

**Minutes of the *REGULAR BOARD MEETING* of the Regional District of Central Okanagan held in the Woodhaven Board Room, Regional District Offices on Monday, August 23, 2004**

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Directors: R. Cannan (City of Kelowna)  
C. Day (City of Kelowna)  
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)  
B. Given, alternate for S. Shepherd (City of Kelowna)

Staff: W. d'Easum, Chief Administrative Officer  
K. Arcuri, Director of Planning Services  
R. Fralick, Assistant Planner  
D. Plamondon, Deputy Director of Planning Services  
H. Hettinga, Director of Engineering Services  
M. Drouin, Administrative Assistant (recording secretary)

R. Hobson, Chair brought the meeting to order at 8:00 p.m. following a Public Hearing.

**1. MINUTES**

- 1.1 Public Hearing – August 9, 2004
- 1.2 Regular Meeting – August 9, 2004

**#342/04 GIVEN/KNOWLES**

THAT the Public Hearing minutes of August 9, 2004 be received;

AND FURTHER THAT the Regular Board meeting minutes of August 9, 2004 be adopted as circulated.

CARRIED

**2. DELEGATION**

No delegation.

**3. CORRESPONDENCE**

No Board action required/requested.

**4. OLD BUSINESS**

No Board action required/requested.

**5. FINANCE DEPARTMENT**

No Board action required/requested.

**6. PLANNING DEPARTMENT**

New employee Dan Plamondon, Deputy Director of Planning Services, was introduced and welcomed to the Regional District.

**6.1 Correspondence (Unweighted Vote)**

- a) Report regarding the Trepanier Landscape Unit Water Management Plan.  
(*All Directors*)

The Board discussed the timelines, the composition of the leadership team, and the need to encourage the leadership team to share their work with other areas in the Okanagan. It was agreed that consideration be given to political representation. Director Novakowski agreed to participate. The District of Peachland has been participating and will continue to do so. Staff noted that there will be a need for a lot of public awareness and education. The need to move forward in an expedient manner was highlighted. Budget considerations will be addressed in next year's budget.

Staff also confirmed that funding has been received for the Mission Creek Landscape Unit Water Management Plan. The terms of reference are being developed for later in the fall.

**#343/04 NOVAKOWSKI/DINWOODIE**

THAT the Regional District of Central Okanagan receive the findings of the Trepanier Landscape Unit Water Management Plan;

AND THAT the Regional District support the formation, and participate in, the recommended Leadership Group to administer the water management plan and champion improved water management in the plan area;

AND THAT the Regional District work with provincial water managers to hold stakeholder and public consultations and to implement plan recommendations on a priority basis;

AND FURTHER THAT the Regional District recognize the valuable contributions that members of the consulting team and provincial water management agencies made to the strategic analysis of water resources and the support given to this pilot multi-stakeholder process for water resource management.

CARRIED

## **6.2 Development Permits (Unweighted Vote)**

- a) Application for a Development Permit for Mandl Enterprises Ltd. (owner) and Garry Tomporowski Architect Ltd. (agent) located adjacent to Shannon Ridge Drive. (DP-04-08) Westside Electoral Area (*Electoral Areas Only*)

The subject property was identified on the overhead and staff reviewed the development permit application.

One letter has been received from Steve Halvorsen, #145, 2220 Shannon Ridge Drive, expressing concerns regarding leaving the mature trees on the west side of the property adjacent to the walkway left untouched, loss of privacy, traffic concerns and whether additional trees could be planted on the West side of the property for further privacy.

Chair Hobson asked if there was anyone in the gallery who deemed their property to be affected by the development permit. There was no-one.

The Board questioned and the applicant responded to:

- Does the Regional District encourage indigenous species in the landscape design? The applicant will discuss this issue with the landscape designer. The applicant agreed to leave the mature trees on the west side of the property.
- How many units are to be built 41 or 42? 42 units are being built.
- What is the percentage of land being used for the development. The development's overall size will use approximately 28% of the land.
- Number of parking spaces 6 or 10? 10 surface parking stalls will be built.
- Will Daimler Drive be accessed by this development? Staff confirmed that this section of Daimler Drive is a Ministry of Transportation right-of-way and that it is used as a walkway to Constable Neil Bruce School.

### **#344/04      NOVAKOWSKI/DINWOODIE**

THAT Development Permit application DP-04-08 for Mandl Enterprises Ltd. (owner) located adjacent to Shannon Ridge Drive be approved based on the site plan, elevation drawings and landscape plan submitted in conjunction with this application, subject to the following conditions:

- Deposit with the Regional District of a letter of credit or bank draft in the amount of \$79,375.00 in order to ensure installation of the landscaping and 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;
- Submission of an amended landscape plan indicating appropriate substitutes for the three "prunus" variety of trees proposed, installation of an additional 3 street trees along the west side of the property, and retention of the existing mature trees located on the west side of the subject property adjacent to the walkway;

- Installation of snow fencing outside drip line of the mature trees located adjacent to the walkway on the west side of the property. Fencing is to remain for the duration of construction;
- Receipt of written confirmation from Ministry of Transportation and Westside Fire Rescue that any concerns they may have with the proposed development have been addressed to each agency's satisfaction prior to the issuance of any building permits.

CARRIED

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

- a) Application for a Development Variance Permit for Marianne Morgan & David Ruse (owners) and Travis Acheson Heritage Construction (agent) located adjacent to Falconridge Crescent. (VP-04-11) Ellison / Joe Rich Electoral Area (*Electoral Areas and the Kelowna Fringe Area*)

Staff reviewed the application to vary the side yard setback from 3 meters to 2.12 meters in order to permit the proposed siting of an addition to the house. The Advisory Planning Committee provided their comments in support of the variance as long as there is no objection by the surrounding property owners.

Chair Hobson asked if there was anyone in the gallery who deemed their property to be affected by the variance permit. There was no-one.

**#345/04**

#### **HANSON/DINWOODIE**

THAT the Regional Board approve Development Variance Permit application VP-04-11 for Marianne Morgan and David Ruse (owners) located adjacent to Falconridge Crescent to vary Part 2, Division 5, Section 11.7 of the Country Residential land use designation of the Joe Rich Rural Land Use Bylaw No. 730 by reducing the minimum side yard setback requirement of 3.0 metres to 2.12 metres, in order to permit the proposed siting of an addition to the existing home.

CARRIED

### **6.4 Bylaws: (First Reading) (Unweighted Vote)**

- a) i) Official Community Plan Amendment Bylaw 672-23 for 436178 B.C. Ltd. (owner) and Patrick Cotter Architect (agent) to amend the Lakeview Official Community Plan designation from Low Density Residential to Multiple Family/Intensive Residential and Recreation & Conservation located adjacent to Sunview Drive, Moonbeam Close and Westlake Road. Westside Electoral Area (*All Directors*)

**#346/04**      DINWOODIE/CANNAN

THAT Official Community Plan Amendment Bylaw No. 672-23 for 436178 B.C. Ltd. (owner) located adjacent to Sunview Drive be given first reading this 23<sup>rd</sup> day of August 2004;

AND THAT the application be scheduled for a Public Hearing separate from a regularly scheduled Regional Board meeting, at a location on the Westside;

AND FURTHER THAT consideration of fourth and final readings be withheld pending receipt of Preliminary Layout Approval for subdivision from the Ministry of Transportation, and registration of a Section 219 covenant restricting the development to a maximum of 84 compact housing lots.

CARRIED

ii) Zoning Amendment Bylaw No. 871-79 for the above to amend the zoning from RU2 Rural 2 and R1 Single Detached Housing to RC1 Compact Housing and P1 Park and Open Space. (Z04/03) Westside Electoral Area (*Electoral Areas and the Kelowna Fringe Area*)

**#347/04**      DINWOODIE/KNOWLES

THAT Zoning Amendment Bylaw No. 871-79 be given first reading this 23<sup>rd</sup> day of August 2004.

CARRIED

b) i) Official Community Plan Amendment Bylaw 686-38 for Green Bay Landing Inc. (owner) and D.E. Pilling & Associates Ltd. (agent) to amend the Westbank Official Community Plan designation from Multiple Family Residential to Residential Low Density; and to designate Accreted Land adjacent thereto, to Residential Low Density and Multiple Family/Intensive Residential located adjacent to Green Bay Road. Westside Electoral Area (*All Directors*)

**#348/04**      DINWOODIE/KNOWLES

THAT Official Community Plan and Zoning Amendment Bylaw No.'s 686-38 for Green Bay Landing Inc. (owner) located adjacent to Green Bay Road be given first reading this 23<sup>rd</sup> day of August 2004;

AND THAT the application be scheduled for a Public Hearing;

AND FURTHER THAT consideration of fourth and final readings be withheld pending receipt of Preliminary Layout Approval for subdivision from the Ministry of Transportation to consolidate the accreted land to the adjoining upland parcels.

CARRIED

ii) Zoning Amendment Bylaw No. 871-86 for the above to amend the zoning from RU2 Rural 2 to R1 Single Detached Housing; and to zone Accreted Land adjacent thereto, to RC1 Compact Housing and R1 Single Detached Housing (Z04/10) Westside Electoral Area (*Electoral Areas Only*)

**#349/04**      KNOWLES/NOVAKOWSKI

THAT Zoning Amendment Bylaw No. 871-86 be given first reading this 23<sup>rd</sup> day of August 2004.

CARRIED

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

- a) i) Official Community Amendment Bylaw No. 672-22 for 435133 B.C. Ltd. (owner) and D.E. Pilling & Associates Ltd. (agent) to amend the Lakeview Official Community Plan designation from Recreation and Conservation to Residential Low Density located adjacent to Lakeview Drive Westside Electoral Area (*All Directors*)

**#350/04**      DINWOODIE/KNOWLES

THAT Official Community Amendment Bylaw No. 672-22 for 435133 B.C. Ltd. (owner) located adjacent to Lakeview Drive be given second and third reading this 23<sup>rd</sup> day of August 2004;

AND FURTHER THAT consideration of fourth and final readings be withheld pending 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 five lots;
- Registration of a Section 219 covenant to protect slopes in excess of 30% (prior to development), and to incorporate the recommendations contained in the EBA Geohazard and Preliminary Geotechnical Assessment.

CARRIED

ii) Zoning Amendment Bylaw No. 871-77 for the above to amend the zoning from RU2 Rural 2 to R1 Single Detached Housing. (Z04/01) Westside Electoral Area (*Electoral Areas and the Kelowna Fringe Area*)

**#351/04**      NOVAKOWSKI/DINWOODIE

THAT Zoning Amendment Bylaw No. 871-77 be given second and third readings this 23<sup>rd</sup> day of August 2004.

CARRIED

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

- a) Zoning Amendment Bylaw No. 871-84 for BC Provincial Housing Rental Corp. (owners) and Scuka Enterprises Ltd. (agent) to amend the zoning from R3B Multiple Housing (Medium Density) to R3D Congregate Housing located adjacent to Gellatly Road. (Z04/08) Westside Electoral Area (*Electoral Areas Only*)

**#352/04** DINWOODIE/NOVAKOWSKI

THAT Zoning Amendment Bylaw No. 871-84 be reconsidered and adopted this 23<sup>rd</sup> day of August 2004.

CARRIED

**7. INSPECTION SERVICES DEPARTMENT**

- 7.1 Building Violation – Lot 10, Plan 31551, 6371 Goudie Road (Ellison/Joe Rich Electoral Area) Notice to be placed on Title – Owner: Nelson (*All Directors - Unweighted Vote*) **WITHDRAWN FROM THE AGENDA**

**8. PARKS AND RECREATION DEPARTMENT**

No Board action required/requested.

**9. NEW BUSINESS**

- 9.1 Westside Electoral Area grant in aid (\$500) BP Scouting Association (*All Directors - Unweighted Vote*)

Director Gray confirmed that the City of Kelowna will match the grant for the BP Scouting Association.

**#353/04** DINWOODIE/KNOWLES

THAT a Westside Electoral Area grant in aid in the amount of \$500 be approved for the BP Scouting Association for a world conference being held at Fintry;

AND FURTHER THAT the City of Kelowna be encouraged to reconsider a similar grant in aid for the event.

CARRIED

9.2 Plastics Recycling (*All Directors - Unweighted Vote*)

Residents have been requesting that household plastic containers be included in the blue bag curb-side recycling program. Staff investigated options and costs of different collection mechanisms that could be implemented under the current residential recycling contract. At this time, the cost of bin placement and collection at the depots is the most cost effective option.

**#354/04** NOVAKOWSKI/HANSON

THAT the Regional Board recommends a 30 yard recycling bin be placed at each of the four recycling depots to collect household plastic containers and plastic film for self-hauling by residents.

CARRIED

9.3 Paper Ban at Landfills (*All Directors - Unweighted Vote*)

Over the past year, Waste Reduction staff conducted extensive research to determine the public's attitude about expanding the landfill ban to include paper. More than 80% of the respondents who participated in various surveys and focus group meetings supported the initiative. Staff are planning extensive public relations and advertising campaigns in the fall. The bylaw amendment will be brought back to the Board for adoption at a later date.

**#355/04** HEIN/GRAY

THAT the Engineering Committee recommends the amendment of Bylaw No. 580 to include all fibre (i.e.: paper) in the landfill ban.

CARRIED

9.4 Upgrade of Lakeshore Road (*All Directors - Unweighted Vote*)

Area residents have requested the Regional District explore options for the community to partner with the Ministry of Transportation to improve Lakeshore Road, outside the City of Kelowna boundary. The Board noted they do not want the road improvements to encourage an increase in density to the area.

**#356/04** HANSON/KNOWLES

THAT the Engineering Committee request the Regional Board authorize the expenditure of approximately \$5,000 from the feasibility study fund to complete field surveys and cost estimates required to upgrade Lakeshore Road to meet minimum highway standards.



AND FURTHER THAT a letter be sent to the Ministry of Transportation to request the road upgrade be budgeted in next year's budget.

CARRIED

9.5 Westside Water Treatment Plant – Award of Contracts (*All Directors - Weighted Vote*)

Staff confirmed that although the Regional District has yet to receive confirmation of the Federal/Provincial Infrastructure grant for the Westside Water Treatment Plant, some key pieces of equipment must be ordered at this time to ensure that the Regional District can continue to operate the treatment plant within operating certificate parameters.

**#357/04** DINWOODIE/NOVAKOWSKI

THAT the following equipment be ordered at this time for the Westside Water Treatment Plant:

- One (1) Shaftless Screw Conveyor/Compactor from Sanitherm Engineering Ltd. in the amount of \$39,129.00.
- Two (2) Low Pressure High Intensity UV Disinfection Banks from Trojan Technologies in the amount of \$203,810.00.
- One (1) Mechanically Cleaned Bar Screen from Arlat Technology in the amount of \$93,759.00.
- One (1) Disc Filter System from Aqua-Aerobic Systems Ltd. in the amount of \$534,839.00.

CARRIED

9.6 Grant Application re: North Westside Fire Protection District (*All Directors - Unweighted Vote*)

**#358/04** DINWOODIE/GRAY

THAT the Regional Board authorize staff to work with the North Westside Fire Protection District to make application for funding from the Community Wildfire Protection Program through UBCM.

CARRIED

9.7 Grant Application – Emergency Planning (*Unweighted Vote*)

**#359/04** DINWOODIE/HEIN

THAT the Regional Board authorize staff to make application for \$25,000 funding from "The Regional District Emergency Planning Program" through the UBCM for improvements to the Regional District of Central Okanagan Emergency Plan.

CARRIED

**10. OTHER BUSINESS**

10.1 Director Items

a) Okanagan-Similkameen Welcome Sign on Hwy 97

Director Harriman noted the Okanagan-Similkameen Welcomes You sign located on the Hwy 97 East of Peachland does not belong within our regional district borders and that it would be more appropriate for it to be located on the other side of Peachland closer to the Regional District of Okanagan Similkameen. The sign is situated approximately 9.1 kl. from Antlers Beach.

**#360/04 HARRIMAN/KNOWLES**

THAT a letter be sent to the Ministry of Transportation requesting that the “Okanagan Similkameen Welcomes You” sign situated on the East side of Peachland be relocated closer to the boarder of the Regional District of Okanagan-Similkameen.

CARRIED

b) Water conservation

As a commitment to improve the management of our water resources, the Board agreed to move forward to develop policies to save water such as low flush toilets and shower head in all new construction. It was noted that as part of the Trepanier Landscape Unit Water Management Plan, stakeholders will be reviewing other water conservation methods.

**#361/04 HARRIMAN/HANSON**

THAT staff be directed to develop a water-saving policy and bylaw to encourage, educate and implement, in all new construction, the conservation of water by using low flow toilets and shower heads.

CARRIED

**11. ADJOURN IN CAMERA**

**#362/04 DINWOODIE/GIVEN**

THAT pursuant to Section 242.2 of the Local Government Act, the Board adjourn and convene to an ‘In-Camera’ session to discuss legal opinions.

CARRIED

There being no further business the meeting was adjourned at 9:30 p.m.

The Board rose at 9:48 p.m. and reported on the following:

Sunnyside Utilities

The Engineering Department has been working closely with the owners of the Sunnyside Utility with respect to the transfer of this utility to the Regional District. A Memorandum of Understanding with respect to the transfer of the utility has been completed.

**#363/04**      DINWOODIE/KNOWLES

THAT the Regional Board approve the Memorandum of Understanding prepared between the Sunnyside Utility and the Regional District;

AND FURTHER THAT staff determine through petition the support of the community for the transfer of the Sunnyside Utility to the Regional District and if supported an agreement

CARRIED

There being no further business the meeting was adjourned at 9:55 p.m.

**CERTIFIED TO BE TRUE AND CORRECT**

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**R. Hobson (Chair)**

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