

**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 17, 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)  
B. Given, alternate for 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  
J. Johnson, Manager of Current Planning  
M. Kopp, Assistant Director of Parks & Recreation  
M. Drouin, Administrative Assistant (recording secretary)

A. Dinwoodie, Chair brought the meeting to order at 7:00 p.m.

**1. MINUTES**

1.1 Regular Board Meeting – May 3, 2004

**#201/04** NOVAKOWSKI/CANNAN

THAT the Regular Board Meeting minutes of May 3, 2004 be adopted as circulated.

CARRIED

**2. DELEGATION**

2.1 Central Okanagan Four Pillars Coalition

Chic Gray and Darryl Roberts, Living Positive Resource Centre and Vice Chair of the Central Okanagan Four Pillars Coalition addressed the Regional Board on the Four Pillar Coalition:

- successful and proven program of facing and dealing with illegal drug addiction issues
- finding solutions to curb the use and dependency
- Four prong approach-prevention, treatment, enforcement and harm reduction
- A business plan and budget were presented.
- Terms of reference have been adopted. Steering Committee in place.
- Community focus meetings have begun.

- After the consultation meetings are completed a Framework for Action will be developed.
- The final report is to be completed by the fall.

The Board discussed:

- Whether this is a one-time contribution? It was noted that once a plan is completed (over the next six months) funding will be sought from the Federal and Provincial governments.
- Total budget of \$49,700. The City of Kelowna has contributed \$30,000 and \$12,000 is being requested from the Electoral Areas. The Committee will also be approaching the Districts of Peachland and Lake Country for funding.
- As this is an issue that affects all the region, the coalition should include volunteers from the municipalities and electoral areas.
- Consensus by the electoral area directors but as budget decisions have been made for the year, staff will need to review with the directors what funding is available.

**#202/04**      SHEPHERD/KNOWLES

THAT the Central Okanagan Four Pillars Coalition report be received;

AND FURTHER THAT Staff be directed to review the current budget with the electoral area directors to determine funding support for the four-pillar approach.

CARRIED

**3.      CORRESPONDENCE**

No Board action required/requested

**4.      UNFINISHED BUSINESS**

- 4.1      Request to include Kelowna Springs Golf Course within the City of Kelowna Boundaries *DEFERRED FROM MAY 3 (All Directors - Unweighted Vote)*

**#203/04**      HANSON/SHEPHERD

THAT the Regional District support a boundary change to include the Kelowna Springs Golf Course within the City of Kelowna Boundaries

AND FURTHER THAT to offset lost tax revenue, the City of Kelowna provide to the Electoral Area Ellison/Joe Rich the following:

- 100% of lost Electoral Area taxation in year one
- 75% of lost Electoral Area taxation in year two
- 50% of lost Electoral Area taxation in year three
- 25% of lost Electoral Area taxation in year four

CARRIED

**5. FINANCE DEPARTMENT**

No Board action required/requested

**6. PLANNING DEPARTMENT**

**6.1 Correspondence (Unweighted Vote)**

- a) Report regarding an application for a permanent change to a Liquor License for Mike and Christine Matkovich (licensees) located adjacent to Main Street and Highway 97 South. (LL-04-01) (*All Directors*)

J. Johnson noted that the Advisory Planning Commission supports the recommendation.

**#204/04 KNOWLES/NOVAKOWSKI**

THAT the application to the BC Liquor Control and Licensing Branch for an amendment to the liquor-primary license for M.T. Muggs Pub, located at 2405 Main Street in downtown Westbank, in order to license an existing patio area and extend the hours of operation to 10:00 am – 1:00 Sunday through Thursday and 10:00 am – 2:00 am Friday and Saturday, be given a recommendation of ‘no objection’ from the Regional Board for the following reasons:

- The licensing of existing patio area will have a negligible impact on the potential for noise and on the community in general;
- There are no cabarets or other liquor-primary licensed establishments in close proximity to the subject property, which are factors known to contribute to vandalism and rowdy behaviour;
- The requested change in the permitted hours of operation is consistent with the hours currently permitted for other liquor-primary licensed establishments within the City of Kelowna and Whiski-Jack’s Pub in Westbank, and should be consistent throughout the region, as per the RCMP’s recommendation;
- There have been no comments received from the community in response to notification of the proposed change of hours of operation;
- The land use is supported by the policies of the Westbank OCP and the Westbank Town Centre Plan.

AND FURTHER THAT the Regional Board direct Planning Services Department staff to forward the appropriate resolution to the Liquor Control and Licensing Branch in Victoria.

CARRIED

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

**#205/04**      NOVAKOWSKI/KNOWLES

THAT Official Community Plan Amendment Bylaw No.'s 672-22 application (Z04/01) for 435133 B.C. Ltd. (owner) located adjacent to Lakeview Drive be given first reading this 17<sup>th</sup> day of May 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;
- Registration of a Section 219 covenant restricting the development to a maximum of six 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 Kelowna Fringe Area*)

**#206/04**      NOVAKOWSKI/SHEPHERD

THAT Zoning Amendment Bylaw No. 871-77 be given first reading this 17<sup>th</sup> day of May 2004.

CARRIED

- b) Zoning Amendment Bylaw No. 871-80 for Stephen McCann (owner) and D.E. Pilling & Associates (agent) to amend the zoning from RU5 Small Lot Country Residential to R1 Single Detached Housing located adjacent to Glenrosa Road and Glen Abbey Place. (Z04/04) Westside Electoral Area (*Electoral Areas Only*)

**#207/04**      KNOWLES/NOVAKOWSKI

THAT Zoning Amendment Bylaw No. 871-80 application (Z04/04) for Stephen McCann (owner) located adjacent to Glenrosa Road and Glen Abbey Place be given first reading this 17<sup>th</sup> day of May 2004;

AND THAT the scheduling of a Public Hearing be withheld pending;

- Receipt of comments from the Westside Fire Department regarding the panhandle driveway access;
- Submission of an ALR exclusion application to the Regional District;

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 receipt of approval from the Agricultural Land Commission to exclude the property from the ALR.

CARRIED

**6.3 Bylaws: (Amended First Reading) (Unweighted Vote)**

- a) Official Community Plan Amendment Bylaw No.'s 672-16, 686-27 for the Regional District of Central Okanagan to amend the Lakeview Official Community Plan and the Westbank Official Community Plan to include three schedules. (*All Directors*)

**#208/04**      HARRIMAN/KNOWLES

THAT first reading of Official Community Plan Amendment Bylaw No. 672-16 and Bylaw No. 686-27 be amended;

AND THAT the following be DELETED: "The road connections with the surrounding neighborhoods are the jurisdiction of the Approving Officer and are to be Vineyard Drive, Menu Road and McCallum Roads" AND REPLACED BY "The main road connection is to be Vineyard Drive. Menu Road and McCallum Roads are not to be through roads but may be emergency access routes. Any funding for offsite road improvements should be directed first toward pedestrian, bicycle and safety on Gregory Road."

AND FURTHER THAT the application be scheduled for a Public Hearing June 14, 2004 pending:

- receipt of the final decisions of the Approving Officer regarding road connections.

CARRIED

Staff confirmed the Public Hearing will be held at the Mount Boucherie Complex.

**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*)

**#209/04** NOVAKOWSKI/KNOWLES

THAT Official Community Amendment Bylaw No. 686-16 be reconsidered and adopted this 17<sup>th</sup> day of May 2004.

CARRIED

**7. INSPECTION SERVICES DEPARTMENT**

7.1 Building Statistics – April 2004

**#210/04** CANNAN/KNOWLES

THAT the building statistics for the month of April 2004 highlighting 111 permits issued for a total construction value of \$7,080,888 be received.

CARRIED

**8. PARKS AND FACILITIES DEPARTMENT**

No Board action required/requested

**9. NEW BUSINESS**

- 9.1 Proclamation – Community Crash Reduction Challenge – May 5-27, 2004 (*All Directors - Unweighted Vote*)

**#211/04** SHEPHERD/KNOWLES

WHEREAS the scope and magnitude of crashes in any community – large and small – is much greater than most people realize;

AND WHEREAS the Community Crash Reduction Challenge will help raise awareness of local road safety issues;

AND WHEREAS engaging communities and involving their citizens is an opportunity to help reduce harm on our roads;

AND WHEREAS the Regional District of Central Okanagan and ICBC recognize the need to work together to help reduce the number of crashes;

NOW, THEREFORE the Regional District of Central Okanagan proclaims May 5-27, 2004 as official participants in the Community Crash Reduction Challenge.

CARRIED (Cannan opposed)

9.2 Notification of Agricultural Tour

The City of Kelowna and Regional District Agricultural Advisory Committee have organized an agricultural tour for elected officials to showcase the positive and significant contributions of agriculture and agri-tourism in the Regional District of Central Okanagan. The tour will take place on June 17<sup>th</sup> and is being organized by the Regional District's planning department.

**#212/04** KNOWLES/HANSON

THAT the notification of Agricultural Tour scheduled for June 17<sup>th</sup> be received.

CARRIED

9.3 Firestorm Report

W. d'Easum updated the Board on the steps taken to complete a report on the impacts of the Okanagan Mountain Park Fire. It has proved increasingly difficult to get the information to the point where it is now untimely to do the report. It was suggested at this stage not to proceed and to return the grants from HRDC and Community Futures. There was consensus not to proceed.

**10. OTHER BUSINESS**

10.1 Director Items

a) Residential Tenancy Branch Office

Director Cannan noted that the Residential Tenancy Branch in Kelowna is scheduled to close Sept. 1, 2004 in a cost-cutting move and replaced with telephone only service. With the continuing increase in population to the region and the high percentage of renters, it is believed that citizens will not receive the same quality of service should the office remain open.

**#213/04** CANNAN/KNOWLES

THAT a letter be sent to the Solicitor General, Minister Rich Coleman, requesting confirmation of the proposed closure of the Kelowna office of the Residential Tenancy Branch and requesting that the decision to close the office be reconsidered.

CARRIED

b) Ellison/Joe Rich Electoral Area APC

**#214/04**      HANSON/HEIN

THAT the resignation of Don Stewart, member of the Ellison/Joe Rich Electoral Area Advisory Planning Commission be accepted;

AND THAT Reg Volk be appointed to the Ellison/Joe Rich Electoral Area Advisory Planning Commission

CARRIED

c) Sale of Lease Lots

Director Hein updated the Board on meetings with the Ministry of Water, Land and Air Protection regarding the sale of lease recreational lots. The Ministry confirmed that a decision will be delayed until 'science' has had the opportunity to comment and in the end a decision will be made by the Province based on science. It was noted that water purveyors from across the province need to continue to lobby the government. The Board thanked Director Hein for his continued efforts.

d) Report 2010 Business Summit

Director Dinwoodie submitted a written report on the 2010 Business Summit he attended in Vancouver in May. The organizational binder has been passed on to Robert Fine, Economic Development Executive Director so the local 2010 committee can benefit from its contents.

**#215/04**      HANSON/NOVAKOWSKI

THAT the May 11, 2004 report from Director Dinwoodie regarding the 2010 Business Summit be received.

CARRIED

**11.      ADJOURN**

There being no further business the meeting was adjourned at 8:15 p.m.

**CERTIFIED TO BE TRUE AND CORRECT**

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**A. Dinwoodie (Chair)**

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