

**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, September 28, 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 (City 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) *arrived at 8:00 pm*  
D. Ophus (City 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  
R. Fralick, Manager of Planning  
C. Radford, Director of Community Services  
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 7:15 p.m.

2. **ADDITION OF LATE ITEMS**

No late items to the agenda.

3. **ADOPTION OF THE AGENDA**

#177/15 OPHUS/BAKER

THAT the agenda be adopted.

CARRIED Unanimously

4. **ADOPTION OF MINUTES**

4.1 Regular Board Meeting – September 10, 2015 (*All Directors – Unweighted Vote*)

#178/15 DEHART/STACK

THAT the Regular Board meeting minutes of September 10, 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 21, 2015, following Board direction from the September 10<sup>th</sup> meeting, outlined the status of items to be completed prior to adoption of Zoning Amendment Bylaw No. 871-177. The applicant has requested a one-year extension of the amendment bylaw.

**#179/15**

**STACK/BASRAN**

THAT the question (#171/15) be laid on the table.

CARRIED Unanimously

Speaking to the motion:

- The motion to deny is appropriate as the time since third reading has gone on too long. The applicant had said he needs to raise \$45mil before he would be prepared to move forward.
- The applicant is responsible for the demise of the application. This is a business and there has clearly been no movement on the file.
- One last extension may provide the applicant time to raise the funds required to move forward.
- The ski hill rebuild is separate from the Phase 1 zoning application. Would denying the request be seen as 'killing the mountain'? The ski hill at Crystal Mountain is an asset to the community.
- There is existing zoning for the ski hill. The ski lift operation is provincial jurisdiction.
- There is no harm in leaving the application for one final year. The onus is on the owner to get all outstanding conditions completed over the year.

**Deferred Resolution**

**#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).

*In Favour:* Basran, Stack, Ophus, Sieben

*Opposed:* Findlater, Carson, Baker, Fortin, Given, Gray, Dehart

**DEFEATED**

**#180/15 FINDLATER/ BAKER**

THAT the Regional Board grant a final one-year extension to Crystal Ski & Golf Resort Inc. (application Z08/03);

AND FURTHER THAT no further extensions are to be granted and the application will lapse and close at the end of the completion of the one year extension (September 10, 2016).

**CARRIED** (opposed Stack)

**Bylaws: (First Reading)**

5.2 Zoning Amendment Bylaw No. 871-230 for R. & T. Hill (owners) Rafter 4K Contracting Ltd. (agent) to amend the zoning from A1 Agricultural to A1s Agricultural (Secondary Suite) to legalize an existing suite within the single detached house adjacent to Anderson Road (Z15/05) Central Okanagan East Electoral Area (*All Directors – Unweighted Vote*)

Staff report dated September 14, 2015 outlined the bylaw to amend the zoning on the subject property from A1 Agricultural to A1s Agricultural (Secondary Suite). The applicants wish to legalize an existing suite within the single detached house. All technical requirements will be addressed in conjunction with the building permit process. At this time, no opposition has been received from affected agencies or neighbouring property owners.

**#181/15 BAKER/SIEBEN**

THAT Zoning Amendment Bylaw No. 871-231 (application Z15/05) be given first reading and that the application be scheduled for a Public Hearing.

**CARRIED** Unanimously

Bylaws: (Second & Third Reading)

- 5.3 Zoning Amendment Bylaw No. 871-230 for R.& K. Ensign (owners) to amend the zoning from RU3 Rural 3 to RU3s Rural 3 (Secondary Suite) to develop a legal suite within a proposed single family dwelling adjacent to Trepanier Road (Z15/04) Central Okanagan West Electoral Area (*All Directors – Unweighted Vote*)

Staff report dated September 14, 2015 outlined the bylaw to amend the zoning from RU3 Rural to RU3s (Secondary Suite). The owners intend to develop a legal suite within the proposed single detached house.

**#182/15**

FORTIN/BASRAN

THAT Zoning Amendment Bylaw No. 871-230 (application Z15/04) be given second and third readings;

AND FURTHER THAT final consideration be withheld pending receipt of bylaw approval from the Ministry of Transportation and Infrastructure.

CARRIED Unanimously

**6. CORPORATE SERVICES**

- 6.1 Animal Control Officer Appointment (*All Directors – Unweighted Vote*)

**#183/15**

OPHUS/SIEBEN

THAT Jamie Leonard be appointed as a Regional District of Central Okanagan Animal Control Officer for the Dog Control Service.

CARRIED Unanimously

**7. FINANCIAL & ADMINISTRATIVE SERVICES**

- 7.1 Asset Management Planning – UBCM Grant Funding (*All Directors – Unweighted Vote*)

Staff report dated September 17, 2015 outlined the request to include UBCM grant funding in the approved budget for completion of condition assessments of the RDCO buildings. It is an expansion of the approved budget by the funds received through an UBCM grant of \$10,000. This is a best practice in managing Regional District facilities. It's a software program that will provide information on capital requirements for the region owned buildings.

**#184/15**

FINDLATER/GRAY

THAT the Board authorize increasing the budget for completion of Condition Assessments of the Regional District's buildings to include the approved UBCM grant of \$10,000;

AND FURTHER THAT the budget be amended to reflect funding of the software portion of the assignment from operational expenditures versus the previously approved budget indicating a capital expenditure.

CARRIED Unanimously

7.2 RDCO 2015-2019 Financial Plan Amending Bylaw No. 1366 (*All Directors – Weighted Vote*)

Staff report dated September 22, 2015 outlined the budget bylaw amendment regarding asset management planning – UBCM funding. The proposed project has been determined to be operating in nature, with no capital component relating to the software. A \$10,000 grant has been obtained from UBCM and applied to offset the revised project costs.

#185/15

OPHUS/FORTIN

THAT Regional District of Central Okanagan 2015-2019 Financial Plan Amending Bylaw No. 1366 be given first, second and third readings and adopted.

CARRIED Unanimously

**8. DIRECTOR ITEMS**

- Director Dehart reminded the Board the United Way Drive Thru Breakfast is being held at the Ramada, Thursday, October 1<sup>st</sup>.
- Director Ophus noted he attended the Municipal Finance Authority's semi-annual meeting last week. MFA issued financing at the lowest rate in history last year at 2.22%. The fall debenture issued was at 2.689%. MFA has AAA credit rating. Trustees will be reviewing issues around 'environmental investing' in fossil fuel companies.

*Director Hanson arrived at 8:00 p.m.*

A formal request should come from the MFA before the Board devotes any time discussing this issue. A position if requested should look at best practices. Director Ophus will bring a more formal request forward if the MFA requests a dialogue.

- Director Baker received an award at UBCM for 25 years of local government service. Congratulations were extended.
- The Regional Board discussed a number of highlights from the recent Union of BC Municipalities conference. The Province committed to \$10mil to fuel modification in BC. Meetings were held with the Premier and several key members of the provincial cabinet. There was a positive reception and ongoing commitment to keep Zebra and Quagga Mussels out of BC waters.

- National Awards for Economic Development - The Regional Board praised the work of the Economic Development Commission (EDC), which has recently received two national awards. At the recent Economic Development Association of Canada conference in Whitehorse, the EDC received the Marketing Canada Award for Best Brand Identity Application and the EDAC/Royal Bank Economic Development Achievement Award for the Okanagan Young Professionals Collective program.

**9. ADJOURN IN CAMERA**

#186/15

FORTIN/OPHUS

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 8:07 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)