

Minutes of the *REGULAR BOARD MEETING* of the Regional District of Central Okanagan held in the Woodhaven Board Room, Regional District Offices on Monday, May 3, 2004

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)
A. Gatzke, alternate for 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
H. Hettinga, Director of Engineering Services
J. Johnson, Manager of Current Planning
H. Reay, Director of Financial Services
B. Vos, Director of Parks & Recreation
M. Drouin, Administrative Assistant (recording secretary)

R. Hobson, Chair brought the meeting to order at 7:03 p.m.

1. MINUTES

1.1 Regular Board Meeting – April 19, 2004

#183/04 KNOWLES/DAY

THAT the Regular Board Meeting minutes of April 19, 2004 be adopted as circulated.

CARRIED

2. DELEGATION

2.1 Sid Lebeau, Regional District's Emergency Coordinator

Sid Lebeau, the Central Okanagan Emergency Plan Coordinator, provided an update on the incident command structure of the Emergency Operations Centre (EOC). An organizational chart was circulated noting the persons currently in charge of a particular unit of the EOC. In follow up to a review of the Plan, further representatives have been added to the Plan such as the Canadian Forces and coroner's office, as well as a damage assessment unit.

Last summer was the first time the EOC had a full callout since implementation in 1997. He noted that a training exercise was held in October 2002 and an outdoor exercise in Lake Country in May 2003. A training exercise is planned with Interior Health Authority EOC for May 7, coinciding with Emergency Preparedness Week. Of note, evacuation plans are being created starting in the areas of Glenrosa and West Kelowna Estates. The Board was reminded that last year's state of emergency was a provincial emergency therefore it was redundant to declare a local state of emergency. In a provincial state of emergency authority rests with provincial officials. The role of the EOC in keeping elected officials informed was reviewed. Chair Hobson thanked Mr. Lebeau and the EOC Team on behalf of the Regional Board.

3. CORRESPONDENCE

- 3.1 Bill Valentine, President and Chief Executive Officer re: Dock License and Lease Fees

#184/04 NOVAKOWSKI/WANNOP

THAT the April 13, 2004 letter from Bill Valentine, President and Chief Executive Officer re: Dock License and Lease Fees be received.

CARRIED

4. UNFINISHED BUSINESS

- 4.1 Request to include Kelowna Springs Golf Course within the City of Kelowna Boundaries (*All Directors - Unweighted Vote*)

It was noted that further discussions on the financial implications are required with the City of Kelowna and therefore a deferral is requested until the next board meeting.

#185/04 HANSON/SHEPHERD

THAT the request to include Kelowna Springs Golf Course within the City of Kelowna boundaries be *DEFERRED* until the next Regional Board meeting.

CARRIED

- 4.2 Joe Rich Rural Land Use Bylaw Amendment 730-11 (*All Directors - Unweighted Vote*)

After the public hearing closed, new information was received relevant to the amendment. The Regional District's solicitor recommends reopening the Public Hearing as the best way of dealing with this and any other pertinent information.

#186/04 HANSON/CANNAN

THAT Joe Rich Rural Land Use Bylaw Amendment No. 730-11 be brought back to a public hearing so that the Regional Board may hear new information relevant to the bylaw amendment.

CARRIED

The Board was apprised of the nature of the new information—a new geotechnical study which has raised concern. It was agreed that the Public Hearing will be held prior to the June 7th Regional Board meeting in the Woodhaven Board Room.

- 4.3 Declaration of Alternative Approval Process Results – Agreements relating to the acquisition of the McCulloch Lake Resort (*All Directors - Unweighted Vote*)

Of the estimated 119,826 electors eligible to sign elector response forms, 4 valid signatures on the elector response documents were received.

#187/04 SHEPHERD/HANSON

THAT the Declaration of Alternative Approval Process Results – Agreements relating to the acquisition of the McCulloch Lake Resort be received.

CARRIED

5. FINANCE DEPARTMENT

No Board action required/requested

6. PLANNING DEPARTMENT

6.1 Correspondence (Unweighted Vote)

- a) Report regarding an update on the Crystal Mountain Proposal. (*All Directors*)

Planning staff have met with representatives of the applicant to determine various reports that would be needed for any amendment to the Official Community Plan. To date, no applications have been filed with the Regional District.

#188/04 NOVAKOWSKI/WANNOP

THAT the report dated April 26, 2004 by J. Johnson, Manager of Current Planning, regarding the Crystal Mountain proposal be received.

CARRIED

- b) Report regarding Land & Water B.C. Inc. referral application to allow bicycle touring over Crown Land located in the vicinity of McCulloch Lake and Okanagan Mountain Provincial Park. (CL-04-07) Ellison / Joe Rich Electoral Area (*All Directors*)

Staff noted that Land and Water B.C. Inc. has already issued the license. Staff have verbally expressed their concern with the Ministry that they did not wait for the Regional District's comments before issuing the license.

#189/04 HANSON/SHEPHERD

THAT application CL-04-07 for Freshfield Ventures Inc. be supported by the Regional Board subject to the following:

- Tenure includes conditions that mechanized transport be permitted to and from trail heads only, and that the operator is responsible for packing of waste off the trail and closing all gates (ie: cattle, private land);
- Adjoining local government jurisdictions support the proposal.

AND THAT the Planning Services Department Report dated April 26th, 2004 be forwarded to Land and Water B.C. Inc. for their information;

AND FURTHER THAT staff send a letter to Land and Water B.C. Inc. expressing the Regional District's concern that the license was issued before comments were received from the Regional District of Central Okanagan.

CARRIED

6.2 Development Permits (Unweighted Vote)

- a) Application for a Development Permit for Green Bay Landing Inc. (owner) and D.E. Pilling & Associates (agent) located adjacent to Green Bay Road. (DP-04-03) Westside Electoral Area (*Electoral Areas Only*)

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

Staff noted that minor amendments may be required on the letter of credit.

#190/04 NOVAKOWSKI/KNOWLES

THAT Development Permit application DP-04-03 for Green Bay Landings Inc. (owner) located adjacent to Green Bay Road be approved in accordance with Building Envelope Plan (1607-E1, Rev. 2), the retaining wall and fencing plans received April 19th, 2004, and Dogwood Nursery & Landscaping's plan of February 2004, subject to the following condition:

- The Regional District receives a letter of credit or bank draft in the amount of \$29,300.00, 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.

CARRIED

6.3 Development Variance Permits (Unweighted Vote)

- a) Application for a Development Variance Permit for Randy Lepin (owner) and Scherle Enterprises (agent) located adjacent to Westside Road. (VP-04-04) 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 permit. There was no-one.

Staff noted that additional information has been received from the Westside North APC requesting that fees be returned to the applicant due to the fact that the error was missed at the time of the plan check.

#191/04 KNOWLES/CANNAN

THAT the Regional Board approve Development Variance Permit application VP-04-04 to vary Section 6.4.5 of Zoning Bylaw No. 871 by reducing the minimum side yard setback requirement in the RU4 zone from 3.0 metres (9.8 ft) to 2.45 metres (8.04 ft), in order to permit the siting of a partially constructed residence, as per the attached plans.

AND FURTHER THAT due to a plan check error the fees be refunded to the applicant.

CARRIED

- b) Application for a Development Variance Permit for Shannon Highlands Properties Ltd. (owner) and D.E. Pilling & Associates Ltd. (agent) located adjacent to Shannon View Drive. (VP-04-05) Westside Electoral Area (*Electoral Areas Only*)

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

The question was raised why a variance would be permitted when the development is only in the planning stages. Staff noted that due to hardship based on topography this would be the best time for a variance request to come to the Board.

#192/04 NOVAKOWSKI/WANNOP

THAT the Regional Board approve Development Variance Permit application VP-04-05 for Shannon Highlands Properties Ltd. (owner) located adjacent Shannon View Drive to vary Section 9.2.9 of Zoning Bylaw No. 871 by reducing the minimum setback required from parcels in another zone from 4.5 metres (14.8 ft) to 2.0 metres (6.6 ft), in order to increase the building envelope on a proposed lot.

CARRIED

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

- a) Broadview Neighbourhood Plan Bylaw No. 686-16 (New Town Planning Services) to amend the land use designation from Agriculture to Low Density Residential and Mixed Density Residential and from, Mixed Density Residential to Low Density Residential. Westside Electoral Area (*All Directors*) **WITHDRAWN FROM THE AGENDA**

Staff confirmed that the final approval has not been received from the Ministry of Community, Aboriginal and Women's Services. The amendment will be brought forward as soon as approval is received from the Ministry.

7. INSPECTION SERVICES DEPARTMENT

No Board action required/requested

8. PARKS AND FACILITIES DEPARTMENT

- 8.1 Johnson-Bentley Memorial Aquatic Centre Backflow Prevention – Reserve Fund Request (*All Directors - Weighted Vote*)

#193/04 KNOWLES/WANNOP

THAT the Regional Board approve a maximum of three thousand dollars (\$3000) be utilized from the JBMAC equipment reserve fund to install backflow prevention equipment at the facility.

CARRIED

- 8.2 Johnson-Bentley Memorial Aquatic Centre Domestic Hot Water Exchange Failure – Reserve Fund Request (*All Directors - Weighted Vote*)

#194/04 NOVAKOWSKI/KNOWLES

THAT the Regional Board approve a maximum of ten thousand dollars (\$10,000) be utilized from reserves for the replacement of the domestic hot water boiler/heat exchanger at the Johnson-Bentley Memorial Aquatic Centre.

CARRIED

- 8.3 Renewal of Lease for Westbank Lions Hall for operation of the Westside Youth Centre (*All Directors - Weighted Vote*)

#195/04 KNOWLES/WANNOP

THAT the Regional Board approve the lease agreement with the Westbank Lions Community Development Society for the portion of the Westbank Lions Hall that houses the Westside Youth Centre;

AND FURTHER THAT the lease be for a two-year term commencing the 1st day of March 2004 and ending on the 28th day of February 2006.

CARRIED

Director Knowles excused himself due to a conflict of interest

- 8.4 Westside Youth Centre Partnership Agreement (*All Directors - Weighted Vote*)

#196/04 NOVAKOWSKI/WANNOP

THAT the Regional Board approve the lease agreement with the Westbank Lions Community Development Society for the portion of the Westbank Lions Hall that houses the Westside Youth Centre,

AND FURTHER THAT this lease be for a two-year term commencing the 1st day of March 2004 and ending on the 28th day of February 2006.

CARRIED

Director Knowles returned to the meeting.

9. NEW BUSINESS

- 9.1 Westside Electoral Area grant in aid (\$400) to Mount Boucherie Secondary School-Dry Grad 2004 (*All Directors - Unweighted Vote*)

#197/04 NOVAKOWSKI/KNOWLES

THAT a Westside Electoral Area grant in aid in the amount of \$400 be allocated to the Mount Boucherie Secondary School-Dry Grad 2004 for graduation activities.

CARRIED

9.2 UBCM Community Excellence Awards – Best Practices - RDCO Website

The Union of BC Municipalities welcomes applications for the UBCM Community Excellence Awards – Best Practices, Leadership and Innovation – Partnerships. The awards will be presented at the 2004 Annual Convention. Deadline for application is May 28, 2004.

#198/04 HARRIMAN/SHEPHERD

THAT the Regional Board supports an application to the Union of BC Municipalities for the Community Excellence Awards – Best Practices category for the Regional District of Central Okanagan's new website.

CARRIED

#199/04 NOVAKOWSKI/KNOWLES

THAT the Regional Board supports an application to the Union of BC Municipalities for the Community Excellence Awards – Partnerships category for the Regional District of Central Okanagan Casa Loma Sewer project partnership with Westbank First Nation.

CARRIED

10. OTHER BUSINESS

10.1 Verbal Reports Committee Chairs

a) Parks and Recreation

Director Shepherd noted that the May 13th PAC meeting has been cancelled due to lack of agenda items. The Parks Tour is scheduled for June 2nd and an invitation will be extended to all municipal councils. The next PAC meeting is schedule for June 10.

b) Transportation

The next Transportation Committee meeting will be held June 3^d at which time the Transportation Corridor Study from Urban systems will be presented for review.

The third Transit Workshop is scheduled for noon June 9th at the Kelowna Library. A brief Transportation Committee meeting will be held following the workshop if required.

ACTION: Staff to circulate the Transit Workshop documents to the Transportation Committee members for review prior to the next workshop.

c) Planning and Environment

No report. The next Planning and Environment Committee meeting is scheduled for May 12.

d) Engineering

No report. The next Engineering Committee meeting is scheduled for May 20.

e) Air Quality

Director Shepherd highlighted discussions from the April 28th Air Quality Committee meeting: Kelowna Fire Department evaluating trench burning as a tool; wood waste chipping and Cash for Clunkers projects are ongoing; North Okanagan Regional District confirmed funds have been put towards developing an air shed plan; Director Shepherd and Director Harriman attended a health seminar with Dr. Bates where air quality concerns were discussed e.g.: smoke related illnesses, pollutants from sulphur in diesel.

ACTION: The Air Quality Committee to send a letter to the UBCM Environment Committee regarding the harmful effects of sulphur in diesel fuel expressing the need for UBCM to lobby the Federal government.

f) Governance and Services

No report

g) Westside Issues

No report. The Administrator working on guidelines for meeting with developers in order to work with departments

10.2 Director Items

a) Mayor's Task Force on Community Safety and Harm Reduction

The Task Force, regarding the Four Pillars approach to drug addiction involves prevention, treatment, enforcement and harm reduction, presented their business plan and a request for \$49,700 to the City of Kelowna council early today. It was recommended that the Task Force do a presentation to the Regional Board.

ACTION: Staff to schedule the Mayor's Task Force on Community Safety and Harm Reduction for the next Regional Board meeting.

b) Dry Conditions in Parks

Concern was expressed regarding the dry conditions in our regional parks and that with graduation activities and warm weather beginning bush parties become prevalent in the forests.

ACTION: That the Regional District's Communication Coordinator contact the school district/media in order to notify high school students of the risk of fires in regional parks.

c) Monster Homes

Concern was expressed regarding the monster homes and hillside developments being built on the Westside and whether anything can be done at this time.

#200/04 NOVAKOWSKI/KNOWLES

THAT the issue of monster homes and hillside development be referred to the Planning and Environment Committee to review and develop recommendations/options

CARRIED

d) Sterile Insect Release Program

Director Day gave an overview of discussions he has had with the SIR Board regarding budget concerns. It was noted that the SIR has hired a consultant to do a cost benefit analysis and once this is complete the SIR Board will do a presentation to the Regional Board reviewing the plans for the future of the SIR program.

11. ADJOURN

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

CERTIFIED TO BE TRUE AND CORRECT

Director A. Dinwoodie

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