



Brook + Associates Inc
Suite 410 – 535 Thurlow Street
Vancouver, BC V6E 3L2

www.brookdev.com
T 604 731 9053
F 604 731 9075

Halcrow Consulting Inc.
Suite 508 - 4190 Lougheed Highway
Burnaby, BC
V5C 6A8

District of Summerland

ISSUES SUMMARY REPORT

Zoning Bylaw Review

Prepared by: Brook + Associates Inc. / Halcrow Consulting Inc.
For: District of Summerland

October 1, 2010



TABLE OF CONTENTS

- A. EXECUTIVE SUMMARY
- B. PURPOSE
- C. CONSULTATION STRATEGIES
 - I) Staff Issue Identification Workshop
 - II) Bylaw Working Group
 - III) Community Open House
- D. PROPOSED ISSUES FOR FURTHER REVIEW
- E. NEXT STEPS
- F. APPENDIX:
 - Consultation Materials:
 - a) Consultation Strategy Report
 - a) Working Group Meeting Notes
 - b) Open House Invitation
 - c) Open House Presentation Boards
 - d) Open House Comment Form



A. EXECUTIVE SUMMARY

Brook + Associates Inc. (Brook) and Halcrow Consulting Inc. (Halcrow) have been engaged by the District of Summerland to review and update the District of Summerland Zoning Bylaw (Bylaw # 99-001 1999). Specifically, Brook will develop and implement the Consultation Strategy for the Zoning Bylaw review project. The Consultation Strategy ensures that feedback from staff, Council, key user groups and the public is integrated into the technical review of the Bylaw, which will be undertaken by Halcrow.

The following report provides an interim update on consultation activities that have included a Staff Issue Identification Workshop and Community Working Group Workshop held July 14th and the first of two public open houses held September 16th. Information about each consultation session, including event details and summary of feedback is found in Section C. Section D lists the proposed issues identified throughout the consultation process that will inform Halcrow’s review of the bylaw (a summary table is provided below). Relevant support materials are found in the Appendix.

Summary of Proposed Issues for Further Review

General Issues	<ul style="list-style-type: none"> - ensure consistency throughout the bylaw - ensure that items are addressed in one area of bylaw only or if sections are related, that they be cross-referenced - ensure that Zoning Bylaw provisions reflect the regulations of different departments and/or requirements of provincial/federal government - ensure consistency with OCP and Zoning Bylaw - integrate sustainability considerations where possible.
Interpretation	<ul style="list-style-type: none"> - provide clear, concise definitions - remove unnecessary definitions - specifically address/review: height, grade, storeys, fences, setbacks, yards, home occupation, manufactured homes, industrial, density, carriage homes, farm labour housing.
Administration & Enforcement	<ul style="list-style-type: none"> - explore other methods of enforcing the zoning bylaw (e.g., ticketing) and re-evaluate fine structure - review whether zoning bylaw can provide more explicit direction for future development - identify methods to communicate through illustrations, tables, etc. consistent interpretation of bylaw
General Regulations	<ul style="list-style-type: none"> - address/review: projections, new energy technologies, home occupation provisions, options for infill opportunities (carriage homes), fence and retaining wall regulations, hillside standards - Investigate opportunities for Density Bonusing
Zones	<ul style="list-style-type: none"> - improve the consistency with the initiatives identified in the OCP - review residential zones, particularly in the Urban Growth Area, to support more intensive land use, supporting more diverse housing types - review agricultural and industrial zones to ensure all uses are relevant to



	their purpose statement
Parking & Loading	<ul style="list-style-type: none"> - review downtown and industrial parking requirements - consider defining % permeable areas for parking surfaces - provisions for bike, scooter and motorcycle parking - confirm if loading spaces are required for all commercial and industrial uses

B. PURPOSE

The purpose of the report is for Council to review the input that has been received to date on the Zoning Bylaw Review project, and discuss the proposed issues identified through the initial staff and stakeholder input and suggestions.

C. CONSULTATION STRATEGIES

I) Staff Issue Identification Workshop

Date: July 14, 2010
Time: 10:30 AM - 12:00 PM
Location: District of Summerland - Council Chambers
Attendees: Staff Representatives from Development Services, Planning, Building Inspection, Bylaw Enforcement / Licensing, Corporate Office, Finance

Purpose: To identify strengths and weaknesses of the zoning bylaw.

Methodology: District of Summerland staff from various departments were invited to participate in a workshop to discuss the District's Zoning Bylaw. Participants were asked to identify strengths and weaknesses with the current Zoning Bylaw. The agenda was structured according to functional areas within the District:

- Development Services and Real Estate Services;
- Building Services; and
- Bylaw Enforcement and Administrative Services.

Each group was allocated approximately 20 minutes to identify strengths and weaknesses, after which all participants were asked to provide additional comments in a facilitated discussion.

Summary of Feedback: The workshop provided a good opportunity for departments to listen and discuss issues that each functional area encounters when using the zoning bylaw. Overall, the feedback typically centred on the need for the bylaw to be clear and concise in order to limit the ambiguity and subjective interpretation that currently exists. Specific definitions, general regulations and zones that require revision were identified.



Detailed notes from the Staff Issue Identification Workshop have been circulated to staff, and are included in Appendix A.

II) Bylaw Working Group

- Date:** July 14, 2010
- Time:** 1:00 to 3:00 p.m.
- Location:** District of Summerland - Council Chambers
- Attendees:** Representatives / Individuals from
 - Agricultural Industry
 - Business Owners
 - Seniors Housing Representative
 - Builder / Developer
 - Local Designers /Engineer
 - Local Realtor
 - Contractor

Purpose: To review staff identified issues and provide additional feedback about how to revise the bylaw.

Methodology: The District of Summerland made a request for volunteers for a Community Bylaw Working Group. Nine members of the community volunteered to take part in the July 14th working session.

Group / Organization	Participants Identified
Business Owner	1 representative
Agricultural Representative	2 representatives
Professional Associations (Engineers)	1 representative
Seniors Community	1 representative
Local Realtor	2 representative
Developer / Builder	1 representative
Contractor	1 representative

The working group was briefed on the purpose of the session and provided with background on reasons for the Zoning Bylaw update. They were then provided with an agenda similar to that used for the Staff Working Session. Brook and Halcrow reviewed the issues identified by the staff group. They then facilitated a session with the Working Group. The Working Group members were also asked to identify any other sections and/or opportunities within the Bylaw that should be reviewed. Notes were taken and issues added to the original list.



Summary of Feedback: In general, the Working Group was in agreement with the issues identified by the Staff Issue Identification Workshop and provided additional context as it relates to a user applying the bylaw. In particular discussion focused on three main topics:

- urban pressures on agricultural lands;
- affordability through provision of diverse housing options; and
- clarity around current industrial lands and their users.

Draft notes from the first meeting have been circulated to Staff and the Working Group, and are included in the Appendix.

II) Community Open House

Date: September 16, 2010
Time: 4:30 to 8:00 pm
Location: Summerland Arena Banquet Room

Purpose: To provide an opportunity for all community members to provide comments and suggestions on the Zoning Bylaw Review.

Methodology: Invitations were mailed to 3,643 residents and business owners in Summerland as well as Newspaper ads announcing the upcoming September 16th Open House. Display boards were created outlining the process and providing a general description of the Zoning Bylaw and OCP vision. The boards also provided an update on the issues heard to date. The purpose was to provide enough background and information so that the general public could identify strengths and weaknesses within the Zoning Bylaw. Twenty-six members of the community attended the open house. All provided valuable comments and suggestions.

Copies of the Open House Boards and Comment forms are included in the Appendix.

D. PROPOSED ISSUES FOR FURTHER REVIEW

Through the three consultation events completed to date, several issues have been identified. The following table outlines the proposed preliminary issues for further review and will serve as a checklist to guide the technical consultant through their review of the bylaw.



ISSUE	FEEDBACK
<p>Definitions</p>	<ul style="list-style-type: none"> ▪ Clarify the definition of Grade - with specific focus on hillsides ▪ Clarify the definition of building height and its method of calculation; ▪ Clarify the definition of a basement, especially for houses constructed on a hillside ▪ Provide a definition for the following : <ul style="list-style-type: none"> - wind machine, decks (both enclosed and open), mezzanine and loft ▪ Provide illustrations for all building setback requirements
<p>General Regulations</p>	<ul style="list-style-type: none"> ▪ Review the regulations governing fences and retaining walls ▪ Enhance sustainability ▪ Investigate addition of Density Bonus clause <ul style="list-style-type: none"> ○ Identify the zones where bonusing would be permitted ○ Identify the amenity and associate cost ▪ Provide flexibility for the implementation of new energy technologies ▪ Provide permeable surface requirements ▪ Review the home occupations provision ▪ Ensure General Regulations are reflected in the Licensing Bylaw ▪ Review permitted projections into side and front yard setbacks ▪ Investigate options to allow for infill (i.e. carriage homes)
<p>Parking and Loading Regulations</p>	<ul style="list-style-type: none"> ▪ Review parking standards and consider lowering standards, especially in the commercial core area; ▪ Parking standards in downtown - Apply the same standard to all uses in commercial core ▪ Provide bike parking in multi-family and commercial zones ▪ Investigate provisions for motorcycle and scooter parking ▪ Consider if loading spaces are required for all properties ▪ Confirm the parking standards for industrial uses ▪ Consider alternative measures, other than floor space, as a requirement for parking spaces for office use. ▪ Be respectful of adjacent developments



<p>Specific Use Regulations</p>	<ul style="list-style-type: none"> ▪ Ensure secondary suites reflect with BCBC (British Columbia Building Code);
<p>Agricultural Zones</p>	<ul style="list-style-type: none"> ▪ Express height in the Bylaw as metres (rather than storeys) ▪ Investigate options permitting temporary housing on agriculturally zoned properties (outside the ALC) ▪ Investigate agricultural buffer provisions ▪ Investigate options for temporary housing
<p>Rural Residential Zones</p>	<p>Express height in the Bylaw as metres (rather than storeys)</p>
<p>Urban Residential Zones</p>	<ul style="list-style-type: none"> ▪ Express height in the Bylaw as metres (rather than storeys); ▪ Developing housing choice options around core area ▪ Consider small lot zones ▪ Reduce the minimum lot size in RS zones ▪ Consider infill opportunities as a means of providing affordable/attainable housing (for example, carriage homes) ▪ Consider live/work as a permitted use, subject to the provision of sufficient living spaces ▪ Investigate Density Bonus options for the multi-family zones
<p>Commercial Zones</p>	<ul style="list-style-type: none"> ▪ Express height in the Bylaw as metres (rather than storeys) ▪ Consider creating new commercial zones, noting that there are only 2 core commercial and remaining zones are tourist oriented ▪ Allow mixed use (residential 2nd storey) developments ▪ Consider live/work as a permitted use, subject to the provision of sufficient living spaces
<p>Industrial Zones</p>	<ul style="list-style-type: none"> ▪ Express height in the Bylaw as metres (rather than storeys) ▪ Consider limiting the storage use in industrial zones ▪ Review heavy industry uses to better distinguish what represents “heavy industry” ▪ Review industrial setbacks ▪ Investigate use regulations for agricultural/industrial zone.



Public, Open Land and Institutional Zones	<ul style="list-style-type: none">▪ Express height in the Bylaw as metres (rather than storeys)
Comprehensive Zones	<ul style="list-style-type: none">▪ Express height in the Bylaw as metres (rather than storeys)
General Issues	

E. NEXT STEPS

The following activities will occur to complete Phase 1 - Issues Identification:

- Finalize the Issues Summary Report;
- Present the Issues Summary Report to Council; and
- Schedule and undertake more technical analysis of the Zoning Bylaw with staff.



F. APPENDIX:

Consultation Materials:

- a) Consultation Strategy Report
- b) Staff and Working Group Meeting Notes
- c) Open House Invitation
- d) Open House Presentation Boards
- e) Open House Comment Form



Brook + Associates Inc
Suite 410 – 535 Thurlow Street
Vancouver, BC V6E 3L2

www.brookdev.com
T 604 731 9053
F 604 731 9075

Halcrow Consulting Inc.
Suite 508 - 4190 Lougheed Highway
Burnaby, BC, V5C 6A8

District of Summerland Zoning Bylaw Update Consultation Strategy

Introduction:

The zoning bylaw update is one of the District's highest priorities in 2010 and is anticipated to take place over approximately 9 months. The study process will utilize the services of two urban planning consultancies working in parallel and permitting each to focus on their respective scope of work. Halcrow, as the Technical Review consultant, will be focused on the technical review aspects of the bylaw. Brook + Associates will implement the Consultation Strategy, unless noted otherwise, to gain feedback on the bylaw's functionality and the technical review completed by Halcrow. This collaboration is intended to ensure that the results of the consultation will accurately reflect the scope and content of the technical component and be integrated into the updated bylaw accordingly.

The zoning bylaw update comprises a significant amount of technical review and the Consultation Strategy proposed reflects the highly technical nature of the study. The Strategy provides a clear framework that will ensure that feedback from staff, Council, the public and key user groups is integrated into the technical review. This approach will help ensure that the updated zoning bylaw is easily and unilaterally interpreted by its users, is better understood by Council and the development community, and its use and implementation will be significantly improved.

Objective:

To meaningfully involve stakeholders in the zoning bylaw study process for the District of Summerland by:

- addressing key issues of the zoning bylaw by soliciting feedback from staff, Council and key user and community groups;
- using a variety of consultation approaches, including issue-oriented workshops, progress review meetings, community open houses and working sessions;
- communicating project progress on an ongoing basis by presenting interim summary reports and providing overview presentation(s) with staff to Council; and
- conducting a series of Community Open Houses to gather feedback, issues and concerns as well as update the community as a whole on the status of the Zoning Bylaw review work.

Key Strategies:

Consultation Approach	Outreach Tools + Reports
Issue Identification Workshop Stakeholder Group Meetings Working Sessions	Council Updates Community Open Houses Consultation Summary Update Reports



Issue Identification Workshop

The Issue Identification workshop is anticipated to be a facilitated staff and stakeholder sessions held early in the study to identify key aspects of the zoning bylaw that require review and analysis. Staff representatives along with community stakeholder representatives will identify strengths, weaknesses and issues associated with the existing zoning bylaw. These sessions will flesh out key themes and develop a comprehensive list of items in the zoning bylaw that require review and analysis. The findings from the sessions will be summarized and used by the Technical Review consultants for subsequent work.

Bylaw Working Groups

A Working Group will be formed to ensure that users of the bylaw have an opportunity to provide feedback to the process. Participants invited to participate in this working group will be key users of the zoning bylaw. The following table identifies organizations and/or special interest user groups who will be invited to participate in the process.

District of Summerland Staff Working Group	District of Summerland Community Stakeholder Working Group
Development Services Planning Inspections Finance/Economic Development Licensing and Bylaw Enforcement Climate Action Planning Environmental Corporate Office	Business Owners Seniors Affordable Housing Strategies Agricultural Real Estate Development Professional Associations Local Realtor(s) Builders / Contractors

The Manager of Development Services will invite both staff and community Working Group members to participate initially in the Issues Identification Session and subsequently throughout the process. The working groups are expected to meet and provide feedback on the current Zoning Bylaw. They are also expected to provide feedback as issues and concerns arise throughout the process. Both working groups are also expected to promote and attend the Community Open Houses, ensuring a strong representation from the entire District.

Working Sessions

Two focused working sessions will also be conducted with the front line staff of the staff working group that interpret and implement the Zoning Bylaw on a daily basis. They will provide valuable insight into the bylaw and its subsequent revisions. A third working session with Council will also be provided to ensure Council is kept up-to-date with proposed Bylaw revisions.

Community Open Houses

Two open houses will be held at strategic points in the process. The intent is to provide the entire community with a description of the process and why it is important for the District. It is also intended to receive feedback from the community members not involved in the working groups.

Interim Updates to Council

Summary reports will be drafted and a brief overview presentation with staff and Council. The summary reports will include all comments and feedback received from the Issue Identification workshop(s) and the staff and working group meetings. City Staff will include their comments in the interim updates to Council.



Project Phases Timeline

Brook/Halcrow has divided this process into four phases. The consultation scope of each phase is presented below. Brook/Halcrow will facilitate each meeting/event.

A summary of the phases, associates meetings and events and their respective outcomes is listed below.

PHASE	TARGET DATE	CONSULTATION APPROACH	PARTICIPANTS	OUTCOME/ DELIVERABLE
Phase 1 Issues Identification	July 14	Issue Identification Workshop with Staff	-Staff Working Group -Consultant Group	Prepare Issues Identification Summary Report
	July 14	Issue Identification Workshop with Community Stakeholders	-Community Stakeholder Working Group -Consultant Group	
	September 16	Community Open House	-Consultant Group -Manager of Development Services Community	
	September 27	Issues Summary Report to Council	-Consultant Group -Manager of Development Services -Council	Finalize Issues Identification Summary Report
Phase 2 Technical Analysis	October 5	Working Session #1 with Staff via teleconference	-Halcrow Consulting Inc. -Staff Working Group	Prepare Technical Review Summary Report
	October 14	Working Session #2 with Staff via teleconference	-Halcrow Consulting Inc. -Staff Working Group	
	October 25	Technical Review Summary Report and recommended next steps to Council for information	-Halcrow Consulting Inc. -Manager of Development Services -Council	Finalize Technical Review Summary Report
Phase 3 Bylaw Preparation and Review	January 20	Working Session #3 with Council	-Consulting Group -Manager of Development Services -Council	Prepare Consultation Summary Report
	January 20	Workshop with Community Stakeholder Working Group	-Consulting Group -Manager of Development Services -Stakeholder Working Group	
	February 10	Community Open House	-Consultant Group -Manager of Development Services Community	
Phase 4 Bylaw Adoption	March 14	Public Hearing	-Consultant Group -Manager of Development Services	Draft and Finalize Zoning Bylaw





Brook + Associates Inc
Suite 410 – 535 Thurlow Street
Vancouver, BC V6E 3L2

www.brookdev.com
T 604 731 9053
F 604 731 9075

Halcrow Consulting Inc.
Suite 508 - 4190 Lougheed Highway
Burnaby, BC
V5C 6A8

**District of Summerland Zoning Bylaw Review and Update
District Staff and Public Working Group Meeting Notes**

Wednesday July 14, 2010
District Council Chambers

Introduction

It was outlined that the current bylaw, while a clear and concise document, is over 10 years old and in need up up-dating. The intent of the current review and update process is to work with District staff, stakeholders and the public to identify current Bylaw issues and limitations and in response, integrate current approaches as evidenced by other municipalities, provide consistency throughout the bylaw and with other regulatory bylaws and to maintain the Bylaw’s existing ease of use.

Section	Issue
Interpretation/Definitions	Grade definitions, especially on hillsides should be clarified. Consider measuring grade from a fixed point (curb side, centre of the road).
	Clarify height definition/calculation method as measuring from the mean can be misleading and result in higher than expected housing forms.
	Emphasise height (in meters) vs. storeys
	Review fence regulations
	Provide retaining wall regulations
	Define mezzanine/loft – Coordinate with Building Code
	Clarify basement definition, especially on hillsides
	Illustrate each setback definitions
	Define Wind Machine
	Define Wind Mill
	Define unenclosed deck
	Define Manufactured Home
General Regulations	Enhance Sustainability
	Ensure secondary suites coincide with BCBC
	Consider providing flexibility for the implementation of new energy technologies (solar hot water, wind turbine)
	Review/clarify “wind machine” exemption
	Consider water course setbacks in Environmental DPA
	Review permitted projections into side/front yards setbacks; relative to the heat pumps, bay windows and underground structures (septic implications on the latter)
	Provide permeable surface requirements

	Provide direction on bylaw enforcement; for fines, direct enforcement and permitted uses
	Ensure that the general regulations are linked to the Business Bylaw
	Review home occupations provision; provide greater flexibility for professional offices but not to compete with the core commercial area
	Review Bed and Breakfast provisions
	Provide clear Guidelines for Change of Use
Zones (General)	Clarify the names of the zones to coincide with the intent statements
Residential Zones	Develop housing choice around the core
	Interest in encouraging townhouses
	Consider small lot zones (lower town application as an example)
	Investigate carriage house provisions (2 homes, 1 lot)
	Reduce the minimum lot size in the RS zones noting that the larger parcel sizes are derived from a period before the municipal sewer system was in place (allow septic)
	Consider infill opportunities as a means of providing affordable/attainable housing
	Review 1 ha legal necessity for provincial requirement
	Consider live/work as a permitted use, subject to the provision of sufficient living spaces
Agricultural Zones	Investigate options for permitting temporary housing on agriculturally zoned properties (outside ALC). References were made of similar provisions in Osoyoos and Keremeos
Commercial Zones	Allow mixed use (residential 2 nd storey) developments
	Consider creating new commercial zones, noting that there are only 2 core commercial and the remaining zones are tourist oriented
	Consider limiting the frontage exposure of large format retail in the commercial core
Industrial Zones	Consider limiting mini-storage use in industrial zones
	Review heavy industry uses to better distinguish what represents “heavy industry”



Parking/Loading	Review parking standards and consider lowering standards, especially in the commercial core area.
	However not to the extent permitted at the Lower Town Summerland resort
	Investigate options such applying the same standard to all non-residential uses in the commercial core
	Provide bike parking in multi-family and commercial zones
	Review cash-in-lieu provision, with a focus on strengthening and potentially increasing the payment amount
	Investigate provisions for motorcycle and scooter parking
	Consider if loading spaces are required for all properties. Investigate different sizes for different uses.
	Confirm the parking standards for industrial uses
	Consider alternative metrics to requiring parking spaces other than floor space (i.e. employees) for office uses
	Require that applicants are to designate which stalls are provided for which use
	Investigate standards for senior's parking and parking senior assistance.



You are invited to an

OPEN HOUSE

Dear Resident,

The District of Summerland is conducting a comprehensive review and update of their Zoning Bylaw. As part of this process we would like to provide you with a better understanding of what the zoning bylaw is, how it affects you, and why we are conducting this process at our upcoming Open House. We would also like to use this as an opportunity to receive feedback from you, the community, on any ideas or issues that you may have regarding the Zoning Bylaw and its review process.

Members from the District of Summerland and the consultant team will be on hand to provide information, answer any questions you have and take your comments. Please do not hesitate to drop in any time between 4:30-8:00PM on Thursday September 16th at the Summerland Arena Banquet Room. If you would like access to the District's current Zoning Bylaw please visit:

We look forward to seeing you there!

Summerland Zoning Bylaw Review

DATE: Thursday September 16th, 2010

PLACE: Summerland Arena Banquet Room
8820 Jubilee Road E.

TIME: Drop-in between 4:30PM - 8:00PM



INTRODUCTION

Welcome

Thank you for joining us at this Open House to discuss the future of the District's Zoning Bylaw. Please review the materials on display, ask questions and provide your comments and feedback related to the Municipal Zoning Bylaw review.

Purpose

The purpose of this evening's Open House is to:

- Provide you with a better understanding of what the Zoning Bylaw is;
- How it affects you; and
- Why it is important for community members to participate in this process.

The District of Summerland is conducting a comprehensive review and update of their Zoning Bylaw to make it more consistent with the recently adopted Official Community Plan (OCP). We want to use this time to introduce you to members of the consultant team and District staff and take this opportunity to receive feedback from you on any ideas or issues that you may have regarding the Zoning Bylaw and this review process.



WHO WE ARE



District of Summerland

As Summerland continues to grow the District wants to undertake a comprehensive review and update of their Zoning Bylaw. Staff concluded that the Bylaw needs to be reviewed to improve its consistency with the initiatives identified in the Official Community Plan (OCP), adopted in 2008. The District, along with its consultant team, have undertaken this task to ensure that a thorough and deliverable review process is completed.



Brook + Associates Inc.

Brook + Associates (Brook) is a strategic urban planning and land development consultancy based in Vancouver, BC. With more than 20 years of public and private sector experience the firm's expertise spans more than 36 jurisdictions and 600 projects, and is relied on by developers, municipalities and government agencies throughout the province. Brook specializes in urban and land use planning, stakeholder consultation, development strategies, project management.

Brook, along with Halcrow, has and will continue, to work closely with the District Planning staff to craft a detailed consultation and review strategy.



Halcrow Consultants Inc.

Halcrow, with its origins in the United Kingdom, has been in business since 1868, specializing in the provision of planning, design and management services. They contribute to built environment and infrastructure development projects worldwide.

In Vancouver, Halcrow's team has particular experience in the development of planning policy and regulatory frameworks, sustainability policies and indicators, ensuring the retention of local character, transportation planning and parking management strategies.

Halcrow will be working with Brook and the District to provide technical insights in the review and update of the Zoning Bylaw.

SUMMERLAND COMMUNITY ADVISORY GROUP

The Community Advisory Group is a collaborative team consisting of members of the community, local business owners, residents real-estate professionals, developers and various community groups (e.g. seniors groups etc). These people have volunteered to assist in this process to ensure that all aspects of the community are represented throughout the consultation and review strategy.

PROCESS

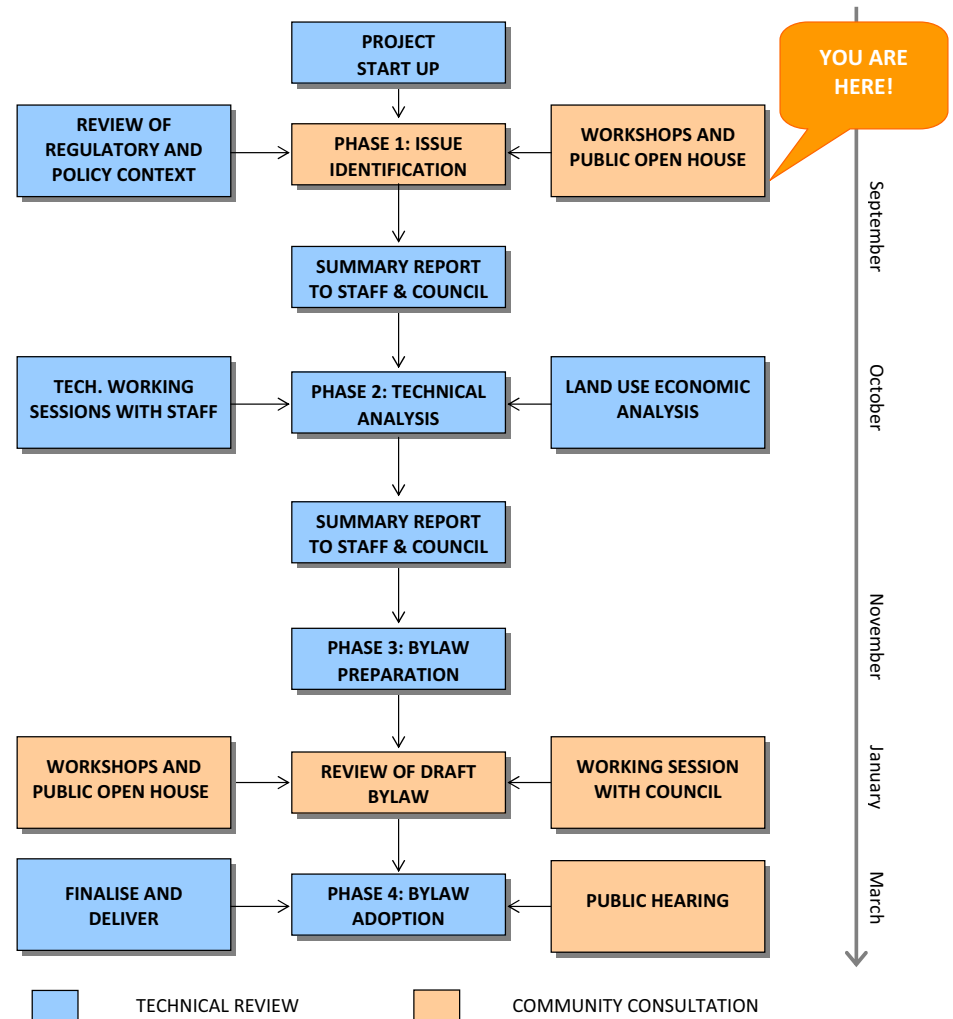
The Zoning Bylaw Review will be divided into four (4) phases:

1. Issues Identification;
2. Technical Review;
3. Bylaw Preparation; and
4. Bylaw Approval

An essential part of this Review is to implement an effective consultation strategy, which utilises a series of workshops and open houses to ensure that input from members of Council, District staff, the development community and residents is received.

In addition, it is necessary to provide a comprehensive and very technical review of all sections of the Zoning Bylaw, providing District Staff with options for consideration, and ensuring compliance with legislative requirements as per the Local Government Act, Local Government (Green Communities) Statutes Amendment Act (Bill 27) and the Climate Action Charter.

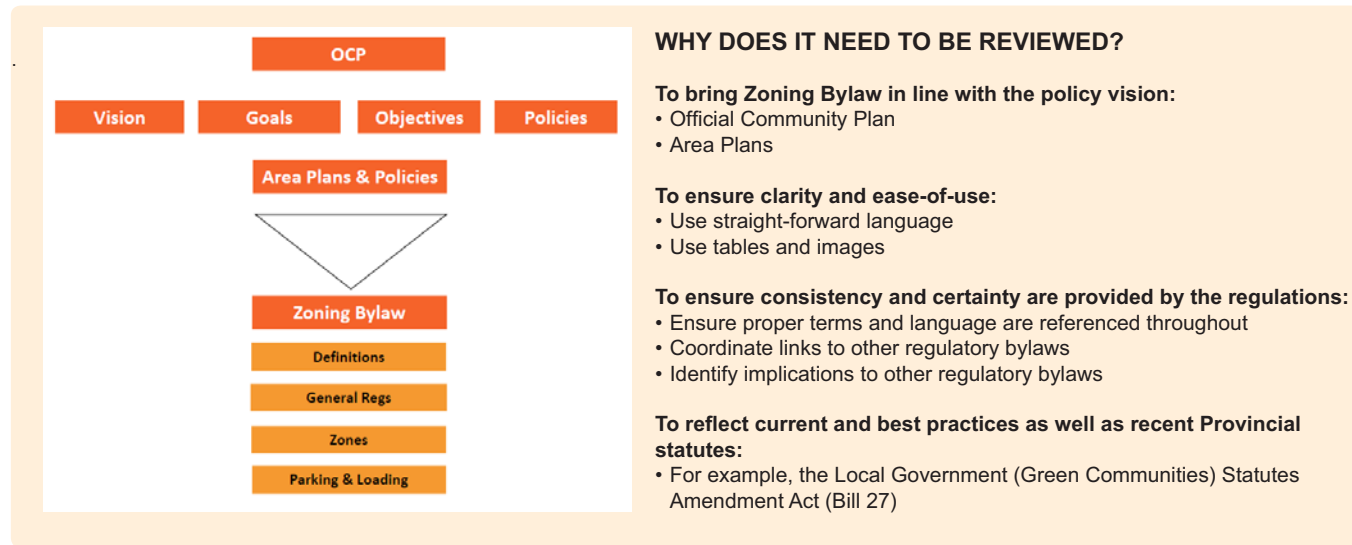
The District and its team have established this process to ensure that the results of the consultation and technical review accurately reflect the pertinent issues of the community and staff alike.



WHAT IS A ZONING BYLAW

DEFINITION

A Zoning Bylaw is a collection of regulations that govern how development may occur in the various zones in the District of Summerland. Each zone has its own unique requirements for development, although some similarities may occur in related zones. Zoning Bylaws are limited to the powers outlined in Part 26, Division 7 of the Local Government Act.



ZONING BYLAW DESCRIPTIONS

Listed below are brief descriptors of each Bylaw section to help you understand what is included (and what may be affected) within Summerland's Zoning Bylaw

1.0 General Administration: Outlines the purpose, application and enforcement of the Zoning Bylaw for the District.

2.0 Definitions: Defines words, phrases and land uses specific to this Bylaw or as defined by the Local Government Act.

3.0 Establishment of Zones: Establishes the zones and their related boundaries within the District of Summerland.

4.0 General Regulations: Provides a list of regulations common to all zones.

5.0 Landscape and Screening Regulations: Describes landscape regulations for all zones.

6.0 Parking and Loading Regulations: Describes the on-site parking and loading regulations for new developments for all zones.

7.0 Specific Use Regulations: Provide regulations for specific uses and shall apply to all development in the District. Some examples may be: Daycare, Secondary Suites, Carriage Houses etc.

8.0 Sign Regulations: *Being removed from Zoning Bylaw and placed in its own Bylaw.*

9.0 Agricultural Zones: Provide a list of uses and building regulations for lands designated Farmland or Openland under the District's Official Community Plan, as well as compliance with the ALR/ALC regulations.

10.0 Rural Residential Zones: Provide a list of uses and building regulations to accommodate existing and new country residential developments on larger lots designated as Rural Residential.

11.0 Urban Residential Zones: Provide regulations to accommodate housing in the District ranging from single detached to multi-family.

12.0 Commercial Zones: Provide regulations to accommodate commercial and tourist facilities for local residents and tourists.

13.0 Industrial Zones: Provide regulations for lands to accommodate light to heavy industrial uses and the processing of agricultural products.

14.0 Public, Openland & Institutional Zones: Provide regulations to accommodate uses ranging from outdoor open space to multi-use recreation and cultural facilities. Also to protect sensitive or conservation areas.

15.0 Comprehensive Zones: To provide a zone that allows for the creation of customized land use regulations which are site specific.

ISSUES

Below is a list of the 15 Sections of the Summerland Zoning Bylaw including some of related issues we have gathered to date. We will continue gather comments, suggestions and issues from the community, the District and relevant groups.

ZONING BYLAW SECTIONS & RELATED ISSUES

1.0 General Administration



2.0 Definitions

- Clarify the definition of Grade - with specific focus on hillsides;
- Clarify the definition of building height and its method of calculation;
- Clarify the definition of a basement, especially for houses constructed on a hillside;
- Provide a definition for the following:
 - Wind Machine
 - decks (both enclosed and open)
 - mezzanine and loft
- Provide illustrations for all building setback requirements.

3.0 Establishment of Zones



4.0 General Regulations

- Review the regulations governing fences and retaining walls;
- Enhance Sustainability;
- Provide flexibility for the implementation of new energy technologies;
- Provide permeable surface requirements;
- Review the Home Occupations provision;
- Ensure General Regulations are linked to the Business Bylaw;
- Review permitted projections into side and front yard setbacks;
- Investigate options to allow for infill (i.e. carriage homes)

5.0 Landscape and Screening Regulations



6.0 Parking and Loading Regulations

- Review parking standards and consider lowering standards, especially in the commercial core area;
- Apply the same standard to all uses in commercial core;
- Provide bike parking in multi-family and commercial zones;
- Investigate provisions for motorcycle and scooter parking;
- Consider if loading spaces are required for all properties;
- Confirm the parking standards for industrial uses;
- Consider alternative measures, other than floor space, as a requirement for parking spaces for office use.

ISSUES cont'd.

Below is a list of the 15 Sections of the Summerland Zoning Bylaw including some of related issues we have gathered to date. We will continue gather comments, suggestions and issues from the community, the District and relevant groups.

ZONING BYLAW SECTIONS & RELATED ISSUES

7.0 Specific Use Regulations

- Ensure Secondary Suites coincide with BCBC (British Columbia Building Code);

8.0 Sign Regulations

Being removed from Zoning Bylaw and placed in its own Bylaw.

9.0 Agricultural Zones

- Express height in the Bylaw as metres (rather than storeys);
- Investigate options for permitting temporary housing on agriculturally zoned properties (outside the ACL).

10.0 Rural Residential Zones

- Express height in the Bylaw as metres (rather than storeys).

11.0 Urban Residential Zones

- Express height in the Bylaw as metres (rather than storeys);
- Developing housing choice around core;
- Consider small lot zones;
- Reduce the minimum lot size in RS zones;
- Consider infill opportunities as a means of providing affordable/attainable housing - for example, carriage homes;
- Consider live/work as a permitted use, subject to the provision of sufficient living spaces.

12.0 Commercial Zones

- Express height in the Bylaw as metres (rather than storeys);
- Consider creating new commercial zones, noting that there are only 2 core commercial and the remaining zones are tourist oriented;
- Allow mixed use (residential 2nd storey) developments.

13.0 Industrial Zones

- Express height in the Bylaw as metres (rather than storeys);
- Consider limiting the storage use in industrial zones;
- Review heavy industry uses to better distinguish what represents “heavy industry.”

14.0 Public, Openland & Institutional Zones

- Express height in the Bylaw as metres (rather than storeys)

15.0 Comprehensive Zones

- Express height in the Bylaw as metres (rather than storeys)

OCP VISION & COMMUNITY GOALS

SUMMERLAND COMMUNITY VISION:

Our historic lakeside community has a collective sense of belonging and preserves and enhances its quality of life, agricultural character and its distinctive natural setting in a manner that reflects our strong social values.

We respect our traditional small town character and proactively work to ensure balance among our shared values of protecting our natural environment, supporting a sustained local economy, showcasing cultural and historical legacies, and providing quality facilities and services for our diverse population both now and for future generations.



SUMMERLAND COMMUNITY GOALS:

Community Character:

- Promote and protect a healthy and safe environment for the community.
- Manage new development in a manner that moves Summerland forward, towards an environmentally, socially and financially sustainable community.
- Ensure that new land uses or future developments enhance the overall community character and demonstrate both high quality design and construction.
- Preserve and protect community areas that are unique physical landforms, natural areas and / or historically significant.
- Continue to support and facilitate Summerland's recreational, cultural and historical experiences and facilities.

Growth Management:

- Establish an Urban Growth Area to manage growth and ensure cost effective servicing connections, while promoting a balance between farm and non-farm uses.
- Provide long-term urban growth opportunities through intensification, infill and development within the Urban Growth Area, avoiding agricultural land and ecologically significant areas.
- Promote effective transitional areas and buffering between different land uses, particularly the residential and industrial/agricultural interface.
- Ensure new development follows accepted ecological standards and practices and are respectful of ecological values.

OCP VISION & COMMUNITY GOALS

Agriculture

- Support the framework and policies of the Agricultural Land Reserve and land based agricultural activity within the farmland designation.
- Recognize farmland as a land and water based industry, contributing to Summerland's economic, social and environmental well-being.

Natural Environment

- Identify, preserve, enhance, expand and protect Summerland's ecological biodiversity.
- Ensure new development is respectful of ecological values.
- Promote conservation stewardship of sensitive ecosystems, their functioning and associated species.
- Protect and manage ecologically sensitive lands within, and adjacent to, Urban Growth Areas including wildlife movement corridors.
- Protect important view corridors.

Community Facilities, Parks, and Recreation

- Promote and facilitate opportunities to be a connected community of trails, pathways, and sidewalks.
- Maintain and enhance parks and recreation facilities to meet the needs of a growing and changing population in accordance with the Parks Master and Recreation Plan.
- Support the institutional land base, including facilities to meet the educational, affordability, health and social needs of Summerland residents.

Residential

- Provide for a range of housing types, densities and affordability levels within the designated Urban Growth Area to address the needs of current and future residents.

Commercial

- Support and enhance the Downtown core as the unified commercial and cultural heart of Summerland, designed for both residents and visitors.
- Promote Summerland tourism, particularly focusing on its lakeshore, attractive and walkable Downtown core, recreational amenities and the rural/agricultural-balanced atmosphere.

Economy and Industry

- Support existing and attract new industrial development to facilitate a balanced and secure employment base.
- Ensure sufficient supply of industrial lands to support a diversified economy.
- Prioritize land uses supplying permanent employment opportunities.

Transportation and Infrastructure

- Provide an integrated transportation network that links all components and modes of the community.
- Effectively and efficiently plan and provide infrastructure services to address both the ongoing needs of the community and environmental best practices.
- Preserve and protect Summerland's water resources through the protection, preservation and management of watercourses and ground/storm water flows.

Community Partnerships

- Recognize and enhance the importance of positive relationships between community partners including public, not for profit and private interests.
- Facilitate local decision-making frameworks that strengthen community collaboration and understanding.

Part 26, Division 7 - Zoning and Other Development Regulations

Zoning Bylaws

Section 903

(1) A local government may, by bylaw, do one or more of the following:

(a) divide the whole or part of the municipality or regional district into zones, name each zone and establish the boundaries of the zones;

(b) limit the vertical extent of a zone and provide other zones above or below it;

(c) regulate within a zone

(i) the use of land, buildings and other structures,

(ii) the density of the use of land, buildings and other structures,

(iii) the siting, size and dimensions of

(A) buildings and other structures, and

(B) uses that are permitted on the land, and

(iv) the location of uses on the land and within buildings and other structures;

(d) regulate the shape, dimensions and area, including the establishment of minimum and maximum sizes, of all parcels of land that may be created by subdivision, in which case

(i) the regulations may be different for different areas, and

(ii) the boundaries of those areas need not be the same as the boundaries of zones created under paragraph (a).

(2) The authority under subsection (1) may be exercised by incorporating in the bylaw maps, plans, tables or other graphic material.

(3) The regulations under subsection (1) may be different for one or more of the following, as specified in the bylaw:

(a) different zones;

(b) different uses within a zone;

(c) different locations within a zone;

(d) different standards of works and services provided;

(e) different siting circumstances;

(f) different protected heritage properties.

(4) The power to regulate under subsection (1) includes the power to prohibit any use or uses in a zone.

** For more details and other relevant sections, please refer to the Local Government Act.*

NEXT STEPS

Thank you

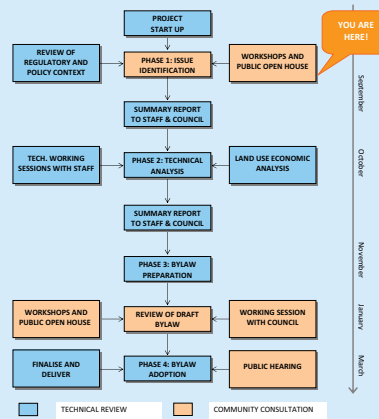
Thank you for attending the Open House today. Your time is sincerely appreciated. We hope that you continue to stay involved in this process as we move forward. We would love to hear your feedback so please do not forget to fill out a comment form before you leave.



Moving Forward

Brook and Halcrow will gather and analyze all of the information gathered and prepare a Summary Report that will be presented to staff and to Mayor and Council. This will finalize Phase One of the Zoning Bylaw Review.

Phase Two, which will occur this Fall, will constitute a detailed technical analysis of the Zoning Bylaw, taking into account of the information and suggestions gathered to date.



For further information on the Zoning Bylaw please visit the District's website at www.summerland.ca or email/ phone: info@summerland.ca | 250.494.6451



what do you think?

Summerland Zoning Bylaw Review - Open House

Please fill out this comment form and drop it off at the entry "drop-box" before you leave. Alternatively, you can fax it to us at 604-731-9075 or email us your thoughts to Laurie - Ischmidt@brookdev.com before Friday, September 24, 2010.

- I am a Summerland business owner
- I am a Summerland resident

Name: _____

Address: _____

Email: _____

Phone: _____



An important part of this process is to hear from you, the residents and business owners of Summerland, as to how the Zoning Bylaw affects you. We would also like you to provide recommendations and suggestions on how to improve the 14 sections of the Zoning Bylaw. Please provide your comments and suggestions for any or all of the following.

Section 1: GENERAL ADMINISTRATION - Outlines the purpose, application and enforcement of the Zoning Bylaw for the District.

Section 2: DEFINITIONS - Defines words, phrases and land uses specific to this Bylaw or as defined by the Local Government Act.

Section 3: ESTABLISHMENT OF ZONES - Establishes the zones and their related boundaries within the District of Summerland.

Section 4: GENERAL REGULATIONS - Establishes the uses permitted and a list of regulations common to all zones.

Section 5: LANDSCAPE AND SCREENING REGULATIONS - Describes landscape regulations for all zones.

Section 6: PARKING and LOADING REGULATIONS - Describes the onsite parking and loading regulations for new developments for all zones.

what do you think?

Section 7: SPECIFIC USE REGULATIONS - Provides regulations for specific uses and shall apply to all development in the District. Some examples may be: daycare, seconday suites, carriage houses etc.

Section 9: AGRICULTURAL ZONES - Provides a lits of uses and building regulations for lands designated Farmland or Openland under the District's Official Community Plan, as well as compliance with the ALR/ALC regulations.

Section 10: RURAL RESIDENTIAL ZONES - Provides a list of uses and building regulations to accomodate existing and new country residential developments on larger lots designated Rural Residential.

Section 11: URBAN RESIDENTIAL ZONES - Provides regulations to accomodate housing in the District ranging from single family to multi-family dwellings.

Section 12: COMMERCIAL ZONES- Provide regulations to accomodate commerical and tourist facilities for local residents and tourists.

Section 13: INDUSTRIAL ZONES - Regulations to accomodate light to heavy industrial uses and the processing of agricultural products.

Section 14: PUBLIC, OPENLAND & INSTITUTIONAL ZONES - Accomodate uses ranging from outdoor open space to multiuse recreation and cultural facilities. Also to protect sensitive or conservation areas.

Section 15: COMPREHENSIVE ZONES - Allows for the creation of customized land use regulations for site specific developments where the use of other zones would not accomodate public interest.

Is there anything else you would like to share with us?
