

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, May 25, 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:

M. Rilkoﬀ, Deputy Chief Administrative Officer
R. Fralick, Manager of Planning
C. Radford, Director of Community 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**

9.1 Scope of Work – Fire Services Review

3. **ADOPTION OF THE AGENDA**

#95/15

BAKER/FINDLATER

THAT the agenda be adopted as amended.

CARRIED Unanimously

4. **ADOPTION OF MINUTES**

4.1 Regular Board Meeting – May 14, 2015 (*All Directors – Unweighted Vote*)

#96/15

STACK/OPHUS

THAT the Regular Board meeting minutes of May 14, 2015 be adopted.

CARRIED Unanimously

5. COMMUNITY SERVICES

Planning

- 5.1 Report regarding appointment of members to the Advisory Planning Commission for Central Okanagan West Electoral Area (0540-20-01) (*All Directors – Unweighted Vote*)

Staff report dated May 19, 2015 outlined the appointments to the Advisory Planning Commission for a period of three-years, expiring May 2018. The appointment of the Electoral Area Planning Commission (APC) members is at the direction of the electoral area directors as per the current APC bylaw. Over the years, the Commissions have proved to be beneficial in providing advice to the Board when considering planning issues.

#97/15

CARSON/BAKER

THAT new appointments to the Central Okanagan West Advisory Planning Commission be *POSTPONED* until the area director has had an opportunity to speak with staff and the Commission's chair regarding the recommended appointments.

CARRIED Unanimously

Agricultural Land Reserve Appeal

- 5.2 Application to exclude land from the ALR for Tolko Industries Ltd. (owner), Kent Macpherson (agent) located adjacent to Westside Road (A-15-01) Central Okanagan West Electoral Area (*All Directors – Unweighted Vote*)

Staff report dated May 19, 2015 outlined the application to obtain Agricultural Land Commission approval to allow the 1.07 ha Agricultural Land Reserve (ALR) portion of the 7.7 ha property to be excluded from the ALR. The property is owned by Tolko Industries. It has not been used for agricultural purposes in the past. It has previously been used by the Ministry of Transportation and Infrastructure for a graving dock staging area to construct components of the William R. Bridge. The current landowner has no immediate plans for the property and will consider potential future options that reflect the best use of the land.

#98/15

STACK/BASRAN

THAT the Regional Board supports application A-15-01 for Tolko Industries Ltd (owner) for exclusion of a portion of the subject property, Lot B, Plan 31195, District Lot 539, ODYD, from the Agricultural Land Reserve pursuant to Section 34(4) of the Agricultural Land Commission Act.

CARRIED Unanimously

Director Findlater excused himself as he owns a property in the vicinity. He excused himself at 7:25 p.m.

Bylaws: (First Reading)

- 5.3 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 residential dwelling units located adjacent to Kilkenny Place, Westside Road and Okanagan Lake. Central Okanagan West Electoral Area (Z14/06) (All Directors - Unweighted Vote)*

Staff report dated May 19, 2015 outlined the zoning amendment. First reading was deferred in January 2015. Two seasonal dwellings exist on the subject property, however only one single detached house is permitted. The proponent has substantiated the historic use of the site, has agreed to register a covenant on title restricting each dwelling unit's footprint, and submitted a preliminary sewage dispersal assessment based on seasonal use. One dwelling is legal conforming and the other non-conforming.

#99/15

SIEBEN/BAKER

THAT Zoning Amendment Bylaw No. 871-226 be given first reading;

AND FURTHER THAT the scheduling of application Z14/06 of a Public Hearing be withheld pending:

- The applicant submitting an updated sewage dispersal assessment from a qualified professional basing recommendations on zoning which permits two dwelling units occupied year-round.
- Interior health reviewing the updated preliminary sewage dispersal assessment and providing updated comments.
- The applicant submitting a draft covenant restricting the footprints and maximum gross floor areas of the dwelling units for Regional District staff review.

CARRIED Unanimously

Director Findlater returned to the meeting at 7:31 p.m.

- 5.4 Zoning Amendment Bylaw No. 871-227 for S. Steward (owner) to amend the zoning from A1 Agricultural to A1s Agricultural (Secondary Suite) to develop a legal suite within an addition to the existing single detached house adjacent to Whelan Road and Old Vernon Road (Z15/01) Central Okanagan East Electoral Area *(All Directors – Unweighted Vote)*

Staff report dated May 19, 2015 outlined the zoning amendment to add a secondary suite as an addition to an existing single detached house. All technical requirements will be addressed in conjunction with the zoning amendment and building permit process.

#100/15

HANSON/BAKER

THAT Zoning Amendment Bylaw No. 871-227, application Z15/01, be given first reading and that the application be scheduled for a Public Hearing.

CARRIED Unanimously

6. FINANCIAL SERVICES

6.1 Information Report – Purchase Commitments > \$100,000 during 1Q 2015
(All Directors – Unweighted Vote)

Staff report dated May 19, 2015 outlined the purchase commitments greater than \$100,000 during the first quarter.

#101/15

STACK/FORTIN

THAT the Regional Board, as per section 4.6 of the RDCO Purchasing Policy, receive for information the report on the purchase commitments which exceeded \$100,000 made during the first quarter ending, March 31, 2015.

CARRIED Unanimously

7. DIRECTOR ITEMS

- Director Findlater noted that the Okanagan Basin Water Board is aware that the province of Alberta is coming on board with mussel inspections. Alberta has 10 permanent stations, four roaming stations and 50 personnel involved. BC has 3 roaming stations, 6 personnel and no permanent stations. OBWB will continue to lobby the Province for more enforcement.
- Director Hanson noted that garbage continues to be dumped in the back country from bush parties, to illegal dumping.

8. ADJOURN IN CAMERA

#102/15

BAKER/BASRAN

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

- Other employee relations,
- Negotiations and related discussions respecting the proposed provision of a municipal service that are at the preliminary stages.

CARRIED Unanimously

The Board adjourned to In Camera at 7:40 p.m.

The Board rose from In Camera at 8:45 p.m.

9. NEW BUSINESS

9.1 Fire Services Review – Central Okanagan East & West Electoral Area – Approval of Scope of Work (*All Director – Unweighted Vote*)

The scope of the work for the 2015 Central Okanagan East & West Electoral Area Fire Services Review was outlined. The Board has approved \$75,000 in the 2015 budget for an independent review. The scope of the review assignments include: finance, bylaw and policy review; training, recruitment, retention and record keeping; long term strategy; and organizational structure.

The four paid-on-call fire departments are: Ellison, Joe Rich, North Westside and Wilson's Landing. It is anticipated a consultant will be named by July with all deliverables achieved by mid-September. Staff noted there have been a number of reviews done in other local governments, therefore it is likely there will be a number of skilled consultants who are qualified to do this work.

It was noted that the 'playbook' brings new requirements for consideration. Looking at the 'playbook' and how it impacts all the fire departments will be part of the review. Service levels outlined in the 'playbook version' will need to be discussed with the volunteer departments and consideration whether the community wants a higher level of service and, if so, what the costs would be. Further discussion will need to be done to understand if that service can be delivered. The review is staged so it will depend on the initial findings in order to determine whether further work is required, and therefore further costs.

#103/15

BAKER/FINDLATER

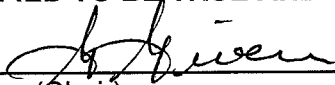
THAT the Regional Board approve the scope of work for the Fire Services Review for Central Okanagan West and East Electoral Areas.

CARRIED (Carson opposed)

10. ADJOURN

There being no further business the meeting was adjourned at 8:55 p.m.

CERTIFIED TO BE TRUE AND CORRECT



G. Given (Chair)



M. Rilko (Deputy Chief Administrative Officer)