

**Minutes of the *REGULAR BOARD MEETING* of the Regional District of Central Okanagan held at Regional District Offices, 1450 KLO Road, Kelowna, B.C. on Monday, August 26, 2013**

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Directors

J. Baker (District of Lake Country)  
C. Basran (City of Kelowna)  
J. Edgson (Central Okanagan West Electoral Area)  
K. Fielding (District of Peachland)  
D. Findlater (District of West Kelowna)  
G. Given (City of Kelowna)  
R. Hobson (City of Kelowna)  
W. Gray (City of Kelowna)  
P. Hanson (Central Okanagan East Electoral Area)  
D. Ophus (District of West Kelowna)  
L. Stack (City of Kelowna)  
G. Zimmermann (City of Kelowna)  
M. Werstuik, (Westbank First Nation)

Staff:

B. Reardon, Chief Administrative Officer  
R. Fralick, Manager of Planning  
C. Radford, Director of Community Services  
B. Smith, Communications  
D. Widdis, RGS Coordinator  
M. Drouin, Manager - Corporate Services (recording secretary)

**1. CALL TO ORDER**

Chair Hobson called the meeting to order at 7:05 p.m.

**2. ADDITION OF LATE ITEMS**

No items

**3. ADOPTION OF THE AGENDA**

**#155/13**

EDGSON/BAKER

THAT the agenda be adopted.

CARRIED

**4. ADOPTION OF MINUTES**

4.1 Minutes – July 29, 2013

4.2 Public Hearing – July 29, 2013

**#156/13**

EDGSON/GRAY

THAT the Regional Board meeting minutes of July 29, 2013 be adopted;

AND FURTHER THAT the Public Hearing minutes of July 29, 2013 be received.

CARRIED

**5. DELEGATION**

5.1 Fortis BC re: Okanagan Energy Diet Update

Carol Suhan, FortisBC, provided an overview of Fortis BC's Okanagan Energy Diet project.

- Fortis BC serves City of Kelowna and Electoral Area East
- Talks are in the works with BC Hydro regarding the project for other areas within the region.
- 75% energy used in homes is used for space and hot water heating. To save energy we need to address this issue.
- The program started in Rossland, BC which had a high average energy usage and worked to overcome barriers in that region. 1,100 single family homes were eligible for the program. 22% participated. 80% of homes made significant improvements to their homes.
- The program was launched in the Kootenay's earlier this year. It has been an unqualified success as well.
- Now looking at communities in the Okanagan.
- Home assessments normally cost \$350...program incentive is \$60. Bonus structure being tested. Financing available through Fortis BC.
- Program is being launched in September. Upgrades to be completed by March 31, 2014.
- Looking for morale support – it is a good project. Spread the word.
- Local governments, if contributing to the program, can count the energy savings towards their emission reduction.

It was noted that the Regional District, unlike municipalities, is unable to provide financial support to the program but supports the program in principle.

#157/13

**STACK/HANSON**

THAT the presentation by Fortis BC on the Okanagan Energy Diet project be received;

AND FURTHER THAT the Regional Board in principle supports the program.

CARRIED

**6. CORRESPONDENCE**

- 6.1 Ministry of Community, Sport and Cultural Development re: Receipt of Strategic Community Investment Fund (Regional District Grant-\$56,790) *for information only (All Directors - Unweighted Vote)*

Staff noted the funds go into the administration budget to offset administration overhead recovery and upgrades to the building. In March 2013, \$22,625 was received—the total received in 2013 is \$79,415.

#158/13

BAKER/GRAY

THAT the correspondence from the Ministry of Community, Sport and Cultural Development confirming approval of the Strategic Community Investment Fund (Regional District grant of \$56,790) be received for information.

CARRIED

- 6.2 Union of BC Municipalities re: Completion of Fuel Management Project (Rose Valley Prescription 2010) *for information only (All Directors - Unweighted Vote)*

#159/13

EDGSON/OPHUS

THAT the correspondence from the UBCM regarding completion of the fuel management program (Rose Valley Prescription 2010) be received for information.

CARRIED

**7. UNFINISHED BUSINESS**

- 7.1 RDCO North Westside Road Fire Protection Local Service Area Establishment and Expansion Amendment Bylaw No. 1330, 2013, ***Adoption*** (Unweighted Vote – All Directors)

#160/13

EDGSON/BAKER

THAT RDCO North Westside Road Fire Protection Local Service Area Establishment and Expansion Amendment Bylaw No. 1330, 2013 be adopted this 26<sup>th</sup> day of August 2013.

CARRIED

**8. FINANCE & ADMINISTRATIVE SERVICES**

No Board action required/requested.

**9. COMMUNITY SERVICES**

**Inspection:**

- 9.1 Building Statistics – July 2013 (All Directors - Unweighted Vote)

Staff noted that based on year to date, current revenues are above projected average. Staff is working on a plan to bring forward service level requirements for 2014.

#161/13

FINDLATER/EDGSON

THAT the building statistics for July 2013 be received for information.

CARRIED

**Planning:**

**Temporary Use Permit:** *(Unweighted Vote)*

9.2 Temporary Use Permit for Parvinder and Baljit Uppal & Paramjit and Harjinder Gill (owners) Parvinder Uppal (agent) located at 2711 Lakha Road (TUP-13-04) Central Okanagan East Electoral Area (*Electoral Areas and Kelowna Fringe Area*)

Staff report dated August 19, 2013 outlined the Temporary Use Permit to consider issuance of a permit to allow temporary accommodation for up to 14 migrant farm workers on the 5.46 ha (13.49 acre) property. Staff reviewed the site plan and footprint of the two trailers on the property. The applicant is registered with the 'seasonal agricultural worker program'. The application is supported by key agencies.

It was noted that the applicant has submitted a letter of support by 14 neighbouring residents/property owners indicating that they have no objection to the proposal to utilize ATCO trailers for temporary farm worker housing on the property. No additional correspondence has been received.

The applicant had no comment on the application.

Chair Hobson asked if there was anyone in the gallery who deemed their property to be affected by the permit.

John Nurkowski, 2624 Lakha Road, which is the closest resident to the property, stated he has no issue with the permit and is in full support. The buildings are not offensive in any way.

#162/13

HANSON/BASRAN

THAT Temporary Use Permit (Application TUP-13-04) for Parvinder and Baljit Uppal & Paramjit and Harjinder Gill located adjacent to Lakha Road be conditionally approved subject to the following:

- Confirmation from the Interior Health Authority that the existing/proposed on-site sewerage disposal system is designed to accommodate the intended number of temporary farm workers;
- Applicant to satisfy requirements of Black Mountain Irrigation District;
- That the number of temporary farm workers housed within the trailers be restricted to a maximum of 14 occupants (based on BC Building Code Occupant Load);

- Receipt of an annual declaration from the applicant confirming their participation in the Seasonal Agriculture Worker program as recommended by the Ministry of Agriculture;
- Final occupancy not be issued until such time that all building permit requirements related to the property are resolved to satisfaction of RDCO Inspections staff;

AND THAT the applicant provide an update in writing to the Community Services Department six months after issuance of the permit confirming that all of the conditions of the Temporary Use Permit have been addressed and are being adhered to;

AND FURTHER THAT the Temporary Use Permit shall expire in three years and all uses temporarily authorized by the Permit shall cease upon expiry of the Permit, unless otherwise authorized.

CARRIED

**Development Variance Permits** (*Unweighted Vote*)

- 9.3 Development Variance Permit Application for G. Crema (owner/agent) located at 1876 Huckleberry Road (VP-13-01) Central Okanagan East Electoral Area (*Electoral Areas*)

Staff report dated August 19, 2013 outlined the Development Variance Permit to vary RDCO Subdivision and Development Servicing Bylaw No. 704 by exempting the proposed two lot subdivision in the RU3 zone from the required servicing of a water distribution system. It is the intent of the landowner to subdivide the 4.46 ha sized property into two lots, each lot exceeding 2 ha in size.

This application is in follow-up to a recent application for the Joe Rich Rural Land Use Bylaw whereby approval was granted to re-designate the property from Rural Acreage to Small Holdings to allow the proposed 2-lot subdivision. The Board was aware at that time that a variance would be required in conjunction with subdivision to exempt the landowner from the requirement of a community water system.

Staff noted two responses in opposition of the application have been received.

Clarification was requested regarding the plans for subdivision. Staff noted the applicant has two subdivision plans and has not finalized the property layout. It was noted the applicant will have to eliminate one of the residences on a 2 ha property, only one residence is allowed per lot. At the end of the day, there will be two lots of 2 ha in size with one residence and water/sewer on each lot. The applicant will have to prove out water on each property. Once the variance is approved for the subdivision, other agency requirements may affect the final layout of the subdivision. RDCO is not the final approving authority.

Chair Hobson asked if there was anyone in the gallery who deemed their property to be affected by the permit.

The applicant Gerry Crema, 1876 Huckleberry Road, addressed the Board. He noted that the reason there are two plans is that he continues to review what will work better for the property. If a second dwelling is built it will be on the second lot, or possibly a second storey on the existing home. He is aware he is not allowed to have three homes. The water well is on the new lot and he confirmed there is good and adequate water for the subdivision (an engineering report has been submitted). All servicing for the property must be on the specific lot ie: sewer/well. Building permits will assure there is only one home per property. Once the variance is approved the Ministry approves the subdivision.

Concern was noted that the subdivision plan had changed from the plan that was reviewed in conjunction with approval of the RLUB amendment and was not in keeping with the original intent. Staff indicated that the original plan of subdivision could be enforced via registration of the variance permit on title referencing the applicable plan of subdivision.

#163/13

HANSON/EDGSON

THAT the Development Variance Permit Applicant VP-13-01 for G. Crema, owner located adjacent to Huckleberry Road, to exempt a proposed 2-lot subdivision from the water distribution system requirement of Subdivision and Development Servicing Bylaw No. 704, Table C.2.2., Reference Section 6.04 be *DEFERRED* and that the application be reconsidered on the basis of the original plan of subdivision (ie: each lot containing one of the existing residential structures).

CARRIED

**Bylaws: (Second & Third Reading)** (*Unweighted Vote*)

- 9.4 i) Official Community Plan Amendment Bylaw No. 1124-04 for Eldorado Ranch (owner), Regional District of Central Okanagan (applicant), to amend the Ellison Official Community Plan on a portion of the subject property from Rural 30 Ha to Community Facilities in the vicinity of Duck Lake (Z13/04) (*All Directors*)

#164/13

HANSON/EDGSON

THAT Official Community Plan Amendment Bylaw No. 1124-04 be given second and third reading this 26<sup>th</sup> day of August 2013.

CARRIED

- ii) Zoning Amendment Bylaw No. 871-219 for the above to rezone a portion of the subject property from RU1 Rural 1 to I1 Light Industrial (Z13/04) Central Okanagan East Electoral Area (*Electoral Areas, Kelowna Fringe Area and Lake Country Fringe Areas*)

#165/13

HANSON/EDGSON

THAT Zoning Amendment Bylaw No. 871-219 be given second and third reading this 26<sup>th</sup> day of August 2013;

AND FURTHER THAT final consideration of application Z13/04 be withheld pending registration of a restrictive covenant restricting the use of the 9.4 ha portion of the subject property to a 'Commercial School'

CARRIED

**Bylaws: (Adoption) (Unweighted Vote)**

9.5 Joe Rich Rural Land Use Bylaw No. 1195-08 for P. Holman (owner) J. Holman (agent) to amend the land use designation on the subject property from CR Country Residential to CRs Country Residential (Secondary Suite) to permit a legal suite. Adjacent to Greystokes Road (RLUB-13-01) Central Okanagan East Electoral Area (Electoral Areas)

Staff report dated August 19, 2013 outlined the application. It was noted that approval has been received from the Ministry of Transportation & Infrastructure.

#166/13

HANSON/EDGSON

THAT Joe Rich Rural Land Use Bylaw No. 1195-08 (application RLUB-13-01) be adopted this 26<sup>th</sup> day of August 2013.

CARRIED

**10. CORPORATE SERVICES**

No Board action required/requested.

**11. NEW BUSINESS**

No Board action required/requested.

**11. DIRECTOR ITEMS**

- a) Director Findlater noted that odour from the WWTP is occurring occasionally. Staff is reviewing the situation and will report to the technical committee. There may be a budget item to come out of any solution required. It is a very challenging issue to address but staff are working vigorously on it.

**12. ADJOURN IN CAMERA**

#167/13

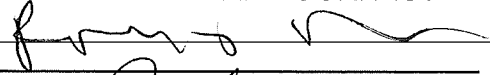
BAKER/STACK

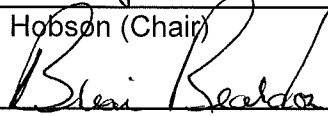
THAT pursuant to Section 90 of the *Community Charter* the Regional Board adjourn and convene to an 'In-Camera' session to discuss a personnel issue.

CARRIED

There being no further business the meeting was adjourned at 7:50 p.m.

CERTIFIED TO BE TRUE AND CORRECT

  
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R. Hobson (Chair)

  
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B. Reardon (Director of Corporate Services)