

Minutes of the *REGULAR BOARD MEETING* of the Regional District of Central Okanagan held at Regional District Offices, 1450 KLO Road, Kelowna, B.C. on Monday, May 9, 2005

Directors: R. Cannan (City of Kelowna)
C. Day (City of Kelowna)
A. Dinwoodie (Westside Elect. Area)
W. Gray (City of Kelowna)
P. Hanson (Central Okanagan East Elect. Area)
B. Harriman (District of Peachland)
R. Hein (District of Lake Country)
R. Hobson (City of Kelowna)
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
T. Cashin, Environmental Technician
H. Hettinga, Director of Engineering Services
M. Kopp, Assistant Director Parks and Recreation
D. Plamondon, Deputy Director of Planning Services
K. Roth, Director of Inspection Services
B. Vos, Director of Parks and Recreation Services
M. Drouin, Administrative Assistant (recording secretary)

Chair Hobson brought the meeting to order at 9:10 p.m. following a Public Hearing.

1. MINUTES

1.1 Regular Board Meeting – April 25, 2005

#188/05 HEIN/DAY

THAT the Regular Board Meeting minutes of April 25, 2005 be adopted as circulated.

CARRIED

2. DELEGATION

No delegation

3. CORRESPONDENCE

3.1 Dan Doyle, Deputy Minister, Ministry of Transportation re: Myra Canyon Access Roads

The deputy minister noted that the 3.5 km portion of the road causing most of the concern is within the jurisdiction of the Ministry of Forests, therefore the Regional District's letter urging the government to prepare a business plan for the operation and maintenance of the road and public facilities associated with the trestles has been forwarded to Minister de Jong for comment.

It was agreed that as the Province is in the midst of a provincial election that further lobbying efforts would be put on hold until after the election. It was noted that the Province has not responded to the request for a business plan for the management of the trestles and that this needs to be pursued.

#189/05 SHEPHERD/GRAY

THAT the April 29th letter from Dan Doyle, Deputy Minister, Ministry of Transportation regarding Myra Canyon Access Roads be received;

AND THAT a copy of the letter be forwarded to Ken Campbell, Chair, Ad Hoc Committee on Access Roads to Myra Canyon;

AND FURTHER THAT lobby efforts continue with the Premier after the provincial election.

CARRIED

3.2 UBCM – President A. Dinwoodie re: West Nile Risk Reduction Initiative Funding

UBCM advised the Regional District that the application for West Nile Risk Reduction Funding has been approved in the amount of \$221,246.87. The funding is to support mosquito control in the Regional District, Kelowna, Lake Country and Peachland.

It was noted that mosquito control for West Nile Virus is a public health issue and that the Interior Health Authority needs to be proactive in educating the public on what can be done to reduce the risks associated with the virus (ie: derelict pools, drying out puddles, which type of mosquito transmits the virus). It was noted that should complaints be received regarding derelict pools, Inspections could address the issue through the bylaw for unsightly premise.

ACTION: Staff to contact the Interior Health Authority regarding the need for an education campaign for West Nile Virus.

#190/05 HEIN/NOVAKOWSKI

THAT the April 25th letter from UBCM approving the application for West Nile Risk Reduction Funding for 2005 in the amount of \$221,246.87 be received.

CARRIED

3.3 Jim Edgson re: Equipment Seized in Marijuana Grow Op Busts

North Westside Fire Rescue Chief Wayne Carson and Jim Edgson, Emergency Social Services Director for the North Westside, requests the Regional Board consider a letter of support to the Solicitor General whereby electrical generation equipment seized in marijuana grow op busts be given to the Provincial Emergency Program to be made available to small, rural, isolated communities for emergency use when the power goes off during an emergency.

#191/05 DINWOODIE/NOVAKOWSKI

THAT the March 24 letter from Jim Edgson, Emergency Social Services Director for the North Westside, regarding electrical generation equipment seized in marijuana grow op busts be received;

AND FURTHER THAT the Regional Board supports in principle the proposal for electrical generation equipment seized in marijuana grow op busts to be given to the Provincial Emergency Program and made available to small communities for emergency use.

CARRIED

3.4 Jacques Drisdelle, Provincial Program Coordinator/Gary Morris, Program Coordinator re: Bear Aware Program

The BC Conservation Corps has guaranteed funding for three years for the BC Bear Aware program. This means that the wages for one or two program delivery specialist will be covered. The community is being requested to provide an office, equipment and local travelling expenses for the staff.

The Board reviewed the request. Staff noted that there may be space available at the ECCO Centre and that they will contact the Bear Aware Program to work out details of the request.

#192/05 HARRIMAN/KNOWLES

THAT the April 21 letter from Jacques Drisdelle, Provincial Program Coordinator/Gary Morris, Program Coordinator regarding the Bear Award Program be received;

AND FURTHER THAT the request to provide office space and equipment to the organization be supported in principle subject to staff working out the details and preparing a report to the Parks Advisory Committee.

CARRIED

4. UNFINISHED BUSINESS

- 4.1 Regional District of Central Okanagan Upper Ellison Fire Capital Financing Service Area Establishment Bylaw No. 1112, 2005, **Adoption** (All Directors - Unweighted Vote)

#193/05 HANSON/CANNAN

THAT Regional District of Central Okanagan Upper Ellison Fire Capital Financing Service Area Establishment Bylaw No. 1112, 2005 be reconsidered and adopted this 9th day of May 2005.

CARRIED

- 4.2 Regional District of Central Okanagan Upper Ellison Fire Capital Financing Service Area Loan Authorization Bylaw No. 1113, 2005, **Adoption** (All Directors - Weighted Vote)

#194/05 HANSON/CANNAN

THAT Regional District of Central Okanagan Upper Ellison Fire Capital Financing Service Area Loan Authorization Bylaw No. 1113, 2005 be reconsidered and adopted this 9th day of May 2005.

CARRIED

- 4.3 Regional District of Central Okanagan Upper Ellison Fire Capital Financing Services Area Temporary Borrowing Bylaw No. 1115, 2005, **1st, 2nd and 3rd readings and Adoption** (All Directors - Weighted Vote)

#195/05 HANSON/NOVAKOWSKI

THAT Regional District of Central Okanagan Upper Ellison Fire Capital Financing Services Area Temporary Borrowing Bylaw No. 1115, 2005 be given first, second and third readings, reconsidered and adopted this 9th day of May 2005.

CARRIED

- 4.4 Regional District of Central Okanagan Upper Ellison Fire Capital Financing Services Area Parcel Tax Commutation Bylaw No. 1116, 2005 **1st, 2nd and 3rd readings and Adoption** (All Directors - Unweighted Vote)

#196/05 HANSON/KNOWLES

THAT Regional District of Central Okanagan Upper Ellison Fire Capital Financing Services Area Parcel Tax Commutation Bylaw No. 1116, 2005 be given first, second and third readings, reconsidered and adopted this 9th day of May 2005.

CARRIED

9.3 - Regional District of Central Okanagan Ellison Fire Protection Local Service Area Amendment Bylaw was moved forward in the agenda.

5. FINANCE DEPARTMENT

No Board action required/requested.

6. PLANNING DEPARTMENT

6.1 Correspondence (Unweighted Vote)

- a) Report regarding the Goats Peak / Panorama Neighbourhood Plan Preparation. (*All Directors*)

Staff noted in their report to the Regional Board that work is re-commencing on preparation of a Neighbourhood Plan for the Goats Peak/Panorama area of the Westside with New Town Planning Services as the lead consultant. The Westside Official Community Plan designates Goats Peak/Panorama as an area in which future development is subject to the undertaking of a Neighbourhood Plan.

#197/05 DINWOODIE/CANNAN

THAT the May 3, 2005 report regarding the Goats Peak/Panorama Neighbourhood Plan preparation be received.

CARRIED

6.2 Development Permits (Unweighted Vote)

- a) Development Permit Application for Murcielago Property Management Ltd. (owner) and Norson Construction (agent) located adjacent to Stevens Road. (DP-05-05) 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. There was no-one.

#198/05 DINWOODIE/NOVAKOWSKI

THAT the Regional Board approve Development Permit (application DP-05-05) Murcielago Property Management Ltd. (owner) located adjacent to Stevens Road based on the site plan, elevation drawings and landscape plan prepared by 4D Engineering, dated January 2005, subject to the following conditions:

- Approval of a variance to RDCO Zoning Bylaw No. 871, Section 14.3.2 by reducing the minimum setback for off-street parking spaces from the front property line in a C, I or P Zone from 6.0 metres (19.7 ft.) to 2.0 metres (6.6 ft.);

- Receipt of an updated site plan prepared to the satisfaction of the Deputy Director of Planning Services, showing a 2 metre landscaped setback adjacent to Stevens Road, the entrance magazines constructed to 1.5 metres in width, the addition of a textured surface treatment adjacent to the front of the proposed building, and confirmation that the glazing on the proposed curtain wall will be lightened;
- Receipt of a letter of credit or bank draft in the amount of \$9550.00, 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 Agricultural Land Reserve Appeal (All Directors – Unweighted Vote)

- a) Application for subdivision within the ALR for Phil Large, Freddie Large and Harold Duncan (owners) and D.E. Pilling & Associates Ltd. (agent) located adjacent to Anderson Road. (A-05-02) Central Okanagan East Electoral Area

Staff noted the Agricultural Advisory Committee and Central Okanagan East Advisory Committee recommends support of the application, although the Ministry of Agriculture does not support the application based on soil types and that the proposal will introduce further residential development into the ALR.

The Board questioned the following:

- Did staff review soil types before recommending support? No, and there has been no agrology report requested or completed.
- What criteria is used for the recommendation for support? All previous ALR applications meeting the Rural 2 HA designation of the Ellison OCP have been supported and approved by the ALC; proposal will have minimal impact on neighboring farm operations; proposal meets the rural residential/agricultural subdivision guidelines of the OCP
- The proposal is in keeping with the surrounding area.
- There is no agricultural activity on the property.
- Concern was expressed that once the property is subdivided into small portions the land will no longer be suitable for farming
- It was noted that the Agricultural Land Commission is the decision-making body and that the Regional District is asked to comment on the application. It was suggested the application be forwarded with no recommendation.

#199/05 HANSON/DINWOODIE

THAT ALR application A-05-02 for Phil Large, Freddie Large and Harold Duncan (owners) located adjacent to Anderson Road to allow subdivision of the property into six lots as per Drawing No. 1802-P1, Rev. No. 1 prepared by the applicant's agent be supported.

DEFEATED

#200/05 HANSON/DINWOODIE

THAT ALR application A-05-02 for Phil Large, Freddie Large and Harold Duncan (owners) located adjacent to Anderson Road to allow subdivision of the property into six lots as per Drawing No. 1802-P1, Rev. No. 1 prepared by the applicant's agent be forwarded with no recommendation.

CARRIED (opposed Shepherd)

6.4 Bylaws: (Second and Third Readings) (Unweighted Vote)

- a) i) Official Community Plan Amendment Bylaw No. 1050-4 for 0703008 BC Ltd. (owner) and D.E. Pilling and Associates Ltd. (agent) to amend the Westside Official Community Plan designation from Low Density/Single Detached Residential to Low Density Multiple Family located adjacent to Auburn Road and Daimler Drive. (*All Directors*)

Staff highlighted the portion of land for the OCP amendment. It was noted that this area is designated under the proposed covenant and will not be built on. Should the Board not approve the amendment staff would bring the mapping correction back at a future meeting with the OCP text and mapping amendments required.

#201/05 GRAY/CANNAN

THAT Official Community Plan Amendment Bylaw No. 1050-4 (application Z04/15) for 0703008 BC Ltd. (owner) located adjacent to Auburn Road and Daimler Drive be given second and third readings this 9th day of May, 2005;

AND FURTHER THAT consideration of fourth and final readings be withheld pending;

- Receipt of approval of Zoning Amendment Bylaw No. 871-91 from the Ministry of Transportation.
- Registration of a Section 219 covenant restricting the development on the property to a maximum of 200 units.

DEFEATED

- ii) Zoning Amendment Bylaw No. 871-91 for the above to amend the zoning from RU2 Rural 2 and P1 Park and Open Space to R3A Multiple Housing (Low Density). (Z04/15) Westside Electoral Area (*Electoral Areas Only*)

Staff noted that Zoning Amendment Bylaw No. 871-91 cannot proceed without approval of the OCP Amendment. Concern was expressed that the density is too high next to an environmentally sensitive area.

The zoning amendment bylaw was not given second and third reading as the OCP amendment was defeated.

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

- a) Zoning Amendment Bylaw No. 871-96 initiated by the Regional District of Central Okanagan Planning Services Department proposing a number of administrative changes to Regional District Zoning Bylaw No. 871, 2000 (Z04/20) (*All Directors*)

#202/05 NOVAKOWSKI/KNOWLES

THAT Zoning Amendment Bylaw No. 871-96, application Z04/20, be reconsidered and adopted this 9th day of May.

CARRIED

7. INSPECTION SERVICES DEPARTMENT

- 7.1 Building Statistics – April 2005 (*All Directors - Unweighted Vote*)

#203/05 DAY/HARRIMAN

THAT the building statistics for the month of April 2005 where 112 permits were issued for a total construction value of \$34,018,800 be received.

CARRIED

- 7.2 Regional District of Central Okanagan Ticket Information and Utilization Amendment Bylaw No. 1114, 2005, ***1st, 2nd and 3rd readings, and Adoption*** (*All Directors - Unweighted Vote*)

#204/05 HARRIMAN/KNOWLES

THAT Regional District of Central Okanagan Ticket Information and Utilization Amendment Bylaw No. 1114, 2005 be given first, second and third readings, reconsidered and adopted this 9th day of May 2005.

CARRIED

8. PARKS AND FACILITIES DEPARTMENT

No Board action required/requested.

9. NEW BUSINESS

- 9.1 Award of contract - Area 103 – Glenrosa Phase 2 – Ranch Road/Country Pines Sanitary Sewer Project (*All Directors - Weighted Vote*)

#205/05 DINWOODIE/DAY

THAT the Regional Board authorize the award of the preliminary design, detailed design, tender services and as constructed drawings for the Area 103 – Glenrosa Phase 2 – Ranch Road / Country Pines Sanitary Sewer Project to Stantec Consulting Ltd. for the amount of \$60,941.00 plus GST.

CARRIED

- 9.2 Award of contract – Ellison Volunteer Fire Department Rapid Attack Mini Pumper (*All Directors - Unweighted Vote*)

#206/05 HANSON/CANNAN

THAT the Regional District purchase one (1) Rapid Attack Mini Pumper with Compressed Air Foam System from Hub Fire Engines for the amount of \$183,475.16 plus tax.

CARRIED

- 9.3 Regional District of Central Okanagan Ellison Fire Protection Local Service Area Amendment Bylaw No. 1117, 2005, **1st, 2nd and 3rd readings** (*All Directors - Unweighted Vote*)

This issue was raised after 4.4 on the agenda.

#207/05 HANSON/DINWOODIE

THAT Regional District of Central Okanagan Ellison Fire Protection Local Service Area Amendment Bylaw No. 1117, 2005 be given first, second and third readings this 9th day of May 2005.

CARRIED

10. OTHER BUSINESS

10.1 Verbal Reports Regional Board Committee Chairs

a) Parks and Recreation

The Parks Tour is scheduled for May 12th 8:00-3:00.

b) Transportation

No report

c) Planning and Environment

The next meeting of the Planning & Environment meeting is scheduled for May 11th. Director Novakowski thanked City of Kelowna staff member Ron Matiussi for addressing the committee on urban design principles.

d) Engineering

Director Dinwoodie thanked staff for the good communication which is being done for the sewer and road projects on the Westside.

e) Air Quality

i) May 05 Committee Report to the Board

A report on the 'good news' issues the Regional Air Quality Committee has been addressing was circulated to the Board. Issues included: proactive enforcement of outdoor burning bylaws, Great Okanagan Wood Stove Exchange Program, Cash for Clunkers program, Vehicle Emissions Clinic, Agricultural Wood Chipping project.

Director Shepherd noted that the fire chief technical committee and the Regional District's Engineering Committee has been asked to review proactive enforcement and ticketing enforcement for illegal/improper burning. It was noted that the City of Kelowna adopted a zero tolerance policy on burning late this spring and few complaints were received by the Fire Department once this step was taken. Staff confirmed that amendments to the Fire Prevention Bylaw are being reviewed and will be forthcoming.

f) Governance and Services

The next meeting of the Governance & Services Committee is scheduled for May 27th.

g) Westside Issues

i) Re-Connect Worker – Okanagan Boys and Girls Club (*All Directors - Unweighted Vote*)

#208/05 KNOWLES/NOVAKOWSKI

THAT the Regional Board provide a letter of support to the application of the Okanagan Boys and Girls Club to the Ministry of Family and Children's Services for funding to hire an additional Re-Connect Worker to facilitate returning street youth to regular employment.

CARRIED

10.2 Director Items

a) Okanagan Boys & Girls Club

Director Knowles was congratulated for 17 years of service to the Okanagan Boys & Girls Club.

b) Peachland Expansion – Feasibility Study

Director Harriman requested an update on discussions for potential boundary expansion in Peachland. Staff to review and report back to the next Engineering Committee.

c) Signage for Phase 2 Mission Creek Greenway

Staff were asked to check the signage in the Phase 2 section of Mission Creek Greenway as citizens have been reported to be walking outside the trail.

d) Federation of Canadian Municipalities

#209/05 NOVAKOWSKI/HEIN

THAT the Regional Board of the Regional District of Central Okanagan endorses Director Dinwoodie submitting his name for election as a director for the Federation of Canadian Municipalities Board for a one year term;

AND FURTHER THAT the expenses related to the position for 2005/2006 would be budgeted in the Westside Electoral Area budget.

CARRIED

11. ADJOURN IN CAMERA

#210/05 HARRIMAN/HANSON

THAT pursuant to Section 242.2 of the Local Government Act, the Board adjourn and convene to an 'In-Camera' session to discuss a land issue

There being no further business the meeting was adjourned at 11:00 p.m.

CERTIFIED TO BE TRUE AND CORRECT

R. Hobson (Chair)

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