

Written by Letter to the Editor
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One of the main basic criteria utilized by municipalities to evaluate land usage was not used in Summerland's urban growth study (Okanagan Saturday, Feb. 1).

The criterion of Cost of Community Service is a methodology used by planners to assess municipal land-use by comparing the ratio of expenditures to revenues for different land use.

The resulting ratio is then used to estimate the fiscal impact of different land uses within a municipality. The key finding of the Cost of Community Service methodology is this: residential land use has a consistently higher ratio of expenditures to revenue than that of commercial/industrial and agricultural land use.

Further, on average for every \$1 of revenue generated by residential land use, it costs the community \$1.20. In other words, it costs more to use land for residential purposes than for either commerce/industry or agriculture.

Increasing population growth does not lead to a more sustainable community. In fact, it has been suggested that growth from agricultural and commercial/industrial land use has a greater impact on the sustainability of a community than population growth.

There is no guarantee that making ALR land available will result in increased revenues for the community. There are many social reasons to keep ALR land, not the least of which is that it was one of the main goals identified by Summerland residents in the Urban Growth Strategy report.

We already have sufficient lands available for development between approved zoning and redevelopment in the downtown core to meet expected growth.

Summerland Council has not shown that the removal of ALR land is financial sustainable and if no resultant economic gain is achieved from changing the land use of this prime agricultural space, why is the council working to push the proposal forward?

As this move by council is a recommendation they will make to the ALC; residents can recommend that the ALC turns it down.

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