

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 26, 2015

Directors:

J. Baker (District of Lake Country)
C. Basran (City of Kelowna)
W. Carson (Central Okanagan West Electoral Area)
M. DeHart (City of Kelowna)
D. Findlater (District of West Kelowna)
C. Fortin (District of Peachland)
G. Given (City of Kelowna)
T. Gray (City of Kelowna)
P. Hanson (Central Okanagan East Electoral Area)
D. Ophus (District of West Kelowna)
B. Sieben (City of Kelowna)
L. Stack (City of Kelowna)

Regrets:

C. Derickson (Westbank First Nation)

Staff:

B. Reardon, Chief Administrative Officer
C. Radford, Director of Community Services
M. Rilkoﬀ, Director of Finance & Administrative Services
B. Smith, Communications
M. Drouin, Manager - Corporate Services (recording secretary)

1. CALL TO ORDER

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

2. ADDITION OF LATE ITEMS

There were no additions to the agenda.

3. ADOPTION OF THE AGENDA

#12/15

OPHUS/BAKER

THAT the agenda be adopted.

CARRIED Unanimously

4. ADOPTION OF MINUTES

4.1 Regular Board Minutes – January 16, 2015

#13/15

BASRAN/STACK

THAT the Regular Board meeting minutes of January 16, 2015 be adopted.

CARRIED Unanimously

5. CORRESPONDENCE

- 5.1 District of West Kelowna re: Single Radial Electrical Line from Merritt to West Kelowna, Westbank First Nation, Peachland, Regional District of Central Okanagan Electoral Area West, Penticton Indian Band and RDOS Electoral Area F (for information) (*All Directors – Unweighted Vote*)

District of West Kelowna's letter of October 21, 2014 outlined a request for support of a petition to BC Hydro to commit to providing an alternate, secondary electrical transmission line to service this growing region. West Kelowna is requesting support for their efforts to have BC Hydro commit to providing an alternate secondary electrical transmission line to service this growing region.

#14/15

BAKER/BASRAN

THAT the Regional Board receive for information the letter from the District of West Kelowna regarding the Single Radial Electrical Line from Merritt to West Kelowna, Westbank First Nation, Peachland, Regional District of Central Okanagan Electoral Area West, Penticton Indian Band and RDOS Electoral Area F;

AND FURTHER THAT the Regional Board supports the initiative of the District of West Kelowna to work with BC Hydro to commit to providing an alternate secondary electrical transmission line to service this growing region.

CARRIED Unanimously

6. FINANCE & ADMINISTRATIVE SERVICES

- 6.1 Approval for Preliminary Design – Killiney Beach Water System (*All Directors – Weighted Vote*)

Staff report dated January 20, 2015 outlined the request for \$50,000 for the completion of a preliminary design in the first quarter of 2015 for the Killiney Beach Water System. RDCO is working towards a major capital improvement project for the Killiney Beach Water System and has an opportunity to seek funding from the Build Canada-Small Communities Fund.

#15/15

OPHUS/FORTIN

THAT the Regional Board approve utilization of \$50,000 as identified in the 2014-2018 Financial Plan to initiate preliminary design work for the Killiney Beach Water System;

AND FURTHER THAT the revised approved total for commitment/expenditure for Category 2 projects in Q1 – 2015 is \$825,258.

CARRIED Unanimously

6.2 RDCO 2014-2018 Financial Plan Amending Bylaw No. 1353, 2015, **1st, 2nd and 3rd readings and Adoption** (All Directors – Weighted Vote)

Staff report dated January 20, 2015 outlined the need to amend the 2014-2018 Financial Plan Bylaw No. 1347 for the new centrifuge capital project which is being built at the District of Lake Country plant.

Staff noted that this expense which is now housekeeping item for year-end should have been included in the 2014 budget. There is no impact to the tax requisition as it will come from reserves. The other amendment is to move \$780,000 from capital to operating—the funding is the regionally significant grant funding previously approved. Staff noted that if we don't own the asset the amount should not have been held in capital reserves. The asset is owned by the District of Lake Country.

#16/15

BAKER/SIEBEN

THAT Regional District of Central Okanagan 2014-2018 Financial Plan Amending Bylaw No. 1353, 2015 be given first, second and third readings and adopted this 26th day of January 2015.

CARRIED Unanimously

7. COMMUNITY SERVICES

Planning

Bylaws: (First Reading) (Unweighted Vote)

7.1i) Land Use Contract Amendment Bylaw No. 172-01 to discharge Land Use Contract No. 172 in its entirety from the properties located adjacent to Teather, Whelan, and Rittich Roads (Z14/05) Central Okanagan East Electoral Area (All Directors - Unweighted Vote)

Staff report dated January 19, 2015 outlined the application for discharge of Land Use Contract No. 172 for B. & L. Gordon and T. Dore (owners) located at Whelan Road & Teather Road. A zoning amendment to A1 Agricultural under Zoning Bylaw No. 871 is also included. No further subdivisions will be permitted as a result of the bylaw amendments. Both parcels are approximately 5 acres in size. In accord with new provincial government requirements discharge of all Land Use Contracts in the Province is required. It was noted that staff will bring forward to the Board as a housekeeping amendment, applications such as this, where no further subdivision or development can occur.

#17/15

OPHUS/HANSON

THAT Land Use Contract Amendment Bylaw No. 172-01 be given first reading this 26th day of January 2015 and scheduled for a Public Hearing.

CARRIED Unanimously

- ii) Zoning Amendment Bylaw No. 871-225 for Regional District of Central Okanagan (applicant) to zone the subject properties A1 Agricultural. Located adjacent to Teather, Whelan, and Rittich Roads (Z14/05) (Central Okanagan East Electoral Area (*Electoral Areas and Kelowna Fringe Area*))

#18/15

HANSON/CARSON

THAT Zoning Amendment Bylaw No. 871-225 (application Z14/05) be given first reading this 26th day of January 2015;

AND FURTHER THAT a Public Hearing be scheduled.

CARRIED Unanimously

- 7.2 Zoning Amendment Bylaw No. 871-226 for Aljac Holdings Company Ltd. c/o /Monashee Surveying and Geomatics to amend the Permitted Uses Table for the RU2 Rural 2 zone, Section 6.2.1 by adding a new subsection 6.2.1.18 - *On Lot 1, Plan KAP12705, District Lot 2198, ODYD the following additional use is permitted: 2 seasonal residential dwelling units located adjacent to Kilkenny Place, Westside Road and Okanagan Lake. Central Okanagan West Electoral Area (Z14/06) (Electoral Areas, Kelowna and West Kelowna Fringe Areas)*

Director Findlater declared a conflict of interest as he owns property within proximity of the subject property.

Staff report dated January 19, 2015 outlined the zoning amendment to amend the permitted uses. Two seasonal dwellings exist on the subject property, under the current zoning one single detached house is permitted on the parcel. The applicant has substantiated historic use of the site. The parcel is owned by an incorporated company which consists of two parties.

One single detached house is permitted on the parcel; the second dwelling currently located on the parcel is considered legally non-conforming. The history of the property dates back to the early 1960s.

In discussion, the question was raised whether the Board should consider first reading on the bylaw before the applicant agrees to the covenant limiting the footprint of each building and questioned what 'seasonal residential' means. Staff noted that should the current structures be destroyed, and if a covenant is not agreed to, the applicant would be allowed to build a larger building on the current footprint but that development permits would be required. The zoning bylaw does not currently have a definition for 'seasonal residential' but staff were planning to add a definition in a future amendment of the Zoning Bylaw No. 871.

#19/15

OPHUS/STACK

THAT Zoning Amendment Bylaw No. 871-226 for Aljac Holdings Company Ltd. c/o /Monashee Surveying and Geomatics to amend the Permitted Uses Table for the RU2 Rural 2 zone, Section 6.2.1 by adding a new subsection 6.2.1.18 - *On Lot 1, Plan KAP12705, District Lot 2198, ODYD the following additional use is permitted: 2 seasonal residential dwelling unit* (application Z14/06) be *REFERRED* back to staff to:

- Confirm prior to bringing forward the zoning amendment for first reading, that the applicant is prepared to place a covenant on title restricting the footprint of any new development to the size of the existing dwellings footprint, and that a copy of the covenant be provided to the Board when the zoning amendment is brought forward for consideration of first reading;
- Bring forward for approval a definition for 'seasonal residential' prior to any further zoning amendments to Bylaw No. 871 where this definition would apply.

CARRIED Unanimously

Director Findlater returned to the meeting.

8. NEW BUSINESS

No Board action required/requested.

9. DIRECTOR ITEMS

There were no items requiring Board action

10. ADJOURN IN CAMERA

There being no further business the meeting was adjourned at 7:45 p.m.

#20/15

BAKER/STACK

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

- Litigation or potential litigation

CARRIED Unanimously

The Regional Board rose from In Camera at 8:10 p.m.

11. RISE FROM IN CAMERA & REPORT

Fringe Planning Area Agreements

The Board rose from In Camera and reported that the following resolution was adopted by the Regional Board at its September 29, 2014 In Camera meeting. Staff continues to negotiate with municipal partners in a new Part 26 Cost-Sharing Agreement for resolution prior to final budget approval in March 2015.

“ THAT the Regional Board authorize its signing officers to execute, preferably by Dec. 1, 2014:

1a) Fringe Planning Area (FPA) Operating Agreements with all the FPA participants that confirms the existing RDCO operating regime for fringe area planning, and that

1b) Transitional Part 26 Cost Sharing Agreements with all FPA participants based on the current operating regime to handle FPA matters on an interim basis be executed preferably by Dec. 1, 2014.

THAT the Regional Board ratify the existing regime and decision to execute Transitional Part 26 Cost Sharing Agreements with all FPA participants based on the current operating regime to handle FPA matters on an interim basis, preferably by March 16, 2015.


THAT following the completion of 1a) and 1b), the Board request staff to define a process and obtain position statements from all FPA participants outlining their continued interest in the Fringe Planning Area arrangement.

THAT the Board authorize the Chief Administrative Officer to enter negotiations with FPA participants wishing to continue in a new Part 26 Cost-Sharing Agreement pursuant to s804.1 of the *Local Government Act*. ”


10. ADJOURN

There being no further business the meeting was adjourned at 8:11 p.m.

CERTIFIED TO BE TRUE AND CORRECT



G. Given (Chair)



B. Reardon (Director of Corporate Services)