

**Minutes of the *REGULAR MEETING* of the Regional District of Central Okanagan held in the Woodhaven Board Room, Regional District Offices on Monday, July 21, 2003**

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Directors R. Cannan (City of Kelowna)  
C. Day (City of Kelowna)  
P. Wannop, alternate for A. Dinwoodie (Westside Elect. Area)  
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  
B. Vos, Director of Parks and Recreation Services  
M. Drouin, Administrative Assistant (recording secretary)

Robert Hobson, Chair brought the meeting to order at 7:00 p.m.

**1. MINUTES**

1.1 Public Hearing – July 7, 2003

1.2 Regular Board Meeting – July 7, 2003

**#288/03** HEIN/NOVAKOWSKI

THAT the Public Hearing minutes of July 7, 2003 be received,

AND FURTHER THAT the regular board meeting minutes of July 7, 2003 be adopted as circulated.

CARRIED

It was noted there was an error in Director Harriman's initial in the Public Hearing minutes. This will be corrected.

**2. DELEGATION**

No delegation

**3. CORRESPONDENCE**

- 3.1 Letter: City of Kelowna, Allison Flack, City Clerk re: Additional Hotel Room Tax

**#289/03** HEIN/HARRIMAN

THAT the July 14, 2003 letter from Allison Flack, City Clerk, City of Kelowna regarding the proposed bylaw for an additional hotel room tax be received.

DEFEATED

The Province of B.C. requires that the Regional District be consulted and given an opportunity to provide comments on the City of Kelowna's bylaw. It was noted by only receiving the letter no action will be taken.

**#290/03** NOVAKOWSKI/WANNOP

THAT the Regional Board supports the position of the City of Kelowna to impose a 2% hotel room tax within City boundaries;

AND FURTHER THAT the support be communicated to the City of Kelowna.

CARRIED

**4. UNFINISHED BUSINESS**

- 4.1 Mount Boucherie Arena Business and Referendum Approval (*All Directors - Unweighted Vote*)  
a) Presentation from Larry Foster, consultant

Larry Foster gave an overview of the business plan for the Mount Boucherie Multiplex Project highlighting the many community clubs involved in process. The community has grown and changed since a referendum in 1998 for a second sheet of ice, and it is believed that changes are necessary to the Arena in order to serve the requirements of a growing community.

The Financial Framework was reviewed. Two quantity surveys have been done to focus on the projected costs of the facility as well as a value analysis review has been completed. The projected borrowing requirement is \$3,288,631 based on a 20-year repayment schedule. Based on the projected costs for the complex and with retirement of debt servicing costs for the ice plant and other upgrades, it is projected that the community recreation tax rate will remain unchanged.

The facility will be operated by the Regional District with the possibility for private/public partnerships for commercial space: e.g.:equipment rental/repair, food service, fitness centre. A new roof on the full building will be tendered as a separate item.

The proposed timelines are as follows: a referendum on December 6, 2003, building design completed and tender awarded by May 31, 2004, and the multiplex construction completed by May 31, 2005.

Discussion/questions included:

- The Business Plan needs to be strengthened to include the economic impact and job creation opportunities. This is a requirement for application of a Federal/BC Infrastructure Grant application.
- The wording of the referendum to be reviewed.
- The Board questioned the economies of scale of the operating expenses. It is believed that costs savings will occur with the use of newer equipment. Net operational costs assume useage will include events which have never taken place in the past e.g. graduation ceremonies, expanded use of ice, use of the dry floor.
- Cost of the referendum and campaign costs to be included in budget.
- The number needed to pass the referendum is 50% plus 1 of the valid ballots cast.
- The ice sheet will be NHL size.
- Currently ice time is 97% booked. A private facility is also being used by groups who are unable to use the Arena.
- Is there a possibility of Olympic legacy funding?
- Will the amount of commercial space available be expandable if required?
- Amount of storage requirements for flooring, seating were addressed.

**#299/03**

KNOWLES/NOVAKOWSKI

THAT the Regional Board receive the Mt. Boucherie Multiplex Project Review Committee's business plan and value analysis for the expansion of the Mt. Boucherie Community Centre, Phase II: The Mt. Boucherie Multiplex;

AND FURTHER THAT a referendum be scheduled seeking the assent of the electorate approving a borrowing by-law, to read:

"Are you in favour of Bylaw \_\_\_\_\_, which authorizes borrowing not to exceed \$3,288,631.00 for the purpose of expanding the Mount Boucherie Community Centre by adding year-round indoor multiplex space for ice and dry floor recreation activities?"

AND FURTHER THAT the economic impact be added to the business plan and the referendum wording be reviewed.

AND FURTHER THAT Regional District staff be directed to prepare to hold a referendum vote for qualified Westside electors on December 6, 2003.

AND FURTHER THAT the pending and accepted options contained in the value analysis report be considered in the detailed design of the multiplex and that option VAP 10 (roof structure) be tendered as a separate item.

CARRIED

A 5-minute recess was taken.

- 4.2 Regional District of Central Okanagan June Springs Fire Protection Service Area Establishment Bylaw No. 1021, 2003, **Adoption** and approval of the agreement (*All Directors - Unweighted Vote*)

**#300/03** HANSON/SHEPHERD

THAT Regional District of Central Okanagan June Springs Fire Protection Service Area Establishment Bylaw No. 1021, 2003 be reconsidered and adopted this 21<sup>st</sup> day of July 2003.

CARRIED

The Board questioned the 15% administration charge in the agreement. It was noted that this is a standard charge the City of Kelowna includes in agreements for cost recovery.

**#301/03** HANSON/SHEPHERD

THAT the Regional District of Central Okanagan enter into an agreement with the City of Kelowna to provide the fire protection service for the June Springs Fire Protection Service Area.

CARRIED

**5. FINANCE DEPARTMENT**

No Board action required/requested

**6. PLANNING DEPARTMENT**

**6.1 Correspondence (Unweighted Vote)**

- a) Report regarding proposed Environmental Advisory Committee Appointments. (*All Directors*)

**#302/03** HEIN/KNOWLES

THAT the Regional Board approve Rick Bitcom, Glen Deacoff, Don Guild, Kyle Hawes, Sabine Maxwell and Jillian Tamblyn as new members to the Regional District Environmental Advisory Committee for a term of three years.

CARRIED

**6.2 Development Permits (Unweighted Vote)**

- a) Application for a Development Permit for First Island Financial Services (owner) and Aral Construction Ltd. (agent) located adjacent to Gellatly Road. (DP-03-05) Westside Electoral Area (*Electoral Areas Only*)

Chair Hobson asked if there was anyone in the gallery who deemed their property affected by the proposed variances. There was none.

**#303/03**      **NOVAKOWSKI/WANNOP**

THAT the Regional Board approve Development Permit for First Island Financial Services (owner) application DP-03-05 as per the drawings prepared by Rositch Hemphill & Associates, dated June 18, 2003, and the landscape plans prepared by Wendy Grandin/Viewpoint Landscape Architects, dated June 2003, subject to the following condition:

- the Regional District receives a letter of credit or bank draft in the amount of \$140,000.00 in order to ensure completion of the landscaping, mulching and installation of an automatic irrigation system within one year of the issuance of the Development Permit. This amount is refundable upon completion of the landscaping, as per the landscape plan submitted, to the satisfaction of the Regional District.

AND FURTHER THAT the following variances be approved for proposed lots 35 - 56:

- 1) a reduction of the required (external) side yard setback in the R3B zone from 4.5 metres (14.8 ft) to 1.5 metres (4.9 ft), as per Section 10.2.6 of Zoning Bylaw No. 871;
- 2) a reduction of the required front yard setback in the R3B zone from 6.0 metres (19.7 ft) to 4.5 metres (14.8 ft), as per Section 10.2.5 of Zoning Bylaw No. 871;
- 3) a reduction of the required rear yard setback in the R3B zone from 9.0 metres (29.5 ft) to 3.0 metres (9.8 ft) , as per Section 10.2.8 of Zoning Bylaw No. 871.

CARRIED

**6.3 Development Variance Permits (Unweighted Vote)**

- a) Application for a Development Variance Permit for Robert Barten (owner) and Don Adams (agent) located adjacent to Bowes Road. (VP-03-10) Westside Electoral Area (*Electoral Areas and Kelowna Fringe Area*)

Chair Hobson asked if there was anyone in the gallery who deemed their property affected by the proposed variance. There was none.

**#304/03**      WANNOP/KNOWLES

THAT the Regional Board approve Development Variance Permit for Robert Barten (owner) application VP-03-10 to exempt the proposed one-lot subdivision from the required installation of a storm drain system, curb and gutter, sidewalks, and street lighting adjacent to Bowes Road and Pettman Road, as per Schedule C.3 of Subdivision and Development Servicing Bylaw No. 704.

CARRIED

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

- a) Zoning Amendment Bylaw No. 871-50 for Lunelli Enterprises Ltd. (owner) and Lynn Welder Consulting Ltd. (agent) to amend the zoning from R1 Single Detached Housing to C1 Town Centre Commercial located adjacent to Churchill Road. (Z02/14) Westside Electoral Area (*Electoral Areas Only*)

**#305/03**      NOVAKOWSKI/KNOWLES

THAT Zoning Amendment Bylaw No. 871-50, application Z02/14, be reconsidered and adopted this 21<sup>st</sup> day of July 2003.

CARRIED

- b) Zoning Amendment Bylaw No. 871-51 initiated by the Regional District Planning Services Department proposing a number of administrative changes to Zoning Bylaw No. 871, 2000. (Z02/15) (*All Directors*)

**#306/03**      NOVAKOWSKI/WANNOP

THAT Zoning Amendment Bylaw No. 871-51 be reconsidered and adopted this 21<sup>st</sup> day of July 2003.

CARRIED

- c) Zoning Amendment Bylaw No. 871-57 to amend the zoning from R1 Single Detached Housing to R1s Single Detached Housing (with Secondary Suite) located adjacent to Brentwood Road. (Z03/05) Westside Electoral Area (*Electoral Areas and Kelowna Fringe Area*)

**#307/03**      NOVAKOWSKI/KNOWLES

THAT Zoning Amendment Bylaw No. 871-57, application Z03/05, be reconsidered and adopted this 21<sup>st</sup> day of July 2003.

CARRIED

**7. INSPECTION SERVICES DEPARTMENT**

No Board action required/requested

**8. PARKS AND FACILITIES DEPARTMENT**

8.1 Johnson-Bentley Memorial Aquatic Centre Main Pool Boiler Replacement  
*(All Directors - Unweighted Vote)*

Mr. Vos explained that as the heat exchangers in the main pool boiler are in need of replacement and would cost \$4,500, and that the main boiler has reached the life expectancy for this type of boiler, it would be more cost effective to replace boiler at this time.

**#308/03 SHEPHERD/KNOWLES**

THAT the Regional Board approve the replacement of the main pool boiler at the Johnson-Bentley Memorial Aquatic Centre at a cost of \$6,868.00;

AND FURTHER THAT this amount will come from reserves for the Johnson-Bentley Memorial Aquatic Centre budget.

CARRIED

**9. NEW BUSINESS**

9.1 Report from the Westside Issues Committee *(All Directors - Unweighted Vote)*

a) Westside Electoral Area grant-in-aid (\$3,000) to the Westbank Museum to assist in hiring staff (Westside Electoral Area)

**#309/03 NOVAKOWSKI/HEIN**

THAT a Westside Electoral Area grant-in-aid in the amount of \$3,000 be allocated to the Westbank Museum to assist in hiring staff.

CARRIED

b) Westside Electoral Area grant-in-aid (\$750) to the Westside Response Society to assist in purchasing training supplies

**#310/03 KNOWLES/WANNOP**

THAT a Westside Electoral Area grant-in-aid in the amount of \$750 be allocated to the Westside Response Society to assist in purchasing training supplies.

CARRIED

- c) Federal/B.C. Infrastructure Grant application – Mount Boucherie Arena

While a referendum is proposed for the second ice surface in December, if an application is not made by September any possible chance for consideration of an infrastructure grant request will have disappeared.

**#311/03**      KNOWLES/NOVAKOWSKI

THAT an application be made for a Federal/B.C. Infrastructure Grant to assist in the construction costs for a second ice surface at the Mount Boucherie Arena.

CARRIED

- d) Naming of street after the late Jim Desson

That as the late Jim Desson was a strong supporter of the community and deserving of having a street named in his honour, the Westside Issues Committee recommends that a road be named in his honour.

**#312/03**      NOVAKOWSKI/WANNOP

THAT the approving officer for the Ministry of Transportation be asked to consider naming a street of significance in Westbank after the late Jim Desson to be identified specifically as Jim Desson Drive or alternately Desson Drive.

CARRIED

- e) The need for a road through Lot 2, Plan 1568, DL807, Osoyoos Division of Yale Land District

The Westside Issues Committee questioned the need for a road through the Goerlitz property located in Westbank. Mr. Johnson noted that this property was the subject of an ALR exclusion application earlier this year.

**#313/03**      NOVAKOWSKI/WANNOP

THAT there be discussions with the Ministry of Transportation questioning the need for a road through Lot 2, Plan 1568, DL 807, Osoyoos Division of Yale Land District.

CARRIED

**10.      OTHER BUSINESS**



10.1 Director Items

a) SPCA

The Board expressed concern with the recent decision by the BC-SPCA to release Kelowna's SPCA Manager, Russell Forand, as well as what impact the recent changes will have to the region and that assurance needs to be given that taxpayer monies are being spent on regional activities.

**#314/03**      SHEPHERD/DAY

THAT a letter of appreciation be forwarded to Russell Forand for his efforts as manager of the Kelowna Branch of the SPCA;

AND FURTHER THAT staff clarify with the SPCA what impact the recent changes will have to the relationship between the Regional District and the SPCA and seek assurance that taxpayer monies are being spent on regional activities.

CARRIED

b) Wildlife Damage Control Guidelines

John van Dongen, Minister of Agriculture, Food and Fisheries recently responded to Chair Hobson's letter regarding the use of propane cannons used to scare birds that damage farm crops. He confirmed that Ministry staff are available to respond to noise complaints and will forward unresolved issues to the industry for resolution by Peer Advisors from the farm community. Representatives of three local governments and the Ministry were part of the committee that developed a set of revised guidelines for the interior of B.C. which will be posted on the Ministry website at: [http://www.agf.gov.bc.ca/ki/bird\\_devices.htm](http://www.agf.gov.bc.ca/ki/bird_devices.htm).

**#316/03**      SHEPHERD/CANNAN

THAT a letter be forwarded to Minister John van Dongen, Minister of Agriculture, Food and Fisheries, to express the Regional District's appreciation for listening to complaints on the use of propane cannons to scare birds and the steps which have been taken to address these complaints.

CARRIED

**11.      ADJOURN**

**#317/03**      HEIN/HARRIMAN

THAT pursuant to Section 242.2 of the Local Government Act, the Board adjourn and convene to an 'In-Camera' session to discuss property and personnel issues.

CARRIED

There being no further business the meeting adjourned at 9:00 p.m.

The meeting was reconvened at 10:10 p.m.

**#318/03**      KNOWLES/HANSON

THAT the Regional Board rise and report from 'In camera'.

CARRIED

The Regional Board has accepted the resignation of Brian Morris as Fire Chief for the Joe Rich Volunteer Fire Department and Curtis Nyuli will be offered the position of Fire Chief for the Joe Rich Volunteer Fire Department effective August 1, 2003.

CARRIED

The meeting was adjourned at 10:11 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)**