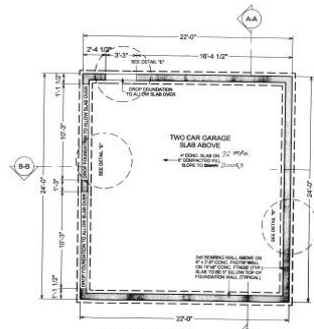
RIGHT ELEVATION

Roof Protection  
As per 6.10 BCBC



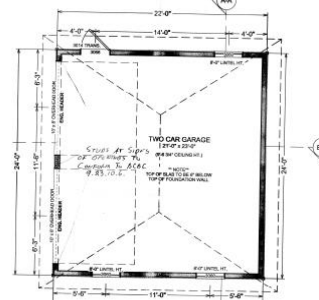
THE CORPORATION OF THE DISTRICT OF SOKE  
BUILDING PERMIT NO. 4217 WILLIAMS  
DATE ISSUED: 2022-01-11  
EXAMINED BY: [Signature]  
DATE: 2022-01-11

ALL CONSTRUCTION IS TO CONFORM TO THE  
B.C. BUILDING CODE AND ALL LOCAL LAWS AND BYLAW.



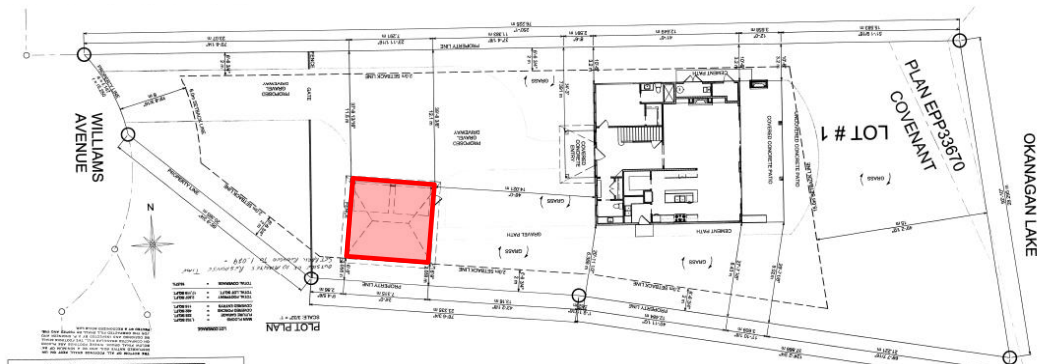
FOUNDATION

"NOTE"  
CONTRACTOR TO CONFIRM  
DIM PRIOR TO CONST.



GARAGE

AREA: 538 SQ. FT.



To Mayor and Council

Trout Creek Sewer



The quest to have a sewer connection put into the sub division of West Trout Creek is long running.

The attached letter from 1997 is a response from the District of Summerland to the then owner of the Summerland Motel , who was trying to get the motel put into the sewer district. As you can see from the language it was anticipated that when budget allowed the Municipality would provide sewer facilities. In 2006 the District of Summerland told us we had to construct a sewer connection for the Sub division of West Trout Creek as part of our extension and refurbishment of the motel.

In view of what was said in 1997, it should not be surprising that an agreement was reached with the District of Summerland regarding the funding of this work, at no time was it expected that we would be responsible for funding this work, other than paying our fair share for the benefit of connecting to the sewer.

The agreement reached was that the District of Summerland would fund by the following method:

- 1) As per letter attached pay for all actual costs incurred to provide the necessary additional capacity to take the sub division of West Trout Creek.
- 2) The collection of "latecomer fees" from those benefiting from the use of the Summerland Motel sewer system.

Regarding point 1:

We put in an invoice, backed up with a surveyors report (attached) in the amount of \$120,600.10 for the amount over and above what would have been incurred for building a sewer for our own use.

After well over a year and much agitation from ourselves we finally received an on account payment of \$50,000, leaving us some \$70,000 short. The District deciding to use invoices raised on us, much of it for DCC's to contra this amount off.

In June of 2014 I read in the local paper that the District of Summerland had agreed to start extending the sewer system in West Trout Creek in response to a petition from residents of the area.

I subsequently met with Lorrie Coates the new finance director at the City to discuss the matter.

Ms. Coates did not think that the payment of latecomer fees to us was anything out of the ordinary and presented me with a sheet showing the calculation of latecomer fees to which she thought we would be entitled. These calculations were based on an out of date estimate of construction costs which she found on file and along with interest amounts the latecomer fee per household of \$722.56, so according to her initial calculations we were owed some \$50,578.98 in latecomer fees.

I challenged these figures as the estimated cost used was much lower than the actual figures, I then had another meeting with her and Don Darling who proceeded to try and convince me that latecomer fees were only payable if the beneficiaries of your sewer line were either on the right of you or the left I can't remember which!

However, it doesn't really matter as ALL residences going onto the sewer in West Trout Creek will have to use the connection to the mains sewer we build under Highway 97. And the agreement with the City as detailed above included the payment of latecomer fees.





THE CORPORATION OF THE DISTRICT OF SUMMERLAND

P.O. BOX 159

SUMMERLAND, BRITISH COLUMBIA V0H 1Z0

TELEPHONE 494-6451

Summerland Motel Co. Ltd.,  
2107 Tait St. Hwy. 97, R.R. #4,  
Summerland, B.C.  
V0H 1Z0.

January 21, 1997.

Dear Sirs:

Re: Application for Sewer Connection

Further to your letter of January 1, 1997 we wish to advise you that as we have limited funds available to us we cannot expand the Specified Area at this time.

Also, when our Waste Management Plan was approved by the Ministry of the Environment, the Agricultural Land Commission gave it's approval based on the premise that no gravity sewers would be installed on the West side of the highway.

We are building a file of applications and will again review them with other Ministries once the project has been completed.

Yours truly,

R.A. Carter, CMC  
Administrator.

cc. Jim Hart MP  
Rick Thorpe, MLA



John Arendt Summerland Review

es during a practice at the Dale Mead-  
erkamp is part of a team made up of  
s of all ages hold practices and games

## Sewer system extends

by John Arendt

Summerland's sewer system will expand to include 25 homes in the Juniper Street, Miltimore Avenue and Willow Avenue area.

On Monday, municipal council voted to retain a consultant for the design, tendering and construction of the sewer extension.

Of the 25 homeowners affected, 17, or 68 per cent, were in favour of the extension, four were opposed and four did not respond.

The estimated costs of extending the service is \$391,000.

This works out to a cost of \$1,786 a year for the next 20 years for each of the property owners.

While some of the properties affected are within the Agricultural Land Reserve, Ian McIntosh, director of development services for the municipality, said the municipality does not need a decision from the land commission in order to extend the sewer service.

Coun. Orv Robson said the sewer extension is a necessary service.

"This is an investment for our community," he said. "If they're willing to pay, we should provide them with that service."

Mayor Janice Perrino said the request for the expansion came from the residents.

"Many of the septic systems in that area are in very bad shape," she said.

The petition was then circulated to determine the level of support.

Devon van der Meulen, manager of utilities for the municipality, said the expansion is needed as some of the septic tanks in the area have been failing.

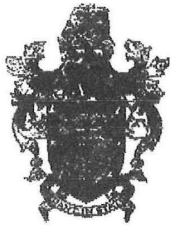
Municipal administrator Tom Day said he anticipates future requests to extend the sewer into other areas which are not serviced at present.

In the past, residents in other non-sewered areas including Dunham Crescent and Hespeler Road had asked about extending the service.

Perrino said those expansion requests were not feasible at the time.

She said the community's sewer system, which was built in the 1990s,

*\$893,000 over 20 years*



## District of Summerland

"Building a Unique Community with Quality, Efficiency and Respect"

Financial Services



June 19, 2007

Mr. John Lathey  
Summerland Motel  
2107 Tait Street  
Summerland, BC V0H 1Z9

Dear Mr. Lathey:

**Re: Installation of Sewer Service for the Summerland Motel**

You have asked for confirmation that the Municipality will pay for the additional cost of installing the sewer trunk line at a greater depth than would be required by your development. Your engineer has provided us with an estimate of the costs associated with the additional works. This is to confirm that the Municipality will pay the actual costs incurred for these additional works.

Should you have any questions regarding the foregoing or require any additional information, please do not hesitate to call.

Yours truly,

K.M. Ostraat, CA  
Treasurer

13211 Henry Avenue, P.O. Box 159, Summerland, B.C. V0H 1Z0  
Tel: (250) 494-6451 Fax: (250) 494-1415 [www.summerland.ca](http://www.summerland.ca)

**District of Summerland  
Petition for Establishing the Juniper / Miltimore / Willow Sewer System Service Area  
Latecomer Fee Calculation**

Estimated project completion date of June 30, 2008 based on correspondence on file.

Additional Construction Costs per estimate on file: **\$ 41,847.50**

**Bank of  
Canada  
Average  
Prime Rate**

2008	6 months	4.73%	\$ 989.69
2009	Full year	2.40%	1,004.34
2010	Full year	2.60%	1,088.04
2011	Full year	3.00%	1,255.43
2012	Full year	3.00%	1,255.43
2013	Full year	3.00%	1,255.43
2014	Full year	3.00%	1,255.43
2015	6 months	3.00%	627.71

**\$ 8,731.48**

Total Construction Costs + Interest  
Total # of Latecomer Properties

**\$ 50,578.98**    \$ 722.56 per property owner  
70







**EarthTech**

A **tyco** International Ltd. Company

3275 Lakeshore Road  
Suite 201  
Kelowna, British Columbia  
V1W 3S9 Canada

P 250.762.3727  
F 250.762.7789  
earthtech.com

Refer to File:

86457-04a

L:\work\86000\86457\04a-Corr\1-002-JRBSummMotelSan.doc

August 10, 2006

District of Summerland  
Works and Utilities  
9215 Cedar Avenue  
Summerland, BC V0H 1Z0

Attention: Mr. Brent Voss, Engineering Technician

Dear Sir:

**Re: Summerland Motel  
Sanitary Sewer**

We enclose two plan / profiles together with construction cost estimates of these two alternative sanitary sewer extensions to service:

- a) the Motel site alone; and
- b) the Motel and an undetermined area of the District.

The costs are summarized as follows:

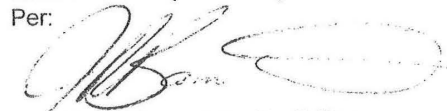
a) Motel site alone	\$ 90,675.00
b) Motel and expanded service area	\$ <u>132,522.00</u>
Difference	\$ 41,847.50

We trust this information will enable you to make a decision on one or the other of the alternatives. If you require any further information, please call.

Very truly yours,

**EARTH TECH (CANADA) INC.**

Per:

  
J.R. (John) Bassett-Smith, P.Eng.  
Project Manager

JRBS:f

Enclosures

Copy to: Mr. John Lathey  
Summerland Motel



2107 Tait Street  
Summerland  
BC V0H 1Z4  
Tel: (250) 494-4444 – Fax: (250) 494-4448  
Reservations: 1-877-245-4406  
Email: [summerlandmotel@shawcable.com](mailto:summerlandmotel@shawcable.com)  
Website: [www.summerlandmotel.com](http://www.summerlandmotel.com)

---

Mr. Ken Ostradt  
Borough Treasurer  
Municipal Hall  
13211 Henry Street  
Summerland  
BC V0H 1Z0

5<sup>th</sup> May, 2008

Dear Ken,

Please find attached our invoice for the District of Summerland's portion of the sewer construction and associated costs.

I have enclosed a report from Earth Tech giving a figure of \$99,557.38 which are the additional costs incurred to accommodate the requirements of the District of Summerland. In addition to this we obviously incurred a great deal of inconvenience and funded the whole project from our own resources. The District's portion of these costs are detailed below:-

1. Interest charges. \$3,608.96
2. Lost shrubbery and landscaping due to the need for larger equipment to accommodate a substantially larger sewer pipe on our property than necessary. \$10,000.00.
3. The replacement cost of broken concrete sidewalks, again due to larger equipment used. \$11,005.83.

Total additional claim - \$21,042.73.

We would therefore be very obliged if you would forward us a cheque in the sum of \$120,600.10 by return.

Yours sincerely,

JOHN LATHEY



**Summerland**

**Cost Sharing of Deepened Sanitary Sewer**

From Contractor

- |   |             |
|---|-------------|
| 1. Chain link fencing repairs due to wider trench | \$ 1,620.00 |
| 2. Remake wood fence due to wider trench          | \$ 2,400.00 |

3. Asphalt:

1)  $69 \times 5.5 = 379.5 \text{ m}^2$

2)  $30 \times 2.25 = 67.5 \text{ m}^2$

3)  $10 \times 2.25 = 22.5 \text{ m}^2$

Total	<u>469.5 @ \$35.00</u>	\$ 16,432.50
-------	------------------------	--------------

4. Difference in sanitary sewer installation cost as per schedule of quantities

	\$ 159,281.76	
minus	93,537.40	
		\$ 65,744.36

5. Contractors overhead and profit @ 10%	\$ 8,619.69
--	-------------

---

\$ 94,816.55

GST	<u>\$ 4,740.83</u>
-----	--------------------

Total	<u>\$ 99,557.38</u>
-------	---------------------

## Form of Tender - Appendix 1

Summerland Motel

## SCHEDULE OF QUANTITIES AND PRICES

(See paragraph 5.3.1 of the Instructions to Tender - Part II)

(All prices and *Quotations* including the *Contract Price* shall include all *Taxes*, but shall not include *GST*.  
*GST* shall be shown separately.)

Sanitary Tying to Existing Clean Out

August, 2006

86457

Item	Description	Units	Quantity	Unit Price	Amount
<b>1.0</b>	<b>Site Works</b>				
.1	Clearing and grubbing	ls			
.2	Remove and dispose of existing asphalt (approximately 50mm thick)	sq.m.			
	<b>Sub-total Site Works</b>				
<b>2.0</b>	<b>Water</b>				
.1	Supply and install 150mm – C-900 PVC watermain	lm			
.2	Supply and install 150mm gate valves	ea			
.3	Supply and install 150x150x150mm Tee	ea			
.4	Supply and install 19mm service	ea			
.5	Supply and install hydrant	ea			
.6	Connect to existing	ea			
	<b>Sub-total Water</b>				
<b>3.0</b>	<b>Sanitary Sewer</b>				
.1	Supply and install 200mm sanitary sewer SDR 35 PVC 0-3m deep	lm	43	\$228.00	\$9804.00
.2	3-4m deep	lm			
.3	4-5m deep	lm			
.4	Supply and install manhole, base, lid, frame and cover	ea	3	2,500.00	\$7,500.00
.5	Supply and install manhole barrels	vm	6.5	500.00	\$3,250.00
.6	Supply and install 100mm services	ea			
.7	Connect to existing	ea	1	1,000.00	\$1,000.00
.8	Augering	lm	30	736.00	\$22,080.00
.9	Excavate jacking pits, hoisting etc.	Lump sum		34,500.00	\$34,500.00
.10	Supply & install sewer in casing	lm	30	230	\$6,900.00
	<b>Sub-total Sanitary Sewer</b>				\$85,034.00
	Engineering and Contingency 10%				\$8,503.40
	<b>Total</b>				<b>\$93,537.40</b>
<b>4.0</b>	<b>Storm Sewer</b>				
.1	Supply and install 250mm ultra rib storm sewer	lm			
.4	Supply and install 200mm catch basin leads	lm			
.5	Supply and install manhole, base, lid, frame and cover	ea			
.6	Supply and install manhole barrel	vm			
.7	Supply and install catch basins	ea			
.8	Connect to existing	ea			
	<b>Sub-total Storm Sewer</b>				

## Form of Tender - Appendix 1

Summerland Motel**SCHEDULE OF QUANTITIES AND PRICES**

(See paragraph 5.3.1 of the Instructions to Tender - Part II)

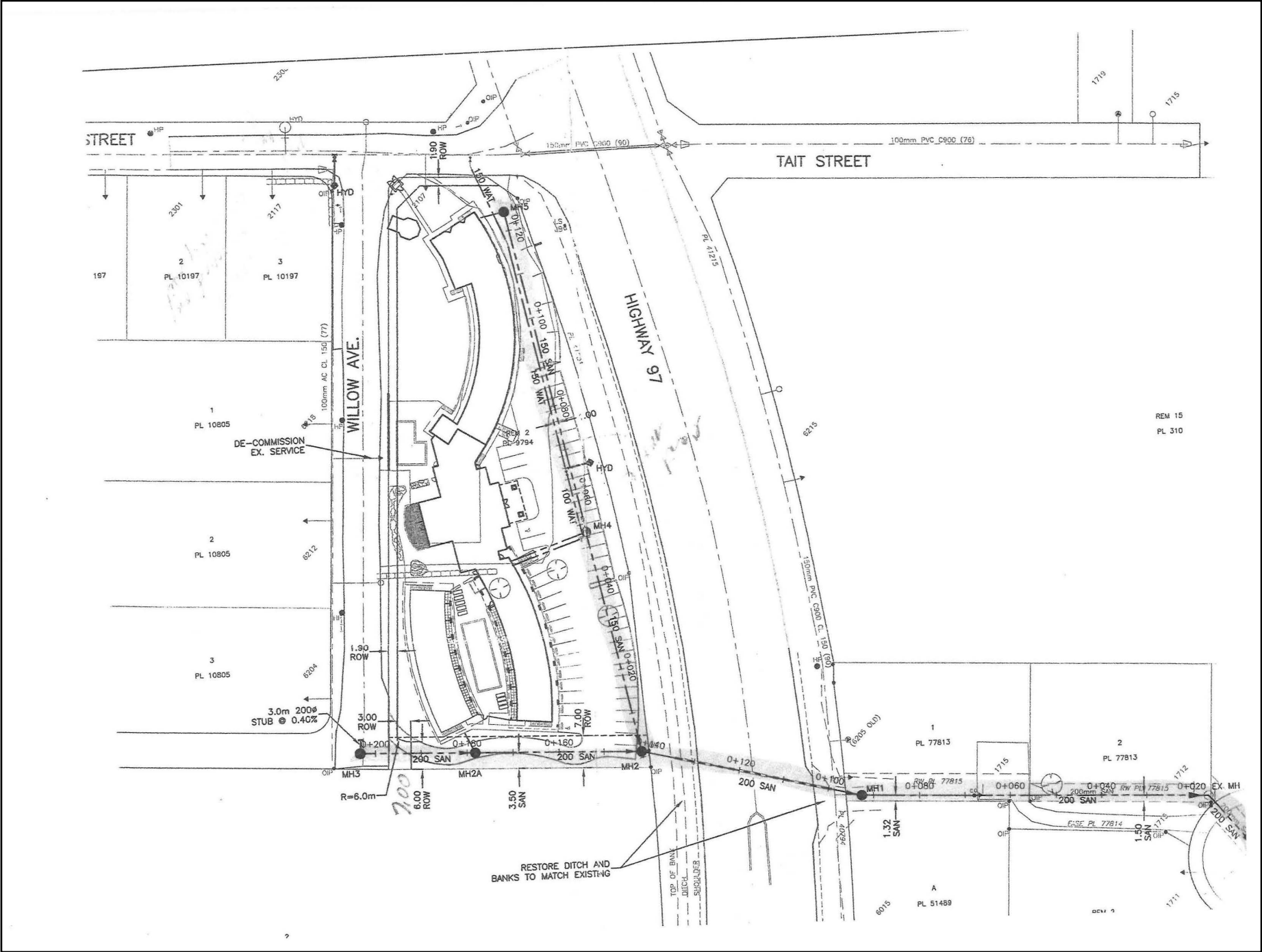
(All prices and *Quotations* including the *Contract Price* shall include all *Taxes*, but shall not include *GST*.  
*GST* shall be shown separately.)

Sanitary New Pipe Tying to Harding Street

April, 2008

86457

Item	Description	Units	Quantity	Unit Price	Amount
1.0	Site Works				
.1	Clearing and grubbing	ls			
.2	Remove and dispose of existing asphalt (approximately 50mm thick)	sq.m.			
	<b>Sub-total Site Works</b>				
2.0	Water				
.1	Supply and install 150mm – C-900 PVC watermain	lm			
.2	Supply and install 150mm gate valves	ea			
.3	Supply and install 150x150x150mm Tee	ea			
.4	Supply and install 19mm service	ea			
.5	Supply and install hydrant	ea			
.6	Connect to existing	ea			
	<b>Sub-total Water</b>				
3.0	Sanitary Sewer				
.1	Supply and install 200mm sanitary sewer SDR 35 PVC 0-3m deep	lm	92.6	\$228.00	\$21,112.80
.2	3-4m deep	lm	83.6	\$333.00	\$27,838.80
.3	4-5m deep	lm			
.4	Supply and install manhole, base, lid, frame and cover	ea	4	\$2,500.00	\$10,000.00
.5	Supply and install manhole barrels	vm	13.9	\$500.00	\$6,950.00
.6	Supply and install 100mm services	ea			
.7	Connect to existing	ea	1	\$2,000.00	\$2,000.00
.8	Augering	lm	30	\$930.00	\$27,900.00
.9	Excavate jacking pits, hoisting etc.	ls		\$40,000.00	\$40,000.00
.10	Supply & install sewer in casing	lm	30	300	\$9,000.00
	<b>Sub-total Sanitary Sewer</b>				\$144,801.60
	Engineering and Contingency 10%				\$14,480.16
	<b>Total</b>				<b>\$159,281.76</b>
4.0	Storm Sewer				
.1	Supply and install 250mm ultra rib storm sewer	lm			
.4	Supply and install 200mm catch basin leads	lm			
.5	Supply and install manhole, base, lid, frame and cover	ea			
.6	Supply and install manhole barrel	vm			
.7	Supply and install catch basins	ca			
.8	Connect to existing	ea			
	<b>Sub-total Storm Sewer</b>				





**Latecomer Agreements:**

Under the British Columbia Local Government Act, there are several ways that a municipality can fund infrastructure that is required as a result of development. One of these is to impose a latecomer charge, to be levied against all developable parcels. Essentially, the developer puts in the infrastructure and the City enters into an agreement to ensure that the developer is fairly paid back by other future developments that benefit from the excess or extended services being installed.

( In this case we are talking about retro fitting an established Neighbourhood)

For those who are keen to learn more, the relevant section of [Section 938](#) reads as follows:

**939 Excess or extended services and latecomer payments**

(1) For the purposes of this section, "excess or extended services" means

- (a) a portion of a highway system that will provide access to land other than the land being subdivided or developed, and
- (b) a portion of a water, sewage or drainage system that will serve land other than the land being subdivided or developed.

(2) A local government may require that the owner of land that is to be subdivided or developed provide excess or extended services.

(3) If an owner, in accordance with a bylaw under section 938, provides a highway or water, sewage or drainage facilities that serve land other than the land being subdivided or developed, this section applies.

(4) If a local government makes a requirement under subsection (2), the cost of providing the excess or extended services must be paid for by

- (a) the municipality or regional district, or
- (b) if the local government considers its costs to provide all or part of these services to be excessive, by the owner of the land being subdivided or developed.

(5) If the owner is required under subsection (4) (b) to pay all or part of the costs of excess or extended services, the municipality or regional district must

- (a) determine the proportion of the cost of providing the highway or water, sewage or drainage facilities that it considers constitutes the excess or extended service,
- (b) determine which part of the excess or extended service that it considers will benefit each of the parcels of land that will be served by the excess or extended service, and
- (c) impose, as a condition of an owner connecting to or using the excess or extended service, a charge related to the benefit determined under paragraph (b).

(6) If the municipality or regional district pays all or part of the costs of excess or extended services, it may recover costs

- (a) by a charge under subsection (5) (c),
- (b) by a tax imposed in accordance with Division 5 [Local Service Taxes] of Part 7 of the Community Charter, other than section 211 (1) of that Act, or
- (c) by fee imposed in accordance with section 363 [imposition of fees and charges] of this Act or section 194 [municipal fees] of the Community Charter.

(7) If the owner pays all or part of the costs of excess or extended services, the municipality or regional district must pay the owner

- (a) all the charges collected under subsection (5) (c), if the owner pays all the costs, or
- (b) a corresponding proportion of all charges collected, if the owner pays a portion of the costs.

(8) A charge payable under subsection (5) (c) must include interest calculated annually at a rate established by bylaw, payable for the period beginning when the excess or extended services were completed, up to the date that the connection is made or the use begins.

(9) Charges payable for latecomer connections or use under subsection (5) (c) must be collected during the period beginning when the excess or extended services are completed, up to a date to be agreed on by the owner and the local government and, failing agreement, to a date determined under the Commercial Arbitration Act, but no charges are payable beyond 15 years from the date the service is completed.

[ad#468]

Latecomers are useful, but not the only way for municipalities to finance infrastructure. [Read more about it here.](#)

It's Free to Download and Convert. Get in Seconds. Get  
ConvertDoesNow.

Some useful policy links...

- [Latecomer Connections](#) (pdf)
- [Latecomer Connections](#) (pdf)
- [Latecomer Connections](#) (pdf)

Share this:

[Twitter](#) [Facebook](#) [LinkedIn](#) [Google](#) [Email](#)

### **Development Cost Charges**

It is my understanding that up until recently, DCCs were not chargeable on two or less residential units.

The District set the precedent of considering the completed motel as two residential units for charging purposes, borne out by the fact that it charged us a fee of \$7100.00 for buying into the sewer district twice the charge of \$3050.00 for single residences.

This being the case we should not have been charged DCC's in the first place and I would substantiate my assertion further as follows:

We are not property developers, we simply expanded our existing business premises which are situated in an existing sub division of Summerland

**According to the Development Cost Charges best practices guide issued by the Provincial Government,** I quote " Increasingly all governments are facing significant constraints in the use of general purpose taxation and have placed greater emphasis on the "user pay or "benefiter pay" principle. In response to these pressures, DCCs have been utilized by local Govt. as a cost recovery mechanism for apportioning infrastructure project costs amongst developers of land"....." Infrastructure costs should be paid by those who will use and benefit from the installation of such systems"

So the charging of DCCs is to compensate the Local Authority for the cost of additional infrastructure to cater for the additional use created by the property development, however in our case, we built and paid for the sewer, and others will benefit from that (hence the collection of latecomer fees). We paid for the provision of three phase power to the site, we paid for a new water line to the site and we paid for two additional fire hydrants in the vicinity. The only roads in Summerland that I know of that have been reconstructed are Bath Road, which leads to the Municipal tip and Prarie Valley Road which was funded by Provincial grant. As we were charged for all infrastructure upgrades around our site I think that to charge us DCCs on top is "double charging".

#### **Local Government Responsibilities:**

In the process of developing DCC bylaws, local governments must consider their responsibilities as outlined in the Local Govt. Act. Local governments have to take into account whether the proposed DCCs will:

- 1) be excessive in relation to the capital cost of prevailing standards of service.

2) deter development: or

3) discourage the development of reasonably priced housing or reasonably priced serviced land (section 934(4)(d))

You should be aware that the Summerland motel provides reasonably priced housing for local people during the winter months.

**Equity in Exemption:**

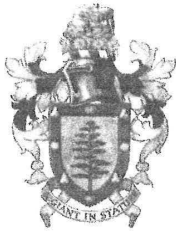
Section 933(3) states that DCCs are not payable if it can be proven that the development does not impose a new capital cost burden on the municipality, or if a DCC was previously paid for the same development.

Although ownership has changed, our project was in fact phase two of a rolling programme of improvements at the Summerland Motel. Phase three is still to be undertaken.

I would imagine that DCCs were paid by the previous owner when a second floor was added to the Motel in the early 2000's and so we should not be charged as it's the same development, and if they were not levied on him why should they be levied on us?

I would refer back to a previous statement, the municipality did not meet any of the capital costs for any infrastructure improvements so our project has not been a burden on the municipality.

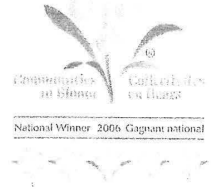
Taking all the above points into consideration, I do not think that DCCs should have been levied on our project.



## District of Summerland

"Building a Unique Community with Quality, Efficiency and Respect"

### Financial Services



May 8, 2007

Mr. John Lathey  
Elk Electric Ltd. DBA  
Summerland Motel  
2107 Tait Street  
Summerland, BC V0H 1Z4

Dear Mr. Lathey:

**Re: Development Cost Charges, Sewer Area Buy-in Charge and Building Permit**

As a condition of your motel property being added to the District's sewer specified area, a buy-in charge of \$7,100 had to be paid. As well, your new construction was required to pay a total of \$36,527.88 in development cost charges (DCC). The development cost charges on your improvements are made up of the following:

Water supply	1,732 m <sup>2</sup> X \$5.14	\$ 8,902.48
Stormwater drainage	1,732 m <sup>2</sup> X \$1.98	3,429.36
Roads	1,732 m <sup>2</sup> X \$13.97	<u>24,196.04</u>
		<u><b>\$36,527.88</b></u>

The total of the DCC's and sewer buy-in charge is \$43,627.88 of which you have paid \$17,000 together with \$12,022.00 for your building permit. The balance of the DCC's together with an interest charge of \$2,633.02 will be due in two installments of \$14,630.70 each on April 30, 2008 and April 30, 2009. We will send you an invoice one month prior to the due date of the installment.

Should you have any questions regarding the foregoing or require any additional information, please do not hesitate to call.

Yours truly,

K.M. Ostraat, CA  
Treasurer

13211 Henry Avenue, P.O. Box 159, Summerland, B.C. V0H 1Z0  
Tel: (250) 494-6451 Fax: (250) 494-1415 [www.summerland.ca](http://www.summerland.ca)

Conclusion:

We feel that we have been shabbily treated by the District of Summerland, we made an agreement with them in good faith and they have done everything possible to welch on it.

I agree that it is a complicated situation especially when trying to apply legislation that frankly was designed for use in a different context, however, it cannot be right that we were not compensated for building the most expensive portion of the infrastructure which will enable all the residents of West Trout Creek to access mains sewer.

The situation as it stands is that the district have charged us DCCs which we think is unwarranted, they have then used these charges to offset in part the invoice we presented so we think we have been "short changed"

The District is not prepared to embark on collecting late comer fees as it would no doubt prove somewhat of an embarrassment as this project is to say the least, not universally popular.

The proper way of going about this would have been for the City to put the whole sub division onto sewer (as per letter of 1997) and charge accordingly, we would have paid our fair share based on the motel being classed as two residences..

I am therefore again asking the District of Summerland through Mayor and Council to investigate this situation with a view to not only finding a more equitable resolution to this particular issue but also to come up with a system that is far fairer to all concerned unlike the present system which penalizes the business community.

I look forward to your deliberations





THE CORPORATION OF THE  
DISTRICT OF SUMMERLAND  
**COUNCIL REPORT**

DATE: October 6, 2015  
TO: Mayor and Council  
FROM: Linda Tynan, CAO  
SUBJECT: Appeal from Summerland Motel

---

The owners of the Summerland Motel (Lathey) are appealing to council on two issues relating to the 2008 expansion of the Summerland Motel:

1. Entitlement to latecomers fees for the extension of sewer services
2. Inappropriate application of Development Cost Charges (DCC) on the expansion of the motel.

Detailed reports from the Director of Finance and the Director of Development Services which explain the process for each of these payments are attached.

Over the past few months, I have reviewed the correspondence and file relating to the motel expansion and the fees assessed to Mr. Lathey during that period. Although it took some time to do a thorough review, I concur with the conclusion of the Director of Finance and the Director of Development Services and am fully satisfied that Mr. Lathey was charged in accordance with District bylaws and policies, and that the requirements of the *Local Government Act S.939* (Excess or extended services and latecomer payments) was fulfilled when the District compensated him \$120,563 towards the construction of the sewer line required to service the motel expansion.

When this matter was first brought to my attention, it appeared that there may be merit in some of the arguments brought forward. However, once I had the opportunity to thoroughly review the file, rather than relying on selective documents initially provided to me, I was satisfied that the requirements of the Local Government Act and District policy/bylaws were met.

Latecomer payments are not required for this project as Mr. Lathey was compensated by the District at the time of construction. An alternative approach would have been to charge him in full for the entire sewer construction (\$217,710) and to develop a latecomer's agreement which would have allowed him to collect fees from property owners when/if new further development occurred (within a specified time period). A review of the file indicates that Mr. Lathey also approached the past mayor and staff with this issue and had previously been informed that the District had fulfilled its obligation for latecomer fees by paying him the costs of extended or excess services upfront.

The total cost to extend the sewer under the highway to Mr. Lathey's property was \$217,710. Of this, the District reimbursed \$120,563 to Mr. Lathey which represented the contribution of future connections to that extension. No further payment is required.

Mr. Lathey has suggested that he did not receive the full \$120,563 from the District. As illustrated in the Director of Finance report, records confirm that he has received this amount - \$50,000 by means of a payment to him and the balance as a credit note which offset monies owed by him to the District.

Mr. Lathey is also disputing the Development Cost Charges assessed to his development. As explained in the Director of Development Services report – DCC's are calculated according to a formula contained in the bylaw and staff do not have discretion to amend. Mr. Lathey paid in accordance with the bylaw with the exception that, in this case, a credit was given for the sewer DCC. The application of this credit was done in error as staff do not have the authority to interpret the bylaw and allow such adjustments. Therefore, he received a reduction that he actually was not entitled to. It is my conclusion, that with the exception of the credit, DCCs were applied correctly and consistently with District practice.

Respectfully Submitted

  
Linda Tynan, CAO



## THE CORPORATION OF THE DISTRICT OF SUMMERLAND COUNCIL REPORT

DATE: October 5, 2015  
TO: Linda Tynan, Chief Administrative Officer  
FROM: Lorrie Coates, Director of Finance  
SUBJECT: Latecomer fees related to the Summerland Motel sewer extension

---

### PURPOSE:

To inform Council of the legislative requirements and obligations of the District regarding latecomer fees in general and how those obligations have been satisfied for the Summerland Motel sewer extension.

### BACKGROUND and DISCUSSION:

When a property is improved by construction, alteration or expansion, the property owner requires a building permit. These improvements to property are called development. At the time of application, the proposal must satisfy the requirements of the District's Subdivision and Development Servicing Bylaw. There may be offsite works required, such as the extension of the sewer collection system. As well, the requirements of the District's Development Cost Charge Bylaw must be met. Under the terms of the District's bylaw, development cost charges will be applicable if there is an increase in floor area or an increase in residential units. Whether the property owner is an established business or a newly formed enterprise or a land developer, the review of the infrastructure requirements and development cost charges is completed in the same.

If the offsite works required as a condition of the building permit issuance qualify as extended or excess services under S.939 of the *Local Government Act*, the District must determine the value of the excess or extended works. Once a value is determined, the municipality may choose to pay this amount or require the owner to pay it. Section 939 provides for cost recovery opportunities (this section of the *Local Government Act* is attached to this report as Appendix A as well as the District Latecomer Policy 400.2.)

If the municipality does not pay the amount deemed "extended or excess services" themselves, the owner must pay it. As outlined in S.939, the owner may become eligible for reimbursement through collection of latecomer fees if further development occurs. The maximum term for a latecomer agreement is 15 years. Any properties connecting to the service within the term of the agreement will be charged a pro-rata fee by the local government. This fee will be paid to the property owner who constructed the works.

In 2006, the Summerland Motel decided to undertake an expansion and a building permit was required. As a condition of the building permit, the property owner was required to connect to the District sewer system. This required an extension of the sewer service to the property. The sewer extension qualified as "excess or extended service" as it provided the opportunity for future connections beyond the Summerland Motel. There was an obligation for the District to determine the portion of the works that constituted the excess and extended service and calculate those costs related to the sewer project. The District then agreed to compensate the property owner for those costs, in the amount of \$120,563.21. The obligation of the District under the *Local Government Act - Section 939*

was then satisfied. There was no need to execute a latecomer agreement in accordance with the District's policy as there was no future payment required.

These funds were provided as a credit note (\$70,563.21) to reduce amounts outstanding related to the sewer project and a \$50,000.00 payment to the Summerland Motel. A detailed accounting has been provided to the Summerland Motel and a copy of the letter dated September 19, 2014 is attached to this report.

CONCLUSION:

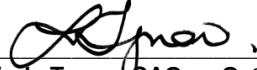
While it is clear the intent of the District was to provide for a future expansion of the sewer service to the area beyond the Summerland Motel, all the costs for the excess and extended service requirements were paid by the District.

The Local Government Act is clear that the obligation of the local government is to determine the excess and extended costs and when possible, enforce the collection provisions of the latecomer agreement. In the case of the Summerland Motel and the extension of the sewer service, the District has determined the excess and extended cost component of the Summerland Motel sewer project are \$120,563.21. The Summerland Motel has received this full amount by the application of a credit note on amounts outstanding and a \$50,000.00 cheque.

The District has fulfilled its obligations under the latecomer provisions of the *Local Government Act Section 939* as they apply to the Summerland Motel sewer project.

Respectfully Submitted,

Lorrie Coates  
Lorrie Coates, Director of Finance

Approved for Agenda  
  
Linda Tynan, CAO Oct. 7, 2015

Appendix A: Local Government Act, Section 939 and District Latecomer Policy 400.2

**Excess or extended services and latecomer payments**

**939** (1) For the purposes of this section, "**excess or extended services**" means

- (a) a portion of a highway system that will provide access to land other than the land being subdivided or developed, and\
- (b) a portion of a water, sewage or drainage system that will serve land other than the land being subdivided or developed.

(2) A local government may require that the owner of land that is to be subdivided or developed provide excess or extended services.

(3) If an owner, in accordance with a bylaw under section 938, provides a highway or water, sewage or drainage facilities that serve land other than the land being subdivided or developed, this section applies.

(4) If a local government makes a requirement under subsection (2), the cost of providing the excess or extended services must be paid for by

- (a) the municipality or regional district, or
- (b) if the local government considers its costs to provide all or part of these services to be excessive, by the owner of the land being subdivided or developed.

(5) If the owner is required under subsection (4) (b) to pay all or part of the costs of excess or extended services, the municipality or regional district must

- (a) determine the proportion of the cost of providing the highway or water, sewage or drainage facilities that it considers constitutes the excess or extended service,
- (b) determine which part of the excess or extended service that it considers will benefit each of the parcels of land that will be served by the excess or extended service, and
- (c) impose, as a condition of an owner connecting to or using the excess or extended service, a charge related to the benefit determined under paragraph (b).

(6) If the municipality or regional district pays all or part of the costs of excess or extended services, it may recover costs

- (a) by a charge under subsection (5) (c),
- (b) by a tax imposed in accordance with Division 5 *[Local Service Taxes]* of Part 7 of the [Community Charter](#), other than section 211 (1) of that Act, or
- (c) by fee imposed in accordance with section 363 *[imposition of fees and charges]* of this Act or section 194 *[municipal fees]* of the [Community Charter](#).

(7) If the owner pays all or part of the costs of excess or extended services, the municipality or regional district must pay the owner

- (a) all the charges collected under subsection (5) (c), if the owner pays all the costs, or
- (b) a corresponding proportion of all charges collected, if the owner pays a portion of the costs.

(8) A charge payable under subsection (5) (c) must include interest calculated annually at a rate established by bylaw, payable for the period beginning when the excess or extended services were completed, up to the date that the connection is made or the use begins.

(9) Subject to subsection (10), charges payable for latecomer connections or use under subsection (5) (c) must be collected during the period beginning when the excess or extended services are completed, up to a date to be agreed on by the owner and the local government and, failing agreement, to a date determined under the [Arbitration Act](#), but no charges are payable beyond 15 years from the date the service is completed.

(10) If there is a phased development agreement under section 905.1 [*phased development agreements*] that is directly related to the construction and installation of the excess or extended services, no charges are payable beyond 15 years from the date the service is completed or the end of the phased development agreement, whichever is later.



## **POLICY STATEMENT AND REGULATIONS**

**Number: 400.2**

### **LATECOMER POLICY**

#### **1.0 GENERAL**

- 1.1 All Latecomer Agreements are subject to the approval of Council.
- 1.2 This Policy outlines the procedures to be followed for the processing of Latecomer charges pursuant to Section 939 of the Local Government Act.
- 1.3 This policy applies to excess or extended services that may be required as part of the subdivision or development of land.
- 1.4 'Excess or extended service' means a portion of highway system that will provide access to land other than the land being subdivided or developed, and a portion of a water, sewage, or drainage system that will service land other than the land being subdivided or developed.
- 1.5 'Benefiting Area' means the area that defines the lands that will benefit from the excess or extended services.
- 1.6 'Latecomer' means any owner of land within the Benefitting Area who is connecting to or using an excess or extended service.
- 1.7 'Latecomer Charge' means the charges imposed on any Latecomer in accordance with this Policy.
- 1.8 'Latecomer Agreement' means the agreement between the Owner, providing the excess and extended service, and the District in the format as contained in Schedule 'A.6' – Latecomer Agreement, of the Subdivision and Development Servicing Bylaw

#### **2.0 ADMINISTRATION**

- 2.1 The Director of Works and Utilities (the 'Director') will determine if an Owner has provided excess or extended services and will notify the Owner, in writing, of his decision. If the Owner wishes to appeal the Notice of Decision, he must submit a written appeal to the Director. The appeal must clearly state the reasons the Owner feels he has provided excess or extended services. Under this process, if the Owner is not satisfied with the Director's decision on his appeal, the appeal will be forwarded to the Chief Administration Officer for his consideration.
- 2.2 Latecomer Charges will be payable as a condition of a Latecomer connecting to or using an excess or extended service.
- 2.3 Latecomer Charges will be collected as follows:
  - a. for an existing building, the Latecomer Charges will be collected at the time of application for a connection;
  - b. for a parcel being developed, the Latecomer Charges will be collected prior to the issuance of a Building Permit;

- c. for a subdivision, the Latecomer Charges will be collected prior to the issuance of a Certificate to Commence Construction or prior to final subdivision approval, whichever occurs first.
- 2.4 For phased development, the Latecomer Charges will be pro-rated and collected at each phase.
- 2.5 Latecomer Charges collected by the District will be paid to the Owner as soon as reasonably possible after the date the Latecomer has connected to or is using the excess or extended services.
- 2.6 Latecomer Charges will be forwarded to the Owner at the address set out in the Latecomer Agreement or such other address as requested by the Owner by registered mail. It is the Owner's responsibility to notify the District of any changes to his mailing address.
- 2.7 Latecomer Charges returned to the District will be placed into a trust fund and, if they remain unclaimed by the Owner for a period of 3 years, the District will treat the returned Latecomer Charges as unclaimed money and they will be dealt with in accordance with existing legislation.
- 2.8 The Latecomer Agreement will remain in force for a period as specified in the Latecomer Agreement but at no time will this period exceed 15 years from the date of Substantial Performance.
- 2.9 The Owner shall not assign his right to receive Latecomer Charges to another party unless prior approval is provided by the District.

### **3.0 TECHNICAL PROCESS**

- 3.1 The Owner will be requested to provide the following information in support of their request for Latecomer Charges for the proposed subdivision or development:
  - a. a separate plan for each service indicating:
    - the minimum sizes and lengths of each service that would be required, in accordance with the Subdivision and Development Servicing Bylaw, if the Owner was only required to service his subdivision or development; and
    - the over sizing and additional lengths of each service that is required to provide the excess or extended services required to service the entire catchment or design area as required by the District;
  - b. the difference in material costs for each excess service; and
  - c. the cost of each extended service.
- 3.2 Where the Director deems that an owner has provided excess or extended services, the Director will:
  - a. determine the proportion of the cost of providing the highway or water, sewage, or drainage facilities that the Director considers constitutes the excess or extended service;
  - b. determine which part of the excess or extended service the Director considers will benefit each property that will be serviced by the excess or extended service; and

- c. impose, as a condition of an owner connecting to or using the excess or extended service, a charge related to the benefit determined in accordance with this Section.

#### **4.0 FINANCIAL**

- 4.1 No Latecomer Charges will be payable to the Owner until the Director has issued a Certificate of Substantial Performance and the excess or extended services are being used for their intended purpose.
- 4.2 The total amount paid to the Owner shall not exceed the total cost of the excess or extended services, as outlined in the Latecomer Agreement, plus any applicable interest.
- 4.3 Interest shall be calculated annually at a rate prescribed by by-law and shall be calculated from the date of Substantial Performance as approved by the Director.
- 4.4 Interest collected shall be paid to the Owner with each Latecomer Charge paid.
- 4.5 No Latecomer Charges shall be collected beyond the earlier of the Expiry Date of the Latecomer Agreement or the date when the total amount of Latecomer Charges have been paid to the Owner.
- 4.6 If the Director deems the Owner is entitled to cost sharing by the District of the excess or extended services, the Director of Finance will consider the District's ability to pay their portion of the excess or extended services out of approved budgeted funds. Council may deem the subdivision or development to be premature if there are insufficient funds in the District budgets for cost sharing and the Owner is unwilling to do the work and enter into a Latecomer Agreement for entire cost.

#### **5.0 CALCULATION**

- 5.1 For a property to be in the Benefiting Area and subject to a Latecomer Charge, the property must be immediately adjacent to the excess or extended service unless the Director deems the excess or extended service, such as a reservoir, lift station, force main, trunk main, or distribution main, will benefit a larger area in which case the Director will identify the area and all properties within this expanded area will be subject to Latecomer Charges.
- 5.2 Latecomer Charges will be determined based on the projected density, expressed in single family equivalent units, of all properties in the benefiting area.
- 5.3 Development Cost Charges will not be included in the calculation of Latecomer Charges.

#### **6.0 EXEMPTIONS**

- 6.1 Properties with existing connections to the District's infrastructure will be reconnected to the applicable infrastructure without charge. Any further change in use, or increase in density for the same use, on the property will be subject to Latecomer Charges.

Adopted: November 10, 2014



## Finance Department

13211 Henry Ave. Box 159, Summerland, BC V0H 1Z0  
Phone: 250-494-6451 Fax: 250-494-1415  
www.summerland.ca

September 19<sup>th</sup>, 2014

Summerland Motel  
2107 Tait Street  
Summerland, BC, V0H 1Z4

Dear Mr. Lathey:

Thank you for your patience while I researched the payments made by the Summerland Motel or Elk Electric Ltd. related to the expansion of the Summerland Motel which began in 2007. I also looked into payments made or credits applied by the District of Summerland related to the development. The Summerland Motel or Elk Electric Ltd. incurred various fees and charges related to the development as follows:

Development Cost Charges	\$ 36,527.88
Capital Works Reserve Fund (sewer buy in fee)	\$ 7,100.00
Plumbing building permit fees	\$ 12,022.00
Electric service and connection fees	\$ 65,343.95
Water service and connection fees	\$ 13,901.92
Interest charges due to late payment	\$ 2,633.02
<b>TOTAL FEES AND CHARGES</b>	<b>\$ 137,528.77</b>

The \$137,508.77 was either paid, transferred to taxes or credits were applied by the District for their contribution to the sewer works as follows:

Payment	May 7, 2007	\$ 29,022.00
Payment	June 23, 2008	\$ 20,375.00
Transfer to taxes and paid	July 5, 2010	\$ 17,568.56
Credit for District reimbursement of sewer costs	June 9, 2009	\$ 70,563.21
<b>TOTAL PAYMENTS, TRANSFERS AND CREDITS</b>		<b>\$ 137,528.77</b>

As well, the District issued a cheque in the amount of \$50,000.00 to the Summerland Motel as a contribution to the sewer costs. This cheque was cashed on May 31, 2008. The total amount of sewer costs reimbursed by the District, being the credit applied and the cheque issued, are \$120,563.21. In your letter of July 21, 2014, you reference an invoice for excess or extended sewer construction costs of \$120,600.10. It appears that this amount has been adjusted to \$120,563.21, which was paid in full.

Your letter of May 5, 2008 provides a summary of the cost to construct the sewer works to support your request for payment by the District. The details are:

New pipe tying to Harding Street – schedule of quantities	\$ 159,281.76
Earth Tech list of deepened sewer costs	
Chain link fencing	\$ 1,620.00
Remake wooden fencing	\$ 2,400.00

**Page 2**

Asphalt	\$ 16,432.50
Contractors overhead and profit	\$ 8,619.69
GST	\$ 4,740.83
Interest	\$ 3,608.96
Lost shrubbery and landscaping	\$ 10,000.00
Broken concrete sidewalks	\$ 11,005.83
<b>Total cost of sewer construction</b>	<b>\$ 217,709.57</b>

The amount of \$120,563.21 paid by the District of Summerland equals or exceeds the excess and extended sewer construction costs. Therefore, the requirements of Section 939 of the Local Government Act have been satisfied and there are no further latecomer fees applicable.

If you have any questions or would like to discuss the matter further, please contact me at 250-404-4045.

Yours truly,



Lorrie Coates, CPA, CGA  
Director of Finance

/ls



## THE CORPORATION OF THE DISTRICT OF SUMMERLAND COUNCIL REPORT

DATE: October 13, 2015  
TO: Linda Tynan, Chief Administrative Officer  
FROM: Ian McIntosh, Director of Development Services  
SUBJECT: Development Cost Charges re: 2107 Tait St

---

### PURPOSE:

To describe the policy and process around assessing development cost charges in accordance with Development Cost Charges Bylaw 2000-194

### BACKGROUND:

Development Cost Charges are a mechanism for local governments to recover costs of new development on the general taxpayer. This mechanism is authorized and regulated under section 933 of the Local Government Act. The District has a Development Cost Charges bylaw that includes a list of servicing upgrades that will result from additional development. This bylaw is Development Cost Charges bylaw 2000-194 and is attached as Schedule A. Charges have been calculated based on additional residential, commercial, industrial or institutional development. These charges go toward funding an identified list of upgrades to the water, sewer, storm water drainage, roads and parks systems that will be required as a result of new development using these utilities and infrastructure.

Every development that creates additional residential units or additional commercial/institutional floor area must pay their share of future infrastructure upgrades.

### DISCUSSION:

When the owners of the Summerland Motel applied for a building permit they were assessed Development Cost Charges in accordance with DCC bylaw 2000-194. They were constructing 2,467 square meters of additional floor space so were assessed \$26.77 per square meter for a total of approximately \$66,000.

Subsequently a decision was made to exclude the sanitary sewer portion of the DCC's (\$5.68 per square meter) even though the development would put an additional burden on the sanitary sewer system. This resulted in a reduction of approximately \$14,000 in the charges.

The DCC's were further reduced when the construction project was downsized and 735 square meters of common area was not constructed. This resulted in a further reduction of approximately \$15,500 for a total DCC bill of \$36,527.88.

The development cost charges are consistent with the provisions of DCC bylaw 2000-194 with the possible exception of the removal of the sanitary sewer portion of the calculations.



CONCLUSION:

Commercial use is defined in the DCC bylaw 2000-194 as including "tourist accommodations and facilities, including without limitation, accommodations for the transient public in Dwelling Units or Sleeping Units..." The bylaw further requires payment in the amount of \$26.77 per square meter of additional floor space for commercial development. The bylaw was administered correctly with the exception of removing the sanitary sewer fees from the calculation.

Respectfully Submitted



---

Ian McIntosh  
Director of Development Services

Approved for Agenda

  
\_\_\_\_\_  
CAO Oct. 7, 2015

Schedule A

**THE CORPORATION OF THE DISTRICT OF SUMMERLAND**

**BYLAW NUMBER 2000-194**

**A BYLAW TO IMPOSE DEVELOPMENT COST CHARGES**

Consolidated for convenience to include Bylaw 2000-454  
(September 12, 2011)

---

**WHEREAS** the Municipal Council of the Corporation of the District of Summerland under authority provided by the Local Government Act, R.S.B.C. 1996, c. 323, as amended and the general provisions of the Community Charter, S.B.C. 2003, c. 26, may, by bylaw, impose development cost charges for the purposes of providing funds to assist the District of Summerland to pay the capital costs of providing, constructing, altering or expanding water facilities, highway facilities, sewer facilities, drainage facilities, providing park land and improving park land, to service, directly or indirectly, the development for which the charge is being imposed;

**AND WHEREAS** the Municipal Council has taken into consideration the provisions of Section 934 of the Local Government Act;

**AND WHEREAS** the charges to be imposed by this Bylaw are related to capital costs attributable to projects included in the District's capital expenditure program and are consistent with the District of Summerland's Official Community Plan.

**NOW, THEREFORE**, Municipal Council of the Corporation of the District of Summerland, in open meeting assembled, enacts as follows:

**1. Repeal of Existing Bylaws**

On the Effective Date, all previous bylaws which impose development cost charges are repealed, including without limitation, Development Cost Charge Bylaw No. 2330 and all amendments thereto, in their entirety with respect to those developments for which subdivision applications or building permit applications are received after the date of the coming into force of this bylaw. Development Cost Charge Bylaw 2330 as amended will continue in force with respect to any development to which the provisions of Section 8 apply until such time as any development cost charges due under that bylaw has been paid in full to the District or Section 8 is no longer applicable.

## 2. Definitions

**“Approving Officer”** means an approving officer as defined in the Land Title Act;

**“Building Permit”** means the document authorizing the carrying out of any development, alteration or other work in accordance with the District of Summerland Official Community Plan, Zoning Bylaw, Building Regulations Bylaw, the BC Building Code or any other applicable statute or regulation;

**“Bylaw”** means this bylaw and any subsequent amendments hereto;

**“Civic Use”** means a use providing for public functions that is not otherwise included in the definition of Commercial Use and Industrial Use as provided in this Schedule, including

- (a) government offices,
- (b) public schools and private schools operated by duly incorporated federal or provincial societies exclusively as non-profit, charitable organizations,
- (c) public colleges and universities and non-profit colleges operated by duly incorporated federal or provincial societies exclusively as non-profit, charitable organizations,
- (d) public hospitals and private hospitals operated by duly incorporated federal or provincial societies exclusively as non-profit, charitable organizations,
- (e) community centres,
- (f) courts, police stations and jails,
- (g) libraries and museums, and
- (h) buildings associated with public parks, public playgrounds, cemeteries and works yards;

**“Commercial Use”** means a use providing for

- (a) the sale or rental of goods or services or the servicing and repair of goods,
- (b) retail sales,
- (c) wholesaling in conjunction with retail sales,
- (d) commercial offices,
- (e) personal services, including without limitation, physiotherapy services, whether in a commercial or institutional zone as defined by the Zoning Bylaw,
- (f) recreation or extensive recreation (as defined in the Zoning Bylaw) facilities,

(g) commercial schools, including, without limitation, facilities which include instruction in the arts, sports, business, self-improvement, academics and trades,

(h) household services and household repairs,

(i) service stations,

(j) tourist accommodations and facilities, including, without limitation, accommodations for the transient public in Dwelling Units or Sleeping Units, provisions for tents, trailers, motor homes (but not including mobile homes intended for permanent residency) and recreational vehicles,

(k) restaurants, drive-ins and food outlets,

(l) adult or child day care centres,

(m) Sleeping Units,

(n) uses ancillary to any Commercial Use described herein, including, without limitation, storage and warehouse areas and manufacturing, processing, fabricating, assembling, servicing and repairing facilities located within a building on the same Parcel that serve or enhance the Commercial Use,

(o) any Commercial Use permitted in any of the Institutional ("I") zones created pursuant to the Zoning Bylaw, and

(p) without limiting the generality of the foregoing, includes any uses other than for Dwelling Units permitted in any Neighbourhood Commercial, Commercial Tourist, Central Business or Heavy Commercial zones created pursuant to the Zoning Bylaw;

**"DCC"** means the Water DCC, the Highway DCC, the Drainage DCC, the Sewer DCC, the Park Land Acquisition DCC and the Park Improvement DCC;

**"Development"** means any use or change in use, construction, building, erection, installation, repair, alterations, addition, enlargement, moving, locating, relocating, reconstruction, demolition, removal, excavation or shoring to which the District's Building Bylaw applies or Development Permit Approval is required;

**"Dwelling"** means a residence providing sleeping, washrooms and a kitchen intended for domestic use by a household. A dwelling shall not include more than one room or area which, due to its design, plumbing or wiring, equipment and furnishings, may be used as a kitchen. This does not include rooms in a motel;

**"Effective Date"** means the date on which this Bylaw is given fourth and final reading;

**"Gross Floor Area"** means the total floor area of all stories of all buildings or structures with a clear ceiling height of 1.8 meters or more, measured from the outside face of the exterior walls or glazing line of windows. The gross floor area measurement does not include enclosed or open parking areas, garbage or loading rooms, floor areas devoted exclusively to mechanical or electrical equipment, basements, lofts, carports, unenclosed balconies, decks and stairways;

**“Household”** means:

- a) a person; or
- b) two or more persons related by blood, marriage or adoption/foster care agreement; or
- c) group of not more than five persons, including boarders, who are not related by blood, marriage, or adoption/foster care agreement; all living together as a single household using common cooking facilities.
- d) This does not include an approved group home or an approved bed & breakfast home;

**“Housing, Apartment”** means a building comprised of more than four dwellings intended to be occupied by separate households, having common corridors, staircases and shared entrance and exit facilities which does not conform to any other housing definition;

**“Housing, Duplex”** means a building containing two dwellings intended to be occupied by separate households, divided horizontally or vertically by a common party wall, having separate at grade entrances. This does not include secondary suites;

**“Housing, Fourplex”** means a building containing four dwellings intended to be occupied by separate households, divided by a combination of horizontal and vertical party walls, having separate at grade entrances, which does not conform to any other housing definition;

**“Housing, Manufactured”** means a building containing one dwelling for occupancy by one household, built in an enclosed factory environment in one or more sections, intended to be occupied in a place other than its manufacture. All manufactured homes shall be constructed to either the CAN/CSA Z240 (Mobile Homes) or CAN/CSA A277 (Modular Home) standard;

**“Housing, Row”** means a building comprised of three or more dwellings intended to be occupied by separate households, in which the dwellings share no more than two vertical party walls with adjacent dwellings, each dwelling having a separate at grade entrance;

**“Housing, Single Detached”** means a building containing one dwelling designed for occupancy by one household. A secondary suite can be accommodated under this housing definition where specifically defined as a secondary use in this Bylaw. This use does not include manufactured housing;

**“Housing, Stacked Row”** means row housing except that the dwellings may be arranged two deep, either vertically so that the dwellings are placed over others or horizontally so that the dwellings may be attached at the rear as well as the side. Each dwelling will have a separate, but not necessarily, an at grade entrance;

**“Housing, Triplex”** means a building containing three dwellings intended to be occupied by separate households, divided by a combination of vertical and horizontal party walls, each dwelling having a separate, but not necessarily, an at grade entrance;

**“Industrial Use”** means a use that is not otherwise included in the definition of Commercial Use as provided in this Section, including uses providing for the manufacturing, processing, fabricating, assembling, storing, transporting, distributing, wholesaling, testing, servicing, repairing, wrecking or salvaging of goods, materials or things, and includes the operation of truck terminals, body shops, docks, railways, bulk

loading facilities, storage facilities and abattoirs and, without limiting the generality of the foregoing, includes all uses permitted in any Industrial ("M") zones created by the Zoning Bylaw;

**"Land Title Act"** means the Land Title Act, R.S.B.C. 1996, c. 250, as amended;

**"Lot"** means a parcel of land, including Crown Land, which is legally defined by registered plan or description at the Provincial Land Titles Office, but does not include a highway;

**"Minister"** means the Minister of Community, Aboriginal & Women's Services for the Province of British Columbia;

**"Park Land Acquisition DCC"** means development cost charges imposed pursuant to this Bylaw for the purposes of providing the park land described in Part "I" of Schedule "E" to this Bylaw;

**"Park Improvement DCC"** means the development cost charges imposed pursuant to this Bylaw for the purposes of providing the park land improvements described in Part "II" of Schedule "E" to this Bylaw;

**"Park DCC"** means Park Land Acquisition DCC and Park Improvement DCC;

**"Roads DCC"** means the development cost charges imposed pursuant to this Bylaw for the purposes of providing, constructing, altering or expanding the highway facilities described in Schedule "D" to this Bylaw;

**"Secondary Suite"** means a self-contained, second dwelling located within a single detached house having a separate outside entrance. This use does not include duplex housing;

**"Sewer DCC"** means the development cost charges imposed pursuant to this Bylaw for the purposes of providing, constructing, altering or expanding the sewer facilities described in Schedule "B" to this Bylaw;

**"Sleeping Units"** means one or more rooms that do not contain cooking facilities, used for the lodging of persons;

**"Stormwater Drainage DCC"** means the development cost charges imposed pursuant to this Bylaw for the purposes of providing, constructing, altering or expanding the stormwater drainage facilities described in Schedule "C" to this Bylaw;

**"Strata Property Act"** means the Strata Property Act, S.B.C. 1998, c. 43, as amended;

**"Subdivision"** means the division of land into two or more Parcels, whether by plan, apt descriptive words or otherwise, under the Land Title Act or the Strata Property Act;

**"Water DCC"** means the development cost charges imposed pursuant to this Bylaw for the purposes of providing, constructing, altering or expanding the water facilities described in Schedule "A" to this Bylaw;



**“Zoning Bylaw”** means the District of Summerland Zoning Bylaw No. 99-001, as amended or superceded from time to time.

### **3. Schedules**

Schedules “A” through and including “F” annexed to this Bylaw are hereby incorporated into and form an integral part of this Bylaw.

### **4. Application of DCC**

Subject to Section 5, every person who obtains:

- (a) approval of a Subdivision from the Approving Officer for the District, or
- (b) a Building Permit from the District,

for any Parcel must pay to the District the applicable DCC set out in Schedule “F” to this Bylaw in accordance with the provisions of Section 6.

### **5. Exemption from DCC**

(a) DCC are not payable:

- (i) where the Building Permit authorizes the construction, alteration or extension of a building or part of a building that is, or will be, after the construction, alteration or extension, exempt from taxation under Section 220 (1)(h) or Section 224 (2)(f) of the Charter;
- (ii) where a Building Permit authorizes the construction, alteration or extension of a building that will, after the construction, alteration or extension,
  - (1) contains less than 4 self-contained Dwelling Units, and
  - (2) be put to no other use other than the residential use in those Dwelling Units;
- (iii) where the value of the work authorized by a Building Permit does not exceed \$50,000 or such other amount as the Minister may, by regulation, prescribe, and does not add Gross Floor Area to the existing building provided that, where the Building Inspector for the District, acting reasonably, believes that a construction estimate of less than \$50,000 provided in an application for a Building Permit in accordance with The District of Summerland Building Bylaw No. 92-081 is not reflective of the work described in the permit application, the Building Inspector may request that the applicant provide a construction estimate certified by a professional engineer in good standing with the Association of Professional Engineers and Geoscientists of the Province of British Columbia;
- (iv) where the Development does not impose new capital cost burdens on the District; or
- (v) where development cost charges have been previously paid for the Development unless, as a result of further development, new capital cost burdens will be imposed on the District.

- (b) If an owner of a Development has, with the approval of the District, provided or paid the cost of providing specific works and services outside the boundaries of the Development that are included in the calculations used by the District to determine the DCC, the cost of such works and services will be deducted from the class or classes of DCC which are applicable to the works and services.

## **6. Calculation of DCC**

The DCC imposed by this Bylaw will be calculated in accordance with the charges set out in Schedule "F". The charges specified differ with respect to different uses, but the charges are similar for all Developments that impose similar capital cost burdens on the District. Unless otherwise specifically provided in Schedules "A" or "F" to this Bylaw, where a Development to which DCC apply contains two or more uses, the DCC to be paid will be calculated separately for each use within the Development and the total DCC to be paid will be the sum of the DCC for all uses within the Development. If a Development would otherwise be subject to DCC where a Building Permit application or applications received concurrently for the entire Development or for phases of the Development containing three or more Dwelling Units each then, notwithstanding that an exemption might otherwise be available under Section 5(a) and (b) if the owner chooses to make only one Building Permit application at a time for each Dwelling Unit within the Development, DCC will be payable for each such Building Permit application.

## **7. Payment of DCC**

- (a) Subject to Section 7(b), DCC imposed under this Bylaw must be paid in full to the District as follows:
  - (i) immediately before the approval of the final plan of Subdivision by the Approving Officer where the Subdivision creates One Family Residential Use or Two Family Residential Use, Parcels or bare land strata lots under the Strata Property Act; or
  - (ii) for all other types of Development to which this Bylaw applies, immediately before the issuance of a Building Permit for the Development by the District.
- (b) DCC that would otherwise be payable in full at the times indicated in Section 7(a) may be payable in installments provided that the Minister has, by regulation made pursuant to Section 933(6) of the Act, authorized the payment of the DCC in installments and prescribed the conditions under which such installments may be paid.

## **8. Grandfathering Provisions**

- (a) In accordance with Section 943 of the Act and the decision of the British Columbia Court of Appeal in *Coho Creek Estates Ltd. v. Maple Ridge (District)* (1996), 34 M.P.L.R. (2d) 6, this Bylaw will not apply to any Subdivision or Building Permit for which the application was received by the District before the Effective Date provided that:

- (i) the application is complete on its face at the time of submission and accompanied by all applicable fees of the District;
  - (ii) the owner of the Development to which the application relates has not otherwise agreed in writing to be bound by this Bylaw pursuant to Section 943 of the Act;
  - (iii) the final plan of Subdivision is approved by the Approving Officer and released to the applicant not more than 12 months after the Effective Date; and
  - (iv) the Building Permit is issued for the Development, as applicable, not more than 6 months after the Effective Date.
- (b) In the event that a Subdivision plan is not registered in the applicable Land Title Office within 60 days of the date of execution of the plan by the Approving Officer, any request for re-execution of the plan by the Approving Officer will be deemed to be a new subdivision application and Section 8(a) will not apply to exempt the Subdivision from the DCC otherwise applicable under this Bylaw. Similarly, if a Building Permit expires for any reason pursuant to the provisions of The District of Summerland Building Bylaw No. 92-081 as amended from time to time or superceded, any subsequent Building Permit issued by the District will be subject to this Bylaw.

#### **9. Name of the Bylaw**

This bylaw may be cited as "Bylaw Number 2000-194, Development Cost Charges."

Read a first, second and third time this 8<sup>th</sup> day of November, 2004.

Approved by the Inspector of Municipalities this 7<sup>th</sup> day of February, 2006.

Adopted by the Municipal Council of the Corporation of the District of Summerland this 13<sup>th</sup> day of February, 2006.

'Bruce Hallquist'

---

Acting Mayor

'Gillian Matthews'

---

Corporate Officer

**Schedule "A"**  
**to**  
**Development Cost Charges Bylaw No. 2000-194**

**Water DCC**

1. Trout Creek System Upgrade as per UMA Study

**Schedule "B"**  
**to**  
**Development Cost Charges Bylaw No. 2000-194**

**Sewer DCC**

1. Wastewater Treatment Plant Expansion as per Earthtech Study

**Schedule "C"**  
**to**  
**Development Cost Charges Bylaw No. 2000-194**

**Stormwater Drainage DCC**

- |                               |  |
|-------------------------------|--|
| 1. Jubilee Trunk              | Jubilee at Cartwright to Henry, Wharton to Prairie Valley            |
| 2. Prairie Valley Trunk       | Prairie Valley at Prairie Creek (Phinney) to Brown at Prairie Valley |
| 3. Prairie Creek Upgrade      | Giants Head School to Sinclair (Natural Drainage Course)             |
| 4. Prairie Creek Upgrade      | Highway 97 to West End of Butler (Natural Drainage Course)           |
| 5. Munroe Stream              | Victoria at Simpson to Canyon View (Natural Drainage Course)         |
| 6. Deer Ridge Channel Upgrade | Deer Ridge to Prairie Creek  |
| 7. Bentley Road Trunk         | West side of Bentley and across Bentley near Highway 97              |
| 8. Morrow Avenue              | Morrow, Prairie Valley to East of Sutherland                         |

**Schedule "D"**  
**to**  
**Development Cost Charges Bylaw No. 2000-194**

**Roads DCC**

- |                        |  |
|------------------------|--|
| 1. Jubilee Road        | Cartwright to Sinclair                         |
| 2. Jubilee Road        | Sinclair to Rosedale                           |
| 3. Peach Orchard Road  | Rosedale to Rose                               |
| 4. Peach Orchard Road  | Rose to Lakeshore                              |
| 5. Lakeshore Drive     | Peach Orchard to Fisher Close                  |
| 6. Lakeshore Drive     | Fisher Close to 708 meters north of Highway 97 |
| 7. Lakeshore Drive     | 708 meters north of Highway 97 to Highway 97   |
| 8. Prairie Valley Road | Wharton to Cartwright                          |



**Schedule “E”  
to  
Development Cost Charges Bylaw No. 2000-194**

**Parks DCC**

**I. Park Land Acquisition DCC**

The acquisition of two land parcels on the water front along Lakeshore Drive and 4.27 hectares of land for community and neighbourhood parks in accordance with the District Of Summerland Recreation Master Plan, December 2001.

**II. Park Improvement DCC**

The provision of park land improvements to existing parks and to parks acquired after the Effective Date of this Bylaw pursuant to any of the Park Land Acquisition DCC Program, the subdivision process or other means, such as improvements to be:

(a) recreation buildings, such as

- (i) washrooms,
- (ii) washroom accessibility upgrades,
- (iii) change rooms, and
- (iv) change room upgrades; and

(b) outdoor recreation facilities, such as

- (i) sports fields,
- (ii) playgrounds,
- (iii) casual use facilities and amenities, and
- (iv) trails, fencing, landscaping, drainage and irrigation.

**Schedule "F"**  
to  
**Development Cost Charges Bylaw No. 2000-194**

<b>Description</b>	<b>Water DCC</b>	<b>Sewer DCC</b>	<b>Stormwater Drainage DCC</b>	<b>Roads DCC</b>	<b>Parks DCC</b>	<b>Total DCC</b>
<b>Assist Factor</b>	<b>1%</b>	<b>1%</b>	<b>70%</b>	<b>50%</b>	<b>50%</b>	
Single Family Residential – per dwelling unit	\$1,257	\$1,387	\$534	\$4,187	\$1,247	\$8,613
Multi Family Residential – per large dwelling unit *	\$1,257	\$1,387	\$353	\$4,187	\$1,247	\$8,431
Multi Family Residential – per small dwelling unit	\$880	\$971	\$353	\$2,931	\$873	\$6,008
Commercial – per square meter of gross floor area	\$5.14	\$5.68	\$1.98	\$13.97	\$0.00	\$26.77
Industrial – per square meter of gross site area	\$0.87	\$0.96	\$1.22	\$1.03	\$0.00	\$4.09
Institutional – per square meter of gross floor area	\$5.14	\$5.68	\$1.98	\$13.97	\$0.00	\$26.61

\* Large dwelling is greater than 850 square feet of gross floor area

**BYLAW 2000-454 ADDED THE FOLLOWING (SEPTEMBER 12, 2011)**

\*For the purposes of this Bylaw, development in the RPN-Residential Pocket Neighbourhood Zone is considered Multi-Family development.



THE CORPORATION OF THE  
DISTRICT OF SUMMERLAND  
**COUNCIL REPORT**

DATE: October 13, 2015  
TO: Linda Tynan, Chief Administrative Officer  
FROM: Jeremy Denegar, Director of Corporate Services  
SUBJECT: Okanagan Crush Pad Winery - Winery SEA Endorsement

---

STAFF RECOMMENDATION:

That Council pass the following resolution:

*THAT the District of Summerland opt out of the process for the application by Okanagan Crush Pad Winery to the Liquor Control and Licensing Branch for a Winery Special Event Area (SEA) Endorsement;*

*AND THAT the District opt out of the process for all future liquor license applications on properties where breweries, cideries, distilleries, meaderies and wineries are permitted by the Zoning Bylaw.*

PURPOSE:

To determine the preferred method of handling the application by Okanagan Crush Pad Winery to the Liquor Control and Licensing Branch for a Winery Special Event Area (SEA) Endorsement, and all future liquor license applications on properties where breweries, cideries, distilleries, meaderies and wineries are permitted by the Zoning Bylaw.

BACKGROUND and DISCUSSION:

Provincial regulations require that local governments chose to either participate or opt out of liquor license applications. At the Regular Meeting of Council on September 11, 2006, the following resolution was passed:

*"THAT Council opt out of any formal resolution process required by the Province to license the manufacturing, selling or consumption of alcoholic beverages produced on land zoned to permit the development of a winery or cidery facility within the District of Summerland boundaries."*

Considering the number of years that have passed since this resolution, District staff and the Liquor Control and Licensing Branch are seeking confirmation that the District wishes to continue to opt out of all liquor license applications on properties where wineries, cideries, etc. are permitted by the Zoning Bylaw, or to opt back in and then process them on a case-by-case basis.

To respond to the Liquor Control and Licensing Branch's inquiry regarding the District's preferred method of involvement in the liquor licensing process, and the specific application that prompted the inquiry, Council must consider the following:

Okanagan Crush Pad Winery applied to the Liquor Control and Licensing Branch for a Winery Special Event Area (SEA) Endorsement on August 4, 2015. The application is attached for reference as Schedule A, with the following as a summary of its key points:

- Purpose: Live music
- Location: Exterior, adjacent to winery building
- Hours: Permit would cover 9am-10pm, 7 days a week, all year. Concerts are only planned for 7-9pm on Thursdays, June-August, with neighbours notified of the schedule ahead of time.
- Noise: "The goal is to create a relaxed and intimate venue and as such music will never be amplified unnecessarily"

The four options available to the District are:

**1. Opt out of the processes for this and all future applications in zones where breweries, cideries, distilleries, meaderies and wineries are permitted**

The District has the option to opt out of this and all future applications for liquor licenses in zones where breweries, distilleries, meaderies and wineries are permitted, and leave the processes entirely to the Liquor Control and Licensing Branch. If this option is chosen, **Council can chose to opt back in at a later date, but will not be notified of any applications in these zones in the interim.** The District will only learn of new liquor licenses indirectly through the processes of issuing occupancy permits and business licenses.

If the District remains opted out of the process, a neighbourhood feedback process is undertaken by the Liquor Control and Licensing Branch whereby potentially affected nearby neighbours and business owners are afforded an opportunity to comment on applications. If the neighbours are opposed, the Liquor Control and Licensing Branch is legally obligated to deny the application.

As wineries are already permitted uses within specific zones, and the neighbourhood feedback process is performed by the Liquor Control and Licensing Branch, staff recommend this option.

**2. Opt out of the processes for this and all future applications in all zones**

The District has the option to opt out of this and all future applications for liquor licenses in *all* zones and leave the processes entirely to the Liquor Control and Licensing Branch. The District would only learn of new liquor licenses indirectly through the processes of issuing occupancy permits and business licenses. As licenses for such things as pubs, restaurants and liquor stores can significantly affect the nature of an area, staff do not recommend this option.

**3. Opt out of the process for this specific application, but opt in for future ones**

The Okanagan Crush Pad Winery:

- is in a zone that permits wineries;
- already serves alcohol inside its production facility;
- has already held outdoor events and concerts on its property; and
- meets the eligibility and suitability requirements for this type of endorsement as determined by the Liquor Control and Licensing Branch.

The granting or denial of the SEA will not have a significant impact on the activities at Okanagan Crush Pad Winery – the serving of liquor at the facility and holding of outdoor events and concerts will continue regardless of the outcome—it would simply

determine if customers are allowed to consume liquor on the patio while attending events.

Opting out of this and any other individual application does not preclude participating in other future application processes if Council chooses this option. Each new liquor license application in zones that permit wineries, etc. would be presented to Council and considered on a case-by-case basis, the same as is currently the case in other zones (such as pubs in commercial zones).

#### **4. Participate in this application process**

If Council determines that it will participate in the process, the *BC Liquor Control and Licensing Act* and *Regulation* require that the District must consider and comment on:

- the location of the SEA;
- the proximity of the SEA to other social or recreational facilities and public buildings;
- the person capacity and hours of liquor service of the SEA;
- the impact of noise on the community in the immediate vicinity of the SEA; and
- the impact on the community if the application is approved.

Further, as the SEA has the potential to affect neighbours, the District must gather the views of nearby residents and business owners and include in the resolution:

- the views of the residents/business owners;
- the method used to gather the views of the residents/business owner; and
- comments and recommendations respecting the views of the residents/business owners

This must be completed within 90 days of the application, or later if extended by written authorization.

#### LEGISLATION and POLICY:

This process is governed by the *BC Liquor Control and Licensing Act* and the *BC Liquor Control and Licensing Regulation*.

#### FINANCIAL IMPLICATIONS:

There is no direct cost to the District. However, participation in the process would require staff time to gather, analyze and comment on feedback from nearby residents and business owners.

#### OPTIONS:

1. That the District of Summerland opt out of the process for the application by Okanagan Crush Pad Winery to the Liquor Control and Licensing Branch for a Winery Special Event Area (SEA) Endorsement, and that the District opt out of the process for all future liquor license applications on properties where breweries, cideries, distilleries, meaderies and wineries are permitted by the Zoning Bylaw, as recommended by staff.
2. That the District of Summerland opt out of the process for the application by Okanagan Crush Pad Winery to the Liquor Control and Licensing Branch for a Winery Special Event Area (SEA) Endorsement, and that the District opt out of the process for all future liquor license applications.
3. That the District of Summerland opt out of the process for the application by Okanagan Crush Pad Winery to the Liquor Control and Licensing Branch for a Winery Special Event Area (SEA) Endorsement, but opt in to future liquor license applications.
4. That staff gather the views of local residents and businesses likely to be affected by Okanagan Crush Pad Winery's application for a Special Event Area, and provide a report to Council at a future meeting.
5. Refer back to staff for other options.

Respectfully Submitted



Jeremy Denegar  
Director of Corporate Services

Approved for Agenda



Linda Tynan, CAO

Oct 6, 2015

## Schedule A



### **APPLICATION SUMMARY** For Applicant and Local Government/First Nation

**Date:** August 4, 2015

**Job #** 11635311-22

**Created by:** Emma Ross  
Senior Licensing Analyst

**Re: Application for a Winery Special Event Area (SEA) Endorsement**  
**Winery Name:** Okanagan Crush Pad Winery  
**Licensee Name:** Okanagan Crush Pad Winery Ltd.  
**Located at:** 16576 Fosbery Road, Summerland

#### **1. APPLICATION INFORMATION**

Date the application is complete: August 4, 2015

Local Government or First Nation Jurisdiction: District of Summerland

The primary business focus of the proposed endorsement: Food & beverage

Person Capacity/Occupant Load Requested: Exterior only- see attached plan  
no occupant load required

#### **Hours Requested:**

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM
11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM

Statutory Prohibitions to Consider: none identified

The Special Event Endorsement, if approved, allows special events to occur in various areas of the winery or winery grounds such as concerts, special meals, or wedding receptions with the sale and service of liquor. Any kind of liquor may be sold for consumption on site in the approved special event area, provided the cost of liquor products other than those manufactured on site does not exceed 20% of the total cost of products for sale in the special event area in any given quarter. Special event areas are intended to be event driven only and not an extension or alternative to a winery lounge. Minors are permitted in the SEA if accompanied by a parent or guardian.

#### **2. APPLICANT SUITABILITY INFORMATION (Fit and Proper)**

Applicant has met the eligibility and suitability requirements for this type of endorsement as stated in the Liquor Control and Licensing Act.

#### **3. LOCATION/SITE FACTORS**

The legal property description is PID 005-822-356, Lot 6 Block 6 District Lot 454 Osoyoos Division Yale. The SEA endorsement is proposed to be located exterior to the manufacturing building overlapping the crush pad. No interior area is proposed.



See the attached **Applicant's Letter of Intent** for details of the proposed endorsement, including the following details

- a) **Purpose**
- b) **Target Market**
- c) **Composition of the Neighborhood**
- d) **Site factors**
- e) **Benefits to the Community**
- f) **Impact of Noise on the Surrounding Community**
- g) **Other impacts on the Surrounding Community**

*Please note that the applicant's letter of intent is attached to this report for reference purposes. The information or statements included in the letter of intent have not been confirmed unless otherwise stated in this report.*

### **Community Indicators**

#### **Contravention Statistics**

- The Liquor Control and Licensing Branch can provide contravention statistics for liquor primary and liquor primary club establishments within your area upon request.

#### **POPULATION AND SOCIO-ECONOMIC INFORMATION:**

- Circle population statistics for 2011 are available from BC Stats by emailing your request to [BC.Stats@gov.bc.ca](mailto:BC.Stats@gov.bc.ca)
- BC Stats Community Facts includes the BC Benefits recipient and EI Beneficiary statistics and is available at <http://www.bcstats.gov.bc.ca/data/dd/facsheet/facsheet.asp>
- Statistics Canada Population breakdown by categories is available at: <http://www12.statcan.ca/census-recensement/2006/dp-pd/prof/92-591/index.cfm?Lang=E>

#### **4. PUBLIC INTEREST**

In providing the resolution on the proposed SEA Area Endorsement application, Local Government must consider and comment on each of the regulatory criteria indicated below.

The written comments must be provided to the general manager by way of a resolution within 90 days after the Local Government receives notice of the application, or any further period authorized by the General Manager, Liquor Control and Licensing Branch, in writing. Regulatory criteria Local Government or First Nation must consider and comment on:

- a) the location of the SEA
- (b) the proximity of the SEA to other social or recreational facilities and public buildings;
- (c) the person capacity and hours of liquor service of the SEA
- (d) the impact of noise on the community in the immediate vicinity of the SEA

- (e) the impact on the community if the application is approved.

If the operation of the SEA is likely to affect nearby residents, the Local Government must gather the views of residents\* in accordance with section 11.1 (2) (c) of the Act and include in the resolution:

- (i) the views of the residents\*,
- (ii) the method used to gather the views of the residents\*, and
- (iii) comments and recommendations respecting the views of the residents\*.

**\* Note: "residents" includes business owners**

---

*For use by Liquor Control and Licensing Branch:*

**REGULATORY CONSIDERATIONS**

Liquor Control and Licensing Act, sections: 11, 16 and 18

Liquor Control and Licensing Regulations sections: 4, 5, 6, 8, 9, 10

**POLICY CONSIDERATIONS**

Class of Licence

Applicant Eligibility Assessment

Site and Community Assessment

Building Assessment and Issue of a Licence

**ATTACHMENT**  
**APPLICANT'S LETTER OF INTENT**

Okanagan Crush Pad Winery  
16576 Fosbery Road  
Summerland, BC  
V0H 1Z0

Liquor Control & Licensing Branch  
3350 Douglas Street  
Victoria, BC  
V8Z 3L1

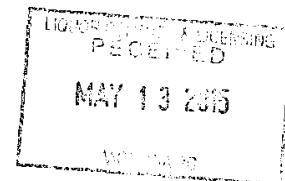
Tuesday, 24<sup>th</sup> March 2015

To Whom It May Concern,

**RE: Letter of intent for Special Event Area Endorsement**

Okanagan Crush Pad Winery is applying for a Special Events Area Endorsement to allow for a short outdoor live music series through the summer. Specifically:

1. **Purpose:** Live Music – an outdoor series of six performances spread across three months in the summer. From 7pm to 9pm on every other Thursday evening, the series will feature mainly jazz and folk artists in an intimate setting of around 80 persons. Soft drinks and water to be available. Alcoholic beverage service to comprise only wine produced on-site, served by the glass or bottle. Small pre-packaged food platters to be available.
2. **Target Market:** the music series will be open to all; urban, suburban and rural locals along with neighbouring communities and tourists.
3. **Neighbourhood:** Predominantly rural with scattered neighbouring residents.
4. **Street Map:** see attached.
5. **Community Benefit:** the Special Events Area will support tourism activities at the manufacturing facility. Food for platters will be sourced from local artisan businesses. As SOL applications will not have to be submitted for each event, approval of the Special Events Area will save time for local RCMP and BCLDB staff.
6. **Impact of Noise:** the goal is to create a relaxed and intimate venue and as such music will never be amplified unnecessarily and the music acts chosen will be of a non-oppressive nature. Position and orientation of the acts has been chosen to reduce noise and direct the sound away from neighbours. Local bylaws limit the noise levels and prevent continuing the music past 9pm. The event ends at this time but if there are any guests remaining after 10pm, they will be moved indoors to eliminate noise. The small scale of both the event and the venue should prevent any noise from increased traffic. Neighbours in the immediate vicinity will be notified of all the intended dates at the beginning of the season.
7. **Other Impacts:** the new Special Events Area will not significantly alter the current day-to-day operation of the winery and as such no further impacts on the community are envisaged. The desire for an intimate experience limits the potential increase in traffic on the few days on which the events are hosted. All food and drink will be served on or in non-disposable crockery and



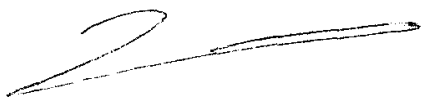
glassware and garbage cans will be visibly placed; eliminating the likelihood of increased littering in the vicinity.

8. **Other Information & Requests:** as previously mentioned, local bylaws limit sound levels and prevent outdoor music after 9pm.

In summary, Okanagan Crush Pad Winery intends – if approved – to use the Special Events Area Endorsement to provide a short live music series through the summer months. As outlined above, it is believed that the benefits to the community far outweigh any impacts; namely, encouraging tourism and added promotion and support of other local businesses. Furthermore, it has been illustrated that potential impacts are already controlled and mitigated by existing bylaws or by the intended actions of Okanagan Crush Pad Winery.

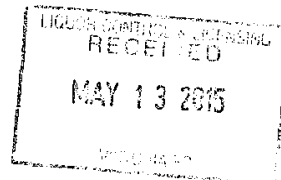
Thank you in advance for your consideration.

Yours faithfully,



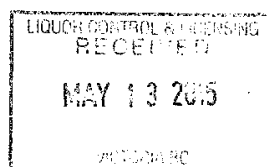
**Julian Scholefield, Operations Manager**  
Okanagan Crush Pad Winery  
Phone: 250-494-4445 x3 | Cell: 250-809-8891  
16576 Fosbery Road, Summerland, BC V0H 1Z6  
[julian@okanagancrushpad.com](mailto:julian@okanagancrushpad.com)

[www.okanagancrushpad.com](http://www.okanagancrushpad.com)



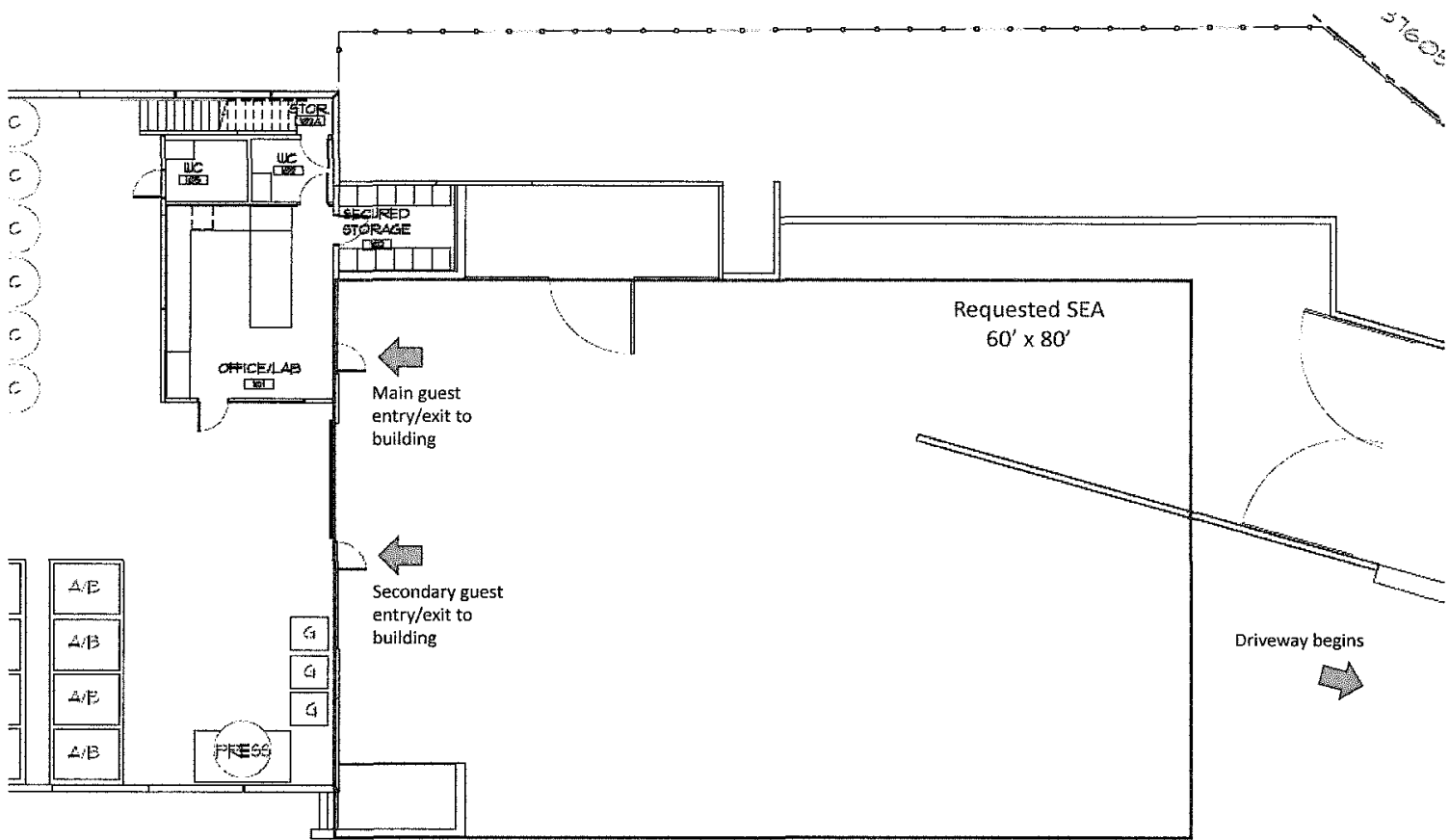


Neighbourhood radius 1.5km  
Effect of noise significantly more localised.











THE CORPORATION OF THE  
DISTRICT OF SUMMERLAND  
**COUNCIL REPORT**

DATE: October 13, 2015  
TO: Linda Tynan, Chief Administrative Officer  
FROM: Jeremy Denegar, Director of Corporate Services  
SUBJECT: Brigade Trail Park Crown Land Tenure Renewal

---

STAFF RECOMMENDATION:

That Council pass the following resolution:

*THAT the application by the District of Summerland for a Licence for a 30 year term from the Province over that part of District Lot 4245, together with adjacent unsurveyed Crown land, Osoyoos Division of Yale District and containing 2.70 hectares, more or less, for public walking trail purposes, be supported;*

*AND THAT the Mayor and Corporate Officer be authorized to execute all documents related to this matter.*

PURPOSE:

To renew the Licence of Occupation between the Province of British Columbia and the District of Summerland for the portion of the Brigade Trail Park that is on Crown land, for a term of 30 years.

BACKGROUND and DISCUSSION:

The historical Brigade Trail, used for commercial transportation between 1812 and 1847, extended between Fort Okanagon WA and Fort Alexandria BC. The majority of the trail has since been destroyed but a section of it located primarily within the boundary of the District of Summerland, from "Priest Camp" on Garnet Lake to the "L'Arbre Seul" lookout point, is still largely intact. Roughly 3.5 km of this section of trail crosses 3 parcels of District of Summerland property, while 0.9 km of it is on Crown land, as shown on the attached map in Schedule A.

Brigade Trail Park was formally created in 2005 and the previous 10-year Licence of Occupation between the Province of British Columbia and District of Summerland for the portion of the park that is on Crown land expired October 1, 2015. To provide for the continued enjoyment of this historical asset by residents and visitors, staff recommend that the Licence of Occupation be renewed to ensure the District of Summerland maintains jurisdiction over this 0.9 km stretch of the park. If renewed, the term of the Licence of Occupation will be increased from 10 years to 30 years. To process the application, the Province requires a resolution from Council supporting the renewal of the License of Occupation.

**FINANCIAL IMPLICATIONS:**

The application fee for renewing the Licence of Occupation is \$200. There is no rental fee for the Licence of Occupation.

**OPTIONS:**

1. That the application for a Licence for a 30 year term from the Province over that part of District Lot 4245, together with adjacent unsurveyed Crown land, Osoyoos Division of Yale District and containing 2.70 hectares, more or less for public walking trail purposes, be supported; and that the Mayor and Corporate Officer be authorized to execute all documents related to this matter, as recommended by staff.
2. Refer back to staff for other options.

Respectfully Submitted



Jeremy Denegar  
Director of Corporate Services

**Approved for Agenda**



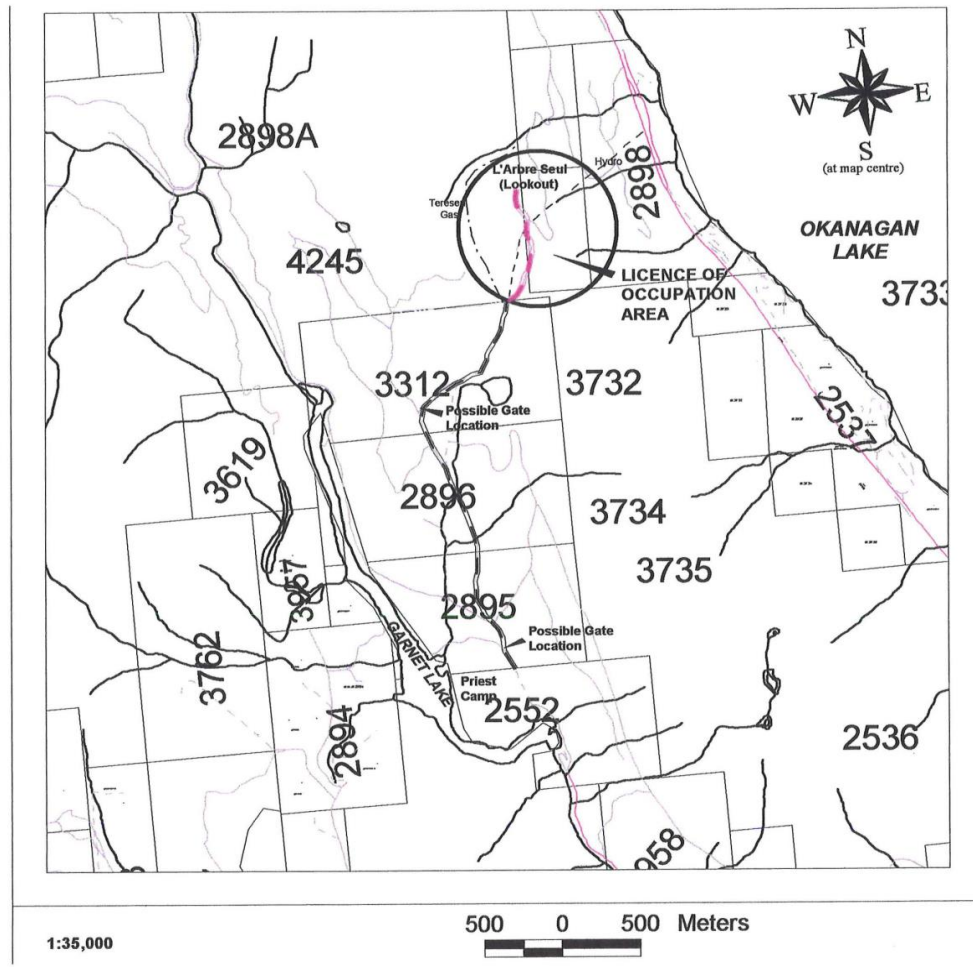
Linda Tynan, CAO

Oct 6, 2015

## Schedule A

### Map of area included in Licence of Occupation

LEGAL DESCRIPTION: That part of District Lot 4245, together with adjacent unsurveyed Crown land, Osoyoos Division of Yale District and containing 2.70 hectares, more or less.





THE CORPORATION OF THE  
DISTRICT OF SUMMERLAND  
**COUNCIL REPORT**

DATE: September 30, 2015  
TO: Linda Tynan, Chief Administrative Officer  
FROM: Glenn Noble, Fire Chief  
SUBJECT: Fuel Management Prescription Grant

---

STAFF RECOMMENDATION:

That Council pass the following resolution:

*THAT the District's UBCM Fuel Management Prescription Grant application, be supported, and that the District provide overall grant management for the Fuel Management Prescription.*

PURPOSE:

To apply for funding that will assist in the development of a fuel modification prescription for District of Summerland owned land, identified within this report.

BACKGROUND:

The excerpts below, taken from the UBCM web site, identifies the scope of the Strategic Wildfire Prevention Initiative, of which the Fuel Management Prescription program is one part.

*The Strategic Wildfire Prevention Initiative is a suite of funding programs managed through the Provincial Fuel Management Working Group, Ministry of Forests, Lands & Natural Resource Operations and the Union of BC Municipalities.*

*The initiative supports communities to mitigate risk from wildfire in the wildland urban interface.*

*Funding under the Strategic Wildfire Prevention Initiative is available for:*

- *Development of a Community Wildfire Protection Plan (CWPP)*
- *Development of a Fuel Management Prescription*
- *Implementation of Fuel Management Demonstration Projects*
- *Operational fuel treatment activities*

*A Fuel management prescription is a document that identifies and describes the recommended fuel management activities in an identified area in order to lower the Wildfire Threat Rating. Prescriptions ensure that proposed treatments are appropriate and*

*that communities have the information they need to undertake operational fuel treatment projects.*

*The Fuel Management Prescription program assists local governments to develop prescriptions for areas in wildland urban interface that are at risk from wildfires and which were identified as priorities in the Community Wildfire Protection Plan.*

#### DISCUSSION:

The Fire Department has identified several areas of the Municipality as being at either a high or extreme threat from wildfire. This parcel of Municipal land, bordering the eastern side of the Deer Ridge subdivision, has been identified as having an "Extreme Wildfire Threat" rating. Due to this classification, this property has been assigned a high priority for fuel modification work. (See Schedule "B" for an orthographic photo of the property)

This grant application is phase one of a two phased process in dealing with the fuel load on this property. Once the "Fuel Management Prescription Grant" has been approved and the work completed, an "Operation Fuel Treatment Grant" will then be applied for. If the subsequent "Operational Fuel Treatment Grant" is approved the required fuel mitigation work will then be conducted.

#### Phase 1 – Fuel Management Prescription

- Currently UBCM grant funding will pay for 75% of the cost to develop the prescription. Cost to develop the prescription will be \$5,840 of which the Districts share is 25% or \$1,460.

#### Phase 2 – Operational Fuel Treatment

- Funded by the UBCM at 90% of the project up to \$100,000 and 75% if the project in excess of \$100,000. The anticipated costs for the operational treatment portion of the project are expected to range between \$35,000 and \$45,000. The Districts cost would be 10% of that amount, in the range of \$3,500 to \$4,500.

Valhalla Consultants has worked with the Fire Department on two previous projects and has conducted the preliminary grant application work on this project. If endorsed by Council and approved by the UBCM we would retain Valhalla as the project manager. Valhalla's costs to oversee the required grant submission, final report requirements, and overall management of the project are included in the costs identified above.

Time lines for completion of the prescription project are dependent upon grant approval, and the availability of the contractor to conduct the work, however it is anticipated that the project will be completed prior to November 30, 2015.

#### CIRCULATION COMMENTS:

The proposed project was submitted to the Works and Utilities Department, the Development Services Department and to the Manager of Recreation for comment.

The Director of Development Services advised that the parcel of land is located in an "Environmentally Sensitive Development Permit Area"; however he also noted that there is an exemption for District staff or contractors to do actions to prevent immediate threats to life or property. Quoting The Director; *"I am assuming these are fire control measures*

*to protect property against wildfire. In this case you would be exempt from the DP process."*

The Districts environmental consultant was advised of the proposed project and is generally in favour of this type of work, however she did request that wildlife trees be preserved and that mitigation work be conducted outside of bird nesting season. The Fire Department will ensure that both of these requests are adhered to.

The Manager of Recreation and the Director of Works and Utilities raised no concerns.

**FINANCIAL IMPLICATIONS:**

If the grant is approved, cost to the District will be \$1,460.

This cost was not identified as a line item in the 2015 budget, however there is a \$25,000 reserve allocation available to fund the District's share of the work. If Council approves of the grant application, a budget amendment report seeking expenditure authorization will follow.

**SUPPORTING DOCUMENTS:**

Schedule "A" – Grant Application  
Schedule "B" – Orthographic Photo of Treatment Area  
Schedule "C" – Wildfire Threat Assessment

**OPTIONS:**

1. Approve as recommended by staff.
2. Refer back to staff for other options.

Respectfully Submitted

Glenn Noble

*Fire Chief*

**Approved for Agenda**



**Linda Tynan, CAO October 6, 2015**



## Strategic Wildfire Prevention Initiative Fuel Management Prescription Program

### 2015 APPLICATION FORM

Please type directly in this form or print and complete. Additional space or pages may be used as required. For detailed instructions regarding application requirements please refer to 2015 Fuel Management Prescription Program & Application Guide.

#### SECTION 1: APPLICANT INFORMATION

**Local Government or First Nation:** District of Summerland      **Date of Application:** 2 October 2015

**Contact Person\*:** Glenn Noble

**Title:** Fire Chief

**Phone:** 250494-7815

**E-mail:** gnoble@summerland.ca

\* Contact person must be an authorized representative of the applying local government or First Nation.

#### SECTION 2: PROJECT INFORMATION

##### A. NAME OF PROJECT.

Sunset Place TU 3

##### B. DESCRIPTION. Please provide a geographic description of the proposed area, including treatment units as identified in the CWPP.

This project is located immediately downslope and adjacent to the high end development along Sunset Place. It is also adjacent to the 2013 treatment area (TU 1 and 2) that was submitted to the UBCM as 'Sunset Place' (completed). This treatment area was initially reviewed with TU 1 and 2 but the District did not have the funds to treat this third TU with the other two.

Date of current CWPP: Summerland completed a CWPP in 2006. This project location was noted in the CWPP as requiring treatment and is referred to as 'Municipal Lands to the East of Sunset Place' on page 46.

##### C. RATIONALE FOR PROPOSED TREATMENT UNITS. Please provide a description of benefits and effectiveness of proposed treatment units.

Deer Ridge is a highly used recreational area with hiking and mountain bike trails. It's proximity to the community makes it very popular. This high recreational use causes concern to both the fire chief and local residents with regard to wildfire risk.

Developing a prescription for this TU, labelled at TU 3, will contribute to this very highly used recreational green space being completely treated in 2016 after an operational funding application is completed.

**D. PROPOSED NUMBER OF HECTARES TO BE INCLUDED.** Please provide the gross and net hectares to be assessed. If applicable, please separate hectares on Crown land from hectares on local government land.

The gross area to be field reviewed is about 14 ha. It is anticipated that this will decrease as open forest area is removed from the gross area (possibly up to 4ha) However, some of this area may have mountain pine beetle impacts that require treatment; something that will be determined during an initial site recce.

**E. MOUNTAIN PINE BEETLE AFFECTED TIMBER.** Please indicate if this project includes Mountain Pine Beetle fuel type:

☒ Yes    ☐ No

**F. CURRENT THREAT RATING OF PROPOSED AREA.** Please indicate the current threat rating. Please note: the current *WUI Wildfire Threat Assessments* guide and worksheet must be used and submitted.

Wildfire Behaviour Threat Class: Extreme...151 (Extreme range: 149+)

Wildland Urban Interface Threat Class: High...38 (High range: 27-39)

**G. OTHER ACTIVITIES.** Please describe the extent to which your community is undertaking wildfire risk mitigation activities as outlined in Section 6 of the Program & Application Guide (Review of Applications).

Summerland has been proactive with a previous treatment of the adjacent stands (TU 1 and 2) within the same area. Additionally, the District treated another large area known as Canyonview during the same period as Sunset Place.

The District also makes available Firesmart brochures to the public and the Fire Chief and department staff make themselves available to the public for discussions on wildfire risk as requested.

**H. REVIEW OF PROJECT/APPLICATION.** Were any other agencies consulted in the development of the project and/or application prior to submission? Please check all that apply, add contact names and provide any supporting documentation:

☒ Fuel Management Specialist/Liaison.  
Contact person: Michael Aldred

☐ Resource District/Land manager. Contact person:

☒ WMB Fire Zone staff. Contact person:  
Trevor Lees and Randy Burgess

☐ First Nations' Emergency Services Society.  
Contact person:

☒ Local fire officials

☐ Other:

**I. CONSULTANT INFORMATION.** If a consultant is being utilized to do some or all of the work, please describe how you will select a qualified individual:

Valhalla Consulting has worked for the District on the past fuel management projects and the RDOS CWPP that covered the District lands. They have also made themselves available to the District on an if and when needed basis regarding questions of forest fuel management and the

SWPI funding program.

If possible, please include the name(s) of the consultant(s):

**Prescription Consultant:** John Davies, RPF

**GIS Consultant:** Nick Zukanovic, GISP

Eligible activities and costs are outlined in Section 4 of the Program & Application Guide. In Section 3 below, please include all proposed eligible costs for the development of your prescription.

### SECTION 3: PROPOSED ACTIVITIES & COSTS

Activity	Proposed Cost
Consultation with the Fuel Management Specialist or Liaison, resource district, land manager, other local governments, or other stakeholders regarding the proposed prescription. <i>This activity may take place within 12 months prior to application submission.</i> <u>Please describe:</u> Consult with stakeholders regarding the development of a treatment prescription; seek input; relay impacts, requirements and timelines.	\$180.00
Consultation with First Nations, as required by the Land Manager. <i>This activity may take place within 12 months prior to application submission.</i> <u>Please describe:</u> Liase with the forest district First Nations liasion regarding what First Nations should be provided project information (if any) and to send pertinent information to these bands/nations.	\$90.00
Evaluation of the site(s): field reconnaissance and data collection to provide an estimate of the stand structure, threat rating using the current WUI Wildfire Threat Assessments guide and/or fuel loading. <i>This activity may take place within 12 months prior to application submission.</i> <u>Please describe:</u> Complete all field work necessary for the development of the prescriptiton; collect stand and site data and other pertinent information for the prescription document.	\$1,260.00
Assessment(s) by a qualified professional that are directly related to the resource values affected by the prescription within the proposed area. <u>Please describe:</u> Complete all necessary site assessments required to complete the prescription document; complete a threat assessment that estimate post treatment threat rating for the area to be treated.	\$360.00
Lay out and traversing of treatment area(s) in the field. <u>Please describe:</u> Layout the boundary for all TUs, reserve areas as well as the treatment area boundary.	\$720.00
Preparation of the prescription, maps, spatial data, and metadata. <u>Please describe:</u> Develop the prescription document for signing and sealing and submission to the District and UBCM/WMB for review; complete all spatial and meta data requirements for submission of the data to the UBCM	\$1,620.00
Staff and contractor costs directly related to the development of the fuel management prescription. <u>Please describe:</u> All travel costs associated with field work and meetings (vehicle, accomadation, per diems, etc).	\$1,020.00

Applicant administration costs directly related to the development of the fuel management prescription. <u>Please describe:</u> Costs to the District above and beyond normal duties.	\$500.00
Public information directly related to the development of the prescription. <u>Please describe:</u> Provision of information to the District for information sharing to the public.	\$90.00
Other proposed activities. <u>Please describe:</u>	\$
<b>Total Proposed Costs:</b>	<b>\$5,840.00</b>

The Fuel Management Prescription program can contribute a maximum of 75% of the cost of eligible activities and the remainder (25%) is required to be funded through community contributions.

<b>Total Grant Requested (75% of total cost):</b>	<b>\$4,380.00</b>
---	-------------------

Please note that you will be required to provide detailed information on the community contribution in the final report. This includes information on contributions from other grant programs. If information is available now, please complete Section 4 below:

SECTION 4: OTHER GRANTS	
Grant(s) Description:	Estimated Grant Value
	\$

SECTION 5: SIGNATURE (To be signed by Local Government or First Nation Applicant)	
I certify that the area covered by the proposed prescription: (1) is not scheduled for development; (2) is not scheduled for sale; and (3) is within the jurisdiction of the local government or First Nation (or appropriate approvals are in place)	
Name:	Title:
Signature:	Date:

See Section 6 of the Program & Application guide for complete application requirements. In addition to the Application Form, the following separate attachments are required to be submitted:

- ☒ Local government Council or Board resolution, or First Nation Band Council resolution, indicating support for the current proposed activities and willingness to provide overall grant management
- ☒ Threat Assessment Worksheets and threat plot photos completed as per the current WUI Wildfire Threat Assessments guide
- ☒ Maps that clearly identify the area(s) that are the subject of the application
- ☒ Copy of the completed CWPP for the proposed area.

Applications should be submitted as Word or PDF files. If you choose to submit your application by e-mail, hard copies do not need to follow.

**Local Governments:** Local Government Program Services, Union of BC Municipalities

E-mail: [lgps@ubcm.ca](mailto:lgps@ubcm.ca)

Mail: 525 Government Street, Victoria, BC, V8V 0A8

**First Nations:** Forest Fuel Management Department, First Nations' Emergency Service Society.

E-mail: [ffminfo@fness.bc.ca](mailto:ffminfo@fness.bc.ca)

Mail: 712 Mount Paul Way, Kamloops, BC, V2H 1B5



Schedule "B" – Orthographic Photo of Treatment Area

Note: Area hatched in blue was treated in 2013.



## Schedule "C" - Wildfire Threat Assessment

### WILDLAND URBAN INTERFACE WILDFIRE THREAT ASSESSMENT WORKSHEET

☐ Pre-treatment ☐ Post-treatment

Plot #:	TU 3 -1	Community:	District of Summerland
Assessor:	J Davies	Geographic Location/Street Name:	Sunset Pl - Deer Ridge
Date:	16 Sept 2015	GPS/UTM:	49 35.813 N x 119 42.059 E
Photos:	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	#:	5+
Land Ownership:		<input type="checkbox"/> Crown <input type="checkbox"/> Private <input type="checkbox"/> I.R.	<input checked="" type="checkbox"/> Other (specify) District Park

COMPONENT /Subcomponent	LEVELS				
Fuel	A	B	C	D	E
1 Duff Depth and Moisture Regime (cm)	1-<2 3	2-<5 Dry Zonal Wet 5 3 1	5-<10 Dry Zonal Wet 10 6 2	10-20 Dry Zonal Wet 12 8 4	>20 Dry Zonal Wet 15 10 5
2 Surface Fuels Continuity (% cover)	<20 0	20-40 2	41-60 3	61-80 4	>80 5
3 Vegetation Fuel Composition	Moss, Herbs, Irrigated Crops, Low Flammability Weeds 1	Herbs, Deciduous Shrubs 2	Lichen, Conifer Shrubs 3	Pinegrass, Juniper 4	Sagebrush, Bunchgrass, Antelope Brush, Scotch Broom 5
4 Fine Woody Debris Continuity (<=7cm) (% cover)	<1 coverage 1	Scattered, <10 coverage 5	10-25 coverage 7	>25 coverage, < 10 cm deep 10	>25 coverage, > 10 cm deep 15
5 Large Woody Debris Continuity (>7cm) (% cover)	<1 coverage 1	Scattered, <10 coverage 2	10-25 coverage 5	> 25 coverage, not elevated 7	>25 coverage, partially elevated 10
6 Live and Dead Coniferous Crown Closure (%)	<20 2	20-40 5	41-60 10	61-80 15	>80 10
7 Live Deciduous Crown Closure (%)	>80 or <40% coniferous crown closure 0	61-80 2	41-60 3	20-40 4	<20 5
8 Live and Dead Conifer Crown Base Height (m)	5+ or <20% conifer crown closure 0	3-5 5	2-<3 7	1-<2 10	< 1 15
9 Live and Dead Suppressed and Understorey Conifers (stems/ha)	0-500 2	501-1000 5	1001-2000 10	2001-4000 20	>4000 30
10 Forest Health (% of dominant and co-dominant stems)	Standing Dead and Partly Down < 5 or <20 stems/ha 0	Standing Dead and Partly Down 5-25 5	Standing Dead and Partly Down >25-50 10	Standing Dead and Partly Down >50- 75 20	Standing Dead and Partly Down >75 30
11 Continuous Forest/Slash Cover within 2km (%)	0-20 0	21-40 3	41-60 5	61-80 7	>80 10

Sub Total /155\*

89

Weather	A	B	C	D	E
12 Biogeoclimatic Zone	AT, Irrigated 1	CWH, MH Dry Zonal Wet 5 3 1	ICH, SBS, ESSF Dry Zonal Wet 10 7 3	IDF, MS, CDF, SBPS, BWBS, SWB Dry Zonal Wet 15 10 5	PP, BG 15
13 Historical Wildfire Occurrence (by WMB Fire Zone)	G5, R1, R2, G6, V5, R9, V9, V3, R5, R8, V7 1	G3, G8, R3, R4, V6, G1, G9, V8 5	G7, C5, G4, C4, V1, C1, N6 8	K1, K5, K3, C2, C3, N5, K6, N4, K7, N2 10	N7, K4, K2, N1 15

Sub Total /30

25



Topography	A	B	C	D	E
14 Aspects (>15% slope)	North 0	East 5	<16% slope all aspects 10	West 12	South 15
15 Slope (%)	<16 1	16–29 and max score for North slopes 5	30–44 10	45–54 12	>55 15
16 Terrain	Flat 1	Rolling 3	Sloped terrain, minor low relief draws 5	Consistent slope, deep draws or shallow gullies 7	Consistent slope, deep gullies 10
17 Landscape/ Topographic Limitations to Wildfire Spread	< 5 ha isolated forest land 1	North and/or east aspects dominate, wildfire spread restricted from South and/or West 2	Mountainous terrain, broken topography, regular aspect and slope changes, multiple restrictions to wildfire spread large water bodies 5	Rolling terrain, minor water bodies, minimal aspect and slope changes, minor restrictions to wildfire spread 10	Continuous, consistent topography No restriction to wildfire spread 15

37

**FUEL, WEATHER AND TOPOGRAPHY**Sub Total  
WILDFIRE BEHAVIOUR THREAT SCORE/55  
/240\*\*

151

Structural	A	B	C	D	E
18 Position of Structure/ Community on Slope	No Structures Values within 2 km 0	Bottom of slope, valley bottom 5	Mid-slope benchland, elevated valley, <16% slope 10	Mid-slope continuous, >15% slope 12	Upper 1/3 of Slope 15
19 Type of Development	No Structures Values within 2 km 0	Perimeter Interface, no inclusions 3	Perimeter Interface, with inclusions 5	Intermix > 1 structure/ha 8	Intermix <1 structure/ha Infrastructure 10
20 Position of Assessment Area Relative to Values	No Structures Values within 2 km 0	Above >500 200-500 <200 m 1 10 20	Sidehill >500 200-500 <200 m 1 12 25	Flat/Rolling >500 200-500 <200 m 1 12 25	Below >500 200-500 <200 m 1 15 30

38

\*Proceed only if Fuel sub total is &gt;29.

WILDLAND URBAN INTERFACE WILDFIRE THREAT SCORE

/55

\*\* Proceed to Structural component only if Wildfire Threat  
Behaviour Score is >95 for untreated polygons.

TOTAL WILDFIRE THREAT SCORE

/295

**Wildfire Behaviour Threat Class** (check applicable class)

Low 0-40 ☐

Moderate 41-95 ☐

High 96-149 ☐

Extreme >149 ☒ 151

**Wildland Urban Interface Threat Class** (check applicable class)

Low 0-13 ☐

Moderate 14-26 ☐

High 27-39 ☒ 38

Extreme >39 ☐

Last Updated: June 29, 2012



THE CORPORATION OF THE  
DISTRICT OF SUMMERLAND  
**COUNCIL REPORT**

DATE: October 5, 2015  
TO: Mayor and Council  
FROM: Linda Tynan, CAO  
SUBJECT: Summerland Skatepark

---

STAFF RECOMMENDATION:

That Council pass the following resolution:

*THAT a contract be awarded to New Line Skateparks Inc. in the amount of \$41,895.00 for design services of a new Summerland Skatepark as per their proposal dated October 23, 2014 and further, that staff be directed to establish a Skatepark steering committee.*

PURPOSE:

To consider awarding a design services contract for the Summerland Skatepark and establishing a steering committee.

BACKGROUND:

Over the past year, there has been increasing community support shown for the development of a new Summerland skatepark and some frustration expressed that the project has not moved forward. A location has been determined and a commitment for a donation towards the project received. Council has confirmed that it is their intention to move forward with the skatepark development.

In October 2014, a Request for Proposals (RFP) was issued for Consulting Services for the Summerland skatepark. Two proposals were received and evaluated. Upon review, staff determined that the proposal from New Line Skateparks Inc in partnership with van der Zalm + associates and Urban Systems was the preferred submission.

It is staff's recommendation that a contract be awarded to New Line Skateparks Inc to provide design services as proposed/detailed in their submission. NewLine Skateparks has successfully provided such services to many communities across Canada and the US. Some of the communities in BC that have used NewLine Skateparks for design services include Penticton, Nelson, Salmon Arm, West Vancouver, New Westminster, Surrey, Kamloops, Vancouver, Nanaimo, Peachland, Maple Ridge, Kelowna and Tofino. The scope of services provided will include Project Initiation (including geotechnical study and survey), Public Consultation and Concept Design (including 2 public design workshops) and Technical Design and Construction (Tender) Drawings (includes allowance for lighting design).

The fee schedule submitted also includes value added items such as fundraising program assistance, grand opening event production assistance, graffiti management consulting,

school based skateboarding program info, etc. The proposal submitted by NewLine states that having the design team become a key fundraising “partner” with the District, and ensuring as much participation as possible by local community members/businesses, will be a key factor in this endeavor.

Mr. Trevor Morgan, Vice President, NewLine Skateparks has confirmed that the proposal remains valid despite the lengthy time period since its submission. Once awarded, the design team will meet with District staff, school representatives, user group representatives and other local youth and community members through a series of key stakeholder meetings.

A skatepark steering committee will be critical to the success of the project. The committee should consist of youth, fundraisers, community members, district and school representatives. The skatepark steering committee will provide input to the design team and play an integral role in the development of a fundraising program for the construction.

LEGISLATIVE/POLICY IMPLICATIONS:

School District #67 has agreed to provide the land for the skatepark. Staff is in the process of completing a formal License to Occupy/Lease for these lands at a nominal amount.

FINANCIAL IMPLICATIONS:

The Project total for the components as listed above is \$41,895.00. There is \$45,000 allocated in the 2015 financial plan for skatepark development (\$10,000 of this contributed by Summerland Charity Shop Society).

Construction costs for the skatepark are expected to be in the magnitude of \$385,000-\$585,000. As is the situation in many communities, an extensive fundraising campaign will be required to raise funds for construction. The steering committee will play an integral role in the development of the fundraising program and the terms of the proposed contract for design services include the participation by the design team in the fundraising program. The Summerland Charity Shop Society has committed \$125,000 towards this project.

OPTIONS:

1. Award the contract for Skatepark design to New Line Skateparks Inc.
2. Do not award the contract.
3. Refer the matter back to staff for further review and report.

Respectfully Submitted

  
\_\_\_\_\_  
Linda Tynan, CAO



**NEW LINE SKATEPARKS INC.**

**Don Darling, ASCT GSC**  
**Director - Public Works and Utilities**

October 23<sup>rd</sup>, 2014

**Re: DISTRICT OF SUMMERLAND SKATEPARK - 5330-120**

Dear Mr. Darling,

Thank you for considering our team for the development of the Summerland Skatepark. We believe this project will be an excellent investment in the youth of Summerland and a welcome addition to the community.

We are pleased to submit our proposal for design services. **New Line Skateparks (prime consultant)** in partnership with **van der Zalm + associates (certifying design professional)** and **Urban Systems (local engineering support subconsultant)** is proud to offer a unique combination of focused local resources and internationally renowned skatepark design-build expertise capable of addressing the full suite of needs for this project, its stakeholders and the District. Our team is comprised of registered landscape architects, engineers, graphic designers, and construction professionals who are passionate active skateboarders. We are the Country's most experienced and respected design-build team with nearly 200 highly recognized concrete skateparks completed across Canada, the United States and Europe over the last 15 years.

For the project at hand, we are excited about the prospect of employing our unique skill, experience and resources as a proven team to deliver significant efficiencies and increased quality throughout the development process. With our pioneering work on many of the world's most recognized concrete skatepark developments, coupled with our unparalleled skatepark design-build experience throughout the Okanagan Valley, we will approach this project with strong understanding and a heightened ability to navigate through the community outreach process, technical issues, municipal protocol and local construction environment.

Within our submission you will find information about our team including previous project experience and references, our project understanding, proposed approach and fee schedule. We are aware of this project's unique site context, ongoing fundraising, and community engagement considerations, and are excited about the prospect of delivering a highly integrated skatepark environment that will truly enhance the Summerland Secondary School site and serve as a celebrated destination for Summerland youth and families. Our team is prepared to begin work immediately and proceed through each project phase upon approval from the District.

Please do not hesitate to contact us with any questions or comments you may have. Thank you again for considering our team and we look forward to working with you to make this project a reality.

Sincerely,

Kyle Dion  
President and Project Director - New Line Skateparks Inc

**New Line Skateparks**  
Unit 101, 6249 205 Street, Langley, BC V2Y 1N7  
P 604.530.1114 F 604.530.1119 E info@newlineskateparks.com

with

  
van der Zalm + associates

**URBAN**  
systems



## PROJECT UNDERSTANDING...

While a development budget for this project has not been formally established, a preliminary cost range of ~\$385,000 - ~\$525,000 has been identified based on legacy cost research from surrounding communities. Understanding this, the skatepark design team shall work with the District to determine an appropriate final park scale and budget for the site as part of the design process. Initial design funding must account for the completion of a thorough site analysis, community consultation program, creation of the concept design, completion of all construction drawings, and optional tendering and construction administration services. The development process shall also support ongoing fundraising initiatives/grant applications through the provision of timely 3D project concept images and other pertinent project information that may be leveraged for added financial support. Accordingly, the design team shall allow for potential facility expansion, phasing, and additional amenities as the project progresses. Having the design team become a key fundraising 'Partner' with the District, and ensuring as much participation as possible by local community members/businesses, will be a key factor in this endeavour.

Finally, it is understood that the entire development process shall be undertaken in close collaboration with District of Summerland Staff, School District 67 representatives, potential project donors/fundraisers, and other local youth and community members interested in the project. These stakeholders must be respected, fully engaged in the development process, and intimately understood by the skatepark development team. After a significant site selection effort and considerable community discussion regarding the initiative, it will be critical that the skatepark design process serves as a means to unite residents in the celebration of youth, skateboarding/BMX riding and community diversity.

Views of the site area from pre-proposal meeting with Don Darling, Brenda Ingram, and Brent Voss. October 16, 2014.



### New Line Skateparks

Unit 101, 6249 205 Street, Langley, BC V2Y 1N7  
P 604.530.1114 F 604.530.1119 E info@newlineskateparks.com  
www.newlineskateparks.com

with



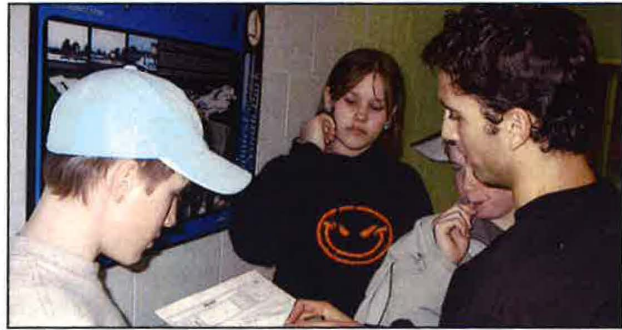
van der Zalm + associates







## OUR APPROACH



**1. Community Consultation:** Our experience has shown that active participation by youth and other members of the community throughout the development process will be valuable to the long-term success of the project. For the new Summerland Skatepark, the call for stakeholder involvement will likely become even more important as the District has negotiated a significant contribution of prime land and there has been considerable community interest in the project.

Thus, our team will approach this project from a collaborative point of view. We will engage the community throughout the design journey and bring a professional, organized and fun attitude. We want youth and affected community members to truly feel that they are a part of the project solution and build lasting ownership in the final product.

The design team will meet with District Staff, School representatives, user group representatives and other local youth and community members through a series of key stakeholder meetings and 'all are welcome' design workshops/open houses. These sessions will allow us to introduce our team, establish open lines of communication and determine the ultimate design vision for the project. If a stakeholder cannot attend one of our in person sessions, then we will encourage them to contact us through email or our custom web forum specifically created for this project. We will spare no resource to ensure that the experience of designing and building the skatepark is as rewarding as using the final product!

**New Line Skateparks**

Unit 101, 6249 205 Street, Langley, BC V2Y 1N7  
P 604.530.1114 F 604.530.1119 E [info@newlineskateparks.com](mailto:info@newlineskateparks.com)  
[www.newlineskateparks.com](http://www.newlineskateparks.com)

with



van der Zalm + associates





## OUR APPROACH...

Undoubtedly, many issues often arise. Typically, we see the following main concerns voiced:

- User conflicts/park flow/skatepark program development
- Integration with site conditions
- Views from adjacent properties and facilities
- Noise reduction
- Park development/range of obstacles/features
- Accessibility to various skill levels, ages, and genders
- Structural considerations
- Graffiti management
- Lighting strategy
- Places for socializing
- Attractive and challenging 'hang-out space' for teens
- Parking
- Access to shelter, washrooms, food, water
- CPTED (crime prevention through environmental design)

To effectively address these and other areas in an efficient manner, it will be critical to have experienced and effective facilitators working with the diverse stakeholder groups. Meetings must be led by individuals who not only intimately understand the subtleties and nuances of skateboarding and youth concerns but who also can relate issues back to area residents, seniors, business owners, civic officials etc.

***Our team offers 3 individuals (Kyle Dion, Trevor Morgan, Mark van der Zalm) - each with 12 + years of individual experience working specifically in urban development and skatepark related planning. We will make certain all stakeholders first understand this unique project and then have an opportunity to be heard while keeping sessions productive and the project timeline 'on track'.***



New Line Skateparks  
Unit 101, 6249 205 Street, Langley, BC V2Y 1N7  
P 604.530.1114 F 604.530.1119 E [info@newlineskateparks.com](mailto:info@newlineskateparks.com)  
[www.newlineskateparks.com](http://www.newlineskateparks.com)

with



van der Zalm + associates



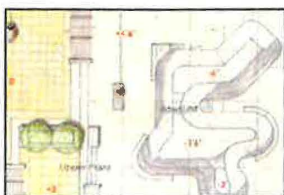
60





## OUR APPROACH...

Part of our strategy will include using effective visual aids (color presentation panels, advanced 3D modeling, power point etc.) which illustrate examples and draw on information from numerous other concrete skatepark/plaza developments our team has completed across the nation. Although community issues relating to this park will be truly unique to Summerland, there will be some consistency and overlap with communities that we have previously worked with (~200 to date - including over 60 in British Columbia and 3 communities who developed skateparks on or adjacent to School District land). We see this as a major strength of our team. We will bring knowledge gained from similar skatepark projects throughout North America and Europe and apply where appropriate when working with project stakeholders.



Another key aspect of our approach will be keeping our working sessions highly interactive. In addition to 'airing out' important development issues through meaningful discussion, we encourage other types of 'hands on' involvement such as writing, sketching, and real time modeling of park ideas/elements alongside our team within the meetings. Outside of scheduled meetings, stakeholders will be once again invited to submit written comments, sketches, pictures etc. through our custom web portal for immediate online feedback from our team. For even further interaction, youth will be encouraged to assist our team in presenting concept plans and revised design renderings back to the community as the project progresses. In addition, youth/young adults interested in pursuing education related work experience / credit programs will also be invited to participate in our design process where possible (this has proven to be very rewarding on past skatepark projects we have completed).

Overall, engaging key stakeholders in a meaningful way early in the process will be a major key to the project's success. We will seek to gather endorsements in a logical order and work to identify and focus on common goals to bridge gaps between stakeholder groups. Moreover, by researching local issues ahead of time and utilizing empirical information gained from other skatepark projects we have completed, we will strive to preempt many of the contentious issues that arise from public misconceptions that often surround skatepark developments.

Based on our experience with similar projects, we propose conducting 2 public design workshops/open houses and an ongoing series of internal meetings throughout the development program. This should provide ample opportunity to conduct an in depth design development program and allow stakeholders (including potential project funding donors) to comment on and view the proposed final design. At each major meeting a combination of comprehensive hand sketches and 3D renderings will be used illustrate project details at different stages of development. This will in turn provide key stakeholders and the community with an accurate representation of how the skatepark will look and function within the Secondary School site before moving forward to construction. For more details on each step of our consultation process, please see our methodology (beginning pg. 72).





## OUR APPROACH...

**2. Context Considerations/Design Development:** Creating a fully integrated park design that not only provides world-class skateable terrain but also enhances the site and respects the surrounding community will be a key focus of our design team. The Summerland Secondary School site appears to serve as an excellent setting for the development of a truly compelling concrete community skatepark. However, along with the many contextual opportunities the location offers, several challenges may also arise that must be approached tactfully. Of significant importance will be working with the site's existing ground/ infrastructure conditions, noise attenuation, protection of natural environments during construction, and ensuring a tactful integration of the park with surrounding school amenities.

Our experience has shown that many sites can pose certain challenges to development due to the presence of contaminated soils and/or unstable/difficult sub surface conditions that stem a variety of factors. Accordingly, the Summerland site may reveal some impediments to designing merely for a straightforward 'cut-fill' construction program. Our team is well prepared for these challenges and has extensive experience designing and building over existing foundations/slabs, contaminated sites, high water tables, flood plains, and other challenging ground conditions in varied-weather regions throughout British Columbia and the Okanagan Valley particular. We are committed to employing this skatepark specific experience for the purpose of significantly mitigating any negative affect these challenges may have on the final design and budget while still upholding high engineering standards and the safety of users.



Sand Filtration planters not only provide for green friendly water treatment but may serve as integrated skateable elements



Soil analysis for biofiltration area



Ecosmart Concrete over crushed recycled concrete sub base

Preserving nearby natural environments will also be critical when we develop our plans for the site. Relevant ecological initiatives, surrounding trees, and the comfort of nearby residents must be considered. Our team will ensure the park's design and construction documentation accounts for proper access of construction/maintenance traffic, proper treatment of storm water, and removal of unwanted materials in a way that minimizes undesirable impacts to the surrounding site area. As out Technical Innovations section outlined, we are proud to have introduced 'green drainage' systems on a number of our recent skatepark/plaza designs and continue to participate in Leadership in Energy and Environmental Design (LEED) certified projects throughout North America. We look forward to providing our experience in this increasingly important area to the challenges for the Summerland Skatepark.







## OUR APPROACH...



Area Seniors capturing the action at a local skatepark

Most importantly, the new Summerland Skatepark should be a welcome destination for the entire District and provide a true 'sense of place' for the community. It is vital that all visitors enjoy the space. With this in mind, it is important to not overlook the non-active user. They too must be well integrated into the site - to feel comfortable sitting down, watching or slowly walking by. For the primary users (skateboarders, BMX etc.), their activity often happens in bursts and is not a continuous endurance session. Much of the time users are watching, socializing, and waiting for a turn. Thus, focusing on the whole of the site area and design components beyond the function of the immediate hard surface will be critical. The following sections outline just a few elements that will be considered in this endeavor.

**Safe pedestrian walk ways and viewing areas** – Ensuring collisions/conflicts do not occur between skaters and casual visitors/bystanders will be important for setting the 'tone' for the park. Our team will work purposefully to design an overall layout and surface detail that will naturally direct activity to the appropriate areas without feeling contrived. We will ensure ample room for safe, unobstructed viewing and unfettered access around the entire skatepark area for the skater and non-skater alike. In this process, the entirety of the site area will be considered. Existing pathways (ie. near the junction of Jubilee and Rosedale) and infrastructure will be analyzed and tied into the final design for eventual construction. We are confident that if approached properly, the skatepark will provide a significant improvement in the overall accessibility and viewing opportunities of the complete North East Secondary School field area.



Pathway traffic around the Forks Bowl



Diverse colours, textures and integrated landscaping

**Landscape and materials detailing** – focusing on the landscape design and materials detailing around the park will be important to a pleasant and subtle integration within the site. Our team will provide direction on green space forming and use of varied materials selections that create a vibrant and enduring setting. This will be balanced with our understanding of the construction budget, maintenance and usage realities of a high use public youth park. For the Summerland site, special attention will be paid to utilizing a combination of appropriate local plant palette, pavers, steel and rock work options to create functional viewing, noise attenuation, socializing and shade areas in sync with the area's diverse valley surroundings and unique character.

### New Line Skateparks

Unit 101, 6249 205 Street, Langley, BC V2Y 1N7  
P 604.530.1114 F 604.530.1119 E info@newlineskateparks.com

with



van der Zalm + associates

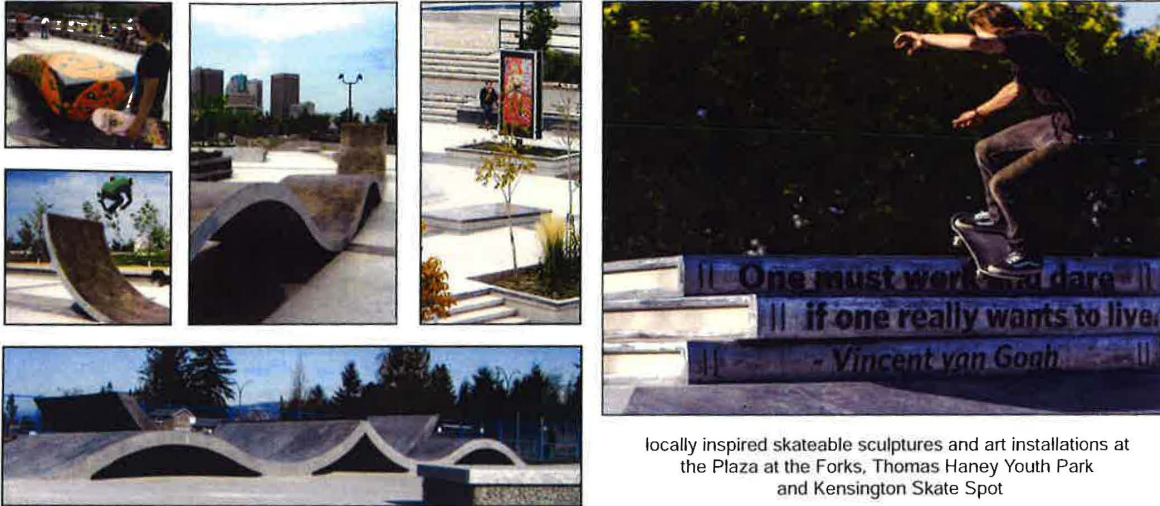






**NEW LINE SKATEPARKS INC.**

## OUR APPROACH...



locally inspired skateable sculptures and art installations at the Plaza at the Forks, Thomas Haney Youth Park and Kensington Skate Spot

**Art integration** – With a movement for greater integration of youth culture and contemporary activities into mainstream society and public spaces, we are beginning to look at skateparks differently. The days of the typical 'concrete square' are quickly coming to an end as a new generation of increasingly holistic skatepark designs respond to more than purely function. A major part of this new design vision includes introducing art installations within and around the skatepark/plaza development. Our team has had the opportunity to spearhead this concept in North America and is excited with any opportunities the District of Summerland and local community may wish to pursue.

With a diverse site area, rich local culture and proud history, there will ample opportunities for both skateable sculptures and other artistic elements. Whether it be referencing the community's iconic rolling hill and lakeside landscape, numerous vineyards, or picking up on the area's Okanagan Salish First Nation roots, numerous ideas will surface for art installations that capture Summerland's spirit and feel. The challenge will lie in creating a program to identify and implement art features that fit the principles of the District's planning guidelines as well as the unique elements of the project and its intended uses.

Our experience with the Plaza at the Forks in Winnipeg, MB is an excellent example of the integration of art and skate terrain. The design introduced locally created/inspired signature skateable sculptures and other art pieces from concept through completion into what would become a world-renowned public space. It was a process without precedent that has now given our team the unique advantage of understanding how to successfully solicit local artists, choose submissions and oversee the transformation of artistic concepts to built installations that are both interesting and safe to skate. We have also acquired a keen understanding of the budget implications that come with each step in the process.

**New Line Skateparks**  
Unit 101, 6249 205 Street, Langley, BC V2Y 1N7  
P 604.530.1114 F 604.530.1119 E info@newlineskateparks.com  
www.newlineskateparks.com

with



van der Zalm + associates



64



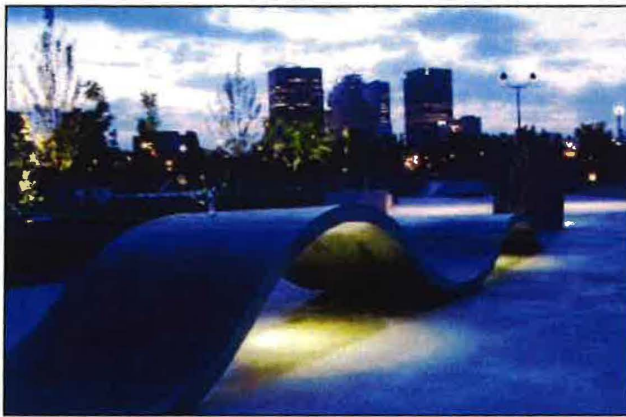


NEW LINE SKATEPARKS INC.

## OUR APPROACH...



**Site Signage** – From recognizing project contributors to helping managing risk by educating park visitors, signage may be an interesting design element for the skatepark. Above are just a couple of examples of signage options from previous New Line / van der Zalm projects that may serve as a base for this development. In many cases we have found great success with the use of highly durable concrete, granite/natural stone and steel materials combined with innovative molding and engraving techniques - all intended to be vandal resistant (through material impact density and graffiti abatement protection) and in most cases even rideable by skateboard, inline and BMX. Our team looks forward to presenting unique signage options for the District's consideration.



**Site Servicing / Lighting** – Site services engineering for any modern youth park is important and must be performed with consideration to future amenities as well as immediate usage requirements. For this project we anticipate that lighting will likely be a key service component implemented in the facility at some point. *Our team is proud to have served as a pioneer in the development of skatepark specific photometric studies/plans.* From this, we have developed proven strategies to cost effectively implement optimal lighting programs in relation to specific user preferences, energy efficiency/conservation and neighborhood impact.

For the Summerland Skatepark, many lighting options will be available. The challenge will be to develop and install a plan that meets the reality of the current budget and satisfies the desires of the District, park users and surrounding community. Our approach will be to communicate the available lighting choices, and offer lighting strategy ideas for execution at the owner's discretion. This could range from simple low-level safety lighting (allowing for safe evening pedestrian navigation and security checks from nearby roadways) to an advanced motion generated sport lighting system designed to accommodate full usage of the facility at any time (perhaps not as appropriate considering the Summerland site context). Whatever plan is chosen, it will be critical to consider the long term operation goals of the skate/bmx park and ensure the initial scope of construction will accommodate any future installations.

New Line Skateparks  
Unit 101, 6249 205 Street, Langley, BC V2Y 1N7  
P 604.530.4114 F 604.530.1119 E info@newlineskateparks.com

with



van der Zalm + associates



65



**NEW LINE SKATEPARKS INC.**

## OUR APPROACH...

**CPTED (crime prevention through environmental design)** – CPTED principles must be considered when approaching this important project. Throughout Canada we have witnessed the tremendous effect planning in this area can yield. Our team will consult with project stakeholders in an attempt to become aware of any major crime issues in the area and design to help mitigate the chance of their presence in the new development. Our experience with the Downtown Vancouver Skate Plaza (see picture below) will prove invaluable as the creation of the facility resulted in a major decrease in illicit activity in a trouble-ridden location – a true skatepark/plaza success story!



**Graffiti** – hand in hand with CPTED principles are the common skatepark concerns of graffiti and facility visibility. Despite the challenges these issues can pose, they are being addressed successfully by communities across North America through a combination of facility design techniques and park operating policies supported by the community. For graffiti, our team will work closely with Summerland to explore an array of management techniques ranging from commissioned graffiti art programs to zero-tolerance policies involving mitigating graffiti through cover-up paint applications. We are proud to have consulted on successful community commissioned skatepark graffiti art programs while also leading the industry in identifying suitable 'cover-up' paint mixes and a surface-safe steam removal system for municipalities who have chosen to go graffiti free.



Professional Skateboarder, Anthony Hancock rides Cochrane's Bowl unit after a fresh coat of graffiti cover-up paint has been applied

Vic West Skatepark showcases graffiti art on select park panels. A community ran program was organized to select local youth artists for approved graffiti works throughout the park.



**New Line Skateparks**  
Unit 101, 6249 205 Street, Langley, BC V2Y 1N7  
P 604.530.1114 F 604.530.1119 E info@newlineskateparks.com

with

  
van der Zalm + associates

**URBAN**  
systems

66





**NEW LINE SKATEPARKS INC.**

## OUR APPROACH...

**Park visibility** must also not be overlooked. As countless communities throughout the country attest, visibility is a key component to the success of a modern youth park. Projects that are open and highly visible generate interest and engagement from the community, while those that are hidden have proven to breed a host of social problems. Summerland has been provided with a highly visible development area. Our team will take care to attempt to maintain site lines in conjunction with the design of all concrete elements, land forming and planting.



photos left to right: Professional Skateboarders Tony Hawk, Jamie Thomas, and Alex Chalmers at various 'free entry' grand openings and special events hosted at van der Zalm / New Line designed and con-

**Park programming / Grand Opening Celebrations** – Recognizing how much community effort goes into a unique development such as a skatepark and how important it is to start things off 'on the right foot', our team also specializes in helping organize exciting grand opening celebrations and demonstrations at all of our creations. With our strong relationships with high level amateur and professional skateboarders and their skate industry sponsors, we are able to help our clients deliver world class events that include premier skate talent and prizes for the community. This service is provided at no extra cost from our team and is one more way we demonstrate our commitment to 'Building Skateboarding'.

Another key factor to maintaining a successful environment after the park is built lies in active programming of the facility. Whether it is onsite full time 'skate hosts' during the peak season or simply planning a couple of local demos or competitive events periodically, some level of programming will be critical. Our team is proud to have been instrumental in the creation of a number of park programming opportunities across Canada including the landmark City of Calgary Shaw Millennium Park 'Skate Host' program and the Plaza at the Forks 'Park Ambassadors' program – both of which have proven extremely successful. We look forward to sharing our experience in this area with the Skatepark Committee for the new Summerland Skatepark.

**New Line Skateparks**  
Unit 101, 6249 205 Street, Langley, BC V2Y 1N7  
P 604.530.1114 F 604.530.1119 E info@newlineskateparks.com

with

  
van der Zalm + associates

**URBAN**  
systems

67





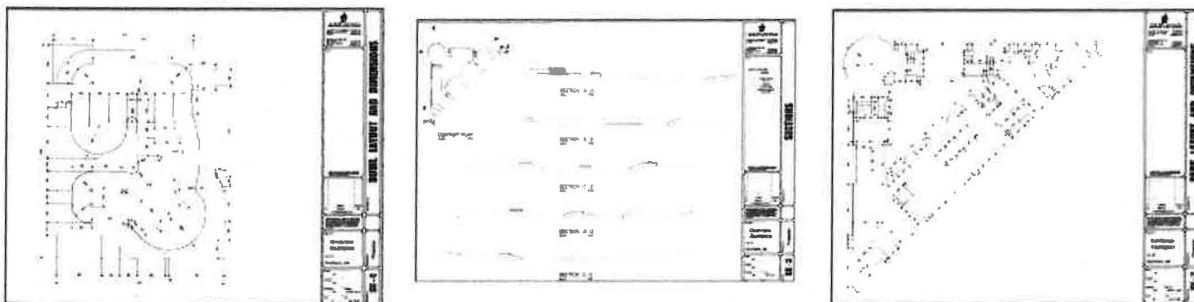
## OUR APPROACH...

**3. Technical Design and Construction Drawings:** The technical design and construction drawings for this unique project are of critical importance. Our team takes this task very seriously and we challenge ourselves to create informative, illustrative, and comprehensive drawing packages and Tender ready documents that produce predictable, high quality results. Our goal is to eliminate all ambiguity in the project specifications to help ensure a very clear bid and construction process. Costly addenda, extra's, and site instruction reports must be avoided to ensure that project budgets and timelines are realized.

Our ability to deliver industry leading drawing packages stems largely from our team's experience as both design consultants and a skatepark contractor. van der Zalm + associates/New Line Skateparks is one of the most experienced concrete skatepark design-build teams in the world. Over the past decade, we have built a large proportion of our ~200 concrete skatepark design projects through our own in-house fully bonded and insured construction teams. The constant exposure to managing both design and construction projects allows us to quickly and continuously refine our drawings and communication strategies in response to issues experienced during the Bid and construction phases.

**4. Tender Assistance (optional through separate contract with van der Zalm + associates):** In addition to our drawing packages, our team (through separate contract with van der Zalm + associates) will be available to perform all responsibilities outlined in the RFP document section SS. 7.0 Tender Process. This would include also offering our internationally respected 'Contractors Presentation' and qualification/prequalification guidelines should the District be interested. Within or prior to the Bid process, our team can to dove-tail our specialized pre-qualification standards into a formal Tender or RFQ to be issued by the District. Experienced members of our skatepark construction team will be available to facilitate a customized pre-bid conference to explain the important specifications/tolerances of concrete skatepark development and to field questions on the bid documents.

In past cases where our construction documents have been matched with both qualification/pre-qualification and mandatory attendance of the Contractor's Presentation, the quality of Bid submissions and construction work has shown to be significantly higher. We recommend the Owner include these steps in the bid process to ensure the receipt of the most qualified and accurate bids possible and the subsequent selection of a contractor who will meet the stringent construction specifications of our designs.





## OUR APPROACH...

**5. Construction Administration / Construction Services Options (optional - through van der Zalm + associates):** As the project moves from the Tender process into active construction, our skatepark design and construction experts will be available to oversee work as required. Our team has a proven record of working effectively with qualified skatepark contractors and offers a number of options to ensure that complex skatepark specifications are satisfied. Our team of skatepark experts has developed an effective standard construction administration program that can be applied to this project or merged with District of Sumnerland standard procedures. Experienced members of our skatepark construction administration team will prepare updated drawing/specification resources as needed and conduct regular onsite construction reviews (typically a minimum of 6 - construction start-up, grading & drainage review, test panels, substantial completion, final completion) to ensure the project stays on schedule, within budget, and true to the design specifications. For this project, we understand that the District is also interested in obtaining a fee for more intensive project management / construction observation, which we are happy to oblige. Please see pg. 76 for fee info on this undertaking.



**Full Construction Services:** Finally, should the District be interested in pursuing a turn-key design-build solution, our team can serve as the General Contractor and build-out the entire project. New Line Skateparks is an internationally renowned fully bonded insured skatepark-specific construction team / General Contractor. **PLEASE SEE APPENDIX A (Separately Attached) FOR MORE INFORMATION ON OUR CONSTRUCTION SERVICES.**



## OUR APPROACH...

**6. Schedule and Budget Control:** Having the appropriate checks and balances is important for any large planning and design project. Our team will provide timely reports on project progress for compliance to specifications and client expectations. Detailed reports will be provided to the owner's representative to ensure that schedule, budget, and deliverables are met. If the owner's representative has specific questions related to progress, schedule, or quality, our team of professionals will investigate and respond in a timely fashion. Our team uses industry standard protocol for project documentation and reporting. The owner can expect clear, concise, and professional documentation of project progress so that reports can be made to other senior staff, specific departments, or political constituents.

**Budget:** New Line / van der Zalm is a national leader for skatepark design, technical detail development, and construction administration. Because of our intimate knowledge of this style of project development, we are involved with approximately 15-25 new concrete youth parks every year. This involvement in a variety of jurisdictions has given us a unique perspective on costing trends and projections throughout British Columbia and across the continent. Our in-house senior quantity survey team has worked on over 100 construction sites for skatepark development and we bring an unparalleled understanding of the issues that affect concrete skatepark construction costs.

Over the past couple of construction seasons our team has finalized bid documents and assisted on the adjudication of bid processes for a number of high-profile skatepark projects. Among these, have been The Cedar Skatepark (Regional District of Nanaimo) - on budget at \$ 589,000 (project estimate \$625,000); Marina Park Skate Plaza (Thunder Bay ON) - on budget at \$905,000.00 (project estimate: \$989,000.00); City of Regina Skate Plaza - on budget at \$835,000 (project estimate \$855,000); and the Seattle Centre Skate Plaza - on budget at \$1.15 million (project estimate: \$ 1.25 million).

We are also very pragmatic in our approach if a bid over run occurs. Although this is rarely the case, van der Zalm + associates has a strong track record for innovative value engineering and can incorporate pricing options into the bid documents at the owner's discretion to ensure that material choices may be adjusted and terrain zones scaled should bids not meet the specified target cost. Our team is committed to design adjustments as necessary to ensure the project meets the intended budget established by the owner.

**Schedule:** From our experience working on nearly 200 similar facility developments across the continent, our team is confident that the schedule outlined within this proposal is fully achievable. A final project timeline will be confirmed (and adjusted if desired) with the owner prior to start up and reviewed on a weekly basis by the consulting team to ensure key milestones are being met within set time allowances. Should a schedule deviation occur, all parties will be notified immediately with a discussion on project implications and mitigation options taking place thereafter. Our team is committed to upholding the schedule for this project and will pull-in additional staff resources whenever possible to maintain deliverables should an unexpected set back occur.







## OUR APPROACH...

### **7. Value Added - Working with the Community to Pursue Grants, Corporate Sponsorship, and In-kind Donations (Optional Program):**

There are a number of options available for obtaining grants, corporate sponsorship and applying in-kind donations to this project, and we look forward to partnering with the community to cooperatively build the park. Our effectiveness in assisting our clients with government grants, sponsorship and the incorporation of in-kind donations in truly valuable manner is backed by a 13 year track record of successful fundraising program support for virtually every design-build project we've undertaken. Applicable grant information, sponsorship program templates, and in-kind materials / service specifications and volumes will be provided early in the design process so that prospective funding organizations and individual donors can be approached with accurate information for their involvement. Our team will also work with community members to 'walk' prospective suppliers through how donations will be incorporated into the construction program. For in-kind donations, we see great opportunity for the provision of fill materials, rebar, concrete, excavation machine time, construction fencing, landscaping works, and crew accommodation to be applied to this project.



Above: park donor recognition elements based on a 'bronze', 'silver', 'gold', and 'buy a brick' park fundraising/sponsorship program



THE CORPORATION OF THE  
DISTRICT OF SUMMERLAND  
**COUNCIL REPORT**

DATE: October 13, 2015  
TO: Linda Tynan, Chief Administrative Officer  
FROM: Jeremy Denegar, Director of Corporate Services  
SUBJECT: Parkdale Place Housing Society - Statutory Right of Ways

---

**STAFF RECOMMENDATION:**

That Council pass the following resolution:

THAT staff be directed to grant a Statutory Right of Way (SRW) to the Provincial Rental Housing Corporation (PHRC) on District owned property located at 9511 Wharton Street (Lot 3 Plan 42123 DL 3640) for a proposed sanitary sewer line, on the condition that the PHRC grant a SRW to the District of Summerland on its property located at 9700 Brown Street (Lot 1 Plan KAP45144 DL 3640) for all existing District utilities, and that the Parkdale Place Housing Society reimburse the District of Summerland for all direct costs related to the creation and registration of the SRWs.

**PURPOSE:**

To grant a SRW on District property to the Provincial Rental Housing Corporation for the benefit of the Parkdale Place Housing Society to connect a sanitary sewer line, in exchange for acquiring a SRW on PHRC property for the benefit of the District to access its water, storm water and electrical utilities.

**BACKGROUND and DISCUSSION:**

Parkdale Place Housing Society is a non-profit organization that provides affordable housing and services to seniors in Summerland. The society has worked in partnership with the District, the Province, the Federal government and local service groups. In the mid-1980s the District worked closely with the Society, providing it with property for the construction of Parkdale Lodge, which offers affordable housing to low-income seniors. The project was a success but not all easements and encroachments were formalized.

The Parkdale Place Housing Society has requested that a SRW be granted to the Provincial Rental Housing Corporation (the owners of their facility) on District owned property to allow them to install a sanitary sewer connection from their facility at 9700 Brown Street to the sanitary sewer system under Wharton Street, as shown on the map attached as Schedule A.

While investigating this request, District staff discovered that part of the Parkdale Place facility was constructed overtop of a District water line (shown in Schedule A). This water line supplies the Parkdale Place facility, the Museum, the Summerland Badminton Club, and a District fire hydrant. There is also a District owned storm drain under the property

and an electrical line over the property. There are no SRWs currently in place for these utilities.

The granting of a Statutory Right of Way on District property to a third party is not an ideal situation, as it limits the control and future development potential of a District asset. However upon review, it appears that the agreement was made informally in the past and the best option for resolution is to grant the SRW. It also appears that the property at 9511 Wharton Street is best left as a pocket park for public enjoyment of green space, so there is unlikely to be a desire to develop it in the foreseeable future.

To ensure the District has legal rights to access the various utilities crossing the PHRC property for maintenance and repairs, a SRW on the property is desirable. With both the PHRC and District seeking SRWs from each other, a mutually beneficial reciprocal agreement is recommended by staff.

There are portions of the Parkdale Place Housing Society facility that are trespassing on District property along the western side of the Parkdale property where it borders the empty District lots on Kelly Avenue. District staff do not want to delay the construction of the sanitary sewer connection by including this issue in the SRW negotiations, but staff will work with the PHRC and Parkdale Place Housing Society to put in place legal agreements regarding these encroachments that will protect the District from liability and bring clarity to the present situation and future development possibilities.

LEGISLATION and POLICY:

If approved, these SRWs will be registered on the title of the subject properties through the Land Title and Survey Authority of British Columbia (LTSA).

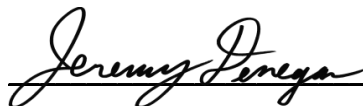
FINANCIAL IMPLICATIONS:

If approved as presented, any direct costs associated with the creation and registration of the SRWs will be paid by the Parkdale Place Housing Society.

OPTIONS:

1. That staff be directed to grant a Statutory Right of Way (SRW) to the Provincial Rental Housing Corporation (PHRC) on District owned property located at 9511 Wharton Street (Lot 3 Plan 42123 DL 3640) for a proposed sanitary sewer line, on the condition that the PHRC grant a SRW to the District of Summerland on its property located at 9700 Brown Street (Lot 1 Plan KAP45144 DL 3640) for all existing District utilities, and that the Parkdale Place Housing Society reimburse the District of Summerland for all direct costs related to the creation and registration of the SRWs, as recommended by staff.
2. Refer back to staff for other options.

Respectfully Submitted



Jeremy Denegar  
Director of Corporate Services

Approved for Agenda



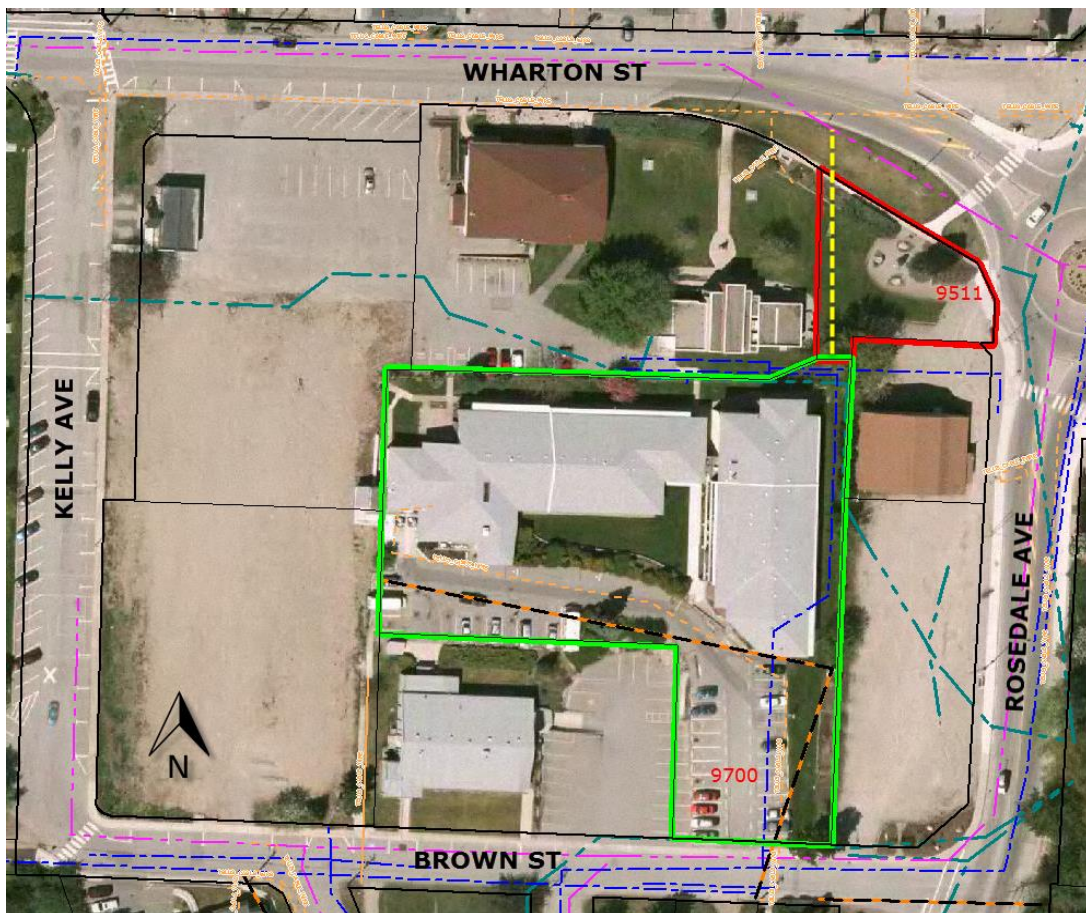
Linda Tynan, CAO      Oct 7, 2015



## Schedule A

### Map of Subject Properties

District subject property outlined in **red**.  
Provincial Rental Housing Corporation (Parkdale House Society) property outlined in **green**.  
Water lines in **blue**.  
Electrical lines in thick dashed **orange/black**.  
Telus lines in thin dashed **orange**.  
Storm drain in **teal**.  
Sanitary sewer in **magenta**.  
Proposed sanitary sewer connection in dashed **yellow**.







THE CORPORATION OF THE  
DISTRICT OF SUMMERLAND  
**COUNCIL REPORT**

DATE: October 5, 2015  
TO: Mayor and Council  
FROM: Linda Tynan, CAO  
SUBJECT: Mayor's Task Force on Economic Development

---

STAFF RECOMMENDATION:

That Council pass the following resolution:

*THAT a select committee of council titled "Mayor's Task Force on Economic Development" be formed, and further, that the Mayor develop proposed terms of reference and composition for review at the October 26, 2015 council meeting.*

PURPOSE:

To consider establishment of a Mayor's Task Force on Economic Development.

BACKGROUND:

It is proposed that the Mayor's Task Force on Economic Development be established as an advisory committee that will be led by Summerland's mayor. The primary goals of the task force will be to consult with community stakeholders to develop recommendations to council on how the District can best use its available resources to support economic development in Summerland.

The proposed composition will include community members in various business sectors (technology, agriculture, tourism, community economic development, downtown business, etc), Mayor (as chair) and council/staff representation.

LEGISLATIVE/POLICY IMPLICATIONS:

Section 142 of the *Community Charter* permits council to establish and appoint a select committee to consider or inquire into any matter and to report its finding and opinion to the council. At least one member of a select committee must be a council member.


FINANCIAL IMPLICATIONS:

There is no cost associated with the implementation of a Task Force on Economic Development however, once established, council will be required to provide an operating budget for the committee.

OPTIONS:

1. Form a Mayor's Task Force on Economic Development (per recommendation)
2. Refer the matter back to staff for further review and report.

Respectfully Submitted

  
\_\_\_\_\_  
Linda Tynan, CAO



THE CORPORATION OF THE  
DISTRICT OF SUMMERLAND  
**COUNCIL REPORT**

DATE: October 6, 2015  
TO: Mayor and Council  
FROM: Linda Tynan, CAO  
SUBJECT: Chamber of Commerce Business Walk

---

STAFF RECOMMENDATION:

That Council pass the following resolution:

*THAT Council support "Business Walk" – an initiative of Summerland Chamber of Commerce to be held on October 22, 2015.*

PURPOSE:

To formally recognize the Business Walk initiative of the Summerland Chamber of Commerce and to confirm participation of council on October 22, 2015.

BACKGROUND:

See attached backgrounder and letter from Summerland Chamber of Commerce which describes the program/activity.

The Chamber of Commerce advised Mayor and Council of the Business Walk initiative in July 2015 and invited council to participate. Most of council have responded individually to confirm their participation on October 22, 2015 in visiting the businesses along with Chamber members. The initiative was not formally introduced to council at a meeting previously, therefore is brought forward at this time for discussion.

FINANCIAL IMPLICATIONS:

n/a

SUPPORTING DOCUMENTS:

Backgrounder

Letter from Summerland Chamber of Commerce re: Business Walk

Respectfully Submitted

Linda Tynan  
Chief Administrative Officer

## **BUSINESS WALK INTRODUCTION**

### **Background**

The Summerland Chamber of Commerce and the District of Summerland work together to provide services to foster the area's economic growth and expansion potential. Gathering community and business intelligence is a key ingredient for the partners to identifying, developing and effectively linking and delivering services to area businesses.

Business Walks have been effectively used by Okanagan communities since 2012 and offer an opportunity for the partners to listen to the local business community and identify common themes for action. The Business Walks program allows visitation to numerous businesses in a short amount of time in order to gather business information to foster business growth. In addition, this program provides the opportunity to bring together municipal and business community representatives as front-line participants in the program.

### **The Business Walk Program**

Volunteer "walkers" (teams of council members/chamber board members) walk from business to business for approximately three (3) hours. The walkers ask basic conversationally structured questions. The questions are meant to keep the visit short and fairly casual. Businesses who indicate that they have specific immediate needs are noted for additional, follow up contact and to provide with additional support.

Business Walks are a Business Retention and Expansion (BR+E) activity designed to establish a connection and identify, and action where appropriate, issues and opportunities as a means to assist businesses to stay in the community and grow.

### **Business Walks**

#### Objectives

1. To identify and communicate successes and challenges / obstacles that local businesses face, action where appropriate, and track information over time.
2. To increase awareness of and foster business community links to business support services.

### **Business Walks Geographic Coverage Area**

Main Street; Logie, Bentley and James Lake Industrial Areas

**Outputs**

- Take the business pulse and communicate successes and challenges / obstacles
- Allow the Chamber to identify needed services for existing or new members and increase stakeholder links and support
- Track the business pulse over time to gauge the business climate
- Establish contact with individual businesses to identify companies that require one to one assistance
- Integrate intelligence into future business services/BR + E planning.

**Partner Roles**

- Team creation and communications
  - Chamber and Municipal teams (each team may also include a scribe)
- Identification of targeted number and businesses

**Volunteer Partner / Walker Roles**

- Day of event – pre walk briefing meeting
- Day of event – 3 hour walk and conversation with businesses
- Scribe designates – record responses on template survey document

**Communications Plan**

Internal and External – Chamber of Commerce

- Pre and post event communications + identify media channels
- Pre event press releases, social media channels, partner networks
- Post event report – includes findings summary and distribution
- Messaging and media relations



Mayor Peter Waterman and Council  
District of Summerland  
Box 159  
Summerland, BC, V0H 1Z0

July 30, 2015

Dear Mayor Waterman and Councillors,

On behalf of the Chamber, I'm writing to you today to invite you to join our Board for a ½ day during Small Business Week in late October in a business retention and expansion initiative known as Business Walks.

Business Walks were first initiated in Canada in 2012 by the Central Okanagan Economic Development Commission. Since that time business walks have been conducted in many BC and Alberta communities and the majority of Okanagan communities. Standardized best-practice guides to holding these walks have also been created.

Given that small businesses form the core of most local economies, communities have found that simple conversations with local business owners can provide a better understanding of what's working and what needs to be addressed. The goal of a business walk is to provide this informal opportunity to connect with businesses face-to-face and take the pulse of the business community.

The format is very simple; over the course of a few hours, multiple small teams of 2 or 3 people comprised of a Chamber Board member and a member of Council, visit a number of local businesses to ask some brief questions. In this way a large number of businesses can be contacted in a short time.

Following the visits, all the information will be compiled and the Chamber will create a report indicating common themes raised by the business community. As well, if specialized needs are identified by a particular business, we will follow up.

Working together with Mayor and Council provides us with an opportunity to celebrate and promote local businesses and gives our business members an opportunity to share their views and build new relationships between decision makers and the business community.

Mayor Waterman, we appreciate the efforts that you and your Council are making to enhance the business environment in Summerland. We hope you will join us in this initiative.

Sincerely,

Kelly Marshall  
President



THE CORPORATION OF THE  
DISTRICT OF SUMMERLAND  
**STAFF REPORT**

DATE: October 5, 2015  
TO: Linda Tynan, Chief Administrative Officer  
FROM: Katie Karn, Deputy Corporate Officer  
SUBJECT: Amendment to Bylaw Notice Enforcement Bylaw No. 2000-375

---

**STAFF RECOMMENDATION:**

That Council pass the following resolution:

*THAT Bylaw No. 2015-028, "Bylaw Notice Enforcement Bylaw No. 2000-375 Amendment No.1", be read a first, second and third time.*

**PURPOSE:**

To provide necessary updates to the District of Summerland Bylaw Notice Enforcement Bylaw.

**BACKGROUND and DISCUSSION:**

There are various means by which municipalities may take action to obtain compliance with local government bylaws, including:

- encouraging the person at fault to voluntarily rectify the situation;
- the Council ordering the person to rectify the situation or authorizing the municipality to take action to resolve the matter, requiring the person at fault to pay the costs incurred to do so;
- applying to the Supreme Court for an injunction or court order;
- seeking a summary conviction for the contravention in a Provincial Court, by Municipal Ticket Information under the *Community Charter*; or by
- implementing an administrative penalty system known as "bylaw notice enforcement".

The District of Summerland currently has both a Municipal Ticket Information Bylaw (MTI), as well as a Bylaw Notification Enforcement Bylaw (BNEB).

Bylaw notice enforcement allows for a much less formal approach than the courts, to the dispute process related to bylaw tickets. Bylaw Notification Enforcement Bylaw No. 2000-375 was adopted by Summerland Council in 2010, following the District entering into an agreement with participating local governments, including Kelowna, Penticton, Vernon, the Districts of West Kelowna, Lake Country and Peachland, the Regional District of Okanagan-Similkameen, as well as the Town of Oliver, to create the Southern Interior Bylaw Notice Dispute Adjudication Registry. This City of Kelowna provides leadership for the Central Registry, and financial administration of the program, for which the municipality contributes approximately \$1,500 annually. Through the use of screening officers appointed by the municipalities, the goal of this adjudication model is to:



- establish a dedicated forum for resolving local bylaw enforcement disputes;
- use of a dispute resolution-based approach to obtain independently adjudicated decisions;
- avoid the unnecessary court attendance of witnesses and bylaw enforcement staff;
- avoid the need to hire legal counsel; and
- promote the timely resolution of bylaw enforcement disputes.

At the January 10, 2011 Regular Council meeting, Council moved a motion to appoint both the Corporate Officer and Deputy Corporate Officer as Screening Officers for the District of Summerland Bylaw Notices.

In order for a ticket to be issued under the bylaw notification enforcement bylaw, a local government must have an adopted BNEB bylaw, which provides details including a brief description of the offence, reference to the applicable section of the regulatory bylaw that is being contravened, the penalty, and provides for inclusion for an early/late payment penalty amount and whether a compliance agreement may be struck (which would provide the opportunity for a municipality to enter into agreement with the offender to rectify the problem at hand, such as by providing a deadline for by which the matter must be resolved). If a bylaw offence is not referenced in the BNEB, the municipality would be unable to issue a bylaw notice enforcement ticket for the matter.

Staff have undertaken a review of the District's regulatory bylaws, ensuring consolidation of bylaws and all of their applicable amendments has taken place, and that all schedules are attached to their appropriate bylaws. Further to this review, staff have reviewed the District's current BNEB bylaw, and are recommending a revised Schedule "A" of BNEB Bylaw No. 2000-375 be adopted, to include various infractions not contained within the original BNEB bylaw, as well as include reference to new bylaws adopted since the adoption of 2000-375, such as the new Sign Bylaw, and the Outdoor Smoking Regulation Bylaw which is to be considered for adoption at the October 13, 2015 Regular Council meeting.

Staff propose Bylaw No. 2015-028, "Bylaw Notice Enforcement Bylaw No. 2000-375 Amendment No. 1" proceed for three readings at the October 13, 2015 Regular Council meeting, and that it be considered for adoption at the October 26, 2015 Regular Council meeting. Moving forward from this point, any time any amendment to a regulatory bylaw is brought forward to Council that would affect the BNEB, a subsequent BNEB amendment would also be presented to Council at the same time, to reflect the proposed changes.

Although Bylaw Enforcement staff are not currently issuing tickets under the District's Municipal Ticket Information Bylaw, staff will also be undertaking a review of the District's MTI bylaw to ensure it is up to date, and will be bringing forward a similar amendment within the coming months.

#### LEGISLATION and POLICY:

*Local Government Bylaw Notice Enforcement Act*

#### FINANCIAL IMPLICATIONS:

The proposed amendment will allow for tickets to be issued under the District's Bylaw Notification Enforcement Bylaw.

**SUPPORTING DOCUMENTS:**

Bylaw No. 2015-028, "Bylaw Notice Enforcement Bylaw No. 2000-375 Amendment Bylaw No. 1"

**OPTIONS:**

1. That Bylaw No. 2015-028 be read a first, second and third time as recommended by staff; or
2. Refer back to staff for other options.

Respectfully Submitted

Katie Karn

*Katie Karn  
Deputy Corporate Officer*

**Approved for Agenda**



**Linda Tynan, CAO October 6, 2015**

Schedule A

**THE CORPORATION OF THE DISTRICT OF SUMMERLAND**

**BYLAW NUMBER 2015-028**

**A Bylaw to Amend Bylaw Notice Enforcement Bylaw No. 2000-375**

---

**1. CITATION**

Bylaw No. 2015-028 may be cited as "Bylaw Notice Enforcement Bylaw No. 2000-375 Amendment Bylaw No. 1".

**2. AMENDMENTS**

Bylaw No. 2000-375, cited as "Bylaw Notice Enforcement Bylaw No. 2000-375", is amended by deleting Schedule "A", and replacing with new attached Schedule "A" dated October 13, 2015.

Read a first, second and third time this      day of      , 2015.

Adopted by the Municipal Council this      day of      , 2015.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

**Bylaw No. 2000-375**  
**Schedule "A"**  
 October 13, 2015

**ANIMAL & POUND REGULATION BYLAW NUMBER 93-028**

Ref. Number	Description	Section	A1 Penalty	A2 Early Payment Penalty(\$)	A3 Late Payment Penalty(\$)	A4 Compliance Agreement Available
93-028-01	Keeping animal other than pet	1(a)	\$100.00	90.00	110.00	Yes
93-028-02	Exceeding allowed number	1(a)	\$ 50.00	40.00	60.00	Yes
93-028-03	Exceeding allowed number	1(b)	\$ 50.00	40.00	60.00	Yes
93-028-04	Exceeding allowed number	1(c)	\$ 50.00	40.00	60.00	Yes
93-028-05	Improper placement of accessory building	1(d)(e)(f)	\$ 50.00	40.00	60.00	Yes
93-028-06	Animal at large – Public Land	3(a)	\$ 50.00	40.00	60.00	No
93-028-07	Animal at large – Private Land	3(b)	\$ 50.00	40.00	60.00	No

**BOULEVARD MAINTENANCE BYLAW NUMBER 92-023**

Ref. Number	Description	Section	A1 Penalty	A2 Early Payment Penalty(\$)	A3 Late Payment Penalty(\$)	A4 Compliance Agreement Available
92-023	Fail to maintain boulevard	4	\$50.00	40.00	60.00	Yes

**BUILDING REGULATION BYLAW NUMBER 2013-017**

Ref. Number	Description	Section	A1 Penalty	A2 Early Payment Penalty(\$)	A3 Late Payment Penalty(\$)	A4 Compliance Agreement Available
2013-017-01	No Building Permit	3.1.1	\$100.00	90.00	110.00	No
2013-017-02	Removal of posted notice/permit/certificate	3.1.2	\$100.00	90.00	110.00	No
2013-017-03	Construction deviating from plans	3.1.3	\$100.00	90.00	110.00	No
2013-017-04	Illegal occupancy	3.1.4	\$100.00	90.00	110.00	No
2013-017-05	Submit false or misleading information	3.1.5	\$100.00	90.00	110.00	No
2013-017-06	Obstruct Building Official	3.1.6	\$200.00	150.00	250.00	No
2013-017-07	Unsafe conditions	3.1.7	\$100.00	90.00	110.00	No
2013-017-08	Building construction beyond foundation	5.3	\$300.00	250.00	350.00	No

	stage before permit					
2013-017-09	Disturb adjacent properties	5.7.1	\$150.00	100.00	150.00	No
2013-017-10	Fail to correct unsafe work conditions	5.8	\$300.00	250.00	350.00	No
2013-017-11	No Demolition Permit	10.1	\$100.00	90.00	110.00	No
2013-017-12	No Occupancy Permit	14.1	\$100.00	90.00	110.00	No
2013-017-13	Fail to Stop Work	17.2	\$150.00	90.00	110.00	No

**BUSINESS LICENCE BYLAW NUMBER 95-004**

Ref. Number	Description	Section	A1 Penalty	A2 Early Payment Penalty(\$)	A3 Late Payment Penalty(\$)	A4 Compliance Agreement Available
95-004-01	No Business licence	2	\$150.00	135.00	165.00	Yes
95-004-02	Change of business location	7	\$100.00	90.00	110.00	No
95-004-03	Carry on business when licence suspended	8 (vi)	\$100.00	90.00	110.00	No
95-004-04	Fail to post business licence	9	\$50.00	40.00	60.00	No

**CEMETERY BYLAW NUMBER 2012-016**

Ref. Number	Description	Section	A1 Penalty	A2 Early Payment Penalty(\$)	A3 Late Payment Penalty(\$)	A4 Compliance Agreement Available
2012-016-01	Unauthorized exhumation	4.8	\$500.00	400.00	600.00	No
2012-016-02	Unauthorized landscaping	9.5	\$ 50.00	40.00	50.00	No
2012-016-03	Damage to memorial	9.6	\$100.00	90.00	110.00	No
2012-017-04	Unauthorized use of vehicle	9.7	\$ 50.00	40.00	60.00	No
2012-016-05	Solicitation of business at cemetery	9.8	\$ 50.00	40.00	60.00	No
2012-016-06	Damage at cemetery	9.11	\$100.00	90.00	110.00	No
2012-016-07	Enter cemetery when closed	9.12	\$ 20.00	15.00	25.00	No

**COMMERCIAL VEHICLE LICENSING BYLAW NUMBER 93-074**

Ref. Number	Description	Section	A1 Penalty	A2 Early Payment Penalty(\$)	A3 Late Payment Penalty(\$)	A4 Compliance Agreement Available
93-074-01	Fail to display licence plate	5.	\$50.00	40.00	60.00	No

**DOG REGULATION AND IMPOUNDING BYLAW NUMBER 96-002**

Ref. Number	Description	Section	A1 Penalty	A2 Early Payment Penalty(\$)	A3 Late Payment Penalty(\$)	A4 Compliance Agreement Available
96-002-01	No dog license	5	\$ 50.00	40.00	60.00	No
96-002-02	Harbor more than 3 dogs	6	\$ 75.00	55.00	85.00	Yes
96-002-03	Fail to affix tag	8	\$ 50.00	40.00	60.00	No
96-002-04	Fail to obtain kennel licence	12	\$100.00	90.00	110.00	No
96-002-05	Keep more dogs than for which a kennel licence fee has been paid	13	\$100.00	90.00	110.00	Yes
96-002-06	Fail to comply with zoning	15	\$100.00	90.00	110.00	No
96-002-07	Dog at large	17	\$ 50.00	40.00	60.00	No
96-002-08	Dog in Park/on Beach	18	\$ 50.00	40.00	60.00	No
96-002-09	Barking/howling dog	20	\$100.00	90.00	110.00	No
96-002-10	Fail to remove excrement	21	\$100.00	90.00	110.00	No
96-002-11	Dangerous dog at large	23	\$150.00	140.00	160.00	No
96-002-12	Obstruct Poundkeeper	29	\$150.00	140.00	160.00	No
96-002-13	Fail to provide care of dog	40(a)-(f)	\$100.00	90.00	10.00	No

**DRIVEWAY ACCESS BYLAW NUMBER 92-047**

Ref. Number	Description	Section	A1 Penalty	A2 Early Payment Penalty(\$)	A3 Late Payment Penalty(\$)	A4 Compliance Agreement Available
92-047-01	Construct driveway/driveway access without approval	1	\$250.00	200.00	300.00	No
92-047-02	Driveway not comply with regulation(s)	2	\$100.00	90.00	110.00	No
92-047-03	Reduction of clearance	3	\$100.00	90.00	110.00	No
92-047-04	Surface water run off mud or debris onto highway	5	\$100.00	90.00	110.00	No
92-047-05	Placing concrete/asphalt on public highway without permission	6	\$100.00	90.00	110.00	No



**EARTHWORK CONTROL BYLAW NUMBER 2000-290**

Ref. Number	Description	Section	A1 Penalty	A2 Early Payment Penalty(\$)	A3 Late Payment Penalty(\$)	A4 Compliance Agreement Available
2000-290-01	Earthwork without permit	4.1	\$500.00	450.00	550.00	No
2000-290-02	Earthwork outside of land/area/duration	9.1(a)	\$100.00	90.00	110.00	No
2000-290-03	Block or obscure sightlines	9.1(b)	\$50.00	40.00	60.00	No
2000-290-04	Damage/obstruct watercourse/drainage	9.1(g)	\$100.00	90.00	110.00	No
2000-290-05	Improper stockpiling	9.1(i)	\$250.00	200.00	300.00	Yes
2000-290-06	Encroach beyond permit land	9.1(j)	\$250.00	200.00	300.00	No
2000-290-07	Fail to secure permit area	9.1(l)	\$100.00	90.00	110.00	No
2000-290-08	Fail to restore	9.1(m)	\$250.00	200.00	300.00	Yes
2000-290-09	Fail to control dirt, dust, smoke	9.1(n)	\$50.00	40.00	60.00	No
2000-290-10	Fail to ensure clean road	9.1(o)	\$50.00	40.00	60.00	No
2000-290-11	Unapproved removal of topsoil	13.1	\$250.00	200.00	300.00	No
2000-290-12	Allow tracking of soil	14.1	\$50.00	40.00	60.00	No
2000-290-13	Fail to cease work under Stop Work Order	15.4	\$250.00	200.00	300.00	No

**FIRE AND LIFE SAFETY BYLAW NUMBER 2421**

Ref. Number	Description	Section	A1 Penalty	A2 Early Payment Penalty(\$)	A3 Late Payment Penalty(\$)	A4 Compliance Agreement Available
2421-01	Enter boundary limits	Part IV 17	\$50.00	140.00	160.00	No
2421-02	Obstruct Fire Department member	Part IV 20	\$150.00	140.00	160.00	No
2421-03	Damage/destroy fire apparatus	Part IV 21	\$100.00	90.00	110.00	No
2421-04	Drive vehicle over equipment	Part IV 22	\$100.00	90.00	110.00	No
2421-05	Falsely represent as member	Part IV 23	\$100.00	90.00	110.00	No
2421-06	Impede access	Part IV 24	\$100.00	90.00	110.00	No
2421-07	Fail to post licence	Part V 9 (d)	\$50.00	40.00	60.00	No
2421-08	Fail to Remove Hazard	Part VI 2	\$100.00	90.00	110.00	No
2421-09	Unpermitted disposal of dangerous goods	Part VI 3	\$150.00	140.00	160.00	No
2421-10	Fail to Secure Building	Part VI 7	\$100.00	90.00	110.00	No
2421-11	Fail to Secure Building	Part VI 8	\$100.00	90.00	110.00	No
2421-12	Unsafe Chimney Flue/Stack	Part VI 12	\$100.00	90.00	110.00	No
2421-13	Deposit Combustible Material	Part VI 13	\$100.00	90.00	110.00	No
2421-14	Deposit Ashes	Part VI 14	\$100.00	90.00	110.00	No
2421-15	Fail to Maintain Hydrant	Part VI 16(b)	\$100.00	90.00	110.00	No
2421-16	Fail to Provide Fire Protection System	Part VI 17(a)	\$100.00	90.00	110.00	No
2421-17	Fail to Maintain Fire Protection System	Part VI 17(a)	\$100.00	90.00	110.00	No
2421-18	Obstruct Inspection	Part VII 4	\$150.00	140.00	160.00	No
2421-19	Fire without a permit	Part VIII 1.1	\$100.00	90.00	110.00	No
2421-20	Fire without approval of property owner	Part VIII 1.1(d)	\$100.00	90.00	110.00	No
2421-21	Prohibited open air burning	Part VIII 2.1	\$100.00	90.00	110.00	No
2421-22	Prohibited campfire	Part VIII 3.1	\$100.00	90.00	110.00	No
2421-23	Burn prohibited material	Part VIII 4.1	\$150.00	140.00	160.00	No
2421-24	Burning Prohibited Material	Part VIII 4.3	\$150.00	140.00	160.00	No
2421-25	Domestic Outdoor Incinerator	Part VIII 4.3	\$75.00	65.00	85.00	No
2421-26	Fire during strong wind	Part VIII 4.4	\$100.00	140.00	150.00	No
2421-27	Manufacture/discharge Fireworks	Part IX 1(a)	\$75.00	65.00	85.00	No
2421-28	Sell Fireworks	Part IX 1(b)	\$75.00	65.00	85.00	No

**NOISE CONTROL BYLAW NUMBER 96-047**

Ref. Number	Description	Section	A1 Penalty	A2 Early Payment Penalty(\$)	A3 Late Payment Penalty(\$)	A4 Compliance Agreement Available
96-047-01	Noise which disturbs – public or private place	2(a)	\$100.00	90.00	110.00	No
96-047-02	Noise which disturbs – on real property	2(b)	\$100.00	90.00	110.00	No
96-047-03	Amplified noise which disturbs	2(c)	\$100.00	90.00	110.00	No
96-047-04	Animal noise which disturbs	2(d)	\$100.00	90.00	110.00	No
96-047-05	Bird noise which disturbs	2(d)	\$100.00	90.00	110.00	No
96-047-06	Peddler Noise which disturbs	2(e)	\$100.00	90.00	110.00	No
96-047-07	Use of noise scare device within 100m of occupied dwelling	3(d)	\$100.00	90.00	110.00	No
96-047-08	More than one discharge per 3 minutes	3(e)	\$50.00	40.00	60.00	No
96-047-09	Excess noise scare device – ≤2 hectares	3(f)	\$50.00	40.00	60.00	No
96-047-10	Excess noise scare device – ≥ 2 hectares	3(g)	\$50.00	40.00	60.00	No
96-047-11	Construction noise outside permitted hours	4(a)	\$100.00	90.00	110.00	No
96-047-12	Construction noise on Sunday	4(b)	\$100.00	90.00	110.00	No
96-047-13	Outdoor public address system without permit	5(a)	\$50.00	40.00	60.00	No
96-047-14	Snow vehicle/motorboat/motorcycle noise which disturbs	5(b)	\$100.00	90.00	110.00	No

**OUTDOOR SMOKING REGULATION BYLAW NO. 2015-020**

Ref. Number	Description	Section	A1 Penalty	A2 Early Payment Penalty(\$)	A3 Late Payment Penalty(\$)	A4 Compliance Agreement Available
2015-020-01	Prohibited smoking	3.1	\$50.00	40.00	60.00	No
2015-020-02	Interfere/Obstruct Bylaw Enforcement Officer	5	\$50.00	40.00	60.00	No

**PARKS REGULATIONS BYLAW NUMBER 95-013**

Ref. Number	Description	Section	A1 Penalty	A2 Early Payment Penalty(\$)	A3 Late Payment Penalty(\$)	A4 Compliance Agreement Available
95-013-01	Person in park After Hours	3(a)	\$ 50.00	40.00	60.00	No
95-013-02	Possession of Open Liquor	3(b)	\$100.00	90.00	110.00	No
95-013-03	Ignite Prohibited Fire in Park	3(c)	\$ 50.00	40.00	60.00	No
95-013-04	Animal in Park	3(d)	\$ 50.00	40.00	60.00	No
95-013-05	Operate boat in designated swimming area	3(e)	\$100.00	90.00	110.00	No
95-013-06	Destroy Vegetation	3(f)	\$ 75.00	65.00	85.00	No
95-013-07	Littering	3(g)	\$ 50.00	40.00	60.00	No
95-013-08	Damage Park Property	3(h)	\$ 50.00	40.00	60.00	No
95-013-09	Mutilate/Remove Sign	3(i)	\$ 50.00	40.00	60.00	No
95-013-10	Sell Refreshments/Conduct Business in Park	3(j)	\$ 50.00	40.00	60.00	No
95-013-11	Erect Tent/building in Park	3(k)	\$ 50.00	40.00	60.00	No
95-013-12	Drive Vehicle in Park	3(l)	\$100.00	90.00	110.00	No
95-013-13	Remove Material/Debris	3(o)	\$ 50.00	40.00	60.00	No
95-013-14	Skateboarding within Giants Head Park	3(p)	\$ 50.00	40.00	60.00	No

**PROPERTY MAINTENANCE UNSIGHTLY PREMISES & WEED CONTROL BYLAW NUMBER 90-065**

Ref. Number	Description	Section	A1 Penalty	A2 Early Payment Penalty(\$)	A3 Late Payment Penalty(\$)	A4 Compliance Agreement Available
90-065-01	Permit rubbish to collect	3(a)	\$100.00	90.00	110.00	Yes
90-065-02	Deposit rubbish in open place	3(b)	\$100.00	90.00	110.00	No
90-065-03	Allow unsightly property	3(c)	\$100.00	90.00	110.00	Yes
90-065-04	Graffiti in public place	3(d)	\$100.00	90.00	110.00	No
90-065-05	Fail to clear noxious weeds	4(a)(ii)	\$100.00	90.00	110.00	Yes

**SIGN BYLAW NUMBER 2013-026**

Ref. Number	Description	Section	A1 Penalty	A2 Early Payment Penalty(\$)	A3 Late Payment Penalty(\$)	A4 Compliance Agreement Available
2013-026-01	Prohibited sign	3.1.1	\$100.00	90.00	110.00	No
2013-026-02	Exposed conduits/guy wires	3.2.2	\$ 50.00	40.00	60.00	No
2013-026-03	Luminous/reflective sign	3.2.3	\$ 50.00	40.00	60.00	No
2013-026-04	Illuminated sign in prohibited zone	3.2.4	\$ 50.00	40.00	50.00	No
2013-026-05	Flashing sign	3.2.5	\$ 50.00	40.00	60.00	No
2013-026-06	Inappropriate content	3.2.6	\$ 50.00	40.00	60.00	No
2013-026-07	Sign placed without permission	3.3.1	\$ 50.00	40.00	60.00	No
2013-026-08	Sign in prohibited location	3.3	\$ 50.00	40.00	60.00	No
2013-026-09	No sign permit	4.1.1	\$100.00	90.00	110.00	No
2013-026-10	Fail to maintain sign	4.2.1	\$ 50.00	40.00	60.00	No

**SNOW, ICE AND RUBBISH REMOVAL BYLAW NUMBER 93-065**

Ref. Number	Description	Section	A1 Penalty	A2 Early Payment Penalty(\$)	A3 Late Payment Penalty(\$)	A4 Compliance Agreement Available
93-065-01	Fail to Remove Snow	2	\$50.00	40.00	60.00	No

**SOLID WASTE MANAGEMENT REGULATION BYLAW NUMBER 2000-309**

Ref. Number	Description	Section	A1 Penalty	A2 Early Payment Penalty(\$)	A3 Late Payment Penalty(\$)	A4 Compliance Agreement Available
2000-309-01	Improper disposal of Solid Waste	2.1.1(a)-(n)	\$50.00 plus clean-up costs	40.00 plus clean-up costs	60.00 plus clean-up costs	No
2000-309-02	Enter site after hours	2.1.1(o)	\$ 50.00	40.00	60.00	No
2000-309-03	Discharge firearm	2.1.1(p)	\$500.00	400.00	600.00	No
2000-309-04	Move or alter sign	2.1.1(q)	\$ 50.00	40.00	60.00	No
2000-309-05	Ignite fire	2.1.1(r)	\$500.00	400.00	600.00	No
2000-309-06	Release of Ozone Depleting Substance	2.1.1(s)	\$100.00	90.00	110.00	No
2000-309-07	Drive vehicle off designated road	2.1.1(u)	\$ 50.00	40.00	60.00	No
2000-309-08	Not obey signage	2.1.1(v)	\$ 50.00	40.00	60.00	No
2000-309-09	Improper behavior	2.1.1(w)	\$ 50.00	40.00	60.00	No
2000-309-10	Fail to weigh material	2.1.1(x)	\$ 50.00	40.00	60.00	No
2000-309-11	Improper disposal of Solid Waste	2.1.1(y)	\$ 50.00	40.00	60.00	No
2000-309-12	Commercial cardboard deposited at site	2.1.1(z)	\$ 50.00	40.00	60.00	No
2000-309-13	Removal from site without permission	2.1.1(aa)	\$ 50.00	40.00	60.00	No
2000-309-14	Waste from outside the service area	2.1.1(bb)	\$ 50.00	40.00	60.00	No
2000-309-15	Scavenge of solid waste	2.1.2	\$ 50.00	40.00	60.00	No
2000-309-16	Fail to maintain container	3.3.1	\$ 50.00	40.00	60.00	No
2000-309-17	Allow pet outside of vehicle	4.2.1(a)	\$ 50.00	40.00	60.00	No
2000-309-18	Smoke at landfill	4.2.4(b)	\$ 50.00	40.00	60.00	No
2000-309-19	Speed	4.2.4(c)	\$ 50.00	40.00	60.00	No
2000-309-20	Transport a load of Solid Waste without adequate and secure cover *plus applicable Landfill tipping fee penalties	4.3.1 (a) and (b)	\$ 50.00*	40.00*	60.00*	No
2000-309-21	Transport a load of Solid Waste in an unsecured condition *plus applicable Landfill tipping fee penalties	4.3.1(c) and (d)	\$ 50.00*	40.00*	60.00*	No
2000-309-22	Unapproved disposal of prohibited waste *plus applicable Landfill tipping fee penalties	4.4.2	\$100.00*	90.00*	110.00*	No
2000-309-23	Failure to pay Landfill fees in accordance with Schedule "L" of the Municipal Fees and Charges Bylaw *in addition to the fees owing	4.5	\$100.00*	90.00*	110.00*	No



**TRAFFIC BYLAW NUMBER 2386**

Ref. Number	Description	Section	A1 Penalty	A2 Early Payment Penalty(\$)	A3 Late Payment Penalty(\$)	A4 Compliance Agreement Available
2386-01	Damage to device	3.03	\$100.00	90.00	110.00	No
2386-02	Park on Walkway	3.08	\$20.00	15.00	25.00	No
2386-03	Over Weight Vehicle	3.11	\$50.00	40.00	60.00	No
2386-04	Cycle on sidewalk	3.16(1)	\$20.00	15.00	25.00	No
2386-05	Skateboard on sidewalk	3.17(1)	\$20.00	15.00	25.00	No
2386-06	Skateboard on highway	3.17(2)	\$20.00	15.00	25.00	No
2386-07	Unauthorized removal of notice	3.23	\$20.00	15.00	25.00	No
2386-08	Possession of Open Liquor	4.06	\$100.00	90.00	110.00	No
2386-09	Park Over 48 hours	5.02	\$20.00	15.00	25.00	No
2386-10	Park in laneway	5.04(2)	\$20.00	15.00	25.00	No
2386-11	Park in laneway where loaded zone is provided	5.04(3)	\$20.00	15.00	25.00	No
2386-12	Park on Sidewalk	5.05(1)(a)	\$20.00	15.00	25.00	No
2386-13	Park in front of driveway	5.05(1)(b)	\$20.00	15.00	25.00	No
2386-14	Park within intersection	5.05(1)(c)	\$20.00	15.00	25.00	No
2386-15	Park within 5 meters of fire hydrant	5.05(1)(d)	\$20.00	15.00	25.00	No
2386-16	Park on Crosswalk	5.05(1)(e)	\$20.00	15.00	25.00	No
2386-17	Park within 6 meters of crosswalk	5.05(1)(f)	\$20.00	15.00	25.00	No
2386-18	Park within 6 meters of Stop Sign	5.05(1)(g)	\$20.00	15.00	25.00	No
2386-19	Park within 6 meters of intersection	5.05(1)(h)	\$20.00	15.00	25.00	No
2386-20	Park within 15 meters of rail crossing	5.05(1)(i)	\$20.00	15.00	25.00	No
2386-21	Park to display/sell	5.05(1)(j)	\$20.00	15.00	25.00	No
2386-22	Park by highway excavation/obstruction	5.05(1)(k)	\$20.00	15.00	25.00	No
2386-23	Park on bridge	5.05(1)(l)	\$20.00	15.00	25.00	No
2386-24	Vehicle that obstructs	5.05(1)(m)	\$20.00	15.00	25.00	No
2386-25	Obstruct traffic sign	5.05(1)(n)	\$20.00	15.00	25.00	No
2386-26	Overtime Parking	5.06	\$10.00	5.00	15.00	No
2386-27	Parked in excess of 30 cm. from curb	5.07(1)	\$10.00	5.00	15.00	No
2386-28	Double parked	5.08	\$10.00	5.00	15.00	No
2386-29	Trailer unattached from vehicle	5.09	\$35.00	25.00	45.00	No
2386-30	Park in loading zone	5.10	\$10.00	5.00	15.00	No

2386-31	Park in handicap zone	5.11	\$20.00	15.00	25.00	No
2386-32	Park without permit	5.12	\$20.00	15.00	25.00	No
2386-33	Vehicle over 5,600 kg	5.13	\$50.00	40.00	55.00	No
2386-34	Alter/stop flow of water	6.01	\$75.00	65.00	80.00	No
2386-35	Insecure load	6.02(1)	\$75.00	65.00	80.00	No
2386-36	Littering	6.02(3)	\$50.00	40.00	60.00	No
2386-37	Unauthorized work on Highway	6.03	\$100.00	90.00	110.00	No
2386-38	Impede traffic	6.05	\$50.00	40.00	60.00	No
2386-39	Operate noise making device without permit	6.06	\$50.00	40.00	60.00	No
2386-40	Vegetation Obstructs Sidewalk	6.07	\$50.00	40.00	60.00	No
2386-41	Excavate highway	6.08(1)	\$100.00	90.00	110.00	No
2386-42	Sign overhanging highway	6.08(2)	\$20.00	15.00	25.00	No
2386-43	Alter access to a property	6.11	\$100.00	90.00	110.00	No

#### **WATER RATES AND REGULATIONS BYLAW NUMBER 2358**

Ref. Number	Description	Section	A1 Penalty	A2 Early Payment Penalty(\$)	A3 Late Payment Penalty(\$)	A4 Compliance Agreement Available
2358-01	Receive or take excess amount	7.1	\$100.00	90.00	110.00	No
2358-02	Irrigate outside of irrigation season	7.3	\$100.00	90.00	110.00	No

**WATER UTILITIES BYLAW NUMBER 2014-019**

Ref. Number	Description	Section	A1 Penalty	A2 Early Payment Penalty( \$)	A3 Late Payment Penalty(\$)	A4 Compliance Agreement Available
2014-019-01	Fail to provide access	2.1.1	\$ 50.00	40.00	60.00	No
2014-019-02	Unauthorized service installation	5.3.2	\$100.00	90.00	110.00	No
2014-019-03	Unauthorized connection	5.3.4	\$100.00	90.00	110.00	No
2014-019-04	Fail protect District equipment	6.4.3	\$100.00	90.00	110.00	No
2014-019-05	Unauthorized cross connection	7.1.1	\$100.00	90.00	110.00	No
2014-019-06	Fail to have Approved Backflow Preventer tested	7.2.2	\$ 50.00	40.00	60.00	No
2014-019-07	Fail to repair/replace Approved Backflow Preventer	7.2.3	\$ 50.00	40.00	60.00	No
2014-019-08	Unauthorized watering during stages	9.3.3	\$ 50.00	40.00	60.00	No
2014-019-09	Restrictions	11.2.1	\$100.00	90.00	110.00	No



THE CORPORATION OF THE  
DISTRICT OF SUMMERLAND  
**COUNCIL REPORT**

DATE: October 13, 2015  
TO: Linda Tynan, Chief Administrative Officer  
FROM: Jeremy Denegar, Director of Corporate Services  
SUBJECT: Animal Control Bylaw Amendment No. 2015-022 (Backyard Chickens)

---

**STAFF RECOMMENDATION:**

That Council pass the following resolution:

*THAT the "Animal Control Amendment (Backyard Chickens) Bylaw No. 2015-022",  
be read a third time.*

**PURPOSE:**

In an effort to broaden the opportunities for local community-based sustainable food production and education, Council desires consideration be given to the keeping of chickens in residential areas.

**BACKGROUND and DISCUSSION:**

Staff researched relevant information, analyzed and compared the bylaws of various municipalities across BC, and then drafted a proposed amendment to the District of Summerland's Animal Control Bylaw to allow for chickens in Residential Zones. This proposed bylaw received first and second reading at the Regular Meeting of Council on August 24, 2015.

Further, Council directed staff to implement a process to encourage public input regarding the proposed Backyard Chickens Bylaw, prior to third reading. Notice of this proposed bylaw was published on the District's website, Facebook, Twitter, the monthly newsletter (mail and email), and in the local newspaper as a sizable advertisement.

Feedback was received from the public via email and letter mail over the duration of a month. There were 68 responses received (25 in support and 43 opposed), attached as Schedule A.

Common points of concern from respondents that provided comments were:

1. Cleanliness, hygiene and smell
2. Bylaw enforcement

Concerns only from those opposed were:

1. Attraction of vermin, pests and wild animals
2. Noise from the chickens
3. Unsightliness
4. Increased conflict / proximity to neighbours
5. Inappropriate / unwanted in residential areas

As expected, the concerns voiced by respondents to the proposed backyard chickens bylaw—even from supporters—primarily relate to the concern that the guidelines and restrictions contained within the proposed bylaw will not be followed. The bylaw was crafted to directly address the concerns of cleanliness, hygiene, smell, and attraction of vermin, pests, and wild animals, through numerous specific stipulations concerning health, welfare, pathogens, disposal, etc. The issues of noise, and potential annoyance and conflict with neighbours due to proximity of chicken coops is also addressed in the bylaw through limits on the size of coops, numbers of chickens, and requirements for meeting setbacks defined in the Zoning Bylaw.

The application of conscientious animal care practices by backyard chicken owners, encouraged through education and timely and firm enforcement by the District, should address the underlying potential issues that cause the majority of concerns voiced by the respondents.

Some respondents appear to be opposed on principal, e.g. that backyard chickens are “gross”, that they do not want to live next door to chickens regardless of the number, and that chickens simply don’t belong in residential areas. Some concern is to be expected as this is a new concept for the community. The proposed bylaw addresses as many of the underlying reasons as possible that might cause concerns for these respondents.

The sensitivity of this change and its potential impact on residential neighbourhoods is understood and it will be imperative that the District responds to concerns in a timely manner.

An alternative to the current complaint-based bylaw enforcement practice is the implementation of a permitting system to create a registry of households with backyard chickens. Implementing a permitting system would increase staff workload and administration related to the bylaw but would not be expected to improve compliance without also implementing active enforcement. Such active enforcement would require increased staffing and funding. Research findings from other municipalities do not indicate any strong connection between implementation of a permit system and increased control. It does not appear that other municipalities are facing difficulty addressing the concerns related to backyard chickens, therefore staff do not feel that a permitting system is required.

#### LEGISLATION and POLICY:

The proposed Backyard Chickens Bylaw is attached to this report as Schedule B.

#### FINANCIAL IMPLICATIONS:

There are no significant financial implications foreseen should Council approve the bylaw as presented. If a permitting system is adopted, then there would be an increased requirement for staff resources and thus related costs to provide them.

#### OPTIONS:

1. That the “Animal Control Amendment (Backyard Chickens) Bylaw No. 2015-022” be read a third time, as recommended by staff.
2. Refer back to staff for other options.

Respectfully Submitted



Jeremy Denegar  
Director of Corporate Services

Approved for Agenda



Linda Tynan, CAO

Oct 6, 2015



**Schedule A**  
**Summary of Responses**

<b>Support</b>	<b>Concerns</b>	<b>Other Details</b>
yes		
yes		provide eggs for the family, chores for kids to build responsibility
yes		
yes	keep things clean	
yes	exciting	
yes		
yes		promotes food security
yes	how to dispose of chickens safely when finished laying eggs	
yes		good way to get rid of table scraps, and then fresh eggs too
yes		
yes		
yes	smell, keep things clean	eat table scraps, good pets, fertilizer for gardens
yes		food sustainability and teach children where food comes from
yes		it will allow people to produce their own food source
yes	regulate regulate regulate/hygiene clean	finest if all levels of bylaw are not adhered to and followed/consequences
yes	but ensure that fences are high enough/chicken wire used.	Concerns that people will add to the mix, goats/sheep etc.
yes	should be allowed to sell eggs	organic mulch
yes	keep restrictions to lot size	
yes	nice life for chickens to be backyard chickens, eggs are fantastic, wonder enjoyment, life lesson for children,	no roosters
yes	great forward step for Summerland	
yes	love to listen to hens 'visit' good for the soul	chickens before dogs, dogs BARK
yes	love the idea	
yes	do not attract predators, chickens eat bad bugs, well behaved	they only poop at home on their roosts
yes	fresh eggs,	people have in place, they are not a nuisance
yes		shows people the ideals of how food happens (sustainable living)
no	just gross	
no	noisy messy regulate slaughter predators rodents who will regulate	
no	rats, inspections for containment , who will enforce	taxpayers money out the window to monitor for a few people to have chickens
no	mice and rats	cleanliness of property
no	roosters, smell, noise it will happen	no one to enforce the rules
no	vermin, odour, property values will decrease	extra cost for bylaw enforcement
no	coyotes cougars raccoons	unsafe for pets

Support	Concerns	Other Details
no	attract rats, mice, raccoons, skunks and other animals, roosters	could cause conflict between neighbours, who will enforce, extra cost to taxpayers, unsightly building/pens
no		just leave in the Agricultural zones where they belong
no	noise, coops would be too close to his yard	already has issues with neighbours and their heat pump
no	noisy and smelly	they should be on mini farms /ALR
no	coyotes, bears/loss of pets, odours	complaint based will not work, who will enforce, how quickly will it be enforced
no	noisy, makes dogs bark adding to the noise, rodents, chickens are escape artists	If people want to raise chickens let them do so in the country, not next to my home.
no		when they bought their property they had no intention of living near farm animals. If this was our desire we would have purchased a farm
no	Livestock animals should remain in rural	difficult to manage or monitor
no	unwanted pests will be attracted, who will strictly enforce this, how often will inspections be made, will there be penalties imposed if not under compliance	will there be extra bylaw enforcement staff hired
no	who will police, noisy, smelly, rooster, ducks, geese, dogs attacking them, coyotes, bears, cougars, will they be contained at all times	people don't and won't follow the bylaws and they will do whatever they can get away with
no	does not want to live next door to any # of chickens	they belong on farms or acreages not in town
no	sanitation issues and rats	
no	smell, rodents attracted more than the allowable number of fowl on property, dispose of the carcasses	who will enforce
no	chicken manure stinks, rats, noise, smell	who will enforce
no	smell does not stay on chicken owners property only	keep chickens on agricultural property where they belong
no	chickens and coops will encroach upon others property, messy	who will monitor the bylaw
no	smell not pleasant, they witnessed it this summer here in Summerland, will attract animals from the hills, raccoons, wild dogs, safety of small dogs	Summerland and safety is at risk
no	mess and noise or risk neighbour confrontation by complaining	who will enforce,
no	smell, vermin, cages and noise	
no	coyotes	
no	noisy and smelly, do not want to see a coop	there are enough 'farmers' in town already
no	Let's have cows too then, chicken eggs are not an only sustainable food source, waste in landfill, bad odour, they complained to Bylaw nothing done	who will enforce, how often will it be enforced, not everyone will follow the rules, do they have the knowledge and skill to care for them
no	are they educated to raise healthy poultry/eggs, more Bylaw Officers will need to be added very expensive, what happens when the owner doesn't want to do it anymore-neglect, chicken manure is unpleasant, encourages predators,	there are enough 'farmers' in town already, do we need more?
no	chickens and their feed DO attract vermin and varmints, already plenty of agricultural land around does not need to be in Residential, Bylaw will struggle to ensure that everyone is complying.	neighbours will start fighting amongst themselves and it will be very uncomfortable
no	the food will attract rats, impossible to keep them away, people will not conform to regulations, there will be an influx of complaints	
no	unfair to your neighbour, it is inappropriate (I used to have chickens), manure smell, keep it on the Agricultural land please	why should other tax payers pay for extra enforcement if needed for a handful of chicken farmers

Support	Concerns	Other Details
no	manure, 450lbs a year produced by a 4lb laying hen, it is a 'novelty' idea for lots of people until reality sets in, are they educated, experienced to properly care for the hens? Food source of table scraps attracting other animals and wildlife,	grain fed to chickens will attract rats weasels mice raccoons, how many will actually follow protocol and guidelines, what happens when the chickens become ill or have a communicable disease, SPCA states individuals with little or no knowledge or experience in chicken care that this is not a suitable practice, eggs should be from a certified farmer, ton of work, pest control, introducing new hens is a challenge. recognizing disease, dealing with dead chickens, cleaning the coop every few days, what about compliance and regulations, how long would response time be to a complaint, social distress, neighbours will feud, odours, devalue properties, devalue surrounding properties, how about supporting farmers already in business?
no	neighbour has chickens it is a bad situation, hard feelings now, all sorts of issues have arisen, coop is on the property line, messy, smelly. They have had lots of warning from other issues and nothing happens, no one will comply with bylaw, attracts vermin, attracts coyotes, pigsty not a chicken coop	bad scene
no	if people want chickens buy a farm, rats and flies, too many bylaw issues to list,	do not let this pass
no	will attract unwanted wildlife, weasels, cougars and more, plus the mess and upkeep does not warrant 3-4 eggs, get real	
no	this program only caters to a small special interest group while infringing on others, dirty, what about the compost, there already is plenty of local farms, selling organic, free range eggs buy from them, more rats will come, coyotes will come, smelly	this is not needed and will be a nuisance.
no	need correct construction of coop to deter predators, need to be cared for DAILY, sometimes TWICE DAILY weather dependant, (cold or hot) rodents come for the food no matter how well stored, rattlesnakes came and ate the chickens, coyotes too, skunks came and ate the eggs, lots of flying predators (owls) and lots of digging predators dogs, coyotes, weasels	we used to keep chickens and no longer do as they were a lot of work
no	they are for farms not residential areas	
no	rats, mice, coyotes, racoons will come, already people in the city area with chickens and the bylaw is not enforced now, if people want chickens they need to be in a rural setting, people will not follow the rules,	unmanageable and unaffordable
no	how will bylaw keep up, will all the rules and regulations in place be regulated? Disposing of dead animals, cleanliness, no selling of eggs or meat, must be kept in a coop, smell yuck, what about the real estate factor if you live beside someone with chickens, not really a selling feature for potential buyer, keep them on Agricultural land, extra taxes to everyone in Summerland if more Bylaw officers to be hired to monitor this issue.	
no	does not feel that this can be monitored or reinforced, large health issue in residential areas	

**THE CORPORATION OF THE DISTRICT OF SUMMERLAND**

**BYLAW NUMBER 2015-022**

**A Bylaw to Amend Animal and Pound Regulation Bylaw  
Number 93-028 to Allow the Keeping of Backyard Chickens in  
Residential Zones**

---

WHEREAS it is desirable for residents of the District of Summerland to have the opportunity to keep chickens on their own residential property to produce eggs for personal use;

NOW THEREFORE the Council of the District of Summerland, in open meeting assembled enacts as follows:

1. THAT Animal and Pound Regulation Bylaw Number 93-028, as amended, be further amended as follows:
  - a) That the DEFINITION of Animal be amended to read:  
“**Animal** means any cattle, horse, sheep, llama, alpaca, ostrich, swine, goat, domestic rabbit, guinea-pig, poultry, or backyard chicken.”
  - b) That the DEFINITION of Poultry be amended to read:  
“**Poultry** means any domestic fowl, exotic fowl, turkey, goose or duck, excluding backyard chickens”.
  - c) That the new DEFINITION of Backyard Chicken be added as follows:  
“**Backyard Chicken** means hens that are permitted under Section 1(b) of this bylaw, and does not include roosters.”
  - d) That the words “Except as outlined in this section,” be inserted at the beginning of the first paragraph of Section 1(a).
  - e) That the second paragraph of Section 1(a) be deleted and replaced with the following:  
“Notwithstanding the foregoing, in the CR1 – Country Residential Zone, if the site exceeds 0.2 hectares (1/2 acre), animals may be kept provided that:”
  - f) That Sections 1(a)(iv) and 1(a)(v) be amended as follows:  
“iv. the total number of poultry, rabbits or other small furbearing animals or the number of colonies of bees, shall not exceed twenty-five plus one for each forty-six square metres (500 sq. ft.) or fraction thereof of lot or site area in excess of 0.2 hectares (1/2 acre);  
  
v. such animal or poultry shall be kept enclosed by an approved fence or corral.”
  - g) That new Section 1(b) be inserted as follows, and all subsequent sections renumbered:

- “b) Backyard chickens may be kept in all Residential Zones, as defined in the District of Summerland Zoning Bylaw, provided that all the following provisions are met:
- i. the property has at least one residential dwelling on it and that dwelling is either a single family dwelling or a duplex;
  - ii. the owner of the backyard chickens resides at the property where the backyard chickens are kept;
  - iii. no more than five backyard chickens are kept per property;
  - iv. backyard chickens are kept for personal use only; the sale of eggs, manure, meat or other products derived from the backyard chickens on or off the property is prohibited;
  - v. backyard chickens may not be slaughtered on the property;
  - vi. deceased backyard chickens may not be buried or otherwise disposed of on the property;
  - vii. storage and disposal of feces must be hygienically managed;
  - viii. backyard chicken food must be stored securely to prevent attracting vermin;
  - ix. backyard chickens must not run at large;
  - x. a single coop for the backyard chickens that is built and maintained in accordance with good animal husbandry practices must be provided, and must meet the following specifications:
    - 1. the coop must be located in the rear yard of a lot and must provide a fully enclosed area for the backyard chickens;
    - 2. the coop must be located within a required setback;
    - 3. the coop must not exceed 2 metres in height;
    - 4. the coop must not exceed 9 square metres in total area;
    - 5. the coop must not be located closer than 3 metres from any window or door of any residential building; and
    - 6. the coop must be maintained and cleaned regularly to minimize odour and prevent attracting vermin; and
  - xi. if it is suspected that any backyard chicken is ill, the owner is required to contact a veterinarian immediately to diagnose the illness; if a backyard chicken is diagnosed with a communicable disease, the owner is required to contact the Public Health Department of Interior Health and to comply with directions provided by Interior Health; and,
  - xii. Coops must comply with all other bylaws, statutes, and regulations.”
- h) That the words “and backyard chickens” be inserted immediately following the words “household pets” in Sections 1(d), 1(e), and 1(f).
2. This Bylaw may be cited as “Animal Control Amendment (Backyard Chickens) Bylaw No. 2015-022”.
3. This Bylaw will take effect upon adoption.

Read a first and second time this 24<sup>th</sup> day of August, 2015.

Read a third time this day of , 2015.

Adopted by the Municipal Council this day of , 2015.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer





THE CORPORATION OF THE  
DISTRICT OF SUMMERLAND  
**STAFF REPORT**

DATE: October 5, 2015  
TO: Linda Tynan, Chief Administrative Officer  
FROM: Katie Karn, Deputy Corporate Officer  
SUBJECT: Outdoor Smoking Regulation Bylaw - Adoption

---

**STAFF RECOMMENDATION:**

That Council pass the following resolution:

*THAT Bylaw No. 2015-020, "Outdoor Smoking Regulation Bylaw", be adopted.*

**PURPOSE:**

To adopt a bylaw to regulate outdoor smoking in the District of Summerland.

**BACKGROUND and DISCUSSION:**

Bylaw No. 2015-020, "Outdoor Smoking Regulation Bylaw", has received three readings and was deposited with the Minister of Health on September 28, 2015. Staff now recommend the bylaw be adopted so that it may come into force.

Staff will also be bringing forward a recommended bylaw amendment to the District's Bylaw Notice Enforcement Bylaw, which will establish fines for ticketing purposes for those found in contravention of the Outdoor Smoking Regulation Bylaw.

**OPTIONS:**

1. Adopt the bylaw as recommended by staff; or
2. Move a motion not to proceed with the bylaw, should Council not wish to proceed.

Respectfully Submitted

Katie Karn

Katie Karn  
Deputy Corporate Officer

Approved for Agenda

Linda Tynan, CAO October 6, 2015

## THE CORPORATION OF THE DISTRICT OF SUMMERLAND

### BYLAW NUMBER 2015-020

#### A Bylaw to Regulate Smoking Outdoors in the District of Summerland

---

WHEREAS a council may, by bylaw, regulate, prohibit and impose requirements in relation to public health and public places;

AND WHEREAS it is desirable for the health, safety, welfare and environment of the inhabitants of and visitors to the District of Summerland to prohibit or regulate smoking, or both, in the District of Summerland as in this Bylaw more particularly sets out;

NOW THEREFORE the Council of the District of Summerland, in open meeting assembled enacts as follows:

#### 1. TITLE

This Bylaw will be cited as "Outdoor Smoking Regulation Bylaw No. 2015-020".

#### 2. DEFINITIONS

In this Bylaw:

**"Bylaw Enforcement Officer"** means a Bylaw Enforcement Officer for the District;

**"Council"** means the Council of the Corporation of the District of Summerland;

**"Designated Smoking Area"** means an area that is set aside and with signage indicating that smoking is allowed in this area, provided that such area will be a minimum of nine (9) metres from any entrance, exit, building opening of any District facility including but not limited to parkland, playground, sports field, spectator seating area, ice surface whether or not a "No Smoking" sign is posted;

**"District"** means the Corporation of the District of Summerland;

**"Facility"** means any building, structure or premise to which the District holds right of ownership.

**"Highway"** includes a street, road, lane, bridge, viaduct and any other way open to public use, other than a private right of way on private property, which is intended for or used by the general public for the passage of vehicles and includes the area between the lateral property lines thereof;

**"Municipal Sidewalk"** means a sidewalk intended for pedestrians located between that portion of a Highway intended for the general passage of vehicles and the lateral property

line but does not include a sidewalk located within a District owned park or District owned and operated public space;

**“Outdoors”** means an open outdoor space located on District Property, including any temporary building, structure or part thereof, whether covered by a roof or not, but does not include a Highway intended for the passage of vehicles or the vehicles, whether open or closed upon such a Highway;

**“Park”** means any Property owned or occupied by the District for the purpose of pleasure, recreation or community use by the public, including but not limited to dedicated parks and trails, but does not include District Property leased to a third party;

**“Person”** includes an individual or corporation;

**“Property”** means that which belongs exclusively to the District, and to which legal rights apply;

**“Smoke”** or **“Smoking”** means the inhaling, exhaling, burning or carrying of a lighted cigarette, cigar, pipe, electronic cigarette, or other smoking equipment that burns or vaporizes tobacco, marijuana, or any other substance;

**“Swimming Beach”** means an area adjacent to the shore of the lake or other body of water that is used for swimming; and

**“Walkway”** means that area of land designated or designed specifically for the passage of pedestrians or active uses and shall include a pathway but will not include a Municipal Sidewalk.

### **3. SMOKING PROHIBITED**

- 3.1 No Person may smoke outdoors on any Park, Swimming Beach, Walkway owned and occupied by the District, or on Property upon which is located a Facility operated by the District, whether or not a “No Smoking” sign is posted.

### **4. EXEMPTIONS**

- 4.1 Notwithstanding Section 3.1, such prohibition will not apply to:

- a) a Highway or Municipal Sidewalk; and
- b) a Designated Smoking Area.

### **5. OBSTRUCTION**

A Person must not interfere with, delay, obstruct or impede a Bylaw Enforcement Officer or designate, or another person lawfully authorized to enforce this Bylaw in the performance of duties under this Bylaw.

**6. ENFORCEMENT BY TICKET**

This Bylaw is designated pursuant to Section 264 (1) (a) of the *Community Charter* as a bylaw enforceable by means of a ticket in the form prescribed in the Community Charter Bylaw Enforcement Ticket Regulation, B.C. Reg. 425/2003.

**7. BYLAW ENFORCEMENT OFFICERS**

Bylaw Enforcement Officers are designated to enforce this Bylaw by means of a ticket pursuant to Section 264 (1) (b) of the *Community Charter*.

**8. VIOLATIONS AND PENALTIES**

- 8.1 The provisions of this Bylaw may be enforced by a Bylaw Enforcement Officer through the issue of a ticket under the "District of Summerland Ticket Information Utilization Bylaw No. 95-030".
- 8.2 Any person who violates any provision of this Bylaw or permits or allows any act or thing to be done in violation of any provision of this Bylaw or suffers or allows any other person to do any act or thing which violates any provision of this Bylaw is guilty of an offence against this Bylaw and punishable upon summary conviction by a fine of not less than \$1,000, and the cost of prosecution.

**9. SEVERABILITY**

If any section or lesser portion of this Bylaw is held to be invalid by a Court of competent jurisdiction, such invalidity shall not affect the remaining portions of the Bylaw.

**10. REPEAL**

"Clean Indoor Air and Smoking Regulation Bylaw, Number 91-001", and all amendments, are hereby repealed.

Read a first, second time this 24<sup>th</sup> day of August, 2015.

Read a third time this 14<sup>th</sup> day of September, 2015.

Deposited with the Minister of Health this 28<sup>th</sup> day of September, 2015.

Adopted by the Municipal Council this      day of      , 2015.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer



THE CORPORATION OF THE  
DISTRICT OF SUMMERLAND  
**STAFF REPORT**

DATE: October 8, 2015  
TO: Linda Tynan, Chief Administrative Officer  
FROM: Katie Karn, Deputy Corporate Officer  
SUBJECT: Official Community Plan and Zoning Bylaw Amendments – Bylaw  
Nos. 2015-025 and 2015-026 (35888 Garnet Valley Road)

---

STAFF RECOMMENDATION:

That Council consider the feedback received at the Public Hearing held October 13, 2015 regarding an Official Community Plan and Zoning Bylaw Amendments for the property located at 35888 Garnet Valley Road. Should Council wish to proceed, the appropriate four separate motions required are:

*THAT Bylaw No. 2015-025, "Amendment to Official Community Plan Bylaw (2014) (35888 Garnet Valley Road)", be read a second and third time.*

*THAT Bylaw No. 2015-025, "Amendment to Official Community Plan Bylaw (2014) (35888 Garnet Valley Road)", be adopted.*

*THAT Bylaw No. 2015-026, "Amendment to Zoning Bylaw No. 2000-450 (35888 Garnet Valley Road)", be read a second and third time.*

*THAT Bylaw No. 2015-026, "Amendment to Zoning Bylaw No. 2000-450 (35888 Garnet Valley Road)", be adopted.*

PURPOSE:

To consider an Official Community Plan and Zoning Bylaw amendment for the property located at 35888 Garnett Valley Road following the Public Hearing held October 13, 2015.

BACKGROUND and DISCUSSION:

If Bylaw No. 2015-025 is adopted, the subject land will be redesignated from Open Space to Agricultural.

If Bylaw No. 2015-026 is adopted, an inadvertent zoning error will be corrected, and the property will be rezoned from PP-Preservation and Protection to A2 – Agricultural Large Acreage.

Should Council choose to defer the matter, Council may not receive any new information, nor discuss the matter with any member of the public, as the Public Hearing has terminated.

**LEGISLATION:**

Section 890(9) of the *Local Government Act* allows for a Council to adopt official community plan and zoning bylaw amendments at the same meeting at which the plan or bylaw passed third reading, despite section 135(3) of *Act*, which states that there must be at least one day between third reading and adoption.

**OPTIONS:**

1. Move second and third readings and adopt the bylaws;
2. Move a motion not to proceed with the bylaws, should Council not wish to proceed.

Respectfully Submitted

Katie Karn

Katie Karn  
Deputy Corporate Officer

Approved for Agenda



Linda Tynan, CAO October 8, 2015

**THE CORPORATION OF THE DISTRICT OF SUMMERLAND**

**BYLAW NUMBER 2015-025**

**A BYLAW TO AMEND ‘SUMMERLAND OFFICIAL COMMUNITY PLAN  
BYLAW (2014) NO. 2014-002’ (35888 GARNET VALLEY ROAD)**

The Municipal Council of the Corporation of the District of Summerland, in open meeting assembled, enacts as follows:

1. THAT Official Community Plan Bylaw (2014) No. 2014-002, be amended by changing the land use designation of District Lot 2895, Osoyoos Division Yale District, Except Plans M66, B12625, KAP55537 and KAP70371, located at 35888 Garnet Valley Road, from Open Space to Agricultural, as outlined on attached map Schedule A.
2. THAT each reading of this bylaw has received a majority vote of the full Municipal Council pursuant to Section 882(2) of the *Local Government Act*.
3. Bylaw No. 2015-025 may be cited as “Amendment of Official Community Plan Bylaw (2014) (35888 Garnet Valley Road)”.

Read a first time this 14<sup>th</sup> day of September, 2015.

Considered at a Public Hearing this       day of       , 2015.

Read a second and third time this       day of       , 2015.

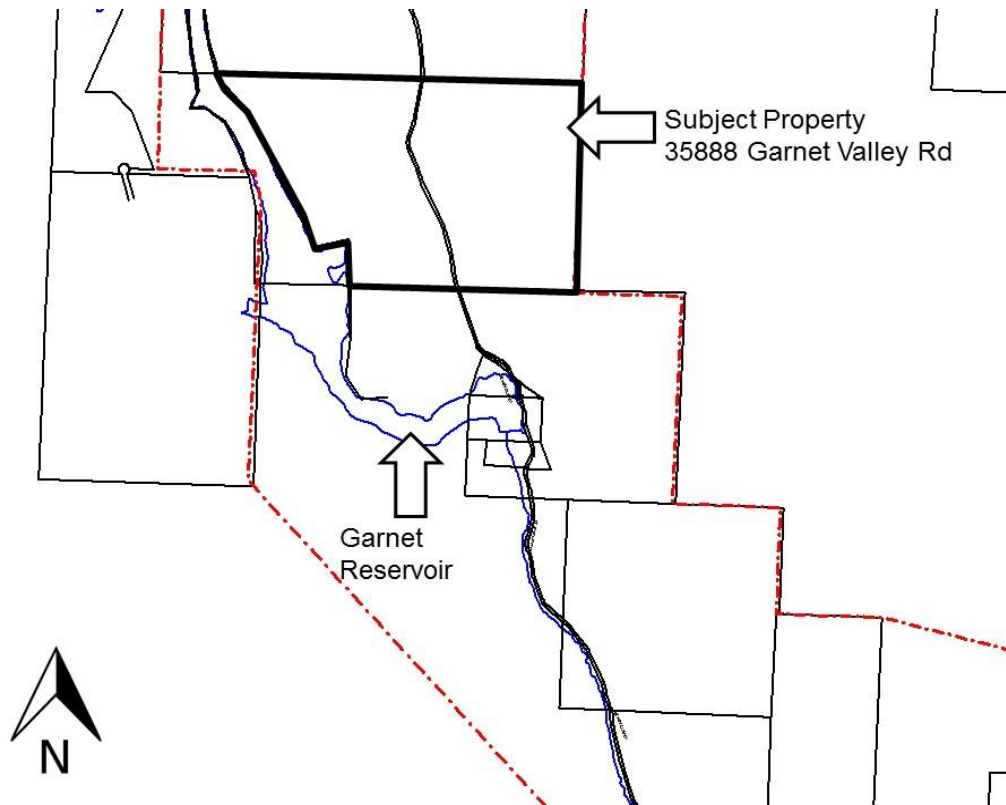
Adopted by the Municipal Council this       day of       , 2015.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer



**SCHEDULE A**



**THE CORPORATION OF THE DISTRICT OF SUMMERLAND**

**BYLAW NUMBER 2015-026**

**A BYLAW TO AMEND 'ZONING BYLAW NO. 2000-450' TO REZONE  
FROM PP – PRESERVATION AND PROTECTION TO  
A2 – AGRICUTURAL LARGE ACREAGE (35888 GARNET VALLEY RD)**

The Municipal Council of the Corporation of the District of Summerland, in open meeting assembled, enacts as follows:

1. THAT Schedule 'B' of District of Summerland Zoning Bylaw No. 2000-450, as amended, be further amended by changing the zoning classification of District Lot 2895, Osoyoos Division Yale District, Except Plans M66, B12625, KAP55537 and KAP70371, located at 35888 Garnet Valley Road, from PP – Preservation and Protection Zone to A2 – Agricultural Large Acreage Zone, as outlined on attached map Schedule A.
2. Bylaw No. 2015-026 may be cited as "Amendment of Zoning Bylaw No. 2000-450 (35888 Garnet Valley Road)".

Read a first time this 14<sup>th</sup> day of September, 2015.

Considered at a Public Hearing this       day of       , 2015.

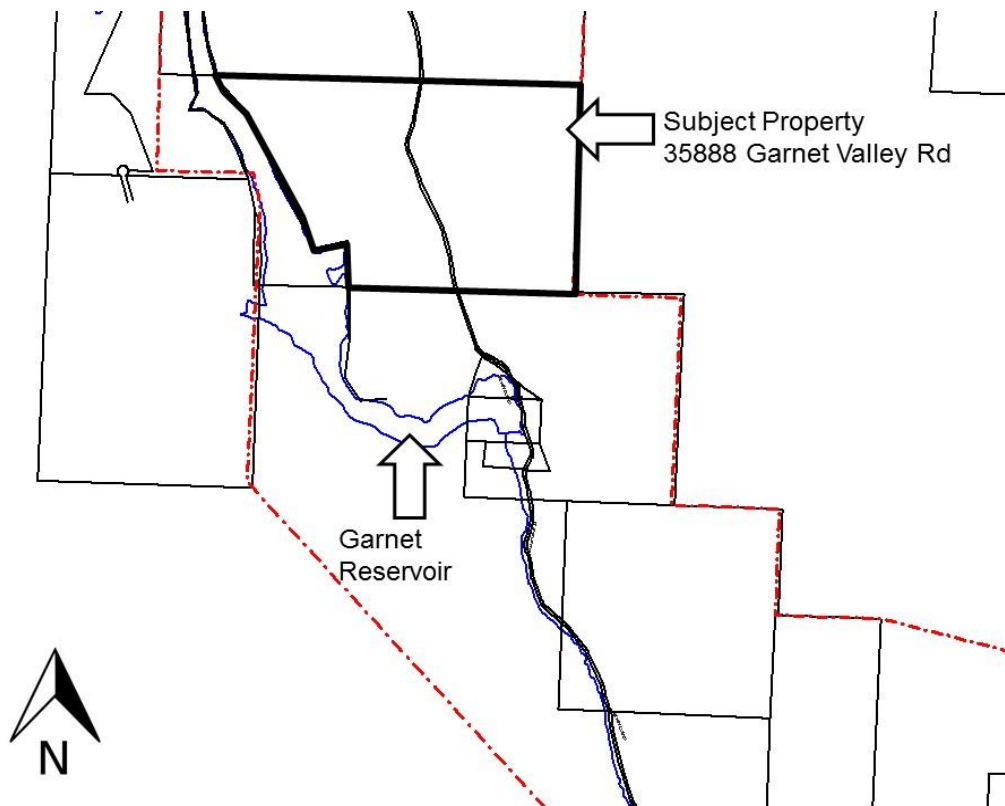
Read a second and third time this       day of       , 2015.

Adopted by the Municipal Council this       day of       , 2015.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

**SCHEDULE A**





THE CORPORATION OF THE  
DISTRICT OF SUMMERLAND  
**STAFF REPORT**

DATE: October 8, 2015  
TO: Linda Tynan, Chief Administrative Officer  
FROM: Katie Karn, Deputy Corporate Officer  
SUBJECT: Zoning Bylaw Amendment to allow for breweries, distilleries and meaderies as permitted uses in the A1 and A2 Zones

---

STAFF RECOMMENDATION:

That Council consider the feedback received at the Public Hearing held October 13, 2015 regarding the proposed Zoning Bylaw amendment to allow for breweries, distilleries and meaderies as permitted uses in the A1 and A2 Zones. Should Council wish to proceed, the appropriate motion will be:

*THAT Bylaw No. 2015-024, "Amendment to Zoning Bylaw No. 2000-450 (Breweries, Distilleries and Meaderies)", be read a second and third time.*

PURPOSE:

To consider a Zoning Bylaw amendment to allow for breweries, distilleries and meaderies as permitted in the A1 and A2 Zones following the Public Hearing held October 13, 2015.

BACKGROUND and DISCUSSION:

On June 15<sup>th</sup> 2015 the BC Lieutenant Governor approved several amendments to the Agricultural Land Reserve, Use Subdivision and Procedure Regulation. The amendment includes allowing breweries, distilleries, and meaderies as a farm use. In response District of Summerland staff are recommending that the District's Zoning Bylaw be updated to ensure municipal regulations are consistent with the provincial regulations.

Should Council wish to proceed with this bylaw, following 3<sup>rd</sup> reading the bylaw will be sent to the Ministry of Transportation for approval, prior to adoption.

Should Council choose to defer the matter, Council may not receive any new information, nor discuss the matter with any member of the public, as the Public Hearing has terminated.

LEGISLATION:

Section 52(3) of the *Transportation Act* requires a Zoning Bylaw to be approved in writing by the minister prior to adoption, when the property is considered a controlled area, located within a radius of 800 metres from an intersection.

OPTIONS:

1. Move second and third readings of the bylaw, and submit to the Ministry for approval.
2. Move a motion not to proceed with the bylaw, should Council not wish to proceed.

Respectfully Submitted

Katie Karn

*Katie Karn*  
*Deputy Corporate Officer*

Approved for Agenda



Linda Tynan, CAO October 8, 2015

## THE CORPORATION OF THE DISTRICT OF SUMMERLAND

### BYLAW NO. 2015-024

#### A BYLAW TO AMEND ZONING BYLAW NO. 2000-450 TO ALLOW BREWERIES, DISTILLERIES AND MEADERIES IN THE A1 AND A2 ZONES

The Municipal Council of the Corporation of the District of Summerland, in open meeting assembled, enacts as follows:

1. THAT Summerland Zoning Bylaw No. 2000-450 as amended, be further amended by:
  - a. in Section 2, Definitions, amending the definition of *Brewing & Distilling* to read as follows:

*"Brewing & Distilling means the Use of Premises for the Brewing or Distilling of alcoholic beverages or beverage products with alcoholic content exceeding one percent by volume, where the Use may involve the milling of grain, rice, malt or honey licensed under the Liquor Control and Licensing Act.";*
  - b. in Section 8.1.3 A1 Zone, adding new subsection (d) *Brewing & Distilling*, and renumbering all subsequent subsections;
  - c. amending Section 8.1.6 (b) Siting Regulations, by adding the words "*Brewing & Distilling*;" between the words "*Cideries*" and "*Building*";
  - d. in Section 8.2.3 A2 Zone, adding new subsection (d) *Brewing & Distilling*, and renumbering all subsequent subsections; and
  - e. amending Section 8.2.6 (b) Siting Regulations, by adding the words "*Brewing & Distilling*;" between the words "*Cideries*" and "*Building*".
2. Bylaw No. 2015-024 may be cited as "Amendment of Zoning Bylaw No. 2000-450 (Breweries, Distilleries and Meaderies)".

Read a first time this 14<sup>th</sup> day of September, 2015.

Considered at a Public Hearing this day of , 2015.

Read a second and third time this day of , 2015.

Approved pursuant to section 52(3) (a) of the *Transportation Act* this day of, 2015.

For Minister of Transportation and Infrastructure

Adopted by the Municipal Council this day of , 2015.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer





THE CORPORATION OF THE  
DISTRICT OF SUMMERLAND  
**STAFF REPORT**

DATE: October 8, 2015  
TO: Linda Tynan, Chief Administrative Officer  
FROM: Katie Karn, Deputy Corporate Officer  
SUBJECT: Zoning Bylaw Amendment for Hunters Hill cluster development

---

**STAFF RECOMMENDATION:**

That Council consider the feedback received at the Public Hearing held October 13, 2015 regarding the proposed Zoning Bylaw amendment allow for cluster development at Hunters Hill. Should Council wish to proceed, the appropriate motion will be:

*THAT Bylaw No. 2015-027 "Amendment of Zoning Bylaw No. 2000-450 (Hunters Hill Cluster Development)", be read a second and third time.*

**PURPOSE:**

To consider a Zoning Bylaw amendment to allow cluster development on two properties in the CR1 – Country Residential Zone.

**BACKGROUND and DISCUSSION:**

When Council moved first reading of Bylaw No. 2015-027 at the Regular Council meeting of September 14, 2015, Council also moved that in conjunction with adoption of the bylaw, a 219 covenant be registered on the titles of the properties. Should Council wish for this bylaw to proceed, following third reading the covenant will be registered on title, allowing for adoption of the bylaw to occur at a future meeting.

Should Council choose to defer the matter, Council may not receive any new information, nor discuss the matter with any member of the public, as the Public Hearing has terminated.

**OPTIONS:**

1. Move second and third readings of the bylaw, following which the covenant will be registered on title; or
2. Move a motion not to proceed with the bylaw, should Council not wish to proceed.

Respectfully Submitted

Katie Karn

Katie Karn  
Deputy Corporate Officer

Approved for Agenda

Linda Tynan, CAO October 8, 2015

**THE CORPORATION OF THE DISTRICT OF SUMMERLAND**

**BYLAW NO. 2015-027**

**A BYLAW TO AMEND THE ZONING BYLAW TO ALLOW CLUSTER  
DEVELOPMENT ON TWO PROPERTIES IN THE CR1-COUNTRY  
RESIDENTIAL ZONE**

---

WHEREAS the Council has adopted a zoning bylaw; and

WHEREAS the Council wishes to allow cluster development on a particular site whereby density rights are consolidated onto a portion of the properties in order to preserve environmental values on the remainder;

NOW THEREFORE the Municipal Council of the Corporation of District of Summerland, in open meeting assembled, enacts as follows:

1. THAT Summerland Zoning Bylaw No. 2000-450 as amended, be further amended by inserting new Section 9.1.4 (c) in Schedule "A", as follows:

"9.1.4 (c) For Lot 1, District Lot 1178, Osoyoos Division Yale District, Plan KAP91886 (18654 Garnet Valley Road) and that Part District Lot 1178 Outlined in Red on Plan B1755, Osoyoos Division Yale District, Except Parts Outlined Red on Plans B5590, B3577 and B7646 and except Plan KAP91886 (19013 Bentley Road); to accommodate the comprehensive cluster development of single detached housing in a bare land strata format or conventional fee simple subdivision format:

- i. Minimum Lot Size 1,300 sq. m
- ii. Minimum Lot Width 20.0m
- iii. Minimum Lot Depth 35.0m".

2. Bylaw No. 2015-027 may be cited as "Amendment of Zoning Bylaw No. 2000-450 (Hunters Hill Cluster Development)".

Read a first time this 14<sup>th</sup> day of September, 2015.

Considered at a Public Hearing this       day of       , 2015.

Read a second and third time this       day of       , 2015.

Adopted by the Municipal Council this       day of       , 2015.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer