1. **CALL TO ORDER**

Chair Given acknowledged that this meeting is being held on the traditional territory of the Syilx/Okanagan Peoples.

2. **ADDITION OF LATE ITEMS**

3. **ADOPTION OF THE AGENDA**

   *(All Directors - Unweighted Corporate Vote - Simple Majority - LGA 208.1)*

   Recommended Motion:
   THAT the agenda be adopted.

4. **ADOPTION OF MINUTES**

   **4.1 Regional Board Meeting Minutes - February 8, 2018**

   *(All Directors - Unweighted Corporate Vote - Simple Majority - LGA 208.1)*

   Recommended Motion:
   THAT the Regional Board meeting minutes of February 8, 2018 be adopted.

5. **CORRESPONDENCE**

   **5.1 Okanagan Basin Water Board Meeting Highlights - February 8, 2018**

   *(All Directors - Unweighted Corporate Vote - Simple Majority - LGA 208.1)*

   Recommended Motion:
   THAT the Okanagan Basin Water Board meeting highlights of February 8, 2018 be received for information.

   **5.2 Sterile Insect Release Board Meeting Highlights - February 9, 2018**

   *(All Directors - Unweighted Corporate Vote - Simple Majority - LGA 208.1)*
Recommended Motion:
THAT the Sterile Insect Release Board meeting highlights of February 9, 2018 be received for information.

6. COMMUNITY SERVICES

6.1 Okanagan Basin Water Board Conservation and Quality Improvement Grants
(All Directors - Unweighted Corporate Vote - Simple Majority - LGA 208.1)

Recommended Motion:
THAT the Regional Board endorse the following application for the Okanagan Basin Water Board Water Conservation and Quality Improvement Grant Program:

- Okanagan Indian Band - Mapping Natural Large Woody Debris Infrastructure in Whiteman Creek for Debris Flow Management and Ecosystem Services
- Okanagan Nation Alliance - Mission Creek Sediment Erosion and Deposition Study

AND FURTHER THAT the endorsement be forwarded to the Okanagan Basin Water Board as part of the application process.

6.2 Development Variance Permit (VP-18-01) - J. Van Wermeskerken (owner)
Lot 1, Plan 15629, District Lot 2186, 227 Baird Road (Central Okanagan West Electoral Area)
CUSTOM Vote - Electoral Areas, West Kelowna & Kelowna - 1 Director, 1 Vote

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

Recommended Motion:
THAT Development Variance Permit Application VP-18-01 to vary the following section of Zoning Bylaw No. 871 be approved based on the Surveyor’s Certificate dated December 19, 2017, by Ferguson Land Surveying & Geomatics Ltd.:

1. Section 7.1.4 by allowing reduction of the minimum front setback from 4.5 m (14.8 ft.) to 1.42 m (4.66 ft.) to allow the siting of a garage attached to a single detached house.

Lot 4, Section 1, Township 23, ODYD, Plan KAP3896, Except Plans 25721 and 38410 - 2624 Lakha Road (Central Okanagan East Electoral Area)
(All Directors - Unweighted Corporate Vote, Simple Majority - LGA 208.1)
Recommended Motion:

**THAT** the Regional Board conditionally support application A-18-01, J. Nurkowski & S. Arnold (owners), to permit placement of fill on an approximate 0.3 hectares (0.74 acres) of the following property: Lot 4, Section 1, Township 23, ODYD, Plan KAP3896, Except Plans 25721 and 38410 - 2624 Lakha Road;

**AND THAT** the Regional Board recommends the Agricultural Land Commission ensure:

- The earthworks are completed to the satisfaction of Black Mountain Irrigation District;
- The imported fill is not contaminated and suitable for growing crops;
- The introduction of invasive plant species is minimized;
- Possible drainage impacts on adjacent properties is evaluated; and
- A no-build geotechnical covenant is registered on title.

**AND FURTHER THAT** the Regional Board directs staff to forward the subject application to the Agricultural Land Commission for consideration.

7. **NEW BUSINESS**

7.1 **Central Okanagan West Electoral Area Grants In Aid - North Westside Communities Association Requests**

*(All Directors - Unweighted Corporate Vote - Simple Majority - LGA 208.1)*

Recommended Motion:

**THAT** a Central Okanagan West Electoral Area grant in aid in the amount of $1,600 be allocated to the North Westside Communities Association for their Easter egg hunt ($800) & Canada Day event ($800);

**AND FURTHER THAT** a Central Okanagan West Electoral Area grant in aid in the amount of $1,500 be allocated to the North Westside Communities Association in support of youth soccer organized by the North Westside Sports Club.

8. **DIRECTOR ITEMS**

9. **ADJOURN IN CAMERA**

*(All Directors - Unweighted Corporate Vote - Simple Majority - LGA 208.1)*

Recommended Motion:

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

- Litigation affecting the Regional District
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 Thursday, February 8, 2018

Directors:  
J. Baker (District of Lake Country)  
C. Basran (City of Kelowna)  
W. Carson (Central Okanagan West Electoral Area)  
M. DeHart (City of Kelowna)  
R. deJong (City of West Kelowna)  
D. Findlater (City of West Kelowna)  
G. Given (City of Kelowna)  
T. Gray (City of Kelowna)  
M. Bartyik, alternate for P. Hanson (Central Okanagan East Electoral Area)  
C. Hodge (City of Kelowna)  
B. Sieben (City of Kelowna)  
L. Stack (City of Kelowna)  
T. Konek (Westbank First Nation)  

Absent:  
C. Fortin (District of Peachland)  

Staff:  
B. Reardon, Chief Administrative Officer  
T. Cashin, Director of Community Services  
C. Griffiths, Director Economic Development  
D. Komaike, Director of Engineering Services  
M. Kopp, Director of Parks 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 10:35 a.m.  
The meeting is being held on the traditional territory of the Syilx/Okanagan Peoples.  

2. **ADDITION OF LATE ITEMS**  
There were no additional items to the agenda.  

3. **ADOPTION OF THE AGENDA**  

#24/18 STACK/DEHART  
THAT the agenda be adopted.  

CARRIED Unanimously
4. **ADOPTION OF MINUTES**

4.1 Regional Board Regular Meeting Minutes – January 22, 2018 (All Directors - Unweighted Corporate Vote - Simple Majority - LGA 208.1)

#25/18 BAKER/HODGE

THAT the Regional Board Regular meeting minutes of January 22, 2018 be adopted.

CARRIED Unanimously

4.2 Public Hearing Meeting Minutes – January 22, 2018 (All Directors - Unweighted Corporate Vote - Simple Majority - LGA 208.1)

#26/18 BAKER/DEJONG

THAT the Public Hearing meeting minutes of January 22, 2018 be received.

CARRIED Unanimously

5. **CORRESPONDENCE**

5.1 City of West Kelowna – Cannabis Sales Tax Revenue (All Directors - Unweighted Corporate Vote - Simple Majority - LGA 208.1)

#27/18 GRAY/HODGE

THAT the January 13, 2018 letter from the City of West Kelowna regarding cannabis sales tax revenue be received for information.

CARRIED Unanimously

6. **CORPORATE SERVICES**

6.1 North Westside Services and Community Issues Review Costs (All Directors - Unweighted Corporate Vote - Simple Majority - LGA 208.1)

Staff report dated January 29, 2018 outlined the costs associated with the North Westside Services and Community Issues Review.

#28/18 CARSON/BAKER

THAT the Board receive the January 29, 2018 Final Costs report from the Chief Administrative Officer for information.

CARRIED Unanimously
7. **FINANCIAL SERVICES**

7.1 1Q 2018 Capital Project Spending (*All Directors - Weighted Vote - Simple Majority - LGA 210.2*)

Staff report dated January 29, 2018 outlined the request for a capital expenditure for the Emergency Operation Centre equipment in the first quarter of 2018.

#29/18 STACK/FINDLATER

THAT the Regional Board approve the $50,000 EOC Equipment Capital Project listed under Category 4, for commitment/expenditure in 1Q 2018, ahead of the 2018 Financial Plan approval.

CARRIED Unanimously

8. **ENGINEERING SERVICES**

8.1 RDCO North Westside Road Fire Protection Local Service Area Establishment and Expansion Amendment Bylaw No. 1412 *Adoption* (*All Directors – Unweighted Corporate Vote – Simple Majority – LGA 208.1*)

#30/18 CARSON/BAKER

THAT RDCO North Westside Road Fire Protection Local Service Area Establishment and Expansion Amendment Bylaw No. 1412 be adopted.

CARRIED Unanimously

8.2 UBCM Community Emergency Preparedness Fund - 2018 Application (*All Directors – Unweighted Corporate Vote – Simple Majority – LGA 208.1*)

Staff report dated January 29, 2018 outlined the submission for a UBCM grant to the Community Emergency Preparedness Fund.

#31/18 FINDLATER/BARTYIK

THAT the Regional Board supports the application under the Union of BC Municipalities – Community Emergency Preparedness Fund for the replacement of the large-format printer in the Emergency Operations Centre.

CARRIED Unanimously
9. COMMUNITY SERVICES

9.1 Okanagan Basin Water Board (OBWB) Water Conservation and Quality Improvement Grants (All Directors – Unweighted Corporate Vote – Simple Majority – LGA 208.1)

#32/18 BAKER/HODGE

THAT the Regional Board endorse the following applications for the Okanagan Basin Water Board Water Conservation and Quality Improvement Grant Program:

- Regional District of Central Okanagan – Regional Floodplain Mapping;
- Regional District of Central Okanagan – Climate Resilient Landscape Outreach Project;
- Mission Creek Restoration Initiative - Demonstration Project Monitoring Program;
- Okanagan Collaborative Conservation Program – Okanagan Lake Management Initiative; and

AND FURTHER THAT the endorsements be forwarded to the Okanagan Basin Water Board as part of the application process.

CARRIED Unanimously

10. PARK SERVICES

10.1 Westshore Estates Community Park – Crown License of Occupation Renewal (All Directors – Unweighted Corporate Vote – Simple Majority – LGA 208.1)

Staff report dated January 22, 2018 outlined the requirement to renew the 10-year nominal rent tenure License of Occupation for the Westshore Estates Community Park, located in Central Okanagan West Electoral Area.

#33/18 CARSON/BARTYIK

THAT the Regional Board approve the renewal of License of Occupation #343047 (Province File # 3411122) for a 10-year License of Occupation from the Province of BC for Westshore Estates Community Park.

CARRIED Unanimously
11. **NEW BUSINESS**

11.1 Electoral Area Director Approval To Attend 2018 Conventions (All Directors – Unweighted Corporate Vote – Simple Majority – LGA 208.1)

Staff report dated January 29, 2018 outlined the 2018 conventions electoral area directors may attend.

#34/18 DEJONG/STACK

THAT the Regional Board approve Director Carson’s attendance at the 2018 SILGA, FCM and UBCM conventions, including registration and travel expenses as per Board policy.

CARRIED Unanimously

Discussion ensued in regards to Director Hanson’s attendance at conventions due to her continued leave from Regional Board meetings.

#35/18 CARSON/BAKER

THAT the Regional Board approve Alternate Director Bartyik’s attendance at the 2018 SILGA, FCM and UBCM conventions, including registration and travel expenses as per Board policy.

*Amendment to the main motion:*

#36/18 HODGE/STACK

THAT the Regional Board consider separately director attendance at each convention.

CARRIED Unanimously

#37/18 SIEBEN/DEJONG

THAT should Director Hanson not return to the Board table, the Regional Board approve Alternate Director Bartyik’s attendance at the 2018 SILGA convention including registration and travel expenses as per Board policy.

CARRIED (Basran opposed)

#38/18 DEJONG/STACK

THAT should Director Hanson not return to the Board table, the Regional Board approve Alternate Director Bartyik’s attendance at the 2018 FCM convention, including registration and travel expenses as per Board policy.

DEFEATED
#39/18 CARSON/BAKER

THAT should Director Hanson not return to the Board table, the Regional Board approve Alternate Director Bartyik’s attendance at the 2018 UBCM convention, including registration and travel expenses as per Board policy.

CARRIED (opposed Basran/Dejong)

12. DIRECTOR ITEMS

- Cannabis sales – a question was raised whether there are any retail sales outlets in the electoral areas. Staff noted not to their knowledge, but they are staying informed on legislative changes.

- EA Director Forum and LGLA Leadership Forum – Director Carson, Alternate Director Bartyik, and Chair Given attended the Forums. It was noted that Election BC will be linking their work on responsible conduct of an elected official to UBCM. A brochure, as well as five videos, are being prepared and will be available to local governments which can be made available to individuals considering running for election this fall.

13. ADJOURN IN CAMERA

(All Directors – Unweighted Corporate Vote – Simple Majority – LGA 208.1)

#40/18 DEJONG/GRAY

THAT pursuant to Section 90 (c) (e) of the Community Charter the Regional Board adjourn and convene to an ‘In-Camera’ session to discuss:

- Employee relations
- The acquisition of land

CARRIED Unanimously

There being no further business the meeting was adjourned at 11:30 a.m.

CERTIFIED TO BE TRUE AND CORRECT

_____________________________________
C. Given (Chair)

_____________________________________
B. Reardon (Chief Administrative Officer)
OBWB Directors

Tracy Gray - Chair, Regional District of Central Okanagan

Juliette Cunningham - Vice-Chair, Regional District of North Okanagan

Doug Dirk, Regional District of North Okanagan

Rick Fairbairn, Regional District of North Okanagan

Doug Findlater, Regional District of Central Okanagan

Cindy Fortin, Regional District of Central Okanagan

Ron Hovanes, Regional District of Okanagan-Similkameen

Sue McKortoff, Regional District of Okanagan-Similkameen

Peter Waterman, Regional District of Okanagan-Similkameen

Lisa Wilson, Okanagan Nation Alliance

Toby Pike, Water Supply Association of B.C.

Brian Guy, Okanagan Water Stewardship Council

Okanagan Basin Water Board Meeting Highlights

Water Board re-elects chair and vice-chair: Directors re-elected RDCO Dir. (and Kelowna City Councillor) Tracy Gray as chair, and RDNO Dir. (Vernon City Coun.) Juliette Cunningham as vice-chair for 2018. Both were elected by acclamation. Additional board members include, representing RDNO: Doug Dirk (Coldstream Coun.) and Rick Fairbairn (Electoral Area D. Dir.); for RDCO: Doug Findlater (West Kelowna Mayor), Cindy Fortin (Peachland Mayor); and for RDOS: Sue McKortoff (Osoyoos Mayor), Ron Hovanes (Oliver Mayor), and Peter Waterman (Summerland Mayor). Also, Water Management Appointments include: Lisa Wilson (Okanagan Nation Alliance), Toby Pike (Water Supply Association of BC), and Brian Guy (Okanagan Water Stewardship Council).

New Okanagan-built rototiller to join milfoil control fleet: The board was updated on the building of a new rototiller which should be completed by April. The machine, built by a Kelowna company, will complement three older machines (between 14 and 34 years old). The Water Board uses the rototillers in winter to de-root the invasive weed from Okanagan lakes when it won’t re-root. In summer, the weed is mowed and removed with special harvesters. Learn more here: www.OBWB.ca/milfoil.

“A River Film” wins Award of Excellence: Jiri and Lucie Bakala of Kelowna-based Ascent Films Inc., won an Impact DOCS Award of Excellence for “A River Film” last week. The film was produced for the International Joint Commission in collaboration with the Washington State Dept. of Ecology & the OBWB-Okanagan WaterWise. The 38-minute documentary puts a spotlight on the Okanagan River and Osoyoos Lake, and how competing needs for water in this complex transboundary watershed are balanced. Copies of the film are now available at Okanagan Regional Library branches and can be put on hold at https://orl.bibliocommons.com/item/show/377619111. Copies are also available for screenings. E-mail Corinne.Jackson@OBWB.ca.

Pressure for stronger invasive mussel action building: Directors discussed a number of letters sent by the board, but also others, pushing for increased efforts to address the threat of invasive zebra and quagga mussels. While the OBWB sent a letter to the federal government last week, letters have been also sent to the Province of B.C. from the Southern Interior Local Government Association, District of Coldstream and the Shuswap Watershed Council. There is concern that another boating season is around the corner and while the province has responded that they are reviewing their invasive mussel program, there has been no apparent movement on the federal side. Find a news release and copy of the OBWB’s letter to the feds here: http://bit.ly/2nJBzd2.

Directors receive results of public outreach campaigns: The board was provided with final reports on the Make Water Work (MWW) 2017 residential outdoor water conservation program and the Don’t Move A Mussel (DMM) 2017 campaign. MWW 2017 highlights included the launch of “Make Water Work Week” events at garden centres throughout the valley. DMM highlights included expanded outreach thanks, in part, to support through the UN Assoc. of Canada – Green Corp Program. Staff noted significant in-kind support from media and community partners, almost doubling the value of last year’s MWW program to be worth about $83,000 and more than doubling the value of DMM to $113,000.

For more information, please visit: www.OBWB.ca
2018 OKSIR Directors

Voting Directors
Shirley Fowler, Chair
RD North Okanagan

Amarjit Lalli, V. Chair
Fruit Grower, Central

George Bush
RD Okanagan-Similkameen

Brad Sieben
RD Central Okanagan

James Baker
RD Central Okanagan

Chad Eliason
Columbia Shuswap RD

Walter Makepeace
Fruit Grower, South, Organic

Dave Dobernigg
Fruit Grower, North

Non-voting Directors
Dr. Kenna MacKenzie
Agriculture & Agri-Food Canada

Dr. Susanna Acheampong
BC Ministry of Agriculture

OKSIR Board Chair and Vice Chair Elected
The OKSIR Board is pleased to announce that Director Shirley Fowler, RDNO (City of Armstrong) and Director Amarjit Lalli (Grower Representative, Central) were elected on February 9, 2018 as OKSIR Board Chair and Vice-Chair, respectively. Director Brad Sieben, RDCO (City of Kelowna), Director James Baker RDCO (District of Lake Country), Director Chad Eliason, CSRD (City of Salmon Arm), and Director George Bush, RDOS (Electoral Area “B” Cawston) were reappointed to the SIR Board for the 2018 term. Director Walter Makepeace (South, Organic) and Director Dave Dobernigg (North) will continue as Grower Representatives in 2018.

BC Decision Aid System Launched
The OKSIR Board was pleased to launch the new online pest management support tool on February 8, at the BC Tree Fruits Horticultural Symposium. The BC Decision Aid System (BC DAS) is a regionally adapted version of Washington State University’s Decision Aid System. The tool will help OKSIR with timing of codling moth management, while also helping growers fine tune their management decisions for many other pests and diseases. By linking to real-time weather and forecasts, the tool helps growers to adapt to the changing climate and make sure their sprays are timed correctly—making treatments more effective and saving unnecessary sprays.

The project is a collaborative effort between OKSIR, BC Tree Fruits, and the BC Fruit Growers Association, with technical support from the BC Ministry of Agriculture and Summerland Research and Development Centre. Funding for this project has been provided by the Governments of Canada and British Columbia through the Investment Agriculture Foundation of BC under Growing Forward 2, a federal-provincial-territorial initiative. The program is delivered by the BC Agriculture & Food Climate Action Initiative.

OKSIR Board 2018 Financial Plan Adopted
The OKSIR Board adopted the 2018 budget and five-year financial plan (Bylaw No. 33, SIR 2018-2022), which outlines the Board’s operational budget of $3.6M. For the eighth year running, there is no increase in tax requisition to the Regional Districts and the parcel tax remains at $139.26 per acre of planted codling moth host trees. The last increase to these rates was in 2010.

OKSIR Working to Offset Program Costs with Revenue Generation
Through the success of the program, and the decrease in apple acreage since the program began, OKSIR now requires only half of the number of moths the Osoyoos facility is capable of producing. Following on the direction set out in the Board’s 2015 Strategic Plan, and reconfirmed in their 2017 Strategic Plan Update, OKSIR has been investigating how to capitalize on the under-used capacity of the facility to generate revenues that would offset program costs. OKSIR staff have been reaching out to the RD CAOs for their input, and are looking forward to bringing a full update to the Regional Districts in the spring.

The next regular meeting of the OKSIR Board is scheduled for 9:00 a.m. on March 16, 2018 at RDCO.
Regional Board Report

TO: Regional Board

FROM: Todd Cashin
Director of Community Services

DATE: February 19, 2018

SUBJECT: Okanagan Basin Water Board (OBWB) Water Conservation and Quality Improvement Grants (1855-01)

Voting Entitlement: All Directors – Unweighted Corporate Vote – Simple Majority – LGA 208.1

Purpose: To endorse, by resolution, two additional Water Conservation and Quality Improvement Grant application prior to consideration by OBWB.

Executive Summary:
On February 8, 2018, the Regional Board endorsed five Water Conservation and Quality Improvement Grant applications prior to consideration by OBWB. Subsequent to this endorsement, two additional applications were submitted.

RDCO Community Services staff provides administrative assistance by collating the Water Conservation and Quality Improvement Grant applications that have requested a Regional Board resolution. The applications submitted to RDCO are consistent with water management objectives and reflect the values of the community as outlined in the Regional Growth Strategy.

RECOMMENDATION:
THAT the Regional Board endorse the following applications for the Okanagan Basin Water Board Water Conservation and Quality Improvement Grant Program:
- Okanagan Indian Band - Mapping Natural Large Woody Debris Infrastructure in Whiteman Creek for Debris Flow Management and Ecosystem Services
- Okanagan Nation Alliance – Mission Creek Sediment Erosion and Deposition Study

AND FURTHER THAT the endorsement be forwarded to the Okanagan Basin Water Board as part of the application process.

Respectfully Submitted:

Todd Cashin,
Director of Community Services

Prepared by: Janelle Taylor, Planner
Danika Dudzik, Environmental Planner

Approved for Board’s Consideration

Brian Reardon, CAO
Implications of Recommendation:

**Strategic Plan:** Endorsement of the grant applications for consideration by OBWB complies with 2015-2018 Strategic Priorities Plan, Strategic Priority 3, Nurture Responsible Growth and Development and Strategic Priority 4, Protect and Promote our Environment and Lifestyle.

**Policy:** Endorsement of the grant applications for consideration by OBWB complies with
- Regional Growth Strategy Bylaw No. 1336

Background:
The OBWB Water Conservation and Quality Improvement Grants Program is intended to encourage innovative and collaborative projects that promote more uniform standards and best practices throughout the valley. Projects are to address water issues, increase knowledge sharing, and enhance the valley-wide sustainable use of water.

The OBWB will review the projects based on set criteria to determine eligibility for funding. The intent of obtaining a local government resolution prior to OBWB consideration is to ensure that the proposed project is consistent with water management objectives and reflects community values. It also ensures that elected officials are better aware of projects proposed in the community.

Proposal:
Two additional applicants have requested RDCO endorsement; this will bring the total number of applications requesting RDCO endorsement to seven. The additional applications are summarized in Table 1. All applications are consistent with water-related objectives and community values as outlined in the Regional Growth Strategy.

**Regional Growth Strategy Bylaw No. 1336**
- Policy 3.2.3.5 Continue in partnership with the Okanagan Basin Water Board (OBWB) and regional partners to encourage valley wide cooperation and coordination regarding the conservation of water and protection of all water sources.

Financial Considerations:
Grants available for individual projects range from $3,000.00 to $30,000.00. A population based allocation is available for initiatives in the Central Okanagan, Okanagan–Similkameen and the North Okanagan for a total of $300,000.

Organizational Issues:
Other applications from municipalities, regional districts, irrigation/improvement districts, and non-profit community organizations, will receive endorsement from that organization’s local government for submission to OBWB. The applications noted are only a portion of the applications that OBWB will be considering for the Central Okanagan area. All applications submitted to RDCO have demonstrated how the project benefits the valley as a whole as required by the grant approval criteria.
External Implications:
Without Regional Board endorsement, the grant applications submitted will not be considered by OBWB.

Alternative Recommendation:
Should the Regional Board choose not to support the staff position, individual applications may be excluded from endorsement.

Considerations not applicable to this report:
• General
• Legal/Statutory Authority
• Organizational Issues

Attachments:
• Table 1: Central Okanagan Applications for Water Conservation and Quality Improvement Grants
<table>
<thead>
<tr>
<th>Applicant</th>
<th>Project</th>
<th>Request</th>
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<tbody>
<tr>
<td>Okanagan Indian Band</td>
<td><strong>Mapping Natural Large Woody Debris Infrastructure in Whiteman Creek for Debris Flow Management and Ecosystem Services:</strong>&lt;br&gt;This project will build on previous work by Okanagan Nation Alliance (ONA) and Okanagan Indian Band (OKIB) in the Browns Creek area (Whiteman and Naswhito creeks) to help manage and conserve aquatic resources for future generations. The project will produce high value stream mapping of the focal watersheds with spatial representation of existing aquatic resources in addition to the location and function of existing Large Woody Debris (LWD) clusters.&lt;br&gt;Continuing to restore and revitalize watersheds helps to address local impacts on ecosystem function, including fish and aquatic habitat, terrestrial habitats, water quality and quantity, and water storage. These local benefits extend beyond their watersheds as one dynamic Okanagan River watershed is the culmination of individual contributions. The overall state of the Okanagan basin water resource is therefore the sum of each individual watershed with it being critical that we focus on the improvements of each in order to improve the overall basin. The resources, whether fish, wildlife, vegetation, nutrients, oxygen, etc. are not static in their occurrence, with the extent of each inventory belonging to and contributing to the larger system.</td>
<td>$15,000</td>
</tr>
<tr>
<td>Okanagan Nation Alliance</td>
<td><strong>Mission Creek Sediment Erosion and Deposition Study</strong>&lt;br&gt;This proposal would initiate the process a sediment budget on Mission Creek with the purpose of identifying the sites of erosion and deposition within the creek, their controls and an estimation of their rates. This project will provide more detailed information of the sediment characteristics in the creek allowing us to answer the following questions:&lt;br&gt;• Where will sediment be deposited or eroded?&lt;br&gt;• How much deposition and erosion will occur?&lt;br&gt;• How will reduced/increased sediment affect channel form and other stream characteristics?&lt;br&gt;• Determine the priority areas of sediment management in order to protect and improve existing habitats and determine future areas of restoration.&lt;br&gt;This project aims to assist the Mission Creek Restoration Initiative committee with selecting sites of restoration, guiding the design process and protecting existing habitats and restored areas.</td>
<td>$15,250</td>
</tr>
</tbody>
</table>
TO: Regional Board
FROM: Todd Cashin
   Director of Community Services
DATE: February 16, 2018
SUBJECT: Development Variance Permit (VP-18-01)
          J. Van Weremkerken (owner)
          Lot 1, Plan 15629, District Lot 2186, ODYD - 227 Baird Road
          Central Okanagan West Electoral Area

Voting Entitlement: Custom Vote – Electoral Areas, West Kelowna & Kelowna – 1 Director, 1 Vote

Purpose: To consider issuance of a Development Variance Permit to allow a reduction of the front setback to permit the siting of a partially constructed garage.

Executive Summary:
On August 28, 2017, the Regional Board issued Development Variance Permit No. VP-17-07 to permit the siting of a proposed attached garage 2m (6.6 ft.) from the front parcel line. Unfortunately, during construction the foundation was poured too close to the front parcel line and does not meet the varied front setback. As such, a subsequent Development Variance Application has been submitted to allow a further reduction of the front setback from 4.5m (14.8 ft.) to 1.42m (4.66 ft.). The required permit to reduce building setback from Browse Road has been obtained from the Ministry of Transportation and Infrastructure. A letter of support has been received from a neighbouring property owner. To date, no objections have been received regarding the application.

RECOMMENDATION:

THAT Development Variance Permit Application VP-18-01 to vary the following section of Zoning Bylaw No. 871 be approved based on the Surveyor’s Certificate dated December 19, 2017, by Ferguson Land Surveying & Geomatics Ltd.:
   1. Section 7.1.4 by allowing reduction of the minimum front setback from 4.5 m (14.8 ft.) to 1.42 m (4.66 ft.) to allow the siting of a garage attached to a single detached house.

Respectfully Submitted:

Todd Cashin
Director of Community Services

Approved for Board’s Consideration

Brian Reardon, CAO

Prepared by: Janelle Taylor, Planner 1
Implications of Recommendation:

Strategic Plan: Development Variance Permits provide options/solutions to address building location issues provided there are no negative impacts (visual, health and safety) to neighbouring residents.

Policy: The application was submitted and processed in accordance with requirements of RDCO Development Applications Procedures Bylaw No. 944.

Legal/Statutory Authority: In accord with Section 498 of the Local Government Act, on application by an owner of land, a local government may, by resolution, issue a development variance permit that varies, in respect of the land covered in the permit, the provisions of a bylaw. A development variance permit must not vary the use or density of land from that specified in the bylaw and a local government may not delegate the issuance of a permit.

Background:

Project Description:
On August 28, 2017, the Regional Board issued Development Variance Permit No. VP-17-07 to permit the siting of a proposed attached garage 2.0m (6.6 ft.) from the front parcel line. At that time, the owner indicated that the location for the proposed addition was chosen due to the siting of existing structures and to ensure that there are no obstructions of lake views. It was further noted that the garage would not negatively affect the neighbours and would maintain the same look as the existing single detached house.

Building Permit No. 7601/17 was obtained and construction commenced. Subsequently, the foundation was poured 1.42m (4.66 ft.) from the front parcel line (as opposed to the varied front setback of 2m). As such, a second Development Variance Application has been submitted to vary the location of the partially constructed garage to be closer to the front parcel line than currently permitted.

In conjunction with the past application, Ministry of Transportation and Infrastructure Permit to Reduce Building Setback Less than 4.5 metres was obtained, and has since been revised to accommodate the change in siting (Permit No. 2017-02650).

Site Context:
The subject property is located within the Rural Westside OCP, is zoned R1 Single Detached Housing and is affected by Aquatic Ecosystem, Hillside and Wildfire Interface Development Permit Areas. The landowner has addressed the DP provisions in conjunction with the building permit.

Additional Information:
Owner/Applicant: J. Van Wermeskerken
Legal Description: Lot 1, Plan 15629, District Lot 2186, ODYD
Address: 227 Baird Road
Lot Size: +/- 0.14 ha (0.34 acres)
Zoning: R1 Single Detached Housing
Sewage Disposal: Septic System
Water Supply: Okanagan Lake
Existing Use: Residential
Surrounding Uses:
   North: Baird Road / Residential
   South: Vacant / Residential
   East: Bolton Road / Residential
   West: Browse Road / Vacant / Rural Residential
A.L.R.: Not within the A.L.R.
Fire Protection: Wilsons Landing Fire Protection Area

TECHNICAL COMMENTS:

Inspection Services staff indicates that there are no concerns. Building Permit 7601/17 has been issued.

Central Okanagan West Advisory Planning Commission (APC) was unable to achieve quorum due to members’ holiday schedules; therefore, the APC did not meet to discuss the current application. At time of considering the first variance (VP-17-07), the APC supported the application subject to receipt of a letter of support from the adjacent property owner.

AGENCY REFERRAL COMMENTS:

Ministry of Transportation and Infrastructure has issued a revised Permit to Reduce Building Setback Less than 4.5 Metres from the Property Line Fronting a Provincial Public Highway (Permit No. 2017-02650).

External Implications:

In accord with Development Applications Procedures Bylaw No. 944, a Notice of Application sign was posted on the property and written notices were mailed to all registered property owners of land situated within 100 metres of the subject property. Further to the required notification process, one letter of support from a neighbour has been received.

Alternative Recommendation:

Based on feedback received to date, staff is not proposing an alternative recommendation.

Considerations not applicable to this report:

- General
- Organizational
- Financial

Attachment(s):
- Subject Property and Orthophoto Maps
- Surveyor’s Certificate, dated December 19, 2017
- Building Elevations
- Letter of Support
BC LAND SURVEYOR’S CERTIFICATE OF LOCATION OF NEW ADDITION
ONLY ON LOT 1 DISTRICT LOT 2186 ODYD PLAN 15629

PID: 008–781–524

227 BAIRD ROAD,
WEST KELOWNA

NOTE: SIGNIFICANT ERRORS EXIST ON REGISTERED PLAN 15629. LOT
DIMENSIONS DERIVED FROM FIELD SURVEY IN ADDITION TO PLAN OF
PROPOSED SUBDIVISION OF LOTS 2–5, PLAN 15629, PREPARED BY
COLIN FERGUSON, BCLS.

THIS PLAN IS FOR THE USE OF THE BUILDING INSPECTOR AND/OR
MORTGAGEE ONLY AND IS NOT TO BE USED FOR THE RE–ESTABLISHMENT OF
PROPERTY BOUNDARIES.

CLIENT: COEN VAN WERMESKERKEN DATE: DECEMBER 21, 2017
SCALE: 1:300 METRES FILE: 21026 DRAWN BY: CH

Ferguson Land Surveying & Geomatics Ltd.
BC AND CANADA LAND SURVEYORS 404–1630 PANDOSY STREET, KELOWNA, BC
PHONE: (250) 763–3115 FAX: (250) 763–0321
©Ferguson Land Surveying & Geomatics Ltd., ALL RIGHTS RESERVED.

I HEREBY CERTIFY THAT THE ABOVE
SKETCH SHOWS DIMENSIONS DERIVED
FROM FIELD SURVEY OF THE ABOVE
DESCRIBED PROPERTY AND THE
RELATIVE LOCATION OF THE BUILDINGS
THEREON.

Cameron Henry
XA2PMW

CAMERON HENRY, BCLS
THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED
To: Regional District of Central Okanagan

Kelowna, January 11, 2018

I, Andrew Pilarski, being Coen Van Wermskerken’s closest neighbour and owner of the property at Bolton Road, Kelowna V1Z 3S8, have NO OBJECTIONS whatsoever against the plans of Coen Van Wermskerken to build a garage attached to his home at 227 Baird Rd, and his requested “variance on a variance” to reduce the setback on the Westside from the initially approved 2.0m to 1.41m.

Kind regards,

Andrew Pilarski

Bolton Road, Kelowna
TO: Regional Board

FROM: Todd Cashin
Director of Community Services

DATE: February 16, 2018

SUBJECT: Agriculture Land Commission Application (A-18-01)
J. Nurkowski & S. Arnold (Owners/Applicants)
Lot 4, Section 1, Township 23, ODYD, Plan KAP3896, Except Plans 25721 and 38410 - 2624 Lakha Road
Central Okanagan East Electoral Area

Voting Entitlement: All Directors – Unweighted Corporate Vote – Simple Majority – LGA 208.1

Purpose: To consider a staff recommendation to support an application to the Agricultural Land Commission (ALC) to obtain approval for a non-farm use within the Agricultural Land Reserve (ALR) to allow the placement of fill.

Executive Summary:
The applicant is proposing a non-farm use on 0.3 hectares (0.74 acres) of a 3.7 hectare (9.26 acres) parcel located adjacent to Lakha Road in order to expand the existing agricultural operation on site by placement of fill in a ravine. The applicant also plans to upgrade the irrigation system on site. As the proposal will alter the natural landscape, potential concerns include possible drainage and geotechnical issues as well as negative impacts on the environment.

Community Services staff support the non-farm use application and recommends that the Regional Board forward it to the ALC for consideration given that the proposal is a benefit to agriculture and is in keeping with the Regional Growth Strategy, Strategic Priorities Plan, Agricultural Plan, Ellison Official Community Plan, and Zoning Bylaw.

RECOMMENDATION:

THAT the Regional Board conditionally support application A-18-01, J. Nurkowski & S. Arnold (owners), to permit placement of fill on an approximate 0.3 hectares (0.74 acres) of the following property: Lot 4, Section 1, Township 23, ODYD, Plan KAP3896, Except Plans 25721 and 38410 - 2624 Lakha Road;

AND THAT the Regional Board recommends the Agricultural Land Commission ensure:
- The earthworks are completed to the satisfaction of Black Mountain Irrigation District;
- The imported fill is not contaminated and suitable for growing crops;
- The introduction of invasive plant species is minimized;
- Possible drainage impacts on adjacent properties is evaluated; and
- A no-build geotechnical covenant is registered on title.
AND FURTHER THAT the Regional Board directs staff to forward the subject application to the Agricultural Land Commission for consideration.

Respectfully Submitted:

Todd Cashin
Director of Community Services

Prepared by: Danika Dudzik, Environmental/Land Use Planner
Janelle Taylor, Planner 1

Implications of Recommendation:

Strategic Plan: Conditional support of the referral application complies with 2015-2018 Strategic Priorities Plan, Strategic Priority 3: Promote and support economic opportunity and Strategic Priority 4: Promote responsible environmental protection.

Policy: Conditional support of the Agricultural Land Reserve Non-Farm Use Application complies with:

- Regional Growth Strategy Bylaw No. 1336
  - Section 3.2.5 Our Food’s Goal: To support a regional food system that is healthy, resilient and sustainable.
- Ellison Official Community Plan Bylaw No. 1124
  - Section 14, Objective No. 1.5: Support the development, improvement, and expansion of agricultural activities.
  - Section 14, Policy No. 2.7: Evaluate and consider the effect of any altered drainage patterns on down slope agricultural areas in development proposals.
- Agricultural Plan
- Zoning Bylaw No. 871

Legal/Statutory Authority: Conditional support of the Agricultural Land Reserve Non-Farm Use Application complies with Section 34 (4) of the Agricultural Land Commission Act.

Background:

Project Description:
This proposal is for soil placement in order to expand current agricultural activities occurring on the subject parcel by filling in a ravine, updating the irrigation and replanting the majority of the land used for orchard. The applicant requires permission from the ALC to place soil on 0.3 hectares (0.74 acres) of the 3.7 hectare (9.26 acres) parcel as the subject property is located within the ALR.
As staff understands it, the fill material is from a construction site in the Glenmore area of Kelowna, has been identified as “Glenmore Clay” and further identified a suitable subsoil. A soil test has been completed for the proposed fill material.

History:
A review of historic air photos indicates that there has been on-going fill of the ravines in the area. Presently, the subject property is the only parcel in the area in which the original ravine remains.

Historically, agriculture has been the primary land use throughout the area. A home site severance was approved in the 1980's and created the adjacent southern neighbouring residential parcel (RDCO File: A-85-19).

Site Context:
The subject property is located in the Ellison OCP area and is not affected by any Development Permit Areas. The parcel is in the ALR, zoned A1 Agricultural, has a Future Land Use of Agriculture and is located within an area of active agriculture operations.

Additional Information:

Owners/Applicants: J. Nurkowski & S. Arnold
Address: 2624 Lakha Road
Legal: Lot 4, Section 1, Township 23, ODYD, Plan KAP3896, Except Plans 25721 and 38410
Lot Size: 3.7 hectares (9.26 acres)
Area Size: 0.3 hectares (0.74 acres)
Zoning: A1 Agricultural
OCP Designation: Agriculture
Existing Use: Agricultural operation in the form of vegetable/fruit production
Surrounding Uses:
- North: Agriculture (apple orchard)
- South: Residential / Agriculture (feed lot)
- East: Lakha Road / Agriculture (apple orchard)
- West: Agriculture (feed lot)
Fire Protection: Ellison Fire Protection Area
Elevation: Approximately 470 m above sea level

RDCO TECHNICAL COMMENTS:

Planning Services staff acknowledges that the proposal is focused on increasing the overall agricultural productivity of the lands, which is in keeping with RDCO policies. Furthermore, the natural value of the ravine has been lost in the area due to historical fill placement; the ravine was not identified as environmentally sensitive via any ecosystem mapping. In addition to items outlined above, completion of an invasive plant management plan to prevent invasive plant species being introduced would be beneficial.

Inspection Services staff advises that the fill area cannot be built on unless it is structural fill and supported by a geotechnical report. A covenant should be registered on the fill area to flag the area for future applications.

Agriculture Advisory Commission (AAC) recommends that the application be supported as presented.
Environmental Advisory Commission (EAC) recommends that the application be supported as presented. And further advises that the applicant register a covenant on title indicating that prior to future development, the fill area be assessed through a geotechnical assessment.

Anecdotal Comments:
- The RDCO does not have a Soil Bylaw and is limited when addressing similar applications.
- Normally, support would not be provided for fill to be placed in a ravine. However an exception has been provided given the existing conditions: lack of sensitive ecosystems, historic conditions, active agricultural operation, historic fill of ravines in the area and lack of corridor connectivity.
- A species inventory was not provided with the referral application. Future ALR applications are encouraged to detail species observed on the lands and soil-based inventories.

AGENCY REFERRALS:

Black Mountain Irrigation District staff advises that there is an existing easement on the north boundary of the parcel. The easement and watermain location must be confirmed in the field and any fill placed must slope away from the easement boundary at 1.5:1 slope at max.

Ministry of Agriculture staff advises that there are no concerns as the proposal is to increase the useable agriculture land and allow for improved management, including an upgrade of the irrigation system. Staff notes that soil at the Lakha Road site is a fertile sandy-loam and the proposed fill from Glenmore is silty-clay-loam; while the Glenmore soil may benefit from organic inputs or top soil it is still “moderately well” suited for agriculture & a relatively fertile soil. Staff advises that criteria and precautions be implemented to ensure no impacts to adjacent lands or Black Mountain Irrigation District occur at time of fill deposit.

City of Kelowna staff advises that there are no concerns with the general intent of the application, which will result in an increase in land actively farmed; however, staff caution that there could be potential drainage impacts associated with the proposal as significant fill placement has the potential of altering groundwater and surface water flow, particularly in existing ravines and drainage channels.

City of West Kelowna staff recommends RDCO SHIM database be consulted for information related to potential aquatic features that may be associated with the ravine.

Interior Health Authority staff provides the following comments:
- It appears this application for non-farm use may support agriculture capacity as it is increasing the amount of farmland that could be used to grow food crops.
- Farmland preservation helps to maintain a level of food production that contributes to food self-sufficiency, and food self-sufficiency increases food security and supports healthy eating. Food self-sufficiency in BC is increasingly important, as extreme weather will affect food production in California and elsewhere. Currently, California supplies 40%-50% of BC’s imported fruits and vegetables.
- Greater availability of locally produced fruits and vegetables may increase their consumption.
- To ensure protection of riparian areas, Interior Health recommends following best practices including full compliance with the Riparian Areas Regulation, minimize dust and ensure the fill is not contaminated.
• Ensure the drainage ditch does not influence the drinking water supply area for Black Mountain Irrigation District.

FortisBC indicates that there are primary distribution facilities along Lakha Road. The applicant is responsible for costs associated with any change to the subject property’s existing service, if any, as well as the provision of appropriate land rights where required. Otherwise, FortisBC has no concerns.

Unaffected Agencies include District of Peachland, District of Lake Country, and BC Hydro.

Unaffected RDCO Departments include Parks Services, Environmental Section, and Fire Services.

External Implications:
Development Applications Procedures Bylaw No. 944 does not apply. The applicant is subject to meeting the notification requirements of the ALC; however, the ALR Use, Subdivision and Procedure Regulation does not require public notification for non-farm use applications.

Alternative Recommendation:
THAT the Regional Board NOT support application A-18-01, applicants/owners J. Nurkowski and S. Arnold, to allow a non-farm use to occur within the Agricultural Land Reserve.

AND THAT the Regional Board directs staff to NOT forward the subject application to the Agricultural Land Commission.

Considerations not applicable to this report:
• General
• Organizational
• Financial

Attachment(s):
• RDCO Maps: Subject Property, Orthophoto, ALR
• Applicant Submission & Attachments (Site Photo 1959 Comparative, Site Plan, Cross Section, Current Irrigation Layout, Proposed Irrigation Layout, Soil Test Report)
Provincial Agricultural Land Commission - Applicant Submission

Application ID: 57144
Application Status: Under LG Review
Applicant: John Nurkowski, Sharon Arnold
Local Government: Central Okanagan Regional District
Local Government Date of Receipt: 12/26/2017
ALC Date of Receipt: This application has not been submitted to ALC yet.
Proposal Type: Non-Farm Use (Placement of Fill)
Proposal: Currently the ravine is unusable for growing crops. Its steep sided (30-45 degrees), and narrow bottomed. It also cuts diagonally across our property making it difficult to irrigate the remaining land properly. With the ravine filled, we'd be able to run a E/W main irrigation line and microjet laterals off of this main line (see attached irrigation plan)

Mailing Address:
2114 Lillooet Crescent
Kelowna, BC
V1V 1Y2
Canada
Primary Phone: (778) 581-9270
Mobile Phone: (778) 581-9270
Email: jnurkowski@gmail.com

Parcel Information

Parcel(s) Under Application

1. Ownership Type: Fee Simple
   Parcel Identifier: 003-448-266
   Legal Description: L 4 SEC 1 TP 23 OSOYOOS DIVISION YALE DISTRICT PL 3896 EXC
   PLS 25721 & 38410
   Parcel Area: 3.7 ha
   Civic Address: 2624 Lakha Road, Kelowna, BC
   Date of Purchase: 01/25/2008
   Farm Classification: Yes
   Owners
   1. Name: John Nurkowski
      Address:
      2114 Lillooet Crescent
      Kelowna, BC
      V1V 1Y2
      Canada

2. Name: Sharon Arnold
   Address:
   2114 Lillooet Crescent
   Kelowna, BC

Applicant: John Nurkowski, Sharon Arnold
Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).
Currently vegetable/fruit production for sale to public. Produce is marketed at a vegetable/fruit stand on Old Vernon Road, Kelowna. Approximate acreages currently grown annually are: grapes 1.1 acres, peaches 0.5 acres, garlic 0.5 acres, peas 0.75 acres, tomatoes 1.5 acres, peppers 1.5 acres, carrots, potatoes, onions - 0.5 acres. All usable land is irrigated with water provided by Black Mountain Irrigation.

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).
When farm was purchased in 2008 it was used for primarily for apples, raspberries and vegetables. Apple trees were uneconomic and were removed, as were the raspberry canes. The existing irrigation system was largely replaced with electronic valves for automated control and a large section of overhead irrigation was replaced with a more-efficient drip system. Peach trees and grape vines were planted between 2010-2012. A garage/workshop was built in 2012 for equipment storage and it includes a bathroom for workers. A 16X20 greenhouse was also added for growing bedding plants.

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).
A 1050 sq foot manufactured home on-site is occupied by the owners during the growing/harvesting season. There is also a small yard associated with the manufactured home. Non-farm use may be ~0.5 acres.

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm
Specify Activity: apple orchard

East

Land Use Type: Agricultural/Farm
Specify Activity: apple orchard

South

Land Use Type: Agricultural/Farm
Specify Activity: hay field - feed source for feedlot

West

Land Use Type: Agricultural/Farm
Specify Activity: hay field- feed source for feedlot

Proposal

 Applicant: John Nurkowski, Sharon Arnold
1. What is the purpose of the proposal? Describe any benefits to agriculture that the proposal provides.
Currently the ravine is unusable for growing crops. Its steep sided (30-45 degrees), and narrow bottomed. It also cuts diagonally across our property making it difficult to irrigate the remaining land properly. With the ravine filled, we'd be able to run a E/W main irrigation line and microjet laterals off of this main line (see attached irrigation plan)

2. Proposal dimensions

Total fill placement area (to one decimal place) 0.3 ha
Maximum depth of material to be placed as fill 4.6 m
Volume of material to be placed as fill 3550 m³
Estimated duration of the project. 2 Years

3. Has a Professional Agrologist reviewed the project and provided a written report? If yes, please attach the Professional Agrologist report in the "Upload Attachments" section.
No

4. What alternative measures have you considered or attempted before proposing to place fill?
Currently the ravine is unusable for growing crops. Its steep sided (30-45 degrees), and narrow bottomed (4 to 12 m). It also cuts diagonally across our property making it difficult to irrigate the entire agricultural area properly. With the ravine filled, we would be able to build an efficient irrigation system, most likely running a E/W main irrigation line with microjet laterals off of this main line (see attached irrigation plan).

A 1959 air photograph shows that historically this ravine occupied an area to the northeast and intersected Lakha Road about 300m east of our property. Aside from our land a small portion on our neighbours land, the entire ravine has been filled in (see attached).

Ravine is unusable for agriculture in its current form. Old air photographs (attached) indicate this ravine has never been used for fruit or vegetable crops. It is steep sided and would be difficult to irrigate. There is no other identified use for this portion of our land.

5. Describe the type of fill proposed to be placed.
The material currently available is from a construction site located in the Glenmore area of Kelowna, approximately at the corner of Summit Drive and Glenmore Trail. It is clean (no industrial activity in the area), virtually rock free, and based on old air photographs, the area used to be a cherry/pear orchard.

6. Briefly describe the origin and quality of fill. Has the fill been assessed by a qualified professional to verify its agricultural suitability? If yes, please attach the assessment report in the "Upload Attachments" section.
The material currently available is located in the Glenmore area of Kelowna, and is locally known as Glenmore Clay. Multiple samples were collected, combined, and analyzed by A&L Canada Laboratories Inc. (attached). Growers Supply, a local wholesale growing supplies store, facilitated this process. Ron Pattermann, the Northern Horticultural Representative from Growers Supply reviewed the analysis and his email response is attached. In essence, Ron's comment via a phone conversation was the fill soil is fine as a subsoil however it should be capped with a topsoil (2 to 12 inches in depth). Our plan is to add the recommended amendments (165 pounds per acre nitrogen, 150 pounds per acre phosphorous, and 91 pounds per acre potassium). We will also add a sacrificial green manure to increase organic matter. After one season of settling, we will contour the filled area with adjacent soil, providing a final topsoil cap. Should more topsoil be required, we will have it trucked in and leveled.

7. Describe the type of equipment to be used for the placement of fill. If applicable, describe any processing to take place on the parcel(s) and the equipment to be used.
An excavation company has looked at the ravine and feels that tandem trucks can easily access the area.
If the area was completely dry, both a tandem truck a pup can be used. Once the fill is dumped, it will be leveled with a skid steer or small bucket loader. The land owners are responsible for costs associated with leveling.

8. What steps will be taken to reduce potential negative impacts on surrounding agricultural lands?
No other agricultural lands will be impacted. The fill will be hauled on a Ministry of Transportation highway (provincial) and from there, directly on to our land. The excavating company indicated they will take precautions to ensure tires will not leave any soil on the road (i.e. not haul during wet periods).

Black Mountain Irrigation has a 10 foot (3m) easement on the north side of our property for burying irrigation lines. There is a road that partially fills in the ravine in this area. In order to stay away from the easement, we will start the fill ~40 feet south of the north property boundary (i.e. 30 from the easement). This was discussed and approved by Black Mountain (talked to Kevin December 19, 2017 250 765-5169).

9. Describe all proposed reclamation measures. If a reclamation plan from a qualified professional is available, please summarize the reclamation and attach the full plan in the "Upload Attachments" section.
The soil (fill) is currently sitting in piles and no reclamation is needed at the source. Once the fill is unloaded in the ravine, it will be leveled with a large skidsteer or small loader. The ravine will be filled to within 0.3m of the top with hauled fill, and the final contouring will be done using pre-existing soil. The soil will be amended as per Growers Supply horticulturalist recommendations and the amendments recommended by the laboratory providing the soil analysis.

Applicant Attachments
- Site Photo - 1959 Air Photograph of ravine
- Other correspondence or file information - Black Mountain Right of Way easement
- Site Plan / Cross Section - 57144
- Proposal Sketch - 57144
- Professional Report - Soil analysis of fill
- Professional Report - Ron Pattermann review email
- Certificate of Title - 003-448-266

ALC Attachments
None.

Decisions
None.
• 1959 Air photograph vs 2015 surface image taken from Regional District of Central Okanagan GIS website (https://www.rdcogis.com/GIS_AirPhotos/RDCO_GIS_AirPhotos.html)
• Old Air photograph shows ravine extends north, crosses Lakha Road and connected to a small creek
• Everything has been filled in since 1959 except on our property and a portion on my immediate neighbors
• Portion on our property circled in red
Fill will start ~40' from north property line

Current farm layout

- Total ravine length to be filled is 113.4m
- Points 1 through 5 correspond to cross-sections shown on following page
Point #1
73’
15’ depth
14’

Point #2
80’
12’ depth
15’

Point #3
74’
9’ depth
26’

Point #4
74’
8’ depth
39’

Point #5
56’
5’ depth
26’

• All measurements shown in feet and cross-sections are drawn approximately to scale
• Cross-sections shown correspond to points on map (page 1)
Map 1 - Current Irrigation Layout

• Existing irrigation system was installed in the early 1990’s and needs to be replaced.
• Most of the land is covered with overhead irrigation and this is inefficient.
• Also it’s constantly breaking and in need of repair.
Vegetables - drip

Peaches Overhead

Map 2 - Post fill Irrigation Layout

• Current irrigation system needs to be replaced (old and constantly breaking)
• New irrigation will be replaced with microjet
• Area currently in vegetables will be replanted with high density apples or cherries depending on market conditions and tree availability
SOIL TEST REPORT

**Report Number:** C17348-10073  
**Account Number:** 00650  
**To:** GROWERS SUPPLY CO  
2605 ACLAND RD  
KELOWNA, BC V1X 7J4  
250-765-4545

**For:** JOHN NURKOWSKI 64306

**Field:** GLENMORE SUMMIT  
**Grower Code:** CE27535

**Reported Date:** Dec 18, 2017  
**Printed Date:** Dec 18, 2017

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<th>Manganese Mn ppm</th>
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W  
VL = VERY LOW,  L = LOW,  M = MEDIUM,  H = HIGH,  VH = VERY HIGH,  G = GOOD,  MA = MARGINAL,  MT = MODERATE PHYTO-TOXIC,  T = PHYTO-TOXIC,  ST = SEVERE PHYTO-TOXIC

**SOIL FERTILITY GUIDELINES (lbs/ac)**

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* Recs are based on building nutrients to a level to maintain soil health. Banding and/or precision placement techniques can be utilized to increase fertilizer efficiency.

* If this report contains soil in excess of 7500 ppm Ca it may or may not effect the calculated Cation Exchange Capacity. Excessive seed placed fertilizer can cause injury.

The results of this report relate to the sample submitted and analyzed.

* Crop yield is influenced by a number of factors in addition to soil fertility.

No guarantee or warranty concerning crop performance is made by A & L.

39  
Results Authorized By:  
Ian McLachlin, Vice President

A&L Canada Laboratories Inc. is accredited by the Standards Council of Canada for specific tests as listed on www.scc.ca and by the Canadian Association for Laboratory Accreditation as listed on www.cala.ca
TO: Regional Board
FROM: Mary Jane Drouin
Manager – Corporate Services
DATE: February 19, 2018
SUBJECT: Central Okanagan West Electoral Area Grants In Aid
Voting Entitlement: All Directors – Unweighted Corporate Vote – Simple Majority – LGA 208(1)

Purpose: Three requests for a Central Okanagan West Electoral Area Grant In Aid. The requests are the same as what had been approved in 2017.

Executive Summary:
Director Carson has received three requests for a grant in aid from the North Westside Communities Association.
- Annual community events:
  - Children’s Easter Egg Hunt/Community BBQ, Saturday – March 31, 2018 - $800
  - Canada Day Celebrations, Sunday, July 1, 2018 - $800
- $1,500 to assist in support of youth soccer (North Westside Sports Club)

The Director has agreed to support the three grant in aid requests from the Central Okanagan West Electoral Area grant in aid budget.

RECOMMENDATION:

THAT a Central Okanagan West Electoral Area grant in aid in the amount of $1,600 be allocated to the North Westside Communities Association for their Easter egg hunt ($800) & Canada Day event ($800);

AND FURTHER THAT a Central Okanagan West Electoral Area grant in aid in the amount of $1,500 be allocated to the North Westside Communities Association in support of youth soccer organized by the North Westside Sports Club.

Respectfully Submitted:

Mary Jane Drouin
Manager – Corporate Services

Approved for Board’s Consideration

Brian Reardon, CAO

Attachment(s): North Westside Communities Association Requests
Dear Director Carson,

The North Westside Communities Association (NWCA) is seeking a grant in aid for two annual community events we are hosting in Westshore Estates Community Park in 2018.

The first is our Children's Easter Egg Hunt / Community BBQ on Saturday, March 31, 2018. The second is our Community Canada Day Celebration on Sunday, July 1, 2018. We are requesting a $1,600.00 grant in aid ($800.00 per event) to assist us in providing these events for our residents.

The NWCA will be fundraising for both events and will contribute more than half of the required funds; we are currently planning a St. Patrick’s Day Party fundraiser. In our endeavour to build community spirit we invite our residents to partake in these community events at no charge. Both events are hugely popular and well attended.

As these events are traditionally offered free for other communities, we wish to provide the same opportunity to our residents. Please see attached budgets for both events.

Thank you for your consideration,

Sincerely,
Bob Andrews
NWCA President
On behalf of the NWCA Board of Directors
NWCA EASTER EGG HUNT/ COMMUNITY BBQ - 2018 (based on 160 kids and their parents)

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>160 chocolate bunnies</td>
<td>$200.00</td>
</tr>
<tr>
<td>160 Easter eggs</td>
<td>$160.00</td>
</tr>
<tr>
<td>160 surprise pieces</td>
<td>$160.00</td>
</tr>
<tr>
<td>Bulk Pan Candy</td>
<td>$125.00</td>
</tr>
<tr>
<td>Plastic Eggs</td>
<td>$75.00</td>
</tr>
<tr>
<td>Prize/ Easter Bunny Candy</td>
<td>$200.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$920.00</strong></td>
</tr>
<tr>
<td>Easter Bunny Costume (purchase)</td>
<td>$250.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$250.00</strong></td>
</tr>
<tr>
<td>Hamburgers/ Wieners</td>
<td>$425.00</td>
</tr>
<tr>
<td>Buns</td>
<td>$100.00</td>
</tr>
<tr>
<td>Condiments</td>
<td>$50.00</td>
</tr>
<tr>
<td>Cheese Slices (real)</td>
<td>$90.00</td>
</tr>
<tr>
<td>Plates/ Napkins</td>
<td>$60.00</td>
</tr>
<tr>
<td>Water</td>
<td>$60.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$785.00</strong></td>
</tr>
<tr>
<td>Event Insurance (EECO)</td>
<td>$50.00</td>
</tr>
<tr>
<td><strong>Total Event Cost</strong></td>
<td><strong>$2,005.00</strong></td>
</tr>
</tbody>
</table>

*Cost increase of $474.00 from 2017 budget - last year's budget was for 110 kids - we had 120 Easter bags and 128 kids showed up (the extras got candy pulled from the bunny & prize reserves). We are preparing for 160 kids this year.

NWCA CANADA DAY CELEBRATION BUDGET - 2018

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Food (same as Easter + 20%)</td>
<td>$942.00</td>
</tr>
<tr>
<td>Pop</td>
<td>$80.00</td>
</tr>
<tr>
<td>Ice</td>
<td>$110.00</td>
</tr>
<tr>
<td>Lettuce, Tomatoes, Onion</td>
<td>$120.00</td>
</tr>
<tr>
<td>Watermelon</td>
<td>$70.00</td>
</tr>
<tr>
<td>Chips</td>
<td>$70.00</td>
</tr>
<tr>
<td>Canada Day Cake</td>
<td>$120.00</td>
</tr>
<tr>
<td>Entertainment (live music)</td>
<td>$300.00</td>
</tr>
<tr>
<td>Bouncy Castle</td>
<td>$350.00</td>
</tr>
<tr>
<td>(delivery, supervision, insurance)</td>
<td></td>
</tr>
<tr>
<td>Event Insurance (EECO)</td>
<td>$50.00</td>
</tr>
<tr>
<td><strong>Total Event Cost</strong></td>
<td><strong>$2,212.00</strong></td>
</tr>
</tbody>
</table>

*Cost increase of $297.00 from 2017 budget - increase due to general overall increases in food & entertainment costs as well as an additional item of watermelon.
Mary Jane Drouin

From: Michelle Carson <vp@nwcaonline.ca>
Sent: Friday, February 16, 2018 1:05 PM
To: Mary Jane Drouin; Wayne Carson
Cc: North Westside Communities Association President; Mikel Cantryn
Subject: Grant in Aid Request - North Westside Sports Club

Dear Mary Jane,

The North Westside Communities Association (NWCA) is requesting a grant in aid on behalf of Coach Mike Cantryn. Can you please include the letter below in the RDCO Board package for consideration at their next appropriate budgetary meeting.

Thank you,

Michelle Carson
VP, NWCA
vp@nwcaonline.ca

Dear Director Carson,

As you are aware, Mike Cantryn has organized and coached the North Westside Sports Club since 2012. He will soon be starting the 7th season of youth soccer which is the most popular part of his sports program. The "Westside Wolf Pack" continues to grow in numbers every year.

On behalf of Coach Mike the North Westside Communities Association (NWCA) is requesting a $1500.00 grant in aid to assist Mike in his endeavor to promote youth in sports. Participation in the sports program is free to our community members; this is a small community and we do not want any child sitting on the sidelines due to inability to pay for registration or proper equipment.

Mike is a very dedicated volunteer and works hard to ensure that all of our children have an equal opportunity to participate in sports. His community fundraising effort in September of 2017 netted almost $3000.00 which he put to good use getting much needed lighting for the sports field.

Several years ago, Mike purchased second hand equipment which has now reached the end of its time. The $1500.00 grant in aid would go towards replacing the worn out equipment with "new" second hand equipment as well as some new equipment.

The NWCA is prepared to accept the grant in aid funds on behalf of Coach Mike and award as intended. For his part, Mike will provide accountability to the NWCA for funds received.

Thank you for your consideration,

Michelle Carson
VP, NWCA
vp@nwcaonline.ca

On behalf of Coach Mike Cantryn