

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, January 27, 2014

Directors

P. Gambell, alternate for 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)
W. Gray (City of Kelowna)
R. Hobson (City of Kelowna)
P. Hanson (Central Okanagan East Electoral Area)
D. Ophus (District of West Kelowna)
L. Stack (City of Kelowna)
M. Dehart, alternate for G. Zimmermann (City of Kelowna)
C. Derickson, (Westbank First Nation)

Staff:

M. Rilkoﬀ, Deputy Chief Administrative Officer
C. Berger, Manager of Police Services
R. Fralick, Manager of Planning
G. Guilteneane, Crime Stoppers Coordinator
M. Kopp, Director of Parks & Police Services
B. Smith, Communications
M. Drouin, Manager - Corporate Services (recording secretary)

1. CALL TO ORDER

Chair Hobson brought the meeting to order at 7:00 p.m.

2. ADDITION OF LATE ITEMS

There were no late items for the agenda.

3. ADOPTION OF THE AGENDA

#10/14

OPHUS/GIVEN

THAT the agenda be adopted.

CARRIED Unanimously

4. ADOPTION OF MINUTES

4.1 Regular Board Minutes – January 16, 2014

#11/14

EDGSON/FIELDING

THAT the Regular Board meeting minutes of January 16, 2014 be adopted.

CARRIED Unanimously

5. DELEGATIONS

5.1 Delegation: Bud Mortenson, Director University Relations (UBC-O) re: Public Consultation Phase of Vision-Setting for UBC's Okanagan Campus

Bud Mortenson addressed the Board and provided an update on the vision-setting for UBC's Okanagan campus:

- Growth rates from 2005 to 2014. Currently 8,379 students (7,740 undergraduates, 639 graduate students).
- Economic impact \$1.45 billion annual economic impact (UBC employs 1% of the Central Okanagan workforce).
- Research activity - \$14.5M in research funding for 606 projects.
- Community connections: UBC at the Rotary Centre for the Arts, Accelerate Okanagan, Kelowna General Hospital, Woodhaven Regional Park, and business and industry connections.
- Have reached the student enrolment targets, tripled the physical infrastructure, created a research-intensive community, and established many new programs—it's time to look ahead.
- Asking partners in the community and the public to help set a vision for the future. Aspire—the visioning process. The process will be completed by the end of March, 2014.

#12/14

EDGSON/BASRAN

THAT the presentation by UBC-O regarding the public consultation phase of vision-setting for UBC's Okanagan campus be received for information.

CARRIED Unanimously

6. CORRESPONDENCE

6.1 Southern Interior Local Government Association – Call for Resolutions & Call for Nominations (*All Directors – Unweighted Vote*)

Call for resolutions and nominations have been received. At this time, the Board has no resolutions for consideration.

#13/14

FINDLATER/GAMBELL

THAT the Southern Interior Local Government Association (SILGA) Call for Resolutions and Call for Nominations be received for information;

AND FURTHER THAT the Regional District at this time has no resolutions to bring forward to the SILGA 2014 Convention.

CARRIED Unanimously

7. CORPORATE SERVICES

Dog Control Services

7.1 Dog Control Statistics to December 31, 2013 (*for information only*) (*All Directors – Unweighted Vote*)

It was noted that the statistics show some very positive outcomes with increase in licensing, reduction in impounds and decrease in euthanization. These statistics should be celebrated and staff was encouraged to publicize them.

#14/14

STACK/GIVEN

THAT the Dog Control Statistics to December 31, 2013 be received for information.

CARRIED Unanimously

Bylaw Enforcement:

7.2 Bylaw Enforcement Officer Appointment – Debbie Wood & James Goddard (*All Directors – Unweighted Vote*)

#15/14

EDGSON/STACK

THAT Debbie Wood be appointed as a Bylaw Enforcement Officer and Dog Control Officer for the Dog Control Bylaws and dog related issues of the Parks Bylaws while employed with the Regional District of Central Okanagan;

AND FURTHER THAT James Goddard be appointed as a Bylaw Enforcement Officer and Dog Control Officer for the Dog Control Bylaws and dog related issues of the Parks Bylaws while employed with the Regional District of Central Okanagan.

CARRIED Unanimously

Chair Hobson noted that Bruce Smith received an award from Crime Stoppers for his continuing service as the voice for their Mug Shot program--the voice that fugitives fear! Congratulations Bruce.

8. POLICE SERVICES

8.1 Proposed 2014 Operational Agreement with Central Okanagan Crime Stoppers (*All Directors – Unweighted Vote*)

Staff report dated January 27, 2014 outlined that the Central Okanagan Crime Stoppers program has been approached by BC Crime Stoppers Society to be the single-point of contact for the transfer of information to Fortis BC on behalf of the Society. The transfer of information will involve theft of electric energy and natural gas. The program would receive \$2,000 in funding to assist in offsetting operational costs. The impact to the program is expected to be minimal and after one year staff will conduct a review of the initiative and any impact.

#16/14

FIELDING/OPHUS

THAT the Board support the Theft of Energy Crime Prevention Initiative with Fortis BC, BC Crime Stoppers Society, and the Central Okanagan Crime Stoppers Society;

AND FURTHER THAT the Regional District enter into a Memorandum of Understanding with the Central Okanagan Crime Stoppers Society in support of the Fortis Theft of Energy Crime Prevention Initiative for a one-year term.

CARRIED Unanimously

9. COMMUNITY SERVICES

Planning - Agricultural Land Reserve Appeal

- 9.1 Application to exclude land from the ALR for 955759 BC Ltd. (owner), New Town Planning Services Inc. (agent) located adjacent to Trepanier Road. (A-13-01) Central Okanagan West Electoral Area (*All Directors – Unweighted Vote*)

Staff report dated January 20, 2014 outlined the background of an application to exclude land from the ALR. The subject property was highlighted. It is evident that the 2012 Trepanier wildfire damaged a portion of the property but it was noted that an agrologist report provided concludes that crops can be grown on the land under good management. The previous landowner operated an orchard/vineyard on the subject property. The Ministry of Agriculture indicates that the application appears to be a subdivision proposal. Staff has received three letters from neighbouring properties – two in non-support.

- District of Peachland does not support the application noting that the ALC was the appropriate body to make that judgment not Council. Peachland has a policy not to support applications for agriculture exclusion.
- This is a provincial application and is at the RDCO for referral only.
- Zoning and OCP would not change on the property should the ALC approve an exclusion.
- Photos of the property were provided by the agent. The agrologist report provided information on the treed areas. Majority of trees are on the non-ALR lands.
- Staff has no information on whether this land is connected to the Trepanier Ditch Water Users.
- Much of the land is similar to other orchard type lands in the region.
- The question was raised as the previous owners have included Crown land in for agricultural use, would that not mean there is agricultural value to the land? Fires can improve the soil.

Agent Keith Funk was in attendance and addressed the Board:

- RDCO Agricultural Advisory Commission supported exclusion. Three members of the committee went out and viewed/walked the property.

- Damage from the fire was so significant that the soil is destroyed. No organics were there previously. The land is sand and rock. The land is presently class 4 and 5. It does have water, water percolates through the soil.
- Previous owner's desperate attempt to grow a vineyard failed and vines were torn out.
- Currently the land is a seriously burnt out area.
- The agent's impression is that it is highly unlikely to improve the land to a class 3. It would cost a great deal of money and any additional soil would leach through never acquiring the class 3 level.

Board discussion with the agent:

- The question was raised--what are the plans for the land should exclusion be granted? It is not known currently. Maybe an application for subdivision in the future.
- The agrologist report states it would take a highly skilled and careful farmer to manage the lands. Does not state that this land should be excluded.
- About 5% of the property had the soil burnt--the remainder of the land had no soil that could burn.
- Neighbourhood comments have said that the previous owner was successful, but if it was successful it would still be in place today. The vines were pulled out. The realtor involved has said the vineyard was not successful.
- Will this set a precedent? The neighbouring property owner has said they would also seek exclusion. Each decision is unique onto itself.

The question was raised whether it is reasonable to defer to the ALC? The agrologist report is not definitive--the land can be improved. The ALC is in the business of assessing the property, if they believe it is unfarmable they should be the ones that make that decision. It was acknowledged that it can be difficult nowadays to farm land from scratch. It was further noted that the Board not does support further subdivision in the area.

#17/14

EDGSON/FIELDING

THAT the Regional Board defers decision of ALR exclusion application A-13-01 (955759 BC Ltd. & 955867 BC Ltd. - owners / New Town Planning Services Inc. - agent) to the Agricultural Land Commission (ALC);

AND FURTHER THAT the January 20, 2014 report from the Manager of Planning be forwarded to the ALC along with the Board resolution for their information and consideration.

CARRIED (opposed Director Gray)

- 9.2 Application for subdivision in the ALR for G. & I. Pires (owners) G. Geen (agent) located adjacent to Black Road. (A-13-02) Central Okanagan East Electoral Area (*All Directors – Unweighted Vote*)

Staff report dated January 20, 2014 outlined the application for a home site severance in the ALR. The land owners are requesting support to treat the subdivision request under the Agriculture Land Commission's 'Home Site Severance' Policy. The family purchased the property in 1975 and have diligently farmed the parcel since that time. Referral comments received indicated that the proposed subdivision is unlikely to generate much intrusion on the existing farm unless a new owner also wants a second dwelling for family or farm help that could reduce the productive area.

- The land owners would have had to own the land since 1972 in order to have a home site severance without Regional Board approval.
- Minimum impact on farm parcel and neighbouring farm operations.
- ALC would determine appropriate buffering.

G. Geen (applicant's agent) addressed the Board noting:

- The owner has died and the property is up for sale. The land is currently not a viable orchard. Buyers would want the newer home removed.
- Is the restrictive covenant a concern to the agent or prospective buyers? Vendors have been advised that the ALC would likely come back with an agreement such as this. The only question would be if temporary farm accommodation could be built—this is still a grey area.
- Is there a potential for the current buildings to be renovated for farm workers. The agent confirmed that the current building could be renovated.

#18/14

STACK/HANSON

THAT Agricultural Land Commission (ALC) application A-13-02 (I. Pires –owner/G. Geen – agent) to allow subdivision of a 0.28 ha. Lot from the 3.95 ha. Parcel is supported by the Regional Board subject to:

- Registration of restrictive covenant(s) to not allow additional residences and to advise future purchasers that they may be impacted by normal farm practices; and
- Installation of appropriate fencing/landscape buffering as determined by the ALC.

AND FURTHER THAT the January 20, 2014 report from the Manager of Planning be forwarded to the ALC along with the Regional Board resolution for their information and consideration.

CARRIED Unanimously

10. FINANCIAL & ADMINISTRATIVE SERVICES

10.1 Capital Expenditure / Commitment Authority Policy for First Quarter (*All Directors – Unweighted Vote*)

Staff report dated January 20, 2014 outlined that it has been the practice of the RDCO that capital commitments and expenditures not proceed in the current year until the budget has been approved in March. Operationally this practice can be restrictive as projects previously budgeted in the 5-Year Financial Plan are unable to get underway sooner. Many projects don't get done in the first quarter – an example is the ortho-photo project which has been in the budget for a couple of years. The best time for flying is in the spring when leaves are not on the trees by delaying final budget approval the window for flying could be missed.

Staff noted under the Purchasing Policy a capital expenditure, if amount is approved under the budget bylaw, it would not come to the Board for consideration. The CAO approves purchases over \$75,000. The dollar limit that would apply is approved in the financial plan. The draft policy is outlined:

'Purchasing commitments and expenditures for certain capital projects may proceed during the first quarter of the current year, in advance of the current year budget and 5-Year Financial Plan approval in March provided the following criteria are met:

- The amount was identified in the prior year 5-Year Financial Plan;
- The total amount being committed or expended cannot exceed the amount identified in the 5-Year Financial Plan approved by the Board;
- The commitment or expenditure request must be reviewed and approved by both the Director of Finance and Administration and the Chief Administrative Officer.'

In discussion, concern was expressed that the Board should know what they are approving, in terms of the type of projects. In principle agree to the policy, but would want to know what the projects are in advance. It was noted that most of the projects would come from reserves previously budgeted. The 5-Year Plan acts as authorization of operating expenses. The question was raised whether the projects being considered could be identified in November. What specific project(s) is staff currently considering for early expenditure? Staff noted the ortho photo project is one identified, a value of \$75,000.

#19/14

FINDLATER/EDGSON

THAT staff be directed to review further the draft Q1 purchasing commitments and expenditure policy to include consideration by the Board in the last quarter of the year, for the projects identified for early expenditure during the first quarter of the following year;

AND FURTHER THAT the Board authorizes the expenditure of the ortho photos to a maximum of \$75,000.

CARRIED Unanimously

11. NEW BUSINESS

No Board action required/requested.

12. DIRECTOR ITEMS

12.1 Director Gray questioned whether a letter has been received from the Small Dog Rescue Society regarding how they can receive dog licenses. Staff noted a letter has been received and is being responded to. It was noted the Society has applied for a 2014 regional grant in aid.

13. ADJOURN IN CAMERA

#20/14

EDGSON/FINDLATER

THAT pursuant to Section 90 (c) of the *Community Charter* the Regional Board adjourn and convene to an 'In-Camera' session to discuss:

- o labour relations or other employee relations

CARRIED Unanimously

There being no further business the meeting was adjourned at 8:45 p.m.

CERTIFIED TO BE TRUE AND CORRECT



R. Hobson (Chair)



M. Rilkoff (Deputy Chief Administrative Officer)