

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, February 12, 2007

Directors: J. Baker, (District of Lake Country)
B. Clark (City of Kelowna)
C. Day (City of Kelowna)
A. Dinwoodie (Westside Electoral Area) *arrived at 7:05 p.m.*
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
G. Leier, Director of Human Resources
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 7:00 p.m.

1. MINUTES

1.1 Regular Board Meeting – January 29, 2007

1.2 Public Hearing – January 29, 2007

#42/07 KNOWLES/DAY

THAT the regular Regional Board meeting minutes of January 29, 2007 be adopted as circulated;

AND FURTHER THAT the Regional District of Central Okanagan Public Hearing minutes of January 29, 2007 be received.

CARRIED

2. DELEGATION

2.1 Robert Fine – Economic Development Commission

Robert Fine, Executive Director, addressed the Regional Board highlighting the 2007 strategic plan. Corie Griffiths, EDC Marketing Assistant, was introduced to the Board.

It was noted that Ross Langford will remain as Chair in 2007 for a second term. 2006 accomplishments and the 2007 strategic plan components were reviewed. Of interest EDC received 1.5 million hits to their website, 11,000 inquiries and 288 site visits in 2006. EDC's work is broke down as follows: business enhancement–70%, business attraction – 10% and business facilitation – 20%.

Director Dinwoodie arrived at 7:05 p.m.

In 2007, some of the issues EDC will continue to work toward include: establishing an agri-tourism consortium, agricultural human resources study, address regulatory obstacles, facilitate agricultural plan for Lake Country, enhance farmer's markets, create immigration attraction and settlement, continue valley-wide investment strategy with the Okanagan Partnership, film studio opportunity, create a technology attraction task force, ongoing updates to databases, demographics, strategic marketing program for aviation sector, study the impacts of traffic on business and youth/employer forum.

#43/07 BAKER/DAY

THAT the 2006 Economic Development Commission's update be received.

CARRIED

3. CORRESPONDENCE

3.1 Okanagan Mainline Municipal Association (OMMA) – Call for Nominations
(All Directors - Unweighted Vote)

The call of nominations has been received from OMMA for the 2007 Convention with a deadline of March 16, 2007.

#44/07 KNOWLES/NOVAKOWSKI

THAT the January 16, 2007 notice from the Okanagan Mainline Municipal Association (OMMA) informing of the deadline of March 16, 2007 for the resolutions to the 2007 OMMA convention be received.

CARRIED

3.2 Minister Barry Penner, Ministry of Environment re: BC Flood Plan *(All Directors - Unweighted Vote)*

Minister Penner, Ministry of Environment, responded to the Board's suggestion of a Flood Watch program for Mission Creek. The Ministry is not considering implementing a formal flood watch at this time. It was noted that the River Forecast Centre of the Ministry of Environment has responsibility for flood forecasting and the issuing of advisories and warnings. Minister Penner noted that events such as those that happened on Mission Creek in the Joe Rich area in 2006 are very difficult to forecast and challenge the provision of warnings.

In discussion, it was noted that residents were given the impression that it was the Regional District's responsibility to protect them from flooding. The Regional District's role is only through the regional emergency plan, making available to residents the information on the Provincial Emergency Plan (PEP). It does not require the Regional District to create and maintain flood control works and measures. If it did, there would still be a requirement for the Regional District to create a service area to pay for any such works. The Regional District authority does not allow for a general revenue fund. Each service is paid for by a benefiting area.

It was noted the RDCO Regional Emergency Plan Executive Board will be meeting in the near future and will review the Regional District's communication strategy in emergency situations.

#45/07 SHEPHERD/BAKER

THAT the January 31, 2007 letter from Minister Barry Penner, BC Minister of Environment regarding the BC Flood Plan and implementing a formal flood watch program be received.

CARRIED

4. UNFINISHED BUSINESS

4.1 Sterile Insect Release (SIR) Program – Recommendation for a Post 2007 Program Structure – Interim Measure for Makeup of the SIR Board (*All Directors - Unweighted Vote*)

a) Regional District of Central Okanagan Sterile Insect Release Program Extended Service Amendment Bylaw, **1st, 2nd and 3rd reading** (*All Directors - Unweighted Vote*) **WITHDRAWN FROM THE AGENDA**

#46/07 DAY/KNOWLES

THAT the January 31, 2007 letter from the Sterile Insect Release Program (SIR) regarding a recommendation for a post 2007 SIR program structure be received.

CARRIED

#47/07 DAY/BAKER

THAT readings of Regional District of Central Okanagan Sterile Insect Release Program Extended Service Amendment Bylaw be *DEFERRED* to provide an opportunity for the other member regional districts to receive and respond to the SIR letter of January 31, 2007.

CARRIED

4.2 Summary for the Bus Rapid Transit – Support of Funding Applications (*All Directors - Unweighted Vote*)

In follow-up to discussions at the Regional Transportation Committee staff have provided the applications for Board approval for the UBCM General Strategic Priorities Fund and the UBCM Innovations Fund. It was noted that UBCM has extended the deadline for the General Strategic Priorities Fund to May 31.

#48/07 **DINWOODIE/KNOWLES**

THAT the Regional Board of the Regional District of Central Okanagan supports a joint application with the City of Kelowna to the UBCM General Strategic Priorities Fund (GSPF) for capital improvements in conjunction with the implementation of Bus Rapid Transit (BRT);

AND FURTHER THAT the Regional Board supports a joint application with the City of Kelowna to the UBCM Innovations Fund (IF) for investments in innovative technology related to the implementation of local BRT service.

CARRIED

5. FINANCE DEPARTMENT

No Board action required/requested.

6. PLANNING DEPARTMENT

6.1 Correspondence (*Unweighted Vote*)

- a) Report regarding clarification of permitted activities within the Home Based Business-Major regulation. (Z06/13) Westside and Central Okanagan East Electoral Areas (*For Information Only*)

Further to providing second and third readings to Zoning Bylaw No. 871-133 on January 29, 2007, staff were requested to clarify what activities can take place in a home based business-major. Planning Services staff report dated February 1, 2007 reviewed the business activity prohibited and the exceptions which are permitted.

#49/07 **NOVAKOWSKI/GIVEN**

THAT the Planning Services staff report dated February 7, 2007 clarifying permitted activities within Home Based Business-Major regulation be received.

CARRIED

- b) Report regarding temporary re-appointment of Ben Stewart to the Westside South Advisory Planning Commission. (0540-20-01) Westside Electoral Area (*All Directors*)

The Planning Services report dated February 6, 2007 provided background on appointments to the Westside South Advisory Planning Commission. The Committee membership currently stands at five and as quorum has been an issue on occasion, Mr. Stewart has agreed to temporarily remain on the committee until a long-term appointee can be found.

#50/07 DINWOODIE/NOVAKOWSKI

THAT Mr. Ben Stewart be re-appointed to the Westside South APC on a temporary basis until such time as a new individual is recommended for appointment to the APC by the Westside Directors;

AND FURTHER THAT the Westside Directors give consideration, at the February 19th Westside Issues Committee meeting, for appointments to the Westside South APC for the names of interested individuals as presented at the October 18, 2006 Planning & Environment meeting.

CARRIED

6.2 Development Variance Permits (Unweighted Vote)

- a) Development Variance Permit for Dorothy Wellman (owner) and D.E. Pilling & Associates Ltd. (agent) located at 2920 Collins Hill Road. (VP-07-01) Westside Electoral Area (*Electoral Areas and the Kelowna Fringe Area*)

Planning Services staff report dated February 5, 2007 reviewed the DVP to reduce the minimum frontage requirements in the R1 zone in order to allow for a panhandle access to a proposed residential lot. The applicant is requesting a variance to allow a lot to be created with a 6.0 meter of public road as opposed to the requirement for an 18 meter wide road. The current driveway is 4 meters wide and would be extended to 6 meters. Both lots would be accessed off Collins Hill Road. Staff clarified that only one access to the subdivision is proposed thus the proposed two lots will be serviced and secured via an easement over the existing paved driveway.

Staff noted that correspondence has been received since the Board report. 14 letters of opposition and 7 letters of support were received. Staff read two examples of the letters.

Board:

- Do we have a policy on panhandle lots? *Staff:* Yes, but it is being reviewed by staff. The policy is for 18 meters of road frontage, the variance is being requested to have this reduced to 6 meters.

Chair Hobson asked if there was anyone in the gallery who deemed their property to be affected by the variance.

The agent, Mr. Dale Pilling, on behalf of applicant addressed the Board.

- The Ministry of Transportation indicated they support the proposed lot layout.
- The applicant is proposing to build a single-family, one level rancher.
- The subdivision proposed requires a variance to frontage (panhandle) requirements for approval.
- If there is no variance granted, the panhandle requirements would be 18 meters wide, the building site would be smaller and located more towards the lake and the home would be more than one storey, therefore would affect the views of neighbors.
- The agent described a situation where a different subdivision layout would not require a variance allowing a home to be built to a height of 29'.
- The only issue being dealt with is the width of the panhandle driveway. The driveway to the existing house will remain in the same location.
- The proposed home site and plans suit the surrounding area.

Gallery:

- Kit Mottershead, 2913 Collins Hill Road, Lot 14 – opposes the development. It will impact the value of her property and their view will be affected. Aesthetics of the area will be impacted for Kalamo Regional Park. *Board:* If a one storey house is built would your view be impacted? *Ms. Mottershead:* Not sure.

- Cindy Vipond (Lot 1) 2910 Collins Hill Road – opposed to the variance. View will be affected. Will look directly at the driveway. Property value will be affected. Wants natural beauty maintained. Objects to house being close to the front yard which will be 15 meter back from front.

Staff: It was clarified that the variance affects the width of the driveway only not the property frontage.

- Gerry Stoddart, 2914 Collins Hill Road – opposed to the variance. Believes it will impact his lake view.

- Brent Mottershead, 2913 Collins Hill Road – Where are the cars going to park? *Staff:* There must be a minimum of two parking spaces. There is no maximum number of licensed vehicles allowed to park on a property.

There were no further comments.

Agent:

Mr. Pilling re-confirmed that the intention of the applicant is to build a one-storey rancher which will have minimal impact on the neighbors.

Board:

- Is there a covenant to ensure the home will be one-storey? *Staff:* A covenant would have to be entered into before the variance is brought to the Board and this is not proposed.

- Is there sewer to the property? *Staff:* Yes.

- Can you fit a three storey house on the property? *Agent:* Yes, but that is not the plan. House plans have been drafted for a one-storey home.

#51/07 DINWOODIE/KNOWLES

THAT the Regional Board approve Development Variance Permit application VP-07-01 to vary Section 7.1.3 of Zoning Bylaw No. 871 by reducing the minimum frontage requirement in the R1 zone from 18.0 metres (59.0 ft) to 6.0 metres (19.68 ft) for proposed Lot A, as shown on Drawing No. 1914-P1, Rev. 1 prepared by D.E. Pilling & Associates, dated January 3, 2007.

CARRIED

7. INSPECTION SERVICES DEPARTMENT

7.1 Building Statistics – January 2007 (*All Directors - Unweighted Vote*)

#52/07 DINWOODIE/NOVAKOWSKI

THAT the building statistics for January 2007 whereby 69 permits were issued for a total construction value of \$13,324,344 be received.

CARRIED

8. PARKS AND RECREATION DEPARTMENT

8.1 Parks Ground Maintenance Contract Award (*All Directors - Weighted Vote*)

The staff report dated February 12, 2007 noted that a public tender for the grounds maintenance requirements for Regional District parks resulted in three companies submitting quotes. Concern was expressed regarding the significant difference in the value of the bids received. Staff noted that the recommended company currently has a contract with the Regional District and performs well.

#53/07 DINWOODIE/GIVEN

THAT the Regional Board approve the awarding of the grounds maintenance contract for specific Regional and Westside parks to Okanagan Home and Health Care Services (OHHC) for a period of five (5) years for Regional parks and four (4) years for Westside parks;

AND FURTHER THAT the total amount payable for Regional parks over the five (5) year duration will be \$181, 475.00;

AND FURTHER THAT the total amount payable for Westside parks over the four (4) year duration will be \$305,820.00.

CARRIED

8.2 Refrigeration Action Program for Buildings Grant Application (*All Directors - Unweighted Vote*)

Recently it was brought to the attention of staff that the Regional District would be eligible for a grant to install a Cool Solutions compliance system from CANMET Energy Technology Centre – Varennes, Department of Natural Resources Canada for the expansion of the Mount Boucherie Community Centre. The Parks and Recreation report of February 12th outlined the application.

#54/07 DINWOODIE/BAKER

THAT the Regional Board approve submitting a Refrigeration Action Program for Buildings Grant Application to CANMET Energy Technology Centre – Varennes, Department of Natural Resources Canada for financial support in installing a Cool Solutions compliance system for the new energy centre in the Mount Boucherie Community Centre.

CARRIED

9. NEW BUSINESS

9.1 Application to the *LocalMotion* Grant Fund regarding Ingram and Elliot Road Sidewalks (*All Directors - Unweighted Vote*)

Engineering Services staff report dated February 12, 2007 provided background for the application to the *LocalMotion* Grant Fund regarding Ingram and Elliot Road sidewalks.

#55/07 NOVAKOWSKI/KNOWLES

THAT the Regional Board supports the funding application to the *LocalMotion* Grant Fund for the necessary design and construction of the Ingram and Elliot Road Sidewalks;

AND FURTHER THAT the application be given a ranking of second priority after the Gellatly Loop Project, Sections 'B' and 'C', Multi-Use Pathway which have previously been given a ranking of first priority.

CARRIED

9.2 Provision of Sewer Service to the Pineridge Place Community (*All Directors - Unweighted Vote*)

- a. Regional District of Central Okanagan Sewer System Service Area 204-Westbank Establishment Bylaw No. 1198, 2007 **1st, 2nd and 3rd reading** (*All Directors - Unweighted Vote*)

#56/07 DINWOODIE/NOVAKOWSKI

THAT Regional District of Central Okanagan Sewer System Service Area 204-Westbank Establishment Bylaw No. 1198, 2007 be given first, second and third readings this 12th day of February 2007.

CARRIED

- b. Regional District of Central Okanagan Sewer System Service Area 204-Westbank Loan Authorization Bylaw No. 1199, 2007 **1st, 2nd and 3rd reading** (*All Directors - Weighted Vote*)

#57/07 KNOWLES/NOVAKOWSKI

THAT Regional District of Central Okanagan Sewer System Service Area 204-Westbank Loan Authorization Bylaw No. 1199, 2007 be given first, second and third readings this 12th day of February 2007.

CARRIED

9.3 North Westside Road Hall Expansion (*All Directors - Weighted Vote*)

Engineering Services report dated February 7, 2007 addressed the expansion of the North Westside Road fire hall. The modifications are required to better accommodate a new water tender and to make sure that the facility meets the requirements of Work Safe BC. Staff noted that the expense was not budgeted in 2006 but North Westside has the funds for the expansion. The 2007 budget allocates the funds but to date the budget has not been approved by the Board.

#58/07 DINWOODIE/BAKER

THAT the Regional Board award the tender to renovate the North Westside Road Fire Hall to Chris Krebs Management, in the amount of \$67,750.00 plus GST.

AND FURTHER THAT the Regional Board award purchase of the required air cleaning system to RGH Pacific in the amount of \$24,376.00 plus GST.

CARRIED

9.4 Transportation Planning (*All Directors - Unweighted Vote*)

Staff noted that the City of Kelowna and the City of Vernon are making a funding application to the UBCM Innovations Fund for capacity building funds to undertake an integrated inter-regional transportation planning initiative. It was felt that because of the nature of the proposal (inter-regional), the Regional Board may wish to support the application.

Concern was expressed that as the Regional District is applying for the same funds, would supporting another application affect the region's application for the Innovation Funds. The application is not being made by the regional districts but by the City of Kelowna and the City of Vernon. It was noted that the District of Lake Country may want to work with the City on the application as well. The first priority for the Central Okanagan is the Bus Rapid Transit proposal.

As it is understood the application deadline has been extended, the question was raised whether there is time to review the process, confirm whether it is necessary for the Regional District to support the application, and whether the North Okanagan Regional District is interested in submitting a joint regional application.

#59/07

KNOWLES/DAY

THAT the Regional Board receive the information on the City of Kelowna and the City of Vernon's application to the UBCM Innovations Fund for capacity building funds to undertake an integrated inter-regional transportation planning initiative.

AND FURTHER THAT a decision to support for the application be *DEFERRED* until staff have had an opportunity to review the process and confirm whether the Regional District is required to support the application.

CARRIED

10. OTHER BUSINESS

10.1 Verbal Reports Committee Chairs

a) Parks and Recreation

The next meeting of the Parks Advisory Committee is scheduled for March 1st.

b) Transportation

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

c) Planning and Environment

The Planning & Environment meeting originally scheduled for February 21st has been moved to February 22nd.

d) Engineering

No report

e) Air Quality

Director Knowles noted that the draft Central Okanagan Air Quality Management Plan has been reviewed by the committee. A final draft will be discussed at the February meeting and following that brought forward for Regional Board support. The Okanagan Airshed Coalition is continuing to develop a valley-wide management plan.

It was noted at the last Parks Advisory Committee meeting it was suggested that the beetle problem be reviewed in its entirety at a regional level. The Sustainability Steering Committee will review this issue at its next meeting.

Director Dinwoodie left at 9:10 pm

- f) Governance and Services
 - Committee Report (*All Directors - Unweighted Vote*)

At the January 26, 2007 Governance and Services Committee meeting the Committee reviewed the Key Assumptions in the Analysis developed by the Westside Governance Committee and reviewed issues such as Crystal Mountain and the remaining unincorporated fringe areas should a change in governance occur.

It was noted that the discussion needs to be broad-based including all fringe areas and electoral areas, and a request for funding for an in-depth study ie: there is potential for areas including Trepanier, Paradise Valley and Brent Road to join Peachland but the costs of servicing will be an issue.

#60/07

KNOWLES/SHEPHERD

THAT the Regional Board supports sending a letter to the Minister of Community Services, copied to the Westside Governance Committee, that should there be a change in governance on the Westside that:

- Crystal Mountain be included in any municipal structure; and
- Discussion be requested on how the unincorporated fringe areas should be structured and the number of electoral areas.

CARRIED

- g) Westside Issues
No report

h) Sustainability Steering Committee
The next meeting of the Sustainability Steering Committee is scheduled for Friday, February 16th.

10.2 Director Items (verbal)

- a) Central Okanagan East Electoral Area Grant-In-Aid, Community Hall, \$6,100.00 **WITHDRAWN FROM THE AGENDA FOR FURTHER REVIEW**
- b) Chair Hobson noted that the BCFGA and the BC Grape Grower's Association have asked to present their case for a starling control program to the Regional District. It was agreed that they will be invited to a future Planning & Environment Committee meeting.

11. ADJOURN IN CAMERA

#61/07

DAY/BAKER

THAT pursuant to Section 90 of the Community Charter the Regional Board adjourn and convene to an 'In-Camera' session to discuss a personnel issue.

CARRIED

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

The Regional Board rose from In Camera and reported on the renewal of the Collective Agreement with the Staff Association of the Regional District of Central Okanagan at 10:12 p.m.

#62/07

REID/DAY

THAT the Regional Board ratify the terms of the renewal Collective Agreement with the Staff Association of the Regional District of Central Okanagan (SARDCO);

AND FURTHER THAT the Senior Staff Policy be amended to reflect the improvements in benefits agreed to in the SARDO renewal agreement.

CARRIED

There being no further business the meeting adjourned at 10:13 p.m.

CERTIFIED TO BE TRUE AND CORRECT

R. Hobson (Chair)

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