

**Minutes of the *REGULAR MEETING* of the Regional District of Central Okanagan held in the Woodhaven Board Room, Regional District Offices on Monday, November 3, 2003**

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Directors

R. Cannan (City of Kelowna)  
C. Day (City of Kelowna)  
A. Dinwoodie (Westside Elect. Area)  
B. Clarke, alternate for W. Gray (City of Kelowna)  
P. Hanson (Ellison/Joe Rich Elect. Area)  
B. Harriman (District of Peachland)  
R. Hobson (City of Kelowna)  
R. Hein (District of Lake Country)  
D. Knowles (Westside Elect. Area)  
L. Novakowski (Westside Elect. Area)  
S. Shepherd (City of Kelowna)

Staff

W. d'Easum, Chief Administrative Officer  
K. Arcuri, Director of Planning Services  
J. Johnson, Manager of Current Planning  
H. Hettinga, Director of Engineering Services  
K. Roth, Director of Inspection Services  
B. Vos, Director of Parks & Recreation Services  
M. Drouin, Administrative Assistant (recording secretary)

Robert Hobson, Chair brought the meeting to order at 7:25 p.m.

**1. MINUTES**

1.1 Regular Board Meeting – October 20, 2003

**#461/03**

**HARRIMAN/HEIN**

THAT the regular board meeting minutes of October 20, 2003 be adopted as circulated.

**2. DELEGATION**

2.1 Jack Peters, Chair and Sara Shaak, Film Commissioner

Jack Peters introduced directors of the Film Commission and the Film Commissioner, Sara Shaak. A presentation was given highlighting the mandate of the Film Commission, the structure, strategic plan, committee structure, and this year's activities.

Sara Shaak reviewed the activities of the past year, location requests and inquiries, production schedules, prospects for next year, marketing the region, funding sources, industry development, and the 2004 financial plan. There have been ten productions including a feature film, three commercials, two television series and a music video shot in the valley. Collectively \$2.2 million has been spent during 87 shooting days.

A request for an additional \$30,000 in funding from the Regional District is being requested for a familiarization and enhanced marketing program for 2004. The request will be considered by the Regional Board in the budget discussions in March 2004.

The Board questioned:

- What tax credit is available to production companies working outside the lower mainland. The Province introduced this incentive to encourage production companies to film outside the lower mainland.
- What is the relationship with local film schools? The Commission works closely with the schools and production companies filming in the area use students from the schools.
- Why is the request for an increase in funding only to the Central Okanagan? Logistically the Central Okanagan is the centre of activity (ie: airport, hotels) therefore this area can support the industry in a stronger way with direct benefit to the region.
- Is the Commission being funded enough to compete with other commissions? The more we develop the industry here the more incentives there are to area businesses. There are large economic spin-offs to the area when productions take place here. Provincial funding is shared with Columbia-Shuswap Commission. Working with Tourism Kelowna to match funding.

Film Commission representatives left the meeting.

**3. CORRESPONDENCE**

No Board action required/requested

**4. UNFINISHED BUSINESS**

No Board action required/requested

**5. FINANCE DEPARTMENT**

No Board action required/requested

**6. PLANNING DEPARTMENT**

**6.1 Development Permits (Unweighted Vote)**

- a) Application for a Development Permit for Shannon Highlands Properties Ltd. (owner) and D.E. Pilling & Associates (agent) located adjacent to Shannon View Road. (DP-03-10) Westside Electoral Area (*Electoral Areas Only*)

Chair Hobson asked if there was anyone in the gallery who deemed their property to be affected by the development permit.

The applicant has also requested a variance to not supply water to the proposed park area. The reason is that it is a passive park area. The Parks Department does not foresee any development occurring on the property and therefore supports the variance. Staff confirmed that hydrants are located on the road and could provide assistance in the case of fire.

**#462/03**      NOVAKOWSKI/DINWOODIE

THAT Development Permit application DP-03-10 for Shannon Highlands Properties Ltd. (owner) located adjacent to Shannon View Road be approved subject to the following condition:

- The Regional District receives a letter of credit or bank draft in the amount of \$35,850.00 in order to ensure completion of the landscaping, mulching and installation of an automatic irrigation system within 1 year of the issuance of the Development Permit. This amount is refundable upon completion of the landscaping to the satisfaction of Regional District staff.

AND FURTHER THAT the request to exempt the proposed park from the required construction and installation of water services, as per Schedule C.5, Section 2.07 of Subdivision and Development Servicing Bylaw No. 704, be supported.

CARRIED

**6.2 Bylaws: (First Reading) (Unweighted Vote)**

- a) Zoning Amendment Bylaw No. 871-61 for Mark Anthony Properties Ltd. (owner) and Hamilton Associates c/o Art Phillips (agent) to amend the zoning on part of the property from A1 Agricultural to CD5 Comprehensive Development Zone (The Pines of Mission Hill) located adjacent to Mission Hill Road and Chardonnay Place. (Z03/09) Westside Electoral Area (*Electoral Area and Kelowna Fringe Area*)

Chair Hobson explained to the Board an email received late today from Ian Graham claimed a conflict of interest of the Chair. Chair Hobson noted he has never been a consultant for Mark Anthony and that there is no conflict of interest.

J. Johnson clarified permitted uses in the A1 and CD5 zones. The Public Hearing will be held in a Westside location to be determined and the proposed date is December 1<sup>st</sup>.

**ACTION:** The Westside Advisory Planning Commission minutes regarding the Mark Anthony Properties Ltd. application be circulated to the Board prior to the Public Hearing.

**#46303**      DINWOODIE/HANSON

THAT Zoning Amendment Bylaw No. 871–61, application Z03/09 for Mark Anthony Properties Ltd. (owner) be given first reading this 3<sup>rd</sup> day of November 2003;

THAT the scheduling of a Public Hearing be withheld pending receipt of a Development Permit application to address form and character of the residential buildings, access, parking and landscaping/buffering, and receipt of information/plans identifying how truck traffic will be mitigated;

AND FURTHER THAT consideration of fourth and final readings be withheld pending the following:

- Receipt of Preliminary Layout Approval for subdivision from the Ministry of Transportation;
- Registration of a Section 219 covenant restricting the development to a maximum of 11 residential housing units.

CARRIED

**6.3 Bylaws: (Second and Third Readings) (Unweighted Vote)**

- a) Zoning Amendment Bylaw No. 871-67 for Victor Projects Ltd. (owner) and Protech Consultants Ltd. (agent) to amend the zoning on part of the property from RU2 Rural 2 to R1 Single Detached Housing located adjacent to Gregory Road and Menu Road. (Z03/15) Westside Electoral Area (*Electoral Areas Only*)

**#464/03**      NOVAKOWSKI/KNOWLES

THAT Zoning Amendment Bylaw No. 871-67 application (Z03/15) for Victor Projects Ltd. (owner) be given second and third readings, as amended this 3<sup>rd</sup> day of November 2003;

AND FURTHER THAT consideration of fourth and final readings be withheld pending the following:

- Approval of an ESA Development Permit for Phase 1;
- Resolution of park dedication requirements for “Upper Boucherie Phase 1” (as amended September 29, 2003) to the satisfaction of the Parks Department;
- Receipt of Preliminary Layout Approval for subdivision from the Ministry of Transportation.

CARRIED

**6.4 Bylaws: (Reconsideration and Adoption) (Unweighted Vote)**

- a) i) Official Community Plan Amendment Bylaw No. 672-20 for 435133 B.C. Ltd. (owner) and Les Gulyas (agent) to amend the Lakeview Official Community Plan designation from Recreation and Conservation to Residential Low Density located in the vicinity of Thacker Drive. Westside Electoral Area (*All Directors*)

**#465/03**      NOVAKOWSKI/KNOWLES

THAT Official Community Plan Amendment Bylaw No. 672-20 be adopted this 3<sup>rd</sup> day of November 2003.

CARRIED

ii) Zoning Amendment Bylaw No. 871-64 for the above to amend the zoning from RU2 Rural 2 to R1 Single Detached Housing. (Z03/12) (*Electoral Areas and Kelowna Fringe Area*)

**#466/03**      DINWOODIE/KNOWLES

THAT Zoning Amendment Bylaw No. 871-64 be adopted this 3<sup>rd</sup> day of November 2003.

CARRIED

**7.      INSPECTION SERVICES DEPARTMENT**

No Board action required/requested

**8.      PARKS AND FACILITIES DEPARTMENT**

8.1      Bertram Regional Park – Timber Sales (*All Directors - Unweighted Vote*)

It was noted that the Province has waived some of the fees for burnt timber in order that timber can be disposed in an expedited manner. B. Vos noted that all unmerchandisable timber will be used within the Bertram park for erosion control. No timber will be taken to the landfill. Fir logs have been sold to Riverside. The approval for sale is for yellow pine only which local mills, such as Riverside and Gorman Brothers, do not take or use. The volume of timber to be sold is for approximately 450 cubic meters for a profit of approximately \$20,000.

**#467/03**      DINWOODIE/SHEPHERD

THAT the Regional Board approve the sale of yellow pine from Bertram Creek Regional Park fire recovery to a mill in the United States via a Canadian Broker, Can International Enterprises Ltd.

CARRIED (opposed Hein)

**9.      NEW BUSINESS**

9.1      Proclamation – Veteran's Week – November 5-11<sup>th</sup>

**#468/03**      DINWOODIE/KNOWLES

WHEREAS Canada had grown into a vibrant country, a nation shaped by its people, their courage, and their commitment to protecting and defending human rights, whenever and wherever they are threatened.

WHEREAS Canadians have and continue to put themselves in harm's way, often willing to offer their lives, to restore liberty and democracy throughout the world.

WHEREAS Peace and Freedom are not just words. They are values and beliefs worthy of sacrifice yesterday, today and tomorrow.

WHEREAS Canadian sacrifice and valour will be remembered forever as a rich legacy of peace, freedom and identity.

NOW THEREFORE, the Regional District of Central Okanagan takes pride in honoring Veterans of the War Years and Current Serving Members of peace operations by Proclaiming November 5<sup>th</sup> to 11<sup>th</sup> 'Veterans' Week'.

CARRIED

- 9.2      Artist Rick Varjassy's art work on display for October/November (*for information only*)

Local artist, Rick Varjassy's art work will be on display on the Regional District's art wall for October/November.

**10.      OTHER BUSINESS**

10.1 Verbal Reports Committee Chairs

a) Parks and Recreation

Director Shepherd noted that items requiring action from last week's Parks meeting will be brought forward to the next meeting. GIS information for Cedar Mountain Park has been completed.

b) Transportation

The next meeting of the Transportation Committee is scheduled for November 20<sup>th</sup>. The efficiency study will be discussed at that time.

c) Planning and Environment

The next meeting of the Planning & Environment Committee is scheduled for November 13<sup>th</sup>. Some issues to be discussed are: Green Bay application, Casa Loma foreshore, Shannon Lake development.

d) Engineering

The next meeting of the Engineering Committee is scheduled for November 27<sup>th</sup>.

e) Air Quality

Director Shepherd noted the Air Quality Committee is reviewing the following: draft indoor smoke bylaw, waiting grant approval for the agricultural wood chipping project, funds received for “Cash for Clunkers” program, draft work plan and budget projections for 2004. The Airshed Coalition is reviewing a request by the Regional District of Okanagan Similkameen to participate in an educational video on air quality.

f) Governance and Services

The next meeting of the Governance & Services Committee will be held November 14<sup>th</sup> at which time the 2004 regional grant in aid applications will be discussed.

g) Westside Issues

The next meeting of the Westside Issues Committee is scheduled for November 10<sup>th</sup>. Issues to be discussed include: Mount Boucherie expansion report, Bravo Westside report, Green Bay development.

10.2 Director Items

a) ‘Keeping Pace In A Changing World’ seminar

Director Novakowski requested approval to attend a one-day workshop that will explore ways of implementing successful innovation strategies in BC’s communities hosted by the Leadership and Management Development Council of BC, in partnership with the Chamber of Commerce.

**#469/03** DINWOODIE/KNOWLES

THAT Director Novakowski be funded to attend the November 5<sup>th</sup> ‘Keeping Pace In A Changing World’ seminar.

CARRIED

**11. ADJOURN**

There being no further business the meeting was adjourned at 8:50 p.m.

**CERTIFIED TO BE TRUE AND CORRECT**

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**Robert Hobson (Chair)**

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**W.B. d’Easum (Chief Administrative Officer)**