

**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 July 27, 2015**

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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)  
T. Condon, alternate for 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)  
C. Derickson (Westbank First Nation)

Staff:

B. Reardon, Chief Administrative Officer  
R. Fralick, Manager of Planning  
B. Smith, Communications  
M. Drouin, Manager - Corporate Services (recording secretary)

**1. CALL TO ORDER**

Chair Given brought the meeting to order at 7:11 p.m.

**2. ADDITION OF LATE ITEMS**

Emergency Operation Centre – update on the recent Shelter Cove -- Westside Road fire.

**3. ADOPTION OF THE AGENDA**

#142/15

**OPHUS/CONDON**

THAT the agenda be adopted.

CARRIED Unanimously

**4. ADOPTION OF MINUTES**

4.1 Regular Board Meeting – July 16, 2015 (*All Directors – Unweighted Vote*)

It was noted that the review of the Truth and Reconciliation Commission of Canada's Calls to Action will be done in consultation with UBCM and other local governments who are also reviewing this 'Calls to Action'.

#143/15

BAKER/STACK

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

CARRIED Unanimously

**5. CORRESPONDENCE**

5.1 Okanagan Basin Water Board Highlights – July 10, 2015 (*All Directors – Unweighted Vote*)

OBWB Board Chair, Director Findlater, noted that permitting from the Province has become difficult for milfoil cutting particularly in new areas. It is not as simple as just sending the machine around to cut. There are many issues to be considered in the decision of when and where to cut.

It was noted there is an announcement promoting the 'Don't Move a Mussel' campaign' at the Water Street boat launch tomorrow at 11:30 a.m.

#144/15

FINDLATER/BASRAN

THAT the Okanagan Basin Water Board Highlights of July 10, 2015 be received for information.

CARRIED Unanimously

**6. FINANCE & ADMINISTRATIVE SERVICES**

6.1 2015 – 1<sup>st</sup> & 2<sup>nd</sup> Quarter Work Plan & Budget Variance Report (*All Directors – Unweighted Vote*)

Staff report dated July 23, 2015 outlined the first and second quarter work plan and year-to-date budget variances for each service. It should be noted that revenues will be low as some other recoveries and revenues have not been recognized or received at this point in the year. The 3<sup>rd</sup> quarter report will more accurately reflect revenues.

Of note, year-to-date dog control statistics provided show an increase in dog licensing: 19,756 licenses have been issued to June 30<sup>th</sup> (19,815 to December 2014) and, less dogs are being impounded without a license. Two court cases, for three dangerous dogs, in the 2<sup>nd</sup> quarter have increased legal fees. It is anticipated increased revenue and decrease in other expenses will offset the increased legal fees.

Business licenses and building permits are higher than expected.

#145/15

SIEBEN/GRAY

THAT the 2015 – 1<sup>st</sup> & 2<sup>nd</sup> Quarter Work Plan & Budget Variance Report be received for information;

AND FURTHER THAT the Dog Control Statistics, year-to-date June 30, 2015 be received for information.

CARRIED Unanimously

**7. COMMUNITY SERVICES**

Planning

**Agricultural Land Reserve Appeal**

7.1 Application for subdivision in the ALR for M. Melnichuk (owner) B. Holtby (agent) located adjacent to Anderson Road (A-15-02) Central Okanagan East Electoral Area (*All Directors - Unweighted Vote*)

Staff report dated July 20, 2015 outlined the application for subdivision. The landowner is requesting support from the Regional District to treat the subdivision request under the ALC's Policy as the owner intends to retire on the 0.4 ha lot and sell the remainder of the parcel. Staff outlined the history of the property which was purchased by the family in 1962.

The application does not meet the ALC's policy of a homesite severance as the owner has not continuously lived on the property since purchasing it in 1972. The owner occupied the property from 1968 to 1979 and then again from 1995 to the present time. The application generally meets the intent and spirit of the ALC's Homesite Severance Policy. The family continues to actively farm the land.

Staff reviewed the property and the proposed area for the homesite severance. Photos of the property were highlighted. With the conditions outlined in the recommendation to the Commission staff believe it meets the intent of the policy.

#146/15

**STACK/BAKER**

THAT Agricultural Land Commission application A-15-02 (M. Melnichuk – owner/B. Holtby – agent) to allow subdivision of a 0.4 ha (1 acre) lot from the 6.2 ha (15.27 acres) parcel is supported subject to:

- Registration of restrictive covenant(s) on the proposed remainder parcel to not allow additional residences and to limit or restrict expansion of the existing home plate;
- Registration of a restrictive covenant on the proposed "homesite severance" lot to advise future purchasers that they may be impacted by normal farm practices;
- Installation of appropriate fencing/landscape buffering as determined by the ALC; and
- The on-site sewage disposal (including provision of a reserve septic field) and the geothermal heating system to be accommodated within the boundaries of the proposed "homesite severance" lot.

CARRIED Unanimously

**Development Variance Permits**

- 7.2 Development Variance Permit Application for C. Popoff to vary Section 5.6.6 of Joe Rich Rural Land Use Bylaw No. 1195 to allow a reduction of the minimum side setback from 8.0m (26.2 ft.) to 4.54m (14.90 ft.) to accommodate an existing accessory structure and from 8.0m (26.2 ft.) to 5.38m (17.56 ft.) to permit the existing single family residence, adjacent to Three Forks Road (VP-14-03) Central Okanagan East Electoral Area (*All Directors – Unweighted Vote*)

Staff report dated July 20, 2015 outlined the variance to allow a reduction of the minimum side setback to permit the siting of an existing accessory building and a single-family dwelling. At the time of purchasing the property in 2014, the owner commenced working with staff to bring all non-conforming structures into compliance with RDCO bylaws. A survey certificate confirmed that two existing buildings do not conform with side yard setbacks. Staff provided an overview of the property and photos.

No objections have been received from neighbours or agencies in regards to the variance request.

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

Matt Philpott, Lot 1, property that is next to the applicant's land addressed the Board. He noted that he does not have any issues with the variance, but would like the boundaries changed for the two properties. He was directed to speak with staff which he has done in the past.

#147/15

**BASRAN/FINDLATER**

THAT Development Variance Permit Application VP-14-03 to vary Section 2, Part 5.6.6 of Joe Rich Rural land Use Bylaw No. 1195 by allowing a reduction of the minimum side yard setback from 8.0m (26.2 ft.) to 4.54m (14.90 ft.) to permit the existing accessory building, and from 8.0m (26.2 ft.) to 5.38m (17.56 ft.) to permit the existing single family dwelling be approved.

CARRIED Unanimously

**Bylaws: (Second & Third Reading & Adoption)**

- 7.3 Zoning Amendment Bylaw No. 871-228 for K. & K. Gilbert (owners) Frank Pullen (agent) to amend the zoning from A1 Agricultural to A1s Agricultural (Secondary Suite) to develop a legal suite within the existing single detached house adjacent to Rittich Road (Z15/02) Central Okanagan East Electoral Area (*All Directors – Unweighted Vote*)

#148/15

BAKER/FINDLATER

THAT Zoning Amendment Bylaw No. 871-228 (application Z15/02) be given second and third readings and adopted this 27<sup>th</sup> day of July 2015.

CARRIED Unanimously

**8. NEW BUSINESS**

8.1 Service Area Boundary Amendments – Central Okanagan East Electoral Area

Staff report dated July 20, 2015 noted that four service areas which are located in the community of Ellison require amendments to the establishment bylaws in order to correct mapping by City of Kelowna previous boundary expansions and a fourth by an in-fill subdivision that was bisected by a service area boundary line. The amendments will not affect or change the purpose, intent, fees and charges, or level of service that are currently in effect for any of the services and are purely a matter of housekeeping.

- a) Regional District of Central Okanagan Electoral Area "I" Local Transit Service Area Establishment Amending Bylaw No. 1358, 2015, 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> reading *(All Directors – Unweighted Vote)*

#149/15

HANSON/OPHUS

THAT Regional District of Central Okanagan Electoral Area "I" Local Transit Service Area Establishment Amending Bylaw No. 1358, 2015 be given first, second and third readings this 27<sup>th</sup> day of July 2015.

CARRIED Unanimously

- b) Regional District of Central Okanagan Ellison Fire Protection Local Service Establishment Amending Bylaw No. 1359, 2015 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> reading *(All Directors – Unweighted Vote)*

#150/19

HANSON/BAKER

THAT Regional District of Central Okanagan Ellison Fire Protection Local Service Establishment Amending Bylaw No. 1359, 2015 be given first, second and third reading this 27<sup>th</sup> day of July 2015.

CARRIED Unanimously

- c) Regional District of Central Okanagan Ellison Community Parks Specified Area Establishment Amending Bylaw No. 1360, 2015 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> reading *(All Directors – Unweighted Vote)*

#151/19

FINDLATER/DEHART

THAT Regional District of Central Okanagan Ellison Community Parks Specified Area Establishment Amending Bylaw No. 1360, 2015 be given first, second and third readings this 27<sup>th</sup> day of July 2015.

CARRIED Unanimously

- d) Regional District of Central Okanagan Electoral Area 'I' Ellison Heritage Community Centre Local Service Area Establishment Amending Bylaw No. 1361, 2015 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> reading *(All Directors – Unweighted Vote)*

#152/19

GRAY/HANSON

THAT Regional District of Central Okanagan Electoral Area 'I' Ellison Heritage Community Centre Local Service Area Establishment Amending Bylaw No. 1361, 2015 be given first, second and third readings this 27<sup>th</sup> day of July 2015.

CARRIED Unanimously

8.2 Community Works Funding Approval – Central Okanagan East Electoral Area *(All Directors – Unweighted Vote)*

Staff report dated July 20, 2015 outlined the Community Works Funding planned for the Joe Rich water quality and capacity improvement project for the Joe Rich Fire Service Area and the Goudie Road Fire Hall water system. The question was raised why potable water standards must be met for this project. Staff will reconfirm Interior Health potable water regulations to determine if there is an alternate system which can be installed.

#153/19

FINDLATER/CONDON

THAT the Regional Board authorizes \$152,000 be approved for water quality and capacity system improvements in Central Okanagan East Electoral Area.

CARRIED Unanimously

8.3 EOC Service through Fire

Chair Given thanked staff for their work at the recent Shelter Cove fire emergency. All staff from the various municipalities work well together and become one cohesive organization. It was noted that staff also carry on their duties at their local governments during long hours in the Emergency Operation Centre.

The role of the ESS (emergency support service) volunteers and CDART (Canadian Disaster Animal Response Team) was recognized. They worked long hours in this fire emergency. Our electoral area fire department staff on the westside work long hours and saved structures. BC Hydro worked hard bringing in generators to restore power as soon as reasonably possible. It is believed BC Hydro has restored full power today.

Everyone was reminded to subscribe to [www.cordemergency.ca](http://www.cordemergency.ca) to receive regular updates in all emergency situations in the region.

## **9. DIRECTOR ITEMS**

- a) Director Carson asked when staff will be responding to the issue of houseboats moored along the shores of Central Okanagan West. Staff is working on a report to bring to the Board. He also raised other electoral area questions regarding specific properties and was asked to speak to the CAO. The question was raised what the protocol is for electoral area directors to bring issues forward at a Board meeting. The CAO will meet with Director Carson to review the issues he has raised.
- b) Director Baker noted that there has been vandalism at the safe harbour in Lake Country. Staff is repairing the damage—it is sad that irresponsible citizens damage public property at a cost to all taxpayers.

## **10. ADJOURN IN CAMERA**

#154/19

### **STACK/OPHUS**


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


- Negotiations and related discussions respecting the proposed provision of a service that are at their preliminary stages

CARRIED Unanimously

There being no further business the meeting was adjourned at 8:15 p.m.

**CERTIFIED TO BE TRUE AND CORRECT**

  
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G. Given (Chair)

  
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B. Reardon (Director of Corporate Services)