

Minutes of the REGIONAL BOARD MEETING of the Regional District of Central Okanagan held at Regional District Offices, 1450 KLO Road, Kelowna, B.C. on Monday, July 24, 2017

Directors:

J. Baker (District of Lake Country)
C. Basran (City of Kelowna)
W. Carson (Central Okanagan West Electoral Area)
R. deJong (City of West Kelowna)
M. DeHart (City of Kelowna)
D. Ophus, alternate for 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 8:55 a.m.*
B. Sieben (City of Kelowna)
L. Stack (City of Kelowna)
T. Konek (Westbank First Nation)

Staff:

B. Reardon, Chief Administrative Officer
B. Ackerman, Parks Manager
R. Fralick, Manager of Development Services
R. Kotscherofski, Fire Services Manager
J. Taylor, Senior Planner
C. Teschner, Manager 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 7:13 p.m.

2. **ADDITION OF LATE ITEMS**

There were no additional items to the agenda.

3. **ADOPTION OF THE AGENDA**

#108/17

STACK/BASRAN

THAT the agenda be adopted.

CARRIED Unanimously

4. **ADOPTION OF MINUTES**

4.1 Regional Board Meeting Minutes – July 13, 2017 (*All Directors - Unweighted Corporate Vote - Simple Majority - LGA 208.1*)

#109/17

BAKER/SIEBEN

THAT the Regional Board meeting minutes of July 13, 2017 be adopted.

CARRIED Unanimously

5. **FINANCIAL SERVICES**

- 5.1 RDCO 2017-2021 Financial Plan Amendment Bylaw No. 1403, ***First, Second and Third Readings and Adoption (All Directors - Weighted Vote - LGA 210.2)***

Staff report dated July 19, 2017 outlined the amendments to the financial plan.

#110/17

DEJONG/FORTIN

THAT Regional District of Central Okanagan 2017 – 2021 Financial Plan Amendment Bylaw No. 1403 be given first, second and third readings and adopted.

CARRIED Unanimously

6. **DEVELOPMENT SERVICES**

- 6.1 Regional Growth Strategy Priority Projects Plan (Paul Siggers, EPI Planning Associate) (*All Directors - Unweighted Corporate Vote - Simple Majority - LGA 208.1*)

Staff report dated July 17, 2017 outlined the final review and comments to the Regional Growth Strategy priority projects plan.

Consultant, Paul Siggers, provided an overview of the RGS priority projects plan including objectives, process, timeline, and the consultation process. Nine priority projects have been selected as regional context all of which will be subject to future funding/budget discussions.

#111/17

BAKER/BASRAN

THAT the Regional Board endorse the Regional Growth Strategy Priority Projects Plan as presented.

CARRIED (Opposed Carson, Dejong, Hanson, Ophus)

#112/17

OPHUS/BASRAN

THAT staff be directed to look at ways to link the Solid Waste Management Plan to the Regional Growth Strategy.

CARRIED Unanimously

- 6.2 Joe Rich Rural Land Use Bylaw No. 1195-12 (RLUB-16-01) Extension Request, L. King & K. Gibbard c/o P. Schuster - 12335 Highway 33 (*Custom Vote - Electoral Areas and Kelowna Fringe Area - 1 Director, 1 Vote*)

Staff report dated July 17, 2017 outlined the extension request for RLUB-16-01. Staff provided a review of the application.

#113/17

STACK/SIEBEN

THAT the Board hear from the applicant.

CARRIED Unanimously

The applicant's agent, Mr. Schuster, addressed the Board noting there was some opposition after first reading, that the landowner had various personal issues that delayed him moving forward with the application but since then has 13 letters of support and plan is to move forward with the ALR application.

#114/17

BASRAN/DEHART

THAT the Regional Board approve a six-month extension for Joe Rich Rural Land Use Bylaw No. 1195-12, Application File: RLUB-16-01;

AND FURTHER THAT during the extended time period, RDCO staff is to receive confirmation that the applicants have submitted the required Agricultural Land Commission application and completed consultation with surrounding neighbours.

CARRIED (opposed Carson, Hanson)

- 6.3 Zoning Amendment Bylaw No. 871-236 (Z16-03) Extension Request Tolko Industries Ltd. c/o Kent Macpherson, Westside Road (*Custom Vote - Electoral Areas, Kelowna and West Kelowna Fringe Areas – 1 Director, 1 Vote*)

Staff report dated July 17, 2017 outlined the extension request of application Z16-03. Staff provided a review of the application.

#115/17

BASRAN/OPHUS

THAT the Regional Board approve a one-year extension for Zoning Amendment Bylaw No. 871-236, Application File: Z16/03.

CARRIED Unanimously

- 6.4 Development Variance Permit (VP-17-02), D. & A. Utley (owners) 9245 Winchester Rd (Central Okanagan West Electoral Area) (*Custom Vote - Electoral Areas - 1 Director, 1 Vote*)

Staff report dated July 17, 2017 outlined the DVP application to allow a reduction of the front setback to permit the siting of a proposed single detached house and accessory building. Staff reviewed the application request.

Chair invited anyone in the gallery who deems themselves affected by the variance to comment.

- The applicant A. Utley addressed the Board highlighting the house has been designed to maximize the flat portion of the property and avoid the steep slope.

#116/17

CARSON/HANSON

THAT Development Variance Permit Application VP-17-02 to vary the following sections of Zoning Bylaw No. 871 be approved based on the site plan received March 16, 2017:

1. Section 6.5.4 by allowing a reduction of the minimum front setback from 6.0 m (19.7 ft.) to 1.13 m (3.7 ft.) to permit the siting of one single detached house and one accessory building.
2. Section 3.17.5 by allowing one accessory building in the required front setback.

CARRIED Unanimously

6.5 Development Variance Permit (VP-17-05), K. & S. Morris (owners) c/o BSR Projects (agent) - 765 Udell Road (*Central Okanagan West Electoral Area*) (*Custom Vote - Electoral Areas - 1 Director, 1 Vote*)

Staff report dated July 17, 2017 outlined the DVP application to allow a reduction of the front setback to permit the siting of a partially-constructed single detached house. Staff reviewed the application.

Chair invited anyone in the gallery who deems themselves affected by the variance to comment. There was no-one.

#117/17

CARSON/HANSON

THAT Development Variance Permit Application VP-17-05 to vary the following section of Zoning Bylaw No. 871 be approved based on the Surveyor's Certificate dated May 25, 2017, by Ferguson Land Surveying & Geomatics Ltd:

1. Section 6.5.4 by allowing a reduction of the minimum front setback from 6.0 m (19.7 ft.) to 4.05 m (13.29 ft.) to permit the siting of a single detached house.

CARRIED Unanimously

- 6.6 Joe Rich Rural Land Use Amendment Bylaw No. 1195-15, M. & J. Schleppe (owners) - 13620 Hwy 33, Central Okanagan East Electoral Area, **Second and Third Readings**, (*Custom Vote - Electoral Areas, Kelowna Fringe Area - 1 Director, 1 Vote*)

Staff report dated July 17, 2017 outlined the Joe Rich Rural Land Use Amendment Bylaw to amend the land use designation on the western portion of the subject property from large Holdings (LH) to Recreation Commercial (C-101)

#118/17

HANSON/CARSON

THAT Joe Rich Rural Land Use Bylaw No. 1195-15 be given second and third readings;

AND FURTHER THAT final consideration be withheld pending RDCO staff receiving confirmation of the following from Ministry of Transportation and Infrastructure:

- Bylaw approval; and
- Provincial Public Highway Permit Application for a Controlled Access Permit approval.

CARRIED Unanimously

- 6.7 Temporary Use Permit (TUP-17-01), F. Parent, F. Milan, Executors of the Will of W. Rometsch, and KMCS Ventures Ltd. (owners) c/o D. Schulz – Free Flow Entertainment Corporation (agent), Lot A, Sections 10 & 15, Township 27, ODYD, Plan 22826, Except Plans 29949, KAP67506, and KAP89944; AND NE ¼ of Section 10, Township 27, ODYD, Except Parcel A (Plan B10213) and Plan 23539 – 5983 Highway 33 East, Central Okanagan East Electoral Area (*Custom Vote – Electoral Areas and Kelowna Fringe Areas – 1 Director, 1 Vote*)

Staff report dated July 20, 2017 outlined the application to allow the Volim Valley Music Festival (Drew Schulz – Free Flow Entertainment Corporation) to take place at 'Heartland Ranch' the weekend of September 9-10, 2017. Staff reviewed the application and referral agency comments.

The applicant D. Schulz, addressed the Board noting he:

- Understand time constraints involved.
- Has had discussion with MOTI on a vehicle management plan.
- Focusing on other activities other than just music/alcohol.
- Plans to highlight local artists as much as possible.

The Board directed questions to the applicant regarding such issues as timing of the event, plans around fire risk, managing crowd emergencies/evacuation plan, camping facilities, police and fire being major issues for consideration, timelines in particular for seeking approval from all agencies.

#119/17

BASRAN/DEHART

THAT Temporary Use Permit TUP-17-01 for Drew Schulz (Free Flow Entertainment Corporation) to permit the Volim Valley Music Festival the weekend of September 9-10, 2017 on the subject 'Heartland Ranch' parcels NOT be issued.

CARRIED Unanimously

- 6.8 Agriculture Land Commission Application (A-17-01), F. Parent, F. Milan, Executors of the Will of W. Rometsch and KMCS Ventures Ltd.(owners) c/o D. Schulz – Free Flow Entertainment Corporation (agent), Lot A, Sections 10 & 15, Township 27, ODYD, Plan 22826, Except Plans 29949, KAP67506, and KAP89944; AND NE ¼ of Section 10, Township 27, ODYD, Except Parcel A (Plan B10213) and Plan 23539 – 5983 Highway 33 East, Central Okanagan East Electoral Area *(All Directors – Unweighted Vote – Simple Majority - LGA 208.1)*

Staff report dated July 20, 2017 outlined the application to the ALC for approval for a non-farm use to allow a multi-day music festival at 'Heartland Ranch'.

#120/17

OPHUS/STACK

THAT the Regional Board does not authorize application A-17-01 to proceed to the Agriculture Land Commission for non-farm use, to allow the Volim Valley Music Festival on the subject parcels ('Heartland Ranch').

CARRIED Unanimously

7. NEW BUSINESS

7.1 Rise & Report - Regional Board In Camera Meeting - July 13, 2017

7.1.1 Kalamoir Regional Park – Proposed Acquisition of Untitled Crown Land

#121/17

DEJONG/DEHART

THAT the adopted In Camera resolution of July 13, 2017 be brought into the public venue:

THAT the Regional Board authorizes staff to proceed with appropriate steps via negotiations with the Province of BC to acquire untitled Crown land, formerly 2.2 km of closed road right-of-ways formerly identified as McMillan Boulevard and a portion of Collens Hill Road, to form part Kalamoir Regional Park.

CARRIED Unanimously

7.1.2 Kalamoior Regional Park - Disposition of Regional Park Property for Provision of a Statutory Right-of-Way

#122/17

DEJONG/GRAY

THAT the adopted In Camera resolution of July 13, 2017 be brought into the public venue:

THAT the Regional Board not support the request to provide a statutory Right-of-Way through Kalamoior Regional Park for the purposes of constructing and maintaining storm water drainage works associated with City of West Kelowna Rezoning Application File Z11- 15.

CARRIED Unanimously

#123/17

OPHUS/BASRAN

THAT In Camera reports regarding Kalamoior Regional Park – Proposed Acquisition of Untitled Crown Land and Kalamoior Regional Park - Disposition of Regional Park Property for Provision of a Statutory Right-of-Way be brought out of In Camera redacting any portions necessary.

CARRIED Unanimously

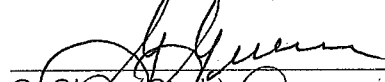
8. DIRECTOR ITEMS

No board action required.

9. ADJOURN

There being no further business the meeting was adjourned at 9:50 p.m.

CERTIFIED TO BE TRUE AND CORRECT



G. Given (Chair)



B. Reardon (Chief Administrative Officer)