



MINUTES OF THE COMMITTEE OF THE WHOLE  
HELD AT DISTRICT OF SUMMERLAND  
COUNCIL CHAMBERS  
13211 HENRY AVENUE, SUMMERLAND, BC  
ON TUESDAY, FEBRUARY 10<sup>th</sup>, 2015

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MEMBERS PRESENT:

Mayor Peter Waterman

Councillor Richard Barkwill  
Councillor Toni Boot  
Councillor Erin Carlson  
Councillor Doug Holmes  
Councillor Janet Peake  
Councillor Erin Trainer

Staff Present:

Tim Wood, CAO

Lorrie Coates, Director of Finance  
Jeremy Denegar, Director of Corporate Services  
Maureen Fugeta, Corporate Officer  
Brenda Ingram, Recreation Manager  
Ian McIntosh, Director of Development Service

1. CALL TO ORDER

Mayor Waterman called the meeting to order at 8:30 a.m.

2. ADOPTION OF AGENDA

By consensus, members agreed to adopt the Agenda.

3. DELEGATIONS

3.1 Delegation - Summerland Chamber of Commerce - (1 hour)

*Christine Petkau, Manager*

Presentation to Mayor and Council included the following:

- Marketing the community
- Serves membership through education, promotion and advocacy
- Every business license holder in Summerland is automatically a member of the Chamber; 700+ member business community

- Realignment of the Chamber's strategic plan to streamline the focus and define 3 key areas in which we work (tourism, member services and business retention attraction; economic development)
- Regional projects; infrastructure; biking maps; signage
- Special projects for 2015
- Sports and cultural tourism
- Main street revitalization
- Ag technology promotion
- Economic development challenges (housing; lack of clear development goals)

Questions and discussion:

- Experience economy; bike infrastructure and tourism; opening up bike shop
- Micro-targeting (bike shop opportunities)
- Trails built and maintained; trails of Okanagan Community; Sweet Single Track – locals who are experts
- Housing is one of our strengths and advantages (affordable)
- Attracting younger families (hopes of driving economic development); rental housing available
- Attractions for businesses to move here; services first for businesses
- Housing could include 'rental' housing
- Partnership and working together; biking, trails and hiking important
- Main Street revitalization
- Development requirements and regulations
- Businesses that would fit and what people would like to see in Summerland (open forum for the community?)
- Satellite bike shops; free enterprise
- Sewer area in James Lake Industrial Park
- Descriptor (old English high street) concept
- Chamber contract (clarification) – liaison representation
- Ag technology (how to move forward)
- Chamber separate entity (value partnership); same end goals in mind; focus on membership
- Funding (municipal initiative from the Province) can Local Government access
- Resources
- Business Relocation Guide (in process)

4. NEW BUSINESS

4.1 Official Community Plan Bylaw - Review (1.5 hours)

*Ian McIntosh, Director of Development Services*

Urban Growth Strategy – Options

- OCP – future vision; Zoning – current status
- Current OCP – Bylaw 2000-310 (effective April 28, 2008)
- Proposed OCP Amendments 2014 (February 11<sup>th</sup> 2014)
- Guiding document; inform how we do business
- Regional Growth Strategy

- What to do with this bylaw that is sitting at 3<sup>rd</sup> reading – two options (abandon or amend)
- Public engagement; election
- Urban Growth Area (current) – boundary on urban development
- SHGR neighbourhood plan area
- Proposed Urban Growth Area (abandoned)
- Clarification of Hunters Hill Development area
- Potential Ag use area (potential golf course)
- Move growth boundary areas (x2) minor amendments to 2<sup>nd</sup> document
- Lease? (term and registration)
- Demographics updated in our amended OCP; downtown guidelines; transit; a lot of quality updates that we should be retaining; changes with respect to the growth strategy
- First Nations consultation; try to get historical information
- Consultation to First Nations; sent referral
- Protocol agreement with the PIB
- Crown land (process to take ownership); consultation; studies
- Duration (how far in the future to envision); housing strategy; policies– minimum of 5 years out; 15 to 30 years in future (too long to plan in advance)
- Redrawing urban growth boundary; golf course (combination agricultural; open land and resource industrial); possible development options
- Ag RFP
- OCP 2008 – changes that were adopted during 2009, 2010, 2011; those became part of November 27<sup>th</sup>, 2014 consolidated version of the plan; drivers toward the changes; problem with changes that occurred with the adopted changes to the 2008; looking for a thorough consultation by council (committee?)
- Minor adjustments to OCP – not adequate
- Public consultation by Sustainable Solutions
- Re-examine where we are with changes (major shift in 2008 OCP); amendments
- Council sub-committee re-examine (public content; rescind certain aspects)

Moved and Seconded,

THAT Council strike a select committee, consisting of Mayor Peter Waterman, Councillor Boot and Councillor Trainer to research the Official Community Plan bylaw amendments and proposed bylaw amendments since 2008;

AND FURTHER THAT the committee report back to Council prior to April 2015.

Carried.

Councillor Peake opposed.

#### 4.2 Discussion - Council Meetings - Request(s) for Delegations

Members and staff discussed the process for requested 'delegations', including limit per meeting, timely presentations and sense of urgency to present to Council.

#### 5. RESOLUTION TO CLOSE MEETING TO THE PUBLIC

5.1 Resolution to Close Meeting to the Public

Moved and Seconded,

THAT this meeting now be closed to the public pursuant to Section 90(1)(e) of the Community Charter for Council to discuss the disposition of land or improvements.

Carried.

6. ADJOURN

The Committee of the Whole meeting went into a closed session at 10:55 a.m. and subsequently adjourned at 12:20 p.m.

Certified Correct:

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Mayor

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

/mf