



## REGULAR COUNCIL MEETING AGENDA

Monday, April 25, 2016 - 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 April 11, 2016 Special and Regular Council Minutes

Recommendation:

**THAT the Special and Regular Council meeting minutes dated April 11, 2016, be adopted, as presented.**

2.2 Adoption of April 14, 2016 Committee of the Whole Minutes

Recommendation:

**THAT the Committee of the Whole meeting minutes dated April 14, 2016 be adopted, as presented.**

**3. Resolution to Adopt the Agenda**

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

3.1 Adoption of Agenda

Recommendation:

**THAT the April 25, 2016 Regular Council agenda be adopted/amended.**

**4. Public and Statutory Hearings**

4.1 Mayor - calls the Public Hearing to order for "Bylaw No. 2016-009, Amendment of Official Community Plan Bylaw No. 2014-002 (17013 Sanborn Street)".

Mayor - outlines the public hearing process.

Introduction of proposed OCP Amendment:

Director of Development Services - introduces Bylaw No. 2016-009 - a bylaw to add 17013 Sanborn Street to the Hunters Hill Neighbourhood Plan and redesignate it as Rural Residential.

Correspondence Received:

None at the time the agenda was published.

Public Input:

1. Opportunity for those in attendance to present their views (1st time)
2. Opportunity for those in attendance to present their views (2nd time)
3. Opportunity for those in attendance to present their views (3rd and final time)

Close of Public Hearing:

Mayor - declares the Public Hearing for "Bylaw No. 2016-009, Amendment of Official Community Plan Bylaw No. 2014-002 (17013 Sanborn Street)" closed.

**5. Delegations**

*(maximum 5 minutes per delegation)*

26 - 30

5.1 Sergeant Stephane Lacroix Re: Summerland RCMP Quarterly Report

Recommendation:

**THAT Council pass the following resolution:**

**THAT the first quarter report for 2016, presented by Sgt. Stephane Lacroix of the Summerland RCMP Detachment, be received for information.**

31

5.2 Joan Lansdell Re: Presentation to Council of a Framed Print of the Old Sod Roofed Cabin

32 - 62

5.3 MNP to present the 2015 Annual Financial Statements

Recommendation:

**THAT Council pass the following resolutions:**

**THAT Council approve the unaudited 2015 Annual Financial Statements for the District of Summerland.**

**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)

6.1 Comments from Members of Public

**7. Mayor's Report**

7.1 Mayor's Report

8. **CAO's Report**

8.1 CAO's Report

9. **Unfinished Business**

63 - 64

9.1 Resolution brought forward from the April 11, 2016 Committee of the Whole meeting

Recommendation:

**THAT Council pass the following recommendation from the April 14, 2016 Committee of the Whole meeting regarding the 2016 Grants in Aid:**

**THAT the 2016 Grants in Aid be distributed as follows:**

1. **Summerland Community Arts Council - \$5,000**
2. **Summerland Asset Development Initiative - \$5,000**
3. **Summerland Youth Centre Association - \$5,000**
4. **Summerland Museum and Heritage Society - \$40,000**
5. **Friends of the Summerland Ornamental Gardens - \$8,000**
6. **Summerland Food Bank and Resource Centre - \$15,000**
7. **Summerland Royalty Committee - \$1,200**
8. **Royal Canadian Legion Branch #22 Summerland - \$500**
9. **Rotary Goodwill Shakespeare - \$2,904**
10. **Meadowlark Nature Festival - \$1,000**
11. **Firefighter Curling Team - \$500**
12. **Summerland Pipes and Drums - \$500;**

**AND FURTHER THAT a new category of grant funding for ongoing operational support to the Summerland Museum and Heritage Society, the Summerland Youth Centre Association, the Summerland Community Arts Council and the Summerland Asset Development Initiative be established and that the grant in aid application process will not be applicable to this category.**

65 - 67

9.2 Old Flume Trail – Alternative Route near Taylor Place

Recommendation:

**THAT Council pass the following resolutions:**

1. **THAT staff be directed to proceed with the proposed trail route above Taylor Place to provide alternative access through District property and further that the cost of the construction (\$6,000) be funded from the Recreation, Parks & Trails Enhancement Reserve Account.**
2. **THAT staff be directed to prepare an amendment to the Financial Plan bylaw for the \$6,000 expenditure from the Recreation, Parks & Trails Enhancement Reserve account.**

68 - 69	9.3	<b><u>Appointment of Approving Officer</u></b> Recommendation: <b>That Council pass the following resolution:</b>  <b>THAT Peter Muirhead (Muirhead Land Development Solutions Ltd) be contracted by the District of Summerland and appointed as the District of Summerland's Approving Officer for the purpose of processing and considering the subdivision application dated April 18, 2016 for the property legally described as Lot 1, Plan 43571 at 7523 Fudge Street, Summerland.</b>
	<b>10.</b>	<b>Correspondence</b>
70 - 87	10.1	<b><u>Informational Items</u></b> Recommendation: <b>THAT the informational items included in the report dated for the April 24, 2016 Regular Council meeting, from the Manager of Legislative Services, be received for information.</b>
88 - 90	10.2	<b><u>Committee/Commission Minutes</u></b> Recommendation: <b>THAT the Commission minutes included in the report dated for the April 25, 2016 Regular Council meeting, from the Manager of Legislative Services, be received for information.</b>
	<b>11.</b>	<b>Development Services Reports</b>
91 - 95	11.1	<b><u>Development Variance Permit for 25200 Callan Road</u></b> Recommendation: <b>THAT Council pass the following resolution:</b>  <b>THAT the Development Variance Permit application to vary Section 5.5 of Zoning Bylaw 2000-450 to increase the maximum allowable height of a retaining wall to 3.8m (12 ½ feet) for Lot 1, DL 2695, ODYD, Plan EPP35361, located at 25200 Callan Road, be approved.</b>
	<b>12.</b>	<b>Staff and Other Reports</b>
96 - 100	12.1	<b><u>Trans Canada Trail Champions</u></b> Recommendation: <b>THAT Council pass the following resolution:</b>  <b>THAT the Trans Canada Trail's invitation to Mayor Waterman to join hundreds of Mayor's from across Canada to become a National 'Champion' of the Trans Canada Trail be approved.</b>



101 - 110

12.2 Agricultural Land Commission Appeal Re: 18014 Garnet Valley Road

Recommendation:

**THAT Council pass the following resolution:**

**THAT Council decline the request from Kimberly Burns to provide a letter in support of an appeal to the ALC decision regarding the application for Non-Farm Use in the ALR at 18014 Garnet Valley Road.**

**13. New Business**

**14. Bylaws**

111 - 114

14.1 Bylaw No. 2016-009, Amendment of Official Community Plan Bylaw No. 2014-002 (17013 Sanborn Street) (2nd and 3rd Reading, and Adoption)

Recommendation:

**That Council consider the feedback received at the Public Hearing held April 25, 2016 regarding the proposed OCP Bylaw amendment. Should Council wish to proceed, the appropriate motion will be:**

1. **THAT “Bylaw No. 2016-009, Amendment of Official Community Plan Bylaw No. 2014-002 (17013 Sanborn Street)”, be read a second and third time;**
2. **THAT “Bylaw No. 2016-009, Amendment of Official Community Plan Bylaw No. 2014-002 (17013 Sanborn Street)”, be adopted.**

115 - 158

14.2 Financial Plan (2016-2020) Bylaw No. 2016-010 (1st, 2nd and 3rd reading)

Recommendation:

**THAT Council pass the following resolutions:**

1. **THAT “Financial Plan (2016-2020) Bylaw No. 2016-010”, be introduced and read a first and second time by title only.**
2. **THAT “Financial Plan (2016-2020) Bylaw No. 2016-010”, be read a third time.**

**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 April 25, 2016 Regular Council meeting be adjourned.**



MINUTES OF THE SPECIAL COUNCIL  
HELD AT DISTRICT OF SUMMERLAND  
COUNCIL CHAMBERS  
13211 HENRY AVENUE, SUMMERLAND, BC  
ON MONDAY, APRIL 11, 2016

---

Members Present:

Mayor Peter Waterman  
Councillor Richard Barkwill  
Councillor Toni Boot  
Councillor Erin Carlson  
Councillor Doug Holmes (arrived at 6:33 p.m.)  
Councillor Erin Trainer

Members Absent:

Councillor Janet Peake

Staff Present:

Linda Tynan, CAO  
Kris Johnson, Director of Works and Utilities  
Ian McIntosh, Director of Development Services  
Tricia Mayea, Manager of Legislative Services

1. CALL TO ORDER

Mayor Waterman called the April 11, 2016 Special Council meeting to order at 6:00 p.m.

2. ADOPTION OF AGENDA

S-2016-19  
Moved and Seconded,

**THAT the April 11, 2016 Special Council agenda be adopted.**  
CARRIED

3. RESOLUTION TO CLOSE MEETING TO THE PUBLIC

S-2016-20  
Moved and Seconded,

**THAT this meeting now be closed to the public pursuant to Sections 90(1)(a)(c) and (e) of the *Community Charter* for Council to discuss:**

- **personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent**

Special Council

April 11, 2016

**of the municipality or another position appointed by the municipality;**

- **labour relations or other employee relations; and**
- **the acquisition, disposition or expropriation of land or improvements.**

CARRIED

4. ADJOURNMENT

S-2016-21

Moved and Seconded,

**THAT the April 11, 2016 Special Council meeting be adjourned at 6:40 p.m.**

CARRIED

Certified Correct:

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

\_\_\_\_\_  
Mayor



MINUTES OF THE REGULAR COUNCIL  
HELD AT DISTRICT OF SUMMERLAND  
COUNCIL CHAMBERS  
13211 HENRY AVENUE, SUMMERLAND, BC  
ON MONDAY, APRIL 11, 2016

---

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  
Kris Johnson, Director of Works and Utilities  
Ian McIntosh, Director of Development Services  
Tricia Mayea, Manager of Legislative Services

1. CALL TO ORDER

Mayor Waterman called the meeting to order at 7:00 p.m.

2. ADOPTION OF MINUTES

2.1 Adoption of March 29, 2016 Minutes

R-2016-108  
Moved and Seconded,

**THAT the Special Council, Regular Council and Committee of the Whole meeting minutes dated March 29, 2016 be adopted, as presented.**

CARRIED

2.2 Adoption of March 31, 2016 Committee of the Whole Minutes

R-2016-109  
Moved and Seconded,

**THAT the Committee of the Whole Minutes dated March 31, 2016 be adopted, as circulated.**

CARRIED

3. RESOLUTION TO ADOPT THE AGENDA

R-2016-110  
Moved and Seconded,

**THAT the April 11, 2016 Regular Council agenda be adopted, as circulated.**

CARRIED

4. DELEGATIONS

4.1 Barbara Thorburn from the Summerland Earth Week Committee Re:  
Summerland Earth Week

R-2016-111  
Moved and Seconded,

1. **THAT the delegation from the Summerland Earth Week Committee be received for information.**
2. **THAT the request that the District of Summerland join the “Blue Dot movement” declaration list be referred to staff for review and report back to council.**

CARRIED

4.2 John Dorn Re: Summerland Friday the 13th Motorcycle Rally

R-2016-112  
Moved and Seconded,

**THAT the delegation from the Summerland Friday the 13th Motorcycle Rally be received for information.**

CARRIED

5. PUBLIC COMMENT OPPORTUNITY - 15 MINUTES MAXIMUM

None.

6. MAYOR'S REPORT

The Mayor reported on meetings and events that he recently attended including the SADI fundraiser. He noted that the proposed Trout Creek school closure is at the forefront of Council's agenda. Council will be pursuing avenues at SILGA and the UBCM and are attempting to schedule a meeting with the Minister of Education. He noted that Earth Week runs from April 16 – 24 and invited the community to attend one of the many events being held.

7. CAO'S REPORT

R-2016-113  
Moved and Seconded,

**THAT the CAO Report dated April 11, 2016 be received for information.**

CARRIED

8. UNFINISHED BUSINESS

8.1 Resolution brought forward from the Special Closed Session of March 29, 2016

Appointment to the Heritage Advisory Commission

***"THAT Michael Walker be appointed as a member to the Heritage Advisory Commission for the term ending June 8, 2018."***

8.2 Naming of dedicated park at 1109 Stonor Street

R-2016-114  
Moved and Seconded,

**THAT the park located at 1109 Stonor Street be named "Woodbridge Nature Preserve".**

CARRIED

Councillors' Carlson and Trainer Opposed

9. CORRESPONDENCE

Informational Items

R-2016-115  
Moved and Seconded,

**THAT the informational items included in the report dated for the April 11, 2016 Regular Council meeting, from the Manager of Legislative Services, be received for information.**

CARRIED

10. STAFF AND OTHER REPORTS

10.1 Request to complete Bird Banding in Summerland

R-2016-116  
Moved and Seconded,

**THAT the report dated April 11, 2016 from the Director of Development Services regarding a request to complete Bird Banding in Summerland, be received for information;**

**AND FURTHER THAT the Okanagan Wildlife and Nature Society be authorized to conduct bird banding at the Rodeo Grounds, the newly dedicated park at 1109 Stonor Street, and the Adams Bird Sanctuary.**

CARRIED

10.2 Annual Pricing Contract for Water Treatment Chemicals

R-2016-117  
Moved and Seconded,

**THAT the report "Annual Pricing Contract for Water Treatment Chemical" submitted by the Director of Works and Utilities on April 11, 2016, be received for information.**

CARRIED

10.3 Summerland Friday the 13th Motorcycle Rally

R-2016-118

Moved and Seconded,

**THAT the 'Special Event Temporary Road, Sidewalk or Parking Stall Closure Application' to close Verity Street adjacent to 14205 Rosedale Avenue on May 13, 2016 from 9:00am to 11:00pm from the Royal Canadian Legion Branch 22 to hold the "Summerland Friday the 13th Motorcycle Rally" be approved.**

CARRIED

10.4 Summerland Arts Council - Former Library Building

R-2016-119

Moved and Seconded,

**THAT staff be directed to negotiate a temporary agreement with the Summerland Community Arts Council to allow for their immediate use of the upstairs space at the former Library building with the understanding that a governance model and terms of a detailed operating agreement will be developed.**

**AND FURTHER, THAT up to \$10,000 be provided for assistance to ready the space for the Arts Council and its member organizations with the understanding that responsibility for further capital investment in the development of an Arts and Culture Centre will be explored during discussions regarding a governance model.**

CARRIED

10.5 Climate Action

R-2016-120

Moved and Seconded,

**THAT the report dated April 11, 2016 (Climate Action Initiatives) be received for information;**

**AND FURTHER pending the finalization of the 2016-2020 Financial Plan, that the CAO be directed to develop a one year contract position for Climate Action/Sustainability/Alternative Energy Coordinator for the purpose of re-establishing Summerland's investment and commitment to sustainability and to re-establish the Climate Action Committee with appropriate staff support.**

CARRIED



11. BYLAWS

- 11.1 Bylaw No. 2016-005, Amendment of Zoning Bylaw No. 2000-450 - Carriage House Regulations (adoption)

R-2016-121  
Moved and Seconded,

**THAT "Bylaw No. 2016-005, Amendment of Zoning Bylaw No. 2000-450" - a bylaw to regulate Carriage House sizes, be adopted.**

CARRIED

- 11.2 Bylaw No. 2016-006, Amendment of Official Community Plan Bylaw No. 2014-002 - 1109 Stonor Street (adoption)

R-2016-122  
Moved and Seconded,

**THAT "Bylaw No. 2016-006, Amendment of Official Community Plan Bylaw No. 2014-002" - a bylaw to redesignate 1109 Stonor Street to Parks, be adopted.**

CARRIED

- 11.3 Bylaw No. 2016-007, Amendment of Zoning Bylaw No. 2000-450 - 1109 Stonor Street (adoption)

R-2016-123  
Moved and Seconded,

**THAT "Bylaw No. 2016-007, Amendment of Zoning Bylaw No. 2000-450" - a bylaw to rezone 1109 Stonor Street to Preservation & Protection, be adopted.**

CARRIED

- 11.4 Bylaw No. 2016-008, Local Sanitary Sewer Service Area - 5815 Highway 97 (adoption)

R-2016-124  
Moved and Seconded,

**THAT "Local Sanitary Sewer Service Area (5815 Highway 97) Bylaw No. 2016-008" - a bylaw to establish a local service area for the extension of the sanitary sewer system, be adopted.**

CARRIED

- 11.5 Bylaw No. 2016-009, Amendment of Official Community Plan Bylaw No. 2014-002 (17013 Sanborn Street) (first reading)

R-2016-125

Moved and Seconded,

**THAT Official Community Plan Bylaw No. 2014-002 be amended to:**

1. **Add Lot 1, DL 472, ODYD, Plan 21118 (17013 Sanborn Street) to the Hunters Hill Neighbourhood Plan, and**
2. **Change the designation of Lot 1, DL 472, ODYD, Plan 21118 (17013 Sanborn Street) from Open Land to Rural Residential, and**
3. **Amend Schedule J Neighbourhood Plans to include Lot 1, DL 472, ODYD, Plan 21118 (17013 Sanborn Street).**

**AND FURTHER THAT 'Bylaw No. 2016-009, Amendment of Official Community Plan Bylaw No. 2014-002 (17013 Sanborn Street)' be given first reading and proceed to public hearing on April 25, 2016.**

CARRIED

12. COUNCILLOR REPORTS

Councillors' Holmes, Carlson, Boot, Barkwill and Trainer reported on meetings and events they recently attended.

13. PUBLIC/MEDIA QUESTION PERIOD

14. ADJOURNMENT

R-2016-126

Moved and Seconded,

Recommendation:

**THAT the meeting be adjourned at 8:19 p.m.**

CARRIED

Certified Correct:

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

\_\_\_\_\_  
Mayor



MINUTES OF THE  
COMMITTEE OF THE WHOLE  
HELD AT DISTRICT OF SUMMERLAND  
COUNCIL CHAMBERS  
13211 HENRY AVENUE, SUMMERLAND, BC  
ON THURSDAY, APRIL 14, 2016

---

Members Present:

Mayor Peter Waterman  
Councillor Toni Boot  
Councillor Erin Carlson  
Councillor Doug Holmes  
Councillor Janet Peake  
Councillor Erin Trainer (arrived at 7:11 p.m.)

Members Absent:

Councillor Richard Barkwill

Staff Present:

Linda Tynan, CAO  
Lorrie Coates, Director of Finance  
Tricia Mayea, Manager of Legislative Services

1. CALL TO ORDER

Mayor Waterman called the April 14, 2016 Committee of the Whole meeting to order at 7:05 p.m.

2. ADOPTION OF AGENDA

Adopt Agenda

COW-2016-21  
Moved and Seconded,

Recommendation:

**THAT the April 14, 2016 Committee of the Whole agenda be adopted, as amended, to include the following late items:**

- **Meeting invitation from Peter Fassbender, Minister of Community, Sport and Cultural Development - New Business Item 4.1.**
- **Response from the Minister of Education's office - New Business Item 4.2.**
- **2016 Budget Meetings - New Business - Item 4.3.**

CARRIED

3. UNFINISHED BUSINESS

3.1. 2016 Grant in Aid Requests

COW-2016-22

Moved and Seconded,

Recommendation:

**THAT the following resolution be forwarded to Council for approval:**

**THAT the 2016 Grants in Aid be distributed as follows:**

1. Summerland Community Arts Council - \$5,000
2. Summerland Asset Development Initiative - \$5,000
3. Summerland Youth Centre Association - \$5,000
4. Summerland Museum and Heritage Society - \$40,000
5. Friends of the Summerland Ornamental Gardens - \$8,000
6. Summerland Food Bank and Resource Centre - \$15,000
7. Summerland Royalty Committee - \$1,200
8. Royal Canadian Legion Branch #22 Summerland - \$500
9. Rotary Goodwill Shakespeare - \$2,904
10. Meadowlark Nature Festival - \$1,000
11. Firefighter Curling Team - \$500
12. Summerland Pipes and Drums - \$500.

CARRIED

4. NEW BUSINESS

4.1. Meeting with Minister Fassbender

The CAO advised Minister Peter Fassbender will be in Summerland on Friday, April 22, 2016 and has requested to meet with Council. The CAO will email the details to Council and final arrangements will be made early next week.

4.2. Response from the Minister of Education's Office

The CAO advised that she received an email late this afternoon in response to Council's request to meet with Mike Bernier, the Minister of Finance. The response stated that Minister staff had talked about the District's request and suggest that Summerland deal directly with the local MLA, Dan Ashton.

Council was not satisfied with this response and directed the CAO to reply, noting in the reply that the closure of Trout Creek Elementary School is a very important issue to the community, and that Council would like to meet directly with the Minister.

Committee of the Whole

April 14, 2016

4.3. 2016 Budget Meetings

Council determined they are satisfied that budget deliberations are complete and no more meetings are required. Staff was directed to proceed with finalizing the budget and to introduce the Tax Rates Bylaw, the Financial Plan Bylaw, and the Fees and Charges Bylaw Amendment to the Water, Sewer and Electric Rates to Council at the April 25, 2016 meeting.

5. ADJOURN

Adjourn

COW-2016-23  
Moved and Seconded,

Recommendation:

**THAT the April 14, 2016 Committee of the Whole meeting adjourn at 8:47 p.m.**

CARRIED

Certified Correct:

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

\_\_\_\_\_  
Mayor

**THE CORPORATION OF THE DISTRICT OF SUMMERLAND**

**BYLAW NUMBER 2016-009**

**A BYLAW TO AMEND 'SUMMERLAND OFFICIAL COMMUNITY  
PLAN BYLAW NO. 2014-002'  
(17013 SANBORN STREET)**

The Municipal Council of the Corporation of the District of Summerland, in open meeting assembled, enacts as follows:

1. THAT Official Community Plan Bylaw No. 2014-002 be amended to:
  - a. Add Lot 1, DL 472, ODYD, Plan 21118 (17013 Sanborn Street) to the Hunters Hill Neighbourhood Plan, as outlined on the attached map Schedule A; and
  - b. Change the designation of Lot 1, DL 472, ODYD, Plan 21118 (17013 Sanborn Street) from Open Land to Rural Residential; and
  - c. Amend Schedule J Neighbourhood Plans to include Lot 1, DL 472, ODYD, Plan 21118 (17013 Sanborn Street).
2. THAT each reading of this bylaw has received a majority vote of the full Municipal Council pursuant to Section 477(2) of the *Local Government Act*.
3. This bylaw may be cited as "Bylaw No. 2016-009, Amendment of Official Community Plan Bylaw No. 2014-002 (17013 Sanborn Street)."

Read a first time this 11<sup>th</sup> day of April, 2016.

Considered at a Public Hearing this \_\_\_\_ day of \_\_\_\_\_, 2016.

Read a second time this \_\_\_\_ day of \_\_\_\_\_, 2016.

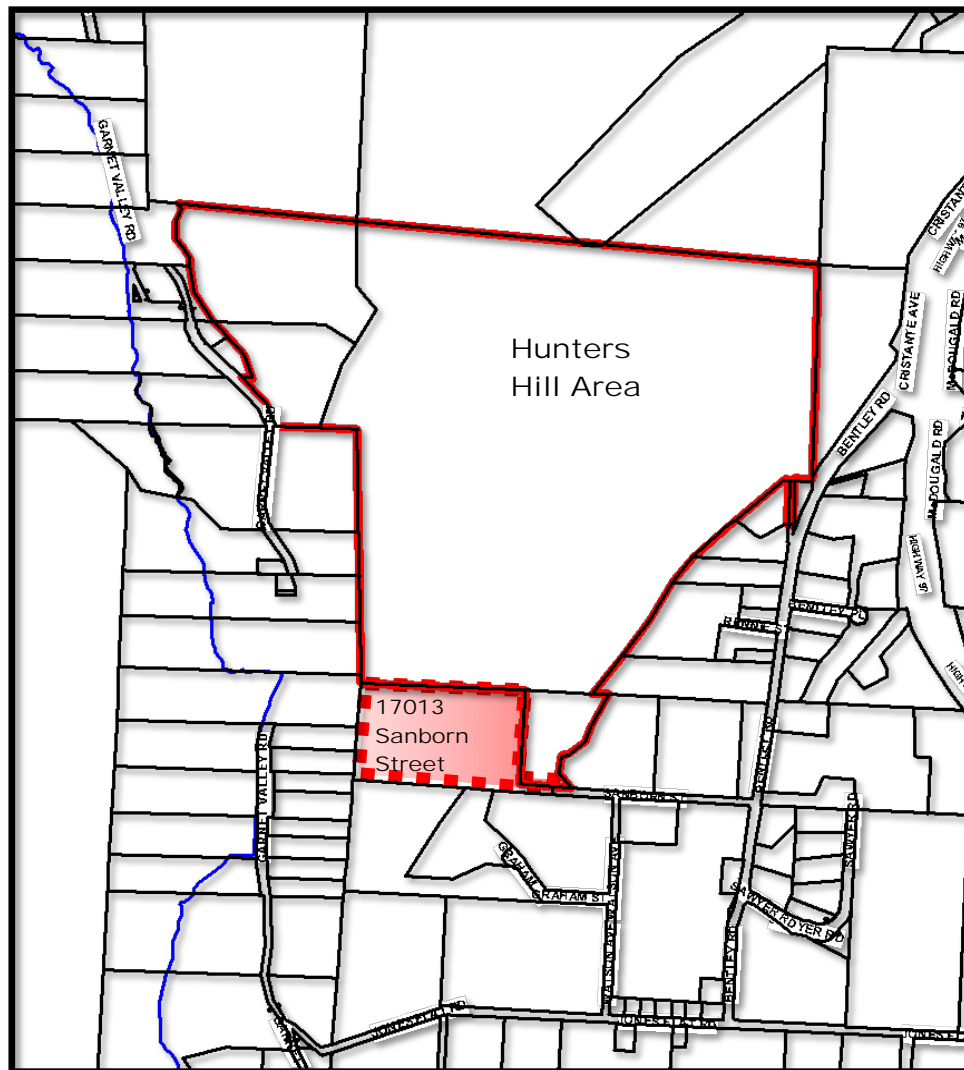
Read a third time this \_\_\_\_ day of \_\_\_\_\_, 2016.

Adopted by the Municipal Council of the District of Summerland this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Mayor

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

SCHEDULE 'A' TO BYLAW 2016-009





## THE CORPORATION OF THE DISTRICT OF SUMMERLAND COUNCIL REPORT

DATE: April 11, 2016  
TO: Linda Tynan, Chief Administrative Officer  
FROM: Ian McIntosh, Director of Development Services  
SUBJECT: OCP Amendment to include Lot 1, DL 472, ODYD, Plan 21118 (17013 Sanborn Street) into to the Hunters Hill Neighbourhood Plan

---

### STAFF RECOMMENDATION:

That Council pass the following resolutions:

*THAT Official Community Plan Bylaw No. 2014-002 be amended to:*

- 1. Add Lot 1, DL 472, ODYD, Plan 21118 (17013 Sanborn Street) to the Hunters Hill Neighbourhood Plan, and*
- 2. Change the designation of Lot 1, DL 472, ODYD, Plan 21118 (17013 Sanborn Street) from Open Land to Rural Residential, and*
- 3. Amend Schedule J Neighbourhood Plans to include Lot 1, DL 472, ODYD, Plan 21118 (17013 Sanborn Street).*

*AND FURTHER THAT 'Bylaw No. 2016-009, Amendment of Official Community Plan Bylaw No. 2014-002 (17013 Sanborn Street)' be given first reading and proceed to public hearing on April 25, 2016.*

### PURPOSE:

To present a comprehensive review of the applicant's request to amend the Official Community Plan to add their property to the Hunters Hill Neighbourhood Plan area and designate their property as Rural Residential

### BACKGROUND:

Current Use:	Country Residential
Parcel Size:	13 acres (5.26 hectares)
Zoning:	CR1
OCP:	Open Space
M.o.T. Approval:	Required

This subject site is located at the West end of Sanborn Street. The property is adjacent to the lands known as the 'Hunters Hill' area. A site map is attached as Schedule "A".

The property is approximately five (5) hectares in size and has an existing single detached house on-site. The property is 'land-locked' except for 10m of road frontage on Sanborn



Street. The existing house is accessed via an access easement over the Hunters Hill lands. Most of the property is characterized by steep topography however there are three 'bench' areas toward the top of the slope which may be suitable for development.

The property is subject to the same covenant as the adjacent Hunters Hill lands that prohibits development until a neighbourhood plan is completed. The property owners wish to be included in the Hunters Hill neighbourhood plan area and develop their property in accordance with the principles included in the recently adopted Hunters Hill Neighbourhood Plan.

#### DISCUSSION:

##### **OCP**

The property is designated as 'Open Land' in the District's Official Community Plan (OCP). The current OCP designation and zoning bylaw classification for this property are not consistent with each other. The 'Open Space' designation is typically meant to accommodate forestry, grazing, open land recreation and conservation uses which does not relate to the existing CR1 – Country Residential zone which allows for residential uses to take place on the property.

The OCP designation is inconsistent with the current zoning as in 1999 Council agreed to adopt a bylaw to rezone the subject property from FG – Forestry Grazing to CR1 – Country Residential on the condition that prior to submitting an application to subdivide the land the owner must prepare a neighbourhood plan in accordance with the terms outlined in the OCP. A restrictive covenant in accordance with Section 219 of the Land Title Act has been registered on the title of the property to enforce this condition.

The owners of the Hunters Hill area also had the same condition for a neighbourhood plan placed on their land. In 2014 the Hunter Hill neighbourhood plan was completed and adopted in the OCP. The applicants are applying to amend the OCP so that the Hunters Hill neighbourhood plan would apply to their property to satisfy their requirement to complete a neighbourhood plan.

##### **Hunters Hill Neighbourhood Plan**

The Hunters Hill neighbourhood plan is a 244 page document meant to guide development in the Hunters Hill area. The plan contains goals and objectives meant to inform and guide future development which could be applied to the subject site as well. Specifically, text in the plan regarding hillside development, zoning, environmental protection, utility servicing, road network, and drainage are all directly applicable to the subject site without need for any amendments to the existing plan.

The existing maps delineating the "Hunters Hill Area" are proposed to be amended to include the applicant's property into the plan.

##### **Development Permit Areas**

The subject site as well as the existing Hunters Hill lands are located in the Environmentally Sensitive Development Permit Area and the Wildfire Interface Development Permit Area. Regardless of the neighbourhood plan each property owner is required to obtain Development Permits prior to subdivision or development of the properties.

##### **Zoning Bylaw**

The property is zoned CR1 – Country Residential. If the OCP was amended by adding the subject property into the Hunters Hill neighbourhood plan the existing CR1 zoning

could allow for up to five (5) lots to be created provided they can meet the subdivision regulations of the CR1 zone which includes a minimum lot area of 1.0ha and a minimum lot width of 45.0m.

The Hunters Hill lands are zoned CR1 with the special provision to allow the comprehensive cluster development of single detached housing in a bare land strata format or conventional fee simple subdivision. The subject property is not subject to the cluster zoning option and would require rezoning if the owners wish to pursue this option.

#### **Circulation Comments**

This application has been circulated to the District's Works and Utilities Dept. and no issues specific to inclusion into the Hunters Hill Neighbourhood Plan area have been identified. Prior to adoption the bylaw will be required to be referred to Ministry of Transportation and Infrastructure.

The application has also been circulated to neighbouring properties as required. No comments were received as of the writing of this report.

This application was also presented to the Advisory Planning Commission meeting held on February 26, 2016. 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 recommend support of the application as presented.*

District staff are recommending that this bylaw does not require consultation with the RDOS, adjacent municipalities, first nations or other Provincial agencies or Federal agencies. District staff are therefore satisfied that all appropriate consultation has taken place. The requirements of Section 475 - Consultation during OCP development of the Local Government Act have therefore been fulfilled.

The proposed bylaw amendment has been 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 amendment has been considered in conjunction with the District of Summerland's financial plan and waste management plan. The requirements of Section 477 – Adoption procedures have therefore been fulfilled.

#### **FINANCIAL IMPLICATIONS:**

There are no financial implications to the District with respect to this OCP amendment application.

#### **CONCLUSION:**

The proposed OCP amendment is to add this property into the Hunters Hill neighbourhood plan. It would allow the property owner to develop their property in accordance with the planning principles in the Hunters Hill Neighbourhood Plan. If the OCP amendment is approved the requirement for a neighbourhood plan will be satisfied so the owner could apply for a total of five (5) lots to be created by subdivision. The normal subdivision process would apply including both an environmentally sensitive development permit and wildfire interface development permit. This property is immediately adjacent to the Hunters Hill neighbourhood, is subject to the same covenant and has the same zoning. It appears appropriate to include them into the Hunters Hill Neighbourhood Plan area.

OPTIONS:

1. Support the application as presented.
2. Deny the application.
3. Refer the application back to staff for further review.

Respectfully Submitted



---

*Ian McIntosh,*  
*Director of Development Services*

**Approved for Agenda**

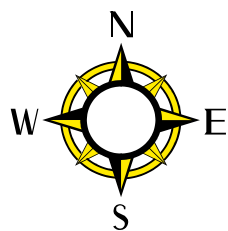
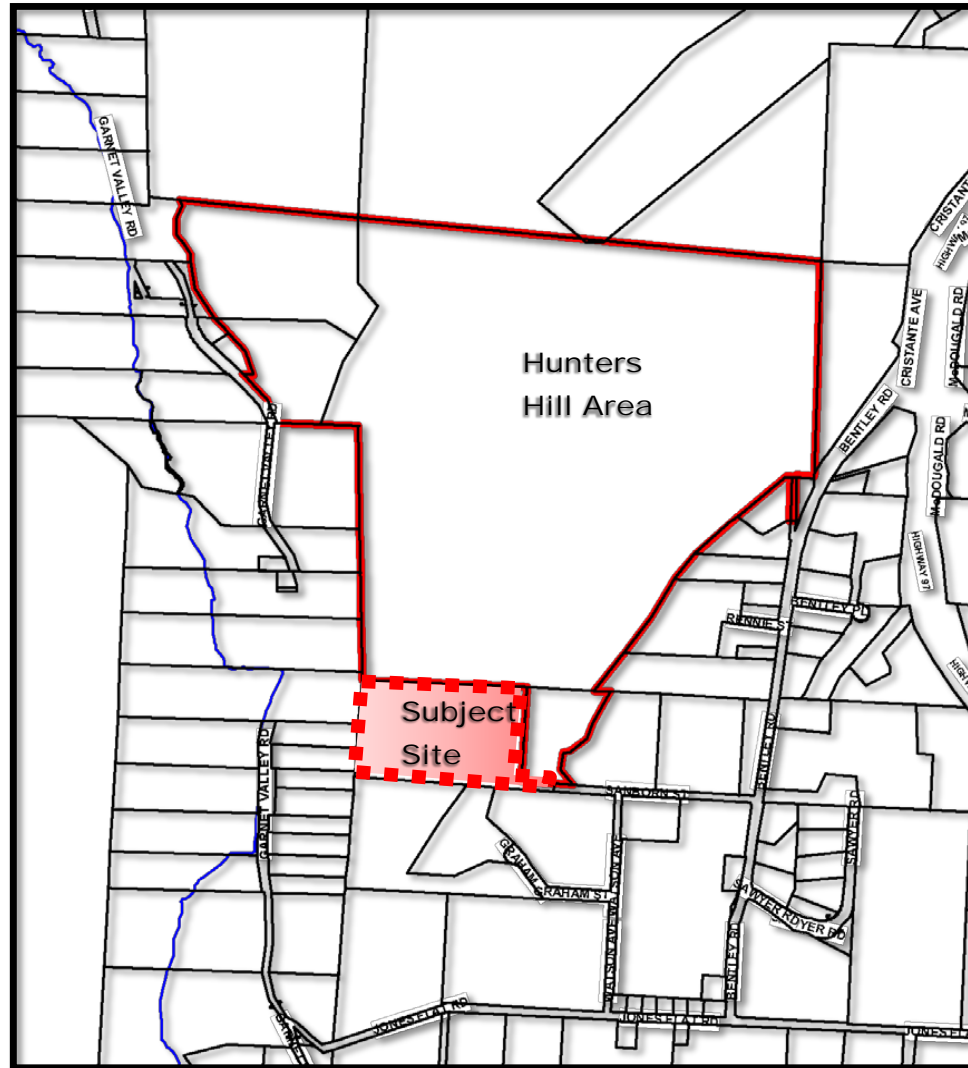
---

**CAO**

**Date**

**Schedule "A" – Site Map**

---



<http://summerland.ca/docs/default-source/development-services/amened-hunter-39-s-hill-neighbourhood-plan.pdf?sfvrsn=2>

**SCHEDULE 'J'**  
**Neighbourhood Plans**

**Legend**  
Approved Neighbourhood Plans

The map displays a large area in the upper right and a smaller area in the lower left, both highlighted in bright blue to indicate approved neighbourhood plans. The map is overlaid with a grid of streets, many of which are labeled with names such as RENEY ST, CHERRY ST, and others. The blue areas represent specific zones within the larger street network.



THE CORPORATION OF THE  
DISTRICT OF SUMMERLAND  
**DELEGATION**

DATE: April 25, 2016  
TO: Linda Tynan, Chief Administrative Officer  
FROM: Tricia Mayea, Manager of Legislative Services  
SUBJECT: Summerland RCMP Detachment Quarterly Report (Jan-Mar 2016)

---

**STAFF RECOMMENDATION:**

That Council pass the following resolution:

*THAT the first quarter report for 2016, presented by Sgt. Stephane Lacroix of the Summerland RCMP Detachment, be received for information.*

**BACKGROUND and DISCUSSION:**

Sgt. Stephane Lacroix will provide Council with a brief overview of the policing operations in Summerland and presenting the first quarter (Jan-Mar) report for 2016.

**OPTIONS:**

1. Move the motion as recommended by staff.
2. Refer back to staff for other options.

Respectfully Submitted

Tricia Mayea  
Manager of Legislative Services

Approved for Agenda

Linda Tynan, CAO



## **Quarterly Report**

**Prepared for the Town of Summerland**

**April 2016**

This document is the property of the Royal Canadian Mounted Police, and may not be reclassified, copied, reproduced or used in whole or part or further disseminated without the express consent of the originator. Third Party Rule applies.

## Summerland Detachment

Area Commander: **Sgt. Stephane LACROIX**

*This reporting period encompasses the first three month period of the calendar year 2016. The intent of this correspondence is to provide Mayor and Council with a brief overview of policing operations as they pertain to the Town of Summerland.*

### ANNUAL PERFORMANCE PLAN

Each R.C.M.P. Detachment is mandated to prepare an annual performance plan which addresses identified local policing priorities. These are identified through consultation with elected officials, senior staff members, Community Policing Advisory Committees and other stakeholders. As such, our 2014/15 plan focusses on the following issues:

1. Contribute to Safe Road
2. Police/Community Relations – Police Visibility
3. Contribute to Safer Youth
4. Vulnerable People

### CRIME STATISTICS

Summerland									
	Apr to Jun	Jul to Sep	Oct to Dec	Jan to Mar	Range (prev 9 mos)		Year to Date		% Change
	2015	2015	2015	2016	Low	High	2015	2016	
Assault	8	5	7	9	5.5	9.0	3	9	200%
Robbery	0	0	0	0	0.0	0.0	0	0	N/C
Sex Offences	1	0	0	1	-0.1	1.1	3	1	-67%
B&E Business	3	7	11	11	4.2	11.8	5	11	120%
B&E Residence	7	3	5	3	2.6	6.4	0	3	N/C
B&E Other	6	7	5	7	5.3	7.2	6	7	17%
Theft of Vehicle	4	21	9	5	1.9	17.6	12	5	-58%
Theft from Vehicle	18	40	29	16	14.7	36.8	12	16	33%
Other theft	24	18	23	18	17.5	24.0	28	18	-36%
Shoplifting	0	1	2	1	0.0	1.8	3	1	-67%
Mischief	21	14	17	18	14.6	20.4	15	18	20%
Fraud	7	6	6	6	5.8	6.8	11	6	-45%
Cause Disturbance	13	17	9	8	0.0	15.9	2	8	300%
Drug Possession	4	7	2	5	2.4	6.6	4	5	25%
Drug Trafficking	1	1	1	1	0.0	1.0	0	1	N/C
Drug Production	0	0	0	0	0.0	0.0	0	0	N/C
Arson	0	0	0	1	-0.3	0.8	0	1	N/C
Weapons Offences	2	2	1	0	0.3	2.2	1	0	-100%
Injury Collisions	5	2	9	3	1.7	7.8	2	3	50%
Fatal Collisions	0	0	0	0	0.0	0.0	0	0	N/C
24 hour suspensions	2	0	0	1	0.0	1.7	0	1	N/C
IRPs	4	1	1	5	0.7	4.8	4	5	25%

This document is the property of the Royal Canadian Mounted Police, and may not be reclassified, copied, reproduced or used in whole or part or further disseminated without the express consent of the originator. Third Party Rule applies.



Q1 2016 Calls for Service: **607**, Q1 2015 Calls for Service: **562**, increase of **8.0%**

Q1 2016 Criminal Code Files: **117**, Q1 2015 Criminal Code Files: **117**, no change

**Notable Trends :**

-Higher than average number of assaults (200% increase over Q1 2015).

-High number of business break & enters, but still within average (120% increase over Q1 2015).

## **SUMMERLAND HUMAN RESOURCES**

---

### **9 Police Officers (Municipally funded)**

Cst MARCH is still on Maternity leave and due back in August 2016

### **2 Support Clerks (Municipal Employees)**

## **CONTRIBUTE TO SAFE ROADS**

---

Summerland members conduct regular road checks throughout the community. Target areas include licensing requirements, vehicle equipment, impaired driving and distracted driving. Throughout 2015 Summerland Detachment will continue to utilize the support of our volunteer Speed Watch team to assist in identifying distracted drivers and those traveling in excess of the posted speed limits. In addition, Members continue to promote and endeavor to become part of Alexas Team, a designation that acknowledges officers in B.C. for keeping drunk drivers off the road. We have had great success with enforcement and preventative measures through our Volunteer on Prairie Valley Rd and other busy roads. Impaired Driving continue to be an area of concern.

Through this reporting period, Detachment member undertook investigations relating to:

Five (6) Immediate Roadside Suspension.

## **POLICE/COMMUNITY RELATIONS – POLICE VISIBILITY**

---

Recognizing the importance that police visibility contributes to the RCMP priority of 'safe homes – safe communities', the Summerland Detachment will be encouraging members to participate in community events within operational constraints and provide foot patrols throughout the community, in particular in the downtown area. Summerland has two trained DARE members who teach at the Summerland Middle school. Cst LEFEBVRE has almost completed this year classes at the middle school. Cst MARCH is presently on maternity leave and will resume teaching next year. Each and every member of the Detachment is also required to liaise with local schools.

This document is the property of the Royal Canadian Mounted Police, and may not be reclassified, copied, reproduced or used in whole or part or further disseminated without the express consent of the originator. Third Party Rule applies.

Unfortunately, due to man power issues, training and policy requirement our bike patrols during the summer months was not initiated. This was well received by the community in years past and we hope to be more visible next summer.

## **CONTRIBUTE TO SAFER YOUTH**

---

To assist the Summerland Detachment in realizing the goal of Contributing to Safer Youth, three initiatives have been identified for 2015; continued support for the Restorative Justice Program, High Risk youth programming and School Liaison Program. The Summerland Detachment Commander is engaged the CYC (Child, Youth Committee). This committee consist of partners from the local schools, MCFD, Mental Health etc. Each Summerland School has an assigned School Liaison. There were no files referred to Restorative Justice this quarter.

## **VULNERABLE PEOPLE**

---

The PSOS Regional RCMP is actively engaged with IHA Acute and community Mental Health programming and continues to be represented at all tables where discussion takes place on how best to provide ongoing mental health care and support to our shared clients. Detachment staff is currently co-chairing a sub-committee on Youth in Crisis to address the increase in calls for service by youth in community.

As part of the redesign of mental health project, the Martin Street clinic opened in Penticton,.The centre houses programs such as the CCRT, a Stop HIV nurse and offers services including intake assessments, referrals to other resources, diabetes education, life skills training, counselling and psychiatry.

The South Okanagan Similkameen (SOS) ICAT has been operational since 2011. The program currently is situated to take referrals from all Regional Detachments; currently Penticton, Oliver, Osoyoos and Summerland have made referrals. Review meetings are held monthly.

(LACROIX JPS)Sgt

Area Commander Summerland

This document is the property of the Royal Canadian Mounted Police, and may not be reclassified, copied, reproduced or used in whole or part or further disseminated without the express consent of the originator. Third Party Rule applies.



THE CORPORATION OF THE  
DISTRICT OF SUMMERLAND  
**PRESENTATION**

DATE: April 25, 2016  
TO: Linda Tynan, Chief Administrative Officer  
FROM: Tricia Mayea, Manager of Legislative Services  
SUBJECT: Joan Lansdell – Framed Print of the Old Sod Roofed Cabin

---

**PURPOSE:**

Joan Lansdell is a local artist who has painted a rendition of the old sod roofed cabin.

Ms. Lansdell will be presenting Council with a framed print and a plaque containing historical information about the cabin. She has asked that the print be displayed somewhere in the Municipal Hall.

Respectfully Submitted

A handwritten signature in black ink, appearing to read "T. Mayea", written over a horizontal line.

Tricia Mayea  
Manager of Legislative Services

Approved for Agenda

A handwritten signature in black ink, appearing to read "L. Tynan", written over a horizontal line.

Linda Tynan, CAO



## THE CORPORATION OF THE DISTRICT OF SUMMERLAND COUNCIL REPORT

DATE: April 18, 2016  
TO: Linda Tynan, Chief Administrative Officer  
FROM: Lorrie Coates, Director of Finance  
SUBJECT: 2015 Annual Financial Statements

---

### STAFF RECOMMENDATION:

That Council pass the following resolution:

*THAT Council approve the unaudited 2015 Annual Financial Statements for the District of Summerland.*

### PURPOSE:

The Canadian audit standards require that “those with the recognized authority have asserted that they have taken responsibility for the financial statements” prior to the issuance of the audit report. The District’s auditors, MNP, have completed the audit work and are prepared to issue an unqualified opinion that the financial statements fairly represent the financial position of the District as at December 31, 2015, once the Council has accepted the statements.

### BACKGROUND and DISCUSSION:

As noted in the management report, Council has delegated the responsibility for the accuracy, integrity and objectivity of the financial information presented in the financial statements to the management staff of the District.

The consolidated financial statements as required by the *Community Charter* have been prepared and meet the reporting standards for local governments. This is the first year for the reporting of a liability for contaminated sites and the District has met the standard – Note 1 (o). There are several new standards outlined in Note 1 (r) that must be adopted by District no later than the 2018 financial statements.

The financial statements reflect a continued improvement in the financial position for the District of Summerland. Council’s ongoing commitment to ensure the financial stability of the District will provide a strong framework in which to meet community requirements in future years.

### Highlights of the Financial Statements:

- Accumulated operating surplus:

	<u>2015</u>	<u>2014</u>
General Fund	\$1,136,000	\$632,000
Water Fund	854,000	468,000
Sewer Fund	79,000	161,000
Electric Fund	815,000	403,000

Significant items to add to the 2015 Financial Results report dated March 9, 2016 are:

- Additional provision in the general fund for pending litigation of \$68,000
  - Environmental services (solid waste) – over budget \$110,080 – operations remained \$153,085 over budget as previously reported. Changes in presentation, including elimination of internal charges and transfer to reserve and adding amortization, explain the \$43,000 variance
  - Transfer to reserve of \$74,000 to provide a six month overlap in the Director of Development Services position
  - Temporary funding for the roads portion of the local sewer service area of \$192,324 in the general fund and \$188,633 in the sewer fund for the remainder of the project. This funding will be returned to surplus in 2016 when the borrowing is finalized.
  - Water services – over budget \$5,858 - operations anticipated to be \$84,199 under budget. Operational costs increased \$32,000. Changes in presentation including reclassification of water meter recoveries to revenue, reclassification of operating projects from capital, elimination of transfer to reserve and adding amortization explain the \$58,000 variance.
- Funds held in reserves total \$10.9 million at December 31, 2015 and \$10.5 million in 2014, allocated as follows:

	<u>2015</u> (millions)	<u>2014</u> (millions)
Reserve accounts (in process works and surplus appropriations)	\$5.7	\$6.1
Development Charges (developer contributions)	3.6	2.9
Statutory Reserves – see below	1.6	1.5

In 2015, the District owned land on Wharton Street was reclassified to tangible capital assets as required by the accounting standards. The net effect was a draw-down of reserve accounts of \$1.2 million.

Statutory Reserves are established by bylaw and can only be used for the purposes specified in the bylaw. These are the statutory reserve funds and the balance:

	<u>2015</u>	<u>2014</u>
Tax Sale Reserve	\$ 7,039	\$ 6,961
Land Sale Reserve	518,492	518,625
Asset Management	120,836	-
Capital Reserve	866,291	856,446
Parking Reserve	<u>75,439</u>	<u>74,601</u>
	\$ 1,588,097	\$ 1,456,633

- Outstanding debt including leases

	<u>2015</u>	<u>2014</u>
Outstanding debt	\$23.7 million	\$26.0 million
Debt reduction during current year	\$2.3 million	\$2.2 million
Per capita debt	\$2,104	\$2,302

Tangible capital assets net book value totals \$106 million at December 31, 2015 (December 31, 2014 - \$107 million). A detailed schedule is found on page 17 of the financial statements. Capital asset acquisitions were \$2.8 million (2014 - \$1.5 million), including the \$1.2 million reclassification of the Wharton Street property.

#### CONCLUSION:

As surplus and reserve balances have increased and the outstanding debt per capita has decreased in the past year, these indicators indicate improvement in the financial position of the District.

#### OPTIONS:

1. Move the motion as recommended by staff.
2. Refer back to staff for other options.

Respectfully Submitted,

*Lorrie Coates*

\_\_\_\_\_  
Lorrie Coates  
Director of Finance

Approved for Agenda

  
Linda Tynan, CAO

**The Corporation of the District of Summerland**  
**Consolidated Financial Statements**  
*Year ended December 31, 2015*

**MNP**

## The Corporation of the District of Summerland Contents

*For the year ended December 31, 2015*

	Page
<b>Management's Responsibility</b>	
<b>Independent Auditors' Report</b>	
<b>Consolidated Financial Statements</b>	
Consolidated Statement of Financial Position .....	1
Consolidated Statement of Operations and Accumulated Surplus .....	2
Consolidated Statement of Changes in Net Debt .....	3
Consolidated Statement of Cash Flows .....	4
<b>Notes to the Consolidated Financial Statements</b> .....	5

**MNP**



## **Management's Responsibility**

---

To the Mayor and Council of The Corporation of the District of Summerland:

Management is responsible for the preparation and presentation of the accompanying consolidated financial statements, including responsibility for significant accounting judgments and estimates in accordance with Canadian public sector accounting standards and ensuring that all information in the annual report is consistent with the statements. This responsibility includes selecting appropriate accounting principles and methods, and making decisions affecting the measurement of transactions in which objective judgment is required.

In discharging its responsibilities for the integrity and fairness of the consolidated financial statements, management designs and maintains the necessary accounting systems and related internal controls to provide reasonable assurance that transactions are authorized, assets are safeguarded and financial records are properly maintained to provide reliable information for the preparation of the consolidated financial statements.

The Mayor and Council are composed entirely of individuals who are neither management nor employees of the District. The Mayor and Council are responsible for overseeing management in the performance of its financial reporting responsibilities, and for approving the financial information included in the annual report. The Mayor and Council fulfill these responsibilities by reviewing the financial information prepared by management and discussing relevant matters with management and external auditors. The Mayor and Council are also responsible for appointing the District's external auditors.

MNP LLP, an independent firm of Chartered Professional Accountants, is appointed by the Mayor and Council to audit the consolidated financial statements and report directly to them; their report follows. The external auditors have full and free access to, and meet periodically with, both the Council and management to discuss their audit findings.

April 25, 2016

---

Director of Finance

**MNP**

## Independent Auditors' Report

---

To the Mayor and Council of The Corporation of the District of Summerland:

We have audited the accompanying consolidated financial statements of The Corporation of the District of Summerland, which comprise the consolidated statement of financial position as at December 31, 2015, and the consolidated statements of operations and accumulated surplus, changes in net debt and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

### *Management's Responsibility for the Consolidated Financial Statements*

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

### *Auditors' Responsibility*

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### *Opinion*

In our opinion, the consolidated financial statements present fairly, in all material respects, the financial position of The Corporation of the District of Summerland as at December 31, 2015 and the results of its operations, changes in net debt and cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Kelowna, British Columbia

April 25, 2016

**MNP<sub>LLP</sub>**

Chartered Professional Accountants

**MNP**

**The Corporation of the District of Summerland**  
**Consolidated Statement of Financial Position**

*As at December 31, 2015*

	2015	2014
<b>Financial assets</b>		
Cash and cash equivalents	3,886,513	5,392,164
Accounts receivable (Note 3)	2,977,854	2,838,030
Portfolio investments (Note 4)	10,923,303	5,871,936
Land available for resale	-	1,230,192
Deposit - Municipal Finance Authority (Note 5)	620,060	604,580
	<b>18,407,730</b>	<b>15,936,902</b>
<b>Financial liabilities</b>		
Accounts payable and accrued liabilities (Note 6)	3,956,393	3,334,096
Landfill closure and post closure liability (Note 7)	419,011	280,167
Deferred revenue (Note 8)	4,597,698	3,793,770
Deposits	697,572	638,702
Long-term debt (Note 9)	23,602,832	25,632,579
Obligations under capital lease (Note 10)	127,217	329,345
	<b>33,400,723</b>	<b>34,008,659</b>
<b>Net debt</b>	<b>(14,992,993)</b>	<b>(18,071,757)</b>
<b>Non-financial assets</b>		
Tangible capital assets (Note 11)	105,685,336	106,540,846
Prepays	305,809	272,109
Inventories of supplies	1,188,133	1,069,920
	<b>107,179,278</b>	<b>107,882,875</b>
<b>Accumulated surplus (Note 12)</b>	<b>92,186,285</b>	<b>89,811,118</b>

Contingent liabilities and commitments (Note 16)

\_\_\_\_\_  
Director of Finance

\_\_\_\_\_  
Mayor

*The accompanying notes are an integral part of these financial statements*

**The Corporation of the District of Summerland**  
**Consolidated Statement of Operations and Accumulated Surplus**

*For the year ended December 31, 2015*

	Budget (Note 19)	2015	2014
<b>Revenue</b>			
Taxation - net (Note 14)	9,792,490	<b>9,777,877</b>	9,527,495
Government transfers - Provincial (Note 15)	5,167,480	<b>978,814</b>	1,428,379
Government transfers - Regional (Note 15)	395,236	<b>395,236</b>	397,126
User fees, sales and rentals	15,588,875	<b>16,477,520</b>	16,328,669
Permits, licenses and fines	322,700	<b>459,443</b>	325,484
Investment income	107,300	<b>149,521</b>	109,863
Actuarial earnings	637,068	<b>637,068</b>	602,290
Penalties and interest on taxes	110,000	<b>132,857</b>	116,595
Franchise	113,000	<b>117,138</b>	101,152
Contribution from developers	150,000	<b>355,539</b>	160,312
Development cost charges	-	-	250,000
Other	455,877	<b>115,251</b>	192,179
Gain (loss) on disposal of tangible capital assets	-	<b>(10,702)</b>	141,590
	<b>32,840,026</b>	<b>29,585,562</b>	29,681,134
<b>Expenses</b>			
General government services	1,720,861	<b>1,625,813</b>	1,856,333
Protective services	2,558,400	<b>2,166,816</b>	2,328,176
Transportation services	3,811,983	<b>3,266,466</b>	2,948,967
Environmental services	1,068,370	<b>1,178,450</b>	1,077,993
Health services	106,431	<b>100,864</b>	80,017
Planning and development	643,750	<b>565,235</b>	558,500
Parks and recreation	2,376,286	<b>2,330,432</b>	2,159,961
Water services	4,180,289	<b>4,186,147</b>	3,898,840
Sewer services	2,387,432	<b>2,339,436</b>	2,247,318
Electrical services	9,570,139	<b>9,450,736</b>	8,920,204
	<b>28,423,941</b>	<b>27,210,395</b>	26,076,309
<b>Annual surplus</b>	<b>4,416,085</b>	<b>2,375,167</b>	3,604,825
<b>Accumulated surplus, beginning of year</b>	<b>89,811,118</b>	<b>89,811,118</b>	86,206,293
<b>Accumulated surplus, end of year</b>	<b>94,227,203</b>	<b>92,186,285</b>	89,811,118

*The accompanying notes are an integral part of these financial statements*

**The Corporation of the District of Summerland**  
**Consolidated Statement of Changes in Net Debt**

*For the year ended December 31, 2015*

	Budget (Note 19)	2015	2014
<b>Annual surplus</b>	4,416,085	<b>2,375,167</b>	3,604,825
Acquisition of tangible capital assets	(8,835,609)	<b>(1,585,948)</b>	(1,509,255)
Reclassification of land	-	<b>(1,230,192)</b>	-
Amortization of tangible capital assets	3,673,000	<b>3,660,948</b>	3,648,161
Loss (gain) on disposal of tangible capital assets	-	<b>10,702</b>	(141,590)
Proceeds on sale of tangible capital assets	-	-	303,560
	(746,524)	<b>3,230,677</b>	5,905,701
Change in prepaids	-	<b>(33,700)</b>	(188,245)
Change in inventory of supplies	-	<b>(118,213)</b>	(14,336)
(Increase) decrease in net debt	(746,524)	<b>3,078,764</b>	5,703,120
<b>Net debt, beginning of year</b>	(18,071,757)	<b>(18,071,757)</b>	(23,774,877)
<b>Net debt, end of year</b>	(18,818,281)	<b>(14,992,993)</b>	(18,071,757)

*The accompanying notes are an integral part of these financial statements*

**The Corporation of the District of Summerland**  
**Consolidated Statement of Cash Flows**

*For the year ended December 31, 2015*

	2015	2014
<b>Cash provided by (used for) the following activities</b>		
<b>Operating transactions</b>		
Annual surplus	2,375,167	3,604,825
<b>Items not involving cash</b>		
Amortization	3,660,948	3,648,161
Loss (gain) on disposal of tangible capital assets	10,702	(141,590)
Landfill closure and post closure costs	138,844	63,160
Development cost charges recognized as revenue	-	(250,000)
Gas Tax funding recognized as revenue	-	(488,750)
	<b>3,810,494</b>	<b>2,830,981</b>
<b>Changes in non-cash operating balances</b>		
Accounts receivable	(139,824)	59,155
Prepays	(33,700)	(188,245)
Inventories of supplies	(118,213)	(14,336)
Accounts payable and accrued liabilities	622,297	(553,855)
Deferred revenue	803,928	118,034
Actuarial reduction of long-term debt	(637,068)	(602,290)
Deposit - Municipal Finance Authority	(15,480)	1,313
Deposits	58,870	367,454
	<b>540,810</b>	<b>(812,770)</b>
	<b>6,726,471</b>	<b>5,623,036</b>
<b>Capital transactions</b>		
Acquisition of tangible capital assets	(1,585,948)	(1,519,349)
Proceeds on disposal of tangible capital assets	-	303,560
	<b>(1,585,948)</b>	<b>(1,215,789)</b>
<b>Investing transactions</b>		
Acquisition of portfolio investments	(5,051,367)	(4,033,032)
<b>Financing transactions</b>		
Repayment of long-term debt	(1,392,679)	(1,442,486)
Repayment of obligations under capital lease	(202,128)	(209,152)
	<b>(1,594,807)</b>	<b>(1,651,638)</b>
<b>Net change in cash and cash equivalents</b>	<b>(1,505,651)</b>	<b>(1,277,423)</b>
<b>Cash and cash equivalents, beginning of year</b>	<b>5,392,164</b>	<b>6,669,587</b>
<b>Cash and cash equivalents, end of year</b>	<b>3,886,513</b>	<b>5,392,164</b>

*The accompanying notes are an integral part of these financial statements*

## **The Corporation of the District of Summerland Notes to the Consolidated Financial Statements**

*For the year ended December 31, 2015*

The Corporation of the District of Summerland (the "District") was incorporated under the laws of the Province of British Columbia. Its principal activities include the provision of local government services to residents of the incorporated area. These include general government, fire protection, planning and development, parks and cultural services, utilities, and fiscal services.

### **1. Significant accounting policies**

The consolidated financial statements of the District are prepared by management in accordance with Canadian public sector accounting standards as recommended by the Public Sector Accounting Board ("PSAB") of CPA Canada. Significant accounting policies adopted by the District are as follows:

#### **(a) Basis of consolidation**

##### **(i) Consolidated entities**

The consolidated financial statements reflect the assets, liabilities, revenues and expenses of the reporting entity. The reporting entity is comprised of all the funds of the District, segregated into General, Protective, Transportation, Environmental, Health, Planning & Development, Parks & Recreation, Water Utility, Sewer Utility and Electrical Utility funds, and those of any local boards which are owned or controlled by the District and that are accountable for the administration of their financial affairs and resources to the District.

Interdepartmental and inter-organizational transactions and balances between these funds have been eliminated during consolidation.

##### **(ii) Accounting for other government organizations and School Board transactions**

The taxation, other revenues, expenses, assets and liabilities with respect to the operations of the other government entities and the School Boards with which the District interacts are not reflected in these consolidated financial statements. Funds collected by the District on behalf of these other entities and transmitted to them are summarized in Note 14. Funds received by the District as transfers from other government entities are summarized in Note 15.

#### **(b) Basis of accounting**

The District follows the accrual method of accounting for revenues and expenses. Revenues are normally recognized in the year in which they are earned and measurable. Expenses are recognized as they are incurred and measurable as a result of receipt of goods or services and the creation of a legal obligation to pay.

## The Corporation of the District of Summerland Notes to the Consolidated Financial Statements

*For the year ended December 31, 2015*

### 1. Significant accounting policies (continued)

#### (c) Revenue recognition

Taxation revenues are recorded on an accrual basis and recognized as revenue in the year they are levied. Charges for electric, sewer and water usage are recorded as user fees when the service or product is provided. Connection fee revenues are recognized when the connection has been established. Sales of service and other revenue is recognized when the service or product is provided.

The District recognizes a government transfer as revenue when the transfer is authorized and all eligibility criteria, if any, have been met. A government transfer with stipulations giving rise to an obligation that meets the definition of a liability is recognized as a liability. In such circumstances, the District recognizes revenue as the liability is settled.

Non-government conditional grant revenue is recognized to the extent the conditions imposed on it have been fulfilled. Unconditional grant revenue is recognized when monies are receivable. Grants for the acquisition of tangible capital assets are recognized in the period in which eligible expenditures are made.

#### (d) Expenses

Expenses are recognized as they are incurred and measurable based upon the receipt of goods or services and/or the creation of a legal obligation to pay.

#### (e) Deferred revenue

Funds received from non-government sources for specific purposes which are externally restricted by legislation, regulation or agreement and are not available for general municipal purposes are accounted for as deferred revenue on the consolidated statement of financial position. The revenue is recognized in the consolidated statement of operations in the year in which it is used for the specified purpose.

#### (f) Investment income

Investment income is reported as revenue in the period earned. When required by the funding government or related Act, investment income earned on deferred revenue is added to the investment and forms part of the deferred revenue balance.

#### (g) Reserves

Non-statutory reserves represent an appropriation of surplus for specific purposes. Statutory reserves are restricted by the Community Charter and the associated municipal bylaws that established the reserves.



## **The Corporation of the District of Summerland** **Notes to the Consolidated Financial Statements**

*For the year ended December 31, 2015*

---

### **1. Significant accounting policies (continued)**

(h) Cash and cash equivalents

Cash and cash equivalents include cash and highly liquid investments with a term to maturity of 90 days or less at acquisition and readily convertible to cash.

(i) Accounts receivable

Accounts are net of an allowance for doubtful accounts and therefore represent the amounts expected to be collected.

(j) Portfolio investments

Portfolio investments are recorded at cost. When, in the opinion of management, there is a decline in the market value, which is other than temporary in nature, investments are written down to the market value.

(k) Inventory

Inventory is valued at the lower of cost and net realizable value. Cost is determined principally on a weighted average and specific item basis, or replacement cost.

(l) Work in progress

Work in progress represents capital projects under construction but not yet completed and are valued at cost.

(m) Land available for resale

Land acquired for future resale and the costs incurred to improve the condition of the property are recorded at the lower of cost and net realizable value.

(n) Long-term debt

Long-term debt is recorded net of related sinking fund balances.

(o) Liability for contaminated sites

A liability for remediation of a contaminated site is recognized at the best estimate of the amount required to remediate the contaminated site when contamination exceeding an environmental standard exists, the District is either directly responsible or accepts responsibility, it is expected that future economic benefits will be given up, and a reasonable estimate of the amount is determinable. The best estimate of the liability includes all costs directly attributable to remediation activities and is reduced by expected net recoveries based on information available at December 31, 2015.

## The Corporation of the District of Summerland Notes to the Consolidated Financial Statements

For the year ended December 31, 2015

At each financial reporting date, the District reviews the carrying amount of the liability. Any revisions required to the amount previously recognized is accounted for in the period revisions are made. The District continues to recognize the liability until it is settled or otherwise extinguished. Disbursements made to settle the liability are deducted from the reported liability when they are made.

(p) Non-financial assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

(i) Tangible capital assets

Tangible capital assets are recorded at cost which includes amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost, less residual value, of the tangible capital assets, excluding land and landfill sites, are amortized on a straight line basis over their estimated useful lives as follows:

Asset	Useful life - years
Buildings	20-50
Roads and sidewalks	20-50
Machinery and equipment	5-20
Water utility	10-80
Sewer utility	10-50
Electric utility	10-50

Annual amortization is charged in the year following acquisition and in the year of disposal. Assets under construction are not amortized until the asset is available for productive use.

(ii) Contributions of tangible capital assets

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt and also are recorded as revenue.

(iii) Natural resources

Natural resources that have not been purchased are not recognized as assets in the financial statements.

(iv) Works of art and cultural and historic assets

Works of art and cultural and historic assets are not recorded as assets in these financial statements.

(v) Interest capitalization

The District does not capitalize interest costs associated with the acquisition or construction of a tangible capital asset.

## The Corporation of the District of Summerland Notes to the Consolidated Financial Statements

For the year ended December 31, 2015

### 1. Significant accounting policies (continued)

#### (vi) Leased tangible capital assets

Leases, which transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as leased tangible capital assets. All other leases are accounted for as operating leases and the related payments are charged to expenses as incurred.

#### (q) Use of estimates

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the period. Significant estimates include assumptions used in estimating provisions for accrued liabilities, and valuation of accounts receivable.

Significant estimates include assumptions used in estimating provisions for accrued liabilities, estimated useful lives of tangible capital assets, valuation of accounts receivable and liability for contaminated sites.

Liabilities for contaminated sites are estimated based on the best information available regarding potential contamination where the District is responsible.

#### (r) Recent accounting pronouncements

##### (i) PS 2200 *Related Party Disclosures*

In March 2015, as part of the CPA Canada Public Sector Accounting Handbook Revisions Release No. 42, the Public Sector Accounting Board (PSAB) issued a new standard, PS 2200 *Related Party Disclosures*.

This new Section defines related party and established disclosures required for related party transactions. Disclosure of information about related party transactions and the relationship underlying them is required when they have occurred at a value different from that which would have been arrived at if the parties were unrelated, and they have, or could have, a material financial effect on the consolidated financial statements.

This Section is effective for fiscal years beginning on or after April 1, 2017. Early adoption is permitted.

The District does not expect application of the new Standard to have a material effect on the consolidated financial statements.

##### (ii) PS 3210 *Assets*

In June 2015, new PS 3210 Assets was included in the CPA Canada Public Sector Accounting Handbook (PSA HB). The new Section provides guidance for applying the definition of assets set out in PS 1000 Financial Statement Concepts. The main features of this standard are as follows:

## The Corporation of the District of Summerland Notes to the Consolidated Financial Statements

For the year ended December 31, 2015

### 1. Significant accounting policies (continued)

Assets are defined as economic resources controlled by a government as a result of past transactions or events and from which future economic benefits are expected to be obtained.

Economic resources can arise from such events as agreements, contracts, other government's legislation, the government's own legislation, and voluntary contributions.

The public is often the beneficiary of goods and services provided by a public sector entity. Such assets benefit public sector entities as they assist in achieving the entity's primary objective of providing public goods and services.

A public sector entity's ability to regulate an economic resource does not, in and of itself, constitute control of an asset, if the interest extends only to the regulatory use of the economic resource and does not include the ability to control access to future economic benefits.

A public sector entity acting as a trustee on behalf of beneficiaries specified in an agreement or statute is merely administering the assets, and does not control the assets, as future economic benefits flow to the beneficiaries. An economic resource may meet the definition of an asset, but would not be recognized if there is no appropriate basis for measurement and a reasonable estimate cannot be made, or if another Handbook Section prohibits its recognition. Information about assets not recognized should be disclosed in the notes.

The standard is effective for fiscal years beginning on or after April 1, 2017. Earlier adoption is permitted. The District does not expect application of the new Standard to have a material effect on the consolidated financial statements.

#### (iii) PS 3320 *Contingent Assets*

In June 2015, new PS 3320 Contingent Assets was included in the CPA Canada Public Sector Accounting Handbook. The new Section establishes disclosure standards on contingent assets. The main features of this Standard are as follows:

Contingent assets are possible assets arising from existing conditions or situations involving uncertainty. That uncertainty will ultimately be resolved when one or more future events not wholly within the public sector entity's control occurs or fails to occur. Resolution of the uncertainty will confirm the existence or non-existence of an asset.

Passing legislation that has retroactive application after the consolidated financial statement date cannot create an existing condition or situation at the consolidated financial statement date.

Elected or public sector entity officials announcing public sector entity intentions after the consolidated financial statement date cannot create an existing condition or situation at the consolidated financial statement date.

Disclosures should include existence, nature, and extent of contingent assets, as well as the reasons for any non-disclosure of extent, and the bases for any estimates of extent made.

When a reasonable estimate can be made, disclosure should include a best estimate and a range of possible amounts (or a narrower range of more likely amounts), unless such a disclosure would have an adverse impact on the outcome.

## The Corporation of the District of Summerland Notes to the Consolidated Financial Statements

For the year ended December 31, 2015

### 1. Significant accounting policies (continued)

The Standard is effective for fiscal years beginning on or after April 1, 2017. Earlier adoption is permitted. The District does not expect application of the new Standard to have a material effect on the consolidated financial statements.

#### (iv) PS 3380 *Contractual Rights*

In June 2015, new PS 3380 *Contractual Rights* was included in the CPA Canada Public Sector Accounting Handbook. This new Section establishes disclosure standards on contractual rights, and does not include contractual rights to exchange assets where revenue does not arise. The main features of this Standard are as follows:

Contractual rights are rights to economic resources arising from contracts or agreements that will result in both an asset and revenue in the future.

Until a transaction or event occurs under a contract or agreement, an entity only has a contractual right to an economic resource. Once the entity has received an asset, it no longer has a contractual right. Contractual rights are distinct from contingent assets as there is no uncertainty related to the existence of the contractual right.

Disclosures should include descriptions about nature, extent, and timing.

The standard is effective for fiscal years beginning on or after April 1, 2017. Earlier adoption is permitted. The District does not expect application of the new Standard to have a material effect on the consolidated financial statements.

### 2. Adoption of accounting policy

Effective January 1, 2015, the District adopted the recommendations in PS 3260 Liabilities for Contaminated Sites, as set out in the Canadian public sector accounting standards. Pursuant to the recommendations, the change was applied prospectively, and prior periods have not been restated.

Previously, no accounting policy existed to account for a liability for contaminated sites. Under the new recommendations, the District is required to recognize a liability for contaminated sites when economic benefits will be given up, as described in Note 1, Significant Accounting Policies. There was no effect on the District's financial statements from adopting the above-noted change in accounting policy.

### 3. Accounts receivable

	2015	2014
Property taxes	746,217	784,674
Utilities	1,625,980	1,495,316
Other governments	108,561	171,024
Development cost charges	137,499	-
Trade and other	359,597	387,016
	<u>2,977,854</u>	<u>2,838,030</u>

**The Corporation of the District of Summerland**  
**Notes to the Consolidated Financial Statements**

*For the year ended December 31, 2015*

**4. Portfolio investments**

	<u>2015</u>	<u>2014</u>
Cash and bond funds	10,949	32,492
Money Market funds	65,159	64,607
Guaranteed Investment Certificates	6,845,668	1,773,249
Term Deposits	4,001,527	4,001,588
	<u>10,923,303</u>	<u>5,871,936</u>

The income from portfolio investments for the year was \$168,749 (2014 - \$123,247). The market value of the District's portfolio investments was \$10,923,303 (2014 - \$5,871,936).

**5. Municipal Finance Authority debt reserve**

The District issues its debt instruments through the Municipal Finance Authority. As a condition of these borrowings, a portion of the debenture proceeds are withheld by the Municipal Finance Authority as a debt reserve fund. The District also executes demand notes in connection with each debenture whereby the District may be required to loan certain amounts to the Municipal Finance Authority. These demand notes are contingent in nature and are not reflected in the accounts. The details of the cash deposits and demand notes at the end of the year are as follows:

	<u>Demand notes</u>	<u>Cash deposits</u>	<u>2015</u>	<u>2014</u>
General fund	179,202	78,372	257,574	255,617
Water fund	567,605	269,111	836,716	829,998
Sewer fund	419,340	272,577	691,917	685,112
	<u>1,166,147</u>	<u>620,060</u>	<u>1,786,207</u>	<u>1,770,727</u>

**6. Accounts payable and accrued liabilities**

	<u>2015</u>	<u>2014</u>
Trade and other	2,908,049	2,242,316
Wages and benefits	640,111	722,377
Due to funds held in trust	408,233	369,403
	<u>3,956,393</u>	<u>3,334,096</u>

**The Corporation of the District of Summerland**  
**Notes to the Consolidated Financial Statements**

*For the year ended December 31, 2015*

**7. Landfill closure and post closure liability**

	2015	2014
Landfill closure costs	264,024	180,509
Landfill post closure costs	154,987	99,658
	<b>419,011</b>	<b>280,167</b>

In accordance with PS 3270, liabilities with respect to permanently closing and monitoring a landfill are incurred as landfill capacity is used. Landfill closure costs include placing a permanent cover over the face of the landfill. Post closure costs include landfill gas monitoring and general site maintenance for a period of 25 years after the landfill is closed.

Landfill closure costs are estimated based on the unused capacity of the landfill site. Management, with the assistance of an engineering firm, has projected the remaining life of the 950,000 m<sup>3</sup> of airspace in the landfill to be 51 years, closing in the year 2067. Landfill closure costs are estimated at \$264,024 (2014 - \$180,509). As at December 31, 2015, the landfill closure costs are fully funded.

Post closure costs are estimated to manage the closed landfill for a period of 25 years, the statutory period required by the Province, using a number of factors including the unused capacity of the landfill, the probable closure date, the annual maintenance costs and the present value discount rate. The discount rate is the difference between the long-term Municipal Financing Authority borrowing rate and the current Consumer Price Index.

The estimate of the annual costs is \$150,000. Total post closure costs are estimated to be \$154,987 for 2015 (2014 - \$99,658) based on 11.7% (2014 - 10.6%) of the landfill capacity used to this date and a 51-year lifespan to 2067 and a discount rate of 1.65% (2014 - 2.17%). Post closure costs are expected to be funded by annual budget appropriations in the years in which they are incurred.

**8. Deferred revenue**

	Opening balance	Deferred transactions	Externally restricted investment income	Revenue recognized	2015 Ending balance
Development cost charges	2,911,337	632,857	35,485	-	3,579,679
Property taxes and business licenses	882,433	954,451	-	(818,865)	1,018,019
	<b>3,793,770</b>	<b>1,587,308</b>	<b>35,485</b>	<b>(818,865)</b>	<b>4,597,698</b>

**The Corporation of the District of Summerland**  
**Notes to the Consolidated Financial Statements**

*For the year ended December 31, 2015*

**9. Long-term debt**

	<b>2015</b>	<b>2014</b>
Outstanding debt, beginning of year	<b>25,632,579</b>	27,677,355
Repayment of debt	<b>(1,392,679)</b>	(1,442,486)
Actuarial reduction of principal	<b>(637,068)</b>	(602,290)
Outstanding debt, end of year	<b>23,602,832</b>	25,632,579

Future payments on net outstanding debt for the next five years and thereafter are as follows:

	<b>General Fund</b>	<b>Water Fund</b>	<b>Sewer Fund</b>	<b>Total</b>
2016	464,361	933,459	719,106	<b>2,116,926</b>
2017	475,535	969,617	672,856	<b>2,118,008</b>
2018	487,185	1,007,182	704,458	<b>2,198,825</b>
2019	299,332	1,046,212	737,561	<b>2,083,105</b>
2020	311,999	1,008,359	693,831	<b>2,014,189</b>
2021 and thereafter	3,284,459	6,908,251	2,879,069	<b>13,071,779</b>
	<b>5,322,871</b>	<b>11,873,080</b>	<b>6,406,881</b>	<b>23,602,832</b>



**The Corporation of the District of Summerland**  
**Notes to the Consolidated Financial Statements**  
*For the year ended December 31, 2015*

**9. Long-term debt (continued)**

Bylaw Number	Purpose	Year Maturing	% Rate	2015 Cash Payments		Balance Outstanding	
				Interest	Principal	2015	2014
<b>General fund</b>							
00-083	Road Improvements	2026	5.690	30,500	30,243	407,287	464,313
00-083	Road Improvements	2030	4.500	90,000	67,164	1,636,221	1,714,793
00-399	RCMP Building	2030	4.200	131,250	104,943	2,679,363	2,797,410
Oct 15/13	Prairie Valley Road	2018	variable	11,572	200,000	600,000	800,000
				263,322	402,350	5,322,871	5,776,516
<b>Water fund</b>							
99-039	Water works upgrade	2019	2.100	21,000	33,150	281,109	343,947
00-161	Water works upgrade	2025	4.170	250,200	201,490	3,580,883	3,867,667
00-213	Thirsk Dam Expansion	2026	4.660	279,600	201,490	3,867,667	4,143,421
00-195	Water works upgrade	2027	4.820	289,200	201,490	4,143,421	4,408,569
				840,000	637,620	11,873,080	12,763,604
<b>Sewer fund</b>							
96-043	Sewer Treatment plant land	2016	4.430	44,300	30,243	76,421	149,204
98-034	Sewer System construction	2023	4.650	418,500	188,572	4,127,227	4,538,857
99-040	Sewer System construction	2019	2.100	21,000	33,149	281,109	343,947
00-192	Sewer System construction	2025	4.170	33,360	26,865	477,451	515,689
00-207	Sewer System construction	2026	4.660	93,200	67,164	1,289,222	1,381,140
00-192	Sewer System construction	2029	4.130	8,260	6,716	155,451	163,622
				618,620	352,709	6,406,881	7,092,459
				1,721,942	1,392,679	23,602,832	25,632,579

On December 14, 2015, Council approved short-term borrowing for a local sewer area not to exceed \$700,000. This borrowing will be undertaken in 2016 and will not exceed the actual cost of the sewer area of \$426,724 and the term will not exceed five years. Long-term borrowing will be obtained in the 2016 fall issue of the Municipal Finance Authority and the short-term borrowing will be repaid.

**The Corporation of the District of Summerland**  
**Notes to the Consolidated Financial Statements**

*For the year ended December 31, 2015*

**10. Obligations under capital leases**

	<u>2015</u>	<u>2014</u>
Obligation under capital lease, prime less 1%, blended monthly payments of \$713, due May 2018.	<b>20,139</b>	28,249
Obligation under capital lease, fully repaid during the year.	-	39,819
Obligation under capital lease, prime minus 1%, blended monthly payments of \$9,834, due March 2016.	<b>29,406</b>	145,730
Obligation under capital lease, prime minus 1%, blended monthly payments of \$3,304, due December 2017.	<b>77,672</b>	115,547
	<u><b>127,217</b></u>	<u>329,345</u>

The prime rate at year end was 2.70% (2014 - 3.00%).

Obligations under capital leases are secured by a fire truck, Caterpillar loader, and a mower. Interest paid relating to the above obligations on capital leases was \$4,452 (2014 - \$11,373).

The future minimum lease payments for the next three years are:

2016	77,705
2017	48,201
2018	<u>3,330</u>
	129,236
less: imputed interest	<u>(2,019)</u>
	<u><b>127,217</b></u>

**The Corporation of the District of Summerland**  
**Notes to the Consolidated Financial Statements**  
*For the year ended December 31, 2015*

**11. Tangible capital assets**

	Land	Land Improvements	Buildings	Machinery and Equipment	Roads and Sidewalks	Water Utility	Sewer Utility	Electric Utility	Work in Progress	2015 Total	2014 Total
Cost, beg. of year, restated (Note 20)	13,134,931	3,314,981	12,172,891	9,519,326	29,498,447	47,584,932	34,080,004	8,458,507	315,789	<b>158,079,808</b>	157,133,020
Additions	1,220,098	5,203	11,778	152,848	269,276	178,152	283,607	460,155	428,642	<b>3,009,759</b>	1,509,255
Disposals	-	-	-	(34,768)	(27,569)	(10,000)	-	(18,029)	(195,353)	<b>(285,719)</b>	(562,467)
Cost, end of year	<b>14,355,029</b>	<b>3,320,184</b>	<b>12,184,669</b>	<b>9,637,406</b>	<b>29,740,154</b>	<b>47,753,084</b>	<b>34,363,611</b>	<b>8,900,633</b>	<b>549,078</b>	<b>160,803,848</b>	<b>158,079,808</b>
Accumulated amortization, beg. of year, restated (Note 20)	-	-	5,381,806	5,865,227	16,776,688	10,239,398	10,900,154	2,375,689	-	<b>51,538,962</b>	48,291,298
Amortization	-	-	249,057	517,102	950,925	1,087,875	689,330	166,659	-	<b>3,660,948</b>	3,648,161
Disposals	-	-	-	(34,768)	(27,569)	(7,375)	-	(11,686)	-	<b>(81,398)</b>	(400,497)
Accumulated amortization, end of year	-	-	<b>5,630,863</b>	<b>6,347,561</b>	<b>17,700,044</b>	<b>11,319,898</b>	<b>11,589,484</b>	<b>2,530,662</b>	-	<b>55,118,512</b>	<b>51,538,962</b>
Net carrying amount, end of year	<b>14,355,029</b>	<b>3,320,184</b>	<b>6,553,806</b>	<b>3,289,845</b>	<b>12,040,110</b>	<b>36,433,186</b>	<b>22,774,127</b>	<b>6,369,971</b>	<b>549,078</b>	<b>105,685,336</b>	<b>106,540,846</b>

The net book value of tangible capital assets not being amortized as they are under construction or development or have been removed from service is \$549,077 (2014 - \$315,789). Assets held under capital leases of \$784,980 (2014 - \$984,510) with related accumulated amortization of \$184,787 (2014 - \$193,571) are included in Machinery and Equipment. No contributed infrastructure tangible capital assets were recognized in the consolidated financial statements during the year (2014 - nil). Asset additions include \$193,618 of work in progress transfers from 2014 (equal to \$195,353 less adjustment of \$1,735), and land reclassification of \$1,230,192. Net cash additions for 2015 are \$1,585,948 (2014 - \$1,509,255).

## The Corporation of the District of Summerland Notes to the Consolidated Financial Statements

*For the year ended December 31, 2015*

### 12. Accumulated surplus

The District segregates its accumulated surplus in the following categories:

	2015	2014
Current funds	7,124,117	6,767,538
Community Works	1,518,784	1,008,025
Net current funds	8,642,901	7,775,563
Investment in tangible capital assets	81,955,287	80,578,922
Reserve funds		
Tax sale	7,039	6,961
Land sale	518,492	518,625
Capital works	866,291	856,446
Parking	75,439	74,601
Asset management	120,836	-
	1,588,097	1,456,633
	92,186,285	89,811,118

The investment in tangible capital assets represents amounts already spent and invested in infrastructure and other non-financial assets.

Reserve funds represent funds set aside by bylaw or council resolution for specific purposes.

	Opening balance	Transfer receipts	Interest earned	Expenditure	Ending balance
Community Works	1,008,025	511,130	14,113	(14,484)	1,518,784

### 13. Statutory reserve funds

	Opening balance	Contributions received	Investment income	Expenditure	Ending balance
Tax sale	6,961	-	78	-	7,039
Land sale	518,625	-	5,792	(5,925)	518,492
Capital	856,446	-	9,845	-	866,291
Parking	74,601	-	838	-	75,439
Asset management	-	120,161	675	-	120,836
	1,456,633	120,161	17,228	(5,925)	1,588,097

# **The Corporation of the District of Summerland** **Notes to the Consolidated Financial Statements**

*For the year ended December 31, 2015*

## **14. Taxation, net**

	<b>2015</b>	<b>2014</b>
Property taxes and payments-in-lieu	<b>9,777,877</b>	9,527,495
Collections for other governments		
Province of British Columbia - school tax	<b>5,258,200</b>	5,183,292
Regional District	<b>740,085</b>	570,366
Regional Hospital District	<b>721,820</b>	690,606
Municipal Finance Authority	<b>467</b>	450
British Columbia Assessment Authority	<b>143,362</b>	143,427
Okanagan Regional Library	<b>457,216</b>	454,670
	<b>17,099,027</b>	16,570,306
Transfers		
Province of British Columbia - school tax	<b>5,258,200</b>	5,183,292
Regional District	<b>740,085</b>	570,366
Regional Hospital District	<b>721,820</b>	690,606
Municipal Finance Authority	<b>467</b>	450
British Columbia Assessment Authority	<b>143,362</b>	143,427
Okanagan Regional Library	<b>457,216</b>	454,670
	<b>7,321,150</b>	7,042,811
Available for general municipal purposes	<b>9,777,877</b>	9,527,495

## **15. Government transfers**

	<b>2015</b>	<b>2014</b>
Provincial transfers		
Small community grants	<b>378,028</b>	233,586
Traffic fine revenue sharing	<b>63,002</b>	49,140
Community Works	<b>512,784</b>	1,089,828
Other contributions	<b>25,000</b>	55,825
	<b>978,814</b>	1,428,379
Regional transfers		
Okanagan basin water board	<b>395,236</b>	397,126
Total government transfer revenues	<b>1,374,050</b>	1,825,505

## The Corporation of the District of Summerland Notes to the Consolidated Financial Statements

*For the year ended December 31, 2015*

### 16. Contingent liabilities and commitments

- (a) The District is responsible, as a member of the Regional District of the Okanagan-Similkameen, for its proportion of any operating deficits or long-term debt related to functions in which it participates.
- (b) The District and its employees contribute to the Municipal Pension Plan (the "Plan"), a jointly trustee pension plan. The Board of Trustees, representing plan members and employers, is responsible for overseeing the management of the Plan, including investment of the assets and administration of benefits. The pension plan is a multi-employer contributory pension plan. Basic pension benefits provided are based on a formula. The Plan has about 185,000 active members and approximately 80,000 retired members. Active members include approximately 87 contributors from the Corporation of the District of Summerland.

The most recent actuarial valuation as at December 31, 2012 indicated a \$1.37 billion funding deficit for basic pension benefits. The next valuation will be as at December 31, 2015 with results available in 2016. Employers participating in the Plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the Plan records accrued liabilities and accrued assets for the Plan in aggregate with the result that there is no consistent and reliable basis for allocating the obligation, assets and cost to the individual employers participating in the Plan. The Corporation of the District of Summerland paid \$515,978 (2014 - \$468,891) for employer contributions while employees contributed \$451,669 (2014 - \$401,459) to the Plan in fiscal 2015.

- (c) A claim has been filed against the District in relation to claims for loss and compensation arising from a highway widening project undertaken by the District. The District and its lawyers have reviewed the claim and believe that the District did not trespass on the Property and the Plaintiffs have been fully compensated. At the date of the consolidated financial statements, neither the outcome nor the potential settlement can be foreseen. No provision has been made in the consolidated financial statements.
- (d) A claim has been filed against the District in relation to claims for loss and compensation arising from a property development undertaken within the District. The District and its lawyers have reviewed the claim and believe that the District is potentially exposed to a loss. At the date of the financial statements, a provision for the settlement of the claim has been made. The extent of the contingent liability has not been disclosed as negotiations with the claimant are ongoing.

## The Corporation of the District of Summerland Notes to the Consolidated Financial Statements

*For the year ended December 31, 2015*

### 17. Funds held in trust

At the year end, the District held \$1,023,915 (2014 - \$978,650) in trust. These funds are not included in these consolidated financial statements. Certain assets have been conveyed or assigned to the District to be administered as directed by agreement or statute. The District holds the assets for the benefit of and stand in fiduciary relationship to the beneficiaries. The following trust funds and assets are excluded from the District's consolidated financial statements:

	2015	2014
Summerland scholarship	28,394	28,968
Cemetery perpetual care	360,313	355,306
Abernethy memorial	76,938	76,083
Summerland education funding	558,270	518,293
	<u>1,023,915</u>	<u>978,650</u>

### 18. Expenses by object

	2015	2014
Labour and benefits	6,425,646	6,377,047
Contracted services	4,504,620	4,317,746
Materials and supplies	10,764,000	9,851,817
Interest	1,689,510	1,771,392
Amortization	3,660,948	3,648,161
Other	165,671	110,146
	<u>27,210,395</u>	<u>26,076,309</u>

### 19. Annual Budget

The financial statements have included the Annual Budget as approved by Council on May 13, 2015. No amendments subsequent to this date have been included. The following is a reconciliation of the budget presentation required for the financial statements and the annual financial plan bylaw:

	2015	2014
Annual surplus	4,416,085	662,410
Capital expenditures	(8,835,609)	(2,444,358)
Principal repayment of debt	(2,029,748)	(2,273,533)
Transfers from accumulated surplus	5,153,022	4,055,481
Borrowing proceeds	1,296,250	-
Net annual budget	<u>-</u>	<u>-</u>

### 20. Comparative figures

Certain comparative figures have been reclassified to conform to the financial statement presentation adopted for the current year.

## The Corporation of the District of Summerland Notes to the Consolidated Financial Statements

For the year ended December 31, 2015

### 21. Segmented Information

The Corporation of the District of Summerland is a municipal government which provides a wide range of services to the citizens and businesses for Summerland. The District is governed by an elected Council comprised of a Mayor and six Councilors whose authority is set in the *Community Charter* and *Local Government Act*. The District's operations and activities are organized and reported by Funds and departments. The General Fund reports on operations, funded primarily by property taxes, which include services provided by the District such as general government services, protective services, transportation services environmental services, health services planning and developmental services, parks and recreation services. The utility operations are comprised of the water, sewer and electrical systems, and each accounting for its own operations and programs within their own funds. Operating results of the following segments are reported as follows:

**General Government services** are comprised of a number of functions including Corporate Services and Finance which involves staff working closely with Council and community partners to coordinate the delivery of a wide range of functions and services. Corporate Services is responsible for Administration, Information Technology, Human Resources and Legislative Service functions. Finance is responsible for the collection of tax revenues, utility billing and all treasury and accounting functions. Revenues associated with this segment include all those amounts that cannot be directly attributed to other segments including taxation, grants in lieu, and interest revenue.

**Protective services** include police services under contract with the Royal Canadian Mounted Police, bylaw enforcement and animal control under contract to a third party, emergency measures services, and building inspection. Fire protection is provided by a composite department responsible for fire suppression, fire inspections and public education training.

**Transportation services** include equipment and civic building maintenance, occupational health and safety, and the maintenance of roads, signs, sidewalks, street lighting and storm drains. This segment is also responsible for the planning and implementation of the capital works program for all infrastructure as well as climate action program reporting.

**Environmental services** include garbage collection and recycling.

**Health services** include the operations related to cemetery functions.

**Planning and Development services** include all planning and building related process, long range and current planning, land use applications and economic development functions.

**Parks and Recreation services** include providing and coordinating leisure and recreational services, and maintaining recreational facilities, parks and trails.

**Water services** include the operating activities that relate to the treatment, distribution and maintenance of the water system including the Thirsk dam and water treatment plant.

**Sewer services** include the operating activities that relate to the collection and treatment of wastewater, maintenance of the related equipment including the wastewater treatment plant.

**Electrical services** include the operating activities that relate to power distribution and maintenance of the electrical system and related equipment.



**The Corporation of the District of Summerland**  
**Notes to the Consolidated Financial Statements**  
*As at December 31, 2015*

**21. Segmented information (cont'd)**

	General government services	Protective services	Transportation services	Environmental services	Health services	Planning & development services	Parks & recreation services	Water services	Sewer services	Electrical services	Actual 2015
<b>REVENUE</b>											
Property tax	7,579,042	-	-	-	-	-	-	-	-	-	7,579,042
Parcel tax	-	-	-	-	-	-	-	1,507,935	690,900	-	2,198,835
Government transfers - provincial	952,160	1,654	25,000	-	-	-	-	-	-	-	978,814
Government transfers - regional	-	-	-	-	-	-	-	-	395,236	-	395,236
User fees, sales, and rentals	159,400	7,141	33,301	1,286,882	50,178	-	814,350	2,865,204	1,017,253	10,243,811	16,477,520
Permits, licenses and fines	144,510	21,290	-	-	-	293,843	-	-	-	-	469,443
Investment income	135,998	-	-	-	-	-	-	6,719	6,804	-	149,521
Actuarial earnings	51,296	-	-	-	-	-	-	252,903	332,869	-	637,068
Penalties and interest on taxes	132,857	-	-	-	-	-	-	-	-	-	132,857
franchise	117,138	-	-	-	-	-	-	-	-	-	117,138
Contributions from developers	24,908	-	-	-	-	-	-	43,005	5,833	281,793	355,539
Other	40,551	-	2,248	-	-	-	-	25,490	210	46,752	116,261
Gain on disposal	(1,735)	-	-	-	-	-	-	(2,625)	-	(6,342)	(10,702)
	9,336,125	30,085	60,549	1,286,882	50,178	293,643	814,350	4,698,631	2,449,105	10,566,014	29,585,562
<b>EXPENDITURES</b>											
Labour and benefits	839,444	673,270	876,749	217,169	75,943	298,745	1,293,514	992,515	532,870	625,427	6,425,646
Contracted services	567,444	1,109,368	574,895	794,319	10,628	256,485	444,919	286,833	113,128	346,601	4,504,620
Materials and supplies	155,970	106,834	379,811	13,753	13,680	4,341	396,594	986,653	394,315	8,312,049	10,764,000
Interest	-	121,863	143,056	-	-	-	-	815,557	609,034	-	1,689,510
Amortization	56,621	154,173	1,280,243	14,365	613	5,664	195,405	1,087,875	689,330	166,659	3,660,948
Other	8,334	1,308	1,712	138,844	-	-	-	16,714	759	-	165,671
	1,625,813	2,166,816	3,266,466	1,178,450	100,864	565,235	2,330,432	4,186,147	2,339,436	9,450,736	27,210,395
<b>SURPLUS (DEFICIT) FOR THE YEAR</b>	7,710,312	(2,136,731)	(3,205,917)	108,432	(50,686)	(271,592)	(1,516,082)	512,484	109,669	1,115,278	2,375,167

**The Corporation of the District of Summerland**  
**Notes to the Consolidated Financial Statements**  
*As at December 31, 2015*

**21. Segmented information (cont'd)**

	General government services	Protective services	Transportation services	Environmental services	Health services	Planning & development services	Parks & recreation services	Water services	Sewer services	Electrical services	Actual 2014
<b>REVENUE</b>											
Property tax	7,333,189	-	-	-	-	-	-	-	-	-	7,333,189
Parcel tax	-	-	-	-	-	-	-	1,505,940	688,366	-	2,194,306
Government transfers - provincial	1,282,606	21,210	55,825	-	-	-	68,738	-	-	-	1,428,379
Government transfers - regional	-	-	-	-	-	-	-	-	397,126	-	397,126
User fees, sales, and rentals	129,283	4,471	-	1,267,980	45,285	-	813,173	2,648,212	901,824	10,518,441	16,328,669
Permits, licenses and fines	128,026	17,635	-	-	-	179,823	-	-	-	-	325,484
Investment income	94,987	-	-	-	-	-	-	7,390	7,486	-	109,863
Actuarial earnings	82,181	-	-	-	-	-	-	218,349	301,760	-	602,290
Penalties and interest on taxes	116,595	-	-	-	-	-	-	-	-	-	116,595
franchise	101,152	-	-	-	-	-	-	-	-	-	101,152
Contributions from developers	-	-	-	-	-	-	-	33,943	13,582	112,787	160,312
Development cost charges	-	-	250,000	-	-	-	-	-	-	-	250,000
Other	72,946	-	30,556	-	-	-	-	22,069	2,180	64,428	192,179
Gain on disposal	141,590	-	-	-	-	-	-	-	-	-	141,590
	<b>9,482,555</b>	<b>43,316</b>	<b>336,381</b>	<b>1,267,980</b>	<b>45,285</b>	<b>179,823</b>	<b>881,911</b>	<b>4,435,903</b>	<b>2,312,324</b>	<b>10,695,656</b>	<b>29,681,134</b>
<b>EXPENDITURES</b>											
Labour and benefits	1,049,224	617,054	822,988	192,459	59,945	303,573	1,231,144	886,823	510,818	703,019	6,377,047
Contracted services	542,885	1,318,810	456,494	785,001	10,134	240,390	356,367	239,867	114,220	253,578	4,317,746
Materials and supplies	176,172	92,782	355,108	23,008	9,938	8,241	376,924	825,710	312,136	7,671,798	9,851,817
Interest	-	140,568	165,015	-	-	-	-	844,078	621,731	-	1,771,392
Amortization	61,817	157,724	1,147,650	14,365	-	6,296	195,526	1,085,401	687,573	291,809	3,648,181
Other	26,235	1,238	1,712	63,160	-	-	-	16,961	840	-	110,146
	<b>1,866,333</b>	<b>2,328,176</b>	<b>2,948,967</b>	<b>1,077,993</b>	<b>80,017</b>	<b>558,500</b>	<b>2,159,961</b>	<b>3,898,840</b>	<b>2,247,318</b>	<b>8,920,204</b>	<b>26,076,309</b>
<b>SURPLUS (DEFICIT) FOR THE YEAR</b>	<b>7,626,222</b>	<b>(2,284,860)</b>	<b>(2,612,586)</b>	<b>189,987</b>	<b>(34,732)</b>	<b>(378,677)</b>	<b>(1,278,050)</b>	<b>537,063</b>	<b>65,006</b>	<b>1,775,452</b>	<b>3,604,825</b>



THE CORPORATION OF THE  
DISTRICT OF SUMMERLAND  
**STAFF REPORT**

DATE: April 25, 2016  
TO: Linda Tynan, Chief Administrative Officer  
FROM: Tricia Mayea, Manager of Legislative Services  
SUBJECT: April 14, 2016 Committee of the Whole Recommendation Re: 2016  
Grants in Aid

---

**STAFF RECOMMENDATION:**

That Council pass the following recommendation from the April 14, 2016 Committee of the Whole meeting regarding the 2016 Grants in Aid:

*THAT the 2016 Grants in Aid be distributed as follows:*

1. Summerland Community Arts Council - \$5,000
2. Summerland Asset Development Initiative - \$5,000
3. Summerland Youth Centre Association - \$5,000
4. Summerland Museum and Heritage Society - \$40,000
5. Friends of the Summerland Ornamental Gardens - \$8,000
6. Summerland Food Bank and Resource Centre - \$15,000
7. Summerland Royalty Committee - \$1,200
8. Royal Canadian Legion Branch #22 Summerland - \$500
9. Rotary Goodwill Shakespeare - \$2,904
10. Meadowlark Nature Festival - \$1,000
11. Firefighter Curling Team - \$500
12. Summerland Pipes and Drums - \$500;

*AND FURTHER THAT a new category of grant funding for ongoing operational support to the Summerland Museum and Heritage Society, the Summerland Youth Centre Association, the Summerland Community Arts Council and the Summerland Asset Development Initiative be established and that the grant in aid application process will not be applicable to this category.*

**PURPOSE:**

To approve the 2016 Grants in Aid distribution.

**BACKGROUND and DISCUSSION:**

Council reviewed 18 Grant in Aid requests at the April 14, 2016 Committee of the Whole meeting and passed the above noted recommendation totaling \$84,604.

Council requested that the Summerland Museum and Heritage Society, the Summerland Youth Centre Association, the Summerland Community Arts Council and the Summerland Asset Development Initiative be removed from the grant in aid process and added to the budget as a line item. The second portion of the above noted resolution reflects Council's direction.

OPTIONS:

1. Move the motion as recommended by staff.
2. Refer the matter to a future meeting for reconsideration.

Respectfully Submitted



Tricia Mayea  
Manager of Legislative Services

Approved for Agenda



Linda Tynan, CAO



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

DATE: April 25, 2016  
TO: Linda Tynan, Chief Administrative Officer  
FROM: Kris Johnson, Director of Works and Utilities  
SUBJECT: Old Flume Trail – Alternative Route near Taylor Place

---

**STAFF RECOMMENDATION:**

That Council pass the following resolution:

1. *THAT staff be directed to proceed with the proposed trail route above Taylor Place to provide alternative access through District property and further that the cost of the construction (\$6,000) be funded from the Recreation, Parks & Trails Enhancement Reserve Account.*
2. *That staff be directed to prepare an amendment to the Financial Plan bylaw for the \$6,000 expenditure from the Recreation, Parks & Trails Enhancement Reserve account.*

**PURPOSE:**

To provide Council with details regarding the potential for development of an alternative trail above Taylor Place to provide access through District property as directed at the Council Meeting on March 14, 2016.

**BACKGROUND and DISCUSSION:**

A portion of the “Old Flume Trail” crosses private property on the west side of Taylor Place. Schedule ‘A’ outlines the proposed trail required to provide access from the Old Flume Trail to the existing alternate trail network located above Taylor Place on District property.

Connecting the existing trail on top of the ridge to the Old Flume Trail would require excavating a new pathway on an angle, down the slope, at an average grade of approximately 15%. The total length of this new pathway is approximately 260m. It was brought to the District’s attention that some property owners on the West side of Taylor Place were concerned with the liability associated with the high use of the trail on steep terrain. The proposed trail will provide alternate access to trail users so that trespass on private property can be avoided.

Upon receiving approval to proceed, Staff will engage a Contractor with the appropriate equipment to complete this work. It is anticipated that construction would take approximately five days at a cost of \$6,000.

**FINANCIAL IMPLICATIONS:**

Allocation of \$6,000 from the Recreation, Parks & Trails Enhancement Reserve Account for this work is recommended. The projected reserve account balance for the end of 2016 is \$98,442.


**ATTACHMENTS:**

Schedule A – Map of Proposed trail

**OPTIONS:**

1. Move the motion as recommended by staff.
2. Refer back to staff for further review and report.

Respectfully Submitted,



*Kris Johnson*  
*Director of Works & Utilities*

**Approved for Agenda**



**Linda Tynan, CAO**



# Schedule 'A'







## THE CORPORATION OF THE DISTRICT OF SUMMERLAND COUNCIL REPORT

DATE: April 19, 2016  
TO: Mayor and Council  
FROM: Linda Tynan, Chief Administrative Officer  
SUBJECT: Appointment of Approving Officer

---

### STAFF RECOMMENDATION:

That Council pass the following resolution:

*THAT Peter Muirhead (Muirhead Land Development Solutions Ltd) be contracted by the District of Summerland and appointed as the District of Summerland's Approving Officer for the purpose of processing and considering the subdivision application dated April 18, 2016 for the property legally described as Lot 1, Plan 43571 at 7523 Fudge Street, Summerland.*

### PURPOSE:

To appoint an Approving Officer in accordance with Section 77 of the *Land Title Act* in respect to the subdivision application for 7523 Fudge Street.

### BACKGROUND and DISCUSSION:

The Director of Development Services has been designated as the Approving Officer for the District of Summerland. The Chief Administrator is the Deputy Approving Officer.

The Approving Officer is responsible for reviewing and processing subdivision applications received by the District. The AO has the authority to approve or deny applications based on the requirements of legislation and the District's bylaws. At times, situations may arise which makes it impractical for the Approving Officer to review an application in an unbiased manner. Such situations may arise if there is a conflict of interest between the property owners and the AO, or if there have been past dealings between the AO and property owners in regards to the property potentially causing the perception of bias while adjudicating the application.

The District has received an application for subdivision of property at 7523 Fudge Street. To ensure that the application is reviewed in an unbiased manner for the District and the Applicants, it is the CAO's recommendation that council appoint Peter Muirhead as the Approving Officer.

Mr. Muirhead has over thirty years of experience in the land development field with fourteen years as Provincial Approving Officer for the Ministry of Transportation. During his tenure as provincial approving officer, Mr. Muirhead was responsible for rural subdivision approvals for South East BC.



LEGISLATION and POLICY:

Section 77 of the *Land Title Act* states that council may appoint any of the following as an approving officer:

- (a) The municipal engineer;
- (b) The chief planning officer;
- (c) Some other employee of the municipality appointed by the municipal council; or
- (d) A person who is under contract with the municipality.

FINANCIAL IMPLICATIONS:

Mr. Muirhead will be contracted at a rate of \$125.00 per hour plus taxes and incremental expenses.

CONCLUSION:

The appointment of Mr. Muirhead will allow the review of the subdivision application for 7523 Fudge Street move forward in a timely, efficient manner.

OPTIONS:

1. Move the motion as recommended by staff.
2. Refer back to staff for further review and report.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'L. Tynan', is written over a horizontal line.

Linda Tynan, CAO

## THE CORPORATION OF THE DISTRICT OF SUMMERLAND

### ITEM 10.1 - CORRESPONDENCE – INFORMATIONAL ITEMS

April 24, 2016 – Regular Council Meeting

---

#### RECOMMENDATION:

THAT the informational items included in the report dated for the April 24, 2016 Regular Council meeting, from the Manager of Legislative Services, 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.	City of Burnaby	Letter to UBCM Re: BC Home Owner Grant Program	Receive for information
2.	City of Burnaby	Report to Council Re: BC Home Owner Grant Program	Receive for information
3.	Cultural Plan Task Force	Second Interim Report to Council	Receive for information
4.	Ministry of Community, Sport and Cultural Development	Transportation and Accommodation Services	Receive for information
5.	Summerland Chamber of Commerce	Support for RV-Friendly Initiatives	Receive for information
6.	Fibromyalgia Well Spring Foundation	"Just One More Step" walk	Receive for information
7.	Steve Thomson, MLA	Heritage BC Award for Okanagan Fur Brigade Linear Trail Park	Receive for information
8.	BC Government and Service Employees' Union	Sale of Wine in Grocery Stores	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:



TRICIA MAYEA  
MANAGER OF LEGISLATIVE SERVICES

REVIEWED BY:



LINDA TYNAN  
CHIEF ADMINISTRATIVE OFFICER



Office of the City Clerk

D. Back, City Clerk  
K. O'Connell, Deputy City Clerk

2016 April 06

FILE: 02410-20

Mr. Gary MacIsaac  
Executive Director  
Union of British Columbia Municipalities  
Suite 60 – 10551 Shellbridge Way  
Richmond, BC V6X 2W9

Dear Mr. MacIsaac:

**SUBJECT: BC HOME OWNER GRANT PROGRAM**  
Item 5(F), Reports, Council Meeting 2016 April 04

The Provincial Home Owner Grant program and the financial relief it provides homeowners is currently inequitably distributed and applied amongst BC municipalities. Property owners living within the Greater Vancouver Regional District, the Capital Regional District and the Fraser Valley Regional District do not receive equal benefits to those living elsewhere.

The current practice of establishing one assessment threshold value for such disparate catchment areas inadequately adjusts for regional disparities in real estate values across the Province. Furthermore, in comparison to the aforementioned regional districts, the Basic, Seniors and Added Grants are \$200 more in areas classified as "Northern and Rural". Of greater concern than the inconsistent grant amounts is the additional grant benefit provided to Northern and Rural catchments is presently funded through Carbon Tax revenue, of which a disproportionately high amount is contributed by residents that do not qualify for the Northern and Rural benefit.

Burnaby City Council at the 2016 April 04 meeting passed the following motion: **"THAT Council request that the UBCM petition the Minister of Finance to undertake a Provincial review of the Homeowner Grant Program to determine if a more equitable distribution of the Grant across all regions of the Province can be achieved."**

A copy of the relevant report has been attached for your reference.

Yours truly,

Dennis Back  
City Clerk

Copied to: Burnaby MLA's  
UBCM Member Municipalities  
Capital Regional District  
Fraser Valley Regional District  
Metro Vancouver

4949 Canada Way, Burnaby, BC V5G 1M2 ❖ Telephone 604-294-7290 Fax 604-294-7537 ❖ [www.burnaby.ca](http://www.burnaby.ca)

**FINANCIAL MANAGEMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: BC HOME OWNER GRANT PROGRAM**

**RECOMMENDATION:**

1. THAT Council request the UBCM to petition the Minister of Finance to undertake a Provincial review of the Home Owner Grant Program to determine if a more equitable distribution of the Grant across all regions of the Province can be achieved.

**REPORT**

The Financial Management Committee, at its meeting held on 2016 March 24, received and adopted the attached report providing information on the BC Home Owner Grant Program.

Respectfully submitted,

Councillor D. Johnston  
Chair

Councillor C. Jordan  
Vice Chair

Councillor P. McDonell  
Member

Copied to:	Acting City Manager Director Finance
------------	---

---

**TO:** CHAIR AND MEMBERS  
FINANCIAL MANAGEMENT COMMITTEE

**DATE:** 2016 March 24

**FROM:** DIRECTOR FINANCE

**FILE:** 7400-03

**SUBJECT:** BC HOME OWNER GRANT PROGRAM

**PURPOSE:** To provide information on the BC Home Owner Grant Program.

---

**RECOMMENDATION:**

1. **THAT** Financial Management Committee recommend Council request the UBCM to petition the Minister of Finance to undertake a Provincial review of the Home Owner Grant Program to determine if a more equitable distribution of the Grant across all regions of the Province can be achieved.

**REPORT**

This report is prepared in reference to correspondence received 2016 February 10 from the Minister of Community, Sport and Cultural Development, Peter Fassbender, regarding property tax assessment changes and the Provincial increase in the assessment threshold for qualified property owners to claim a full Home Owner Grant. Information is provided on the Province of BC Home Owner Grant Program and the City of Burnaby's experience, whereby there has been a decrease in the number of homeowners who are eligible to claim a 2016 Home Owner Grant in comparison to prior years.

**1.0 PROVINCIAL HOME OWNER GRANT PROGRAM****1.1 *Home Owner Grant***

The Provincial Home Owner Grant reduces the amount of property tax homeowners pay for their principal residence. The Home Owner Grant may be greater if a property owner qualifies for the Home Owner Grant as a senior, veteran or person with a disability. Homeowners must pay at least \$350 in property taxes before claiming the Home Owner Grant to help fund services such as road maintenance and police protection.

**1.2 *The Home Owner Grant Amount is Based on Where You Live***

Under the Home Owner Grant Program where you live in the Province determines the amount of grant qualified property owners will receive.

Property owners living within the regional districts of the Greater Vancouver Regional District, the Capital Regional District and the Fraser Valley Regional District are entitled to claim a Basic Grant of \$570, and \$845 for seniors aged 65 or older. These Grant amounts have not changed since 2006 and are less than those provided in Northern and Rural areas of the Province.

The Province defines a Northern and Rural area as a property that is not located in the Greater Vancouver Regional District, the Capital Regional District or the Fraser Valley Regional District. Eligible property owners within Northern and Rural areas are entitled to claim a Basic Grant of \$770. Eligible seniors aged 65 or older are entitled to claim a grant of \$1,045 (both grants were increased by \$200 in 2011).

If a homeowner meets all requirements of the Home Owner Grant Program but their property's assessment value or partitioned value is over the threshold for their region, they may qualify for a Home Owner Grant at a reduced amount.

### **1.3 The Home Owner Grant Threshold**

On 2012 January 03, the Provincial Minister of Finance, Kevin Falcon clarified that,

*"The Home Owner Grant is one way our Government can help support families in the face of challenging economic times. Homeowners who have seen their property values rise will continue to be protected as we increase the threshold."*

*"We continue to see challenging economic times around the world. By maintaining the Homeowner Grant, we continue to help families with the costs of owning their homes."*

The Home Owner Grant Threshold has two key components:

#### ***The Assessment Value of the Threshold (\$1.2 million for 2016)***

- the level below which all property homeowners within the Province with a lower assessment than \$1.2 M may be eligible to claim a full Home Owner Grant

#### ***% of Homeowners Who May Qualify for a Full Grant (91% for 2016)***

- the percentage of homeowners in the Province whose property assessment fall below the threshold

#### **1.3.1 Assessment Value of the Threshold**

In 2016, the Province of BC announced a \$100,000 (9.1%) increase in the assessment value of the threshold for all eligible property owners bringing the 2016 threshold to \$1.2 million. While the increase to the threshold is welcomed, this is the first increase in the threshold since it was reduced in 2014 from a high in 2013 of \$1.29 million (see Table 1).

The increase in the Provincial Home Owner Grant threshold of 9.1% is also less than the average increase in property values in the Greater Vancouver Regional District which ranged from 15% to 25% for a single family home as reported by BC Assessment.

In all regions, Home Owner Grants may be greater if a property owner qualifies for the Grant as a senior, veteran or person with a disability. Both the Basic Grant and other grants are reduced by \$5 for each \$1,000 of assessed value over \$1.2 million. The resulting calculation determines the upper threshold limit for a partial claim.

In comparison to Northern and Rural areas, both the Basic, Seniors and Added Grants are \$200 less in the Greater Vancouver Regional District, the Capital Regional District and the Fraser Valley Regional District. The upper thresholds differ by \$40,000 more in the Northern and Rural areas.

For example, homeowners eligible for the Basic Grant whose properties are valued above the \$1,200,000 threshold would see their Home Owner Grant reduced by \$5 per \$1,000 of assessed value; with a total reduction in the Grant to zero at \$1,314,000 (e.g.  $\$570 \div 5 \times \$1,000 = \$114,000 + \$1,200,000$ ); and \$1,354,000 in the Northern and Rural areas (see threshold assessment values in Table 1).

### 1.3.2 % of Homeowners Who May Qualify for a Full Grant

In 2016, the Minister of Finance set the threshold such that 91% of qualified property owners in BC will be eligible to claim the full Home Owner Grant. Since 2014 the percentage of homeowners eligible to claim the full Home Owner Grant has declined from 95.5% to 91%.

**Table 1: 2012 – 2016 Provincial Home Owner Grant Thresholds**

Greater Vancouver Regional District, Capital Regional District, and Fraser Valley Regional District					
ASSESSMENT VALUES	2012 (\$)	2013 (\$)	2014 (\$)	2015 (\$)	2016 (\$)
Threshold Level	1,285,000	1,295,000	1,100,000	1,100,000	1,200,000
Upper threshold BASIC \$570	1,399,000	1,409,000	1,214,000	1,214,000	1,314,000
Upper threshold Seniors \$845	1,454,000	1,464,000	1,269,000	1,269,000	1,369,000
Northern and Rural Areas					
ASSESSMENT VALUES	2012 (\$)	2013 (\$)	2014 (\$)	2015 (\$)	2016 (\$)
Threshold Level	1,285,000	1,295,000	1,100,000	1,100,000	1,200,000
Upper threshold BASIC \$770	1,439,000	1,449,000	1,254,000	1,254,000	1,354,000
Upper threshold Seniors \$1,045	1,494,000	1,504,000	1,309,000	1,309,000	1,409,000
<b>% OF ELIGIBLE PROPERTIES IN BC BELOW THE THRESHOLD LEVEL</b>	<b>95.5%</b>	<b>95.5%</b>	<b>93.8%</b>	<b>93.0%</b>	<b>91.0%</b>

## 2.0 IMPACT OF PROPERTY ASSESSMENTS AND HOME OWNER GRANT THRESHOLDS ON BURNABY HOMEOWNERS

The number of Burnaby homeowners eligible for the Home Owner Grant has steadily declined in recent years from a high of 92.5% in 2012 to a projected 78.49% in 2016, well below the Provincial target of 91% of homeowners. This decline is attributable to the significant increase in residential property values in the Greater Vancouver Regional District as compared to other areas.

The current practise of establishing one assessment threshold value for such disparate catchment areas inadequately adjusts for regional disparities in real estate values across the Province.

Table 2 shows the number of properties in Burnaby in 2016 eligible to qualify for the full Grant. In 2012, 92.5% (3% less than the Provincial average) of homeowners were below the established threshold value. In 2016 the percentage has decreased to 78.5% (12.5% less than the Provincial target).

The number of properties below the threshold has declined from 59,803 to 54,776 during the same period of time.

**Table 2: Burnaby Eligible Properties below the Provincial Threshold (excludes vacant land)**

Burnaby Eligible Residential Properties	2012	2013	2014	2015	2016
Number of Residential Properties	64,656	66,012	66,826	67,801	69,786
Number of Properties below Threshold	59,803	60,700	58,535	59,166	54,776
% of Properties Eligible for Grants	92.5%	92.0%	87.6%	87.3%	78.5%
Provincial % of Eligible Properties	95.5%	95.5%	93.8%	93.0%	91.0%

## 3.0 RECOMMENDATION

The BC Home Owner Grant threshold increases have not kept pace with residential property assessment increases being experienced across the Lower Mainland. The number of Burnaby properties that qualify for the Basic Home Owner Grant of \$570 has decreased from 92.5% in 2012 to 78.5% in 2016, while the Provincial target for these years was 95.5% and 91% respectively.

It is understood that the Home Owner Grant is part of a larger School Tax funding formula, and it is appreciated that it is challenging to create a system that is equitable when the process is based on disparate assessment values that vary significantly across the Province and can change substantially from year to year.

If the Province's intention is for 91% of property owners to qualify for the Home Owner Grant in 2016, in areas with significant increases in annual assessments, this level of participation will not be achieved with the current process.



*FINANCIAL MANAGEMENT COMMITTEE*

*Subject: BC Home Owner Grant Program*

*2016 March 24.....Page 5*

Minister Fassbender in his correspondence of 2016 February 10 indicated that the Province can make appropriate adjustments to the threshold to ensure that homeowners can appropriately benefit from the full Home Owner Grant Program, while recognizing that a suitable threshold on assessed value is necessary to preserve fairness. It is therefore recommended that the Province be requested to undertake a full review to determine if the Home Owner Grant Program can be made more equitable for those living in areas where assessment values are increasing dramatically, while respecting areas of stable increases in property values.

Staff recommend that the Financial Management Committee recommend Council request the UBCM to petition the Minister of Finance to undertake a Provincial review of the Home Owner Grant Program to determine if a more equitable distribution of the Grant across all regions of the Province can be achieved.



Denise Jorgenson  
DIRECTOR FINANCE

DJ/ew

Copied to: City Manager

## **Cultural Plan Task Force – Second Interim Report to Council**

April 25, 2016

The Cultural Plan Task Force presented its first interim report to Council in October of 2015. A lot has happened since.

The Task force has now completed the public engagement portion of the process and has received over 2300 individual comments on Culture in Summerland. These are a compilation of 15 community conversations, surveys, written submissions and sticky notes placed on display boards around the community.

These comments were in response to four questions.

1. What is working well with respect to Culture in Summerland?
2. What is not working so well with respect to Culture in Summerland?
3. What is on your wish list for Culture in Summerland?
4. How would you implement your wish list?

These were analyzed by the group and consolidated into 7 categories.

- Communication
- Coordination
- Downtown
- Events
- Facilities
- Funding
- Identity

A workshop was held with Dr. Bernard Momer, a celebrated professor at UBC Okanagan specializing in Community Culture. Dr. Momer has published a number of books including *"Whose Culture is it Anyways: Community Engagement in Small Cities"* and *"Our City Ourselves: A Cultural Landscape Assessment of Kelowna, British Columbia"*. Dr. Momer reviewed our data and provided invaluable suggestions on data analysis and suggestions for moving forward.

The Cultural Plan Task force has now grouped the community's comments into 5 themes and have started the process of drafting the Cultural Plan. These themes were referred to throughout the community engagement process and include:

- Lifestyle – people and activities
- Community Character – natural surroundings, environment
- Agriculture – including wine industry
- History and Heritage – KVR and heritage buildings
- Arts and Culture – cultural coordination

The Task Force is now drafting Summerland's First Cultural Plan that will include recommendations moving forward. We look forward to presenting the first draft to Council and the community in the near future.



Denese Espeut-Post  
Chair, Cultural Plan Task Force

Cc



April 8, 2016

Ref: 166815

His Worship Mayor Peter Waterman  
District of Summerland  
Box 159  
Summerland, BC V0H 1Z0

RECEIVED  
APR 13 2016  
DISTRICT OF SUMMERLAND

Dear Mayor Waterman:

The Province of British Columbia knows that British Columbians have expressed an interest in seeing greater choice, convenience and competition in the availability and provision of transportation and accommodation services. Companies such as Uber, Lyft and Airbnb may present opportunities to meet changing public expectations.

In considering the opportunities that these services may provide, it is important that the Province understands any impacts that could result for consumers, host communities and existing service providers. The many people currently providing passenger and accommodation services in British Columbia have made investments, providing jobs and valuable contributions to the economy. Thought must be given as to how any new services are regulated, recognizing the need to be respectful of existing industry participants while at the same time being fair and equitable to any possible new entrants to these sectors.

To this end, over the coming months, I will be meeting with a wide array of stakeholders to explore issues pertaining to the sharing economy and develop a better understanding of the opportunities and challenges that they provide for citizens and communities.

Locally elected officials from both urban and rural regions will have important perspectives on the issues and opportunities surrounding the sharing economy, and I am eager to draw these out as part of the consultation process. It is my hope that I will be able to engage with as many local governments as possible in person over the coming months. Regardless of whether we are able to undertake this discussion in person, I would also value the opportunity to review your thoughts on this matter via any written submission you may care to provide to me, and I encourage you to consider sending your thoughts to me directly by email at: [CSCD.Minister@gov.bc.ca](mailto:CSCD.Minister@gov.bc.ca).

Your perspectives could include ideas on how sharing and existing service economies could be integrated, on perceived challenges and opportunities, and on provincial and local government roles in regulating and facilitating any changes we might contemplate.

.../2

Ministry of Community,  
Sport and Cultural Development and  
Minister Responsible for TransLink

Office of the Minister

Mailing Address:  
PO Box 9056 Stn Prov Govt  
Victoria BC V8W 9E2  
Phone: 250 387-2283  
Fax: 250 387-4312

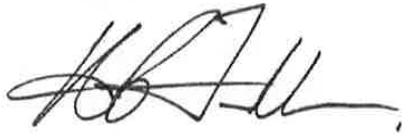
Location:  
Room 310  
Parliament Buildings  
Victoria BC

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

His Worship Mayor Peter Waterman  
Page 2

I look forward to hearing from you.

Sincerely,

A handwritten signature in black ink, appearing to read 'P. Fassbender', with a stylized flourish at the end.

Peter Fassbender  
Minister



**RECEIVED**  
**APR 08 2016**  
**DISTRICT OF SUMMERLAND**

Rcvd:	
File:	
Circulated:	<i>Consp.</i>
Copy to:	
Action:	

April 5, 2016

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

Dear Mayor Waterman and Councillors,

On behalf of the Board of the Summerland Chamber of Commerce, I am writing to you today to indicate our support for the introduction of RV-friendly initiatives, such as were recently suggested by Summerland resident Don Hudgeon. We understand that he has also forwarded his suggestions to you.

RV travelers are an important segment of community visitors. Unfortunately, it can be difficult for them to access downtown areas due to the size of their rigs. While we recognize that not all of the author's suggestions may be feasible, we would encourage the District of Summerland to support the availability of day use RV parking in the lot set aside for development on Wharton. This would require some freshening up of this area with cleaning and leveling, plantings and signage. Improvements of this kind would enhance our downtown for visitors and make large rig parking an option.

Mayor Waterman, thank you again to you and the Councillors and staff at the District of Summerland for supporting tourism and economic development in Summerland.

Sincerely,

Erick Thompson  
President  
Summerland Chamber of Commerce



*Fibromyalgia Well Spring Foundation*

P.O. Box 1600  
Alder grove, BC  
V4W 2V1  
778-278-3697

[info@fibromyaliawellspringfoundation.org](mailto:info@fibromyaliawellspringfoundation.org)

Mayor & Council  
13211 Henry Ave.  
Summerland BC  
V0H 1Z0

2016-04-14

Good Morning Karen

Fibromyalgia Well Spring Foundation will be walking through your area during our “Just One More Step “ walk to bring awareness to ALL invisible illnesses, we are walking from Langley BC to Banff AB starting 24 May 2016.

The illnesses we are walking for include Fm, Chronic Fatigue, Lyme Disease, PTSD, Diabetes, Stroke, Heart Disease, Migraines, Bi-Polar, to just mention a few.

We are inviting you to join us at the City Hall building in Summerland on the morning of Wednesday 8 June at approximately 11:00 – 11:30 pm for a photo opportunity to meet with the walkers and to show support for this event. We will be walking through the town so please join us for part of the walk.

All pictures will be featured on our web site and all our social media.

Thank you for your support and involvement in the event.

Nigel Thom Business Mgr.



[www.fibromyaliawellspringfoundation.org](http://www.fibromyaliawellspringfoundation.org)

Canada Revenue Agency Registered Charity 85273 6966 RR0001



**Province of  
British Columbia**

Legislative Assembly



**Constituency Office:**  
102 - 2121 Ethel Street  
Kelowna BC V1Y 2Z6  
Phone: 250 712-3620  
Fax: 250 712-3626

**Legislative Office:**  
Parliament Buildings  
Victoria BC V8V 1X4  
Phone: 250 356-6611  
Fax: 250 952-0223

**Steve Thomson**  
M.L.A. Kelowna-Mission  
E-mail: [steve.thomson.mla@leg.bc.ca](mailto:steve.thomson.mla@leg.bc.ca)  
Website: [www.stevethomsonmla.bc.ca](http://www.stevethomsonmla.bc.ca)

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

April 15, 2016

Dear Mr. Waterman,

**Re: Heritage BC Award for Okanagan Fur Brigade Linear Trail Park**

Congratulations on receiving a Heritage BC Award in the category of Heritage Conservation for the preservation of the Okanagan Fur Brigade Linear Trail Park.

Your joint efforts in preserving 4.1 kilometre portion of the Trail in Summerland make you worthy of receipts of this award. The historical value in conserving a First Nation Trail that is over 6,000 years old is an accomplishment the entire community can take pride in.

This wonderful project could never have been completed without those partnerships developed among the community, volunteer groups and government, specifically District of Summerland, Summerland Heritage Advisory Commission, Okanagan Historical Society and its Trails Committee, Okanagan Similkameen Parks Society, Trail of the Okanagans and Summerland Museum and Heritage Society.

The Heritage BC award highlights the ongoing importance of working together and preserving Okanagan Valley history. The level of support and involvement in this project is a testament to the value you all hold for conserving our history.

Thank you for your commitment to ensuring our community maintains a valuable link to our past.

Sincerely,

Steve Thomson, MLA  
Kelowna Mission

**RECEIVED**  
**APR 18 2016**  
**District of Summerland**

**Action**

File: \_\_\_\_\_  
Reply Card Sent By: \_\_\_\_\_  
Copy to: \_\_\_\_\_  
Clerk: \_\_\_\_\_  
CAO: \_\_\_\_\_

Referred to: \_\_\_\_\_

Reading File: \_\_\_\_\_  
Council Agenda: Concert ✓  
Above completed by: [Signature]



**B.C. Government and Service Employees' Union**  
A component of NUPGE (CLC)

Rcvd:	
File:	
Circulated:	<i>was sent to each councillor</i>
Copy to:	<i>CC</i>
Action:	<i>[Signature]</i>

April 14, 2016

Mayor Peter Watermann  
District of Summerland  
Box 159  
Summerland, BC V0H 1Z0

Dear Mayor Watermann

As president of the B.C. Government and Service Employees' Union (BCGEU), I am writing to share my concerns about the sale of wine in grocery stores in your city. At a minimum, I urge you to implement a 1 kilometer distance rule bylaw for all alcohol beverage retailers as other municipalities, such as Kamloops, have done. This ensures there is no proliferation of liquor outlets. In addition, I urge you to consider implementing a six month moratorium on grocery store sales of wine. This will allow for thoughtful consideration of the following:

- Increasing the number and density of liquor retail locations could have unforeseen health and public safety consequences for our communities. The Centre for Addictions Research of BC has already identified 655 more alcohol-related hospitalizations and 31 more alcohol related deaths due to the provincial government's reform of B.C. liquor laws in 2014, which increased access to alcohol. With additional liquor access – in grocery stores – these numbers will only go up.
- Unlike private and government liquor stores, wine on grocery store shelves is not subject to the regulation requiring at least 1 km distance between alcohol retailers. This regulatory omission will lead to a proliferation of alcohol retailers in our communities, which has social implications as well as negative impacts on small businesses.
- Grocery store employees will not receive the same level of training as BC Liquor store employees. They will not be as knowledgeable on the rules and regulations around identification, nor as experienced in spotting false identification. As a result, it may be easier for minors to purchase alcohol at grocery stores than at BC Liquor stores.
- It will be easier for people to shoplift alcohol from grocery stores than from BC Liquor stores; BC Liquor stores are small, with attention paid to ensuring staff have good sightlines to all areas of the store. Grocery stores are larger with tall shelving that blocks sightlines.
- Proponents of wine in grocery stores haven't addressed the issue of staff who are minors. Allowing wine in grocery stores will mean that either minors will be stocking liquor and handling liquor sales, or, if they are restricted from handling alcohol, young people may lose access to grocery store jobs.
- Grocery store sales of alcohol will not always be limited to B.C. wine, cider and sake. The "B.C. only" model is likely to violate our international trade obligations and leave us vulnerable to a trade

4911 Canada Way, Burnaby, BC, V5G 3W3 [www.bcgeu.ca](http://www.bcgeu.ca)  
Tel: 604-291-9611 Toll Free: 1-800-663-1674 Fax: 604-291-6030 Toll Free Fax: 1-800-946-0244





challenge. The government of Ontario recently acknowledged this risk. A successful trade challenge would negatively impact our local B.C. wineries, thus impacting many important small, local businesses.

- A successful trade challenge could also lead to the sale of a full range of alcohol products on grocery store shelves, as once the limit to BC VQA wine is struck down, this could open the door to making all alcohol available in grocery stores.

The BCGEU's membership includes approximately 3,800 employees of the Liquor Distribution Branch (LDB), who work in communities throughout the province. Our members at the LDB take social responsibility very seriously – they understand the importance of keeping alcohol out of the hands of minors, and are trained to watch for appropriate I.D. and over-serving.

Our union cares about the communities in which our members live and work. We care about good family-supporting jobs for our members. We care about health, safety and keeping alcohol out of the hands of minors. We care about supporting small businesses and our B.C. wine industry. We strongly urge you to implement a six month moratorium on the expansion on grocery store sales of wine, to allow time to properly assess the potential social and economic ramifications of these sales. We also urge you to implement a 1 kilometer distance rule at the municipal level for all alcohol retailers to ensure there is no proliferation of liquor outlets in our communities.

If you would like further information, or would like to discuss further, please contact Campaigns Officer Earl Moloney at (604) 291-9611 or [earl.moloney@bcgeu.ca](mailto:earl.moloney@bcgeu.ca).

Thank you very much for your time and attention to this matter,

Stephanie Smith  
President  
BCGEU

cc: Kimberlee MacGregor, Vice President Component 5

SS/EM/pc/MoveUP

### Outstanding Council Resolutions

Res #	Date	Resolution	ACTION	End date
R261-2015	Sep 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
R353-2015	Nov 23, 2015	THAT the delegation from the Regional District of the Okanagan-Similkameen, be received for information; and that staff prepare a report regarding the feasibility of a regional organic facility at the Summerland Landfill.	Referred to staff	
R009-2016	Jan 11, 2016	THAT the delegation from the Summerland Food Bank & Resource Centre, be received for information; AND THAT staff provide a report back to Council at a future meeting regarding this matter.	Referred to staff	
R015-2016	Jan 11, 2016	THAT staff be directed to re-examine and re-investigate the use of Lakeshore Drive North and other locations for access by horses to Okanagan Lake, and bring a report back to Council at a future meeting.	Referred to staff	
R-2016-41	Feb 9, 2016	THAT staff present a Cellular Antenna Policy following the FCM template, harmonized with federal legislation and regulations, at a future meeting of Council.	Referred to staff	
R-2016-75	Mar 14, 2016	Alternate Trail above Taylor Place THAT the following resolution from the March 14, 2016 Closed Session be reported out at the March 14, 2016 Council meeting: "THAT staff be directed to investigate the potential for development of an alternate trail above Taylor Place to provide access through District property."	April 25, 2016 Agenda Item	
R-2016-78	Mar 14, 2016	THAT the property identified as Lot A, DL's 477 and 508, ODYD, Plan KAP80862 Except Plan KAP82140, located at 4500 Landry Crescent be included on the community heritage register.	Referred to staff	Application submitted to Heritage Registry
R-2016-94	Mar 29, 2016	THAT the delegation of Lesley Vaisanen be received for information; AND FURTHER THAT staff be directed to look at ways the District can raise awareness about the European refugee crisis in Summerland and report back to Council.	Referred to staff	
R-2016-111	Apr 11, 2016	THAT the delegation from the Summerland Earth Week Committee be received for information. THAT the request that the District of Summerland join the "Blue Dot movement" declaration list be referred to staff for review and report back to council.	Referred to staff	
R-2016-119	Apr 11, 2016	THAT staff be directed to negotiate a temporary agreement with the Summerland Community Arts Council to allow for their immediate use of the upstairs space at the former Library building with the understanding that a governance model and terms of a detailed operating agreement will be developed. AND FURTHER, THAT up to \$10,000 be provided for assistance to ready the space for the Arts Council and its member organizations with the understanding that responsibility for further capital investment in the development of an Arts and Culture Centre will be explored during discussions regarding a governance model.	In process	
R-2016-120	Apr 11, 2016	THAT the report dated April 11, 2016 (Climate Action Initiatives) be received for information; AND FURTHER pending the finalization of the 2016-2020 Financial Plan, that the CAO be directed to develop a one year contract position for Climate Action/Sustainability/Alternative Energy Coordinator for the purpose of re-establishing Summerland's investment and commitment to sustainability and to re-establish the CAC with appropriate staff support	Referred to staff	

### OUTSTANDING TASKS - STAFF

	Project/Issue	Person Responsible	Next Steps	Anticipated Timing
1	Skatepark	LT/BI	Fundraising strategy to be developed - in progress	Ongoing
2	Lakeside Trail Project	JD	Finalizing maintenance agreement with Province.	Spring 2016
3	New Subdivision Servicing Bylaw	IM	Waiting for budget approval	2016
4	Building Bylaw review project	JD/IM	Negotiate terms of reference with MIA and Lidstone.	2016
5	Online registration system - Recreation	JD/BI	CAO to finalize approval	March 2016
6	Protocol Agreement - PIB	LT	Invitation made to PIB. Pending response from meeting.	Ongoing
7	Bylaws	JD	Update Dog, Business, and MTI bylaws.	2016
8	Citizen Survey	LT	Preliminary	1st quarter 2016
9	Community Engagement Policy	LT		Spring 2016
10	Parks and Recreation Masterplan	BI/LT	Reviewing RFP templates; issue RFP	1st quarter 2016
11	Debt, surplus, reserve policies	LC	Update research and draft policies	1st quarter 2016
12	Fleet Renewal Policy	JD/KJ/LC	Corporate Services coordinating with Works and Utilities/Finance	Spring 2016
13	Sidewalk Master Plan	IM	Waiting on Subdivision Bylaw review	2016
14	Cemetery Upgrades	KJ/MS	Design near completion.	Spring 2016
15	Wastewater Filtration and Grit Removal Upgrade	KJ/DV	Design is complete. Application to Build Canada - Deadline April 28	In Progress
16	Cultural Plan	IM	Draft plan underway	Ongoing
17	Perpetual Slide	KJ/MS	Follow up from UBCM required. Monitoring budget to be brought forward during 2016 budget deliberations.	Spring 2016
18	Fire Training Facility	GN	Building assembly was completed on Nov. 4, additional site works and training prop construction required. Anticipate complete completion late spring 2016.	June 30, 2016
19	Sister City (gift received)	BI	Waiting for information from Leanne.	2016
20	Foreshore Tenure(s) with Crown	IM/JD	Zoning bylaw to be updated to include foreshore and lake to municipal boundary. Individual tenures being acquired for public parks. Report to future Council meeting re new head lease options.	April/May 2016
21	Joint Use Agreement	JD	Jeremy and Brenda negotiated terms of Joint Use Agreement with SD67 on August 17. SD67 was to provide a draft agreement. Now needs to be drafted by District staff.	Summer 2016
22	Cell Tower Policy	JD	Council direction to create policy	Spring 2016
23	Trail Signage	LT/BI	Gather examples and develop a trail signage plan / policy. Intend to engage contractor to assist with trail signage plan;	2016
24	Policy: Air BnB; vacation rentals		For council discussion	Spring 2016
25	Prairie Valley Land Use	IM	Public process underway. Presented to APC. On agenda for AAC	Summer 2016
26	Foreshore Control (Docks)	IM	Potential water zoning. On agenda for APC	Spring 2016
27	Directional Signage	IM	Underway. Preliminary consultants report received	Fall 2016
28	Property Sale	IM	Municipal site south of Glenfir School. Appraisal received	Fall 2016
29	Property Sale	IM	Municipal site at south end of Cartwright (College Lands). Waiting on sewer extension estimate.	Fall 2016
30	Jones Flat & Garnet Valley Water System Separation - Design	KJ/MS	Tender Package Awarded	July 2016
31	Jones Flat & Garnet Valley Water System Separation - Land Acquisition	JD/KJ/IM	Formulate strategies for sections where no ROW exists	April 2016
32	Trans Canada Trail Upgrades at Fenwick Road	KJ/MS/BI	BikeBC funding application submitted April 8, 2016. Awaiting notification.	2016
33	Dale Meadows Bike Path	KJ/MS/BI	Preapre RFQ for pathway construction	May 2016
34	Rodeo Grounds - Ring Upgrades	KJ/MS	Issue RFQ to remove and replace grounds material	April 2016
35	PRV #10 Valve Replacement	KJ/DV	Agua to finalize design report / project plan	May 2016
36	Trout Creek Intake Structure & Flume - Design	KJ/DV	MOE to provide approval on proposed design	April 2016
37	Isintok Dam	KJ/DV	KWL to reviewing BMA Engineering report and providing options for replacement due to age and condition of the outlet pipe.	April 2016
38	WTP Centrifuge De-Watering Options Study	KJ/DV	Prepare RFP	May 2016

This list requires an extensive update. Updated list including items on staff's 2016 workplan to be presented May 2016

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

**April 25, 2016 – Regular Council Meeting**

---

**RECOMMENDATION:**

THAT the committee, commission and task force minutes included in the report dated for the April 25, 2016 Regular Council meeting, from the Manager of Legislative Services, be received for information.

**COMMITTEE MINUTES**

1.	Advisory Planning Commission – February 26, 2016	Receive for information
----	--	-------------------------

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

AUTHOR:



---

TRICIA MAYEA  
MANAGER OF LEGISLATIVE SERVICES

REVIEWED BY:



---

LINDA TYNAN  
CHIEF ADMINISTRATIVE OFFICER



## DISTRICT OF SUMMERLAND

MINUTES OF THE ADVISORY PLANNING  
COMMISSION  
HELD AT DISTRICT OF SUMMERLAND  
COUNCIL CHAMBERS  
13211 HENRY AVENUE, SUMMERLAND, BC  
ON February 26, 2016

MEMBERS PRESENT:

K. Haddrell  
T. Kinvig  
D. Hudgeon  
G. Lerchs  
C. Ohmenzetter  
J. Dorn  
F. Kappel  
J. Schofield

MEMBERS ABSENT

Staff Present:

Ian McIntosh, Director of Development Services, Alex Kondor, Development Planner

1. **CALL THE COUNCIL MEETING TO ORDER:**

The meeting was called to order at 9:03 a.m.

2. **ADOPTION OF MINUTES**

Moved and Seconded,

THAT the Advisory Planning Commission meeting minutes dated October 16, 2015 be adopted.  
Carried.

3. 12830 Blagborne Avenue

- The Development Planner introduced the application
- Discussions surrounding the history of why it is a park and its value as an open space.
- Difficulty of developing this piece. Blasting would be required.

Moved and Seconded,

THAT APC recommend the application not be supported.

Carried. 6 in favor - 1 opposed

4. 9600 Victoria Road

- The Development Planner introduced that application to the commission.
- Discussion over the potential of contamination
- Discussion over the Telus blanket Right of Way
- Discussion over the cost of the cost of cleanup (contamination)
- Lease versus sale (contamination) (screening)

Moved and Seconded,

THAT APC support the Rezoning Application as presented.

Carried. 5 in favor - 2 opposed

Moved and Seconded,

THAT the property not be sold but that a lease be pursued.

Carried 5 in favor - 2 opposed

5. 17013 Sanborn Street

- The Development Planner introduced the application to the commission.
- Discussion revolving Hunter's Hill development plans
- Planner provided clarity over cluster housing (which is not applicable)
- The applicant's consultant explained rationale for allowing

Moved and Seconded,

THAT APC support the proposal as presented

Carried. Unanimous

6. Prairie Valley West Planning Study

- Planner introduced the situation and the described the environmental issues.
- Alison Peatt discussed environmental report and its' values
- Discussion surrounding the changing OCP to Open land and Zoning to Parks & Preservation.
- More discussion around residential use.
- Suggested staff investigate further

Moved, failed for lack of a seconder

**THAT** staff be directed to investigate more detailed options

7. Carriage Homes

- The Planner presented the District application.
- Discussion surrounding size issues and whether size should be increased across the board...or whether larger sizes should be dealt with through variance

Moved and Seconded,

**THAT** APC recommend the amendments not be supported and leave the regulations as is.

Carried. 5 in favor -2 opposed

8. Residential Pocket Neighborhood

- Planner resented the District application
- Lots of discussion over the tiny house development concept
- The group was very skeptical over the development style

Moved and Seconded,

**THAT** APC support the proposal as presented

Carried. 6 in favor - 1 opposed

9. 1109 Stonor Street

- Planner presented the application

Moved and Seconded,

**THAT** APC support the proposal as presented

Carried. Unanimous

10. **ADJOURN**

The meeting adjourned at 11:37 a.m.

Certified Correct:

  
Chair

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



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

DATE: April 25<sup>th</sup> 2016  
TO: Linda Tynan – Chief Administrative Officer  
FROM: Ian McIntosh – Director of Development Services  
SUBJECT: Development Variance Permit LOT 1, DL 2695, ODYD, PLAN EPP35361  
(25200 Callan Road)

---

**STAFF RECOMMENDATION:**

That Council pass the following resolution:

*THAT the Development Variance Permit application to vary Section 5.5 of Zoning Bylaw 2000-450 to increase the maximum allowable height of a retaining wall to 3.8m (12 ½ feet) for Lot 1, DL 2695, ODYD, Plan EPP35361, located at 25200 Callan Road, **be approved.***

**PURPOSE:**

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

**BACKGROUND:**

Current Use:	Agricultural
Parcel Size:	10 Acres
Zoning:	A1 – Agricultural Small Acreage
OCP:	Agricultural
M.o.T. Approval:	Not required

The subject site is an agricultural property located on the east side of Callan Road near the northern boundary of the District. A site map of the property is attached as Schedule "A". There is a single detached house and winery building on the property. A Development Variance Permit has been received to increase the maximum allowable height of a retaining wall from 1.2m (4ft) up to 3.8m (12 ½ feet). Two retaining walls are proposed near the existing winery that vary in height but are no greater than 3.8m. The application and plans for the proposed retaining walls are attached as Schedule "B".

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 subject property has very steep topography. In order to create extra space and a crush-pad area adjacent to the winery building the property owners are proposing to build two retaining walls

to shore-up the hillside near the existing winery building. The proposed retaining walls will not be visible from the street or adjacent properties. The property owners have the option of sloping the hill-side however are proposing to use retaining walls as they believe this will look more visually pleasing.

Section 5.5 of the Zoning Bylaw states a single retaining wall located within the *Front Yard, Rear Yard or Side Yard* may not exceed 1.2m in *Height*. The Zoning Bylaw limits retaining walls to 1.2m to ensure neighbourhood character is not adversely affected by large retaining walls. All retaining walls over 1.2m in height must be engineered. The property owners have provided engineered drawings for the proposed retaining walls.

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 this Development Variance Permit application has been provided to adjacent property owners and residents in accordance with the Land Use Procedure Bylaw.

FINANCIAL IMPLICATIONS:

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

CONCLUSION:

If the variance application is approved this would allow for two retaining walls to be constructed up to a maximum height of 12 ½ feet on the subject property. The retaining walls are proposed to create additional space for an existing winery operation. This is a significant increase to the maximum 4ft height stated in the Zoning Bylaw which is meant to ensure neighbourhood character is not adversely affected by large retaining walls. The proposed retaining walls will not be visible from the street or adjacent properties. Provided there are no concerns raised by adjacent neighbours, issuance of the development variance permit is recommended by staff.

OPTIONS:

- Council could issue the variance as requested.
- Council could deny the variance.
- Council could refer application back to staff for further investigation.

Respectfully submitted,



Ian McIntosh  
Director of Development Services

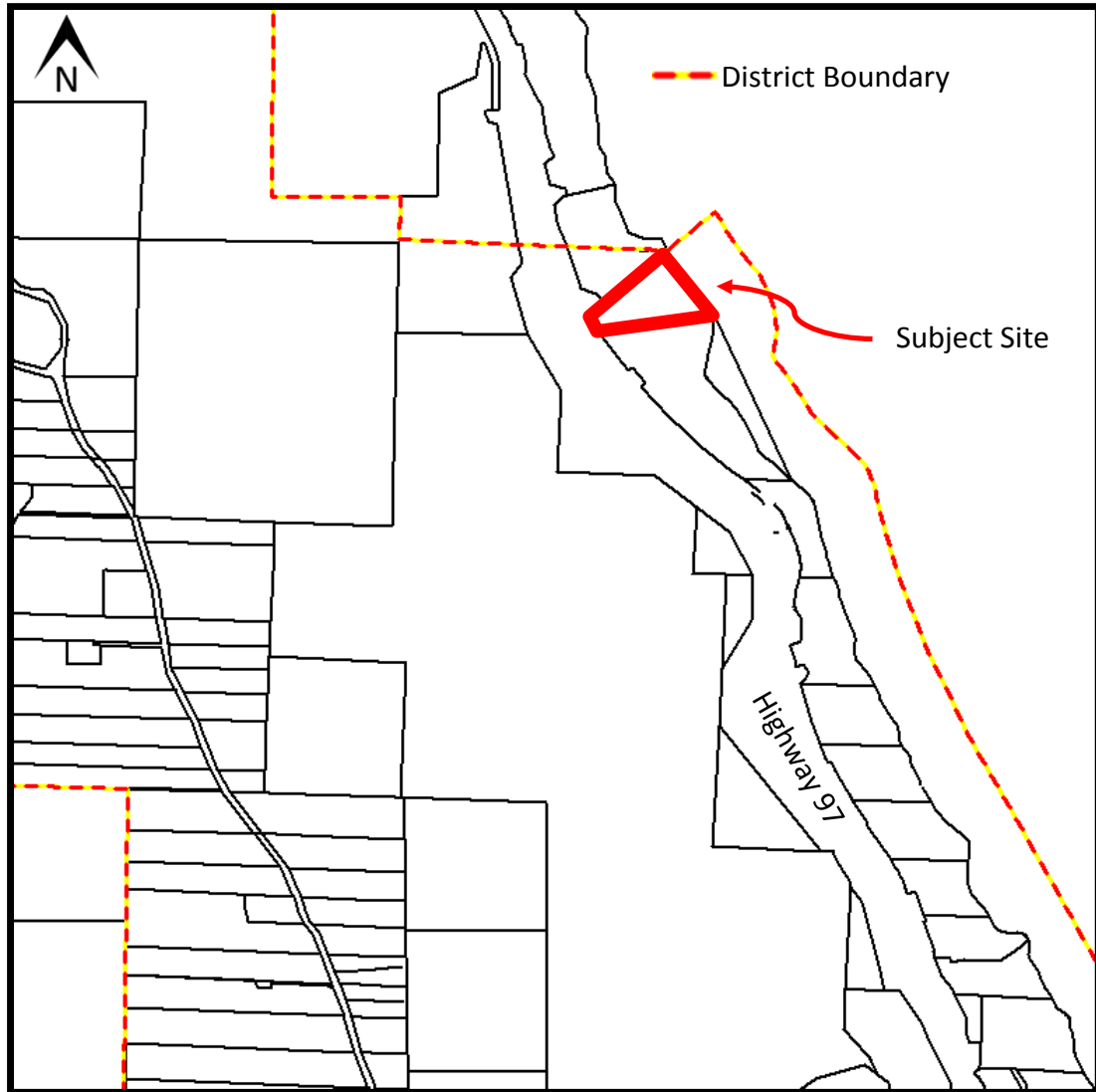
Approved for Agenda




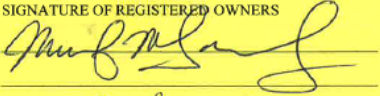
Linda Tynan, CAO

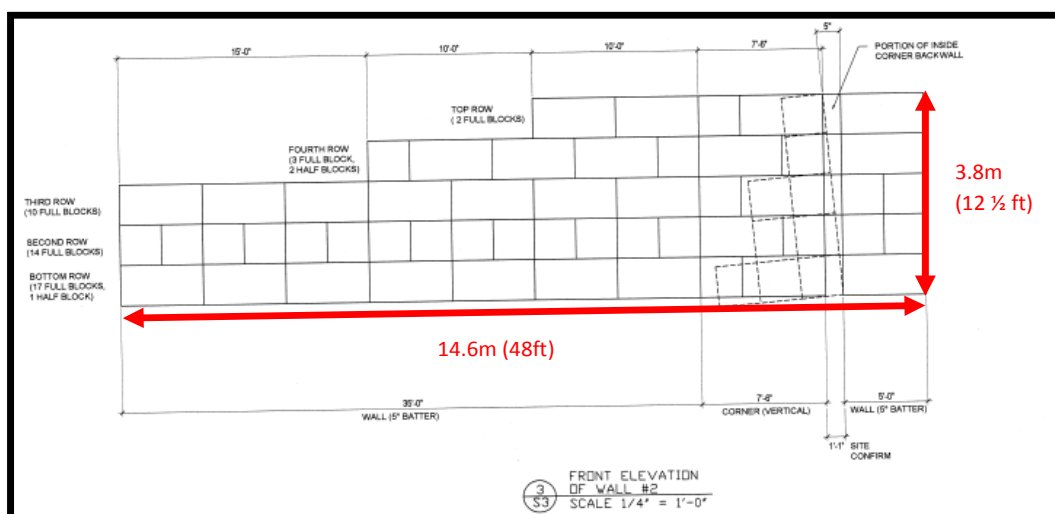
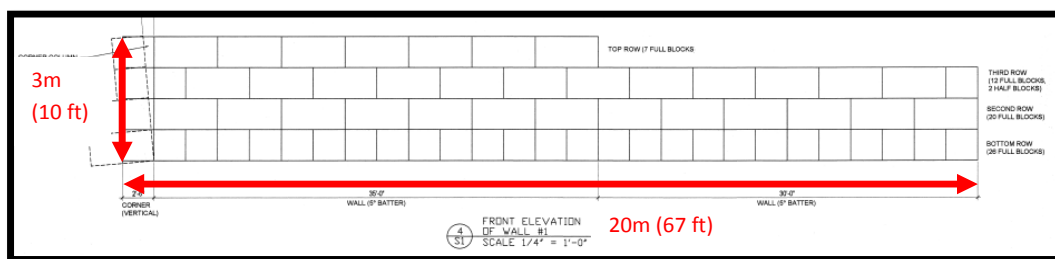
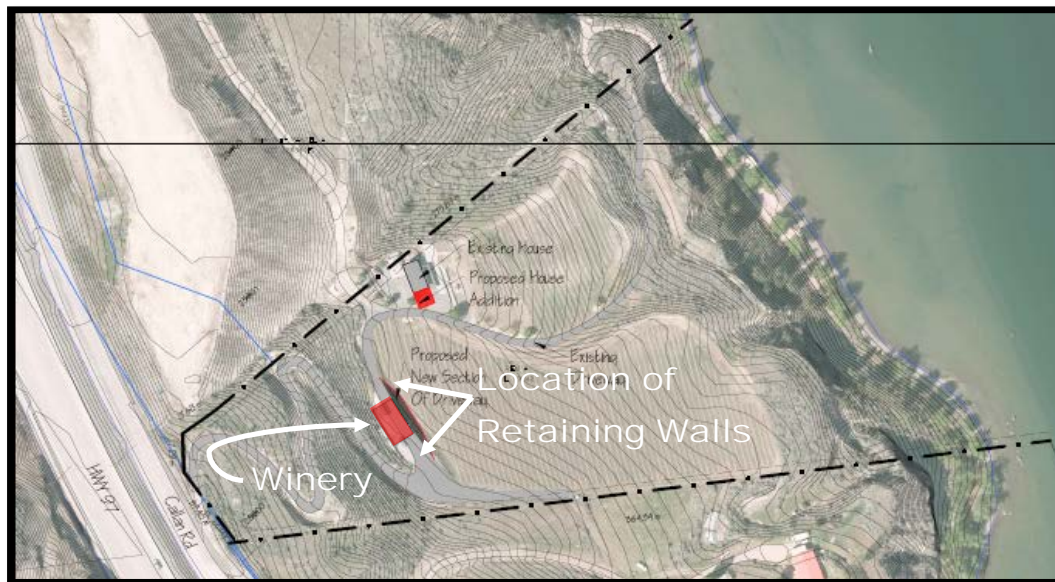


**Schedule "A" – Site Map**



**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>25200 Callan Rd Summerland BC</u>			
LEGAL DESCRIPTION: Lot <u>A</u> ; DL <u>2695</u> ; Plan <u>19842</u>			
CURRENT ZONING: _____ Roll # _____			
<b>PROPERTY OWNER</b>		<b>APPLICANT</b>	
Name: <u>Michael Savand</u>		Name: <u>Samy</u>	
Address: <u>25200 Callan Rd</u>		Address: _____	
City: <u>Summerland</u>		City: _____	
Postal Code: <u>V0H 1Z0</u>		Postal Code: _____	
Phone: _____		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 <u>Section 5.5</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><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></p> <p><i>Professionally drafted plans are preferred.</i></p>			
<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>THE CORPORATION OF</b> <b>OFFICE USE ONLY</b>	
DATE: <u>March 29/16</u>		Date received: _____	
		Fee Paid: <u>MAR 29 2016</u>	
		Received by: _____	
		Receipt No: <u>SUMMERLAND</u>	
		Comments: <u>PAID</u>	





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

DATE: April 25, 2016  
TO: Linda Tynan, Chief Administrative Officer  
FROM: Tricia Mayea, Corporate Services Coordinator  
SUBJECT: Trans Canada Trail Champions

---

STAFF RECOMMENDATION:

That Council pass the following resolution:

*THAT the Trans Canada Trail's invitation to Mayor Waterman to join hundreds of Mayor's from across Canada to become a National 'Champion' of the Trans Canada Trail **be approved.***

PURPOSE:

To consider the request from the Trans Canada Trail for the Mayor to participate as a "Champion" of the Trans Canada Trail.

BACKGROUND and DISCUSSION:

The Trans Canada Trail Society has undertaken an initiative requesting patriotic Canadians and government leaders to support the Trans Canada trail by lending their name.

The Trans Canada Trail runs through every major city in Canada providing residents with opportunities to enjoy the outdoors, engage in healthy activities and promote the conservation of green spaces. The trail stretches 24,000 kilometers from coast to coast, and when fully connected, will be the longest trail in the world.

The Trans Canada Trail travels through Summerland and provides an opportunity for hiking, biking and horseback riding. People of all ages and fitness levels enjoy the trail and the surrounding area. Sections of the trail have been used for cross country run races and in the winter is used for cross country skiing.

Becoming a Trans Canada Trail 'Champion' will ensure that Summerland is updated on the Trail's progress and invited to special events including celebrations of the connection of the Trans Canada Trail on Canada Day in 2017. The Mayor's name will be added to the 'Trans Canada Trail Champions' list and to their website: [www.tctrail.ca](http://www.tctrail.ca). The Society has requested a high resolution photo as part of the initiative.

LEGISLATION and POLICY:

None.

FINANCIAL IMPLICATIONS:

None.

SUPPORTING DOCUMENTS:

Attachment A – Letter from the Trans Canada Trail

Attachment B – List of Trans Canada Trail Champions

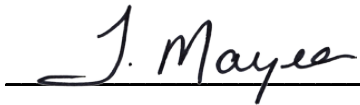
CONCLUSION:

Staff recommend that Council accepts the invitation for the Mayor to become a National Champion of the Trans Canada Trail.

OPTIONS:

1. Move the motion as recommended by staff.
2. Refer back to staff for other options.

Respectfully Submitted,



*Tricia Mayea*  
*Manager of Legislative Services*

Approved for Agenda



Linda Tynan, CAO



March 29, 2016

**Honorary Patrons**

*Their Excellencies the Right Honourable  
David Johnston  
C.C., C.M.M., C.O.M., C.D.  
Governor General of Canada  
and  
Mrs. Sharon Johnston, C.C.*

**Présidents d'honneur**

*Leurs Excellences le très honorable  
David Johnston  
C.C., C.M.M., C.O.M., C.D.  
Gouverneur général du Canada  
et  
Mme Sharon Johnston, C.C.*

**Board of Directors  
Conseil d'administration**

**Trans Canada Trail  
Sentier Transcanadien**

*Paul C. LaBarge, JD, LL.M. (Chair/Président)  
Heather Armstrong  
Jim Bishop  
Jasmine Brown  
Cameron Clark  
Mylène Forget (Secretary/Secrétaire)  
Eric Gionet  
Graham Green  
Ken J. Killin  
Avrim Lazar  
Alan MacDonald  
Carolyn MacKay  
Ruth Marr  
Valerie Pringle  
Robyn Seetal  
Neil Yeates*

*Ron Hicks (Treasurer/Trésorier)*

**Trans Canada Trail Foundation  
Fondation du sentier Transcanadien**

*Valerie Pringle, C.M., LL.D.  
(Co-Chair/Coprésidente)  
Hartley Richardson, O.C., O.M., LL.D.  
(Co-Chair/Coprésident)  
David Aisenstat  
David Cottingham  
Anthony Graham, LL.D.  
David Hoffman  
Paul C. LaBarge  
Pierre Lassonde, C.M., O.Q.  
Bruce Simpson  
Wendy Southall  
Ken J. Killin (Treasurer/Trésorier)*

**President & CEO  
Présidente et chef de la direction**

Deborah Apps

Peter Waterman  
Mayor of Summerland  
13211 Henry Avenue  
Box 159  
Summerland, BC, V0H 1Z0

Dear Mayor Waterman,

We are following up on a request that was sent to you last year, inviting you to become a National *Champion* of the Trans Canada Trail. As we are now preparing for the publication of this year's Globe and Mail supplement, we were hoping to be able to add you to the list of TCT *Champions* that will be included in the publication. We would simply need your agreement **before the end of April**, along with a high-res photo for adding to our website, alongside the other respected and well-known Canadians who are showing their support for our national Trail. Depending on space availability, we may also include photos of our *Champions* in the Globe and Mail supplement.

We are proud that a group of illustrious and patriotic Canadians have already agreed to lend their voices to our cause, including Chris Hadfield, Wade Davis, Margaret Atwood, Robert Bateman, Natalie MacMaster, Rick Hansen, Martin Short, Paul Brandt, Wab Kinew, George Stroumboulopoulos, Joseph Boyden, Kurt Browning, and Mark Tewksbury, among others. We have attached the full list for your information.

We will not ask much of you – simply, that you voice your support for this grand, national initiative, and promote your involvement with others, when possible. We will keep you updated on our Trail progress and invite you to special events, including the celebrations of the connection of the Trans Canada Trail on Canada Day in 2017 with all Canadians.

As mentioned in our invitation, the Trans Canada Trail, when fully connected, will be the longest and grandest recreational trail in the world. The Trail inspires Canadians to be active, to connect to nature, to spend quality time outside, and to see and experience their country at human speed. The Trail connects Canadians in almost 15,000 communities from coast to coast to coast, and is a legacy for future generations of Canadians.

We know you are invited to lend your name to many initiatives, but we are hopeful that you will consider our request to support this iconic Canadian project. The Trans Canada Trail is a gift from Canadians to Canadians!

If you have any questions, please do not hesitate to contact Margaret Mofford in my office. She can be reached at 800-465-3636 x. 4341 or at [mmofford@tctrail.ca](mailto:mmofford@tctrail.ca). We would be very honoured to include you in this year's Globe and Mail supplement.

Kind regards,

Deborah Apps  
President & CEO

Trans Canada Trail /  
Sentier Transcanadien:  
321, rue de la Commune Ouest  
Suite 300  
Montréal, QC H2Y 2E1

tel/tél 514.485.3959  
800 465.3636  
fax/télé 514.485.4541  
www. tctrail.ca, sentier.ca

*Your Trail. Your Journey.*

*Votre Sentier. Votre Aventure.*



## TRANS CANADA TRAIL CHAMPIONS

### Honorary Patrons

Their Excellencies the Right Honourable  
David Johnston, C.C., C.M.M., C.O.M., C.D.  
Governor General of Canada and  
Mrs. Sharon Johnston, C.C.

### Trail Patrons

The Hon. J. Judd Buchanan, P.C., O.C., LL.D.  
The Hon. Jean Charest, P.C.  
Mel Cooper, C.M., O.B.C.  
Phillip Crawley, O.B.E.  
The Hon. William G. Davis, P.C., C.C., Q.C.  
The Hon. Gary Doer, O.M.  
James K. Gray, O.C., A.O.E., LL.D.  
James K. Irving, O.C., O.N.B., LL.D.  
Murray B. Koffler, O.C., O.Ont.  
The Hon. Frank McKenna, P.C., O.C., O.N.B.  
Peggy McKercher, C.M., S.O.M.  
Michael Phelps, O.C., LL.M., LL.D.  
The Hon. Jim Prentice, P.C., Q.C.  
John A. Rhind  
Beckie Scott  
Allan C. Shaw, C.M.  
Jonathan Wener, C.M.  
W. Galen Weston, O.C., O. Ont., LL.D.  
Victor L. Young, O.C., LL.D.

### Board of Directors

#### Trans Canada Trail

Paul C. LaBarge, JD, LL.M. (Chair)  
Heather Armstrong  
Jim Bishop  
Jasmine Brown  
Cameron Clark  
Mylène Forget (Secretary/Secrétaire)  
Eric Gionet  
Graham Green  
Ken J. Killin  
Avrim Lazar  
Alan MacDonald  
Carolyn MacKay  
Ruth Marr  
Valerie Pringle  
Robyn Seetal  
Neil Yeates  
Ron Hicks (Treasurer)

#### Trans Canada Trail Foundation

Valerie Pringle, C.M., LL.D. (Co-chair)  
Hartley T. Richardson, O.C., O.M., LL.D.  
(Co-chair)  
David Aisenstat  
David Cottingham  
Anthony Graham, LL.D.  
David Hoffman  
Paul LaBarge, LL.B., LL.M.  
Pierre Lassonde, C.M., O.Q.  
Bruce Simpson  
Wendy Southall

Ken J. Killin (Treasurer)

#### President & CEO

Deborah Apps

### Campaign Cabinet

Valerie Pringle, C.M., LL.D.  
Hartley T. Richardson, O.C., O.M., LL.D.  
Wendy Adams, LL.B., M.B.A.  
David Aisenstat  
Ross J. Beaty  
Jack Cockwell  
David Cottingham  
Russ Girling  
Anthony R. Graham, LL.D.  
Laureen Harper  
David Hoffman  
Kenneth Killin  
Paul C. LaBarge, LL.B., LL.M.  
Pierre Lassonde, C.M., O.Q.  
Don Lindsay  
Claude Mongeau  
Gordon M. Nixon, C.M., O.Ont.  
Gail O'Brien  
Ian Pearce  
Douglas B. Richardson  
Sandy Riley, C.M., O.M.  
John Risley, O.C.  
Michael Shaw  
Bruce Simpson  
Vaughn Wyant  
Galen G. Weston

### National Champions

Their Excellencies the Right Honourable  
David Johnston, C.C., C.M.M., C.O.M., C.D.,  
Governor General of Canada and  
Mrs. Sharon Johnston, C.C.

Susan Aglukark  
Shawn Atleo  
Margaret Atwood, C.C., O.Ont.  
Robert Bateman, O.C., O.B.C.  
Chief Darcy Bear  
Jeanne Beker C.M.  
Roberta Bondar, O.C., O.Ont.  
Joseph Boyden  
Paul Brandt  
Bonnie Brooks  
Kurt Browning, C.M.  
Robert Buren  
Edward Burtnysky, O.C.  
Sharon Butala, O.C., S.O.M., LL.D.  
Cassie Campbell-Pascall  
The Right Hon. Kim Campbell,  
P.C., C.C., O.B.C., Q.C.  
Pierre Camu, O.C.  
Lorne Cardinal  
Brent Carver  
Kim Catrall  
The Right Hon. Jean Chrétien,  
P.C., O.M., C.C., Q.C.  
The Right Hon. Adrienne Clarkson,  
P.C., C.C., C.M.M., C.O.M., C.D.  
Jim Cuddy, O.C.  
Wade Davis  
Victor Dodig  
Gary Doer, O.M.  
Denise Donlon, C.M.

Alan Doyle  
The Hon. Edna Elias  
Colm Feore  
Phil Fontaine, O.C., O.M.  
David Foster, O.C., O.B.C.  
Robert W. Ghiz  
Graeme Gibson, C.M.  
David Goldbloom, O.C.  
Graham Greene, C.M.  
Paul Gross, O.C.  
Chris Hadfield, O.C., O.Ont., M.S.C., C.D.  
Rick Hansen, C.C., O.B.C.  
Laureen Harper  
Allan Hawco  
Peter A. Herrndorf, O.C., O.Ont.  
The Right Hon. Michaëlle Jean,  
P.C., C.C., C.M.M., C.D.  
Tom Jackson, O.C.  
Norman Jewison, C.C., O.Ont.  
Karen Kain, C.C., O.Ont., LL.D.  
Craig Kielburger, C.M.  
Marc Kielburger, C.M.  
Wab Kinew  
Cindy Klassen  
Adam Kreek  
Jean-Daniel Lafond, C.C., R.C.A.  
Eugene Levy, C.M.  
Roy MacGregor, O.C.  
Natalie MacMaster, C.M.  
The Right Hon. Paul Martin, P.C., C.C., LL.D.  
The Hon. Margaret McCain, C.C., O.N.B.  
Ashleigh McIvor  
David McKay  
Sarah McLachlan, O.C., O.B.C.  
Murray McLauchlan, C.M.  
Stuart McLean, O.C.  
Deepa Mehta, O.C., O.Ont.  
Dana Meise  
Rick Mercer, O.C.  
The Right Hon. Brian Mulroney,  
P.C., C.C., G.O.Q., LL.D.  
Anne Murray, C.C.  
The Hon. Graydon Nicholas  
Paul Nichols  
Gordon Nixon, C.M., O. Ont.  
The Hon. David Onley, O.Ont.  
Julie Payette, O.C., C.Q.  
Steve Podborski, O.C.  
Brian Porter  
Senator Nancy Greene Raine, O.C., O.B.C.  
John Ralston Saul, C.C.  
Ken Read, C.M.  
The Hon. Dave Rodney  
Albert Schultz, C.M.  
Kyle Shewfelt  
Martin Short, C.M.  
Chef Michael Smith  
Les Stroud  
George Stroumbouloupoulos  
The Tenors  
Mark Tewksbury  
Jim & Sandi Treliving  
Spencer West  
Robert C.P. Westbury, C.M., A.O.E., LL.D.  
Michael Wilson, P.C., C.C.



## Government Champions



### Alberta

Lieutenant Governor Lois Mitchell  
 Mayor Glenn Anderson, St. Paul  
 Mayor Melissa Blake, RM of Wood Buffalo  
 Mayor John Borrowman, Canmore  
 Mayor Ivan Brooker, Cochrane  
 Mayor Ted Clugston, Medicine Hat  
 Mayor Don Iveson, Edmonton  
 Mayor Ralph Johnston, Itaska Beach  
 Mayor Gale Katchur, Fort Saskatchewan  
 Mayor Greg Kriskchke, City of Leduc  
 Reeve Paula Law, Lacombe County  
 Mayor Stephen Lindop, Devon  
 Mayor Naheed Nenshi, Calgary  
 Mayor Don Oborowsky, Argonia Beach  
 Reeve Paul Sinclair, Opportunity  
 Mayor Karen Sorensen, Banff  
 Mayor Melodie Stol, Blackfalds



### British Columbia

Lieutenant Governor Judith Guichon  
 Mayor Frank Armitage, Princeton  
 Mayor Dale Bumstead, Dawson Creek  
 Mayor Derek Corrigan, Burnaby  
 Mayor Ross Forrest, Lake Cowichan  
 Mayor Jack Froese, Langley Township  
 Mayor Sharon Gaetz, Chilliwack  
 Mayor Mary Guiliano, Fernie  
 Mayor Patricia Heintzman, Squamish  
 Mayor Lisa Helps, Victoria  
 Mayor Andrew Jakubeit, Penticton  
 Mayor Randy Kappes, Midway  
 Mayor Mike Martin, Trail  
 Mayor Don McCormick, Kimberley  
 Mayor Cal McDougall, Sparwood  
 Mayor Dean McKerracher, Elkford  
 Mayor Kathy Moore, Rossland  
 Mayor Darrell Mussatto, City of North Vancouver  
 Mayor Lee Pratt, Cranbrook  
 Mayor Gregor Robertson, Vancouver  
 Mayor David Screech, View Royal  
 Mayor Michael Smith, West Vancouver  
 Mayor Aaron Stone, Ladysmith  
 Mayor Richard Walton, District of North Vancouver  
 Mayor Nancy Wilhelm-Morden, Whistler  
 Regional District of East Kootenay Board  
 Sunshine Coast Regional District Board



### Manitoba

Premier Greg Selinger  
 Lieutenant Governor Janice C. Filmon  
 Mayor Brian Bowman, Winnipeg  
 Mayor Adrian de Groot, Neepawa  
 Mayor Bev Dubé, Powerview-Pine Falls  
 Mayor Debbie Fiebelkorn, St. Clements  
 Reeve Raymond Garand, Alexander  
 Mayor Shelley Hart, East St. Paul  
 Mayor Gordon Peters, Lac du Bonnet  
 Mayor Wade Schott, Roblin  
 Mayor Ken Wiebe, Morden



### New Brunswick

Premier Brian Gallant  
 Lieutenant Governor Jocelyne Roy Vienneau  
 Mayor Robert Berry, Sackville  
 Mayor Yvon Lapierre, Dieppe  
 Mayor Donald LeBlanc, Memramcook  
 Mayor George LeBlanc, Moncton  
 Mayor Grace Losier, Grand Bay-Westfield

Mayor Mel K. Norton, Saint John  
 Mayor Terrance Ritchie, Perth-Andover  
 Mayor Carmel St-Amand, Saint-Léonard  
 Mayor Kirsten Shortt, Alma  
 Mayor Cyrille Simard, Edmundston  
 Mayor Brad Woodside, Fredericton  
 Grand Falls Town Council



### Newfoundland and Labrador

Lieutenant Governor Frank F. Fagan  
 Mayor Dan Bobbett, Paradise  
 Mayor Claude Elliot, Gander  
 Mayor Derm Flynn, Appleton  
 Mayor Al Hawkins, Grand Falls-Windsor  
 Mayor Lloyd Mushrow, Channel-Port aux Basques  
 Mayor Dennis O'Keefe, St. John's  
 Mayor Frazer Russell, Clarendville  
 Mayor Stephen Tessier, Conception Bay South



### Northwest Territories

Commissioner George L. Tuccaro  
 Mayor Mark Heyck, Yellowknife  
 Mayor Gregor H. McGregor, Norman Wells



### Nova Scotia

Lieutenant Governor J.J. Grant  
 Minister Zach Churchill  
 Mayor Cecil Clarke, RM of Cape Breton  
 Warden Victor David, Richmond County  
 Mayor Joe Hawes, Pictou  
 Mayor W.R. (Bill) Mills, Truro  
 Warden Bruce J. Morrison, Victoria County  
 Mayor Wendy Robinson, Stewiacke  
 Mayor Mike Savage, Halifax  
 Mayor Trish Stewart, Oxford  
 Mayor Bob Taylor, Municipality of Colchester



### Nunavut

Mayor Maliiktooly Lyta, Kimmirut  
 Mayor Mary Ekho Wilman, Iqaluit



### Ontario

Premier Kathleen Wynne  
 Lieutenant Governor Elizabeth Dowdeswell  
 Mayor Allan Alls, Erin  
 Mayor Tom Bain, Lakeshore  
 Mayor Daryl Bennett, Peterborough  
 Mayor Brian Bigger, Sudbury  
 Mayor Claude Bouffard, French River  
 Mayor Dennis Brown, Atikokan  
 Mayor Mike Burkett, Severn Township  
 Mayor Rob Burton, Oakville  
 Mayor Dave Canfield, Kenora  
 Mayor Bonnie Crombie, Mississauga  
 Lord Mayor Pat Darte, Niagara-on-the-Lake  
 Mayor Tom Deline, Centre Hastings  
 Mayor Jim Diodati, Niagara Falls  
 Mayor Rick Dumas, Marathon  
 Mayor Paul Ens, Bayham  
 Mayor Chris Friel, Brantford  
 Mayor Cam Guthrie, Guelph  
 Mayor Keith Hobbs, Thunder Bay  
 Mayor Heather Jackson, St. Thomas  
 Mayor Dave Jaworsky, Waterloo  
 Reeve Richard Kidd, Beckwith Township  
 Mayor Gordon Krantz, Milton  
 Mayor Jeff Lehman, Barrie  
 Mayor Andy Letham, Kawartha Lakes  
 Mayor Terry Low, Asphodel-Norwood  
 Mayor Charlie Luke, Norfolk

Mayor David Marr, Central Elgin  
 Mayor Al McDonald, North Bay  
 Mayor Dave Mennill, Township of Malahide  
 Mayor Gerri Lynn O'Connor, Uxbridge  
 Mayor Steve Parish, Ajax  
 Mayor John Paterson, Leamington  
 Mayor Christian Provenzano, Sault Ste. Marie  
 Mayor Wayne Redekop, Fort Erie  
 Mayor Tom Rowett, Township of Scugog  
 Mayor Dave Ryan, Pickering  
 Mayor Nelson Santos, Kingsville  
 Mayor Walter Sendzik, St. Catharines  
 Mayor Mary Smith, Township of Selwyn  
 Mayor John Tory, Toronto  
 Mayor Berry Vrbancovic, Kitchener  
 Mayor Scott Warnock, Tay Township  
 Mayor Jim Watson, Ottawa



### Prince Edward Island

Premier Wade MacLauchlan  
 Lieutenant Governor H. Frank Lewis  
 Mayor Rowan Caseley, Kensington  
 Mayor Richard Collins, Montague  
 Mayor David Dunphy, Stratford  
 Mayor Clifford Lee, Charlottetown  
 Mayor Bill Martin, Summerside  
 Mayor Minerva McCourt, Cornwall  
 Mayor David McDonald, Souris  
 Chair Terry McGrath, Hunter River



### Quebec

Mayor Déborah Bélanger, Rivière-Rouge  
 Mayor Denis Chalifoux, Ste-Agathe-des-Monts  
 Mayor Frédéric Dancause, Château-Richer  
 Mayor Jean Fortin, Baie-Saint-Paul  
 Mayor Gaétan Gamache, Rivière-du-Loup  
 Mayor Caryl Green, Chelsea  
 Mayor Kenneth G. Hague, Ivy-sur-le-Lac  
 Mayor Madeleine Leduc, Rosemère  
 Mayor André Pontbriand, Canton de Shefford  
 Mayor Hugh Scott, Lac-Tremblant-Nord



### Saskatchewan

Lieutenant Governor Vaughn Solomon Schofield  
 Mayor Don Atchison, Saskatoon  
 Mayor Greg Chatterton, Fort San  
 Mayor Bruce Evans, White City  
 Mayor Michael Fougere, Regina  
 Mayor Ian Hamilton, North Battleford  
 Reeve Judy Harwood, RM of Corman Park  
 Mayor Deb Higgins, Moose Jaw  
 Mayor Derek Mahon, Battleford  
 Mayor Bryan Matheson, Lumsden  
 Mayor Ron Osika, Fort Qu'Appelle  
 Mayor Gina Rakochy, Canora  
 Mayor Lynne Saas, Mistusine



### Yukon

Commissioner Douglas W. Phillips  
 Mayor Dan Curtis, Whitehorse  
 Mayor Clara Jules, Teslin  
 Mayor Wayne Potoroka, Dawson City  
 Tagish Advisory Council





## THE CORPORATION OF THE DISTRICT OF SUMMERLAND COUNCIL REPORT

DATE: April 25, 2016  
TO: Linda Tynan, Chief Administrative Officer  
FROM: Ian McIntosh, Director of Development Services  
SUBJECT: ALC Appeal re 18014 Garnet Valley Road

---

### STAFF RECOMMENDATION:

THAT Council pass the following resolution:

*THAT Council decline the request from Kimberly Burns to provide a letter in support of an appeal to the ALC decision regarding the application for Non-Farm Use in the ALR at 18014 Garnet Valley Road.*

### PURPOSE:

The applicant has requested Council provide a letter in support of their appeal of the ALC decision in this case.

### BACKGROUND and DISCUSSION:

The Agricultural Advisory Commission (AAC) reviewed the Ministry of Agriculture's Discussion Paper and proposed Farm Bylaw Standards at their November 2015 meeting and recommended that commercial weddings be permitted in the ALR as an agri-tourism use.

A Non-Farm Use application was made in November 2015 to permit the use of a barn for commercial weddings at 18014 Garnet Valley Road. This application was heard by the Agricultural Advisory Committee (AAC) at their December 4, 2015 meeting where the application was unanimously supported.

Council considered the application at their regular meeting of December 14, 2015 where the application received unanimous support. The application was forwarded to the ALC for consideration.

The ALC considered the application and issued a written decision on March 23, 2016 (attached as Schedule A). The application was denied for five specific reasons. The applicant is appealing this decision and believes that at least two of the reasons are beyond the ALC's mandate and fall within the District's jurisdiction. The applicant's would like the District to issue a letter in support of their appeal noting the District has jurisdiction over matters of litter and debris through the Unsightly Premises Bylaw and can deal with noise through our Noise Control Bylaw.

Council has previously provided their support to the application and therefore, staff does not recommend issuing another letter in this regard.

FINANCIAL IMPLICATIONS:

There are no financial implications with respect to this issue.

CONCLUSION:

The Agricultural Advisory Committee and Council both unanimously supported the Non-Farm Use application. The ALC has made their decision. Normally the appeal process is only considered by the ALC if new information is provided. The District does not normally participate in the application process beyond the committee and council process.

OPTIONS:

1. Move the motion as recommended by staff.
2. Direct staff to draft a letter as requested by the applicant.

Respectfully Submitted,



Ian McIntosh  
Director of Development Services

Approved for Agenda



Linda Lynam, CAO



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000  
Fax: 604 660-7033  
www.alc.gov.bc.ca

March 23, 2016

ALC File: 54665

Kimberly and Matt Burns  
18014 Garnet Valley Road  
Summerland, BC V0H 1Z3

Dear Mr. and Mrs. Burns:

**Re: Application for Non-farm Use within the Agricultural Land Reserve (ALR)**

Please find attached the Reasons for Decision of the Agricultural Land Commission (Resolution # 90/2016) as it relates to the above noted application.

Your attention is drawn to s. 33(1) of the *Agricultural Land Commission Act* which provides a person affected the opportunity to submit a request for reconsideration.

33(1) On the written request of a person affected or on the commission's own initiative, the commission may reconsider a decision of the commission under this Act and may confirm, reverse or vary it if the commission determines that:

- (a) evidence not available at the time of the original decision has become available,
- (b) all or part of the original decision was based on evidence that was in error or was false.

Please note that pursuant to s. 33.1 of the *Agricultural Land Commission Act*, the Chair may direct the executive committee to reconsider this panel decision if, within 60 days from the date of this decision, he considers that the decision "may not fulfill the purposes of the commission as set out in section 6 or does not adequately take into account the considerations set out in section 4.3". I can advise you that in this case, the Chair has already reviewed the decision and has instructed me to communicate to you that he does not intend to exercise that authority in this case.

Further correspondence with respect to this application is to be directed to Ron Wallace at (Ron.Wallace@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Colin J. Fry, Chief Tribunal Officer

Enclosure: Reasons for Decision (Resolution #90/2016)

Page 2 of 2

cc: District of Summerland

54665d1



**AGRICULTURAL LAND COMMISSION FILE 54665**

**REASONS FOR DECISION  
OF THE OKANAGAN PANEL**

**Application submitted pursuant to s. 20(3) of the *Agricultural Land Commission Act***

**Applicants:**

**Kimberley and Matt Burns  
(the "Applicants")**

**Application before the Okanagan Regional Panel:**

**Gerry Zimmermann, Panel Chair  
Jim Johnson  
Greg Norton**

Page 1 of 6



### **THE APPLICATION**

[1] The legal description of the property involved in the application is:

Parcel Identifier: 011-012-102

Lot 4, District Lot 480, Osoyoos Division Yale District, Plan 2509, Except Plan

KAP82629

(the "Property")

[2] The Property is 2.9 ha in area, 1.8 ha of which is within the ALR.

[3] The Property has the civic address 18014 Garnet Valley Road, Summerland.

[4] The Property is located within a designated agricultural land reserve ("ALR") as defined in s. 1 of the *Agricultural Land Commission Act* (the "ALCA").

[5] The Property is located within Zone 1 as defined in s. 4.2 of the ALCA.

[6] Pursuant to s. 20(3) of the ALCA, the Applicants are applying to construct a ±3500 ft<sup>2</sup> hay-barn that will have the dual purpose for hosting commercial weddings/events during the warmer months of the year (the "Proposal"). The Proposal along with supporting documentation is collectively the "Application".

[7] On January 28, 2016, the Chair of the Agricultural Land Commission (the "Commission") referred the Application to the Okanagan Regional Panel (the "Panel").

### **RELEVANT STATUTORY PROVISIONS**

[8] The Application was made pursuant to s. 20(3) of the ALCA:





20(3) An owner of agricultural land or a person with a right of entry to agricultural land granted by any of the following may apply to the commission for permission for a non-farm use of agricultural land.

[9] The Panel considered the Application within the context of s. 6 of the ALCA:

6 The following are the purposes of the commission:

- (a) to preserve agricultural land;
- (b) to encourage farming on agricultural land in collaboration with other communities of interest; and
- (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

#### **EVIDENTIARY RECORD BEFORE THE PANEL**

[10] The Panel considered the following evidence:

1. The Application
2. Local government documents
3. Previous application history
4. Agricultural capability map, ALR context map, and satellite imagery

All documentation noted above was disclosed to the Applicants in advance of this decision.

[11] The Municipal Council of the District of Summerland recommended that the Proposal be supported and forwarded to the Agricultural Land Commission.

The Agricultural Advisory Committee recommended support for the proposed Non-farm Use as presented provided that the AAC is given a chance to discuss the temporary use permit if the ALC approves the proposed use.



[12] The Panel reviewed previous application involving the Property:

Application ID: 42591  
Legacy File: 36410  
(Klassen, 2006)

To subdivide a 0.08 ha homesite from the 3.1 ha parcel. The applicants had owned the property since 1967 and were eligible for consideration under the ALC's Homesite Severance Policy. The Commission, by Resolution #25/2006, approved the application subject to conditions including the registration of a restrictive covenant on the remainder of the property for the purpose of prohibiting the construction or placement of additional dwellings.

#### **SITE VISIT**

[13] On February 2, 2016, the Panel conducted a walk-around and meeting site visit in accordance with the *Policy Regarding Site Visits in Applications* (the "Site Visit").

[14] A site visit report was prepared in accordance with the *Policy Regarding Site Visits in Applications* and was provided to the Applicants on February 15, 2016 (the "Site Visit Report"). The Applicants responded on February 16, 2016 with the comment that the proposal "is not actually to build the barn... it is to use the barn that we will have to build anyway, for dual purposes (as hay storage plus the non-farm use of weddings/events)."

It was noted the Property is located on the west side of Garnet Valley Road within a narrow band of ALR land with steep terrain to the west which lies outside of the ALR. There is a dwelling and an old structure which currently stores the hay for the horses which are raised on the property. The proposed 3500 ft<sup>2</sup> barn would be located to the west of a creek which traverses the property. The Applicants also express their wish to include the purchasing and finishing of feeder steers to their farm activity in the next two to three years.

#### **FINDINGS**

[15] In assessing agricultural capability, the Panel referred in part to agricultural capability mapping and ratings. The ratings are identified using the BC Land Inventory (BCLI), 'Land





Capability Classification for Agriculture in B.C.' system. The improved agricultural capability ratings identified on BCLI map sheet 82E.062 for the mapping units encompassing the ALR portion of the Property are Class 2 and Class 3, more specifically (7:2A – 3:3AP).

Class 2 - land is capable of producing a wide range of crops. Minor restrictions of soil or climate may reduce capability but pose no major difficulties in management.

Class 3 - land is capable of producing a fairly wide range of crops under good management practices. Soil and/or climate limitations are somewhat restrictive.

The limiting subclasses associated with this parcel of land are A (soil moisture deficiency) and P.

[16] The Panel reviewed the BCLI ratings and concurs that the ALR portion of the Property has good capability for agriculture. In addition, the Panel recalling its site visit meeting with the Applicants believes the Property, as it is currently used to raise horses, is suitable for a small scale agricultural operation.

[17] While the Panel acknowledges the Property is used for agricultural purposes and is assessed as a farm under the *Assessment Act*, it is concerned about the potential impact the proposed non-farm use could have on the Property and to the surrounding agricultural area. Specifically, the Panel believes the proposed use could degrade the Property and surrounding area for agricultural purposes due to:

- Expanded area needed for the parking of cars and for the shuttling of guests by bus/limousine;
- Traffic congestion along Garnet Valley Road during large events;
- The potential for debris being disposed on the Property;
- The potential for trespassing onto neighbouring agricultural fields;
- Noise concerns regardless of the intent to enclose and insulate the hay barn to provide sound-dampening.

Further, the Panel has reservations about the proposed non-farm use and whether it is suitable for the Property given the mandate of the Commission as outlined above under s. 6 of the *ALCA*.



**DECISION**

[18] For the reasons given above, the Panel refuses the Proposal for a non-farm use to construct a  $\pm 3500$  ft<sup>2</sup> hay-barn that will have the dual purpose for hosting commercial weddings/events during the warmer months of the year.

[19] Panel Chair **Gerry Zimmermann**, concurs with the decision.  
Commissioner **Jim Johnson**, concurs with the decision.  
Commissioner **Greg Norton**, concurs with the decision.

[20] Decision recorded as Resolution #90/2016.

A decision of the Panel is a decision of the Commission pursuant to s. 11.1(5) of the Agricultural Land Commission Act.

\*\*\*\*\*

Upon instruction of the Panel, I have been authorized to release the Reasons for Decision by Resolution #90/2016. The decision is effective upon release.



Colin J. Fry, Chief Tribunal Officer

**March 23, 2016**

**Date Released**



THE CORPORATION OF THE  
DISTRICT OF SUMMERLAND  
**STAFF REPORT**

DATE: April 25, 2016  
TO: Linda Tynan, Chief Administrative Officer  
FROM: Tricia Mayea, Manager of Legislative Services  
SUBJECT: Bylaw No. 2016-009, Amendment of Official Community Plan Bylaw No.  
2014-002 (17013 Sanborn Street) – For 2<sup>nd</sup> and 3<sup>rd</sup> Reading, and  
Adoption

---

STAFF RECOMMENDATION:

That Council consider the feedback received at the Public Hearing held April 25, 2016 regarding the proposed OCP Bylaw amendment. Should Council wish to proceed, the appropriate motion will be:

1. *THAT "Bylaw No. 2016-009, Amendment of Official Community Plan Bylaw No. 2014-002 (17013 Sanborn Street)", be read a second and third time;*
2. *THAT "Bylaw No. 2016-009, Amendment of Official Community Plan Bylaw No. 2014-002 (17013 Sanborn Street)", be adopted.*

PURPOSE:

To consider an OCP Bylaw amendment to add the property located at 17013 Sanborn Street to the Hunters Hill Neighbourhood Plan and redesignate the property from Open Land to Rural Residential, following the Public Hearing held April 25, 2016.

BACKGROUND and DISCUSSION:

If Bylaw No. 2016-009 is adopted, the property located at 17013 Sanborn Street will be added to the Hunters Hill Neighbourhood Plan and redesignated as Rural Residential.

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.

SUPPORTING DOCUMENTS:


Bylaw No. 2016-009, Amendment of Official Community Plan Bylaw No. 2014-002 (17013 Sanborn Street).

OPTIONS:

1. Move second and third reading, and adoption of the bylaw.
2. Defer second and third reading of the bylaw, or
3. Move a motion not to proceed with the bylaw, should Council not wish to proceed.

Respectfully Submitted

  
\_\_\_\_\_  
Tricia Mayea  
Manager of Legislative Services

Approved for Agenda  
  
\_\_\_\_\_  
Linda Tynan, CAO

**THE CORPORATION OF THE DISTRICT OF SUMMERLAND**

**BYLAW NUMBER 2016-009**

**A BYLAW TO AMEND 'SUMMERLAND OFFICIAL COMMUNITY  
PLAN BYLAW NO. 2014-002'  
(17013 SANBORN STREET)**

The Municipal Council of the Corporation of the District of Summerland, in open meeting assembled, enacts as follows:

1. THAT Official Community Plan Bylaw No. 2014-002 be amended to:
  - a. Add Lot 1, DL 472, ODYD, Plan 21118 (17013 Sanborn Street) to the Hunters Hill Neighbourhood Plan, as outlined on the attached map Schedule A; and
  - b. Change the designation of Lot 1, DL 472, ODYD, Plan 21118 (17013 Sanborn Street) from Open Land to Rural Residential; and
  - c. Amend Schedule J Neighbourhood Plans to include Lot 1, DL 472, ODYD, Plan 21118 (17013 Sanborn Street).
2. THAT each reading of this bylaw has received a majority vote of the full Municipal Council pursuant to Section 477(2) of the *Local Government Act*.
3. This bylaw may be cited as "Bylaw No. 2016-009, Amendment of Official Community Plan Bylaw No. 2014-002 (17013 Sanborn Street)."

Read a first time this 11<sup>th</sup> day of April, 2016.

Considered at a Public Hearing this \_\_\_\_ day of \_\_\_\_\_, 2016.

Read a second time this \_\_\_\_ day of \_\_\_\_\_, 2016.

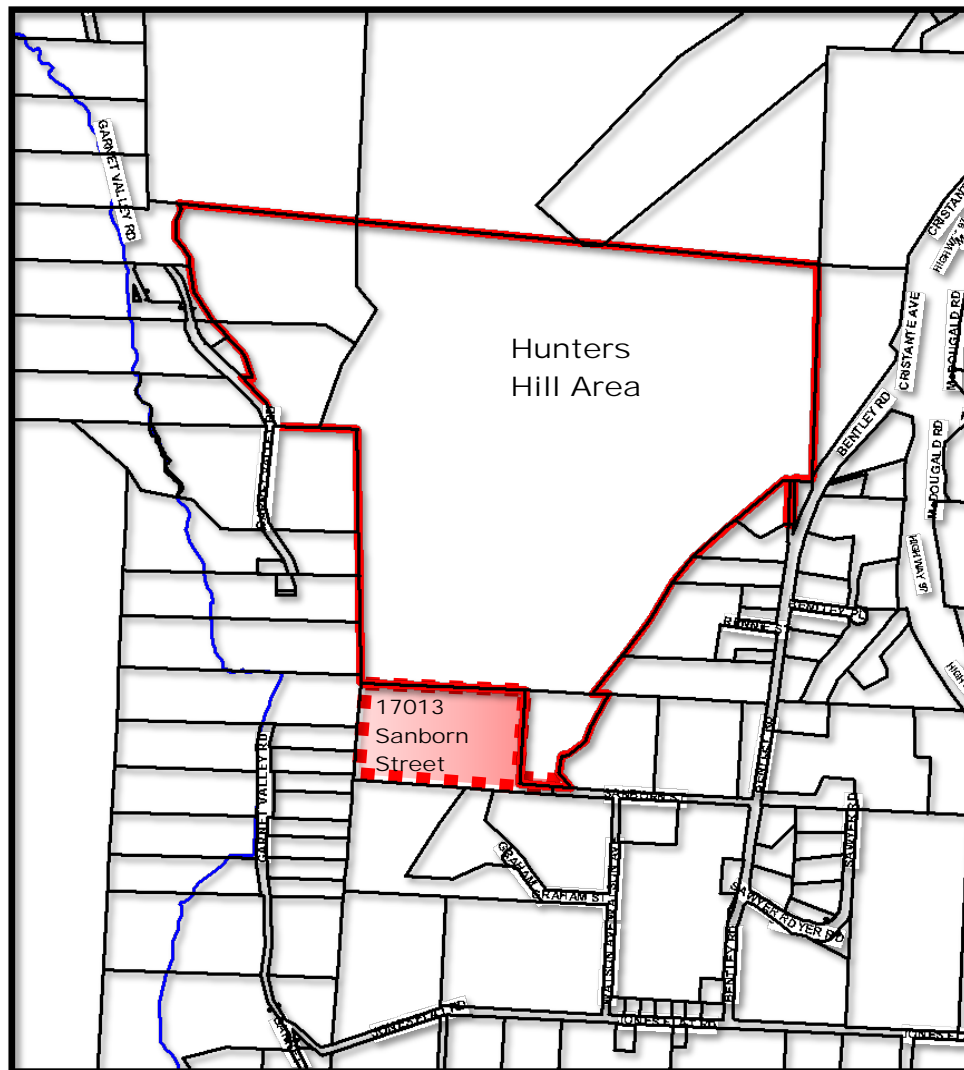
Read a third time this \_\_\_\_ day of \_\_\_\_\_, 2016.

Adopted by the Municipal Council of the District of Summerland this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Mayor

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

SCHEDULE 'A' TO BYLAW 2016-009





## THE CORPORATION OF THE DISTRICT OF SUMMERLAND COUNCIL REPORT

DATE: April 20, 2015  
TO: Linda Tynan, Chief Administrative Officer  
FROM: Lorrie Coates  
SUBJECT: 2016-2020 Financial Plan

---

### STAFF RECOMMENDATION:

That Council pass the following resolutions:

1. That "Financial Plan (2016-2020) Bylaw No. 2016-010", be introduced and read a first and second time by title only.
2. That "Financial Plan (2016-2020) Bylaw No. 2016-010", be read a third time.

### PURPOSE:

To introduce the Financial Plan (2016-2020) bylaw for council's consideration.

### BACKGROUND and DISCUSSION:

The Community Charter specifies that a financial plan bylaw must be adopted on an annual basis. It must be adopted prior to the Tax Rates Bylaw. The tax rates bylaw must be adopted before May 15<sup>th</sup>.

The 2016-2020 Financial Plan process included a number of meetings through February, March and April to review current financial performance, budgetary pressures, proposed departmental operations budgets and capital projects.

A well-attended financial plan open house was held on March 21, 2016. The open house included displays by each District department and two formal financial plan presentations were made by the CFO and CAO. Members of the public had the opportunity to ask questions and to provide both verbal and written comments. The public submissions and comments were included in the agenda package for the Committee of the Whole meeting held on March 31, 2016 and none warranted amendments to the proposed financial plan as the comments were predominantly presentation items for staff to consider.

Council is now ready to consider the proposed financial plan bylaw in accordance with the direction provided to staff through recommendations made at these meetings. The recommendations are as follows:

Date	Resolution #	Recommendation
April 14, 2016		Committee of the Whole meeting (budget) - staff directed to proceed with preparation of the financial plan bylaw for council's consideration at the next regular meeting.
March 31, 2016	COW-2016-21	THAT staff be directed to proceed with the financial plan to include a 3% increase in property taxes
March 21, 2016		Financial Plan Open House - two (2) formal financial plan presentations were provided to the public.



February 29, 2016	COW-2016-05	THAT staff be directed to move forward on preparing the Water Utility Budget at a 15% increase for 2016 and a further 5% increase for the years 2017, 2018, 2019 and 2020.
February 29, 2016	COW-2016-06	THAT staff be directed to move forward on preparing the Sewer Utility Budget at a 15% increase for 2016 and a further 5% increase for the years 2017, 2018, 2019 and 2020.
February 29, 2016	COW-2016-07	THAT staff be directed to move forward on preparing the Electrical Utility Budget at a 4.2% increase for 2016 and a further 2% increase for the years 2017, 2018, 2019 and 2020.

A further requirement of the Community Charter is that the five year financial plan set out the objectives and policies of the District. Revenue Policy – Number 200.4 adopted by Council on November 10, 2014 is attached to the bylaw and fulfills this requirement

The tax rates bylaw will be presented to council at the May 9<sup>th</sup> council meeting. Legislation requires that district policy regarding distribution of property tax among property classes be included on the financial plan bylaw. Summerland policy states that council will set tax rates with the goal of tax stability and will attempt to keep the proportional share of revenue from property values at a level similar to historical amounts before consideration of non-market changes and changing priorities of council. Further discussion of tax rates and implications will be provided with the introduction of the Tax rates bylaw on May 9<sup>th</sup>.

#### LEGISLATION and POLICY:

Under S. 165 of the *Community Charter*, Council must have a financial plan that is adopted annually, by bylaw, before the annual property tax bylaw is adopted. All proposed expenditures, funding sources and transfers to or between funds must be included in the plan. Legislation which was introduced in 2008 requires council to also make explicit statements about each of the following:

- The proportions of revenue proposed to come from various funding sources
- The distribution of property taxes among property classes; and
- The use of Permissive Tax exemptions.

The District of Summerland Revenue Policy – Number 200.4 outlines the policy regarding revenue, distribution of property taxes amongst property classes and use of permissive tax exemptions.

#### FINANCIAL IMPLICATIONS:

The bylaw is the five year financial plan and includes the estimated revenues and planned expenditures for all functions of the District.

<b>IMPACT OF PROPOSED BUDGET (RESIDENTIAL)</b> <b>(based on a 2016 Assessment of \$435,900)</b>				
	<b>2015</b>	<b>2016 (proposed)</b>	<b>Net change (annual)</b>	<b>Net change (monthly)</b>
Property Tax (municipal only)	\$ 1,374	\$ 1,415	\$ 41	\$ 3.45
Water Rates (after discount)	450	517	67	5.60
Sewer Rates (after discount)	265	302	37	3.08
Electrical Rates	1,358	1,412	54	4.50
<b>Overall</b>	<b>\$ 3,447</b>	<b>\$ 3,646</b>	<b>\$ 199</b>	<b>\$ 16.63</b>



ATTACHMENTS:

- Financial Plan (2016-2020) Bylaw No. 2016-010
- Presentation from March 21, 2016 Financial Plan open house

CONCLUSION:

Staff recommends that Council move forward with 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> readings of the financial plan as presented at the March 21, 2016 Budget Open House.

OPTIONS:

1. Move the motion as recommended by staff.
2. Make amendments to the Five Year Financial Plan Bylaw
3. Refer back to staff for further review and recommendation.

Respectfully Submitted,

*Lorrie Coates*

---

Lorrie Coates  
Director of Finance

Approved for Agenda



---

Linda Tynan, CAO

**THE CORPORATION OF THE DISTRICT OF SUMMERLAND**

**BYLAW NUMBER 2016-010**

**Financial Plan (2016-2020) Bylaw**

---

WHEREAS pursuant to section 165 of the *Community Charter*, the District must, by bylaw, adopt a financial plan before the annual property tax bylaw is adopted;

AND WHEREAS the Municipal Council of The Corporation of the District of Summerland has reviewed, prepared and solicited public input on the attached five year financial plan;

NOW THEREFORE the Municipal Council of The Corporation of the District of Summerland in open meeting assembled, enacts as follows:

1. Schedule 'A' entitled '2016-2020 Financial Plan' which is attached to and forms part of this bylaw is hereby declared to be the Financial Plan (2016-2020) of the District of Summerland for the period of January 1, 2016 to and including December 31, 2020.
2. Schedule 'B' entitled 'Revenue Policy' which is attached to and forms part of this bylaw is hereby declared to be the District of Summerland Revenue Policy.
3. This bylaw may be cited for all purposes as 'Financial Plan (2016-2020) Bylaw No. 2016-010'.

Read a first, second and third time this \_\_\_\_ day of \_\_\_\_\_, 2016.

Adopted by Municipal Council this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Mayor

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

**THE CORPORATION OF THE DISTRICT OF SUMMERLAND****Schedule A - 2016 - 2020 Financial Plan****Bylaw No. 2016-010**

	<b>2016</b>		<b>2017</b>		<b>2018</b>		<b>2019</b>		<b>2020</b>	
<b>Revenue</b>										
Property Value Tax	8,149,895	23%	8,471,895	21%	8,800,895	26%	9,136,895	25%	9,479,895	26%
Parcel Taxes	2,227,400	6%	2,226,700	6%	2,228,300	7%	2,225,766	6%	2,221,766	6%
Fees and Charges	17,519,809	50%	18,190,202	46%	18,874,564	56%	19,592,209	53%	20,330,329	56%
Other Sources	7,335,180	21%	10,550,304	27%	3,671,555	11%	5,918,697	16%	4,102,249	11%
	<u>35,232,284</u>	<u>100%</u>	<u>39,439,101</u>	<u>100%</u>	<u>33,575,314</u>	<u>100%</u>	<u>36,873,566</u>	<u>100%</u>	<u>36,134,239</u>	<u>100%</u>
<b>Expenses</b>										
General Government	1,503,946		1,260,579		1,244,990		1,257,440		1,270,015	
Protective Services	2,490,276		2,509,482		2,559,671		2,585,268		2,611,121	
Works & Environmental Health Services	4,189,603		4,120,175		4,184,389		4,212,082		4,255,203	
Planning, Development, & Building Services	788,418		686,690		649,424		655,918		662,477	
Parks, Recreation, and Community Services	2,377,409		2,454,704		2,420,158		2,479,359		2,468,803	
Utilities	14,422,391		14,770,611		14,885,248		14,948,912		15,408,025	
Debt Interest	1,572,975		1,595,955		1,581,731		1,567,506		1,587,781	
Amortization	3,773,000		4,297,000		5,101,000		5,389,000		5,785,000	
	<u>31,118,018</u>		<u>31,695,195</u>		<u>32,626,611</u>		<u>33,095,485</u>		<u>34,048,425</u>	
<b>Annual Surplus</b>	4,114,266		7,743,906		948,703		3,778,081		2,085,814	
<b>Add Back:</b>										
Transfer from investment in tangible capital assets equal to amortization	3,773,000		4,297,000		5,101,000		5,389,000		5,785,000	
Capital Expenditures	(7,794,731)		(12,442,079)		(3,612,835)		(6,397,857)		(3,141,853)	
Borrowing Proceeds	722,891		3,031,000		-		-		-	
Debt Principal	(2,116,927)		(2,143,569)		(2,637,011)		(2,522,761)		(2,455,370)	
Transfers to Special Funds	(2,519,694)		(1,935,211)		(1,684,277)		(2,047,090)		(1,860,752)	
Transfers from Special Funds	1,494,419		270,504		150,000		680,000		45,000	
Development Cost Charges	422,445		520,420		262,061		416,382		213,388	
Transfers to Accumulated Surplus	(488,452)		(572,553)		(764,709)		(759,056)		(1,815,953)	
Transfers from Accumulated Surplus	2,392,783		1,230,581		2,237,068		1,463,300		1,144,725	
<b>NET BUDGET</b>	<u>0</u>		<u>0</u>		<u>0</u>		<u>0</u>		<u>0</u>	

## **Schedule B**

### **REVENUE POLICY (200.4)**

#### **A. PROPORTION OF REVENUE BY SOURCE**

##### Property Value Taxes

The District of Summerland (District) will attempt to keep the proportional share of revenue from property value taxes at a level similar to historical amounts, adjusted for non-market changes and the changing priorities of the Council.

The District will continue to use property value taxation as a primary source of revenue in the general fund. When new sources of revenue are made available to the District from senior governments, these revenues will be used to reduce dependency on property value taxation wherever possible.

##### Parcel taxes

Parcel taxes will continue to be utilized to raise revenues where Council determines they are more appropriate than property value taxes. Parcel taxes are most appropriate in situations such as utility services where only a portion of the community benefits from the service.

##### Fees and charges

Fees and charges will be utilized when they are both easily attributable to the service user and directly beneficial to those who utilize the service. The proportion of the costs recovered by the fees and charges will vary with the nature of the service provided.

The District will establish cost recovery policies for fee-supported services. The policies will consider whether the benefits received from the service are public and/or private.

The District will review fees/charges every two years, at a minimum, to ensure that they keep pace with changes in the cost-of-living as well as changes in the methods or levels of service delivery.

The District will consider market rates and charges levied by other public and private organizations for similar services in establishing rates, fees and charges.

##### Proceeds of borrowing

Borrowing will be considered when determining the funding source of large capital projects that provide benefits to taxpayers over a long period of time (20 years or more). The District will consider leasing opportunities when acquiring assets that provide benefits over a shorter period of time.

##### Other revenue sources

The District will actively pursue alternative revenue sources to reduce reliance on property value taxes.

The District will utilize surplus funds when appropriate. The *Community Charter* does not allow municipalities to plan an operating deficit (i.e. where expenditures exceed revenues). To ensure

this situation does not occur, revenue projections are conservative and authorized expenditures are closely monitored. The combination of conservative revenue projections and controlled expenditures should produce a modest annual operating surplus. Council will review options and provide direction to staff regarding the allocation of any operating surplus.

The District will establish and utilize reserve funds when appropriate. Reserve funds shall be set aside to:

- a. Provide sources of funds for future capital expenditures;
- b. Provide a source of funding for areas of expenditure that fluctuate significantly from year to year ( ex. snow removal);
- c. Protect the District from uncontrollable or unexpected increases in expenditures or unforeseen reductions in revenues, or a combination of the two; and
- d. Provide for working capital to ensure sufficient cash flow to meet the District's needs throughout the year.

The District will utilize development cost charges to help fund capital projects deemed to be required in whole or in part due to development in the community. These charges will be set by bylaw and reviewed at a minimum every 5 years to ensure that project estimates remain reasonable and the development costs charges are aligned with the strategic goals of Council.

The District will develop and pursue new and creative partnerships with government, community institutions (churches, schools), and community groups as well as private and non-profit organizations to generate revenues, reduce costs and enhance service to the community

## **B. DISTRIBUTION OF PROPERTY VALUE TAXES**

Council will set tax rates with the goal of tax stability. This is accomplished by Council first considering the historical proportion of taxes paid by each property classification before consideration of non-market changes in the property classes and then the tax levy on a typical home and the average assessed value for a business.

## **C. USE OF PERMISSIVE TAX EXEMPTIONS**

The District believes that the Permissive Tax Exemption is an appropriate way to recognize the value of the services provided to the community by non-profit organizations. Permissive tax exemptions will be considered annually by Council. All applications for permissive tax exemptions will be reviewed in accordance with the current Permissive Tax Exemption Policy. Permissive Tax Exemptions will be reviewed at least every three years to ensure that the organization and property still meets the criteria established by Council.



# 2016 – 2020 Proposed Draft Financial Plan March 21, 2016

Linda Tynan, Chief Administrative Officer  
Lorrie Coates, Chief Financial Officer



## Agenda

1. Introduction
2. Overview
3. Budget Overview
4. General Operating Budget & Taxation
5. Capital Projects, Reserves & Debt
6. Utilities – Water, Sewer and Electrical
7. Comments and Questions



## Council Priorities & the Budget

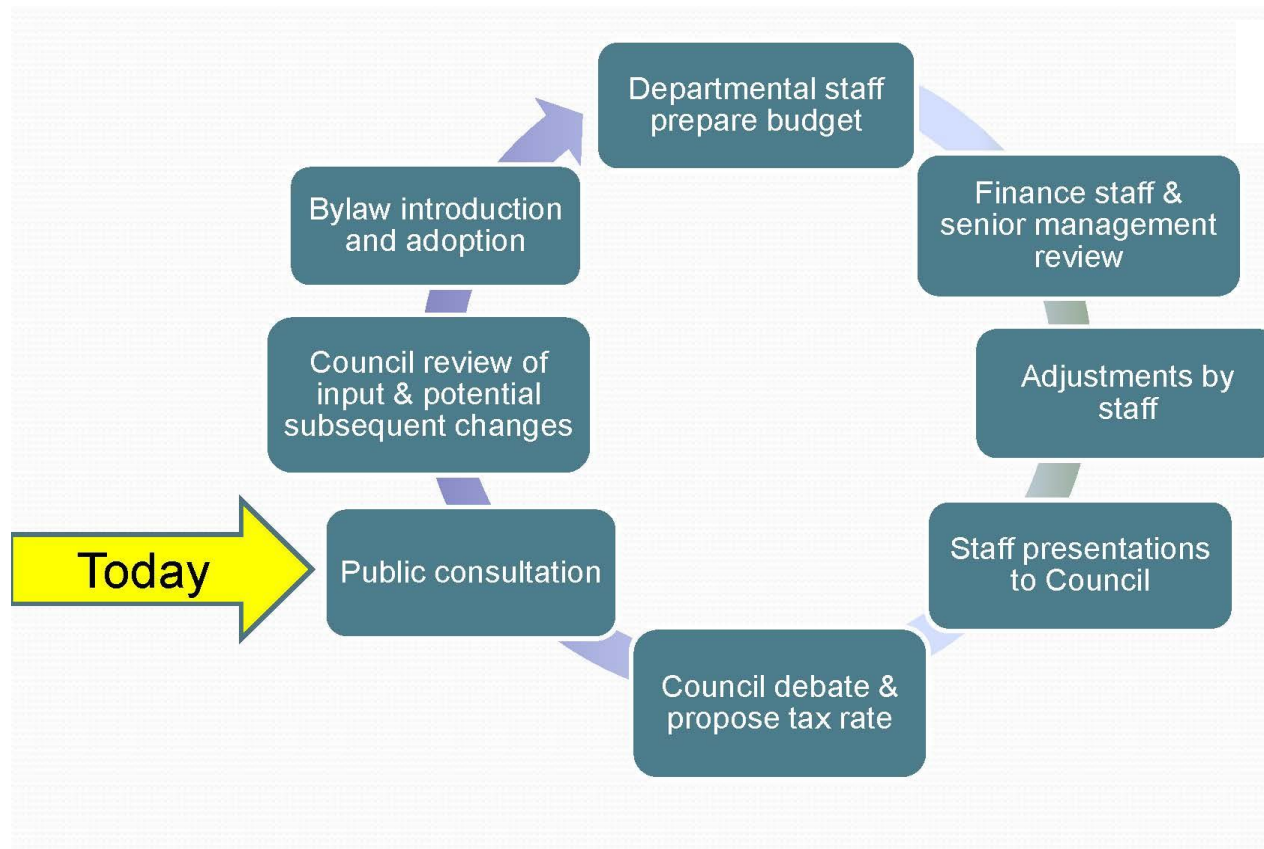
1. Organizational Basics
2. Investment in Infrastructure
3. Review of Plans
4. Livability of Summerland
5. Focus on Sustainability







## Financial Planning Process





## Quick Facts

- District Operations \$30.9m + \$7.9m Capital Program
- Revenues over expenses pay down debt and flow into operational and capital reserves
- General fund operational expense is budgeted at \$11.3m in 2016; funded by \$7.8m in taxation.
- A 1% increase in taxation produces about \$78,000 to cover operational expenditures (based on the proposed 2016 rates)
- Summerland Hydro contributes \$500,000 to the operating revenues which is equal to a 6.5% tax increase
- Approximately 98 employees



## Five Year Financial Plan

General  
Water  
Sewer  
Electric

	Funding Sources			
	Grants & Reserves	Debt	Taxation (include parcel tax)	User Fees (Rates)
General Operating	✓		✓	✓
General Capital	✓	✓		✓
Utility Operating	✓		✓	✓
Utility Capital	✓	✓		✓

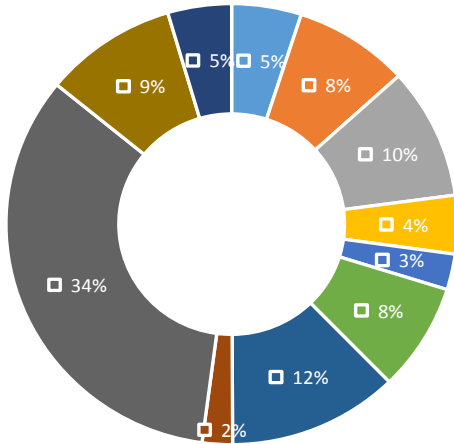


**IMPACT OF PROPOSED BUDGET (RESIDENTIAL)**  
**(based on a 2016 Assessment of \$435,900)**

	2015	2016 (proposed)	Net change (annual)	Net change (monthly)
Property Tax (municipal only)	\$ 1,374	\$ 1,415	\$ 41	\$ 3.45
Water Rates (after discount)	450	517	67	5.60
Sewer Rates (after discount)	265	302	37	3.08
Overall	\$ 2,089	\$ 2,234	\$ 145	\$ 12.15

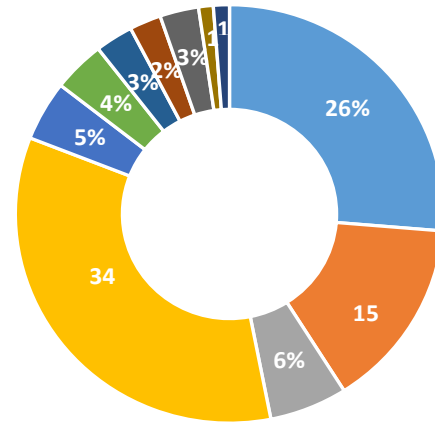


**2016 Operating Expenses  
(\$30.1 million)**



5%	General Government	\$1,503,900
8%	Protective Services	\$2,490,300
10%	Works	\$2,898,900
4%	Solid waste	\$1,290,700
3%	Environmental development services	\$788,400
8%	Recreation and cultural services	\$2,377,400
12%	Debt servicing	\$3,684,100
2%	Reserves	\$653,400
34%	Electric Utility	\$10,175,000
9%	Water Utility	\$2,871,800
5%	Sewer Utility	\$1,375,600

**2016 Operating Revenues  
(\$30.9 million)**



26%	Property taxes	\$8,149,900
15%	Water rates and parcel tax	\$4,559,000
6%	Sewer rates and parcel tax	\$1,825,000
34%	Electric rates	\$10,542,800
5%	Solid waste (curbside and landfill)	\$1,432,000
4%	Grants	\$1,224,000
3%	Sales of services and rentals	\$888,700
2%	Recreation services	\$740,400
3%	Interest and penalties	\$909,600
1%	Reserve	\$342,800
1%	Licenses, permits and fines	\$375,300



## **Financial Planning Environment**

Shifting of responsibilities – to local governments

Public demand for services

Increasing demands on aging infrastructure – and the need to address the issue

Sustainability and Climate change initiatives

Long term planning



## **Overview – why 3% increase?**

- Invest in human resources
- RCMP contract increase
- Landfill operations
- Invest in adequate levels of reserves – 2016 vehicle and equipment renewal



## **General Operating – Human Resources**

New positions

Contracts

2% increase





## **General Operating – RCMP contract**

9 members

\$32,000 increase



## **General Operating – Landfill**

Increased operating costs \$80,000

User pay



## **General Operating – adequate reserves**

**Investment** in renewal of the vehicles and equipment needed to provide the services to citizens.

This includes the snow plows, graders, trucks as well as the fire services rescue and suppression vehicles.

This plan provides \$535,000 to renew the assets through increased charges to each program



## **General Operating – what has changed?**

Non-market change revenue \$239,000

- Boundary extension
- Property class change: farm to residential
- Exemption status change
- Additions or Deletions: subdivision (folio change)
- Inventory change: new construction or demolition
- Zoning change

Desktop review



## **Taxation**

Growth – how does this impact taxes?

\$ added to the taxes from the year before on a class by class basis

Then % increase for the current year added

Example – business taxes do not go up if there is growth in residential



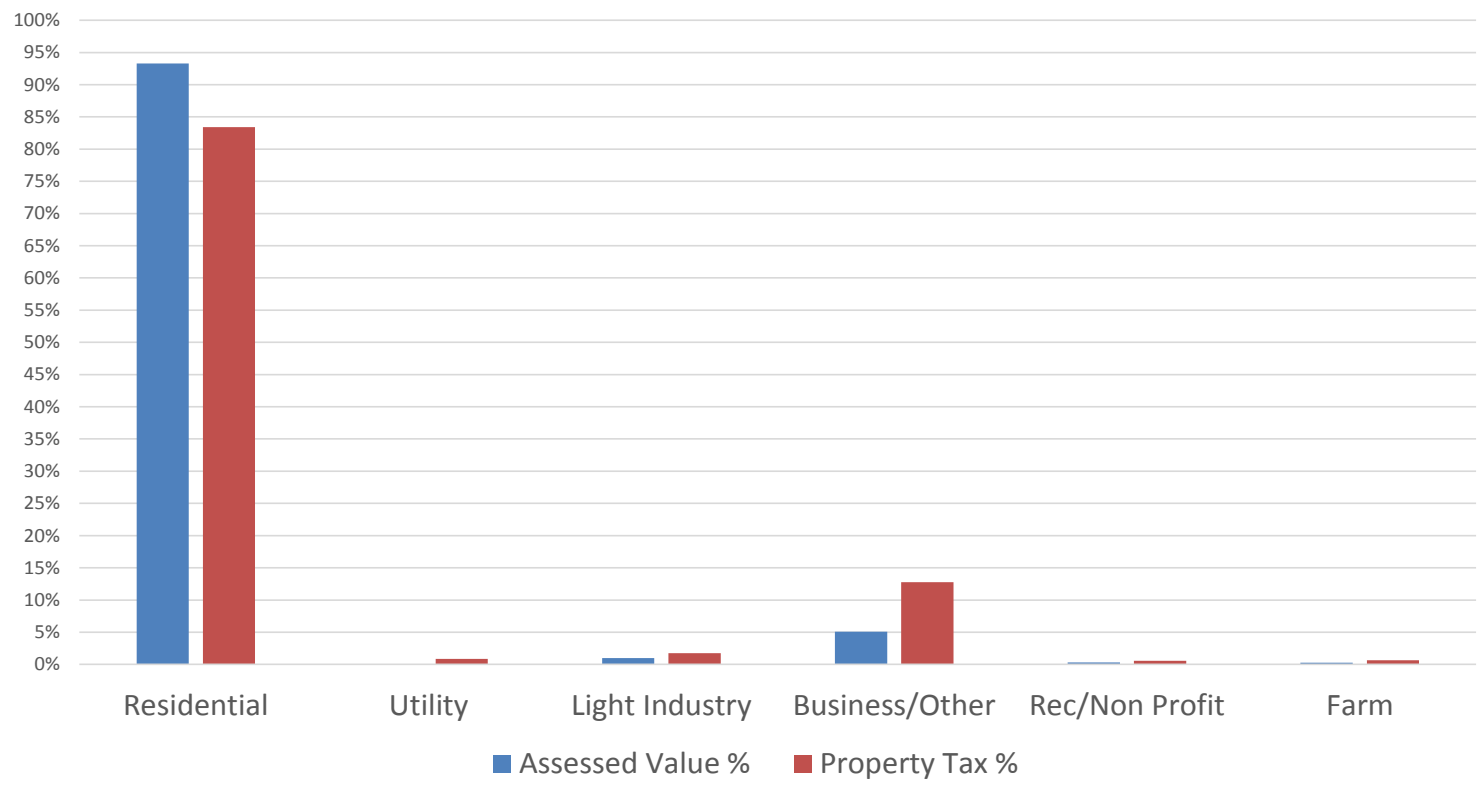
## Taxation

### SUMMERLAND PROPOSED 3%

Penticton	5.5%	Nelson	1.75%
Peachland	2.0% + \$25.50 parcel tax	Coldstream	3.5%
Oliver	2.0%	Terrace	4.0%
Osoyoos	1.97%	Parksville	4.5%
Kelowna	4.12%	Vernon	3.4%
Lake Country	\$125 parcel tax		

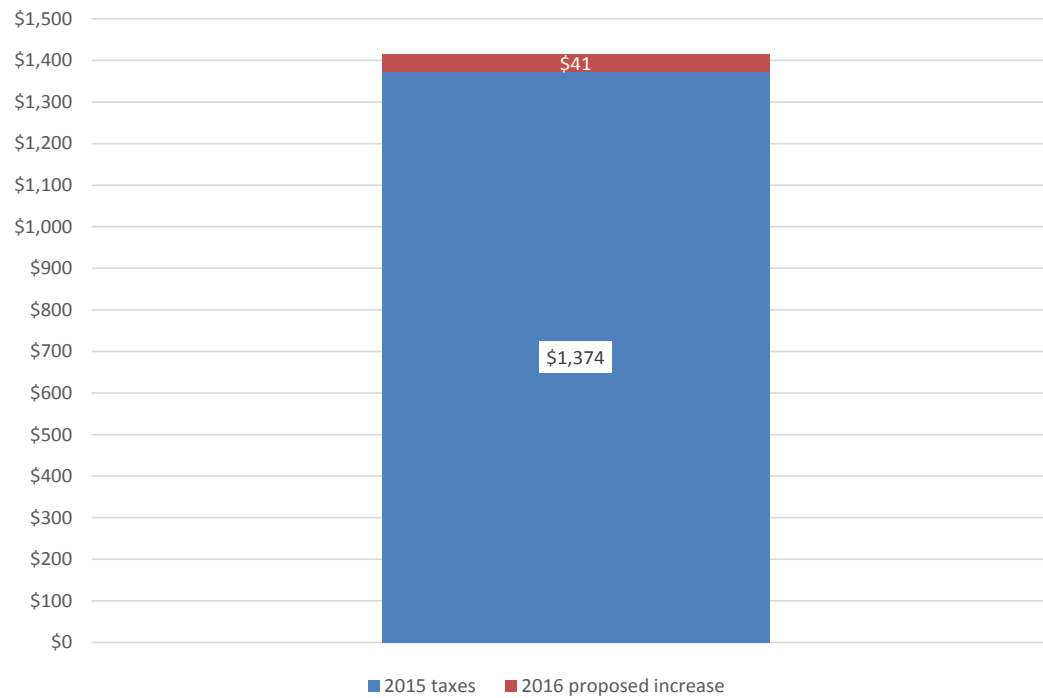


### 2016 Assessed Value and Property Taxes





### 2016 Proposed Property Taxes on a \$435,900 house







## **Taxation**

BC Assessment is a provincial Crown corporation that classifies and values all real property in British Columbia.

Each year, BC Assessment sends property owners a Property Assessment Notice telling them the fair market value of their property as of July 1 in the prior year.



## Taxation

- Other agencies - RDOS, SCHOOL TAX, MFA, BCA provide tax rates or request amounts of money and the District collects it on their behalf
- District has to pay over funds not yet collected
- Homeowners grant and tax deferrals do not impact funds to District



## **Overall Capital Program**

Investment in assets is needed to provide services – assets need to be maintained and replaced

Many of the District's assets are long lived and very old, such as:

- water pipes

- roads

- aquatic centre



## **What is a surplus?**

Revenue higher than expenses

Causes:

- unexpected revenues

- revenues over budget estimate

- expenses lower than budget estimate

  - ex. vacant positions

- conservative budget



## **When should we use a surplus or reserve?**

Good tool for non-recurring items (eg. capital or one time projects)

Recurring items (eg. policing costs or parks maintenance) should generally not be funded through reserves, as the benefits can be short lived.



## **Statutory Reserves**

Statutory Reserves are set up by bylaw. The bylaw describes the specific purpose of the reserve, how it is funded and what expenditure the funds can be used for

Examples:

Equipment Replacement reserve

Capital Projects reserve



## **Other Appropriated Surplus**

Reserve Accounts – some examples

Climate Action

Fire Services major capital

Landfill improvements



## **Debt and Debt Servicing**

Borrowing is for capital projects

Use of a combination of debt and reserves

No new debt proposed for 2016

\$5.3m debt general fund

\$11.9m debt water fund

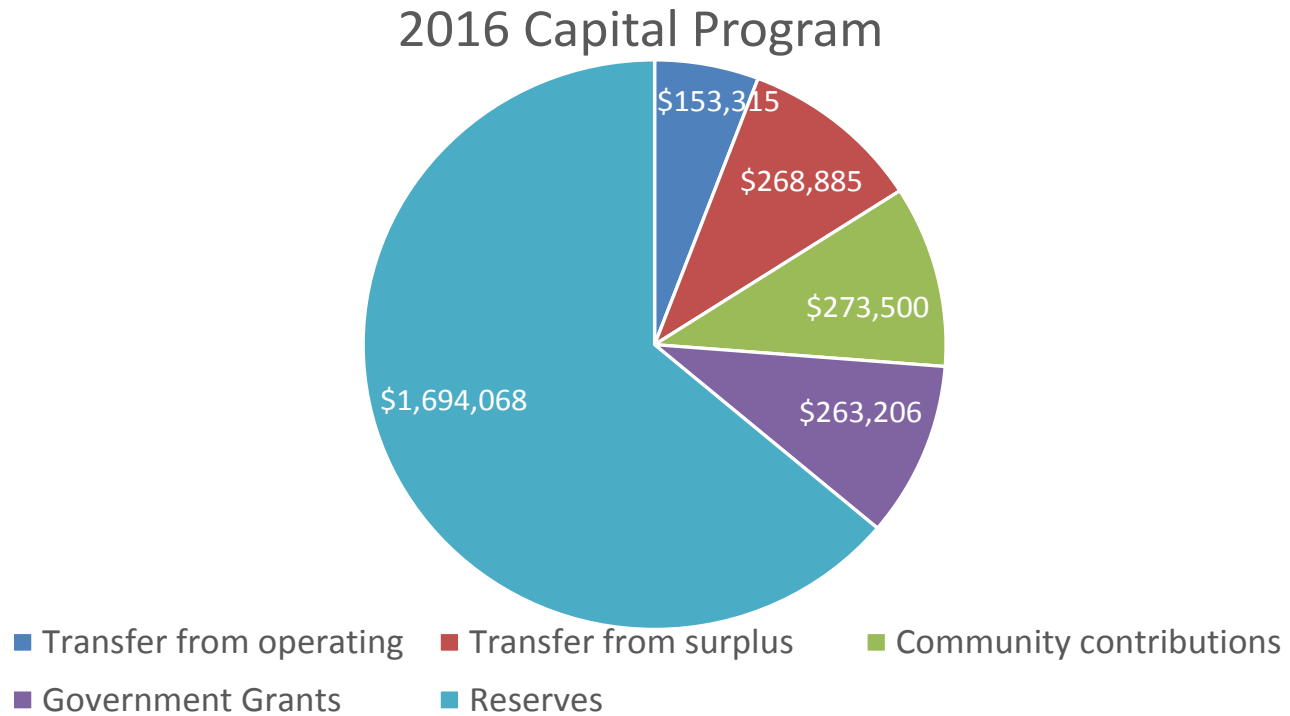
\$6.4m debt sewer fund

\$2.1m Garnet Valley Water Separation





## 2016 \$2.65M General Capital Funding Sources





## **Overall Capital Program**

IT

Fire Services

Recreation

Works

## Utilities – Water, Sewer and Electrical



### **WATER UTILITY**

2016 Operating Revenue: \$ 4.64m

2016 Operating Expenses: \$ 2.71m

2016 Capital Program: \$ 1.03m

#### **Highlights:**

- Flume & Water Intake (structural upgrade) \$137,031
- Garnet Valley Water Separation project (2016 portion) \$367,200
- Pressure Reducing Valve #10 Replacement \$180,000
- Continuation of watermain replacement

### **SEWER UTILITY**

Operating Revenue: \$ 1.86m

Operating Expenses: \$ 1.51m

2016 Capital Program: \$ 3.56m

#### **Highlights:**

- Effluent Filter Underdrain retrofit \$250,000
- Peach Orchard Lift Station Cover \$80,833
- Burnham boilers replacement \$120,000
- Grant application for Grit Removal and Effluent System project



## Why is a 15% increase for Water and Sewer proposed?

- Lack of investment in past years
- Old infrastructure which is overdue for replacement
- New infrastructure that requires ongoing maintenance
- Revenues available for operating expenses but are not sufficient to cover capital costs
- Lack of reserves – relatively low water & sewer rates compared to other municipalities with similar infrastructure
- In the past, difficult to convince councils to invest in infrastructure... “what you don’t see.....”



## WATER RATES

### SUMMERLAND PROPOSED \$517

Penticton	\$538	Nelson	\$569
Peachland	\$400	Lake Country	\$685
Oliver	\$375	Terrace	\$154
Osoyoos	\$314	Parksville	\$361
Kelowna	\$314	Vernon	\$555



## SEWER RATES

### SUMMERLAND PROPOSED \$302

Penticton	\$504	Nelson	\$495
Oliver	\$233	Lake Country	\$250
Osoyoos	\$231	Terrace	\$74
Kelowna	\$234	Parksville	\$117
Vernon	\$512		



## Electrical Utility

2016 Operating Revenue: \$ 10.51m

2016 Operating Expenses: \$ 10.23m

2016 Capital Program: \$ 632,000

### Highlights:

- 4.2% increase proposed (2.2% for wholesale power purchase from FortisBC ; 2% towards operations
- PCB Transformer removal and replacement (started in 2015)  
\$273,070
- Long term funding strategy required to adequately address aging infrastructure and have better stability in rates.
- Council to investigate options for maximizing potential revenues including options for use of alternate energy sources such as solar.





## ELECTRIC Utility

Summerland	Proposed \$117.70
FortisBC	\$132.40
BC Hydro	\$109.10
Nelson Hydro	\$105.27



2016 proposed increases	Annual increase
Property taxes – residential Assessed value \$435,000	\$ 41.00
Water rates	\$67.00
Sewer rates	\$37.00
Electric rates	\$54.00
Total	\$199.00
<b>Monthly</b>	<b>\$16.60</b>

A typical residential homeowner can expect a \$16.60 monthly increase in 2016 to provide additional revenue to the District needed to continue to provide electricity to turn on lights, clean water from the tap, sewer collection and treatment, local roads and sidewalks, police and fire protection and recreation and park facilities.