

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, January 15, 2007

Directors: J. Baker, (District of Lake Country)
B. Clark (City of Kelowna)
C. Day (City of Kelowna)
A. Dinwoodie (Westside Electoral Area)
B. Given (City of Kelowna)
P. Hanson (Central Okanagan East Electoral Area)
R. Hobson (City of Kelowna)
D. Knowles (Westside Electoral Area)
L. Novakowski (Westside Electoral Area)
G. Reid (District of Peachland)
S. Shepherd (City of Kelowna)

Staff: W. d'Easum, Chief Administrative Officer
K. Arcuri, Director of Planning Services
H. Hettinga, Director of Engineering Services
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)

Presentation: On behalf of the Governor General of Canada, Chair Hobson presented the Governor General's Caring Canadian Award to Mrs. Margaret Claire Davidson of Westbank, B.C.

Chair Hobson brought the meeting to order at 7:13 p.m. following a Public Hearing.

1. MINUTES

- 1.1 Regular Board Meeting – December 11, 2006
- 1.2 Statutory Board Meeting – December 11, 2006
- 1.3 Public Hearing – December 11, 2006

#01/07 BAKER/KNOWLES

THAT the Regular Board Meeting minutes of December 11, 2006 and the Statutory Board Meeting minutes of December 11, 2006 be adopted as circulated;

AND FURTHER THAT the Public Hearing minutes of December 11, 2006 be received.

CARRIED

2. DELEGATION

2.1 Nancy Cameron, General Manager, Tourism Kelowna

Nancy Cameron addressed the Regional Board reviewing Tourism Kelowna's focus to evolve the Kelowna brand to firmly entrench the notion of Kelowna as a desirable destination in the minds of travellers including increased visitation year-round and increase spending. Highlights included: 2006 brand ads and editorial travel articles and advertising leverage effect. An economic impact study of tourism was conducted between June and September 2006 in the Central Okanagan and statistics were reviewed. Threats to tourism growth were reviewed including ground transportation issues (Hwy97), views, mountain pine beetle, air and water quality and sustainable development.

3. CORRESPONDENCE

3.1 District of Lake Country re: Appointments for 2007/2008 (*All Directors - Unweighted Vote*)

The District of Lake Country confirmed that Mayor James Baker was appointed to the Regional Board for 2007 and 2008. The alternate appointment is Councillor Tom Witty.

#02/07

KNOWLES/NOVAKOWSKI

THAT the December 15, 2006 letter from the District of Lake Country confirming their appointment of Mayor James Baker and alternate Tom Witty to the Regional Board for 2007 and 2008 be received.

CARRIED

3.2 District of Peachland re: Westside Sewage Treatment Plant (*All Directors - Unweighted Vote*)

The District of Peachland Council confirmed support for the Westside Sewage Treatment Plant to remain a regional service in deliberations of Westside governance. Concern was expressed last year when discussing the Key Assumptions of the Westside Governance Committee that the treatment plant should remain as a regional service. Discussion included what representation there would be on the decision making body if incorporation or amalgamation occurred. If it remains regional, participation is guaranteed.

It was noted that Regional District had not been consulted by the Westside Governance Committee regarding its view on which services should remain regional should a change in governance occur. The final decision on Key Assumptions remain with the Provincial government.

#03/07 REID/DINWOODIE

THAT the December 18, 2006 letter from the District of Peachland confirming support for the Westside Sewage Treatment Plant remaining a regional service in deliberations of Westside governance be received;

AND FURTHER THAT the Regional Board supports Peachland's request for the Westside Sewage Treatment Plant facility to remain a regional function should a change in governance (incorporation or amalgamation) occur;

AND FURTHER THAT the Regional District's Governance and Services Committee review the services in the Westside Governance Committee's Key Assumptions in the Analysis.

CARRIED

3.3 UBCM re: Report on Involvement and Opportunities for UBCM Administered Programs (*All Directors - Unweighted Vote*)

UBCM's letter dated January 2, 2007 recapped opportunities which exist for future funding assistance for a variety of grants, as well as a summary of program grants the Regional District has received between 2004-2006 totalling \$931,565. It was noted that \$209,255 in Community Tourism program grants have been approved.

#04/07 NOVAKOWSKI/KNOWLES

THAT the January 2, 2007 letter from UBCM regarding the Opportunities for UBCM Administered Programs be received.

CARRIED

3.4 BC Ministry of Agriculture and Lands re: Agricultural Advisory Committee Workshop (Feb. 14, 2007) (*All Directors - Unweighted Vote*)

The Ministry of Agriculture and Lands invited members of the Agricultural Advisory Committee to a Provincial Agricultural Advisory Committee Workshop scheduled for February 14, 2007 in Langley, B.C. Staff noted that two members of the Regional District's Agricultural Advisory Committee will attend the workshop.

#05/07 DINWOODIE/KNOWLES

THAT the December 21, 2006 invitation from the BC Ministry of Agriculture and Lands to attend an Agricultural Advisory Committee Workshop scheduled for Langley, BC on February 14, 2007 be received;

AND FURTHER THAT a member of the Westbank Towne Centre Advisory Committee or a staff member in that process be supported to attend the workshop.

CARRIED

3.5 Ministry of Community Services re: Launch of Towns for Tomorrow, LocalMotion and Spirit Squares programs (*All Directors - Unweighted Vote*)

The Ministry of Community Services announced the official launch of the Towns for Tomorrow, LocalMotion and Spirit Squares programs. The Ministry will be the lead for managing these programs, working in partnership with the Ministry of Tourism, Sport and the Arts, Ministry of Transportation and Ministry of Economic Development. It was noted the Westside Issues Committee has referred the information to the Parks Department for review. The question was raised whether an unincorporated area can apply for the Towns of Tomorrow grant or if it is only for municipalities with population under 5,000 (Parks staff to confirm).

#06/07

DAY/KNOWLES

THAT the December 18, 2007 letter from the Ministry of Community Services announcing the official launch of the Towns for Tomorrow, LocalMotion and Spirit Squares programs be received.

CARRIED

4. UNFINISHED BUSINESS

4.1 Purchase of Ladder Truck (100' Rear Mount Platform Aerial Quint) Westside Fire Department (*All Directors - Weighted Vote*)

In follow-up to the December 11, 2006 Regional Board meeting regarding discussion on the purchase of a ladder truck for the Westside Fire Department, the Board requested referral and comment from the Fire Technical Advisory Committee, which consists of the chiefs from the fire departments in the Central Okanagan. The Committee met December 18 and reported that the Committee endorses the purchase of the Ladder Truck based on the Insurance Underwriters' recommendation and the thorough review by the Westside Fire Department staff.

It was noted that resolution #533/07 was brought forward from the December 11th Regional Board meeting for the Board's consideration.

Discussion:

- Has the Fire Technical Committee looked at options if governance changes? Staff noted that the fire departments have not been asked to do an assessment.
- Funds for the purchase of the truck have been budgeted.
- Current service area dictates a ladder truck is required.
- Further staffing will be hired in 2007 and trained to operate the ladder truck.
- Staff noted that since the December meeting the weakening of Canadian dollar will possibly result in price increase of \$25,000.

#07/07 KNOWLES/NOVAKOWSKI

THAT the Regional Board approve the purchase of one (1) 100' Rear Mount Aerial Platform Ladder Truck from Smeal Fire Apparatus for the Westside Fire Department in the amount of \$1,011,290.00 inclusive of taxes (allowing for adjustments in the Canadian dollar, this amount may vary).

CARRIED

4.2 Southern Interior Beetle Steering Committee – Confirmation of Financial Support (*All Directors - Unweighted Vote*)

Staff noted that the Regional Board at its June 29, 2006 meeting supported the creation of the Southern Beetle Steering Committee and supported the contribution of \$5,000 subject to clarification of the focus, role and scope of the Committee. Director Hanson reported that she attended the first meeting of the Southern Interior Beetle Steering Committee and notes that the financial contribution from the Central Okanagan is being requested. Director Hanson noted a consultant has been hired to develop a report on the beetle problem in the southern interior. The minutes of the Steering Committee meeting of December 20, 2006 will be circulated to the Board.

#08/07 SHEPHERD/BAKER

THAT the Regional Board approves financial support of \$5,000 to the Southern Beetle Steering Committee;

AND FURTHER THAT Director Hanson be appointed to the Southern Interior Beetle Steering Committee.

CARRIED

4.3 Regional District of Central Okanagan West Kelowna Estates Water System Local Service Area Amending Bylaw No. 1190, 2006 **Adoption** (*All Directors - Unweighted Vote*)

#09/07 NOVAKOWSKI/REID

THAT the Regional District of Central Okanagan West Kelowna Estates Water System Local Service Area Amending Bylaw No. 1190, 2006 be reconsidered and adopted this 15th day of January 2006.

CARRIED

4.4 Westbank First Nation / Regional District of Central Okanagan Service Agreement (*final document will be available January 15*) (*All Directors - Weighted Vote*)

Staff reported that negotiations for a new Service Agreement with Westbank First Nation (WFN) have been completed and WFN Council has approved and signed the Service Agreement. The Agreement is being presented for final approval by the Regional Board. Staff reviewed the process in developing the agreement and services included. It was noted that for the first time assessed values have been recognized and that a non-voting representative will sit at the Board table.

#10/07 DINWOODIE/NOVAKOWSKI

THAT the Regional Board approve the Local Services Agreement between the Westbank First Nation and the Regional District of Central Okanagan.

CARRIED

5. FINANCE DEPARTMENT

5.1 Regional District of Central Okanagan Temporary Borrowing Bylaw No. 1191, 2007, **1st, 2nd and 3^d readings, and Adoption** (All Directors - Weighted Vote)

#11/07 REID/KNOWLES

THAT Regional District of Central Okanagan Temporary Borrowing Bylaw No. 1191, 2007 be given first, second and third readings, reconsidered and adopted this 15th day of January 2007.

CARRIED

6. PLANNING DEPARTMENT

6.1 **Correspondence** (Unweighted Vote)

a) Report regarding Proposed RDCO Policy to address Manufactured Home Park Redevelopment. (File: 3360-00) (All Directors)

The Planning Services report dated January 8, 2007, outlined the policy background and recommendations.

In discussion, concern was expressed regarding section 4 of the policy "Where plans for redevelopment include a residential component, one of the program components shall be an affordable housing option for tenants to remain on the subject site." and whether it goes too far in guaranteeing affordable housing.

Director Given left at 8:33 pm, returned at 8:38 pm

It was noted that both Kelowna and Peachland are reviewing their policies and neither include this component. Lake Country does not have an affordable housing component when addressing manufactures home park redevelopment. The City of Coquitlam is the only municipality that has this component.

#12/07 KNOWLES/SHEPHERD

THAT the Regional Board recommends that the Manufactured Home Park Redevelopment Policy No. 3.35. be referred to the Planning & Environment Committee for further discussion regarding the affordable housing component.

CARRIED

It was suggested that since the only concern with the policy relates to the affordable housing component, the Regional Board could proceed and adopt the proposed policy deleting the section on affordable housing until the Planning & Environment Committee further reviews the issue.

#13/07 REID/SHEPHERD

THAT the Regional Board, as an interim, adopt Policy 3.35 - Manufactured Home Park Redevelopment Policy excluding the section 4 on affordable housing.

CARRIED

- b) Report regarding an application for a new liquor-primary license for Azura Management (Kelowna) Corp. (applicant) located at 6808 Westside Road (La Casa Landing) (LL-06-02) *(All Directors)*

The Planning Services report dated December 1, 2006, outlined the liquor license application.

#14/07 DINWOODIE/KNOWLES

THAT the Regional Board support Liquor Licence application LL-06-02 for a Liquor Primary Licence for Azura Management (Kelowna) Corp. in the C5 Campground, Cabin, and Motel Commercial Zone, subject to the following:

- In accordance with the revised site and parking plan (dated October 10, 2006);
- The proposal is in general accordance with the "Ridgeview House" floor plans submitted by Garry Tomporowski Architect (received May 18, 2006);
- The Application Summary submitted is consistent with the Liquor Control and Licensing Branch;
- That the application is consistent with form and character development permit approved under DP-97-920.

AND FURTHER THAT the Regional Board resolution and the January 5, 2007 report be forwarded to the Liquor Control and Licensing Branch in Victoria.

CARRIED

- c) Report regarding the process for the update of the Joe Rich Rural Land Use Bylaw. (File: 3040-02) *(All Directors)*

The Planning Services report dated December 20, 2006, outlined the background and recommendations agreed to by the Planning and Environment Committee and staff recommendations on how to proceed with the Joe Rich Rural Land Use Bylaw.

It was noted that Director Hanson has requested another questionnaire be sent to Joe Rich residents. Concern was expressed that a comprehensive questionnaire had already been done with approximately a 25% return and questioned what is trying to be achieved with another survey. It was noted that some residents felt the first survey was difficult to complete, they wanted a simpler questionnaire with the hope of getting a higher response rate. Residents have submitted letters expressing concern on both sides of the issue. The question was raised what the timeline is for the questionnaire being sent. Staff noted it is not known at this time as the work needs to be balanced with other assignments in the department. Concern was expressed regarding the costs to date? Staff noted the questionnaire was done in house for a cost less than a consultant would have charged \$8,000 - \$10,000. As the second questionnaire will not be as complex it is estimated the cost, if done by a consultant, would be \$4,000-\$5,000.

Staff noted that with respect to areas where there is potential for subdivision further information on the water technical issues needs to be completed. At first reading the technical information that is available on the aquifer and well water will be presented.

#15/07

HANSON/DINWOODIE

THAT the Regional Board support the following for the continuation of the process for the consideration of the update of the Joe Rich Rural Land Use Bylaw:

- a) The Rural Land Use Bylaw be presented at an upcoming Regional Board meeting for first reading including a draft of the community questionnaire; and
- b) Subsequent to first reading a summary of information and questionnaire be sent to local residents; and
- c) The results of the questionnaire be received and included for consideration in the Public Hearing.

CARRIED

- d) Report regarding consideration of changes to properties containing an accessory home that was made legally non-conforming at the time of adoption of the current Joe Rich Rural Land Use Bylaw No. 730, 1998. (File: 3040-02) *(All Directors)*

The Planning Services report dated December 20, 2006, outlined the recommendation from the Planning and Environment Committee of December 6th regarding changes to properties containing an accessory home in Joe Rich.

It was noted that the change would affect 14 lots in Joe Rich. Staff noted that should the Board choose to support the amendment it will set a precedent for

subdivision here and elsewhere in the Regional District where there are accessory homes for agricultural workers and caretakers and will result in added pressure on the aquifers where the ability for long term sustainability of water supply may be in question.

Staff noted that the Planning Services and Engineering Services departments are recommending further review of the issue.

#16/07 HANSON/BAKER

THAT the Regional Board support the subdivision of lots to a minimum lot size of 2 hectares (thereby permitting one home on separate parcels 2 hectares in size) where a second accessory home for agricultural worker or caretaker was constructed on a lot 4 hectares in size under Zoning Bylaw No. 176 and that second home was subsequently made nonconforming by the adoption of the original Joe Rich Rural Land Use Bylaw.

CARRIED

6.2 **Bylaws: (Second and Third Readings and Adoption)** *(Unweighted Vote)*

- a) Zoning Amendment Bylaw No. 871-140 for Sunset Ranch Golf Developments Ltd. (owner/applicant) to amend the zoning on a portion of the property from CD-1 (C) Multiple Unit Residential (Medium) to CD-1 (E) Golf Course located in the vicinity of Scotty Creek Road. (Z06/20) Central Okanagan East Electoral Area *(Electoral Areas and the Kelowna Fringe Area)*

#17/07 HANSON/DINWOODIE

THAT Zoning Amendment Bylaw No. 871-140 be given second and third readings, reconsidered and adopted this 15th day of January 2007.

CARRIED

Director Clarke left the meeting at 9:10 p.m.

7. INSPECTION SERVICES DEPARTMENT

- 7.1 Building Statistics – December 2006 and Year-end Statistics - January 06-December 06 *(All Directors - Unweighted Vote)*

#18/07 NOVAKOWSKI/KNOWLES

THAT the building statistics for December 2006 where 77 permits were issued for a total construction value of \$8,055,252 be received;

AND FURTHER THAT the buildings statistics for the period January – December 2006 where 1,188 permits were issued for a total construction value of \$143,728,592 be received.

CARRIED

7.2 Bylaw Officer Appointments (*All Directors - Unweighted Vote*)

The Inspection Services report dated January 3, 2007, outlined the appointments for bylaw enforcement officers.

#19/07 DINWOODIE/SHEPHERD

THAT the following persons be appointed as bylaw enforcement officers for the purpose of the Regional District of Central Okanagan Dog Regulation and Impounding Bylaw No. 366 and to any dog related portion of other bylaws of the Regional District of Central Okanagan.

- Micha Pesta
- Hlynur (Len) Ingvarsson

CARRIED

7.3 Building Violation – Lot 2, Plan 4978, District Lots 121 and 145, 4451 Black Road (Central Okanagan East Electoral Area) Notice to be placed on Title – Owner: Mitchell (*All Directors - Unweighted Vote*)

#20/07 HANSON/REID

THAT the Regional District Board direct that a notice be filed on the title of Lot 2, Plan 4978, O.D.Y.D., pursuant to Section 57 of the Community Charter Act, and pursuant to that section of the Community Charter Act, further information regarding the notice be limited to the fact that:

1. The construction of a barn has not been issued a building permit, which is a violation of Regional District of Central Okanagan Building Bylaw No. 835.

CARRIED

7.4 Building Violation – Lot 43, Plan 18830, District Lot 506, 2633 Applewood Road (Westside Electoral Area) Notice to be placed on Title – Owner: Aiken (*All Directors - Unweighted Vote*) **WITHDRAWN FROM THE AGENDA**

7.5 Building Violation – Lot 19, Plan KAP73031, District Lot 2688, 1218 Rock Rose Place (Westside Electoral Area) Notice to be placed on Title – Owner: Woodcock (*All Directors - Unweighted Vote*) **WITHDRAWN FROM THE AGENDA**

The question was raised whether building violations needed to be brought before the Regional Board and whether staff could be given the authority to deal with them.

#21/07 SHEPHERD/GIVEN

THAT the Director of Inspection Services be directed to investigate whether the Regional Board can authorize staff to deal with building violations and direct title notices to be filed.

CARRIED

8. PARKS AND RECREATION DEPARTMENT

8.1 Mount Boucherie Community Centre Arenas Liquor Licensing (*All Directors - Unweighted Vote*)

Westside Parks and Recreation Commission report dated January 10, 2007 outlined the licenses that allow alcohol to be serviced in a public facility. With the new Royal LePage Place nearing completion one consideration is the ability to serve alcohol at various events in the Regional District arenas. It was noted that there will be alcohol free designated areas. As well, the 10% service charge will be reviewed annually.

#22/07 KNOWLES/DINWOODIE

THAT the Regional Board approve the application for a Liquor Primary Licence for the Mount Boucherie Community Centre arenas;

AND FURTHER THAT a service charge of ten (10%) percent of the gross sales of alcohol be retained by the Regional District of Central Okanagan.

CARRIED

9. NEW BUSINESS

9.1 Retirement Announcement – Director of Inspection Services (*All Directors - Unweighted Vote*)

Kelly Roth, Director of Inspection Services submitted his retirement notice for July 2007.

#23/07 DINWOODIE/KNOWLES

THAT the January 4, 2007 retirement letter from Kelly Roth, Director of Inspection Services be received.

CARRIED

9.2 Regional District of Central Okanagan Wilsons Landing Fire Protection Service Area Amendment Bylaw No. 1192, 2007, **1st, 2nd and 3rd readings** (*All Directors - Unweighted Vote*)

- 9.3 Regional District of Central Okanagan Shelter Cove Estates Fire Protection Service Area Establishment Bylaw No. 1193, 2007, **1st, 2nd and 3rd readings** (All Directors - Unweighted Vote)

#24/07 DINWOODIE/KNOWLES

THAT Regional District of Central Okanagan Wilsons Landing Fire Protection Service Area Amendment Bylaw No. 1192, 2007 be given first, second and third readings this 15th day of January 2007.

AND FURTHER THAT Regional District of Central Okanagan Shelter Cove Estates Fire Protection Service Area Establishment Bylaw No. 1193, 2007 be given first, second and third readings this 15th day of January 2007.

CARRIED

- 9.4 Regional District of Central Okanagan Shelter Cove Estates Fire Protection Service Area Loan Authorization Bylaw No. 1194, 2007, **1st, 2nd and 3rd readings** (All Directors - Weighted Vote)

#25/07 DINWOODIE/KNOWLES

THAT Regional District of Central Okanagan Shelter Cove Estates Fire Protection Service Area Loan Authorization Bylaw No. 1194, 2007 be given first, second and third readings this 15th day of January 2007.

CARRIED

- 9.5 2007 Regional District Committee Appointments (All Directors - Unweighted Vote)

Chair Hobson presented the committee appointments for 2007 including appointments for the Municipal Finance Authority, Sterile Insect Release Board, Central Okanagan Library Board, and Okanagan Basin Water Board. It was noted that WFN's alternate to the Parks Advisory Committee is Larry Derrickson.

Staff were requested to set an Emergency Plan Executive Board meeting early this year.

#26/07 NOVAKOWSKI/KNOWLES

THAT the Regional Board approve the committee appointments for 2007.

CARRIED

10. OTHER BUSINESS

10.1 Verbal Reports Committee Chairs

a) Parks and Recreation

No report

b) Transportation

The next meeting of the Transportation Committee is scheduled for March 8th

c) Planning and Environment

The next meeting of the Planning & Environment Committee is scheduled for January 24th.

d) Engineering

The next meeting of the Engineering Committee is scheduled for January 18th.

e) Air Quality

The next meeting of the Air Quality Committee is scheduled for January 25th.

f) Governance and Services

The next meeting of the Governance and Services Committee is scheduled for January 26th at which time the regional grants in aid will be reviewed.

g) Westside Issues

WIC directors have requested staff review the Provincial Local Motion and Spirit grants and report back to the Committee.

h) Sustainability Steering Committee

The next meeting of the Sustainability Steering Committee is scheduled for February 16.

10.2 Director Items

a) Symposium on Ground Water (Penticton) and Farmland Forever Seminar

#27/07

DINWOODIE/KNOWLES

THAT the Regional Board approve expenses for Director Novakowski to attend the Symposium on Groundwater in Okanagan Basin scheduled for January 23rd in Penticton and the Farmland Forever-Planning for Agriculture in the Okanagan seminar;

AND FURTHER THAT the Regional Board approve expenses for Chair Hobson to attend the Symposium on Groundwater in Okanagan Basin scheduled for January 23rd in Penticton.

CARRIED

11. ADJOURN

There being no further business the meeting was adjourned at 9:35 p.m.

CERTIFIED TO BE TRUE AND CORRECT

R. Hobson (Chair)

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