

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 Thursday, September 10, 2015

Directors: P. Gambell, alternate for 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 (City of West Kelowna)
C. Fortin (District of Peachland)
G. Given (City of Kelowna)
T. Gray (City of Kelowna)
D. Ophus (City of West Kelowna)
C. Hodge, alternate for B. Sieben (City of Kelowna)
L. Stack (City of Kelowna)
C. Derickson (Westbank First Nation)

Regrets: P. Hanson (Central Okanagan East Electoral Area)

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

1. CALL TO ORDER

Chair Given brought the meeting to order at 8:57 a.m.

2. ADDITION OF LATE ITEMS

No late items to the agenda.

3. ADOPTION OF THE AGENDA

#169/15 GRAY/FORTIN

THAT the agenda be adopted.

CARRIED Unanimously

4. ADOPTION OF MINUTES

4.1 Regular Board Meeting – August 24, 2015 (*All Directors – Unweighted Vote*)

#170/15 STACK/DEHART

THAT the Regular Board meeting minutes of August 24, 2015 be adopted.

CARRIED Unanimously

5. COMMUNITY SERVICES

Planning

- 5.1 Extension Request for Zoning Amendment Bylaw No. 871-177 for Crystal Ski and Golf Resort Inc. (owner) and Pheidias Development Management Corporation (agent) to add the Crystal Mountain Comprehensive Development Zone into Zoning Bylaw No. 871, and to zone the subject Phase 1 lands accordingly. Located adjacent to Glenrosa Road and Last Mountain Road (Z08/03) Central Okanagan West Electoral Area (*All Directors – Unweighted Vote*)

Staff report dated September 2, 2015 outlined that another extension has been requested for Crystal Ski and Golf Resort Inc. as the financing required to proceed with the project has not yet been secured. Second and third readings were given in 2009 and there has been no activity with the file nor has it been demonstrated that the project will proceed since that time. There is concern that over the years the zoning amendment has been extended, agency requirements may have changed. Staff believes it would be prudent for the developer to come forward with a new application, if and when they are able to proceed with the project.

The owner has recently indicated their intent to replace and upgrade the ski-lift infrastructure on Crystal Mountain. Completion of the work is not possible for this season but anticipated, if funding can be put in place, to be completed by the 2016/17 season. It was noted that the zoning amendment does not limit the developer from completing upgrades to the ski hill—the Master Agreement for the resort is with the Province.

The Board was reminded to restrict their comments to the extension request as no new information can be received by the Board for the zoning amendment bylaw. It was noted that the owner, Mr. David Tschanz is in attendance.

In discussion it was noted:

- Agency requirements since 2009 may have changed or may be invalid.
- The key agency is the City of West Kelowna. There are servicing agreements with West Kelowna which may no longer be valid.
- With provincial agencies, comments are normally valid for one year.
- Why not complete the rezoning application, what is the hold-up? The rezoning does not impact the ski hill development.
- Staff noted they believe there were 14 conditions at third reading that had to be satisfied before adoption of the bylaw—most but not all have been completed.
- If an extension is denied will it impact the reopening of the ski hill in 2016/2017? The comprehensive development master agreement with Province stays in place.

- If the extension is denied, staff will meet with the applicant when they are ready to move forward with Phase 1 development and the process would start again.
- Want to see economic development in the area but there have been so many extensions with no assurance the project will proceed.
- The 'global' financial situation is unlikely to change 'overnight'.
- The applicant has the ability to continue with the ski hill replacement – a functioning ski hill would attract investors if there is an interest.

Mr. David Tschanz addressed the Board highlighting that plans are underway to upgrade the ski hill lift and gondola with plans to reopen in 2016/2017. Over \$5mil has been invested to date but he is still looking for investment funds. It has been difficult to raise funds in Europe for ski resorts. He is negotiating the purchase of high-end ski equipment in Europe and is convinced he can raise \$45mil to complete the project and build a high quality resort.

The Board, through a staff interpreter speaking German, asked him the following:

If he is committed to see this through, why not complete the rezoning application now and then find the investors for upgrades to the ski hill. He stated he is not prepared to spend any more dollars unless he has funding commitment for the full project, which for him includes the ski hill. He stated that investors will not come forward if they are not assured that zoning is in place.

Staff noted there may be some confusion with the owner (due to the language barrier and that his agent was not in attendance) for the requirements of the rezoning application and the ski hill development. Servicing agreements can be addressed through the subdivision development bylaw. Staff is able to work with the applicant on the issue of rebuilding the ski hill. Anything outside ski hill structure rebuilding would require the rezoning to be approved.

#171/15

BASRAN/GAMBELL

THAT the Regional Board deny a request for a one-year extension to Crystal Ski & Golf Resort Inc. (application Z08/03).

Amendment to the main motion:

#172/16 **FINDLATER/CARSON**

THAT resolution #171/15 be *DEFERRED* until staff confirm what the outstanding conditions are following third reading of Zoning Amendment Bylaw No. 871-177 and report to the Board at its next meeting.

CARRIED Unanimously

The main motion was *DEFERRED*.

5.2 Extension Request for Zoning Amendment Bylaw No. 871-224 for Shelter Cove Estates Ltd. c/o D.E. Pilling and Associates Ltd. to discharge Land Use Contract No. 258 from the subject property; amend the Official Community Plan land use designation from Commercial Resort to Residential - Low Density; and to zone the property to R1 Single Detached Housing to allow subdivision of the existing development into 36 single family residential lots located adjacent to Westside Road and Okanagan Lake (Z14/04) Central Okanagan West Electoral Area (*All Directors – Unweighted Vote*)

Staff report dated Sept. 2, 2015 outlined that the applicant's intent is to develop a subdivision of the existing development into 36 single-family residential lots but at this time does not have provincial agency support with respect to key servicing issues. The applicant is requesting an extension to work on an alternative solution for the development.

#173/15

CARSON/OPHUS

THAT the Regional Board grant a one-year extension for Application File No. Z14/04 to Shelter Cove Estates Ltd. in accordance with RDCO Development Applications Procedure Bylaw No. 944.

CARRIED Unanimously

5.3 Extension Request for Development Variance Permit Application for Shelter Cove Estates Ltd. c/o D.E. Pilling and Associates Ltd to exempt a proposed 36-lot bare land strata subdivision from full urban servicing as per Subdivision and Development Servicing Bylaw No. 704, Table C.2.2. (VP-14-02) Central Okanagan West Electoral Area (*All Directors – Unweighted Vote*)

Staff report dated Sept. 2, 2015 outlined the request for an extension to allow the applicant time to work on an alternative solution to address the servicing issues. The DVP is to allow subdivision of the existing development into 36 single-family residential lots.

#174/15

CARSON/HODGE

THAT the Regional Board grant a one-year extension for application file No. VP-14-02 to Shelter Cove Estates Ltd. in accordance with RDCO Development Applications Procedure Bylaw No. 944.

CARRIED Unanimously

6. RISE & REPORT

6.1 Rise & Report from In Camera Part 26 Cost Sharing Agreements (*All Directors – Unweighted Vote*)

The Board rose and reported that agreement has been reached with all four member municipalities on Part 26 Cost Sharing Agreement. Negotiations have been completed and the Regional Board and the municipalities have approved and entered into new five-year agreements.

#175/15

OPHUS/STACK

THAT the Board Rise & Report from In Camera regarding Part 26 Cost Sharing Agreements with City of Kelowna, City of West Kelowna, District of Peachland and District of Lake Country be announced in open meeting.

CARRIED (Opposed: Director Carson)

6.2 Rise and Report from the September 10, 2015 Governance & Services Committee Meeting

There were no issues to report to the Board.

7. DIRECTOR ITEMS

a) Councillor Derickson noted that Westbank First Nation has commenced construction on their youth centre with a projected opening date of November 2016. This facility will provide more recreational youth services to residents. It will be a great place to start new youth programming across the region.

8. ADJOURN IN CAMERA

#176/15

HODGE/STACK

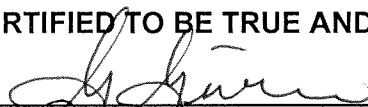
THAT pursuant to Section 90(i) of the *Community Charter* the Regional Board adjourn and convene to an 'In-Camera' session to discuss:

- Receipt of advice that is subject to solicitor-client privilege.


CARRIED Unanimously

There being no further business the meeting was adjourned at 10:20 a.m.

CERTIFIED TO BE TRUE AND CORRECT



G. Given (Chair)



B. Reardon (Director of Corporate Services)