



## THE CORPORATION OF THE DISTRICT OF SUMMERLAND COUNCIL REPORT

DATE: June 22, 2015  
TO: Linda Tynan, Chief Administrative Officer  
FROM: Ian McIntosh, Director of Development Services  
SUBJECT: Official Community Plan (OCP) Amendment re: Urban Growth Strategy

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### RECOMMENDATION:

THAT Council pass the following resolutions:

THAT 2<sup>nd</sup> readings of bylaw 2014-002 be rescinded;

AND THAT that bylaw 2014-002 as amended be given 2<sup>nd</sup> reading;

AND FURTHER THAT a public hearing be scheduled for Monday July 27<sup>th</sup> 2015.

### PURPOSE:

To provide a comprehensive overview of the updated version of the proposed amendment to the OCP relating to the Urban Growth Strategy.

### BACKGROUND:

Council directed staff to undertake a comprehensive public review of the current Urban Growth Strategy in 2013. This process was initiated in February of 2013 with the final report presented to Council and the public on December 9, 2013. Staff were directed to prepare an amendment to our Official Community Plan based on the final report. A revised OCP was prepared that reduced the urban growth area, proposed an ALR land exchange, updated the demographic information and reorganized the OCP to be more user friendly. All the sections in the OCP remained unchanged with the exception of the growth strategy and the demographic updates. The reorganization to a more user friendly format resulted in a bylaw that is technically a new OCP even though it is practically an amendment of the existing document. The bylaw eventually received third reading and applications were forwarded to the Agricultural Land Commission (ALC). A new Council was elected in November and directed staff to preserve the existing ALR boundary. The applications to the ALC to both include and exclude land from the ALR were withdrawn. Subsequently, an OCP review steering committee was created to review all OCP amendments since 2008. The committee presented recommendations to revise the urban growth section of bylaw 2014-002 to Council at the April 27<sup>th</sup> regular meeting. A public hearing was scheduled for May 11<sup>th</sup>. The public hearing was subsequently cancelled and the matter referred back to the Select Committee to review whether additional public consultation was required and to further review the recommendation. The Select Committee met on June 9<sup>th</sup>, and is bringing forward the recommendation noted above for Council's consideration. The proposed revision to bylaw 2014-002 is strictly in response to the comments received during the consultation process.

### DISCUSSION:

Sufficient public process has been undertaken to make some informed revisions to the proposed growth strategy. The community was heard with respect to the preservation of farmland. The urban growth boundary in the OCP has been revised based on significant input received from the

electorate. The document still includes the demographic updates and the supported infill component of the growth strategy. Specific changes that have been made to the Urban Growth Area (UGA) as a result of the OCP steering committee and public consultation include mapping changes and revised text that:

- Remove ALR areas from the proposed UGA
- Remove a smaller portion of Victoria Rd South from the proposed UGA
- Leave the Deer Ridge neighbourhood in the proposed UGA

The proposed Urban Growth Area changes are shown on the attached Schedule “A”. The complete revised version of the OCP is included as Schedule “B”.

This revision to the OCP essentially reduces the Urban Growth Area by approximately 50% and respects Summerland’s commitment to “...*creating complete, compact, more energy efficient rural and urban communities*” under the terms of the Climate Action Charter. The revision removes the Summerland Hills Golf Resort Neighbourhood Plan from the Official Community Plan and replaces it with a combination of Open Land, Agriculture and Resource Industrial. This paves the way for future discussions on potential land uses in this area. The select committee clearly wished to involve the community in future discussions as to potential future land uses in the Prairie Valley West area. The first step in this process is to adopt bylaw 2014-002. This updates the OCP with respect to a reduced urban growth area, removal of the Summerland Hills Neighbourhood Plan and updates demographic data. A second public process to determine future land uses in the western portion of our community will be undertaken in due course.

#### Circulation:

This OCP bylaw was circulated to the Works and Utilities department, Finance department Development Services department and Administration. A review by these departments did not identify any concerns with the proposed revisions.

Council has consulted with the RDOS, First Nations, School District 67, the Agricultural Land Commission and various provincial ministries. Staff are recommending that consultation with federal government agencies is not required. District staff are satisfied that all appropriate consultation has taken place. The requirements of Section 879 - Consultation during OCP development of the Local Government Act have therefore been fulfilled.

The bylaw 2014-002 was forwarded to the Okanagan Skaha School District 67 for consultation. The requirements of Section 881 – Planning of School Facilities have therefore been fulfilled.

The proposed bylaw has been considered in conjunction with the District of Summerland’s financial plan and waste management plan. Financial comments are noted below and the proposed revisions to bylaw 2014-002 do not impact the waste management plan. The requirements of Section 882 – Adoption procedures have therefore been fulfilled.

This application was also presented to the Advisory Planning Commission meeting held on April 2, 2015. After reviewing the application and hearing from the public in attendance and support staff, the Commission passed the following recommendation:

***THAT the Advisory Planning Commission support the proposed removal of the ALR lands from the UGA but do not support the inclusion of Hunter’s Hill or Victoria Road South areas unless additional public consultation is undertaken to confirm public support for these proposed changes.***

The revised bylaw noted in this report has not been forwarded to the Advisory Planning Commission for comment as the only difference is leaving the Deer Ridge neighbourhood within the UGA.

#### FINANCIAL IMPLICATIONS:

There are no implications on the District’s Financial Plan with respect to the proposed amendments provided the District continues with the policy that developers pay for any utility servicing that their developments require.

CONCLUSION:

There has been considerable public consultation over this issue including a civic election and bylaw 2014-002 has received significant scrutiny. The only changes to bylaw 2014-002 are:

- a) To adjust the UGA to respect the ALR boundaries, and
- b) To leave a portion of the Victoria Rd south area in the UGA, and
- c) To leave the Deer Ridge neighbourhood in the UGA.

The proposed amendments to bylaw 2014-002 are in response to this consultation and the recommendations of the select committee of council. It is noted that this is the first step in moving forward with future discussions on potential uses in the Prairie Valley West area. This step reduces the Urban Growth Area, removes the future golf course concept, reinforces policies on infill and updates the demographic information. It is recommended that bylaw 2014-002 be adopted as amended.

ALTERNATIVES TO STAFF RECOMMENDATION:

Council could reject the amendments, reject bylaw 2014-002 in its entirety, or send the bylaw back for further review.

Respectfully Submitted

A handwritten signature in black ink, appearing to read 'I. McIntosh', written in a cursive style.

*Ian McIntosh, Director of Development Services*

**Schedule “A” – Existing, Proposed, and Revised Urban Growth Areas**

