

Minutes of the *REGULAR REGIONAL BOARD MEETING* of the Regional District of Central Okanagan held at Regional District Offices, 1450 KLO Road, Kelowna, B.C. on Monday, May 30, 2016

Directors:

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

Absent:

C. Derickson (Westbank First Nation)

Staff:

B. Reardon, Chief Administrative Officer
M. Kopp, Director of Parks Services
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 called the meeting to order at 7:00 p.m.

2. ADDITION OF LATE ITEMS

No additional items

3. ADOPTION OF THE AGENDA

#115/16

STACK/BAKER

THAT the agenda be adopted.

CARRIED Unanimously

4. ADOPTION OF MINUTES

4.1 Regular Board Meeting – May 12, 2016 (*All Directors – Unweighted Vote – LGA 208.1*)

#116/16

FORTIN/OPHUS

THAT the Regular Board Meeting minutes of May 12, 2016 be adopted.

CARRIED Unanimously

5. CORRESPONDENCE

- 5.1 Okanagan Basin Water Board Meeting Highlights - May 6, 2016 (*All Directors - Unweighted Vote - LGA 208.1*)

#117/16

FINDLATER/BAKER

THAT the Okanagan Basin Water Board meeting highlights of May 6, 2016 be received for information.

CARRIED Unanimously

- 5.2 Sterile Insect Release Board Meeting Highlights - May 6, 2016 (*All Directors - Unweighted Vote - LGA 208.1*)

#118/16

OPHUS/FINDLATER

THAT the Sterile Insect Release Board meeting highlights of May 6, 2016 be received for information.

CARRIED Unanimously

6. COMMUNITY SERVICES

- 6.1 Agricultural Land Commission Exclusion Application (A-16-01) - to exclude land from the Agricultural Land Reserve (ALR), City of Kelowna (applicant), located adjacent to Old Vernon Road, Central Okanagan East Electoral Area (*All Directors - Unweighted Vote - LGA 208.1*)

Staff report dated May 24, 2016 outlined the referral application for the exclusion of lands from the Agricultural Land Reserve.

Sam Samaddar, City of Kelowna Airport Director, outlined the application including the vision for buildings and uses required for future growth of the airport and economic indicators.

Agency referral comments were reviewed.

#119/16

BAKER/FINDLATER

THAT the Regional Board supports application A-16-01, applicant City of Kelowna, for exclusion of the subject properties from the Agricultural Land Reserve pursuant to Section 34(4) of the Agricultural Land Commission Act, as follows:

- Lot 1, District Lot 122, ODYD, Plan 1629, Except Plan 17004, 4310 Old Vernon Road
- Lot 1, District Lot 122, ODYD, Plan 8953 Except Plans 15489 and 16500, 4130 Old Vernon Road
- Lot 2, District Lot 122, ODYD, Plan 1629 Except Plan 17004, 4210 Old Vernon Road

CARRIED (Hanson opposed)

- 6.2 Zoning Amendment Bylaw No. 871-233 – **1st Reading** - Forest House Preserve Ltd. - to amend the Permitted Uses Table for the RU2 Rural 2 zone, Section 6.2.1 by adding a new subsection 6.2.19 to allow a maximum of eight dwelling units. Located adjacent to Westside Road and Okanagan Lake (Z15/07) Central Okanagan West Electoral Area (*Unweighted Vote - Electoral Areas, 1 Director, 1 Vote*)

Staff report dated May 24, 2016 outlined the site specific zoning amendment. The intent is to permit the eight existing dwelling units to remain as legal dwelling use.

#120/16

CARSON/HANSON

THAT Zoning Amendment Bylaw No. 871-233 be given first reading;

AND FURTHER THAT the scheduling of application Z15/07 for a Public Hearing be withheld pending:

- The applicant submitting a draft covenant restricting the footprints and maximum gross floor areas for each of the eight dwelling units for Regional District staff to review.

CARRIED Unanimously

- 6.3 Zoning Amendment Bylaw No. 871-235 – **1st Reading** - To amend the zoning from RU2 to RU2s Rural 2 (Secondary Suite) for S. Anderson (owner), K. Anderson (agent) in order to develop a legal suite attached to a proposed single family residence. Located adjacent to Maxwell Road (Z16/02) Central Okanagan West Electoral Area (*Custom Vote - Electoral Areas, Peachland and West Kelowna Fringe Areas – 1 Director, 1 Vote*)

Staff report dated May 24, 2016 outlined the zoning amendment bylaw to permit a secondary suite within the residence currently being constructed.

#121/16

CARSON/FINDLATER

THAT Zoning Amendment Bylaw No. 871-235 be given first reading;

AND FURTHER THAT the application Z16/02 be scheduled for a Public Hearing.

CARRIED Unanimously

- 6.4 Zoning Amendment Bylaw No. 871-236 – **1st Reading** - Tolko Industries Ltd. (owner) c/o Ken MacPherson (agent) to amend the zoning from I3 to RU2, located adjacent to Westside Road and Okanagan Lake (Z16/03) Central Okanagan West Electoral Area (*Custom Vote - Electoral Areas, Kelowna and West Kelowna Fringe Areas – 1 Director, 1 Vote*)

Staff report dated May 24, 2016 outlined the zoning amendment to amend the zoning from I3 Timber Processing and Manufacturing to RU2 Rural 2 (rural residential use).

#122/16

CARSON/STACK

THAT Zoning Bylaw No. 871-236 be given first reading;

AND FURTHER THAT the scheduling of application Z16/03 for a Public Hearing be withheld pending:

- Receipt of comments from Regional District Parks staff, the Environmental Advisory Commission and the Central Okanagan West Advisory Planning Commission.

CARRIED Unanimously

- 6.5 Joe Rich Rural Land Use Bylaw No. 1195-12 – **1st Reading** - Application RLUB-16-01 for L. King & K. Gibbard (owner) and P. Schuster, Novation design Studio (agent) to designate a portion of the subject property from Rural Acreage (RA) to Small Holdings 2 (SH-2) located adjacent to Highway 33, Central Okanagan East Electoral Area (*Custom Vote - Electoral Areas and Kelowna Fringe Area - 1 Director, 1 Vote*)

Staff report dated May 24, 2016 outlined the amendment bylaw to permit a boundary adjustment by redesignating a portion of the subject property in order to increase the agricultural capability of the farm operation.

#123/16

STACK/DEHART

THAT Joe Rich Rural Land Use Bylaw No. 1195-12 be given first reading;

AND FURTHER THAT the application RLUB-16-01 be scheduled for a Public Hearing.

CARRIED (opposed Carson/Hanson)

- 6.6 Joe Rich Rural Land Use Bylaw No. 1195-13 – **1st Reading** - Application RLUB-16-02 for R. Hunt & J. Vandenberg (owners) to designate the subject property from Country Residential (CR) to Country Residential CRs (Secondary Suite), located adjacent to Highway 33, Central Okanagan East Electoral Area (*Custom Vote - Electoral Areas and Kelowna Fringe Area - 1 Director, 1 Vote*)

Staff report dated May 24, 2016 outlined the bylaw amendment to legalize an existing secondary suite by attaching a breezeway to the existing single detached house.

#124/16

HANSON/CARSON

THAT Joe Rich Rural Land Use Bylaw No. 1195-13 be given first reading;

AND FURTHER THAT the application RLUB-16-02 be scheduled for a Public Hearing.

CARRIED Unanimously

The question was raised whether the Public Hearings could be held in Joe Rich. Director Hanson to discuss with the Administrator and report back to the Board.

7. NEW BUSINESS

- 7.1 Gas Tax Community Works Fund Usage - *For Information (All Directors - Unweighted Vote - LGA 208.1)*

Staff report dated May 24, 2016 outlined the details of the Community Works Fund usage, including what funds have previously been committed and the eligible project categories.

#125/16

OPHUS/CARSON

THAT the Regional Board receive for information the Background report on Gas Tax Community Works Funds Usage.

CARRIED Unanimously

- 7.2 2016 Community Works Fund Project Approval (*All Directors - Unweighted Vote - LGA 208.1*)

Staff report dated May 20, 2016 outlined the projects identified for Community Works Fund for Central Okanagan West and Central Okanagan East Electoral Areas.

Discussion ensued regarding deferring Board consideration of the report. As requested, staff outlined the background of the proposed upgrades to the Westshore Water System Reservoir Project and whether there are projects at risk for delay?

Director Dehart left the meeting at 8:22 p.m.

#126/16

CARSON/HANSON

THAT agenda Items 7.2 and 7.3 be *POSTPONED* until the June 9th Regional Board meeting to allow further time for Director Carson to consider the projects identified.

DEFEATED (In support: BAKER, FORTIN, CARSON, HANSON)

#127/16

BASRAN/STACK

THAT the Regional Board approve the use of \$1,309,693 of Gas Tax - Community Works Funds to complete the proposed projects listed in the Appendix 1 project plan dated May 20, 2016, and as reflected in the RDCO 2016-2020 5-Year Financial Plan.

CARRIED Unanimously

Director Dehart returned at 8:25 p.m.

7.3 RDCO 2016-2020 Financial Plan Amendment Bylaw No. 1390, *1st, 2nd and 3rd readings and Adoption (All Directors - Weighted Vote – LGA 210.1)*

Staff report outlined the financial plan amendments with regard to capital projects and Gas Tax Community Works Funding approved usage, and the provincial reimbursement to Ellison Fire Department's response to the Joe Rich Fire in 2015.

Staff answered questions on the water supply project in Joe Rich and the increase in costs associated with the Westshore Water System Reservoir Project.

#128/16

BAKER/OPHUS

THAT Regional District of Central Okanagan 2016-2020 Financial Plan Amendment Bylaw No. 1390 be given first, second and third readings and adopted.

CARRIED (Carson opposed)


8. DIRECTOR ITEMS

There were no issues requiring Board consideration.


9. ADJOURN

There was no further business the meeting was adjourned at 8:52 p.m.

CERTIFIED TO BE TRUE AND CORRECT



G. Given (Chair)



B. Reardon (Director of Corporate Services)